AGENDA
CITY OF SHERIDAN
SEPTEMBER 25, 2023
STUDY SESSION COUNCIL MEETING START 5:30 P.M.

1. Discussion of Transfer of Retail Liquor License #9 from Ole's Pizza and Spaghetti House Inc to Wyoming Downs, LLC - City Clerk Cecilia Good

2. Discussion of Easement for Alger Street - Public Works Director Hanns Mercer

3. Discussion of Proposed Easement of off Mydland Road - Public Works Director Hanns Mercer

4. Discussion of Dedication of Dovetail Lane Public Right of Way by John E. Rice & Sons, Inc. to the City of Sheridan - Public Works Director Hanns Mercer

5. Discussion of PL-23-24, Resolution 51-23, Vacation of 664.3 sq ft of the East Side of Broadway Street - Public Works Director Hanns Mercer

6. Discussion of PL-23-33, Resolution 52-23, Eagle View Subdivision - Public Works Director Hanns Mercer

7. Discussion of PL-23-35, Resolution 54-23, Valley Park 3rd Addition, Final Plat - Public Works Director Hanns Mercer

8. Discussion of Award to Rocky Mountain Scale Works for the Design-Build of the Sheridan Landfill Scale Replacement Project in the Amount of $128,180 - Project Engineer David Ford

9. Discussion of Snow and Ice Policy Update - Street Superintendent Mike Kuzara

CITY OF SHERIDAN, WYOMING

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

Clerk

MEMORANDUM

Project Name:	Discussion of Transfer of Retail Liquor License #9 from Ole's Pizza and Spaghetti House Inc to Wyoming Downs, LLC - City Clerk Cecilia Good
From:	Cecilia Good, City Clerk
To:	Mayor and Council
CC:	City Administrator Stuart McRae
Date:	09/25/2023

Attachments

Transfer Application

(2/21)

NEW OR TRANSFER LIQUOR LICENSE OR PERMIT APPLICATION

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

To be completed by City/County Clerk

Local License #: 9

License Fees

Annual Fee: $_____

Prorated Fee: $_____

Transfer Fee: $ 100

Publishing Fee: $ 90

Date filed with clerk: 9 / 14 / 2023

Advertising Dates: (2 Weeks) 9/20/2023 & 9/27/2023

Hearing Date: 10 / 02 / 2023

Publishing Fee Direct Billed to Applicant: ☑

License Term: 10 / 03 / 2023 (Month / Day / Year) Through 12 / 31 / 2023 (Month / Day / Year)

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

Applicant: Wyoming Downs OTB4, LLC

Trade/Business Name (dba): Wyoming Downs

Building to be licensed/Building Address: 927 Coffeen Avenue (Number & Street)

Sheridan (City) WY (State) 82801 (Zip) Sheridan (County)

Local Mailing Address: 2905 Lake East Drive, Suite 150 (Number & Street or P.O. Box)

Las Vegas, NV 89117 (City / State / Zip)

Local Business Telephone Number: (307)259-1480 Fax Number: (____)_____

Business E-Mail Address: tlacock@wydowns.com

FILING FOR

- ☐ NEW LICENSE
- ☐ TRANSFER OF LOCATION
- ☑ TRANSFER OWNERSHIP
- ☐ ASSIGNMENT LETTER ATTACHED

FORMERLY HELD BY: Ole's Pizza and Spaghetti House, Inc.

FILING IN (CHOOSE ONLY ONE)

- ☑ CITY OF: Sheridan
- ☐ COUNTY OF: _____

FILING AS (CHOOSE ONLY ONE)

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

TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)

RETAIL LIQUOR LICENSE

- ☑ ON-PREMISE ONLY (BAR)
- ☐ OFF-PREMISE ONLY (PACKAGE STORE)
- ☐ COMBINATION ON/OFF PREMISE (BOTH BAR & PACKAGE STORE)

- ☐ RESTAURANT LIQUOR LICENSE
- ☐ RESORT LIQUOR LICENSE
- ☐ BAR AND GRILL

LIMITED RETAIL (CLUB)

- ☐ VETERANS CLUB
- ☐ FRATERNAL CLUB
- ☐ GOLF CLUB
- ☐ SOCIAL CLUB

- ☐ MICROBREWERY
- ☐ WINERY
- ☐ DISTILLERY SATELLITE
- ☐ WINERY SATELLITE
- ☐ COUNTY RETAIL/SPECIAL MALT BEVERAGE PERMIT

SPECIAL DESIGNATIONS

- ☐ CONVENTION FACILITY
- ☐ CIVIC CENTER/EVENT CENTER/ PUBLIC AUDITORIUM
- ☐ GOLF CLUB
- ☐ GUEST RANCH
- ☐ RESORT

To Assist the Liquor Division with scheduling inspections: **OPERATIONAL STATUS**

- ☑ FULL TIME (e.g. Jan through Dec)
- ☐ SEASONAL/PART-TIME
- ☐ NON-OPERATIONAL/PARKED

(specify months of operation) from Jan to Dec

DAYS OF WEEK (e.g. Mon through Sat) from Mon to Sun

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

(2/21)

ALL APPLICANTS MUST COMPLETE QUESTIONS 1- 4

1. **BUILDING OWNERSHIP**: Does the applicant? W.S. 12-4-103(a)(iii)

   (a) **OWN** the licensed building? ☑ YES (own)

   (b) **LEASE** the licensed building? (Lease must be through the term of the liquor license) ☐ YES (lease)

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

   (i) When the lease expires, located on page_____paragraph_____of lease.

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

2. To operate your liquor business, have you assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license and the licensed building? W.S. 12-4-601(b) ☐ YES ☑ NO

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

   (a) Hold any interest in the license applied for? ☐ YES ☑ NO

   (b) Furnish by way of loan or any other money or financial assistance for purposes hereof in your business? ☐ YES ☑ NO

   (c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs? ☐ YES ☑ NO

   (d) If you answered **YES** to any of the above, explain fully and submit any documents in connection there within:

   _____

4. Does the **applicant** have any interest or intent to acquire an interest in any other liquor license issued by **this** licensing authority? W.S. 12-4-103(b) ☐ YES ☒ NO

   If "YES", explain: _____

---

5. **BAR AND GRILL LICENSE OR RESTAURANT LICENSE:**

   Have you submitted a valid food service permit or application? W.S. 12-4-413(a) ☐ YES ☐ NO

---

6. **RESORT LICENSE:**

   Does the resort complex:

   (a) Have an actual valuation of at least one million dollars, or have you committed or expended at least one million dollars ($1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i) ☐ YES ☐ NO

   (b) Include a restaurant and a convention facility which will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii) ☐ YES ☐ NO

   (c) Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii) ☐ YES ☐ NO

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

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

   1. If Yes, have you submitted a copy of the food and beverage contract/lease? ☐ YES ☐ NO

---

7. **MICROBREWERY LICENSE:**

   Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) ☐ YES ☐ NO

   (a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT

   ☐ BAR AND GRILL ☐ WINERY

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

---

8. **WINERY LICENSE:**

   Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) ☐ YES ☐ NO

   (a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT

   ☐ BAR AND GRILL ☐ MICROBREWERY

9. LIMITED RETAIL (CLUB) LICENSE:

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

(a) Has the fraternal organization been actively operating in at least thirty-six (36) states? ☐ YES ☐ NO

(b) Has the fraternal organization been actively in existence for at least twenty (20) years? ☐ YES ☐ NO

10. LIMITED RETAIL (CLUB) LICENSE:

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

(a) Does the Veteran's organization hold a charter by the Congress of the United States? ☐ YES ☐ NO

(b) Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary? ☐ YES ☐ NO

11. LIMITED RETAIL (CLUB) LICENSE:

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

(a) Do you have more than fifty (50) bona fide members? ☐ YES ☐ NO

(b) Do you own, maintain, or operate a bona fide golf course together with clubhouse? ☐ YES ☐ NO

(c) Are you a political subdivision of the state that owns, maintains, or operates a golf course? ☐ YES ☐ NO

1. Are you contracting/leasing the food and beverage services? W.S. 12-5-201(g) ☐ YES ☐ NO
2. If Yes, have you submitted a copy of the food and beverage contract/lease? ☐ YES ☐ NO

12. LIMITED RETAIL (CLUB) LICENSE:

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

(a) Do you have more than one hundred (100) bona fide members who are residents of the county in which the club is located? ☐ YES ☐ NO

(b) Is the club incorporated and operating solely as a nonprofit organization under the laws of this state? ☐ YES ☐ NO

(c) Is the club qualified as a tax exempt organization under the Internal Revenue Service? ☐ YES ☐ NO

(d) Has the club been in continuous operation for a period of not less than one (1) year? ☐ YES ☐ NO

(e) Has the club received twenty-five dollars ($25.00) from each bona fide member as Recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues? ☐ YES ☐ NO

(f) Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club? ☐ YES ☐ NO

(g) Have you filed a true copy of your bylaws with this application? ☐ YES ☐ NO

(h) Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition Attached) ☐ YES ☐ NO

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

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

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

(2/21)

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

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

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

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip ***DO NOT LIST PO BOXES***	Residence Phone Number	No. of Years in Corp or LLC	% of Corporate Stock Held	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
Eric Nelson	1/22/1959	3611 S. Lindell Road Suite Ste 201 Las Vegas NV 89103	702-682-8918	11	40.5	YES ☐ NO ☑	YES ☐ NO ☑
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐

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

REQUIRED ATTACHMENTS:

☑ A statement indicating the financial condition and financial stability of the applicant W.S. 12-4-102(a)(vi).

☐ Attach any lease agreements (especially for resort/political subdivisions leasing out food & beverage services) W.S. 12-4-103 (a)(iii)/W.S. 12-4-403(b)/W.S. 12-4-301(e).

☑ If transferring a license from one ownership to another, a form of assignment from the current licensee to the new applicant authorizing the transfer W.S. 12-4-601(b).

OATH OR VERIFICATION

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

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

STATE OF ~~WYOMING~~ Nevada)

) SS.

COUNTY OF Nevada)

Signed and sworn to before me on this 12 day of September, 2023 that the facts alleged in the foregoing instrument are true by the following:

	(Signature)	(Printed Name)	Title
1)		Eric Nelson	Manager
2)			
3)			
4)			
5)			
6)			

Witness my hand and official seal:

ROCHELLE MCARTHUR
Notary Public, State of Nevada
Appointment No. 02-73189-1
My Appt. Expires Feb 12, 2026

Signature of Notary Public

(2/21)
(SEAL)

My commission expires: 2.12.2026

CITY OF SHERIDAN, WYOMING

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

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

Nature of Business:	Regular Events:	Special Events:	Other:
• Bar	• Happy Hour		
• Package Liquor	• Live Entertainment		
• Restaurant			

(All outside events require a Catering Permit)

Security/ Crowd Control/ Capacity Limits

The official occupancy limit for our business is:

126

In order to comply with our occupancy limits we shall:

In order to comply with the occupancy limits Wyoming Downs will monitor the occupancy by walking the floor and performing regular head counts.

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

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

Rules of the establishment shall be enforced by:

The Rules of the establishment will be enforced by the Manager, Chris Macha, as well as our Risk Manager, Lou Fatta, in connection with our Director of Operations, James Allstun.

Alcohol Management

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

CITY OF SHERIDAN, WYOMING

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

RETAIL LIQUOR LICENSE OPERATION PLAN

Name as it appears on license:	**Wyoming Downs OTB4, LLC**
Common Name (doing business as):	**Wyoming Downs, LLC**
Street Address:	**2905 East Lake Dr., Suite 150, Las Vegas, NV 89117**
Phone #:	**307-259-1480 (Traci Lacock, General Counsel)**

Hours of Operation

Our planned hours of operation are:

Monday:	**10 a.m. – 12 a.m.**
Tuesday:	**10 a.m. – 12 a.m.**
Wednesday:	**10 a.m. – 12 a.m.**
Thursday:	**10 a.m. – 12 a.m.**
Friday:	**10 a.m. – 2 a.m.**
Saturday:	**10 a.m. – 2 a.m.**
Sunday:	**10 a.m. – 12 a.m.**

Last call will be ___30___ minutes before closing and last service will be __15____ minutes before closing.

Use of License

Please describe the characteristics of your operations:

Wyoming Downs is a pari-mutuel provider in the State of Wyoming that offers both wagering on live horse racing (simulcast) and Historic Horse Racing (gaming terminals).

- **Will you be catering? If yes, name of catering company: No.**

CITY OF SHERIDAN, WYOMING

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

All employees are TiPs trained, which helps employees know how to spot an underage person. Additionally, this facility will become a 21 and older facility upon transfer of the liquor license.

I acknowledge that the Sheridan Police Department is an agent of the licensing authority and shall have the ability to inspect the licensed premises. Violations of City Code are subject to Section 4-13, resulting in action from Administrative Fees up to license revocation.

9.14.2023

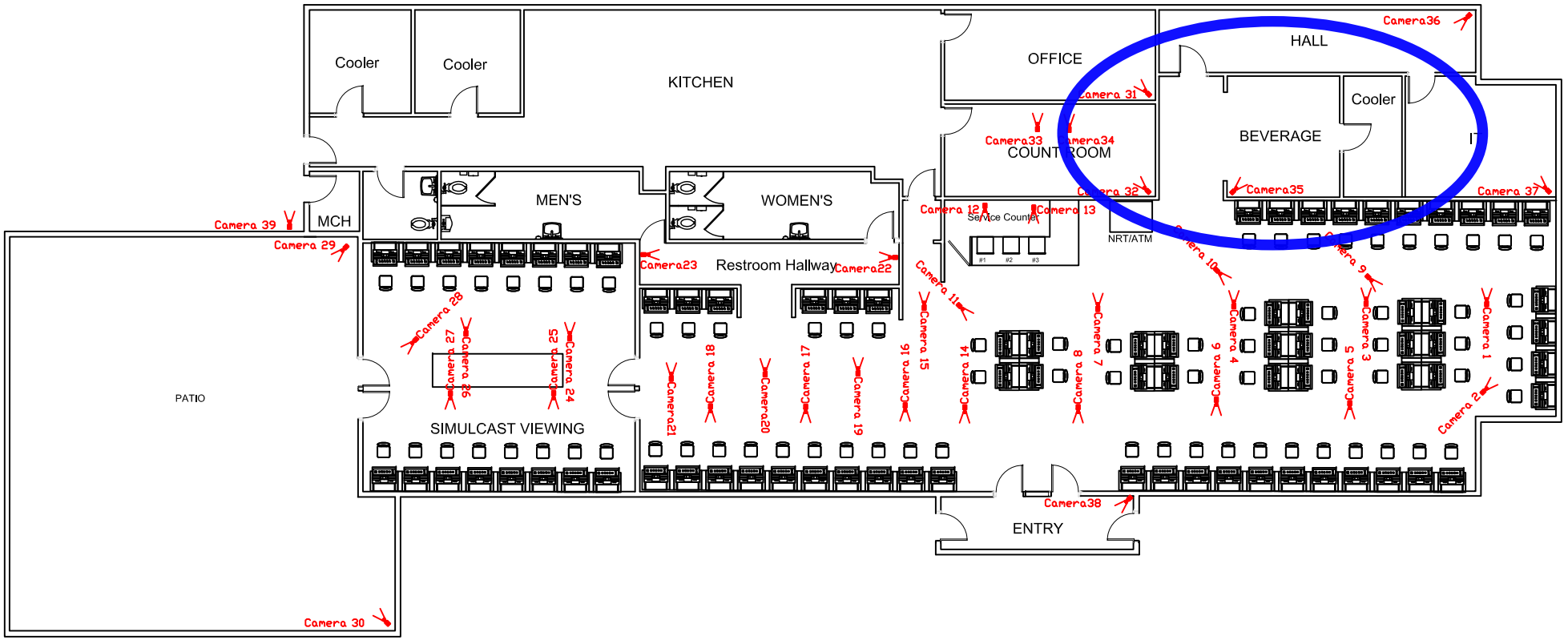
Signature of License Holder **Date**

Eric Nelson, Managing Member

Printed Name

*Outside consumption areas located on public right-of-way require a Sidewalk Use Agreement obtainable from the City Clerk's Office. Any substantial improvements on public right-of-way require a lease agreement.

SURVEILLANCE LAYOUT



	UNLESS OTHERWISE SPECIFIED:		NAME	DATE
	DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MACH ± BEND TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±	DRAWN	COOK	5/2/2023
		CHECKED		
		ENG APPR.		
		MFG APPR.		
		Q.A.		
	INTERPRET GEOMETRIC TOLERANCING PER:	COMMENTS:		
	MATERIAL	77 HHR TERMINALS		
APPLICATION	DO NOT SCALE DRAWING			

TITLE:
WYOMING_DOWNS_SHERIDAN_OLES
GAME LAYOUT

SIZE	DWG. NO.	REV
	1	0
SCALE:	WEIGHT:	SHEET 1 OF 1

Financial Statement for Liquor License Applicants

Applicant: WYOMING DOWNS OTB4, LLC Date: 7 / 31 / 2023

Assets

Current Assets	
Cash	$ 317,247
Investments	$
Inventory	$
Prepaid Expenses	$ 49,759
Other Current Assets	$
TOTAL CURRENT ASSETS	$ 367,006
Fixed Assets	
Land	$
Buildings	$
Leasehold Improvements	$ 48,615
Furniture & Fixtures	$ 248,990
Other Fixed Assets	$ 32,500
TOTAL FIXED ASSETS $ 330,105	
Less- Accumulated Depreciation	$ (123,617)
NET FIXED ASSETS	$ 206,488
TOTAL ASSETS (LINE1)	$ 573,494

Liabilities

Current Liabilities	
Accounts Payable	$
Note Payable	$
Accrued Expenses (Interest, taxes, wages, etc.)	$ 132,674
Installment Loans Payable	$
Other Current Liabilities	$
TOTAL CURRENT LIABILITIES (Line 2)	$ 132,674

Capital

Capital		
Sole Proprietor		$
Corporation		
Capital Stock		$
Treasury Stock		$
Retained Earnings		$
Partnership/LLC		
Name of Partner	Capital	
WYOMING DOWNS, LLC	$ 440,820	
	$	
	$	
	$	
TOTAL CAPITAL (LINE 3)		$ 440,820

TOTAL LIABILITIES & CAPITAL
(Line 2 = Line 3) Must equal line 1 $ 573,494

Wyoming Liquor Division
6601 Campstool Rd
Cheyenne, WY 82001

September 6, 2023

To whom it may concern,

We, Allan Bennett and Ikuko Bennett, owners of Ole's Pizza and Spaghetti House, Inc. are requesting the transfer of our liquor license to Wyoming Downs OTB4, LLC. If you require any other information, please let us know.

Allan Bennett — 9-8-23
Owner — Date
Ole's Pizza and Spaghetti House, Inc.

Ikuko Bennett — 9-8-23
Owner — Date
Ole's Pizza and Spaghetti House, Inc.

Eric Nelson — 9.14.23
Managing Member — Date
Wyoming Downs OTB4, LLC

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 Easement for Alger Street - Public Works Director Hanns Mercer
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	09/20/2023

Discussion:

On April 17, 2023, Council approved Resolution 19-23 granting staff to work with Cady House LLC to develop a Sidewalk Use Rental Agreement. It has been determined that the improvements will remain in perpetuity to serve as ADA access to several buildings. Thus, it has been determined that an encroachment easement more appropriately suits the needs for development.

Attachments

Grant of Easement

Exhibit

GRANT OF EASEMENT

This Grant of Easement ("Easement"), effective this _____ day of September, 2023, from City of Sheridan, a Wyoming municipal corporation (sometimes "City" herein), as the "Grantor," whose address is 55 E. Grinnell Plaza, Sheridan, WY 82801, and to the Historic Cady, LLC, a Wyoming limited liability company as "Grantee," whose address is 1 E. Alger Street, Ste. 201, Sheridan, WY 82801.

For and in consideration of ten dollars ($10.00 US) and other good and valuable consideration bargained for and exchanged, Grantor conveys and warrants to Grantee an easement across the following-described real property which is described herein as "the Easement":

> See Exhibit "A" attached to this Instrument and expressly incorporated herein by this reference.

(the "Easement") herein. Grantee's use of the Easement is subject to the following:

1. Easement Purpose. The purpose of this Easement is to provide Grantee the ability to provide access to the Historic Cady building, establish a place for the serving of food and sale of retail goods. The City Governing Body finds these uses are beneficial to the economic and cultural vitality of the Sheridan historic downtown.

2. Rights of Use. Grantor grants to Grantee, and its assigns, successors, authorized invitees and guests, the right of entry, ingress and egress upon real property subject to the Easement. The Easement shall be used in a manner beneficial to the Grantee which includes, but is not limited to, food and drink sales and services, retail sales and services.

The Easement is subject to the following restrictions:

a. The Easement shall not be used in a manner which constitutes any material violation of the City adopted code or any material violation of Federal, State law; and,

b. The Easement shall not be used for the purpose which are not beneficial to the public and the economic and cultural vitality of the Sheridan historic downtown; and,

c. Grantee shall not construct any permanent structure or fixture upon the Easement without the prior approval of the City of Sheridan Public Works Director. Proposed construction or alteration that is in compliance with City Code may only be denied by the City upon a finding that the proposed construction constitutes a threat or harm to the general public or public infrastructure. All work and construction which has already been permitted is deemed approved by the City for purposes of this Easement.

3. Maintenance: Grantor shall have no obligation of maintenance or repair to the Easement. Grantee shall be solely responsible for all maintenance, repair, and replacement, as may be necessary to maintain all improvements on the Easement. Grantee shall provide all snow and ice removal services necessary for compliance with City of Sheridan Code. Should the City access or utilize the Easement for the purpose of maintenance or repair of public infrastructure, all damage to the Easement shall be repaired by the City at the City's cost.

4. Exclusivity. This Easement is expressly granted with the Grantor's intent that it be exclusive in favor of the Grantee provided, however, that the City reserves the perpetual right of ingress and regress for its purposes and for ongoing reasonable and necessary utility maintenance and repair.

5. Binding Effect. The term of the Easement shall be perpetual and shall run with and burden the real property described in Exhibit "A" and shall run with and benefit the real property owned by the Grantee adjacent to the real property described in Exhibit "A."

6. Indemnification. Grantee shall indemnify and shall hold Grantor harmless from any legal actions or claims of any form that involve the grant of this Easement. Grantor fully and expressly reserves, and does not waive, any right(s) or defense(s) it may claim pursuant to or arising out of the Wyoming Government Claims Act.

7. Ordinance Adoption. This Easement shall be read to conform with the adopted City Code as may be amended by the City Governing Body. Should a valid binding City Code provision be adopted after the date of this Easement and result in the Grantee no longer being able to utilize the Easement as intended by this Easement, the Easement will be deemed terminated and subject to paragraph 8(b) and paragraph 8(b) shall apply.

8. Termination. This Easement may be terminated by the parties by a signed written agreement or by the parties otherwise only as follows:

a. The City may, upon one hundred eighty (180) days prior signed written notice, to Historic Cady and its successor(s) or assign(s), acquire all or a material part of the Easement property for a proposed City use only if the City establishes:

(i) The public interest and necessity require the specific City acquisition in the same manner and to the same standard as would be required for the City to invoke and exercise the use of eminent domain consistent with Wyoming law; and,

(ii) The specific City acquisition is planned or located in the manner that will be most compatible with the greatest public good and the least private injury to HC, LLC, and its successor(s) or assign(s); and,

(iii) The specific City acquisition is necessary to serve the public interest.

b. Upon the City having established the aforementioned conditions exist, the City shall be required to compensate the Grantor for losses consistent with an eminent domain proceeding and Wyoming law.

9. Binding. This Easement shall be binding upon the parties hereto and upon their respective successors and assigns.

Remainder of this page intentionally blank.

In witness whereof Grantor signs this Grant of Easement on the date above written.

CITY OF SHERIDAN

_____
Richard Bridger, City of Sheridan Mayor

ATTEST: _____
Cecilia Good, City of Sheridan Clerk

STATE OF WYOMING)
) §§
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Richard Brider, Mayor of the City of Sheridan, this _____ day of _____, 2023.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires: _____

In witness whereof Grantee signs this Grant of Easement and accepts the conditions described herein on the date above written.

