

**Sheridan City Planning Commission
Meeting Agenda
May 22, 2023
7:00 PM, City Council Chamber, City Hall**

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

Motion by:

Second:

Vote:

3. Review, correction, and approval of minutes of the May 8, 2023 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-23-9, Ordinance 2268, Story House Properties annexation. Annexing 175.56 acres into the City of Sheridan. To be zoned B-2 Business District. Located at 2423 E 5th St., SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West.

Motion by:

Second:

Vote:

5. Consideration of PL-23-16; Resolution 25-23, Poll Motor Subdivision. The applicants, Lynette Neighbors and TC Neighbors Trustees, are requesting to subdivide 6.7 acres from unplatted land and 1 lot into 2 lots. Zoned M-1, Industrial District. Located at 1808, 1810, 1812 and 1858 Coffeen Ave. (PIN 56843530005500, 56843536500225)

Motion by:

Second:

Vote:

6. Comments from commissioners and staff.

7. Adjourn



MEMO

TO: Planning Commission

FROM:

RE: Review, correction, and approval of minutes of the May 8, 2023 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
7:00 PM – CITY HALL COUNCIL CHAMBERS
MAY 8, 2023

1. Commission Chair Tod Windsor called the meeting to order at 7:03 PM with a quorum as follows: Tod Windsor, Evelyn Gernaat, James Schrodt, Daniel Kerbs, and Ryan Franklin.
2. Commissioner Kerbs moved, seconded by Commissioner Schrodt, to approve the agenda. Voice vote: unanimous.
3. The minutes of the March 13th meeting were approved by unanimous consent.

4. **Consideration of PL-23-1, Ordinance 2267.**

The applicant, FP Little Goose LLC is requesting approval of Teal Springs Subdivision PUD, Planned Unit Development to rezone 64.99 acres from B-1 Business District to a PUD, Planned Unit Development and a preliminary plat for 59 lots, 6 outlots, and 2 tracts. Located south of 2340 Wetlands Dr, between Brundage Ave and Coffeen Ave. PIN 55840221100500 and 55840232101000.

There was no public comment.

The Chair called for a motion for consideration of PL-23-1, Ordinance 2267. Commissioner Franklin moved, seconded by Commissioner Kerbs, to approve PL-23-1, Ordinance 2267.

Voice Vote: Unanimous approval to provide a positive recommendation for the rezone.

5. **Consideration of PL-23-8; Whitney Project Subdivision preliminary plat.**

The applicants, Caro Land Co II LLC, Second Rung Wyoming LLC, Whitney Plaza Owner Association and Whitney Benefits Inc, are requesting to subdivide .367 acres from 4 lots and 3 outlots into 16 lots and 2 outlots. Zoned PUD, Planned Unit Development. Located at 421 E Brundage St., 107 and 139 N Custer St. PIN 56842630203925, 56842630000110, 56842630204925, 56842630000310, 56842630204025, 56842630000210.

There was no public comment.

The Chair called for a motion for consideration of PL-23-8; Whitney Project Subdivision preliminary plat. Commissioner Kerbs moved, seconded by Commissioner Schrodt, to approve

PL-23-8; Whitney Project Subdivision preliminary plat.

Voice Vote: Unanimous approval to provide a positive recommendation for the subdivision.

6. **Consideration of PL-23-11, a preliminary plat of the Sheridan Hills Subdivision.**

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

There was no public comment.

The Chair called for a motion for consideration of PL-23-11, a preliminary plat of the Sheridan Hills Subdivision. Commissioner Franklin moved, seconded by Commissioner Gernaat, to approve PL-23-11, a preliminary plat of the Sheridan Hills Subdivision to include the variance for the width on lots 25A, 28A, 28B, 29A, and 29B, along with the limited exception for building footprint leaving no defined setback as stated in the memo.

Voice Vote: Unanimous approval to provide a positive recommendation for the subdivision.

7. **Comments from Commissioners and Staff**

- A. City Engineer Thomas Morneau thanked the Commission for their time and patience.
- B. Commissioner Franklin asked staff how much it costs to put in a traffic light at an intersection. Public Works Director Hanns Mercer stated that it was approximately 500-600,000 dollars. Commissioner Franklin discussed issues with the intersection by Woodland Park Elementary School.

8. **The meeting was adjourned at 8:01 PM.**



MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-9, Ordinance 2268, Story House Properties annexation. Annexing 175.56 acres into the City of Sheridan. To be zoned B-2 Business District. Located at 2423 E 5th St., SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation of approval to the City Council for PL-23-9, Ordinance 2268, Story House Properties Annexation, annexing approximately 175.56 acres into the City of Sheridan, to be zoned B-2 Business District. Located at 2423 E. 5th St. in the SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West.

Background

The applicant, Sean Higgins for Story House Property Company, LLC, is requesting the annexation of 175.56 acres located at in the SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West.

The property is located in Sheridan County, just north of Wyoming State Highway 336 (Wyarno Road) and east of Industrial Lane. The property is currently zoned Urban Residential. The property is bordered to the north and west by Sheridan County property zoned Urban Residential. The property to the east is Sheridan County property zoned Agricultural. Properties to the south are zoned Industrial, with one under the City of Sheridan jurisdiction and two under Sheridan County jurisdiction.

Access to the property is from the south on Wyarno Road. The property is located west of Industrial Lane, which is a public road in the City of Sheridan and north of Wyarno road, a public road under WYDOT jurisdiction. The property has no previous development and a history of agricultural leases.

ZONING:

As stated earlier, the property's current zoning is Urban Residential. The applicant is requesting the B-2 Business District as the new zoning in the City for the property. The B-2 request is an effort to match the existing B-2 property west of Industrial Lane.

UTILITIES:

Phase 1: City of Sheridan utility lines are located west of the property along E. 5th Street. The existing water line at Industrial Lane potentially needs to be

enlarged, beginning at East Ridge Road. Sanitary sewer lines will need to be extended from Valley View Dr along E. 5th Street until reaching the property.

Phase 2: For full development of the property, the water line from Skeel St would need to be extended to the property due to pressure zones. The applicant is currently working with the City of Sheridan as the City has been working towards the Northeast Water and Sewer Extension for over the last 10 years.

NOTICES:

In accordance with WY§ 15-1-405, notices for this annexation were mailed at least 15 business days prior to the date of the public hearing. Notices were sent to surrounding property owners within ½ mile of the new corporate limits of the City of Sheridan. At the time of writing this staff report, the staff had not received any inquiries or oppositions about this annexation application.

ANNEXATION REPORT SUMMARY:

Location:

A tract of land situated in the SE1/4 and S1/2NE1/4 of Section 24, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming and is more particularly described as follows:

Beginning at the center-North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6594; thence N89°19'58"E a distance of 2642.22 feet to the North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6812; thence S00°03'03"E a distance of 1355.50 feet to the East quarter corner of Section 24, monumented by an aluminum cap PLS 2608; thence along the East line of Section 24 S00°02'46"E a distance of 1128.97 feet to a point of intersection with the northwesterly right-of-way of State Highway No. 336, monumented by an aluminum cap PLS 6812; thence continuing along said northwesterly right-of-way S14°03'06"W a distance of 676.46 feet, monumented by a highway monument; thence through a curve to the right, having a radius of 1045.92 feet, a central angle of 76°57'52", an arc length of 1404.97 feet, a chord bearing of S52°31'12"W, and a chord length of 1301.69 feet, monumented by a highway monument; thence S01°14'12"W a distance of 24.84 feet, monumented by a highway monument; thence N89°00'40"W a distance of 1464.84 feet, monumented by an aluminum cap PLS 6812; thence leaving said right-of-way and on the center quarter line of said Section 24, N00°16'03"E a distance of 1422.12 feet, monumented by an aluminum cap PLS 14277; thence leaving said center quarter line, S89°00'40"E a distance of 1348.16 feet, monumented by an aluminum cap PLS 14277; thence N00°16'03"E a distance of 1758.52 feet, monumented by an aluminum cap PLS 14277; thence N89°00'40"W a distance of 1348.16 feet to a point on the center quarter line of Section 24, monumented by an aluminum cap PLS 14277; thence along said center quarter line N00°16'03"E a distance of 720.94 feet to the point of beginning.