HISTORIC CADY, LLC

By: _____
Lars Christer Johansson, Managing Member

STATE OF WYOMING)
) §§
COUNTY OF SHERIDAN)

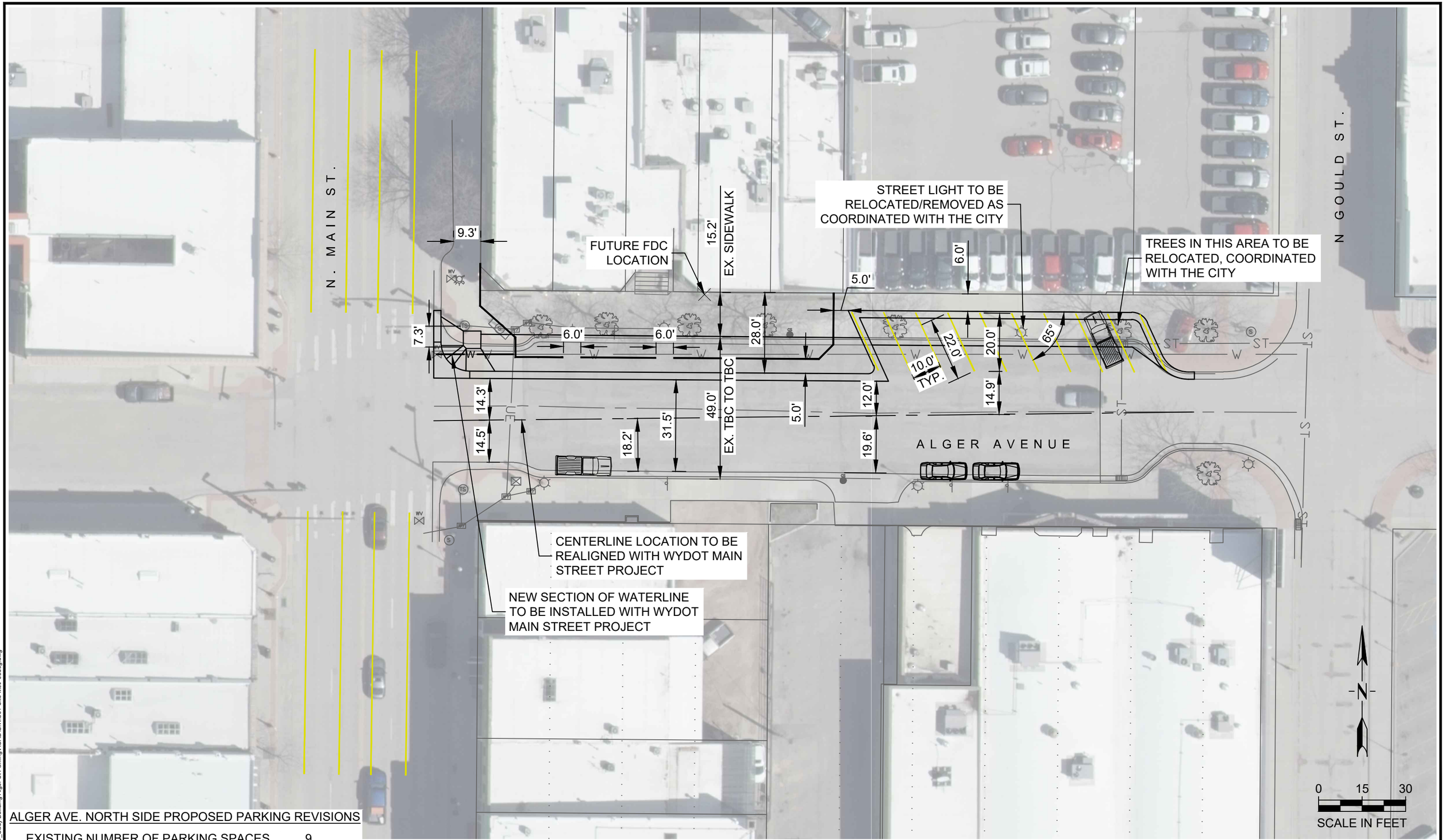
The foregoing instrument was acknowledged before me by Lars Christer Johansson, Managing Member and authorized agent of and for the Historic Cady, LLC, this ____ day of ___ _____, 2023.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires: _____

EXHIBIT “A” – Easement Property Description



ALGER AVE. NORTH SIDE PROPOSED PARKING REVISIONS

EXISTING NUMBER OF PARKING SPACES	9
REVISED NUMBER OF PARKING SPACES	9
NEW CONCRETE SIDEWALK (SF)	1,879
NEW CONCRETE PAVEMENT (SF)	927
NEW CURB & GUTTER (LF)	319

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1470 Sugarland Drive, Suite 1
Sheridan, WY 82801
307.672.9310
www.m-m.net

COPYRIGHT © MORRISON-MAIERLE, 2023

DRAWN BY: KRL
DSGN. BY: RE
APPR. BY: RE
DATE: 03/2023

Plotted by katelyn lollar on Apr/12/2023

CADY BUILDING
ALGER AVENUE PARKING
SHERIDAN WYOMING

65° ANGLED PARKING OPTION
(NO PARALLEL PARKING)

PROJECT NO. 10317

FIGURE NUMBER 1

W:\10317 Fireproof LLC\001_Cady Building Alger St Parking\ACAD\Civil\001-Site-Mstr-45deg.dwg

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 Proposed Easement of off Mydland Road - Public Works Director Hanns Mercer
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	09/07/2023

Discussion:

Currently, Lot FF of Sheridan Links PUD Subdivision, Block 4, the only access easement is north to 5th Street through the Grace Anglican Church. The owner of Lot FF has proposed a 58-foot wide access and utility easement through a city-wide property adjacent to Mydland Road.

Attachments

Grant of Easement
Exhibit

GRANT OF EASEMENT

The City of Sheridan, a municipal corporation and political subdivision of the State of Wyoming**, GRANTOR,** for and in consideration of TEN DOLLARS ($10.00) and other valuable consideration in hand paid, receipt of which is hereby acknowledged and confessed, hereby grants and conveys to Sheridan Links, LLC, a Wyoming limited liability company, and to Rabon Enterprises, LLC, a Wyoming limited liability company, **GRANTEES,** an non-exclusive right of access over and across the surface of the land described as follows:

> A FIFTY-EIGHT FOOT (58.00') WIDE ACCESS AND UTILITIES EASEMENT IN OUTLOT C AND OUTLOT A OF CLOUD PEAK RANCH THIRTEENTH FILING, CITY OF SHERIDAN WYOMING, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS:
>
> COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT C; SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT EASEMENT, THENCE S 89°11'28" W 113.94' ALONG THE SOUTH LINE OF SAID OUTLOT C AND ACROSS SAID OUTLOT A TO A POINT ON THE EAST LINE OF MIDLAND ROAD RIGHT-OF-WAY, THENCE THROUGH AN ARC TO THE LEFT ALONG SAID EAST RIGHT-0F-WAY LINE; HAVING A CHORD BEARING OF N 06°03'38" E, A CHORD LENGTH OF 58.42 FEET, A RADIUS OF 1430.00 FEET, AN ARC LENGTH OF 58.42 FEET, AND A DELTA ANGLE OF 2°20'27", THENCE N 89°11'28" E 107.00 FEET TO SAID EAST LINE OF SAID OUTLOT C, THENCE S 00°46'07" E 58.00 FEET ALONG THE EAST LINE OF SAID OUTLOT C TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, SAID EASEMENT HAVING AN AREA OF +/- 6395 SQUARE FEET;

as shown in **Exhibit A**, attached hereto and incorporated herein by reference (the "Easement Route")

The purpose of this grant is to provide the primary route of ingress to and egress, and installation of utilities, from Mydland to the following lands and each portion thereof:

a. Block 4, Outlot FF, Sheridan Links Planned Unit Development; and
b. Lot 1, Cloud Peak Ranch, 19th Filing, Sheridan, Wyoming
(collectively the "Dominant Tracts")

Each of the Dominant Tracts has an alternative route of access to 5th Street or Fairway Court, respectively, and those routes may be used as secondary access to a public right-of-way as a supplement to the primary route described herein.

This easement will provide the Dominant Tracts the non-exclusive right of access over and across the surface of the Easement Route, and the Dominant Tracts will use the Easement Route as the primary point of access to the public right of way of Mydland Road. The Grantor shall have no obligation to improve, maintain or repair the Easement Route.

IN WITNESS WHEREOF, we have hereunto set our hands this ___ day of _____, 20___.

CITY OF SHERIDAN

_____
Mayor

Attest:

_____
City Clerk

ACKNOWLEDGEMENT

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

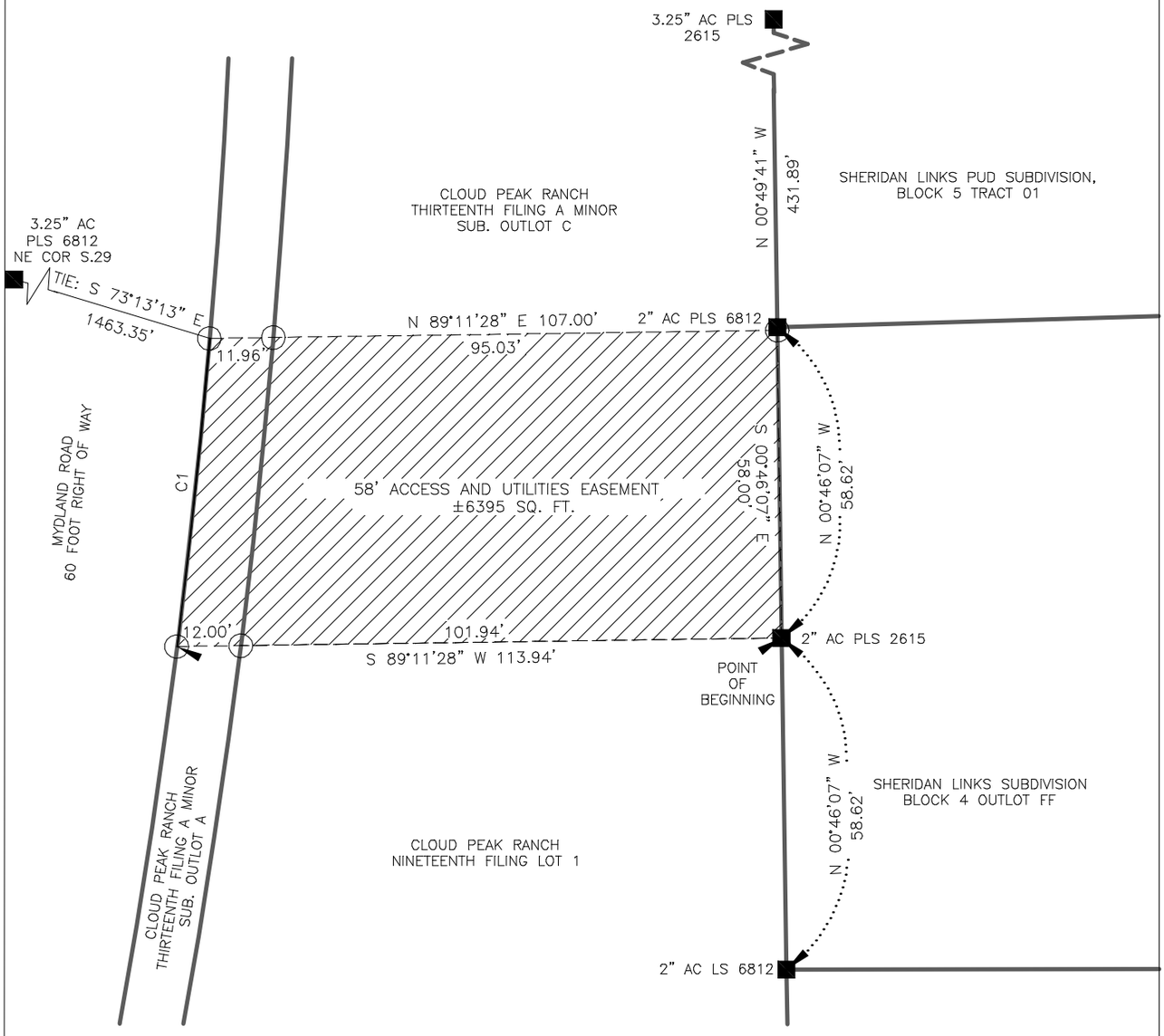
The above and foregoing instrument was subscribed, sworn to, and acknowledged before me by Mayor Richard Bridger, with the authority to so execute on behalf of the City of Sheridan, a municipal corporation within Sheridan County, Wyoming, this ____ day of _____, _____ _____.

_____
Notary Public

My commission expires: _____

EXHIBIT OF SURVEY

OF ACCESS AND UTILITIES EASEMENT IN OUTLOT C AND OUTLOT A, OF CLOUD PEAK RANCH 13TH FILING, CITY OF SHERIDAN, WYOMING, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.



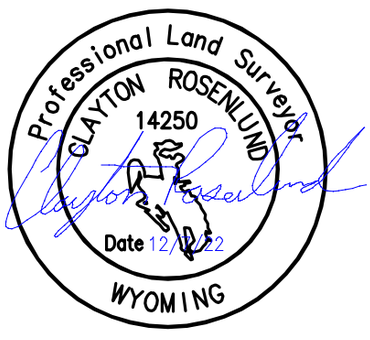
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1430.00'	58.42'	58.42'	N 06°03'38" E	2°20'27"

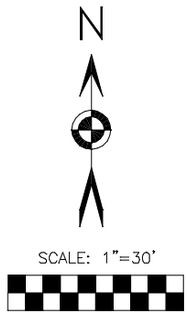
LEGAL DESCRIPTION

A FIFTY EIGHT FOOT (58.00') WIDE ACCESS AND UTILITIES EASEMENT IN OUTLOT C AND OUTLOT A OF CLOUD PEAK RANCH THIRTEENTH FILING, CITY OF SHERIDAN WYOMING, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT C; SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT EASEMENT, THENCE S 89°11'28" W 113.94' ALONG THE SOUTH LINE OF SAID OUTLOT C AND ACROSS SAID OUTLOT A TO A POINT ON THE EAST LINE OF MIDLAND ROAD RIGHT-OF-WAY, THENCE THROUGH AN ARC TO THE LEFT ALONG SAID EAST RIGHT-OF-WAY LINE; HAVING A CHORD BEARING OF N 06°03'38" E, A CHORD LENGTH OF 58.42 FEET, A RADIUS OF 1430.00 FEET, AN ARC LENGTH OF 58.42 FEET, AND A DELTA ANGLE OF 2°20'27", THENCE N 89°11'28" E 107.00 FEET TO SAID EAST LINE OF SAID OUTLOT C, THENCE S 00°46'07" E 58.00 FEET ALONG THE EAST LINE OF SAID OUTLOT C TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, SAID EASEMENT HAVING AN AREA OF ± 6395 SQUARE FEET.

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.





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

LEGEND

- ■ FOUND CORNER AS NOTED
- ○ CALCULATED CORNER
- AC ALUMINUM CAP
- ——— LOT LINE
- - - - - - EASEMENT LINE

PREPARED BY:
Cannon Consulting LLC (307) 752-0109

FOR:
SHERIDAN LINKS LLC
SHERIDAN, WY

Date: 12/7/22

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 Dedication of Dovetail Lane Public Right of Way by John E. Rice & Sons, Inc. to the City of Sheridan - Public Works Director Hanns Mercer
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	09/08/2023

Recommendation:

Staff recommends the acceptance of the dedication of Dovetail Lane Public Right of Way by John E. Rice & Sons, Inc. ("Grantor") to the City of Sheridan.

Background:

Grantor owns the real property on which is situated the right of way described in attached Exhibit A (the "Real Property"). Grantor desires to dedicate the Real Property to the Public for additional ingress and egress. The Grantor has identified an additional 5 feet in width of property that should be tied to ROW as it withholds fill material used to raise the elevation of Dovetail Lane.

Discussion:

Attachments

Dedication
Exhibit A
Exhibit B

DEDICATION OF PUBLIC RIGHT OF WAY

This Dedication of Public Right of Way is made effective this ____ day of _____, 20____, by John E. Rice & Sons, Inc. ("Grantor") in favor of the Public and accepted by the **CITY OF SHERIDAN, WYOMING** through the **City Council for the City of Sheridan** ("Grantee").

RECITALS

A. Grantor owns the real property on which is situated the right of way described on Exhibit A (the "Real Property").

B. Grantor desires to dedicate the Real Property to the Public for ingress and egress and also for use by utility providers for the purpose of providing utilities to the Public.

C. The City of Sheridan, though the City Council of Sheridan, Wyoming, wishes to accept such dedication.

DEDICATION FOR PUBLIC USE

NOW, THEREFORE, for good and valuable consideration, including the mutual promises and covenants contained herein, it is agreed by and among the parties as follows:

1. Grant and Dedication of Right of Way

Grantor does hereby grant and convey to Grantee, and dedicates for use by the Public and Public utility providers forever, an easement and right-of-way for ingress and egress and for the installation, maintenance, repair and replacement of all public utilities, including but not limited to water and sewer services, power and gas service providers, phone services, and the like, to provide utility services to and for the benefit of the public. The description of the right of way over and across the Real Property, is as shown on Exhibit A and Exhibit B.

2. Terms of Use

The Public shall have the perpetual non-exclusive right to use the easement for ingress and egress and providers of all public utilities shall have the perpetual non-exclusive right to use the easement to provide utility services for the benefit of the Public.

3. Acceptance

Grantee hereby accepts the dedication of the above-described right of way on behalf of the Public.

DATED effective this 16 day of August, 2023

John E. Rice & Sons, Inc.

By: James L Jellis

Title: V.P.

THE CITY OF SHERIDAN, WYOMING

By: _____

Title: _____

STATE OF Wyoming)
:ss
COUNTY OF Sheridan)

The foregoing instrument was acknowledged before me this 16th day of August, 2023, by James L Jellis, Vice President of John E. Rice & Sons, Inc..

WITNESS my hand and official seal.

Lois Eychaner
Notary Public

LOIS EYCHANER - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires 6/17/25

My commission expires: 6/17/25

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On this _____ day of _____, 20____, before me personally appeared _____, on behalf of the City of Sheridan, State of Wyoming, to me being personally known, who, being by me duly sworn, did acknowledge said instrument to be the free act and deed of the City of Sheridan.

Given under my hand and official seal this _____ day of _____, 20____.

_____
Notary Public

My commission expires: _____

EXHIBIT "A"

5 (FIVE) FOOT ADDITIONAL

DOVETAIL LANE RIGHT OF WAY

LOCATED IN A PART OF THE

NE1/4NE1/4, SECTION 9 AND THE NW1/4NW1/4, SECTION 10,

TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN,

SHERIDAN COUNTY, WYOMING

BEGINNING At A Point On The South Right Of Way Of Dovetail Lane, Also Being On The West Right Of Way Of Decker Road (State Highway 338), Said Beginning Point Being South 12°19'47" East, A Distance Of 342.98 Feet From The Northeast Corner Of Said Section 9;

Thence With The West Right Of Way Of Said Decker Road South 22°22'04" East, A Distance Of 5.00 Feet To A Point;

Thence Leaving Said West Right Of Way South 67°37'56" West, A Distance Of 197.57 Feet To The P.C. Of A Curve Turning To The Right With An Arc Length Of 207.36 Feet, A Radius Of 315.00 Feet, A Chord Bearing Of South 86°29'26" West, A Chord Length Of 203.64 Feet;

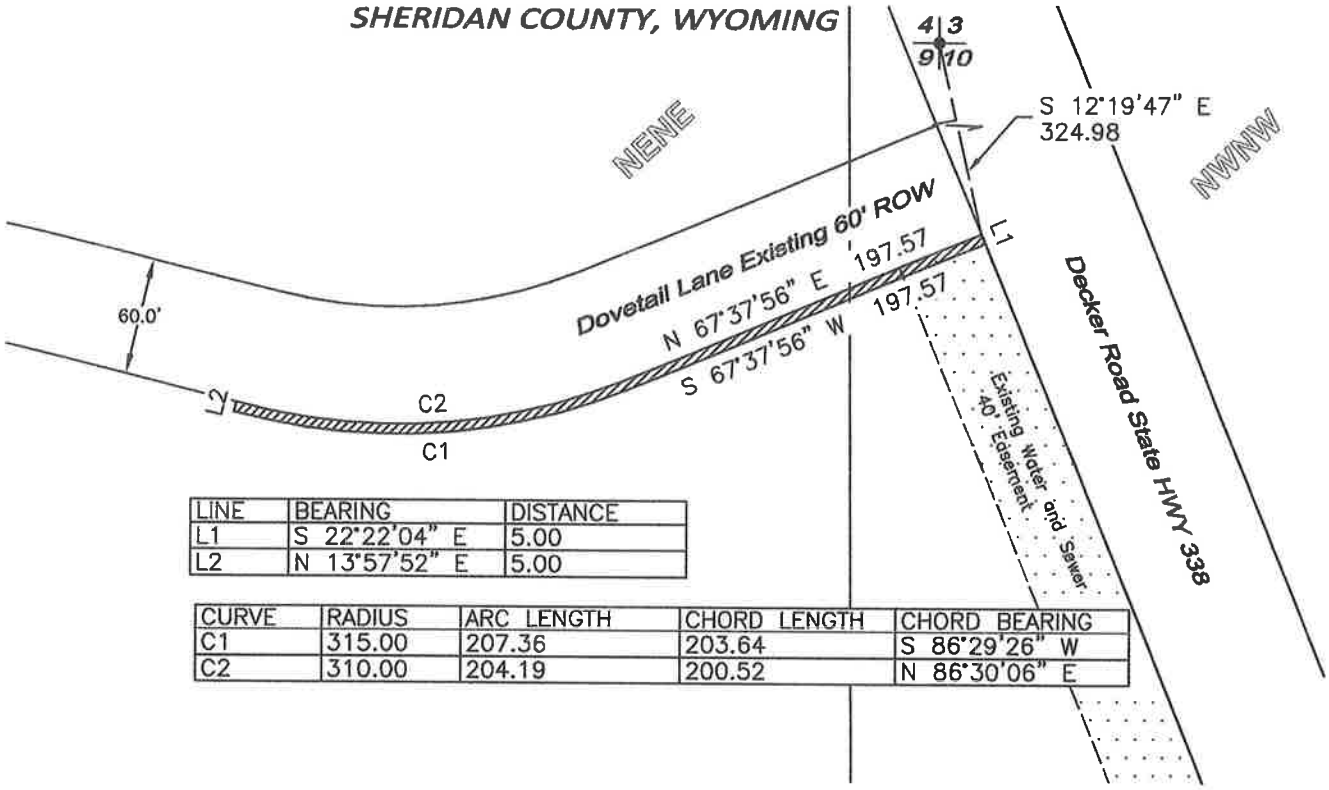
Thence North 13°57'52" East, A Distance Of 5.00 Feet To A Point On The Existing South Right Of Way Of Dovetail Lane;

Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 204.19 Feet, A Radius Of 310.00 Feet, A Chord Bearing Of North 86°30'06" East, A Chord Length Of 200.52 Feet;

Thence Continuing With Said South Right Of Way North 67°37'56" East, A Distance Of 197.57 Feet To The Point Of **Beginning**, Having An Area Of 2016.70 Square Feet, 0.05 Acres more or less.