Said tract contains 175.56 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

Proposed Zoning:

B-2 (Consistent with nearby City of Sheridan zoning)

Estimated Areas:

1. Commercial Acreage: 24.6 acres
2. Commercial Square Footage: 650,000 square feet
3. Net Residential Acreage: 73.0 acres
4. Residential Density: 7 unit/acre
5. Number of Residential Lots: 150 lots
6. Park Land and Open Space: 52.0 acres
7. Acreage for Other Services (schools, etc.): 26.0 acres

Cost for Public Improvements:

The cost of public improvements for the property to be annexed is split into two phases. Phase 1 can occur with the extension of City of Sheridan utilities from E. 5th Street along Wyarno Road. Phase 2 would require the completion of the Northeast Water and Sewer Extension to extend water from Skeel St to the northern portion on the property.

Phase 1

1. Right of way grading estimated (including pads): \$2,311,287
2. Sanitary Sewer (Onsite): \$202,044
3. Sanitary Sewer (Offsite): \$437,764
4. Water Lines (Onsite): \$233,919
5. Water Lines (Offsite): \$292,399
6. Storm Drain: \$123,600
7. Curb/Gutter/Sidewalks: \$238,200
8. Paving: \$494,444

Phase 2

1. Right of way grading estimated (including pads): \$5,844,408
2. Sanitary Sewer (Onsite): \$809,370
3. Sanitary Sewer (Offsite): \$2,711,147
4. Water Lines (Onsite): \$595,144
5. Water Lines (Offsite): \$2,355,000
6. Storm Drain: \$373,200
7. Curb/Gutter/Sidewalks: \$893,250
8. Paving: \$1,854,200

Discussion:

(a) Before any territory is eligible for annexation, the governing body of any city or town at a hearing as provided in W.S. 15-1-405 shall find that:

(i) An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;

(ii) The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town;

(iii) The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed;

(iv) The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407;

(v) If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary

to serve the annexed area pursuant to W.S. 15-1-410; and (vi) The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1- 405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

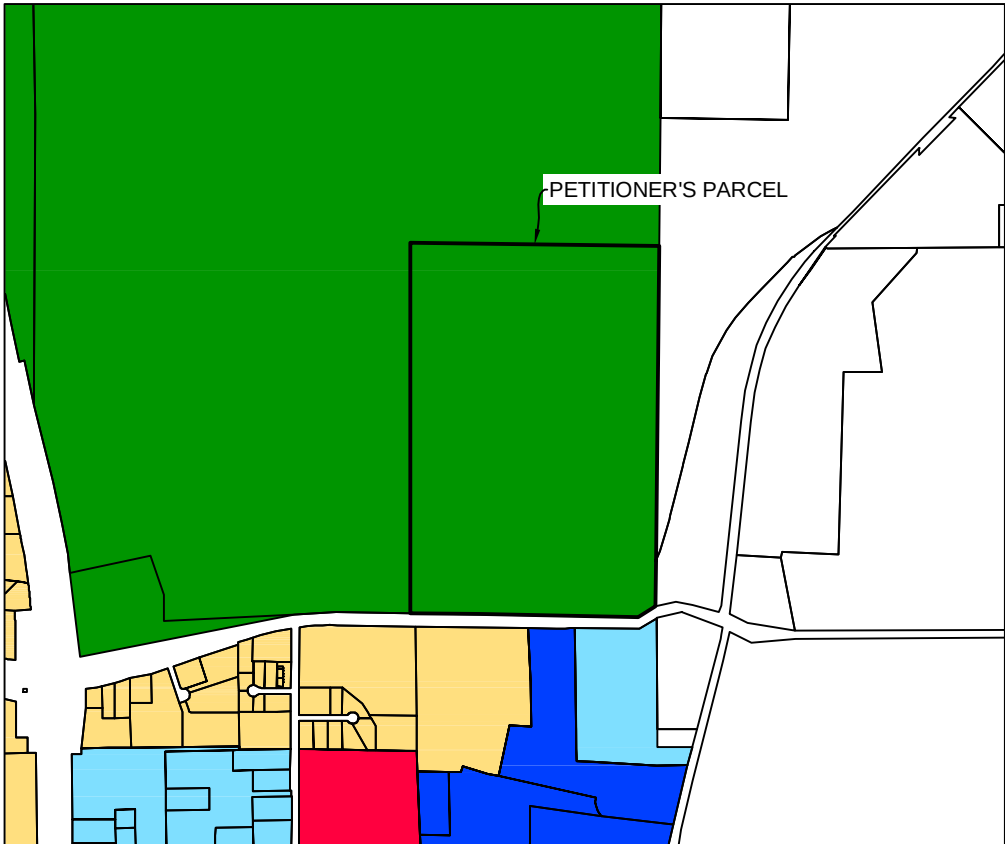
(b) Contiguity will not be adversely affected by the existence of a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way, a lake, stream, reservoir or other natural or artificial waterway located between the annexing city or town and the land sought to be annexed.

(c) An annexing municipality shall prepare a proposed annexation report as specified in this subsection. The report shall, at a minimum, contain:

- (i) A map of the area proposed to be annexed showing identifiable landmarks and boundaries and the area which will, as a result of the annexation then be brought within one-half ($\frac{1}{2}$) mile of the new corporate limits of the city, if it has exercised the authority granted under W.S. 15-3-202(b)(ii);
- (ii) The total estimated cost of infrastructure improvements required of all landowners by the annexing municipality related to the annexation;
- (iii) A list of basic and other services customarily available to residents of the city or town and a timetable when those services will reasonably be available to the area proposed to be annexed;
- (iv) A projected annual fee or service cost for services described in paragraph (iii) of this subsection;
- (v) The current and projected property tax mill levies imposed by the municipality; and
- (vi) The cost of infrastructure improvements required within the existing boundaries of the municipality to accommodate the proposed annexation.

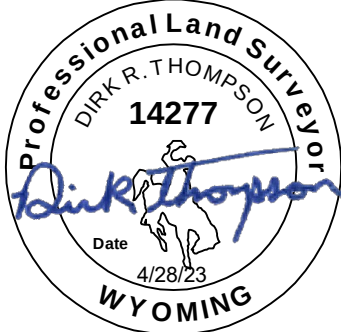
Attachments

annexation plat
annexation report
Petition
aerial map
Ordinance 2268



VICINITY MAP
SCALE : 1" = 2,000'

- RECOVERED BRASS CAP
■ RECOVERED ALUMINUM CAP
▣ RECOVERED HIGHWAY MONUMENT
□ SET REBAR WITH ALUMINUM CAP PLS 14277
⊕ POWER POLE
⊙ POWER METER
Ⓟ POWER VAULT
— PETITIONER'S BOUNDARY
— ALTA BOUNDARY
— QUARTER LINE
- - - SIXTEENTH LINE
- - - EASEMENT LINE
- - - FENCE LINE
- - - ROAD CENTERLINE
- - - ROAD EDGE
- - - OVERHEAD POWER
- - - UNDERGROUND POWER
- - - CBM PAD BOUNDARY
- - - EDGE OF WATER
+ + + + + RESERVOIR AREA
■ URBAN RESIDENTIAL ZONING
■ CORPORATE ZONING
■ COMMERCIAL 1 ZONING
■ INDUSTRIAL 1 ZONING
■ INDUSTRIAL 2 ZONING
■ AGRICULTURAL ZONING



CERTIFICATE OF SURVEYOR:

TO STORY HOUSE MANAGEMENT, ITS SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 8, 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH 2022.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 56884
COMMITMENT DATE: JANUARY 3, 2022 AT 5:00 PM

SCHEDULE B, PART II EXCEPTIONS

- NOT PLOTTED, NONE PROVIDED
- NOT PLOTTED, NONE PROVIDED
- NONE OBSERVED, NONE PROVIDED
- NOT PLOTTED, NONE PROVIDED
- NOT PLOTTED, NONE PROVIDED
- PLOTTED AND LABELED AS SHOWN, OWNERSHIP UNCLEAR
- NOT PLOTTED, NOT A MATTER OF SURVEY
- NOT PLOTTED, NONE PROVIDED
- NOT PLOTTED, NOT A MATTER OF SURVEY
- NONE OBSERVED
- PLOTTED AND LABELED AS SHOWN
- PLOTTED AND LABELED AS SHOWN
- NONE PLOTTED, NONE PROVIDED
- BOOK 103, PAGE 357, PLOTTED AND LABELED AS SHOWN
- BOOK 384, PAGE 90, PLOTTED AND LABELED AS SHOWN
- BOOK 421, PAGE 144, NOT PLOTTED, NOT A MATTER OF SURVEY
- BOOK 517, PAGE 126, PLOTTED AND LABELED AS SHOWN
- QUARRY PERMIT RECORDING # 2021-771159, PLOTTED AND LABELED AS SHOWN
- N/A

ANNEXATION DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SE1/4 AND S1/2NE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER-NORTH ONE-SIXTEENTH CORNER OF SECTION 24, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE N89°19'58"E A DISTANCE OF 2642.22 FEET TO THE NORTH ONE-SIXTEENTH CORNER OF SECTION 24, MONUMENTED BY AN ALUMINUM CAP PLS 6812; THENCE S00°03'03"E A DISTANCE OF 1355.50 FEET TO THE EAST QUARTER CORNER OF SECTION 24, MONUMENTED BY AN ALUMINUM CAP PLS 2688; THENCE ALONG THE EAST LINE OF SECTION 24 S00°02'46"E A DISTANCE OF 1128.97 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 336, MONUMENTED BY AN ALUMINUM CAP PLS 6812; THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY S14°03'08"W A DISTANCE OF 378.46 FEET, MONUMENTED BY A HIGHWAY MONUMENT; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1045.92 FEET, A CENTRAL ANGLE OF 76°57'52", AN ARC LENGTH OF 1404.97 FEET, A CHORD BEARING OF S52°31'12"W, AND A CHORD LENGTH OF 1301.69 FEET, MONUMENTED BY A HIGHWAY MONUMENT; THENCE S01°14'12"W A DISTANCE OF 24.84 FEET, MONUMENTED BY A HIGHWAY MONUMENT; THENCE N89°00'40"W A DISTANCE OF 1464.84 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6812; THENCE LEAVING SAID RIGHT-OF-WAY AND ON THE CENTER QUARTER LINE OF SAID SECTION 24, N00°16'03"E A DISTANCE OF 1422.12 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 14277; THENCE LEAVING SAID CENTER QUARTER LINE, S89°00'40"E A DISTANCE OF 1348.16 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 14277; THENCE N00°16'03"E A DISTANCE OF 1758.52 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 14277; THENCE N89°00'40"W A DISTANCE OF 1348.16 FEET TO A POINT ON THE CENTER QUARTER LINE OF SECTION 24, MONUMENTED BY AN ALUMINUM CAP PLS 14277; THENCE ALONG SAID CENTER QUARTER LINE N00°18'03"E A DISTANCE OF 720.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 175.56 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, AND OTHER ENCUMBRANCES THAT HAVE BEEN LEGALLY ACQUIRED.

SURVEY NOTES

- HORIZONTAL DATUM: NAD83(2011)
- COORDINATE SYSTEM: WYOMING STATE PLANE, EAST CENTRAL ZONE, US FOOT (GROUND)
- PROJECT DETAILS:
 - LATITUDE: 44°48'23.74254"
 - LONGITUDE: -106°55'38.29318"
 - HEIGHT: 3883.261'
 - SCALE FACTOR: 1.0002354098
- AREA FENCED AND OCCUPIED BY CHARLES W. HOLLOWAY & LORETTA J. HOLLOWAY, SEE WARRANTY DEED RECORDED IN BOOK 378, PAGE 540. THE PROPERTY IS DESCRIBED AS BEING LOCATED IN LOT 4, SECTION 19, T56N, R83W. IT DOES NOT DESCRIBE LAND LOCATED IN SE1/4 OF SECTION 24, T56N, R84W. THE OVERLAP AS SHOWN ON THIS SURVEY IS DUE TO AN UNMARKED 3" BRASS CAP THAT WAS NOT ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 24. AN ALUMINUM CAP PER PLS 6594 WAS ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 24 IN THIS SURVEY.
- EXACT LOCATION OF WATER, POWER, GAS LINES AND APPURTENANCES WERE NOTE LOCATED TO THE COAL BED METHANE (CBM) SITES, EXACT LOCATIONS ARE UNKNOWN. ONE-CALL TICKET 20220600866, SUBMITTED FEBRUARY 10, 2022

TABLE A NOTES

- MONUMENTS ON SUBJECT PROPERTY PERIMETER RECOVERED AS SHOWN AND LABELED
- N/A
- N/A
- GROSS LAND AREA = 175.56 ACRES
- N/A
- N/A
- N/A
- N/A
- SUBSTANTIAL FEATURES ARE SHOWN AND LABELED
- N/A
- SEE SURVEY NOTE 4
- UTILITY FEATURES ARE SHOWN AND LABELED, SEE SURVEY NOTE 5
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A
- N/A

ANNEXATION PLAT SE1/4, S1/2NE1/4, SECTION 24, T.56N., R.84W., SHERIDAN CO., WYOMING			
PREPARED FOR: STORY HOUSE MANAGEMENT 40 E WORKS STREET, SUITE #1B SHERIDAN, WY 82801			
PREPARED BY: 1849 TERRA AVE. SHERIDAN, WY 82801 (307) 872-0763 www.wwcengineering.com			
NO.	REVISION	BY	DATE
PROJECT NO.: 2022063			DESIGNED BY: N/A DRAWN BY: JMC CHECKED BY: DT DATE: 4/28/2023 SHEET 1 OF 1

STORY HOUSE PROPERTIES ANNEXATION REPORT

PREPARED FOR:

STORY HOUSE PROPERTIES



April 2023

STORY HOUSE PROPERTIES ANNEXATION REPORT

Prepared for: Story House, Inc.
40 E Works St #1B
Sheridan, WY 82801

Prepared by: WWC Engineering
1849 Terra Avenue
Sheridan, WY 82801
(307) 672-0761

Principal Author: Jeff Barron, P.E.

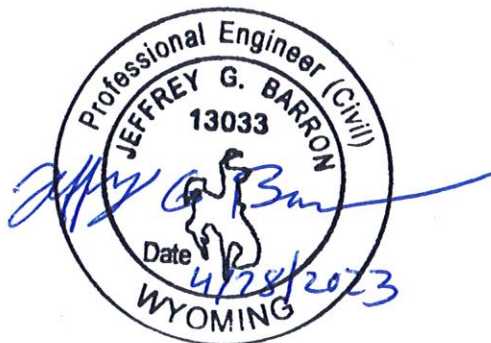


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Phase 2 Infrastructure	2

LIST OF ATTACHMENTS

Attachment A	DOWL Northeast Sheridan Infrastructure Project
Attachment B	DOWL WWDC Level I Study
Attachment C	City of Sheridan WWDC Grant Application

LOCATION

A tract of land situated in the SE1/4 and S1/2NE1/4 of Section 24, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming and is more particularly described as follows:

Beginning at the center-North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6594; thence N89°19'58"E a distance of 2642.22 feet to the North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6812; thence S00°03'03"E a distance of 1355.50 feet to the East quarter corner of Section 24, monumented by an aluminum cap PLS 2608; thence along the East line of Section 24 S00°02'46"E a distance of 1128.97 feet to a point of intersection with the northwesterly right-of-way of State Highway No. 336, monumented by an aluminum cap PLS 6812; thence continuing along said northwesterly right-of-way S14°03'06"W a distance of 676.46 feet, monumented by a highway monument; thence through a curve to the right, having a radius of 1045.92 feet, a central angle of 76°57'52", an arc length of 1404.97 feet, a chord bearing of S52°31'12"W, and a chord length of 1301.69 feet, monumented by a highway monument; thence S01°14'12"W a distance of 24.84 feet, monumented by a highway monument; thence N89°00'40"W a distance of 1464.84 feet, monumented by an aluminum cap PLS 6812; thence leaving said right-of-way and on the center quarter line of said Section 24, N00°16'03"E a distance of 1422.12 feet, monumented by an aluminum cap PLS 14277; thence leaving said center quarter line, S89°00'40"E a distance of 1348.16 feet, monumented by an aluminum cap PLS 14277; thence N00°16'03"E a distance of 1758.52 feet, monumented by an aluminum cap PLS 14277; thence N89°00'40"W a distance of 1348.16 feet to a point on the center quarter line of Section 24, monumented by an aluminum cap PLS 14277; thence along said center quarter line N00°16'03"E a distance of 720.94 feet to the point of beginning.