EXHIBIT "B"

5 (FIVE) FOOT ADDITIONAL
DOVETAIL LANE RIGHT OF WAY
LOCATED IN A PART OF THE
NE1/4NE1/4, SECTION 9 AND THE NW1/4NW1/4, SECTION 10,
TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

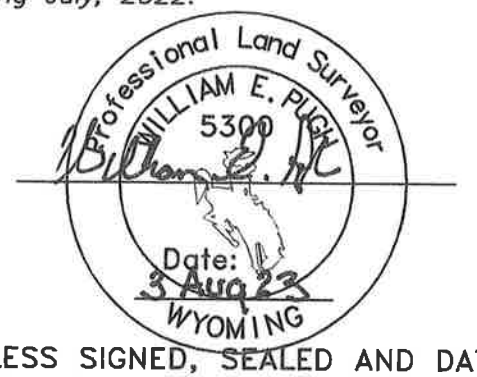


LINE	BEARING	DISTANCE
L1	S 22°22'04" E	5.00
L2	N 13°57'52" E	5.00

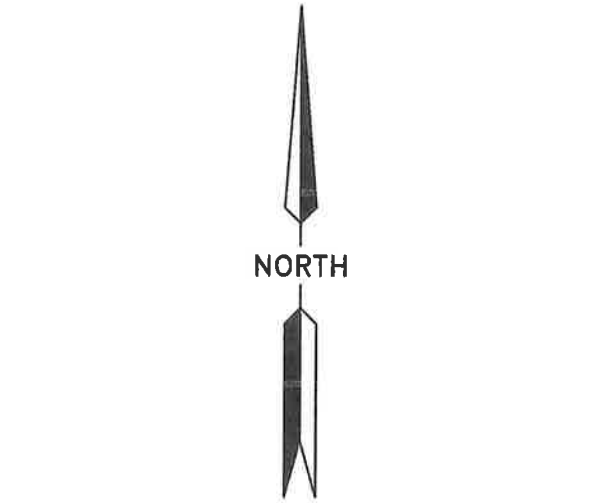
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	315.00	207.36	203.64	S 86°29'26" W
C2	310.00	204.19	200.52	N 86°30'06" E

CERTIFICATE OF SURVEY

I, William E. Pugh, a registered land surveyor in the state of Wyoming do hereby certify that this plat was prepared from notes taken during a survey performed by me or under my supervision during July, 2022.



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



If this does not measure 1" scale is not correct.

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-23-24, Resolution 51-23, Vacation of 664.3 sq ft of the East Side of Broadway Street - Public Works Director Hanns Mercer
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	09/07/2023

Recommendation:

Staff recommends approval of PL-23-24, Resolution 51-23. The applicant, T-4 SHR RE Investors, LLC, is requesting to vacate ± 664.3 square feet of right-of-way within city limits of Sheridan, Wyoming, located adjacent to the west of 841 Broadway Street in Block 2 of the West Glacier Park addition. Zoned M-1 Industrial District, located at 841 Broadway Street (PIN 56842711500133).

Background:

Montana Dakota Utilites has objected to the vacation with concerns regarding access to its utilities.

Discussion:

Per Appendix B, Section 205 of the Sheridan Municipal Code: Per Appendix B, Section 205 of the Sheridan Municipal Code:

A. Any plat may be vacated by the owners or proprietors thereof at any time before the sale of any lots, or before the subdivider has made substantial improvements in the subdivision, by submitting a copy of the plat to the Planning Commission, along with a written request for the vacation. In cases where lots have been sold, the written request shall be by all the owners of lots within the portion of the plat proposed to be vacated. The City Council shall approve or disapprove the vacation. The recording of an instrument vacating the plat shall operate to destroy the force and effect of the recording of the original plat and to divest all public rights in the streets, alleys, commons and public grounds laid out or described in such a plat.

B. Public rights-of-way or public easements which were dedicated under the provisions of these regulations, or laid out under any prior law of the State of Wyoming regulating plats, may be altered or vacated by resolution of the City Council, or in the case of an administrative replat, by action of the Public Works Director following a public hearing for which public notice has been given in a newspaper of general circulation at least seven days prior to the hearing.

C. Prior to consideration of any request to vacate or alter any platted public right-of-way or easement, the owner(s) of the land encumbered thereby must provide proof that all grantees having interest in the right-of-way/easement, including public and private utilities, have been notified twice in writing via certified mail of the owner's request to vacate or alter the easement. The first notification must occur at least thirty calendar days prior to any action by the City Council or Public Works Director. Alteration or vacation of the public right-of-way/easements may be considered as part of the subdivision application.

D. Any part of a plat may be vacated provided such vacating does not abridge or destroy any of the rights and privileges of other proprietors in said plat; and provided, further, that nothing contained in this section shall authorize the closing or obstruction of any public highways. The request for vacation shall be made by all the owners of lots within that portion of the plat sought to be vacated.

E. When any streets and alleys are vacated, the area vacated shall be conveyed to all lots or parcels adjacent to the street or alley being vacated in equal proportions or as prescribed by the petitioners. When public grounds are vacated, the area vacated shall be disposed of in accordance with Wyoming Statutes.

Staff sent out 22 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 no further comments at this time.

Attachments

Resolution 51-23
Signed Petition
Exhibit
Aerial
Utility Responses

CITY OF SHERIDAN
RESOLUTION 51-23

A RESOLUTION vacating 664.3 square feet of right-of-way within the City Limits of Sheridan, Wyoming, located between Fourth Street and Fifth Street and being adjacent to the west line of Tract "A" of Lot 2, Block 2 of the West Glacier Park Addition. Zoned M-1 Industrial District.

WHEREAS, the property owners at 841 Broadway Street adjacent to the ROW have petitioned the City Governing Body requesting that a portion of the right-of-way be vacated; and

WHEREAS, Montana Dakota Utilities has objected to the vacation with concerns regarding access to its utilities; and

WHEREAS, this request for a right-of-way vacation meets the requirements of Sheridan City Code Appendix B, §205.

Be it resolved by the City of Sheridan Governing Body :

1. That a portion of the ROW located between Fourth Street and Fifth Street and being adjacent to the west line of Tract "A" of Lot 2, Block 2 of the West Glacier Park Addition of the City of Sheridan, more particularly described and shown in **Exhibit A** is hereby vacated.
2. This Vacation is subject to a reservation of access for the purpose of utility maintenance, repair and replacement.

PASSED, APPROVED, AND ADOPTED this_____of _____ 2023.

_____

Richard Bridger, Mayor

ATTEST:

_____

Cecilia Good, City Clerk

State of Wyoming
SS
County of Sheridan

Subscribed and sworn to (or affirmed) before me this _____day of

_____, 2023 by _____.

_____
Notary Public

My commission expires _____.

PETITION FOR RIGHT-OF-WAY VACATION

TO THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING:

Pursuant to the provisions of W.S. 15-4-242, and other applicable statutes, and Appendix B, Sec. 205. of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the vacation of right-of-way within the City Limits of Sheridan, Wyoming, having a legal description as follows:

   A portion of Broadway Street located between Fourth Street and Fifth Street and being adjacent to the West line of Tract "A" of Lot 2, Block 2 of the West Glacier Park Addition to the City of Sheridan, Sheridan County, Wyoming; more particularly described as follows: Beginning at a point which bears S 43°30' W a distance of 154.07 feet from the Northeast Corner of said Lot 2, Block 2 of the West Glacier Park Addition, this point of beginning lying on the West line of said Lot 2, Block 2 which is also the East Right-of-Way line of Broadway Street; thence West a distance of 2.0 feet; thence S 0°38'46" W for a distance of 21.70 feet; thence West for a distance of 4.10 feet; thence S 0°11'35" E for a distance of 68.82 feet; thence West for a distance of 3.18 feet; thence S 0°02'39" E for a distance of 20.09 feet; thence East for a distance of 4.07 feet; thence S 0°15'33" E for a distance of 18.86 feet; thence East for a distance of 3.67 feet to a point on the West line of said Lot 2, Block 2; thence N 0°38'46" E for a distance of 129.48 feet to the point of beginning.
   Said tract of land contains 664.3 Square Feet.

2. T-4 SHR RE Investors, LLC are the owners or authorized agents of petitioners who have signed this petition for vacation.

3. A survey of the area sought to be vacated is attached hereto and made a part hereof.

4. The petitioners certify that they represent a majority of the property owners, owning a majority of the property abutting the right-of-way to be vacated.

5. Petitioners hereby request that said lands be vacated for the following reason(s):

   Vacate a portion of Broadway Street to ensure that the building improvements will rest entirely on the property owned be T-4 SHR RE Investors, LLC, said property also known as the Welcome Market Hall. When the original Railroad Depot building was constructed, part of Broadway Street was vacated so that the main entrance to the Depot would be on railroad property. That vacation was accomplished by passing Ordinance No. 291 on August 11th, 1911. In September of 1998, the City of Sheridan passed Ordinance No. 1823 which repealed the vacation and at the same time the City gave a use permit for the building encroachment which would be created with the repeal of the street vacation. The reason for the repeal of the vacation was to accommodate the improvements which were being planned for Broadway Street.
   This current petition to vacate a portion of Broadway would alleviate any future title issues as far as the structure and its appurtenances encroaching into the City right-of-way.

Therefore, Petitioners pray said right-or-way be vacated pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 22ND day of June, 2023.

Signed by the Petitioners (attach more sheets as necessary) :

(Signed) _____,

Thomas W. Thompson,
Manager of T-4 SHR RE Investors, LLC

STATE OF WYOMING)
COUNTY OF SHERIDAN)

On this _____day of_____, 2023, before me personally appeared Thomas W. Thompson, being first duly sworn, did say that he is the Manager of T-4 SHR RE Investors, LLC and that this instrument was signed and sealed on behalf of the said LLC by authority of said LLC and he acknowledged and said instrument to be the free act and deed of said LLC.

WITNESS my hand and official seal. SEE ATTATCHED

_____
Notary Public

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA

On JUNE 22, 2023 before me, ANISSA VIERRA, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared THOMAS W. THOMPSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ANISSA VIERRA
Notary Public - California
Contra Costa County
Commission # 2389215
My Comm. Expires Jan 3, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

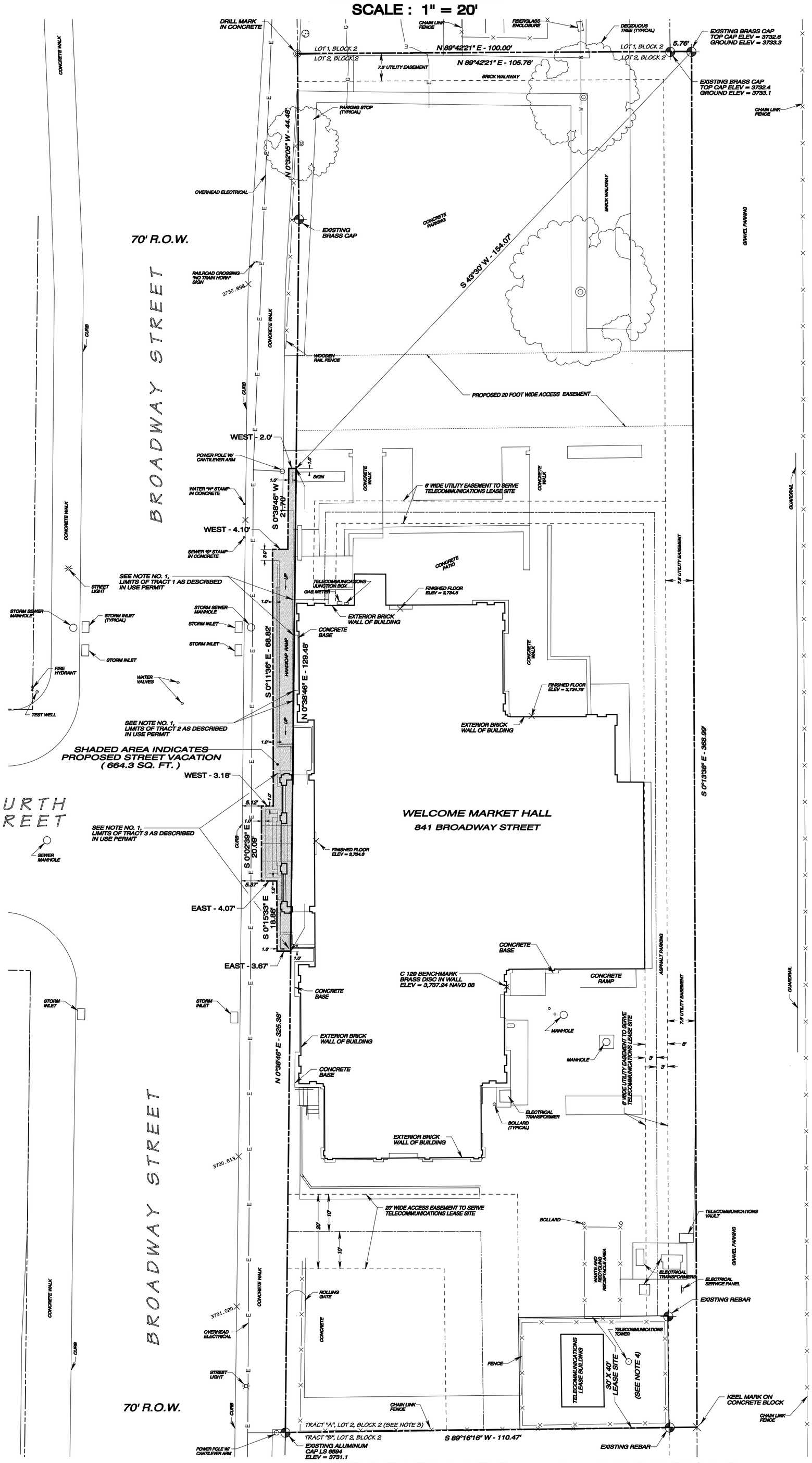
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

DETAIL

SCALE : 1" = 20'



LOCATION

SCALE : 1" = 1000'



NOTES

*** NOTE 1:**

CITY OF SHERIDAN USE PERMIT RECORDED OCTOBER 12, 1998 IN BOOK 397, PAGE 439 FOR TRACTS 1, 2 AND 3.

TRACTS 1, 2 AND 3 AS SHOWN ON CERTIFICATE OF SURVEY RECORDED OCTOBER 12, 1998 IN BOOK A OF PLATS, NO. 205 (INSTRUMENT #298569)

ALSO SEE "AFFIDAVIT OF CORRECTION" RECORDED DECEMBER 1, 1998 IN BOOK 400, PAGE 585 : THIS CORRECTS DESCRIPTIONS OF TRACTS 1, 2 AND 3 TIE POINTS TO POINTS OF BEGINNING.

*** NOTE 2:**

SUBSURFACE UTILITIES ARE NOT SHOWN ON THIS MAP. THE LOCATION OF UNDERGROUND LINES ARE UNKNOWN AT THIS TIME.

*** NOTE 3:**

LOT 2, BLOCK 2 OF WEST GLACIER PARK ADDITION WAS DIVIDED INTO TWO PARCELS: SEE CERTIFICATE OF SURVEY NO. 210 IN BOOK "A" AT THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING.

*** NOTE 4:**

THE LOCATION OF THE LEASE SITE FOR THE COMMUNICATIONS TOWER IS NOT CORRECTLY DESCRIBED. THE POINT AT WHICH THE DESCRIPTION COMMENCES IS NOT CORRECT. THE "LEASE SITE" AS SHOWN ON THIS MAP IS BASED ON EVIDENCE IN THE FIELD.

N

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this map was made from field notes of an actual survey performed by me or under my direct supervision in November and December of 2017 and April of 2023.

Registration No. 3159 PE & LS

CIVIL ENGINEER and LAND SURVEYOR

MAP

to accompany

PETITION to VACATE

a portion of

BROADWAY STREET

immediately adjacent to

TRACT "A" of LOT 2, BLOCK 2 WEST GLACIER PARK ADDITION

in the

CITY of SHERIDAN SHERIDAN COUNTY, WYOMING

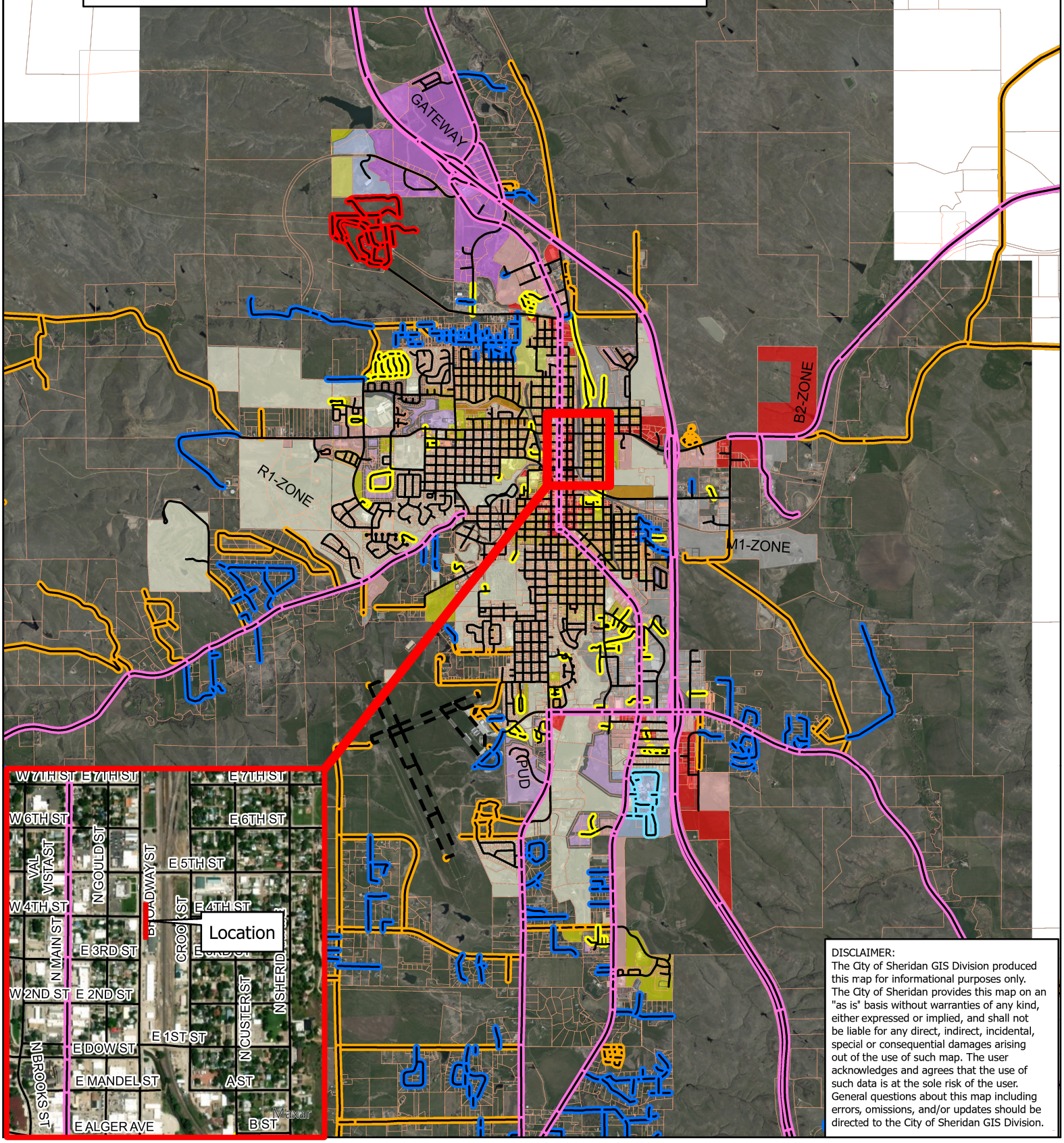
for

T-4 SHR RE INVESTORS, LLC

538 SOLDIER CREEK ROAD
SHERIDAN, WYOMING 82801

DRAWN BY DAVE RANDALL - JUNE 5, 2023
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

Broadway St partial vacation



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: 9/13/2023 4:07 PM User: sgoodman

Sue Goodman <sgoodman@sheridanwy.gov>

FW: West Glacier Park Addition - Broadway partial right-of-way vacation

1 message

Rich Deaton <richd@precorp.coop> Wed, Jul 12, 2023 at 4:00 PM
To: "sgoodman@sheridanwy.gov" <sgoodman@sheridanwy.gov>

Sue,

The attached is inside the MDU service territory and Powder River Energy Corporation has no infrastructure in the area.

Thanks,

Rich Deaton

Project Supervisor Distribution

Powder River Energy Corporation

200 Garner Lake Road

Gillette, Wyoming 82716

PH : (307) 685-3525

PH : (800) 442-3630 x3525

Cell : (307) 257-0196

Fax : (307) 682-0733

richd@precorp.coop

From: Quentin Rogers <quentinr@precorp.coop>
Sent: Wednesday, July 12, 2023 3:30 PM
To: Brenda Green <brendag@precorp.coop>
Cc: Rich Deaton <richd@precorp.coop>; Joe Roth <joer@precorp.coop>
Subject: West Glacier Park Addition - Broadway partial right-of-way vacation

Brenda,

Could you have someone look into whether or not this vacation impacts us?

Thanks,

Quentin

From: scancenter@precorp.coop <scancenter@precorp.coop>
Sent: Thursday, July 6, 2023 9:12 AM
To: Quentin Rogers <quentinr@precorp.coop>
Subject: Message from "MailRoom-IMC3000"

This E-mail was sent from "MailRoom-IMC3000" (IM C3000).

Scan Date: 07.06.2023 09:12:06 (-0600)
Queries to: scancenter@precorp.coop

20230706091206999.pdf
507K

Sue Goodman <sgoodman@sheridanwy.gov>

Partial vacation along Broadway

5 messages

Sue Goodman <sgoodman@sheridanwy.gov> Thu, Jun 22, 2023 at 9:57 AM
To: "Lawler, Christopher" <Christopher.Lawler@mdu.com>, Bridget France <bridget.france@charter.com>, zjon.may@range.net, Tracy Jones <tracyj@precorp.coop>, Dan Coughlin <dcoughlin@sheridancounty.com>, Carson Steinhorst <Carson.Steinhorst@mdu.com>, DG Elections <elections@sheridancountywy.gov>, Lynn Hartje <lynn.hartje@mdu.com>, Nathan Pierson <Nathan.Pierson@charter.com>, "Allen, Shelby" <Shelby.Allen@lumen.com>

A vacation request has been requested for a portion of ROW in front of 841 Broadway. Adjacent to Lot 2, Block 2, West Glacier Park Addition. An exhibit is attached. Please let me know in writing if you have any opposition to or concerns regarding this vacation request.

Sue Goodman
Planning Technician
City of Sheridan
307.675.4226

BROADWAY_VACATION_EXH_Thu_Jun_8_2023_11-08-30.pdf
3014K

Pierson, Nathan A <Nathan.Pierson@charter.com> Thu, Jun 22, 2023 at 10:08 AM
To: Sue Goodman <sgoodman@sheridanwy.gov>

Charter/Spectrum has no issues with this vacation request.

Nathan Pierson

Construction Coordinator

Charter Communications

140 E Loucks St

Sheridan, WY 82801

(307)752-8900

From: Sue Goodman <sgoodman@sheridanwy.gov>
Sent: Thursday, June 22, 2023 9:58 AM
To: Lawler, Christopher <Christopher.Lawler@mdu.com>; France, Bridget <Bridget.France@charter.com>; zjon.may@range.net; Tracy Jones <tracyj@precorp.coop>; Dan Coughlin <dcoughlin@sheridancounty.com>; Carson Steinhorst <Carson.Steinhorst@mdu.com>; DG Elections <elections@sheridancountywy.gov>; Lynn Hartje

LUMEN

June 22, 2023

City of Sheridan
Attn Sue Goodman

Re: partial ROW vacation at 841 Broadway

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

Sue Goodman <sgoodman@sheridanwy.gov>

FW: MDU Response to Request to Vacant - Broadway & 4th ST

2 messages

Wahlgren, Jon <Jon.Wahlgren@mdu.com> Thu, Jun 29, 2023 at 12:08 PM
To: "sgoodman@sheridanwy.gov" <sgoodman@sheridanwy.gov>
Cc: "Albrecht, Daniel" <Daniel.Albrecht@mdu.com>, "Lawler, Christopher" <Christopher.Lawler@mdu.com>, "Vetter, Shelley" <shelley.vetter@mdu.com>

Ms. Goodman

MDU's transmission depart has reviewed the documents requesting MDU vacate a portion of Broadway Street in Sheridan. We are requesting to NOT vacate that location. MDU's transmission line at this location is key to our serving the City of Sheridan, and any reroute would be extremely expensive and difficult given the building density in that area. We request that our transmission line stay in it's present location as it appears it will safely span above the building renovations.

Please Chris Lawler or myself know if you have any additional questions or comments.