Said tract contains 175.56 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

PROPOSED ZONING:

B-2 (Consistent with nearby City of Sheridan zoning)

ESTIMATED AREAS

1. Commercial Acreage: 24.6 acres
2. Commercial Square Footage: 650,000 square feet
3. Net Residential Acreage: 73.0 acres
4. Residential Density: 7 unit/acre

5. Number of Residential Lots: 150 lots
6. Park Land and Open Space: 52.0 acres
7. Acreage for Other Services (schools, etc.): 26.0 acres
8. Cost for Public Improvements:

The cost of public improvement for the property to be annexed is phased based upon pressure zone needs for the site. Phase 1 is planned to include the construction of 6 pads and 1,200 feet of road containing the needed private infrastructure. Phase 2 is anticipated to include the construction of 6 additional pads with 7,900 feet of additional primary and tertiary roads. Phase 3 would be the development of approximately 67 acres of urban residential areas.

PHASE 1 INFRASTRUCTURE

The initial site development can occur with an extension of City of Sheridan (public) sanitary sewer and water along State Hwy 336 (Wyarno Road). This along with the private sanitary sewer and water along the proposed Phase 1 road will fully service the initial development.

- a. Right of way grading estimated (including pads): \$2,311,287
- b. Sanitary Sewer (Onsite): \$202,044
- c. Sanitary Sewer (Offsite): \$437,764
- d. Water Lines (Onsite): \$233,919
- e. Water Lines (Offsite): \$292,399
- f. Storm Drain: \$123,600
- g. Curb/Gutter/Sidewalks: \$238,200
- h. Paving: \$494,444

PHASE 2 INFRASTRUCTURE

Phase 2 site development will require the construction of public infrastructure aptly named the Northeast Water and Sewer Extension contemplated by the City of Sheridan for over the last 10 years. This extension would provide water service and sewer service to the annexation area. The water extension would service the 4040-pressure zone required for fire flows in the higher elevations of the site. Three sewer sheds are planned and would provide both gravity flow and force main service to the anticipated sewer sheds. Further internal private development will also be required.

The extension of water service to the Northeast area of Sheridan is presented in two previous studies conducted by DOWL. The Northeast Sheridan Infrastructure Project, completed in August of 2014 (Appendix A), and the WWDC Level 1 Study, completed in June of 2019 (Appendix B). The water extension consists of two segments: the extension of the 16-inch line on Skeels St, north to Kittering, from Kittering east across I-90, and looping to the 16-inch main in East Ridge Road. The 2014 report estimated the water line extension at \$1,256,000 and the 2019 report estimated the extension at \$1,796,316, the 2023 inflation adjusted cost “Water Lines (Offsite)” is \$2,134,995. In January of 2023, the Wyoming Water Development Commission (WWDC) awarded the City of Sheridan a grant (Appendix C) for \$213,060 with an expected 33% match by the City of \$104,940 for a total \$318,000 related to the design, bidding documents, access permits, easements, and title opinion for the extension. The basis of the funding recommendation by WWDC is “the transmission pipeline extension is a critical next step need of the Sheridan combined water supply system.” The 2023 estimated construction cost in the recommendation by WWDC is \$2,355,000.

The 2014 DOWL report describes the proposed sewer main extension broken into 2 phases. The first phase provides gravity flow connecting to the sanitary sewer system on 14th street. The secondary phase connects a 4-inch and 6-inch force main to the Phase 1 sewer and will require a lift station. The annexed property will require both phases described for full development. The 2014 cost estimate for Phase 1 and Phase 2 in the 2014 report is \$2,119,800. The 2023 inflation adjusted price “Sanitary Sewer (Offsite)” is provided below. The Phase 2 primary road is approximately 4,500 feet in length.

- a. Right of way grading estimated (including pads): \$5,844,408
- b. Sanitary Sewer (Onsite): \$809,370
- c. Sanitary Sewer (Offsite): \$2,711,147
- d. Water Lines (Onsite): \$595,144
- e. Water Lines (Offsite): \$2,355,000
- f. Storm Drain: \$373,200
- g. Curb/Gutter/Sidewalks: \$893,250
- h. Paving: \$1,854,200

This includes private and public infrastructure needed for any future developments and will be permitted and built-in accordance with City requirements.

ATTACHMENT A

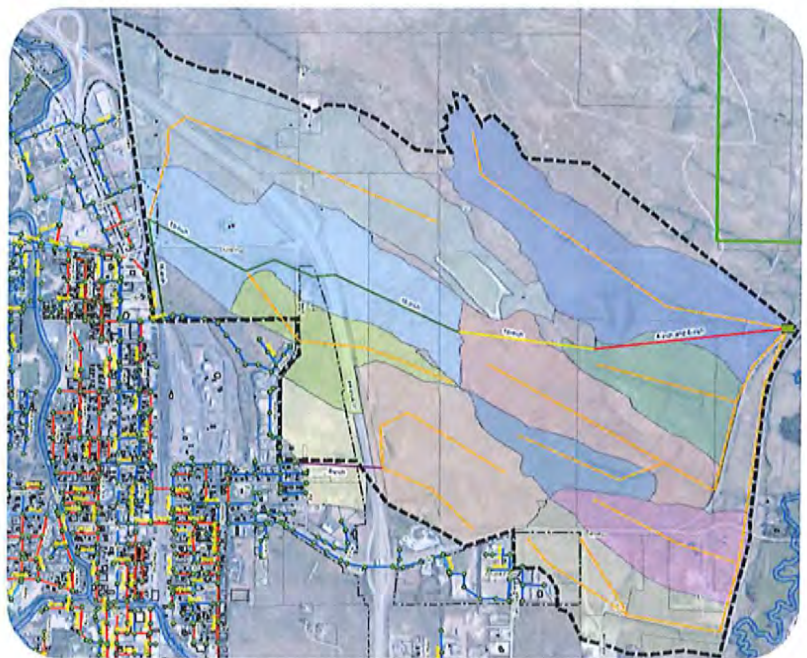
DOWL Northeast Sheridan Infrastructure Project

NORTHEAST SHERIDAN INFRASTRUCTURE PROJECT

AUGUST 2014

PREPARED FOR:

CITY OF SHERIDAN
55 GRINNELL PLAZA
SHERIDAN, WY 82801



PREPARED BY:



DOWL HKM
16 W. 8TH STREET
P.O. BOX 7010
SHERIDAN, WY 82801
PH. 307.672.9006
FAX. 307.672.5214

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Appendices

Appendix A. Sewershed Discussion

Appendix B. Lift Station Discussion

1.0 Introduction

1.1 Overview

Over the past few years, the City of Sheridan has evaluated areas around the City with respect to their ability to accommodate growth. Some of these areas include the Little Goose Valley south of Sheridan, the Big Goose Valley west of Sheridan, the northwest area of Sheridan west of the VA, and the Wrench Ranch area north of Sheridan.

This report presents an analysis of an extension of the City of Sheridan water and sanitary sewer systems to the area north of 5th Street and east of I-90. The purpose of this study is to evaluate the ability of the City of Sheridan's water and sanitary sewer systems to accommodate development of this area, and to make preliminary recommendations on the core facilities needed to serve this area.

1.2 Study Area

A study area was developed through discussions with City staff and was formed based on service area limits and topography as shown in Figure 1. The study area is approximately 1,653 acres with potential for light industrial zoning. For demand projections, the total acreage was reduced to 1,124 acres by eliminating higher elevations above the water pressure zone, eliminating the reservoir, a 20% reduction for roads, and a 15% reduction for open space as required by the City of Sheridan for commercial PUD areas.

1.3 Previous Studies

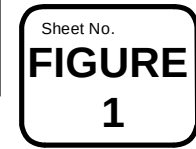
The following studies have been previously completed and are used as references for this study:

1. *City of Sheridan Wastewater Collection System Assessment*. December 2008. DOWL HKM. Reviewed the existing sanitary sewer collection system, identified future impacts to the system from growth, and recommended solutions for rehabilitation and expansion of the system.
2. *City of Buffalo – Sheridan Area Water System – Lake DeSmet Level I Study*. June 2008. HKM Engineering. A study of complex water supply issues in Sheridan and Johnson Counties. This study reviewed the existing systems in Sheridan and Buffalo, identified future impacts to the system from growth, and recommended solutions for rehabilitation of existing lines and expansion of the City water system.

2.0 Sanitary Sewer System

2.1 Existing Sanitary Sewer

The new sanitary sewer interceptors that will serve the study area will connect to the existing system at the manhole located at the crossing of the railroad at 14th Street (installed for Poplar Grove Subdivision) with an additional interceptor connecting to the existing system at the manhole located at 8th Street and Joe Street.



The 16-inch sewer crossing the railroad at 14th Street flows into a 30-inch interceptor. The full flow capacity of both interceptors is around 5000 gpm. The current estimated peak flow through the 30-inch interceptor is around 1,400 gpm, leaving 3,600 gpm capacity remaining. This is sufficient capacity to serve 21,457 people, based on City design standards. The committed flow (from Poplar Grove subdivision) through the 16-inch interceptor is 228 gpm, leaving greater than 4000 gpm capacity remaining. Therefore, both of these interceptors have more capacity remaining than would be needed to serve the study area.

The manhole on 8th Street and Joe Street connects to an 8-inch line which flows into the 30-inch interceptor on Crook Street. The capacity of this flatter 8-inch line is around 300 gpm and appears to have the capacity to develop the sewersheds draining to this point. Flow data from the City is needed to verify the existing flow through this part of the system.

2.2 Design Criteria

Table 1 represents the design criteria used for estimating the sewage flows in this study. These criteria come from the City of Sheridan 2008 Design Standards with the exception of the peaking factor for average day to peak hour and the person equivalents. The following method is used to calculate the peaking factor for the average day to peak hour:

$$\frac{Q_{peak}}{Q_{average}} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}} \text{ Where } P = \text{Population in thousands}$$

This equation is intended to cover normal infiltration and may be used for a population range of 100 to 100,000 (*Wastewater Collection System Modeling and Design, First Edition, Haestad Methods, 2004*).

In analyzing the water usage records from various light industrial users in Sheridan (see Table 2) during the higher usage month of August 2013, we conclude that 6 people per acre is a reasonable person equivalent to use for the northeast Sheridan area, rather than from Sheridan's design standards. Using a population of 6,744 people (based on 6 people per acre) in the equation above gives an average day to peak hour peaking factor of 3.12.

Table 1. – Sewer Design Criteria

Person Equivalents (persons/acre)	
Light Industrial	6
Peaking Factors	
Peak Day/Ave. Day	2.43
Peak Hour/Ave. Day (based on population of 6,744)	3.12
Other Design Criteria	
Average Day Flow (gpcd)	100
Persons per Lot or Unit	2.21

Table 2. – Light Industrial Users in Sheridan

User	Lot Size (acres)	Water Usage (gallons)	Person Equivalent (persons/acre)
Ptolemy Data Systems	2.36	94,966	6.71
Sheridan Commercial Park	25.05	114,600	0.76
Vacutech	5.00	12,716	0.42
Craftco Metal Services	2.46	68,816	4.66

Table 3 shows the loading from each interceptor based on person equivalents for light industrial zoning as shown in Table 1.

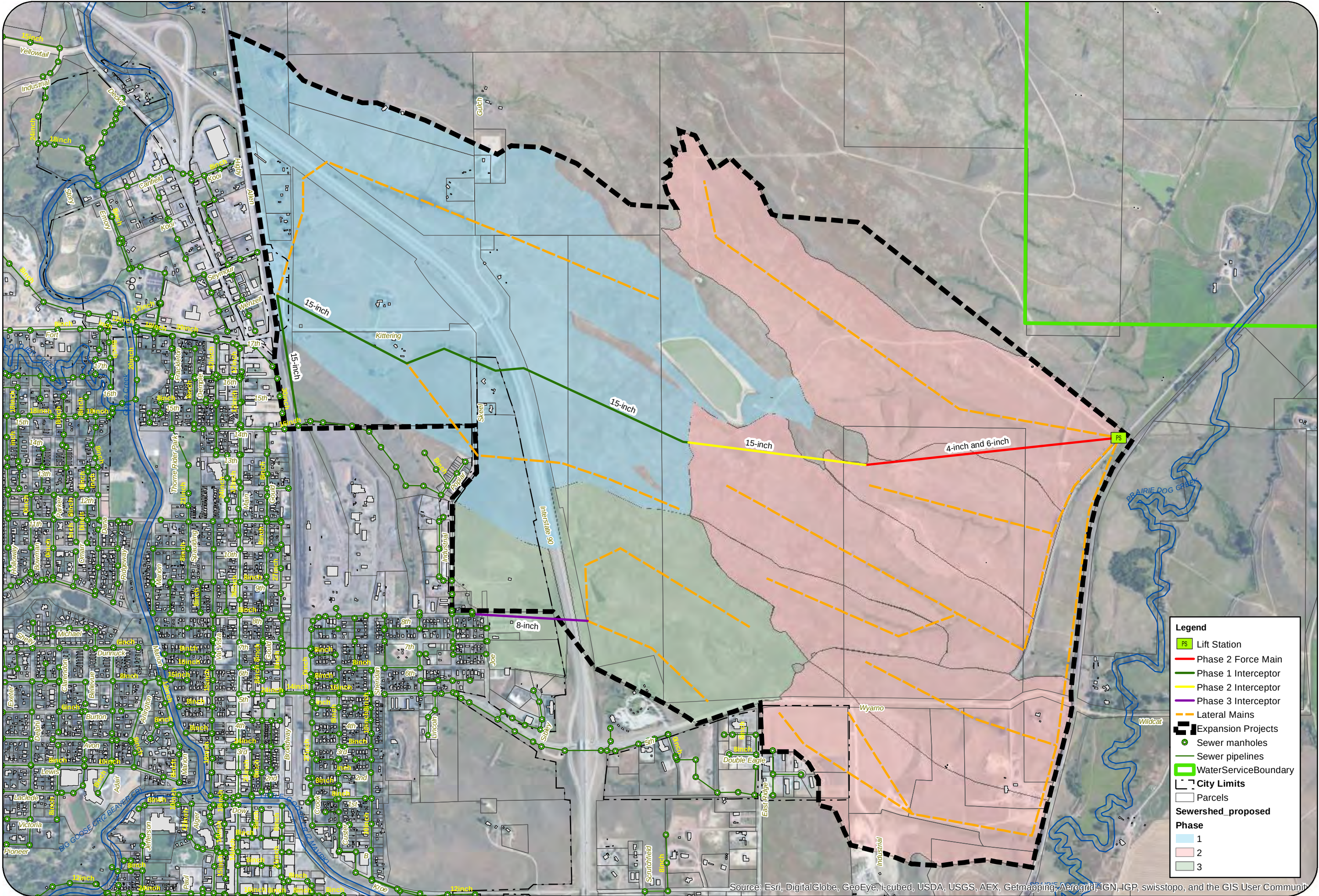
Table 3. – Sanitary Sewer System Loadings

Phase No.	Area (Acres)	Person Equivalents (per acre)	Total # of People	Average Day (GPM)	Peak Day (GPM)	Peak Hour (GPM)
1a	427	6	2562	178	432	647
1b	541	6	3248	226	548	803
2	156	6	934	65	158	255
TOTAL	1124		6,744	468	1138	1705

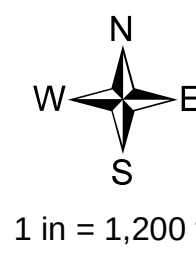
2.3 Modeling and Routing Options

The study area was broken down into service areas or sewersheds in order to analyze the system in manageable sections. The sewershed boundaries follow topography and flow into one common sewer at the mouth of the sewershed. They were developed to maximize gravity flow within the study area and determine where the main interceptors should be placed. To achieve gravity flow through much of the study area, the lateral sewer mains through the sewersheds would flow to a lift station placed in the northeast corner of the study area as shown in Figure 2. This lift station would then pump the sewage through a 4-inch force main to the main interceptor, and then gravity flow to the connecting point on 14th Street. The sewersheds are discussed in more detail in Appendix A.

Modeling was performed to determine the proper sizes for each interceptor. The line sizing is based on the design criteria for light industrial use as shown in Table 1. The sewer main interceptors and line sizes are shown in Figure 2.



CITY OF SHERIDAN EAST 5th STREET SANITARY SEWER			
SANITARY SEWER OPTIONS			
No.	Revision	By	Date



Legend

PS Lift Station

— Phase 2 Force Main

— Phase 1 Interceptor

— Phase 2 Interceptor

— Phase 3 Interceptor

--- Lateral Mains

--- Expansion Projects

• Sewer manholes

— Sewer pipelines

— WaterServiceBoundary

--- City Limits

--- Parcels

Sewershed_proposed

Phase

1

2

3

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

DOWL HKM

Sheet No.