Jon M. Wahlgren, P.E. (MN&ND)
Electric Transmission Engineering
Montana Dakota Utilities
400 North Fourth Street
Bismarck, ND 58501-4092
701.222.7794
701.220.5046 (cell)

2 attachments

doc03972720230626141457.pdf
180K

Scan_20230626204141-35.pdf
15757K

Sue Goodman <sgoodman@sheridanwy.gov> Thu, Jun 29, 2023 at 12:38 PM
To: Tom Morneau <tmorneau@sheridanwy.gov>

Please see MDU response below. I haven't mailed the certified letters yet. Should I go ahead?

Sue Goodman
Planning Technician
City of Sheridan
307.675.4226

[Quoted text hidden]

2 attachments

doc03972720230626141457.pdf
180K

Scan_20230626204141-35.pdf
15757K

<lynn.hartje@mdu.com>; Pierson, Nathan A <Nathan.Pierson@charter.com>; Allen, Shelby <Shelby.Allen@lumen.com>
Subject: [EXTERNAL] Partial vacation along Broadway

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

A vacation request has been requested for a portion of ROW in front of 841 Broadway. Adjacent to Lot 2, Block 2, West Glacier Park Addition. An exhibit is attached. Please let me know in writing if you have any opposition to or concerns regarding this vacation request.

Sue Goodman
Planning Technician
City of Sheridan
307.675.4226

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

Lawler, Christopher <Christopher.Lawler@mdu.com> Thu, Jun 22, 2023 at 10:16 AM
To: Sue Goodman <sgoodman@sheridanwy.gov>
Cc: "Vetter, Shelley" <shelley.vetter@mdu.com>, "Steinhorst, Carson" <Carson.Steinhorst@mdu.com>

Sue,

MDU has an Electric Transmission line in very close proximity if not possibly over part of the proposed vacation area shown on these plans. I have sent original document to our land agent (also attached above) to review. I would say that today **MDU Electric will object to the vacation** until this matter can be looked at in detail MDU transmission department.

Thank you,

Chris Lawler

District Electric Superintendent

Montana-Dakota Utilities Co.

2324 Dry Ranch Rd

Sheridan, WY 82801

(307)674-3545 Office

(307)751-4608 Cell

From: Sue Goodman <sgoodman@sheridanwy.gov>
Sent: Thursday, June 22, 2023 9:58 AM
To: Lawler, Christopher <Christopher.Lawler@mdu.com>; Bridget France <bridget.france@charter.com>; zjon.may@range.net; Tracy Jones <tracyj@precorp.coop>; Dan Coughlin <dcoughlin@sheridancounty.com>; Steinhorst, Carson <Carson.Steinhorst@mdu.com>; DG Elections <elections@sheridancountywy.gov>; Hartje, Lynn <lynn.hartje@mdu.com>; Nathan Pierson <Nathan.Pierson@charter.com>; Allen, Shelby <Shelby.Allen@lumen.com>
Subject: Partial vacation along Broadway

** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. **

[Quoted text hidden]

BROADWAY_VACATION_EXH_Thu_Jun_8_2023_11-08-30.pdf
3014K

Sue Goodman <sgoodman@sheridanwy.gov> Thu, Jun 22, 2023 at 10:22 AM
To: "Pierson, Nathan A" <Nathan.Pierson@charter.com>

Thanks!

Sue Goodman
Planning Technician
City of Sheridan
307.675.4226

[Quoted text hidden]

Allen, Shelby <Shelby.Allen@lumen.com> Thu, Jun 22, 2023 at 11:23 AM
To: Sue Goodman <sgoodman@sheridanwy.gov>

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-23-33, Resolution 52-23, Eagle View Subdivision - Public Works Director Hanns Mercer
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	09/07/2023

Recommendation:

Staff awaiting recommendation from the Planning Commission regarding approval of PL-23-33, Resolution 52-23 Eagle View Subdivision. The applicant, John E Rice & Sons, Inc is requesting to subdivide ± 97.76 acres of unplatted land into 3 lots. Zoned Gateway Master Plan, Higher Education District and R-3 Residence District. Located at 4200 Yellowtail Dr. (PIN 56840920000400 and 56840920000100).

Background:

The applicant, John E. Rice & Sons, Inc., is requesting to subdivide ± 97.76 acres of unplatted land into 3 lots. Zoned Gateway/Master Plan, Higher Education District and R-3 Residence District, located at 4200 Yellowtail Dr. (PIN 56840910000300 and 56840920000100).

The property is listed as Parcel 4 of the Wrench Ranch Properties Master Plan Phase II. The zoning is Gateway/Master Plan, Higher Education District and R-3 Residence District.

The surrounding properties in the north, south, and east are zoned Gateway/Master Plan. The properties to the west are zoned HE-Higher Education and R-3 Residential District. The applicant is proposing to subdivide unplatted land into 3 lots. The applicant is proposing the following lot sizes:

- Lot 1 – 26.30 acres
- Lot 2 – 45.29 acres
- Lot 3 – 26.17 acres

Lot 1 will be split zoned. On the western portion of the lot there is approximately a 70’ wide and 342.58’ long strip of land that will remain zoned R-3 Residence District.

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 Yellowtail Drive right-of-way. Future water and sewer connections will tap into these lines.

Staff sent out 11 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press and a sign posted on the property. Staff has not received any inquiries.

Staff has no further comments at this time.

Attachments

Resolution 52-23
Aerial
Final Plat

CITY OF SHERIDAN
RESOLUTION 52-23

A RESOLUTION approving PL-23-33, the final plat of the Eagle View Subdivision, dividing ± 97.76 acres of unplatted land into 3 lots. Zoned Gateway/Master Plan, Higher Education District and R-3 Residence District, located at 4200 Yellowtail Drive. (PIN 56840920000400 and 56840920000100)

WHEREAS, the final plat of the Eagle View 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 of Sheridan Governing Body:

That the minor plat of the Eagle View Subdivision, dividing ± 97.76 acres from unplatted land into 3 lots. The property is zoned Gateway/Master Plan, Higher Education District and R-3 Residence District, located at 4200 Yellowtail Drive.

In approving the Eagle View Subdivision, the City of Sheridan Governing Body 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.

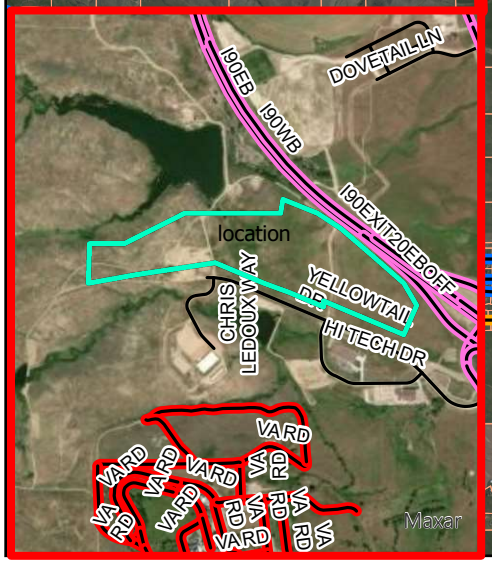
PASSED, APPROVED, AND ADOPTED this 2nd day of October, 2023.

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk

Eagle View 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

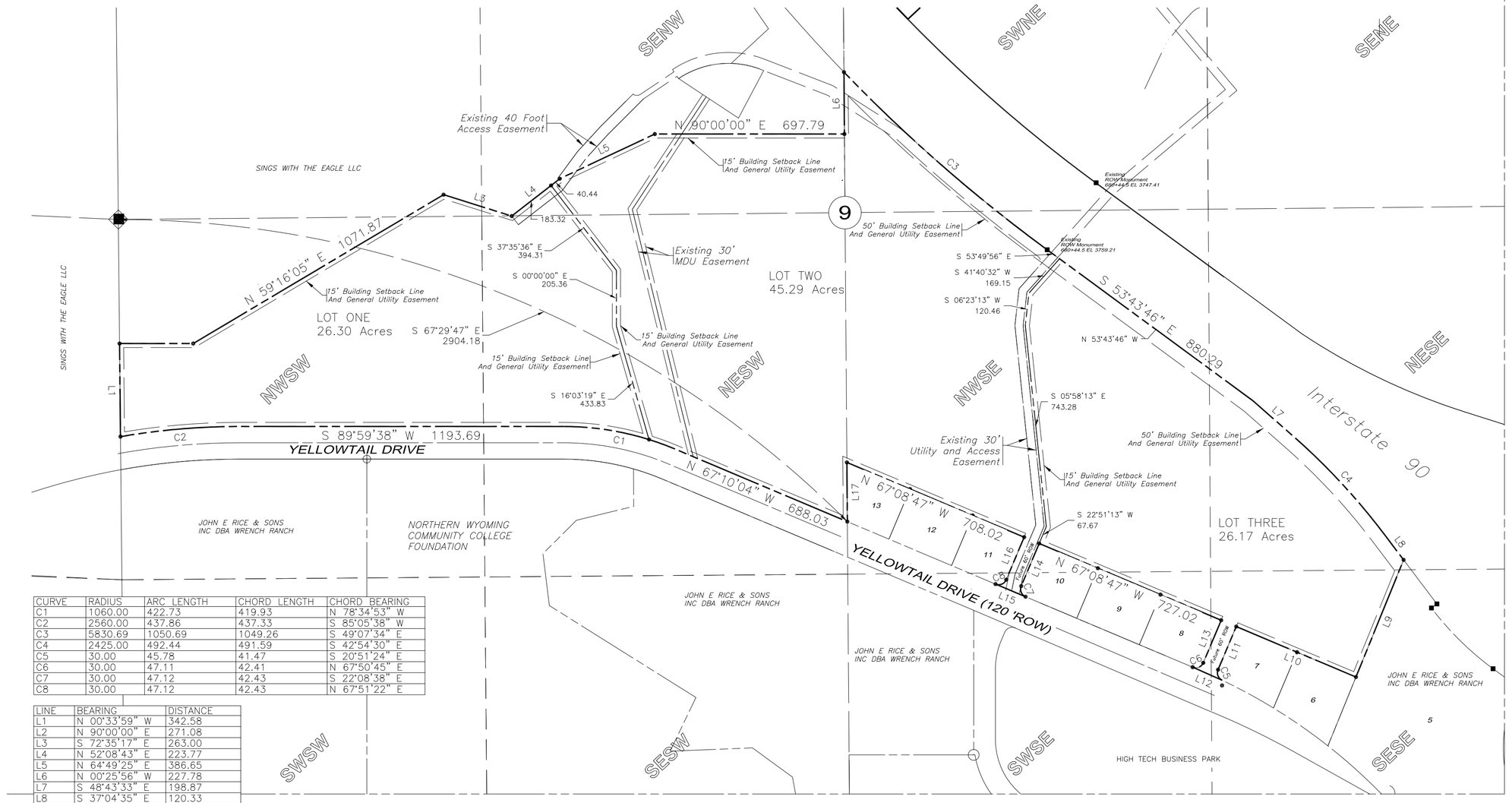
Miles 0 ¾ 1½

Date: 9/5/2023 11:03 AM User: sgoodman

FINAL PLAT

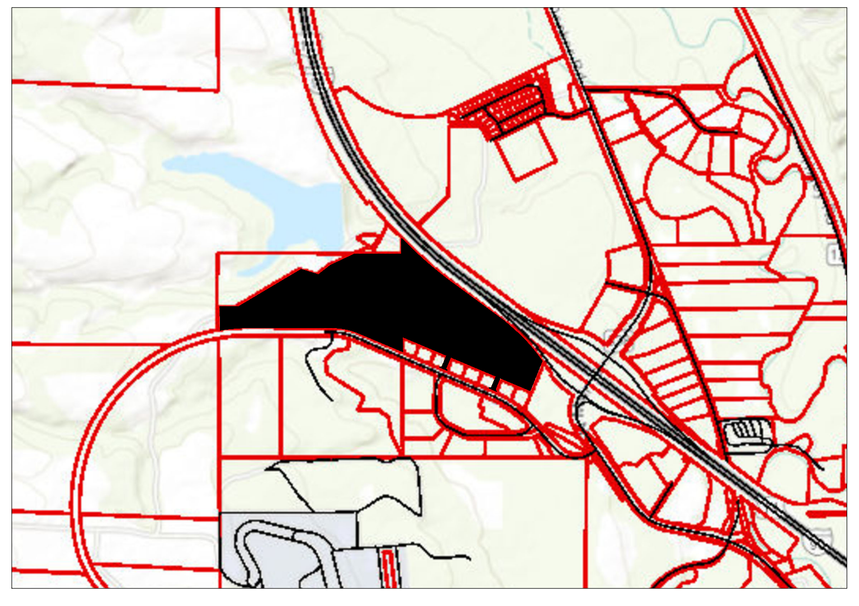
EAGLE VIEW SUBDIVISION

LOCATED IN A PART OF THE
Section 9
Township 56 North, Range 84 West
6 TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1060.00	422.73	419.93	N 78°34'53" W
C2	2560.00	437.86	437.33	S 85°05'38" W
C3	5830.69	1050.69	1049.26	S 49°07'34" E
C4	2425.00	492.44	491.59	S 42°54'30" E
C5	30.00	45.78	41.47	S 20°51'24" E
C6	30.00	47.11	42.41	N 67°50'45" E
C7	30.00	47.12	42.43	S 22°08'38" E
C8	30.00	47.12	42.43	N 67°51'22" E

LINE	BEARING	DISTANCE
L1	N 00°33'59" W	342.58
L2	N 90°00'00" E	271.08
L3	S 72°35'17" E	263.00
L4	N 52°08'43" E	223.77
L5	N 64°49'25" E	386.65
L6	N 00°25'56" W	227.78
L7	S 48°43'33" E	198.87
L8	S 37°04'35" E	120.33
L9	S 22°08'49" W	465.31
L10	N 67°08'47" W	478.13
L11	S 22°51'47" W	172.10
L12	N 66°09'04" W	118.66
L13	N 22°51'47" E	170.01
L14	S 22°51'13" W	170.07
L15	N 67°08'36" W	120.00
L16	N 22°51'20" E	170.07
L17	S 00°25'57" E	217.78



LOCATION MAP
NTS

CERTIFICATE OF OWNER

Know by all men by these presents that the undersigned being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify: That the foregoing plat designated as EAGLE VIEW SUBDIVISION.

A TRACT OF LAND LOCATED IN A PART OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As:

Beginning At A Point Which Is Located South 67°29'47" East, A Distance Of 2904.18 Feet From The West Quarter Corner Of Said Section 9, Said Point Being On the North Right Of Way Of Yellowtail Drive, Also Being The Southwest Of Lot 13, Of WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With Said North Right Of Way, North 67°10'04" West, A Distance Of 688.03 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 422.73 Feet, A Radius Of 1060.00 Feet, A Chord Bearing Of North 78°34'53" West, A Chord Length Of 419.93 Feet;

Thence Continuing With Said Right Of Way South 89°59'38" West, A Distance Of 1193.69 Feet To The P.C. Of A With A Curve Turning To The Left With An Arc Length Of 437.86 Feet, A Radius Of 2560.00 Feet, A Chord Bearing Of South 85°05'38" West, A Chord Length Of 437.33 Feet To A Point On The West Section Line Of Said Section 9;

Thence Leaving Said Right Of Way And With Said West Section Line North 00°33'59" West, A Distance Of 342.58 Feet To A Point;

Thence Leaving Said Section Line EAST A Distance Of 271.08 Feet To A Point;

Thence North 59°16'05" East, A Distance Of 1071.87 Feet To A Point;

Thence South 72°35'17" East, A Distance Of 263.00 Feet To A Point;

Thence North 52°08'43" East, A Distance Of 223.77 Feet To A Point;

Thence North 64°49'25" East, A Distance Of 386.65 Feet To A Point;

Thence EAST A Distance Of 697.79 Feet To A Point;

Thence North 00°25'56" West, A Distance Of 227.78 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence With Said West Right Of Way With A Non-tangent Curve Turning To The Left
With An Arc Length Of 1050.69 Feet, A Radius Of 5830.69 Feet, A Chord Bearing Of South 49°07'34" East, A Chord Length Of 1049.26 Feet;

Thence Continuing With Said West Right Of Way South 53°43'46" East, A Distance Of 880.29 Feet To A Point;

Thence Continuing With Said West Right Of Way South 48°43'33" East, A Distance Of 198.87 Feet To A Point;

Thence Continuing With Said West Right Of Way With A Curve Turning To The Right
With An Arc Length Of 492.44 Feet, A Radius Of 2425.00 Feet, A Chord Bearing Of South 42°54'30" East, A Chord Length Of 491.59 Feet;

Thence Continuing With Said West Right Of Way South 37°04'35" East, A Distance Of 120.33 Feet To A Point;

Thence Leaving Said Right Of Way And With The West Line Of Lot 5, Of WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE, South 22°08'49" West, A Distance Of 465.31 Feet To Northeast Corner Of Lot 6, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence North 67°08'47" West, A Distance Of 478.13 Feet To The Northwest Corner Of Lot 7, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With The West Line Of Said Lot 7, South 22°51'47" West, A Distance Of 172.10 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 45.78 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of South 20°51'24" East, A Chord Length Of 41.47 Feet To A Point On The North Right Of Way Of Yellowtail Drive;

Thence With Said North Right Of Way, North 66°09'04" West, A Distance Of 118.66 Feet To A Point;

Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 47.11 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of North 67°50'45" East, A Chord Length Of 42.41 Feet;

Thence North 22°51'47" East, A Distance Of 170.01 Feet To The Northeast Corner Of Lot 8, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence North 67°08'47" West, A Distance Of 727.02 Feet To The Northwest Corner Of Lot 10, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence South 22°51'13" West, A Distance Of 170.07 Feet To The P.C. Of A Curve
Turning To The Left With An Arc Length Of 47.12 Feet, A Radius Of 30.00 Feet,
A Chord Bearing Of South 22°08'38" East, A Chord Length Of 42.43 Feet To A Point On The North Right of Way Of Yellowtail Drive;

Thence With Said North Right Of Way North 67°08'36" West, A Distance Of 120.00 Feet To A Point;

Thence Leaving Said North Right Of Way With A Non-tangent Curve
Turning To The Left With An Arc Length Of 47.12 Feet, A Radius Of 30.00 Feet,
A Chord Bearing Of North 67°51'22" East, A Chord Length Of 42.43 Feet;

Thence North 22°51'20" East, A Distance Of 170.07 Feet To The Northeast Corner Of Lot 11, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence North 67°08'47" West, A Distance Of 708.02 Feet To The Northwest Corner Of Lot 13, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With The West Line Of Said Lot 13, South 00°25'57" East, A Distance Of 217.78 Feet To The Point Of **Beginning**, Having An Area Of 4258333.03 Square Feet, 97.76 Acres more or less.

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

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

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

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

EXECUTED THIS ____ DAY OF _____, 2023 BY,

_____
OWNER

STATE OF WYOMING)
) SS.
SHERIDAN COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____, DAY OF _____, 2023, BY

_____,
WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

EXECUTED THIS ____ DAY OF _____, 2023 BY,

OWNER
JOHN E. RICE AND SONS INC
DBA WRENCH RANCH
P.O. Box 4039, Sheridan, WY 82801

DIRECTOR OF PUBLIC WORKS
CERTIFICATE OF APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, and certified this _____ day of _____, 2023, by the Director of Public Works of Sheridan, Wyoming.

_____
Director of Public Works

CITY OF SHERIDAN
CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 2023.

_____ _____
Attest:City Clerk Mayor

CITY OF SHERIDAN
PLANNING COMMISSION
CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this _____ day of _____, 2023.

_____ _____
Attest:Vice-Chairman Chairman

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock ___.m., This _____ day of _____, 2023. And is duly recorded in Book _____, Page No. _____ .

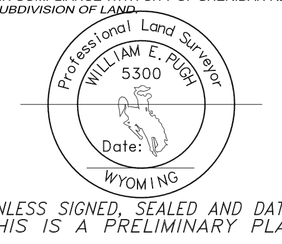
_____
County Clerk



SCALE 1" = 300'
0 300 600 900
If this does not measure 1" scale is not correct.
Basis of Bearing: NAD 83
Wyoming State East Central Zone

SURVEYOR'S CERTIFICATE:

I, WILLIAM E. PUGH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF EAGLE VIEW SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT HIS 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.



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

Rev.	Date	Description	By	Proj. Engr.	Check	Rev. Request
1	8/23/23	Add Future Right of Way Note	WEP		WEP	City

Client:
JOHN E. RICE & SONS INC
DBA WRENCH RANCH
PO BOX 4039
SHERIDAN, WYOMING 82801

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

Client PM: WEP	P741376	Drawn: WEP	Checked:	Approval: WEP	Date: 8 AUG, 2023	Sheet: 1 OF 1	Rev: 1

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-23-35, Resolution 54-23, Valley Park 3rd Addition, Final Plat - Public Works Director Hanns Mercer
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	09/07/2023

Recommendation:

Staff are awaiting recommendation from the Planning Commission regarding approval of PL-23-35, a final plat application submitted by Bridger Field Services, LLC, the "agent" for the owners, The Bluffs LLC and The Ridge LLC, to establish a single-family attached residential subdivision on 8.52 acres, creating 28 single-family townhouse lots, three outlots, and an undevelopable lot.

Background:

The applicant is requesting to subdivide 8.52 acres into 32 lots. The proposed subdivision is located between East 5th Street and Kroe Lane; its primary access roadway is an extension of Valley View Drive. The lots to be subdivided are Lots 5 and 6 of the existing Valley Park 2nd Addition subdivision, PINs 56842520800500 and 56842520800600, respectively.

The proposed subdivision is located entirely within the B-1 zoning district. It is also located partially within the Entryway Corridor District; structures eventually developed in the subdivision will be required to comply with the Entryway Corridor design, requirements found in Appendix A, §15 of the Sheridan City Code.

Discussion:

Type of Dwelling Units and Proposed Lot Uses

The applicant is proposing 28 single-family dwelling units in 14 structures (each structure will contain two single-family dwelling units). The developable lots vary in size from 3,564 ft.^{2} to 7,269 ft.^{2}. Each dwelling unit will share one side wall with an adjacent dwelling unit.

28 of the 32 lots will be developable. Three lots will be undevelopable outlots—Outlot A will contain a stormwater detention pit while Outlots B and C will remain open space—and Lot 15 will remain undeveloped and available for future sale.

Development Specifics

Lot Sizes

Lot	Size (SF)	Lot	Size (SF)	Lot	Size (SF)
1A	3,684	6B	3,564	12A	3,651
1B	3,993	7A	3,564	12B	3,651
2A	3,993	7B	5,538	13A	5,760
2B	7,118	8A	4,663	13B	4,765
3A	7,269	8B	4,070	14A	5,358

3B	3,564	9A	4,070	14B	3,905
4A	3,564	9B	4,070	15 (acres)	2.15
4B	3,799	10A	4,070	Outlot/Tract	Size (SF)
5A	4,292	10B	4,070	A (acres)	1.59
5B	4,113	11A	4,070	B	5,596
6A	3,725	11B	3,827	C	25,455

Roadways and Pedestrian Facilities

The applicant is proposing dedication of public rights-of-way through the subdivision. Existing Valley View Drive will be extended southward, serving as the only road into the major subdivision. A hammerhead turnaround is proposed near the south terminus of Valley View Drive to accommodate emergency service requirements. The right-of-way will be 60’ wide.

The street surface will vary between 39’ and 47’ wide (varies by station), measured from the back of curb. 6’ wide sidewalks will be included on both sides of the street, and ADA-compliant ramps will be installed at at-grade street crossings.

The cul-de-sac into which Valley View Drive currently terminates will be removed, and the street will be redesigned to comply with Sheridan street design standards.

Building Setbacks

- Front: 15’
- Rear: 15’
- Side (shared wall): 0’
- Side (no shared wall): 5’

Structure Heights

Structure heights shall conform to maximum allowable building heights in the B-1 zoning district, which are the same height maximums as found in the R-3 district. No building shall exceed a height of 45’ or four stories.

Easements

10’ wide utility easements will be platted along all property lines fronting Valley View Drive—including the hammerhead turnaround. A 20’ access easement will be platted between Lots 2B and 3A to provide access to the stormwater retention pond. An existing sewer utility easement crossing the front of Lots 1A, 1B, 2A, and 2B will be utilized. Additionally, a 20’ utility easement will be platted along the subdivision’s south boundary line east of Valley View Drive, while a 15’ utility and drainage easement will be platted along the west boundary line and the south boundary line west of Valley View Drive.