FIGURE 2

16 W. 8th St.
P.O. Box 7010
Sheridan, WY 82801
307-672-9006
307-672-5214 (fax)
dowlhkm.com

The main interceptor proposed to connect to the existing sanitary sewer system on 14th Street has been broken into two phases, phase 1 and 2. The majority of this interceptor flows by gravity and is labeled phase 1. This interceptor has been sized to accommodate loadings that will eventually be pumped from the lift station. Phase 2 is the lift station with the 4-inch and 6-inch force mains which would be built when the land is developed in the areas requiring a lift station. The main interceptor that will connect to the existing sanitary sewer system at 8th Street and Joe Street is shown as phase 3 on Figure 2 and serves a separate sewershed in the southwest corner of the study area.

As mentioned above, phase 2 includes the installation of a lift station. Sizing of this lift station is very important as both sizing the lift station for the initial loadings and planning for the same lift station to eventually serve the future build out of the service areas must be considered. These concerns include the size of the wet well, size of the pumps, and the size of the force main. These items will need to be looked at in more detail when designing the lift station. Some initial thoughts on how to address these concerns are as follows:

- The wet well should be sized for the future loads. The wet well can be sized for pump run times and then operated at a lower water level initially. (Reduce the ultimate volume between pump on and pump off.)
- The force main should be laid with a 4-inch and 6-inch pipe in the same trench with the 4-inch pipe used initially and then switch to the 6-inch force main in the future. The key here is to maintain proper velocities.
- The pumps initially should be sized for the 4-inch force main.
- In the future, the pumps can be changed out to larger pumps to be used with the 6-inch force main.

The lift station is discussed in more detail in Appendix B.

2.4 Cost Estimates

Tables 4, 5, and 6 show the cost estimates for the three phases discussed in Section 2.3. These cost estimates anticipate that easements will be granted at no cost due to the value of infrastructure received, so the cost shown for acquisition of easements is for coordination and easement document preparation.

Table 4. – Cost Estimate for Phase 1

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$80,000
Legal & Admin		\$15,000
Acquisition of Easements		\$25,000
Cost of Components		
Sewer Main (8340' of 15" at \$52/foot) ¹	\$433,680	
Manholes (22 at \$4500)	\$99,000	
Surface Restoration (8340 LF @ \$5/LF) ²	\$41,700	
Boring under I-90	\$140,000	
Utility Conflicts & Misc.	\$15,000	
Bonds, Insurance, Mobilization	\$73,000	
Construction Sub-Total		\$802,380
Engineering Services During Construction (10%)		\$80,000
Sub-Total		\$1,002,380
Contingency (Sub-Total x 15%)		\$150,000
Estimate Project Total Cost		\$1,152,380

1 Includes pipe materials, installation, bedding, and backfill.

2 Includes topsoil stripping, replacement, and seeding.

Table 5. – Cost Estimate for Phase 2

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$68,000
Legal & Admin		\$10,000
Acquisition of Easements		\$20,000
Cost of Components		
Force Main (3700' of 4" at \$35/foot) ¹	\$129,500	
Force Main (3700' of 6" at \$40/foot) ¹	\$148,000	
Sewer Main (2560' of 15" at \$52/foot) ¹	\$133,120	
Manholes (7 at \$4500)	\$31,500	
Lift Station	\$125,000	
Surface Restoration (6260 LF @ \$5/LF) ²	\$31,300	
Utility Conflicts & Misc.	\$15,000	
Bonds, Insurance, Mobilization	\$62,000	
Construction Sub-Total		\$675,420
Engineering Services During Construction (10%)		\$68,000
Sub-Total		\$841,420
Contingency (Sub-Total x 15%)		\$126,000
Estimate Project Total Cost		\$967,420

1 Includes pipe materials, installation, bedding, and backfill.

2 Includes topsoil stripping, replacement, and seeding.

Table 6. – Cost Estimate for Phase 3

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$28,000
Legal & Admin		\$10,000
Acquisition of Easements		\$20,000
Cost of Components		
Sewer Main (1660' of 8" at \$42/foot) ¹	\$69,720	
Manholes (5 at \$4500)	\$22,500	
Surface Restoration (1660 LF @ \$5/LF) ²	\$8,300	
Boring under I-90	\$140,000	
Utility Conflicts & Misc.	\$10,000	
Bonds, Insurance, Mobilization	\$25,000	
Construction Sub-Total		\$275,520
Engineering Services During Construction (10%)		\$28,000
Sub-Total		\$361,520
Contingency (Sub-Total x 10%)		\$54,000
Estimate Project Total Cost		\$415,520

1 Includes pipe materials, installation, bedding, and backfill.

2 Includes topsoil stripping, replacement, and seeding.

3.0 Water System

3.1 Existing Water System

Two options were analyzed for providing water from the existing system. Both options would have a looped waterline from the 16-inch waterline on Skeels Street to the 16-inch waterline at Eastridge Road and Fifth Street. The second option includes an East-West Cross Valley connection line from a 12-inch waterline at 11th Street and Highland to the connection point at Skeels Street. This cross-valley line has been identified as a future improvement in previous studies. The source of water for both options is in the 4040 pressure zone. This new service area is primarily in the 4040 zone, so that is the only zone included in this discussion. These options are shown in Figure 3.

3.2 Design Criteria

Table 7 presents the design criteria used in estimating demand for these waterline options.

Table 7. – Water System Design Criteria

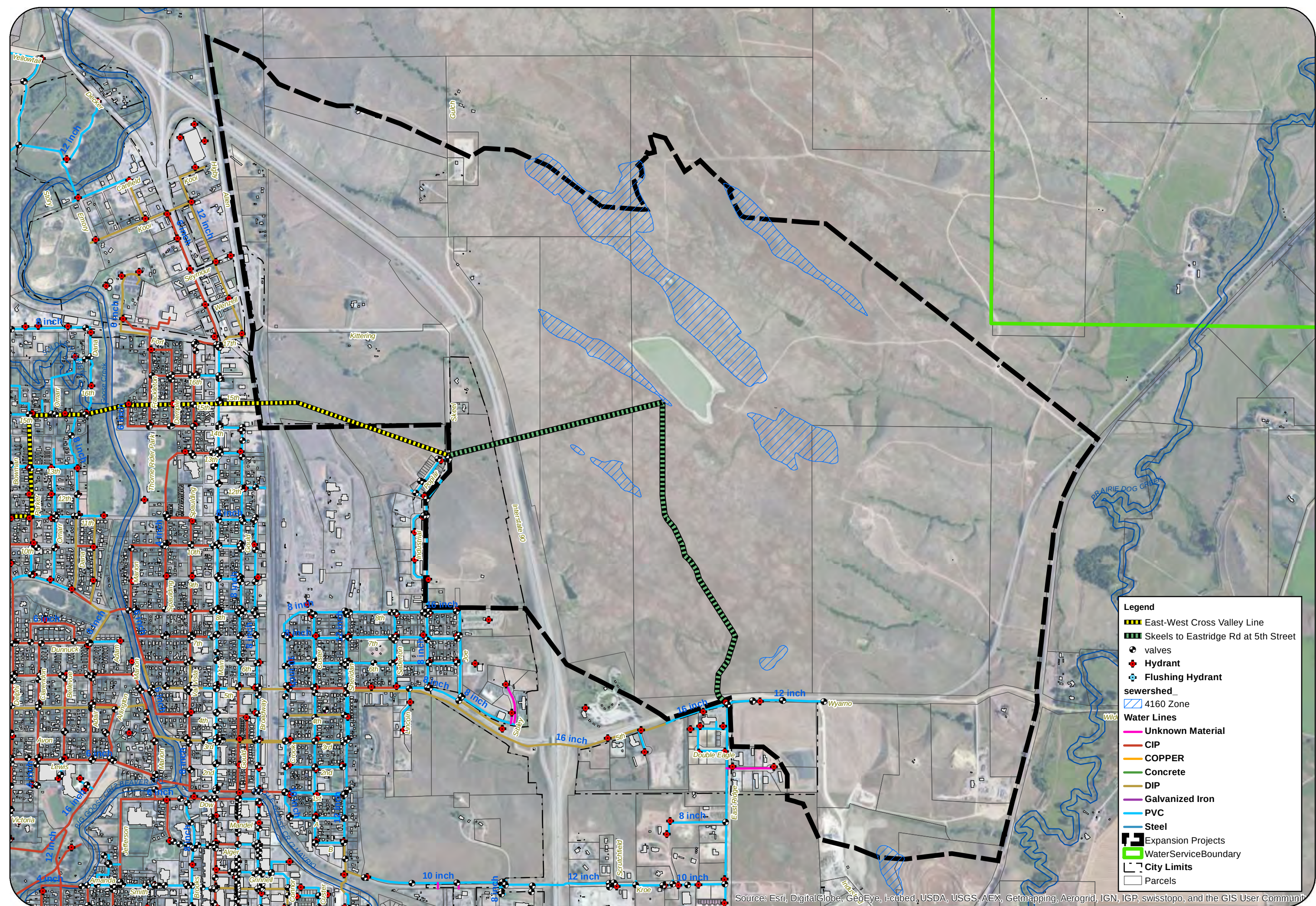
<i>Peaking Factors</i>	
Peak Day/Ave. Day	2.65
Peak Hour/Ave. Day	4.2
<i>Average Day Demand (gpcd) for Future Population</i>	
Per Capita	200