Sewer Improvements

The applicant is proposing utilization and extension of an existing 8” PVC sewer main in the city’s right-of-way on Valley View Drive to run within the development. 8” PVC sewer stub out & caps will be installed at the termini of Valley View Drive and the hammerhead to serve future expansion.

Open Space and Landscaping

Drainage appurtenances and ditches in the outlots will be owned and maintained by the HOA. Plats in a Business Zoning District are subject to the same open space percentage requirements as their corresponding residential zoning district. In this case, the R-3 and R-4 park land or open space percentage area minimums apply. The minimum percentage area is 10%. The 2.3 total acres of outlots in the subdivision qualifies as “open space”; 2.3 acres is 27% of total land area in the subdivision.

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.

Variance Requests

To avoid undue hardships the city’s zoning and subdivision regulations would otherwise cause the applicant, three variances were approved by Planning Commission on August 14, 2023 with the Preliminary Plat. At the time, the subdivision was titled Valley View Affordable Housing Addition. The variance requests will be included in the recommendation to the Sheridan City Council for final approval.

Depth-to-Front

A variance to permit the proposed depth-to-front ratios of all non-compliant parcels in the subdivision is requested.

According to §505.C.1 of the Sheridan zoning regulations, lots may not exceed a depth-to-front ratio of 2.5:1. The median depth-to-front ratio of the subdivision is currently 3.2:1, a consequence of the attached single-family dwelling layout design. The variance will apply to all parcels that do not meet the 2.5:1 ratio. A depth-to-front ratio variance is requested for the following lots: 1A, 1B, 2A, 3B, 4A, 4B, 5A, 5B, 6A, 7A, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 14B, and 15.

Hammerhead Turnaround

A variance to grant approval of a "hammerhead" turnaround design near the southern terminus of Valley View Drive is requested. The Applicant has satisfied §504.E(9) which requires the development of temporary turnarounds on dead-end streets until the property is developed and the street is extended. A hammerhead design has been approved by the Sheridan City Engineer and the Public Works Director.

Valley View Drive Length

A variance is requested to grant approval of the total length of Valley View Drive, which would otherwise measure longer from the subdivision entryway than is permissible. Culs-de-sac are not permitted to be longer than 500 feet, per §504.E(4). To permit the currently proposed length of Valley View Drive (589 feet), a variance must be granted.

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 received opposition from Wyoming Game and Fish and Morton Buildings for the removal of the existing cul-de-sac.

Attachments

Resolution 54-23

Aerial

Final Plat

Cul-de-sac Discussion

CITY OF SHERIDAN
RESOLUTION 54-23

A RESOLUTION approving PL-23-35, the final plat of the Valley Park 3rd Addition, dividing ± 8.52 acres into 29 buildable lots and 3 non-buildable outlots. The property is Zoned B-1 Business District, located at 647 and 705 Valley View Drive, south of East 5 Street and west of East Ridge Road Drive (PIN 56842520800600 and 56842520800500)

WHEREAS, the final plat of the Valley Park 3rd Addition has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, the existing cul-de-sac at the end of Valley View Drive will be removed and replaced with a City Standard roadway section; and

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

Now, therefore, be it resolved by the City of Sheridan Governing Body:

That the final plat of the Valley Park 3rd Addition, dividing ± 8.52 acres into 29 buildable lots and 3 non-buildable outlots, on the property located at 647 and 705 Valley View Drive, south of East 5 Street and west of East Ridge Road Drive (PIN 56842520800600 and 56842520800500)

Is hereby approved by vote of the **City of Sheridan Governing Body**. In approving the Valley Park 3rd Addition, the City of Sheridan Governing Body 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.

E. A Depth-to-Front Ratio variance for lots: 1A, 1B, 2A, 3B, 4A, 4B, 5A, 5B, 6A, 7A, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 14B, and 15.

F. A variance the length of Valley View Drive, which would otherwise measure longer from the subdivision entryway than is permissible per Sheridan Subdivision Regulations.

G. A variance for the dead-end design of Valley View Drive to use a hammerhead turnaround as an alternative to a cul-de-sac.

H. A request for approval of the City Council to allow for a single access.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2023.

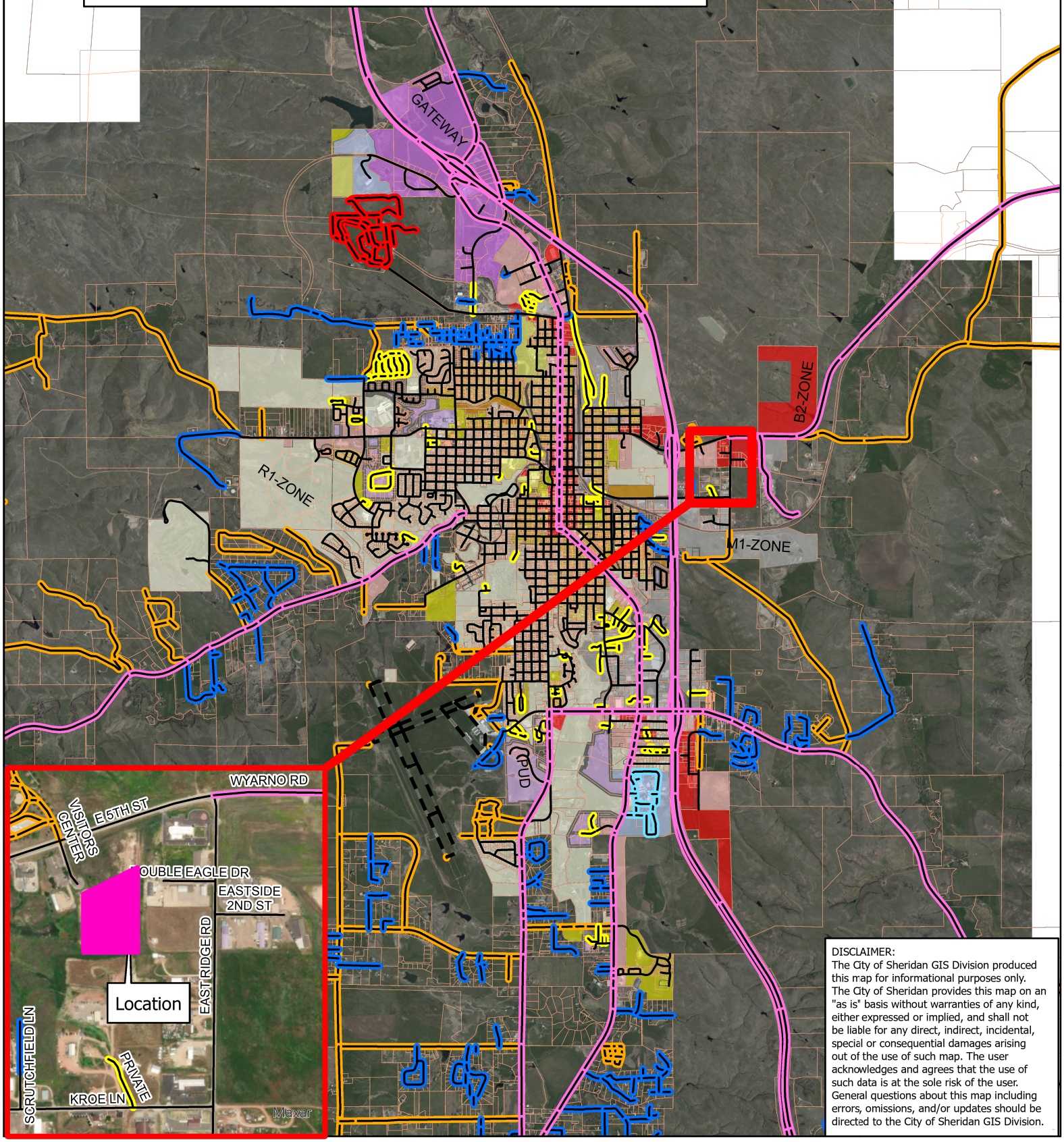
_____
Richard Bridger, Mayor

ATTEST:

_____

Cecilia Good, City Clerk

Valley Park 3rd Addition



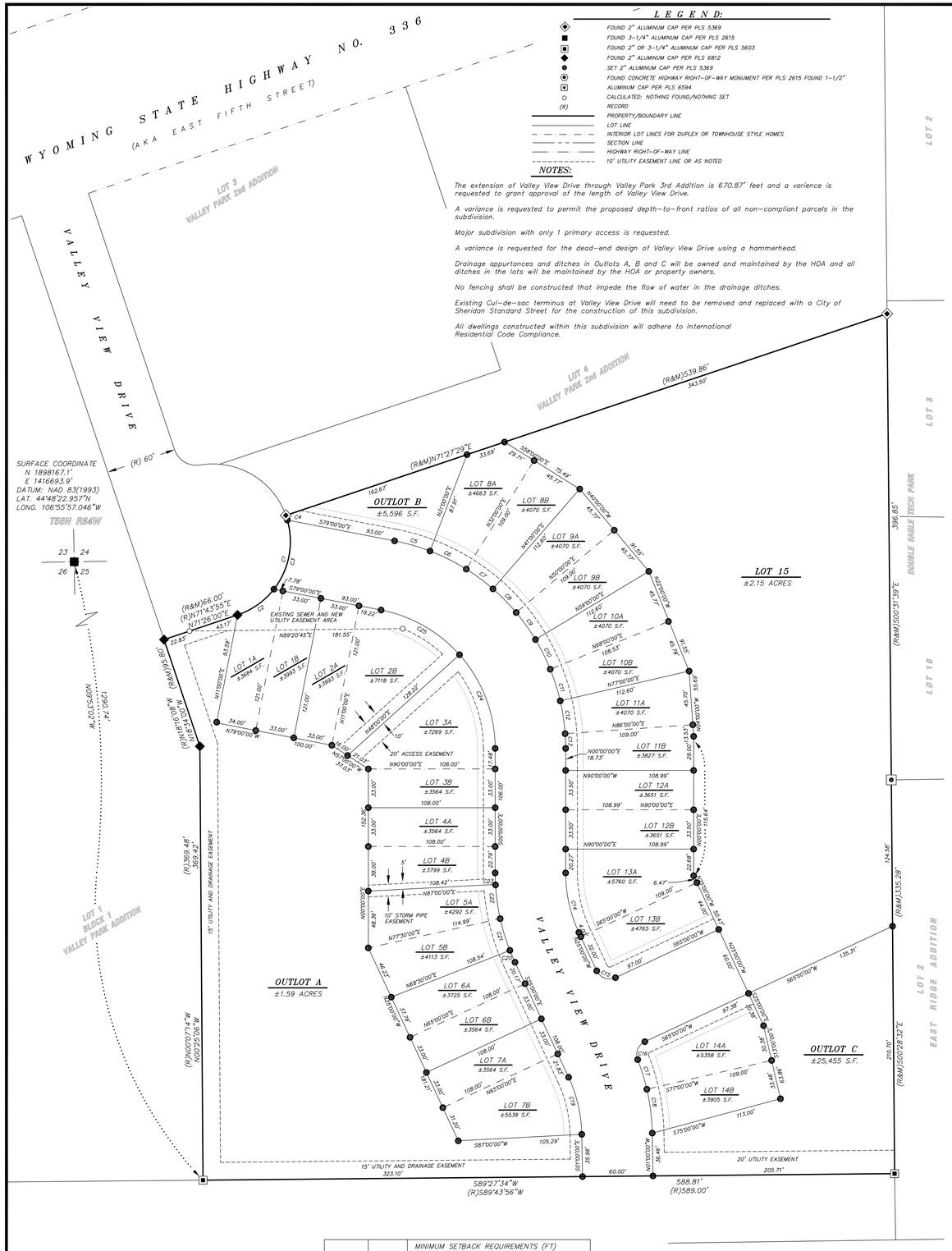
DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential 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: 9/13/2023 3:53 PM User: sgoodman



L E G E N D:

- FOUND 2" ALUMINUM CAP PER PLS 5369
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" OR 3-1/4" ALUMINUM CAP PER PLS 5603
- FOUND 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 5369
- FOUND CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT PER PLS 2615 FOUND 1-1/2" ALUMINUM CAP PER PLS 6594
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY/BOUNDARY LINE
- LOT LINE
- INTERIOR LOT LINES FOR DUPLEX OR TOWNHOUSE STYLE HOMES
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- 10' UTILITY EASEMENT LINE OR AS NOTED

NOTES:

The extension of Valley View Drive through Valley Park 3rd Addition is 670.87' feet and a varience is requested to grant approval of the length of Valley View Drive.

A variance is requested to permit the proposed depth-to-front ratios of all non-compliant parcels in the subdivision.

Major subdivision with only 1 primary access is requested.

A variance is requested for the dead-end design of Valley View Drive using a hammerhead.

Drainage appurtances and ditches in Outlots A, B and C will be owned and maintained by the HOA and all ditches in the lots will be maintained by the HOA or property owners.

No fencing shall be constructed that impede the flow of water in the drainage ditches.

Existing Cul-de-sac terminus at Valley View Drive will need to be removed and replaced with a City of Sheridan Standard Street for the construction of this subdivision.

All dwellings constructed within this subdivision will adhere to International Residential Code Compliance.

LOT #		MINIMUM SETBACK REQUIREMENTS (FT)			
		FRONT	REAR	SIDE	SIDE*
7A & 7B		15	15	5	0
14A & 14B		15	15	5	0
EXAMPLES ABOVE ARE CONSISTENT WITH ALL LOTS: 1 THRU 14					

* APPLIES WHERE BUILDINGS SHARE A COMMON WALL (A & B)

FINAL PLAT
OF

VALLEY PARK 3RD ADDITION

TO THE
CITY OF SHERIDAN, WYOMING

REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, WYOMING

AREA OF 29 LOTS = ±5.13 ACRES
AREA OF 3 OUTLOTS = ±2.30 ACRES
(OPEN SPACE =1.16 ACRES)
AREA OF ROADS = ± 1.09 ACRES
TOTAL = ±8.52 ACRES
ZONED: B-1

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED THE BLUFFS, LLC & THE RIDGE, LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTY(S) OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **VALLEY PARK 3RD ADDITION**, IS A REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID TRACT CONTAINS 8.52 ACRES OF LAND, MORE OR LESS.

THE **VALLEY PARK 3RD ADDITION**, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, AND EASEMENTS.

THE UNDERSIGNED OWNER 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, AND EASEMENTS.

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

OUTLOT A IS A STORM RETENTION, DRAINAGE EASEMENT, AND OPEN SPACE WHICH IS OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES AND LEGAL ADJUSTMENTS.

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

IN TESTIMONY WHEREOF:

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

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

_____
THE BLUFFS, LLC, & THE RIDGE, LLC
DEBORAH L. SHEPARDSON, _MEMBER_

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

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

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____ .

_____
NOTARY PUBLIC

DECLARATION EXTINGUISHING PREVIOUS PLATTING

(1) THIS PLAT IS A REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN DRAWER "V", PLAT NUMBER "19" AT THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS 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 THE PLAT.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	91°04'24"	66.00'	104.91'	N25°53'48"E	94.21'
C2	33°23'51"	66.00'	38.47'	N54°44'04"E	37.93'
C3	54°04'17"	66.00'	62.29'	N11°00'00"E	60.00'
C4	3°36'16"	66.00'	4.15'	N17°50'17"W	4.15'
C5	10°00'00"	180.00'	31.42'	N74°00'00"W	31.38'
C6	11°00'00"	180.00'	34.56'	N63°30'00"W	34.50'
C7	9°00'00"	180.00'	28.27'	N53°30'00"W	28.25'
C8	9°00'00"	180.00'	28.27'	N44°30'00"W	28.25'
C9	9°00'00"	180.00'	28.27'	N35°30'00"W	28.25'
C10	9°00'00"	180.00'	28.27'	N26°30'00"W	28.25'
C11	9°00'00"	180.00'	28.27'	N17°30'00"W	28.25'
C12	9°00'00"	180.00'	28.27'	N08°30'00"W	28.25'
C13	4°00'00"	180.00'	12.57'	N02°00'00"W	12.56'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C14	25°00'00"	120.00'	52.36'	S12°30'00"E	51.95'
C15	90°00'00"	12.00'	18.85'	S70°00'00"E	16.97'
C16	86°25'00"	12.00'	18.10'	S21°47'30"W	16.43'
C17	8°25'00"	180.00'	26.44'	N17°12'30"W	26.42'
C18	12°00'00"	180.00'	37.70'	N07°00'00"W	37.63'
C19	24°00'00"	120.00'	50.27'	N13°00'00"W	49.90'
C20	3°30'00"	180.00'	11.00'	S23°15'00"E	10.99'
C21	9°00'00"	180.00'	28.27'	S17°00'00"E	28.25'
C22	9°14'55"	180.00'	29.06'	S07°52'33"E	29.02'
C23	3°15'05"	180.00'	10.21'	S01°37'33"E	10.21'
C24	41°39'45"	120.00'	87.26'	N20°49'52"W	85.35'
C25	37°20'16"	120.00'	78.20'	N60°19'53"W	76.82'

SURVEYOR'S CERTIFICATE

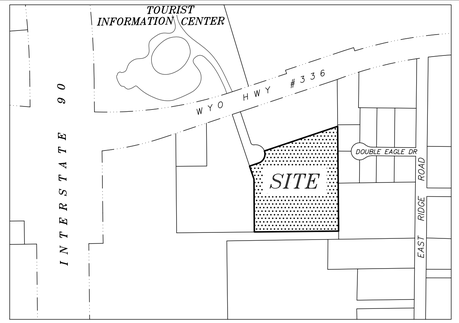
STATE OF WYOMING
COUNTY OF SHERIDAN :ss

I, THONE STEWART, 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 **VALLEY PARK 3RD ADDITION**, 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 LOTS, AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
THONE STEWART
5369
WYOMING

PRELIMINARY DRAFT

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



LOCATION MAP
NO TRUE SCALE

SCALE: 1"= 50'

−50 0 25 50 100 200

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, EAST CENTRAL ZONE 1983 (93). DISTANCES ARE ADJUSTED TO SURFACE BY THE DATUM ADJUSTMENT FACTOR OF 1.000235. TO CALCULATE WYOMING PLANE COORDINATES DIVIDE SHOWN SURFACE COORDINATES BY 1.000235.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____ DAY OF _____ , 20_____ .

_____ _____
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 _____ , 20_____ .

_____ _____
ATTEST: CITY CLERK MAYOR

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 DULY RECORDED IN PLAT BOOK _____ , PAGE _____

FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

FINAL PLAT
OF

VALLEY PARK 3RD ADDITION

TO THE
CITY OF SHERIDAN, WYOMING

REPLAT OF LOT 5 & LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, WYOMING

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: THE BLUFFS, LLC & THE RIDGE, LLC
ATTN: JOHN SHEPARDSON
1198 LOWER PRAIRIE DOG ROAD
SHERIDAN, WY 82801

JN: 2018-013
DF: 2018-013D-Replat Ab
TAB: Final Plat
PF: T2018-013
Sept 19, 2023

VALLEY PARK 3RD ADDITION
The Bluffs, LLC

Date: 2023-08-22

Re: Examples of existing cul-de-sac with roads passing through or examples of knuckles

To City of Sheridan,

The Bluffs, LLC in discussions with the Wyoming Game and Fish Department and Morton Buildings, LLC is providing a list of three existing locations within the City of Sheridan which have a roadway entering and passing through the cul-de-sac which have been built within the city.

Also, there are some other locations which are not a cul-de-sac, but rather a knuckle in the roadway providing access to lot frontages. This style was brought up in the planning meeting but they are not a cul-de-sac. This is merely a quick list to talk about when approaching the City of Sheridan in requesting that the existing cul-de-sac remain in place by the Game & Fish and Morton Buildings, LLC.

Note, there is not enough room to convert the existing cul-de-sac into a true roundabout. If a roundabout was to be considered, traffic flares would be required for entering and or exiting the roundabout, pedestrian crossings would have to installed, all requiring additional space requirements for the roundabout. Additionally, no parking is permitted with in a roundabout.

Another option suggested at the planning meeting was striping of the existing cul-de-sac, to direct traffic within the cul-de-sac.

See examples / images on the following pages;

Jesse Holzemer Morton Buildings

BTS

Dawn Sipe Game & Fish

Wyoming Game & Fish and Morton Buildings preferred option is to leave the cul-de-sac in place with the following items to consider;

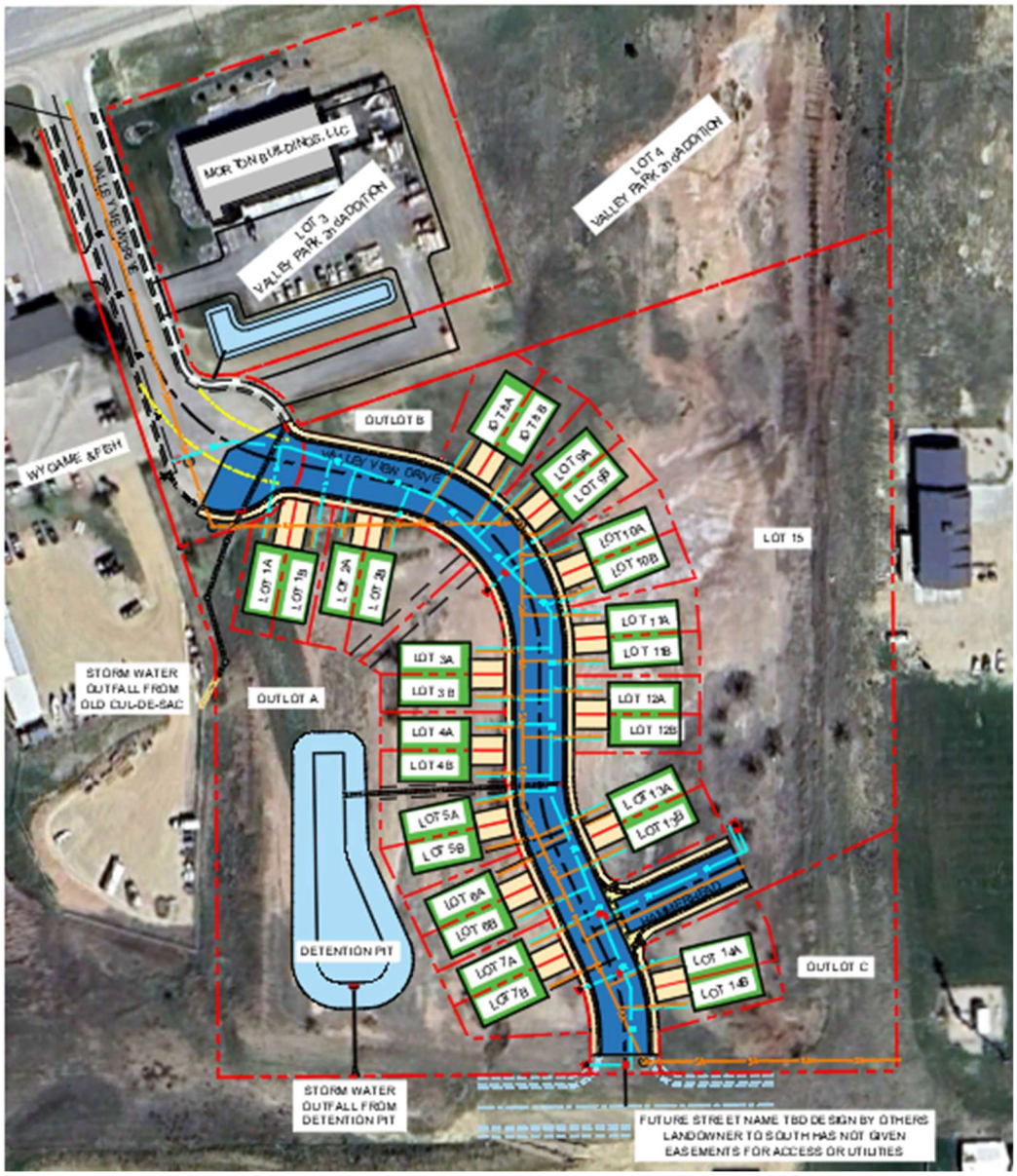
1 - Install a new stormwater drainage system to manage runoff.