Residential - Single Family (gpd/acre)	1320
Commercial (gpd/acre)	3600
Heavy Industrial (gpd/acre)	3000
Light Industrial (gpd/acre)	2000
Average Use (gpd/acre)	424
Other Design Criteria	
Persons per Lot or Unit	2.25
Industrial Fire Flow (gpm)	3500

The future water demand is based on the availability of water to the study area through a 16-inch looped water main from Skeels Street to Eastridge Road at 5th Street. The amount of water available translates to 2.12 people/acre. Water demand was allocated by sewershed area using this number of people per acre as shown in Table 8.

Table 8. – Water Demand Based on Sewershed Area

Sewershed No.	Available Quantity (Acres)	Average Use (gpd/acre)	Average Day (gpm)	Peak Day (gpm)	Peak Hour (gpm)
1	88	424	26	68	108
2	69	424	20	54	85
3	40	424	12	31	50
4	107	424	32	84	133
5	65	424	19	51	81
6	172	424	51	134	213
7	203	424	60	159	251
8	41	424	12	32	51
9	114	424	34	89	141
10	162	424	48	126	200
11	62	424	18	48	77
Totals	1124		331	877	1390



Legend

- East-West Cross Valley Line
- Skeels to Eastridge Rd at 5th Street
- valves
- Hydrant
- Flushing Hydrant
- sewershed_
- 4160 Zone
- Water Lines**
- Unknown Material
- CIP
- COPPER
- Concrete
- DIP
- Galvanized Iron
- PVC
- Steel
- Expansion Projects
- WaterServiceBoundary
- City Limits
- Parcels

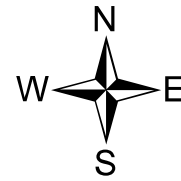
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

No.	Revision	By	Date

CITY OF SHERIDAN

EAST 5th STREET SANITARY SEWER

WATER MAIN OPTIONS



16 W. 8th St.
P.O. Box 7010
Sheridan, WY 82801
307-672-9006
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Sheet No.

FIGURE

3

3.3 Water System Hydraulics

The elevation of the ground within the study area varies from approximately 3720 feet to 3940 feet. This results in static pressures of approximately 43 psi to 138 psi when served by the 4040 zone.

Where pressures exceed 80 psi, individual or lateral PRVs should be used. If meter pits are used, a small PRV can be laid in series with the meter.

Peak day demand, peak hour demand, and fire flows were all modeled for the waterline loop from Skeels Street to Eastridge Rd at Fifth Street. Model runs compared this option using a 16-inch pipe and a 24-inch pipe. For the East-West Cross Valley waterline, a 16-inch pipe and a combination of 16-inch pipe to Skeels Street with a 24-inch pipe connecting Skeels Street to Eastridge Rd at Fifth Street was used. The resulting pressures throughout the system from these four scenarios are shown in Tables 9 through 12.

Table 9. – 16-inch Loop from Skeels Street to Eastridge Rd at Fifth Street

Location	Existing System		Existing System with Study Area	
	Peak Day	Peak Hour	Peak Day	Peak Hour
Pressures (PSI)				
Eastridge Rd & 5th Street (El. 3926)	46.4	42.1	43.0	39.2
Skeels Street (El. 3806)	98.4	94.3	95.1	90.9
5th Street & Sheridan Ave (El. 3736)	128.7	124.7	126.3	122.3
North of 5th & East of I-90 (El. 3930)	-	-	41.1	36.8

Table 10. – 24-inch Loop from Skeels Street to Eastridge Rd at Fifth Street

Location	Existing System		Existing System with Study Area	
	Peak Day	Peak Hour	Peak Day	Peak Hour
Pressures (PSI)				
Eastridge Rd & 5th Street (El. 3926)	46.4	42.1	43.1	39.2
Skeels Street (El. 3806)	98.4	94.3	95.0	91.0
5th Street & Sheridan Ave (El. 3736)	128.7	124.7	126.3	122.3
North of 5th & East of I-90 (El. 3930)	-	-	41.3	37.3

Table 11. – 16-inch East-West Cross Valley Line

Location	Existing System		Existing System with Study Area	
	Peak Day	Peak Hour	Peak Day	Peak Hour
Pressures (PSI)				
Eastridge Rd & 5th Street (El. 3926)	46.4	42.1	43.2	39.3
Skeels Street (El. 3806)	98.4	94.3	95.3	91.0
5th Street & Sheridan Ave (El. 3736)	128.7	124.7	126.4	122.3
11th & Highland (El. 3835)	86.1	80.8	84.9	79.4
North of 5th & East of I-90 (El. 3930)	-	-	41.4	36.9

Table 12. – 16-inch East-West Cross Valley Line with a 24-inch Loop from Skeels Street to Eastridge Rd at Fifth Street

Location	Existing System		Existing System with Study Area	
	Peak Day	Peak Hour	Peak Day	Peak Hour
Pressures (PSI)				
Eastridge Rd & 5th Street (El. 3926)	46.4	42.1	44.3	39.5
Skeels Street (El. 3806)	98.4	94.3	96.3	91.4
5th Street & Sheridan Ave (El. 3736)	128.7	124.7	127.0	122.5
11th & Highland (El. 3835)	86.1	80.8	84.3	79.0
North of 5th & East of I-90 (El. 3930)	-	-	42.6	37.7

The tables above show the existing system can supply the domestic demand for this future growth area.

Fire Flows were modeled under a peak day demand condition. The fire flow for each scenario at the highest elevation of 3930 feet are shown in Table 13. Fire flow scenarios are modeled using a minimum 20 psi residual pressure in the system.

Table 13. –Available Fire Flows for various options

Improvement Option	Fire Flow Available (gpm)
16" from Eastridge Road (no loop)	2509
16" Skeels to Eastridge Rd at 5th Street	3508
24" Skeels to Eastridge Rd at 5th Street	4377
16" East-West Cross Valley Line	3621
16"/24" East-West Cross Valley Line	5913

As shown in Table 11, if the waterline size is increased to 24-inch from Skeels to Eastridge Rd at 5th Street, there is 877 gpm more water available, which would accommodate a greater population. The same occurs for the 16-inch East-West Cross Valley Line and the 16-inch/24-inch East-West Cross Valley Line with 121 gpm and 2413 gpm, respectively.

Another scenario that would provide more water for domestic demand is if the required fire flow amount was reduced. The current design criteria uses a 3500 gpm fire flow, which is a very high fire flow demand. The international fire code (IFC) allows reductions in the fire flow amount required for sprinkled buildings, building size, proximity to hydrants, and construction type. Therefore, it may be possible to reduce the fire flow requirement to 2500 gpm.

3.4 Cost Estimates

The cost estimate breakdowns for the four water main options analyzed are shown in Tables 14 through 17.

Table 14. – 16" Water Main Skeels to Eastridge @ 5th Street

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$87,000
Legal & Admin		\$10,000
Acquisition of Easements		\$40,000
Cost of Components		
Water Lines (8000' of 16" at \$86/foot)	\$688,000	
Surfacing Restoration (8000' @ \$5/LF)	\$40,000	
Boring under I-90	\$140,000	
Construction Sub-Total		\$868,000
Engineering Services During Construction (10%)		\$87,000
Sub-Total		\$1,092,000
Contingency (Sub-Total x 15%)		\$164,000
Estimate Project Total Cost		\$1,256,000

Table 15. – 24" Water Main Skeels to Eastridge @ 5th Street

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$94,000
Legal & Admin		\$10,000
Acquisition of Easements		\$40,000
Cost of Components		
Water Lines (8000' of 24" at \$95/foot)	\$760,000	
Surfacing Restoration (8000' @ \$5/LF)	\$40,000	
Boring under I-90	\$140,000	
Construction Sub-Total		\$940,000
Engineering Services During Construction (10%)		\$94,000
Sub-Total		\$1,178,000
Contingency (Sub-Total x 15%)		\$177,000
Estimate Project Total Cost		\$1,355,000

Table 16. – 16" Water Main East-West Cross Valley Line

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$239,000
Permitting & Mitigation		\$50,000
Legal & Admin		\$30,000
Acquisition of Easements & Right-of-Way		\$150,000
Cost of Components		
Water Lines (18,000' of 16" at \$86/foot)	\$1,548,000	
Surfacing Allowance*	\$500,000	
Miscellaneous	\$200,000	
Boring under I-90	\$140,000	
Construction Sub-Total		\$2,388,000
Engineering Services During Construction (10%)		\$239,000
Sub-Total		\$3,096,000
Contingency (Sub-Total x 15%)		\$464,000
Estimate Project Total Cost		\$3,560,000

*Surfacing allowance not sufficient for a water line only project. Assume this work will be done in conjunction with street improvements. A more detailed project specific cost estimate is needed as the project is designed.