2 - Install a stop sign at each of the two driveway accesses coming back onto Valley View Drive.

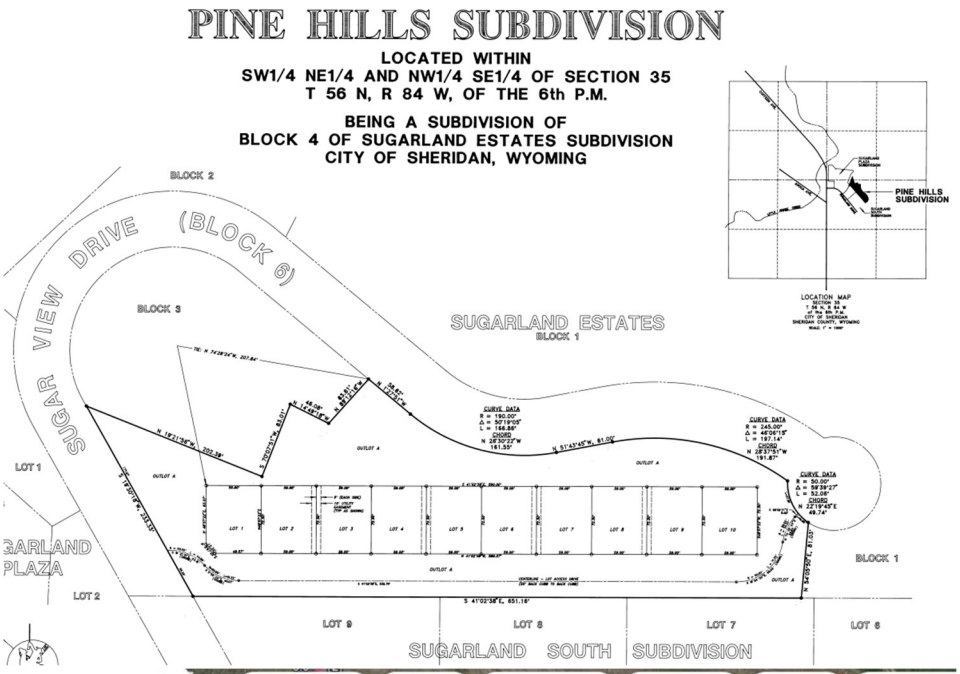
3 - Add Lane stripping through the cul-de-sac area as guidance for Valley Park 3RD Addition residences and visitors.

4 – Install no parking signs south of the Game & Fish driveway access within the cul-de-sac.

5 – Once Valley View Drive is extended south out of VALLEY PARK 3RD Addition onto the property to the south and connecting to an existing public street, re-look at the need to remove the cul-de-sac at that time with City Counsel, Engineering and Public Works.

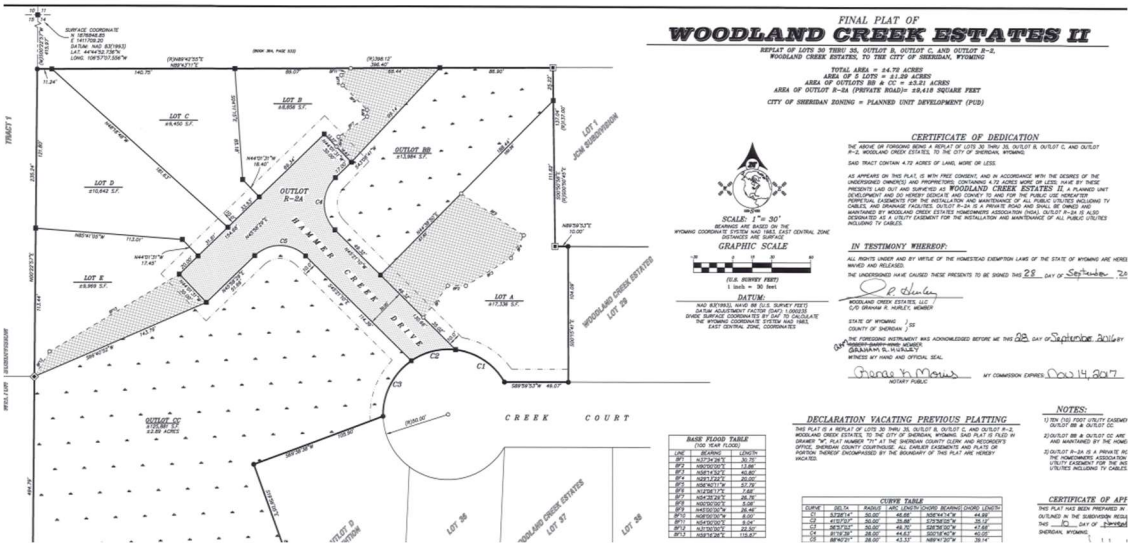


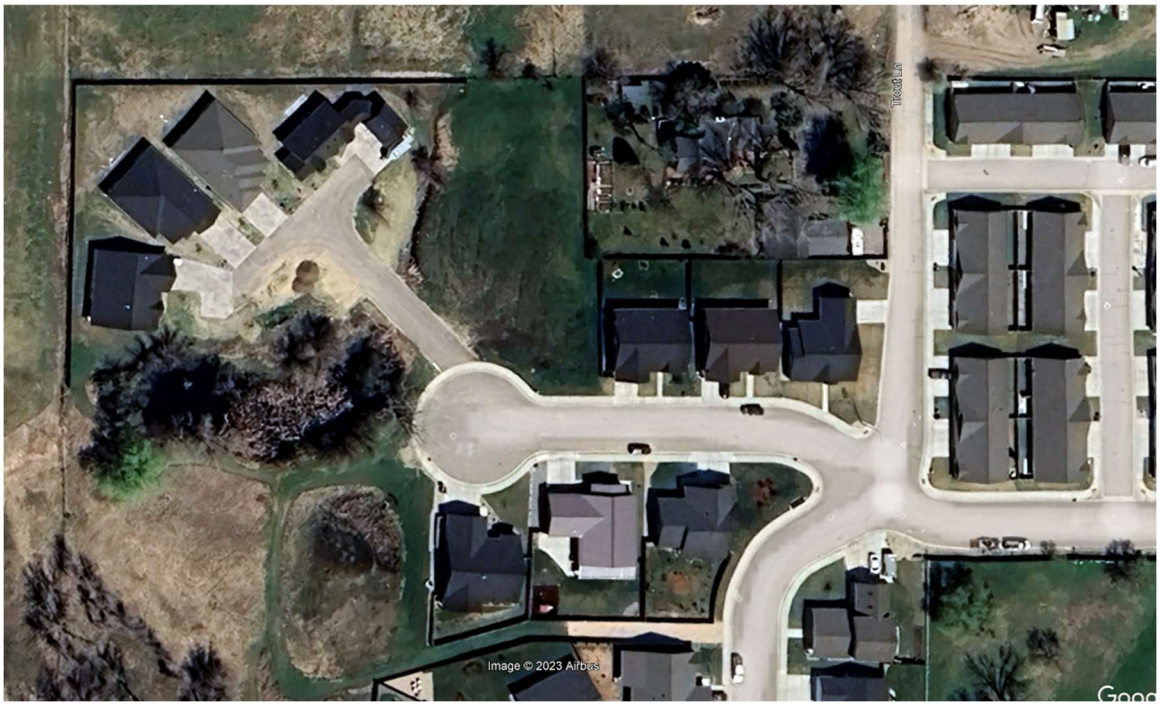
First Location
Steet: Sugar View Drive / Pine Drive
Subdivision: PINE HILLS SUBDIVISION, DATE 1998
Images:



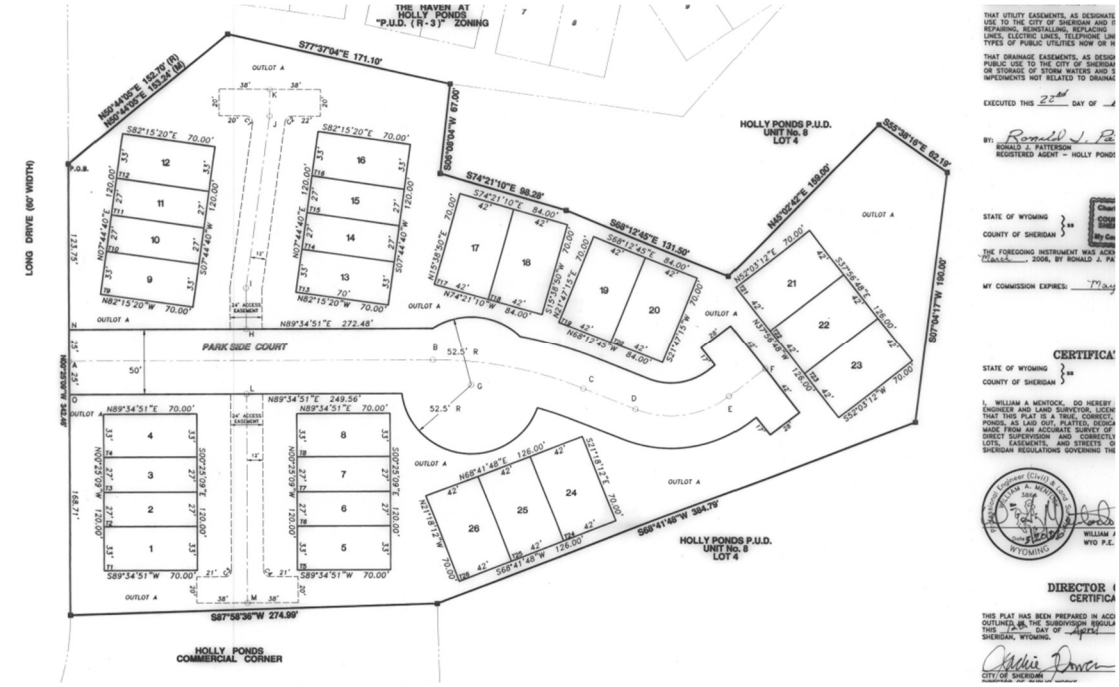


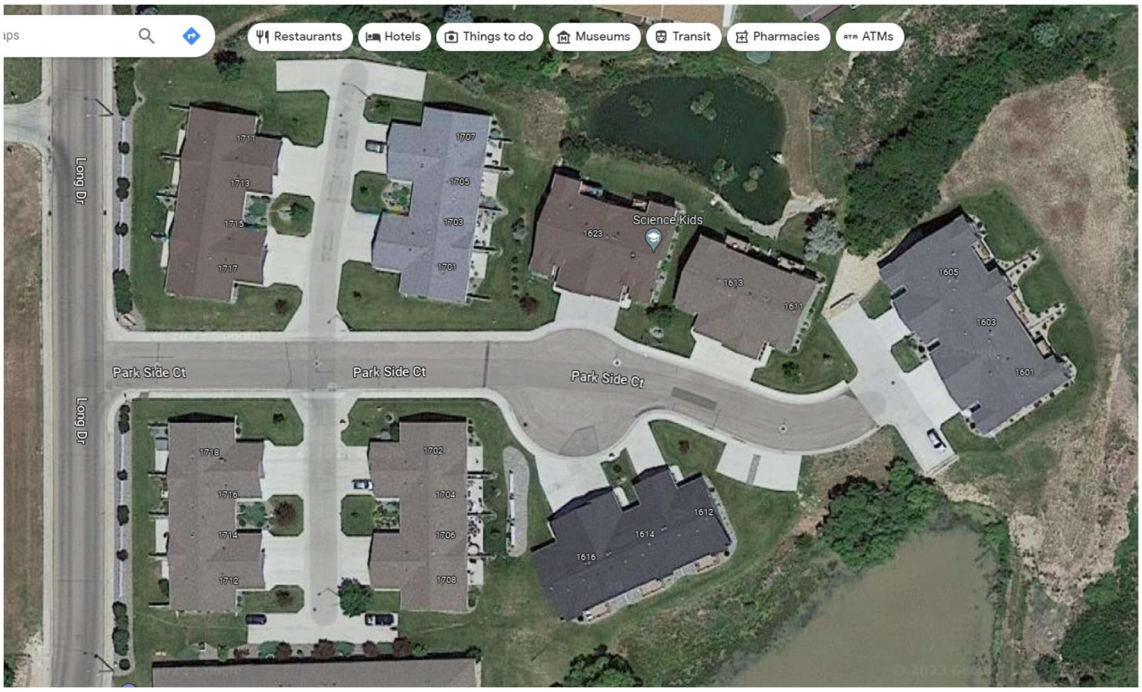
Second Location
Steet: Creek Court / Hammer Creek Drive
Subdivision: WOODLAND CREEK ESTATES II, DATE 2016
Images:



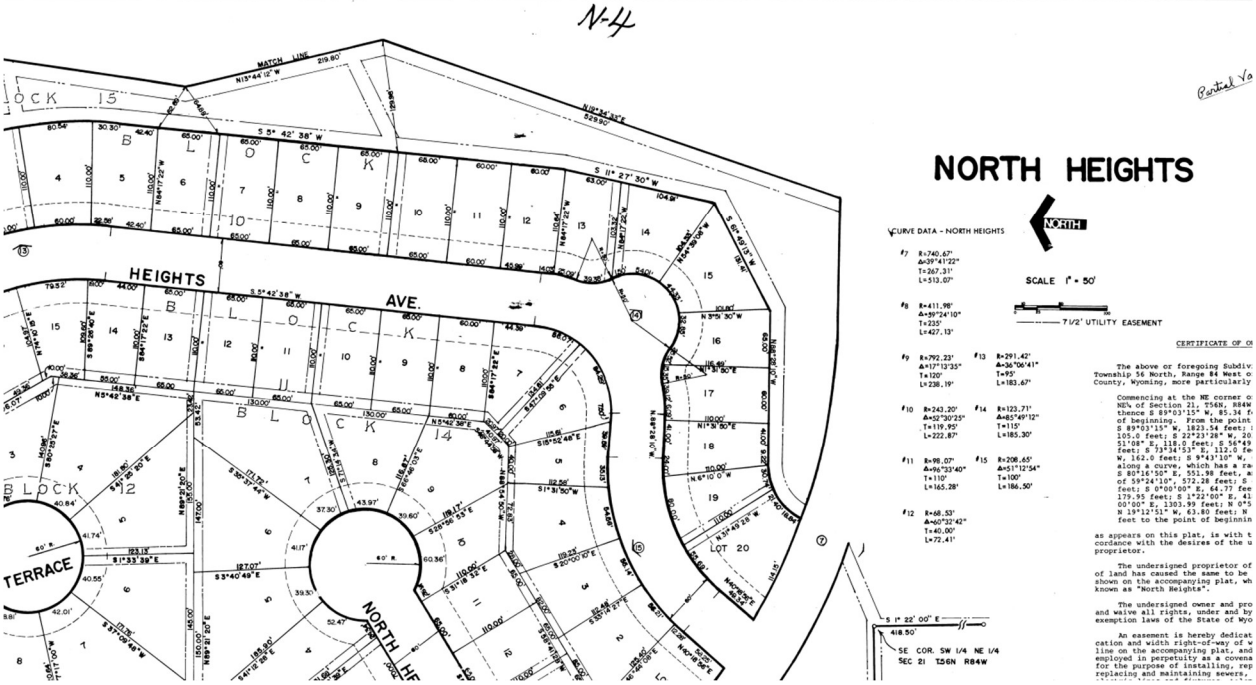


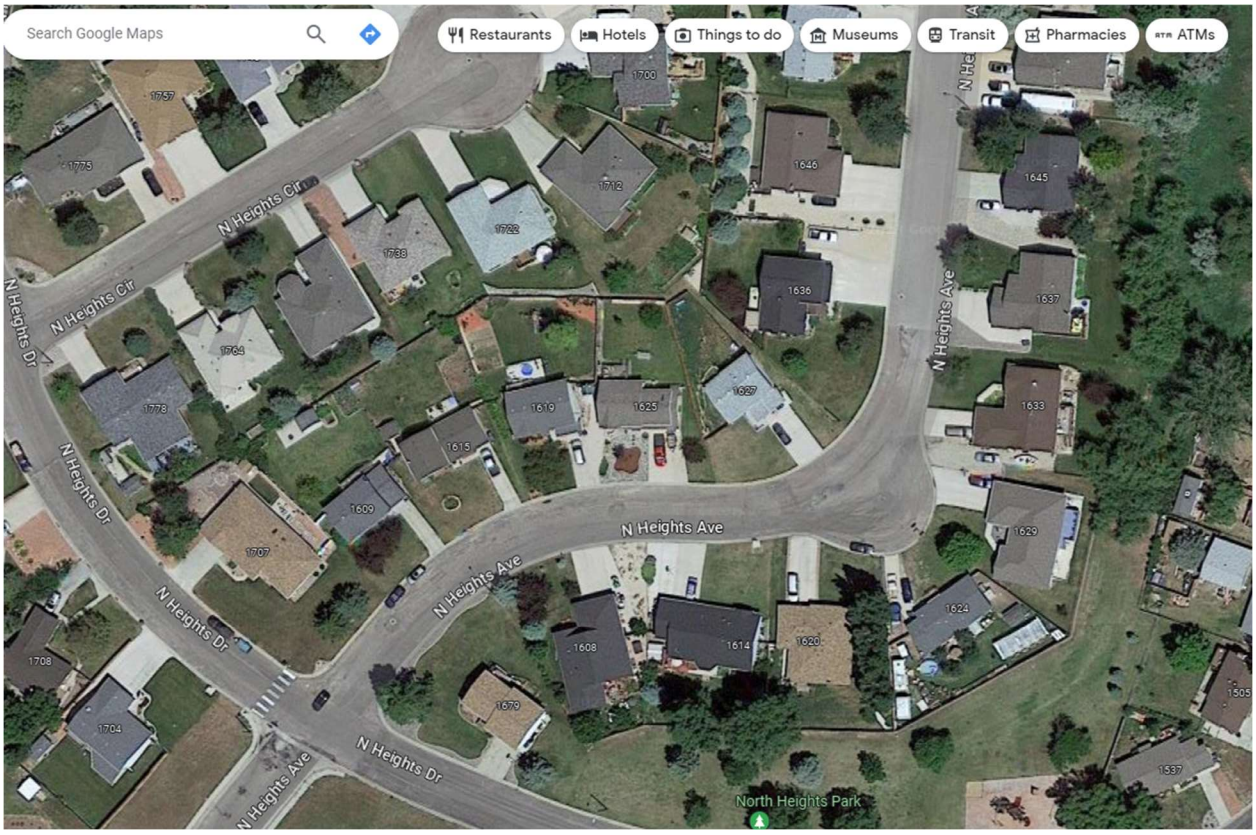
Third Location
Steet: Park Side Court
Subdivision: THE HAVEN II at HOLLY PONDS, DATE 2006
Images:

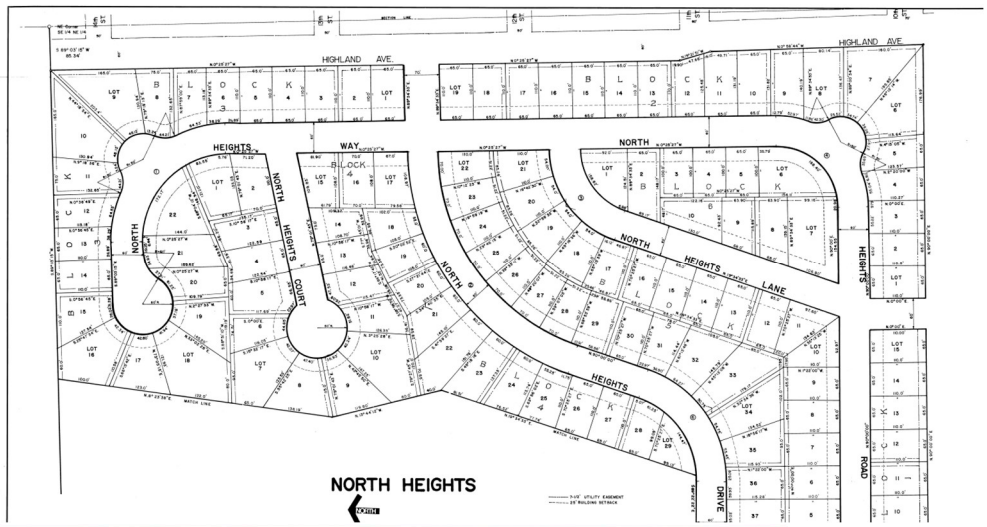


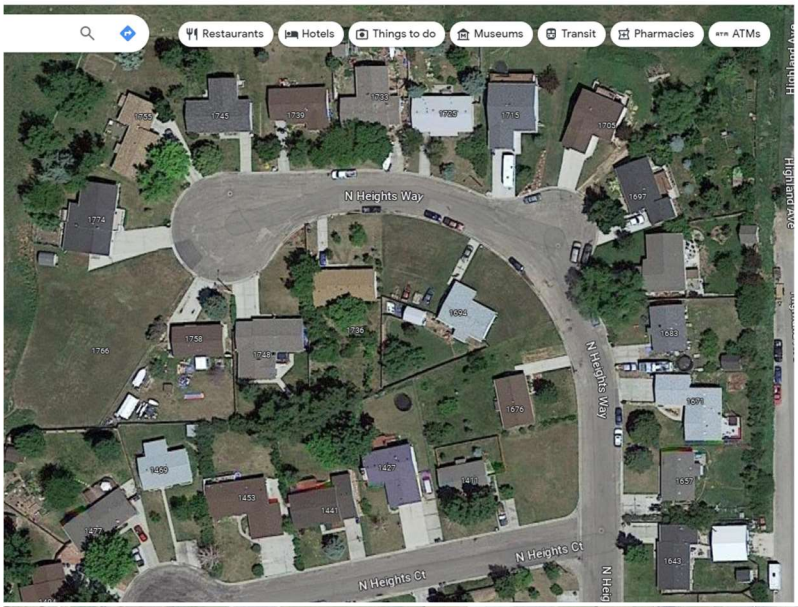


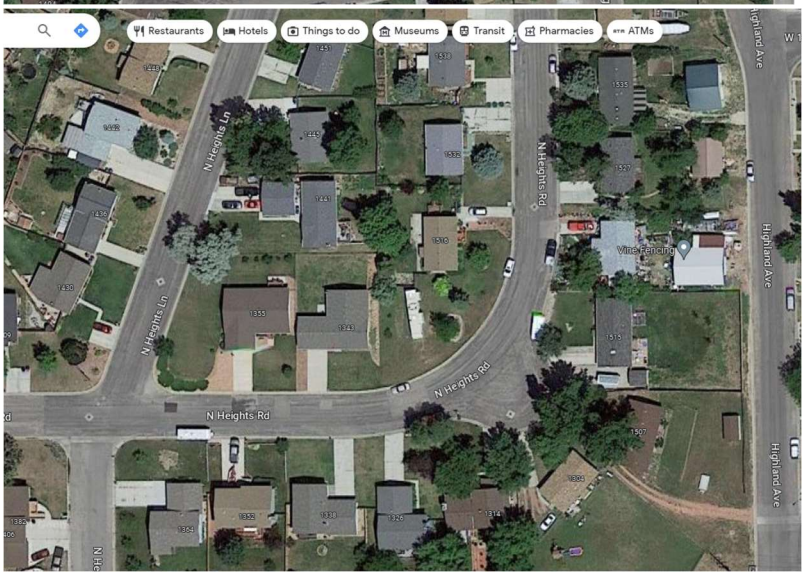
Forth Location
Steet: North Heights Ave, North Heights Way and North Heights Road
Subdivision: NORTH HEIGHTS, DATE 1978
Images:



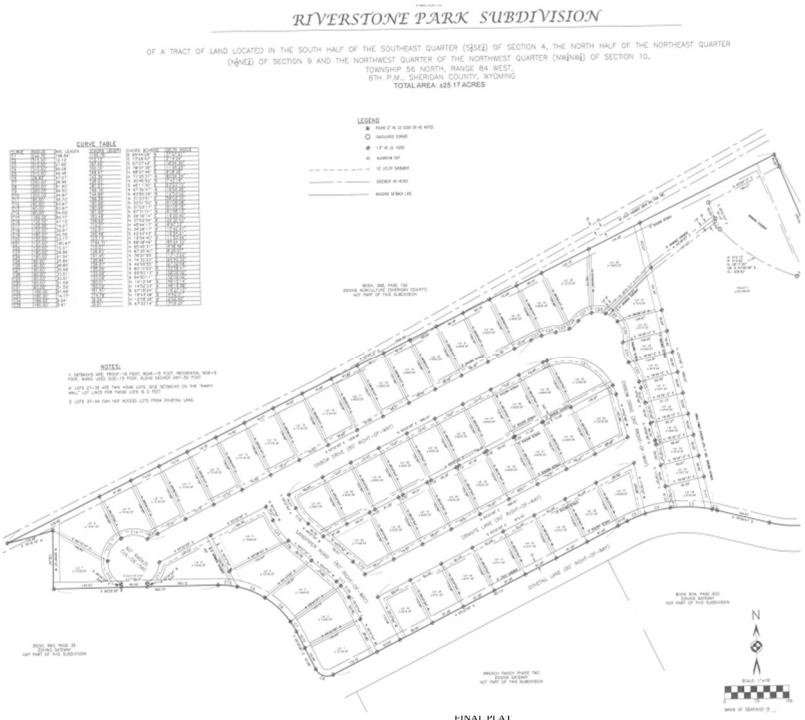


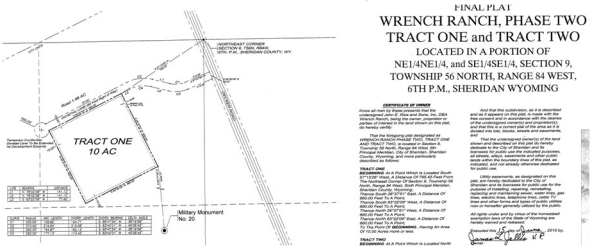

HIGHLAND AVE.
HIGHLAND AVE.
NORTH HEIGHTS WAY
NORTH HEIGHTS COURT
NORTH HEIGHTS LANE
NORTH HEIGHTS DRIVE
NORTH HEIGHTS ROAD
BLOCK 4
BLOCK 2
NORTH HEIGHTS


Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
N Heights Way
N Heights Ct
N Heights Ct
Highland Ave


Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
N Heights Ln
N Heights Rd
N Heights Rd
Vine Fencing
Highland Ave
Highland Ave

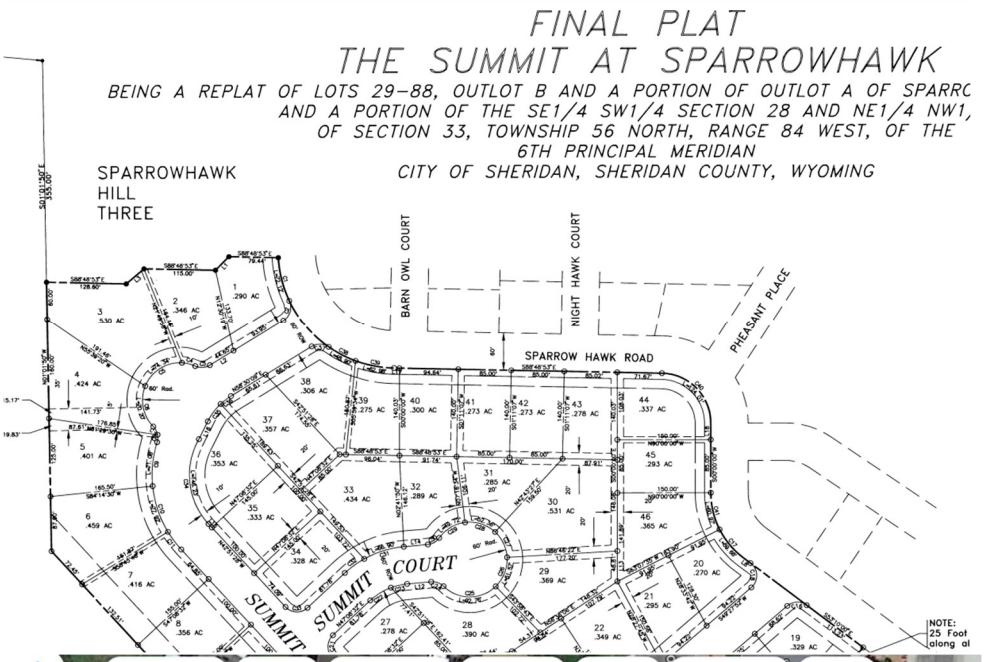
Fifth Location
Steet: Oxbow Drive
Subdivision: RIVERSTONE PARK SUBDIVISION, DATE 2021
Images:

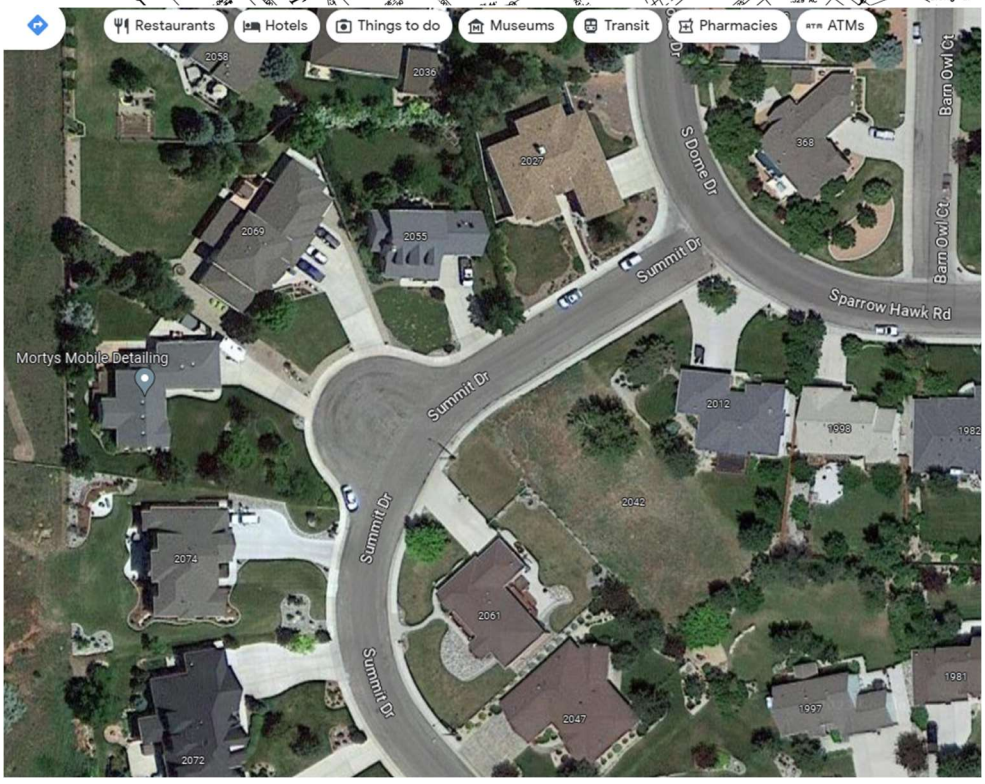






Sixth Location
Steet: Summit Drive
Subdivision: THE SUMMIT AT SPARROWHAWK, DATE 1995
Images:





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 Rocky Mountain Scale Works for the Design-Build of the Sheridan Landfill Scale Replacement Project in the Amount of $128,180 - Project Engineer David Ford
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	09/11/2023

Recommendation:

City staff recommends that the Mayor and City Council award the Sheridan Landfill Scale Replacement Project Design-Build to Rocky Mountain Scale Works for the amount of $128,180.
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 Request for Proposals was advertised in the Sheridan Press on August 2, 11, and 21, 2023. An Addenda was issued on August 22, 2023 and proposals were due on September 12, 2023.

Two firms submitted proposals:

- Rocky Mountain Scale Works $128,180.00
- Southwestern Scale Company Inc $117,007.65

A selection committee conducted evaluations based on the following criteria:

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

Discussion:

The objective of this project is to design and build a scale to replace a failed scale at the Sheridan Landfill. The consultant will be required to review the existing buildings, utilities, landfill operations, and other necessary components that may relate to the design and construction of the scale. The design and construction of the scale shall follow the City of Sheridan Standard Specifications and Details for Construction (2016). The scale is to replace an existing scale in the same location and utilize the existing scale pit. Specifications will include a 3/8" steel deck sized 70' x 11' and has a 270,000 lb. x 20 lb. capacity.

Funding:

This project is funded by Solid Waste Funds.

Attachments

Exhibit


Project Area
83 East Ridge Road
Sheridan, WY 82801

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 Snow and Ice Policy Update - Street Superintendent Mike Kuzara
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	09/13/2023

Discussion:

Please see attached policy

Attachments

Policy

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

2023-2024 Snow and Ice Control Plan



TABLE OF CONTENTS

GENERAL

- Purpose 3
- Policy Considerations 3
- Source 3
- Policy Statement 4
- Definitions 4
- Levels of Maintenance 5,6

WINTER STORM OPERATIONS

- Responsibilities 7
- Winter Storm Categories for Operations 7,8
- Snow and Ice Control Procedure- Streets 8-16
- Snow and Ice Control Procedures- Parks 16
- Materials 16,17
- Equipment 17
- Storm Summary Report 18

COMMUNICATIONS PLAN

- Statement Objectives 18
- Internal Communications 18
- External Communications 18,19

SIDEWALKS, DRIVEWAYS, PARKING AND PRIVATE PLOWING

- Sidewalks 19
- Driveways 19
- Parking on Snow Routes 19
- Use of Private Contractors 19,20

Appendix 20

General

Purpose

The purpose of the Plan is to set Policy, Process, and Maintenance Levels for Snow and Ice Control for the City of Sheridan and communicate these expectations to the citizens of Sheridan. The goal of the Public Works Department is to maintain mobility on roadways to vehicles properly equipped for winter driving. This does not mean pavement will be bare and dry but will be passable. While the severity of each winter storm is unpredictable, the City will continue to work within its resources to maintain the highest level of customer service possible while balancing efficiency in snow and ice control.

The objective of snow and ice control is to return or maintain road surfaces to safe as possible winter driving conditions as soon as feasible within the limitations of this policy, our limited resources and weather conditions. With proper use of storm forecasts, personnel, equipment, and anti-icing materials, the desired result can usually be attained. However, flexibility is needed to adapt to the variety of circumstances and conditions during a winter event.

Policy Considerations

In developing the policies for how to best undertake winter maintenance activities, several factors must be considered including the following:

- Public safety- Car accidents, slips and falls, damaged property.
- Funding- Operate within a reasonable budget.
- Resources- The availability of personnel, equipment, and subcontractors.
- Essential Mobility- Hospital, Police, Fire and Schools.
- Commerce- Local businesses, mail, and restaurants.
- Quality of life- General daily activities.

Sources

Guide for Snow and Ice Control, AASHTO
The Basics of Snow and Ice Control, APWA
Snow fighter's Handbook, Salt Institute

Policy Statement

The snow and ice control objectives of the City are to:

- Maintain its priority roadways, which consist of major and minor arterial streets, access for emergency services, major collector streets, school zones, school bus routes, and business access.
- Provide adequate mobility and safety for vehicles properly equipped for winter driving and prudently operated within a reasonable time after the end of a weather event.
- Provide cost effective snow and ice control services.

The City has a commitment to provide effective and efficient winter maintenance to its citizens. However, it must be noted that the following circumstances may prevent or delay snow and ice removal.

- Equipment breakdowns.
- Severe weather that risks the safety and wellbeing of the maintenance crews.
- Equipment rendered inadequate by the depths of the snow or drifts.
- Parked or stalled vehicles that restrict access.
- Unforeseen emergencies.

Definitions

Maintenance Route – Winter maintenance routes for plowing and sanding and their priority for maintenance during a snow event.

Designated Snow Route - A designated street that will receive curb-to-curb snow removal when a snow alert is declared. These routes are signed and parked or abandoned vehicles will be towed if left unattended after a snow alert is declared.

Snow Alert - A notification to the public indicating the city will commence curb to curb snow removal on Designated Snow Routes.

Odd/Even Parking – When declared, obstructions (vehicles, trailers, refuse containers, etc) along the curb on streets that are not part of a Designated Snow Route will be limited to the odd numbered side of the street on odd numbered days, and the even numbered side of the street on even numbered days. This will be enforced from 7 AM to 10PM, while residential snow removal is occurring.

Vehicle properly equipped for winter driving – For the purposes of this plan, a four-wheel drive vehicle or a two-wheel drive vehicle with snow tires or tire chains.

Snow Emergency – Issued when a storm event will cause significant disruption to the transportation system as a whole.

Levels of Maintenance

Prioritizing streets is a critical component of any Snow and Ice Control Plan. It provides a systematic way to dispatch resources as each storm dictates. Streets will be maintained according to the following priorities. The Maintenance Routes and their criteria are as follows:

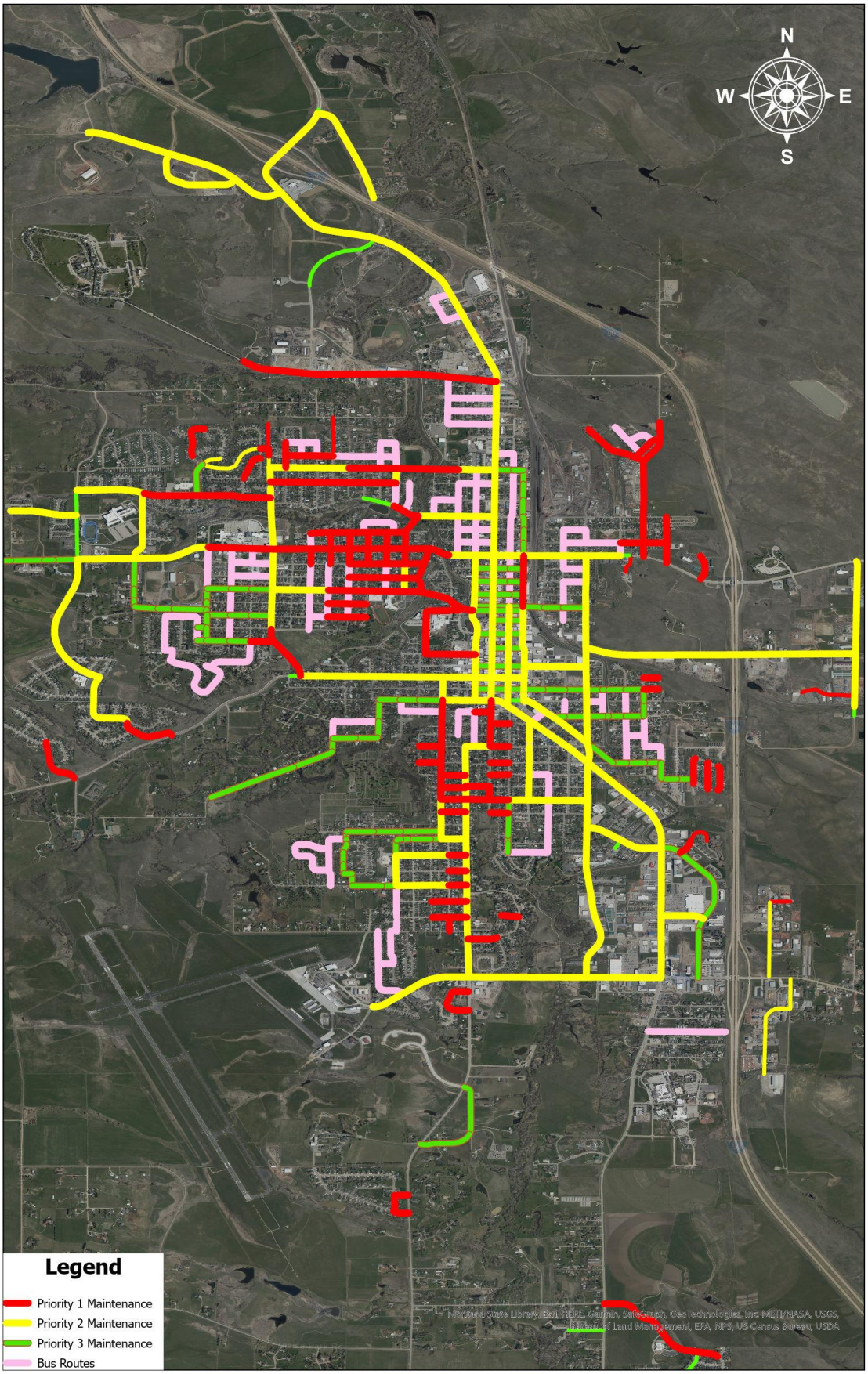
Priority 1: These roadways are the major arterial streets. Also included are streets that provide access for emergency services such as fire stations, medical facilities, and the police department along with chronic icing problems at hills, curves or intersections that are likely to cause traffic accidents. Priority 1 streets will be maintained first for all snow events.

Priority 2: These roadways are minor arterial and major collector streets and are generally streets that connect major arterial streets to residential streets. Also included are streets that provide access to school zones and school bus routes (when in session), major office areas and business areas such as grocery stores and service stations. Priority 2 streets will be maintained second for all snow events.

Priority 3: These roadways are mainly cross streets that connect major collector streets. Also included are collector streets that serve businesses. Priority 3 streets will be maintained third for most snow events.

Priority 4/Residential: *Four-way intersections controlled by stop signs will be maintained as soon as staffing and equipment availability allow.* These streets will not otherwise be maintained during a storm event; however, requests for maintenance at specific locations may be made by calling customer service at 307-674-6483. The location(s) will be inspected for snow or ice conditions that warrant attention to eliminate a severe hazard. Generally, locations that will receive attention are limited to hills and intersections with steep grades. Ice build-up in gutters is not a condition that will warrant attention. If attention is warranted, the location(s) will be inspected periodically to determine if the street should be included on a higher level.

As soon as is practical after a storm event, the city will institute Odd/Even Parking and begin residential snow removal. Residents will be notified through the Everbridge City notification program when Odd/Even Limitation is in effect on their street. If any obstructions are left along the curb on the restricted side of a block, snow removal will not be performed until those obstructions are removed.



Snow Maintenance 2023 6/29/2023 10:18 AM Created By: tbryant

WINTER STORM OPERATIONS

Responsibilities

The Street department is responsible for all City roadways and City owned parking lots. The Street Superintendent will monitor the forecast and make appropriate adjustments to accommodate each event.

The Parks Department is responsible for parks, pathways, and bridge sidewalks.

Some streets in the City are state and county maintained roads. Snow and ice control on these streets will be performed by the responsible agency.

The Equipment Maintenance Department is responsible for the repair and maintenance of snow removal equipment before, during and after an event.

Winter Storm Categories for Operations

For the purposes of this Plan, winter storms will be categorized into four basic types. The response to the storm varies for each category. The following discussion presents information concerning the service levels maintained and the materials used for each category of storm. Some storm categories may be adjusted if high winds create drifting issues, even if the snow fall amounts are in a lower category. Multiple storms in a short time frame may also necessitate a higher level of response.

Category I

Predicted Snowfall Amount: Trace – 2 inches.

Maintenance Level: Maintain Priority 1 and 2 routes during the storm. Priority 3 and 4 streets are not maintained.

Street treatment may consist of applying brine/geo-brine to streets prior to the onset of the storm. Granular anti-icer may be used depending upon the accumulation and street conditions. Snowplows will be deployed.

Category II

Predicted Snowfall Amount: 2 – 4 inches.

Maintenance Level: Maintain Priority 1, Priority 2 and Priority 3 streets during storm. Priority 4 streets are maintained as soon as practical after a storm event.

Storms at the upper snowfall level of this category will require deployment of more snowplows. Street treatment consists of plowing and applying granular anti-icer during the storm. Brine/geo-brine may be applied to streets prior to the onset of the storm.

Category III

Predicted Snowfall Amount: 4 – 10 inches.



Maintenance Level: Maintain Priority 1 and Priority 2 streets during storm. Priority 3 street maintenance may be limited, depending upon the severity of weather conditions. Priority 4 streets are not maintained during the event but will receive maintenance after all other levels have been adequately maintained.

Storms at the upper snowfall level may require heavy equipment such as loaders and graders. Snow will be removed on all Snow Removal Routes. Street treatment consists of plowing during the heavy snowfall period and transitioning to application of granular anti-icer as snowfall ends and loose snow is removed. Brine/geo-brine may be applied to streets prior to the onset of the storm.

Category IV

Predicted Snowfall Amount: 10 inches or more.

Maintenance Level: Priority 1 streets are maintained to remain passable during the storm event. Priority 2 street maintenance will be limited to maintenance after Priority 1 streets are maintained. Priority 3 and 4 streets will not be maintained during the storm and may receive limited maintenance until after all other higher levels have been adequately maintained. Other divisions may be called upon to assist snow and ice control efforts.

This category includes severe winter storms with sufficient snowfall that causes a major disruption in the transportation system. Major roadways, including interstate highways, may be closed. Businesses and schools may also be closed. Storms in this category require all available personnel and equipment and may include contracted snow removal personnel and equipment. During storms of this magnitude, Streets crews will coordinate with law enforcement, fire, and EMS to “clear a path” to locations requiring those services that are not located on streets that are normally being maintained.

Snow and Ice Control Procedure- Streets

Hours of Work

During the winter months, when an event is not expected, the street department will have a typical shift starting at 7:00 am to 3:30 pm on weekdays. Two swing shift operators will work

between 2:00 pm and 10:00 pm while two morning shift operators will work between 2:00 am and 10:00 am. On the weekends, a designated on-call person will be available. This will ensure there is uninterrupted coverage for an unexpected event.

When a snowstorm is predicted, the Streets Superintendent will adjust the crew's schedule so that the correct number of plows can be dispatched continuously for the duration of the event.

The weather forecast and the predicted intensity of the storm will dictate the required level of staffing for each snowstorm. If required, the superintendent can call on other divisions to supply snowplow drivers.

Preparation

The intent of this plan is to establish consistent protocols that will be used throughout the season. However, each meteorological condition presents different difficulties that will dictate exactly how the city will respond to a given event. A variety of factors are considered when preparing for an upcoming event including:

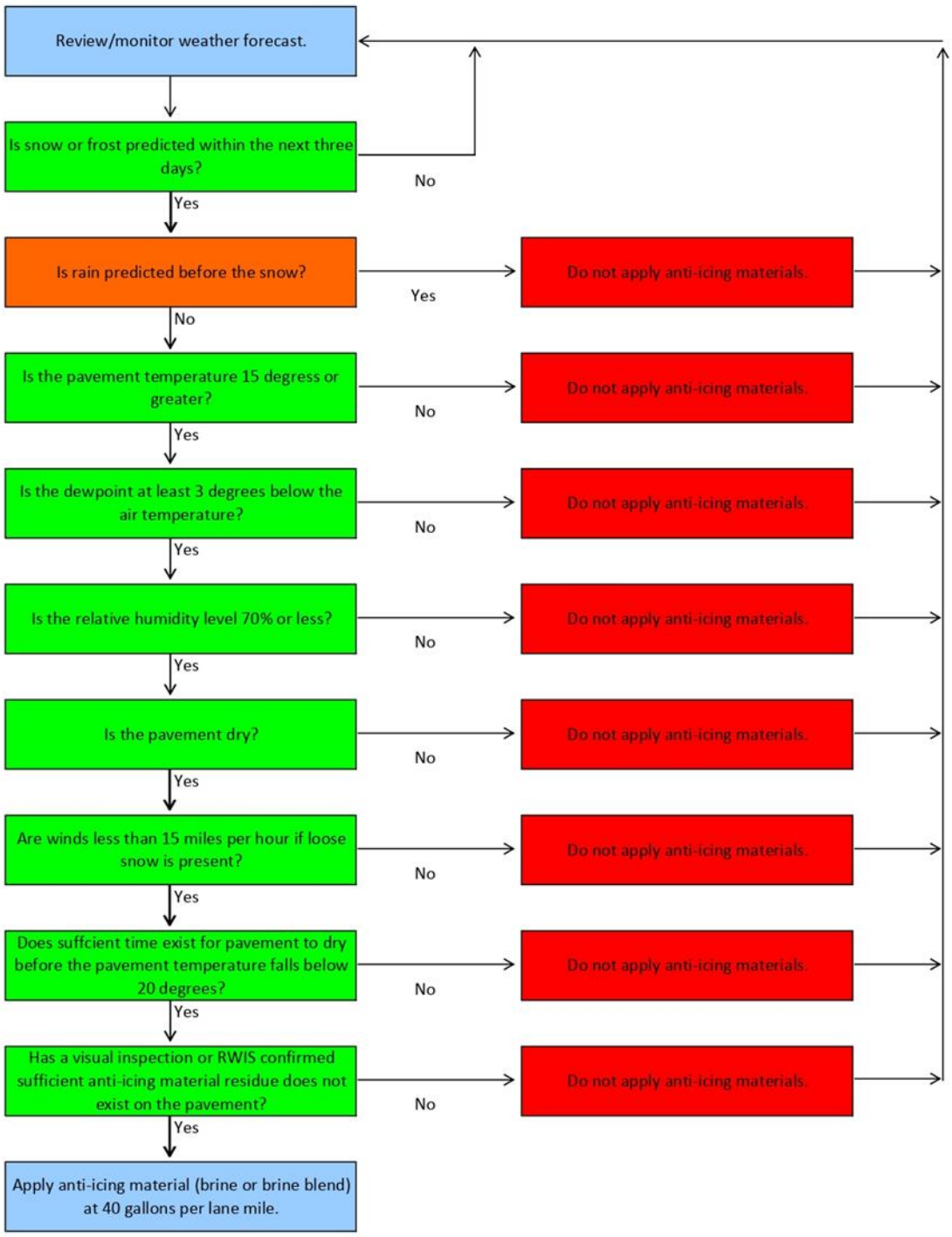
- Rate and accumulation
- Moisture content
- Presence of sleet and freezing rain
- Temperature before, during and after storm
- Wind velocity
- Time of day
- Storm duration
- Intervals between storms



Between storms the snowplows shall be fully fueled and maintained. All equipment should be kept indoors, if possible, otherwise it should be plugged in when nighttime temperatures are expected to be below 35°F. Equipment shall be inspected daily before use, after each shift, and at least every 3 days if not in use. The Streets Superintendent will make sure there is always an adequate supply of sand and ice melt.

The Streets Superintendent will, at his discretion, direct crews to apply brine/geo-brine solution to the streets to prepare for an expected storm if the conditions are appropriate. The following flow chart is used to determine if the application of brine solution is warranted.

Anti-Icing Application Decision Flowchart



Sanding and Plowing

A variety of materials may be used for ice control such as conventional anti-skid mixture, liquid anti-icer and granular anti-icer. (See the description of these materials in the Materials section.) The required materials and application rates are determined by the Street Superintendent based on current and future weather conditions in accordance with supplier recommendations, environmental guidelines, and acceptable municipal practices.

The Street Superintendent will implement methods and procedures to monitor weather conditions to begin operations as soon as possible after accumulation begins and snow can be effectively plowed. Plows will be dispatched immediately when snow starts and, in conditions warrant, areas will be pretreated with liquid anti-icer.

In the case of a category IV storm, the Public Works Department will declare a Snow Emergency by notifying city management, the police department, customer service, City Facebook page, City Website, Everbridge notification software, and all media outlets in Sheridan.

Streets shall be plowed and/or anti-iced in accordance with the street plowing priority policy as defined in the Plan. Priority 2 streets may be plowed with Priority 1 streets when route plowing efficiency can be achieved. All snow will be moved from the center of the road to the curb unless directed otherwise by the Street Superintendent on specific routes.

Priority 1 and Priority 2 streets with multiple lanes will be plowed such that snow is removed from all travel lanes during the storm and from turn lanes after the snowfall has ended. This may require pushing snow near public sidewalks. Operators shall make every effort to prevent snow from being plowed onto walkways.

Streets with two lanes will be plowed as wide as possible without pushing snow on the public sidewalks. One plow pass in each direction will be made on Priority 3 streets to keep snow from being pushed into the parking area or onto sidewalks.

Snow removal

Snow removal operations occur after 4 inches or more of accumulation on Designated Snow Routes or as multiple events warrant.

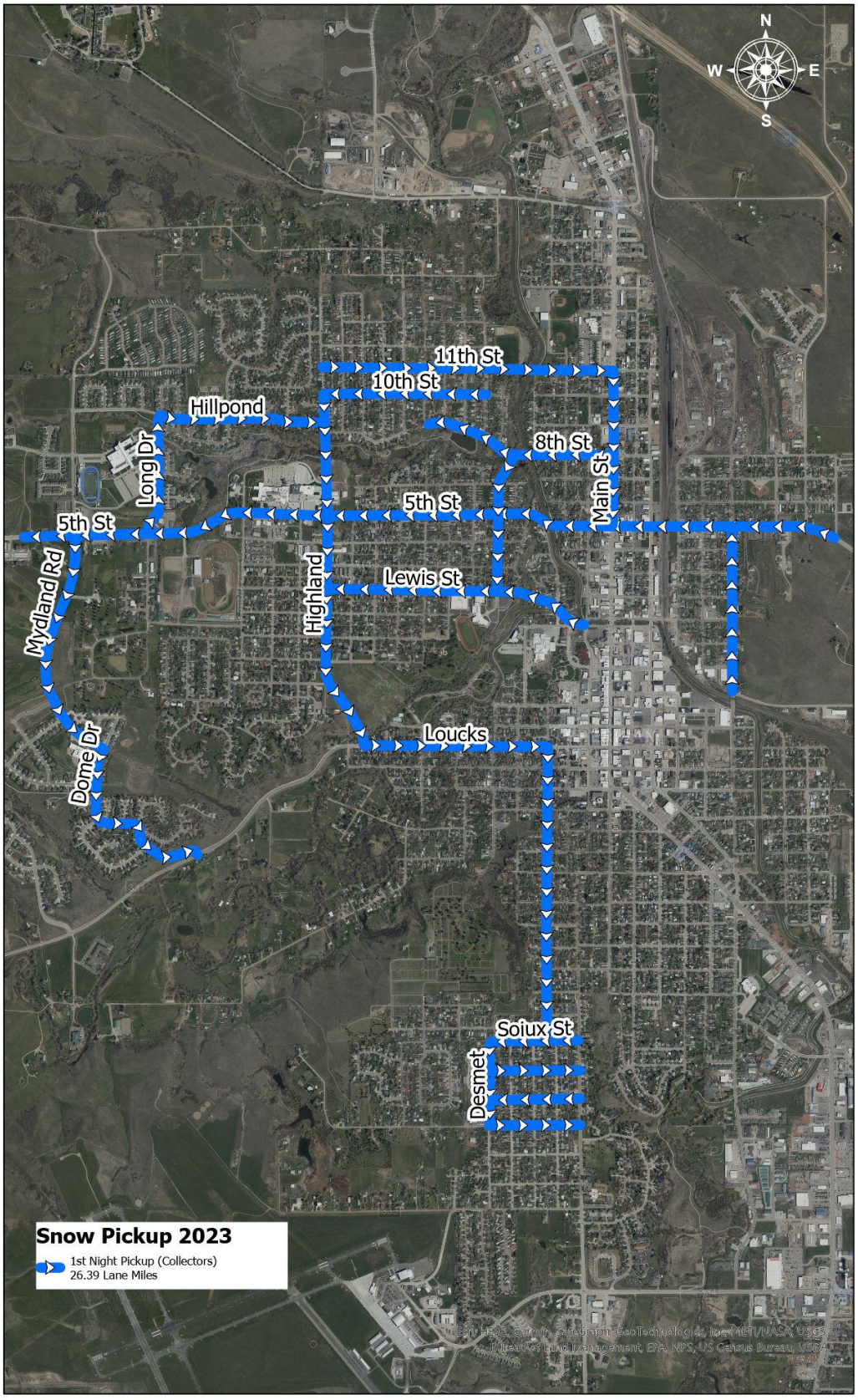


Typically, the road graders will start placing the snow in windrows down the center of the road at 10:00 pm. The snow blower will then begin picking up snow at 2:00 am with the assistance of privately contracted trucks and city dump trucks.

Snow routes are typically picked up in three nights. Depending on the amount of snowfall and the interval between consecutive storms, it may take longer, or the street department may wait to pick up snow until the storm slows down.

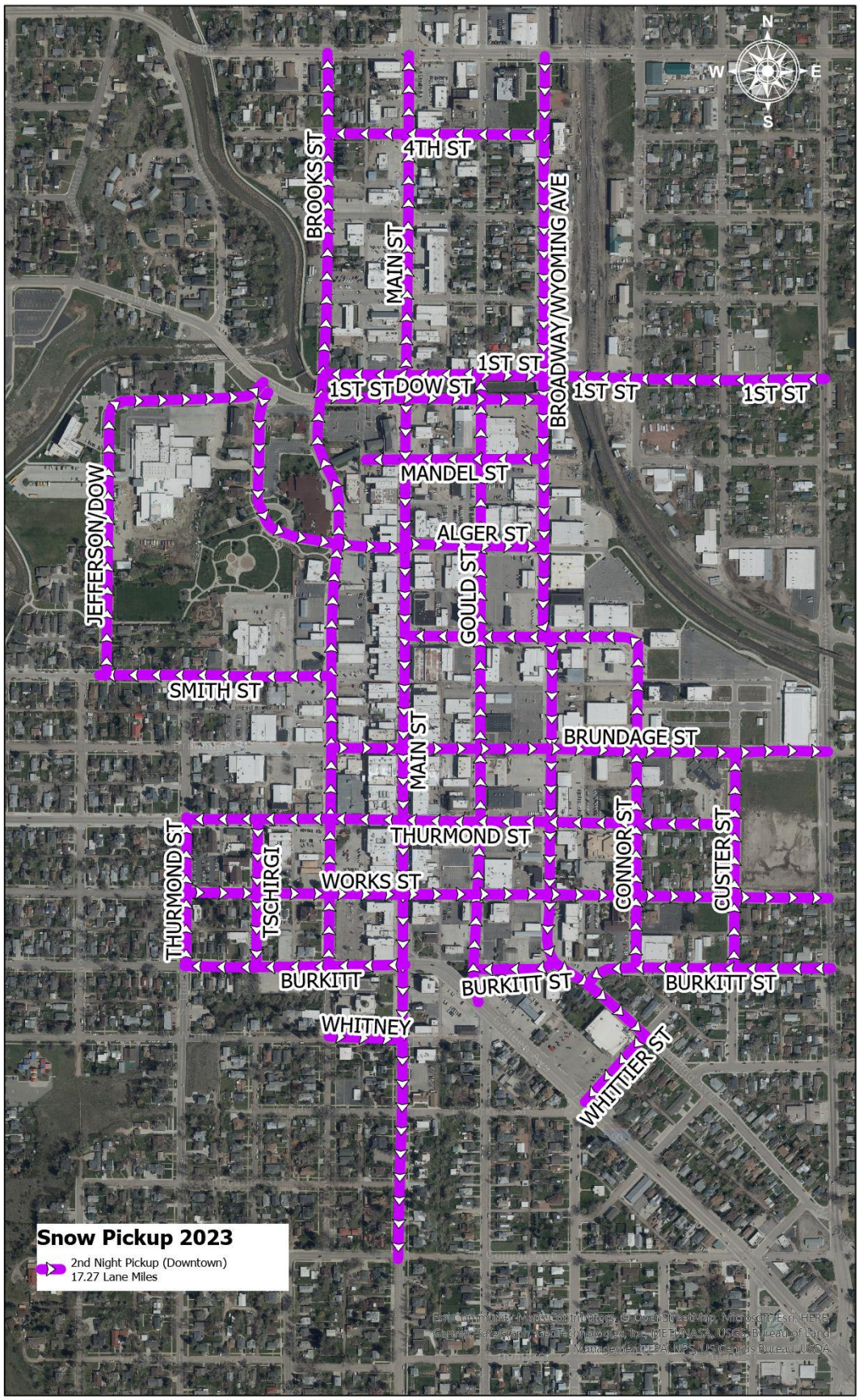
Snow removal on streets that are not a Designated Snow Route will begin as soon as is practical after removal on Designated Snow Routes is completed. This will entail odd/even restrictions, and snow will either be windrowed to the center and picked up or plowed to the curb and then rolled over the curb in areas with no sidewalk or boulevard sidewalks.

Snow will be hauled to dedicated snow storage sites. Drivers will make every effort to minimize the resulting noise from dumping snow. Drivers will also track their hours, miles traveled and the number of loads they hauled. Privately contracted trucks must be pre-approved by the Streets Supervisor and are required to provide proof of insurance before they are allowed to haul snow. It is important to note that the snow storage sites are for City use only. Private contractors may not utilize the sites for dumping.



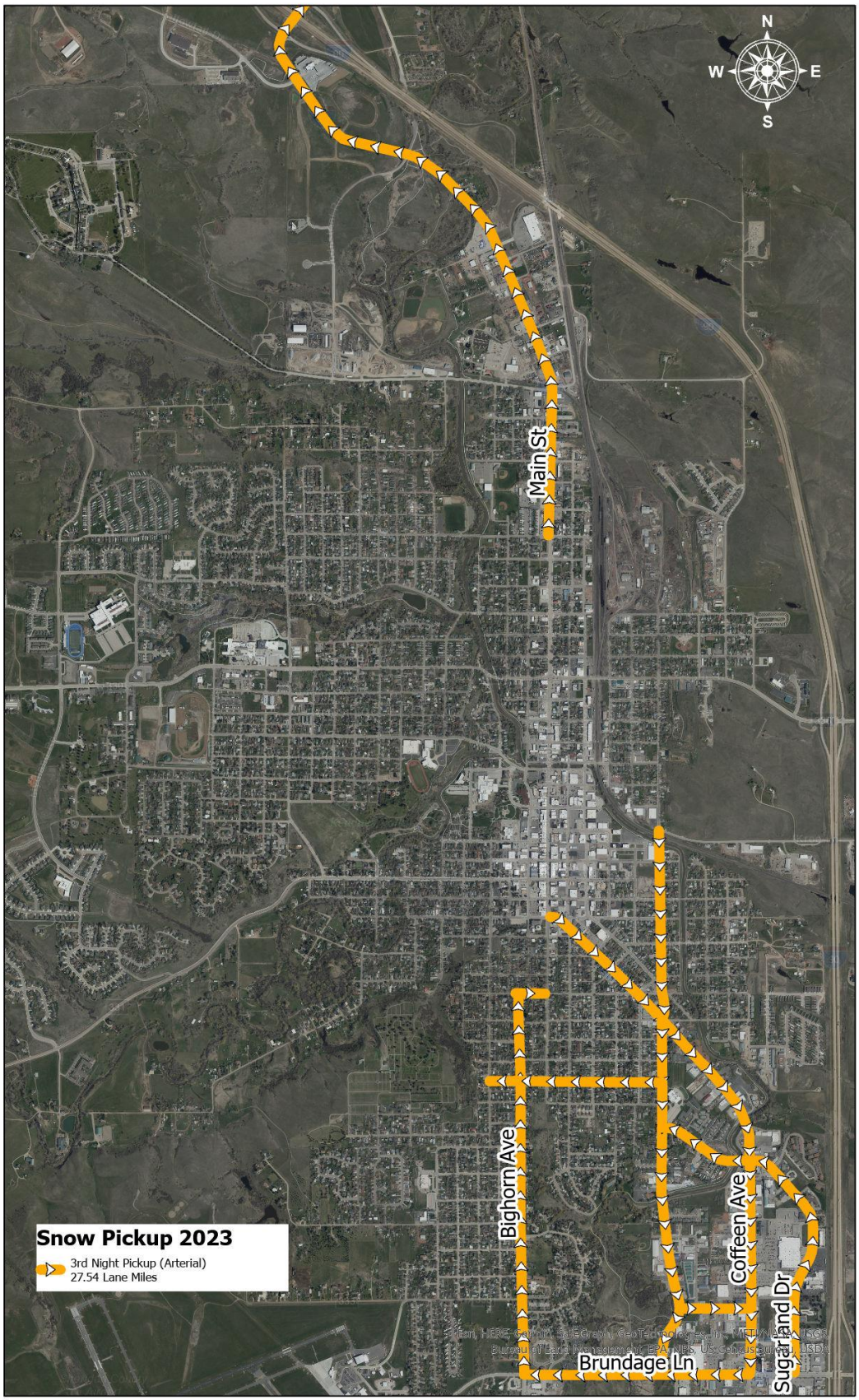
1st Night Collector Pickup 2023

2/21/2023 1:13 PM
Created By: tbryant



2nd Night Downtown Pickup 2023

2/21/2023 1:13 PM
Created By: tbryant



3rd Night Arterial Pickup 2023

2/21/2023 1:13 PM
Created By: tbryant

Splattering

After a storm event and when temperatures are warm enough warrant, crews will begin to plow snow from the gutters into the vehicle wheel paths. This splattering technique is helpful because the cars will break up chunks of snow and accelerate melting. If snow is left stacked in the gutter it likely will not melt between storms and could clog catch basins as it melts and freezes at night.

Snow and Ice Control Procedures- Parks

The Park Superintendent will monitor the forecast and schedule the parks crew to start at 6:00 a.m. the following day if a snowstorm is expected. Subcontractors will be dispatched to clear pathways based on need. The Parks Director will approve the use of snow removal contracts if their services are warranted.

Materials

Granular Anti-icing

During normal ice control operations, a granular anti-icing material is spread on the street to prevent physical bonding of the ice and snow to the street surface. The numerous and changing anti-icing solids that are commercially available will be evaluated prior to each winter season by the Public Works Department and purchased based on performance and cost. Anti-icing materials will be kept out of the weather and monitored closely throughout the season to make sure there is not a shortage.

Typical anti-icing solids used by the City of Sheridan:

Ice Slicer® - mined natural salt from Redmond, Utah, 93.5% sodium chloride and 6.5% minerals. It is 50% more expensive and 6.5% less corrosive than white rock salt. It is reddish in color.

Ice Kicker®- a coarse graded solar salt crystallized from brines from the Great Salt Lake in Utah. Ice Kicker has been pretreated with a proprietary liquid enhancer and corrosion inhibitors. It is blue in color.

Anti-skid material – (Salt/Aggregate Mixture) Salt mixed with granular rock/sand at 100lbs of salt to each ton of granular material. The added salt is mostly for anti-caking, not for anti-icing. This material may be effective in certain temperatures or street conditions.

Brine/Geo-Brine

Prior to snow plowing operations, brine (solution of 23.3% salt) or Geo-Brine (70%-80% brine and 20%-30% GeoMelt, a byproduct of sugar beet refining) may be applied to the street and bridge

pavement to prevent bonding of packed snow and ice to the pavement. It should only be used as a pre-treatment under certain circumstances. Rain and/or low temperatures will negate the effects of brine. Brine may also be mixed with various agricultural/food production byproducts to lower the freezing point and to inhibit crystallization of ice.

Equipment

The City's standard snow removal equipment is shown in the table below. Most snow removal equipment can be tracked in real time using Automatic Vehicle Location/Global Positioning System. The data collected during each storm will be reviewed daily to verify plow trucks are being effective and following established routes.

Unit #	Year	Make	Description	Use
2-31	2008	Chevrolet	1 Ton Flatbed with plow & sander	Sand, plow
3-28	2019	Freightliner	5-yard dump truck w/ plow & sander	Sand, plow
3-29	2016	Freightliner	5-yard dump truck w/ plow & sander	Sand, plow
3-33	2016	Freightliner	5-yard dump truck w/ plow & sander	Sand, plow
ST306	2019	Dodge	1.5 ton Flatbed with plow & sander	Sand, plow
?	2023	Freightliner	Tandem axle plow truck	Sand, plow
3-37	2017	Volvo	Tandem axle dump truck	Haul snow
ST301	2019	Freightliner	5-yard truck w/ plow & sander	Sand, plow
3-45	2008	Freightliner	5-yard dump truck w/ brine tank*	Brine
ST304	2016	Western Star	5-yard dump truck w/ plow & sander	Sand, plow
SL433	2020	Case	221 Loader	Clear parking lots
4-36	2014	Volvo	L90H Loader	Load snow, plow, blower
?	2023	John Deere	644G Loader	Load snow, plow, blower
STL404	2023	Case	836C Grader	Plow snow, windrow for blower
4-35	2015	Caterpillar	930k Loader	Stack snow, plow
4-39	2014	Caterpillar	140M2 Grader	Windrow for blower
4-40	2019	Caterpillar	140M3 Grader	Windrow for blower
4-58	2014	Larue	Snow Blower	Pickup snow
SNE911	2023	Kodiak	Snow Blower	Pickup snow
SL434	2021	Case	521 Loader	Load anti-ice material

***Typically used as shown, but can be outfitted with an additional plow if necessary**

STORM SUMMARY REPORT

When any storm event has ended, the Street Department shall prepare a written summary of the snow and ice control operation that will contain:

- Starting and ending time of operations
- Number of miles plowed
- Amount of material used
- Loads of snow hauled
- Brief analysis of problems encountered and recommendations
- Estimated snow depth



COMMUNICATIONS PLAN

Statement of Objectives

It is the objective of the City to communicate important, up-to-date information about snow and ice control operations to Sheridan citizens, school district officials, health care facilities, utilities, and local businesses.

Internal Communications

During any severe weather incident, information from briefings and updates will be disseminated by the Public Works Director or Streets Superintendent to all internal audiences. People to be contacted include city management, police dispatch, and customer service.

External Communications

- The Public Works Department will utilize Everbridge notification software to inform residents of Snow Alerts, snow pickup schedules, and when odd/even parking restrictions are in place in their area. The City encourages residents to sign up for the Everbridge notification system.
- The City will utilize the Everbridge notification system to alert all citizens in the event of extreme emergencies.
- The Sheridan Police Department may also use Reverse 911 for extreme emergencies.

- The Public Works Department will be proactive with local media to convey information to the public.
- Customer Service will record all customer concerns and notify the appropriate division when required.

Sidewalks, Driveways, Parking and Private Plowing

Sidewalks

The City maintains the public sidewalks located adjacent to city property. Sidewalks located adjacent to private property are the responsibility of the property owner.

In the interest of public safety, the City requires (Ordinances 23-4 and 23-5) residents and business owners to remove snow from the sidewalks adjoining their property within 24 hours after a snowstorm ends. It is also important that the areas around school bus stops, fire hydrants, power boxes and storm drains be kept clear and accessible. Citizens and contractors are not allowed to deposit snow from sidewalks or driveways into the street.

Although the City's snowplow operators attempt to keep snow from being plowed onto sidewalks it may occur and it is the resident's responsibility to clear the snow from the sidewalk. Supervisors and plow operators will be informed of incidents of plowing snow onto residential sidewalks when they are reported. Citizens can call Customer service at (307) 674-6483 or go to the City website to report an incident.

Driveways

The resident, business owner or property owner is responsible for opening driveways that are plowed closed by City snowplows. Snow from plowing driveways or opening driveways shall not be plowed into the street. Placing snow in a public street is a violation that is subject to enforcement by the police department. (Ordinances 23-4 and 23-5)

Parking on Snow Routes

Removing snow on high priority routes cannot be accomplished if vehicles and trailers are parked in the way. The City marks snow routes with signage that states no parking is allowed when a snow alert is declared. The City's Facebook page, Everbridge notification system, and media outlets will also publish a Snow Alert. Parked or abandoned vehicles on these routes will be towed at the owner's expense.

Use of Private Contractors

The City does not encourage the use of private contractors for snow removal on City streets. Private contractors that plow snow from City streets must obtain a permit. Individuals that use a private contractor for snow and ice control on publicly owned streets will not be reimbursed by

the City for any snow and ice expenses incurred. The private contractor will be held responsible for damage to public infrastructure.

Due to the increasing amount of decorative light poles, electrical and control boxes in sidewalks, as well as safety concerns, the only self-propelled equipment allowed on sidewalks are ATV's and small equipment. No pickup trucks or large loaders are allowed on sidewalks.

Private contractors shall not push or place snow from private property, parking lots, streets or driveways onto public streets or sidewalks. Placing snow in a public street is a violation that is subject to enforcement by the police department. (Ordinances 23-4 and 23-5)

Appendix

	City Management	
	Public Works Director	(307) 675-4237
	Streets Superintendent	(307) 674-4112
	Street Supervisor	(307) 674-4112
	Parks Superintendent	(307) 674-6483

Customer Service	(307) 674-6483
City Service Center	(307) 674-4112
Police Dispatch	(307) 672-2413