Table 17. – 16”/24” Water Main East-West Cross Valley Line

Design, Geotech, Final Planning, Plans & Specs, Bidding (10%)		\$246,000
Permitting and Mitigation		\$50,000
Legal & Admin		\$30,000
Acquisition of Easements & Right-of-Way		\$150,000
Cost of Components		
Water Lines (10,000' of 16" at \$86/foot)	\$860,000	
Water Lines (8000' of 24" at \$95/foot)	\$760,000	
Surfacing Allowance*	\$500,000	
Miscellaneous	\$200,000	
Boring under I-90	\$140,000	
Construction Sub-Total		\$2,460,000
Engineering Services During Construction (10%)		\$246,000
Sub-Total		\$3,182,000
Contingency (Sub-Total x 15%)		\$477,000
Estimate Project Total Cost		\$3,659,000

*Surfacing allowance not sufficient for a water line only project. Assume this work will be done in conjunction with street improvements. A more detailed project specific cost estimate is needed as the project is designed.

4.0 Recommendations

The interceptors for the sanitary sewer design are presented in the logical areas for anticipated growth in the study area. The placement of these interceptors will depend on development in the area. Ideally, Phase 1 and 3 would be built first, as these two interceptors will flow by gravity. Phase 1 must be built in order for Phase 2 to be built. The recommended sanitary sewer options and phases are shown in Figure 4.

The recommended water main size is the 24-inch pipe connecting from Skeels to Eastridge Rd at 5th Street as shown in Figure 4. The 24-inch pipeline can provide flows to accommodate 4,754 people whereas the 16-inch can only provide flows to accommodate a 2,390 people equivalent. Since costs are similar, it may serve the City best to install the 24-inch pipeline. In the future, the City may consider building a tank to serve the study area. A tank would provide an additional 3500 gpm as the tank would store the water needed for fire flows. The additional 3500 gpm would serve an additional 6,000 people.

The East-West Valley Cross Line is not recommended at this time. Although the 16-inch/24-inch line does immediately provide flows to serve more people, the City may want to consider building a tank in the future to provide water for fire flows. Since the East-West Cross Valley Lines would be significantly more expensive, it is not considered the best option for the City at this time. If this area should develop and additional water supply is needed in this area, then a tank and/or the East-West Cross Valley lines could be built.



DOWL HKM

**16 WEST 8TH STREET
PO BOX 7010
SHERIDAN, WY 82801**

APPENDIX A

SEWERSHED DISCUSSION

APPENDIX A

Northeast Sheridan Infrastructure Project Sewershed Development and Analysis

Introduction

The study area was broken down into eleven service areas or sewersheds as shown in Figure A1. Breaking the system into sewersheds allows the system to be analyzed in manageable sections. The sewershed boundaries follow topography and flow into one common sewer at the mouth of the sewershed. Six of the sewersheds flow to a lift station (in the Prairie Dog Creek drainage) and are then pumped into a gravity sewer, while the other five sewersheds are able to flow by gravity to the Wastewater Treatment Plant.

Sanitary Sewer Modeling

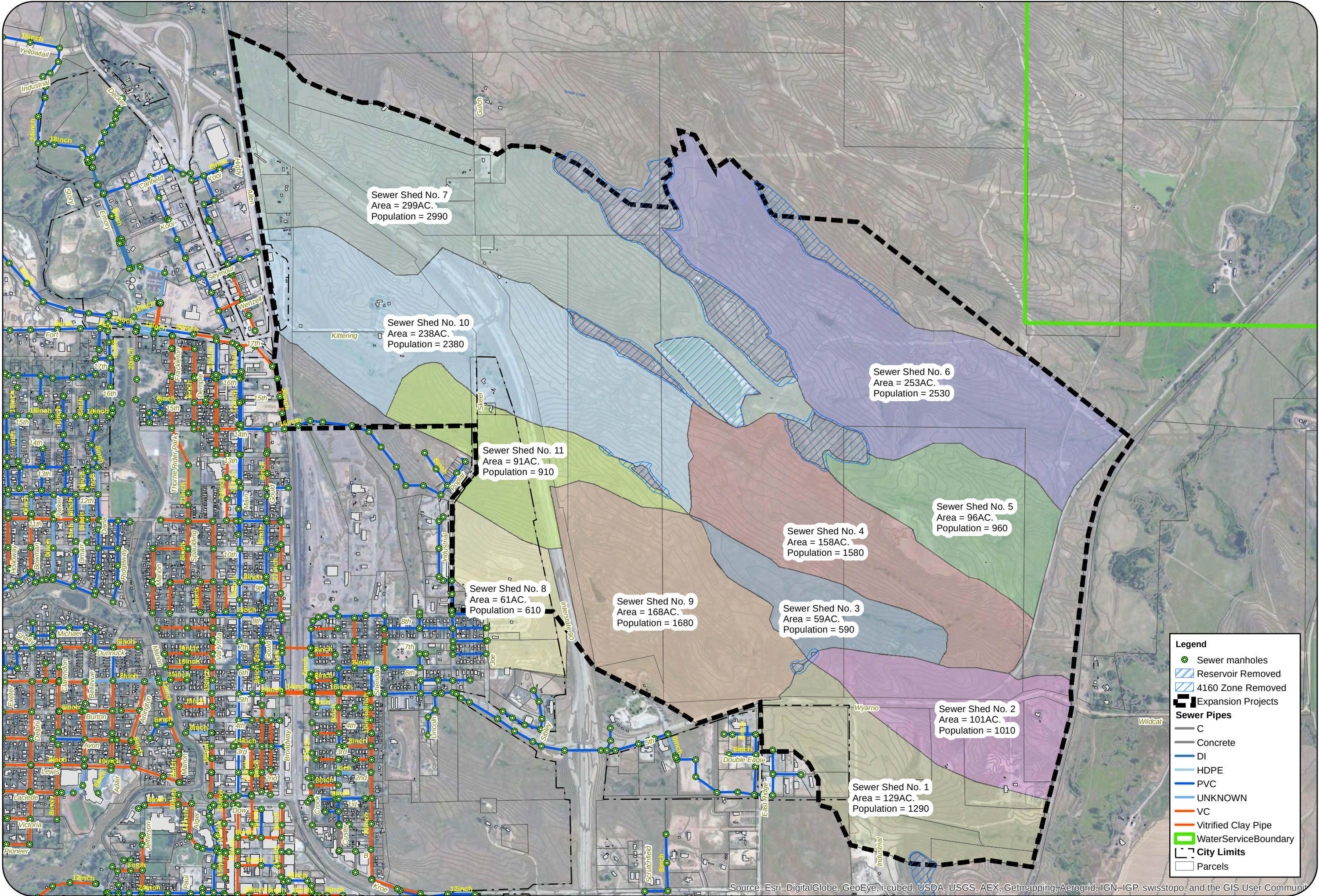
Modeling was performed to determine the proper line sizes for each sewershed. The loadings for each sewershed are shown in Table A1 and are based on the design criteria shown in Table 1 in the report.

Table A1. – Sanitary Sewer Loadings by Sewershed

Sewer Shed No.	Quantity (Acres)	Person Equivalents (per acre)	Total # of People	Average Day (GPM)	Peak Day (GPM)	Peak Hour (GPM)
1	88	6	526	37	89	145
2	69	6	412	29	70	115
3	40	6	241	17	41	69
4	107	6	645	45	109	175
5	65	6	392	27	66	110
6	172	6	1032	72	174	272
7	203	6	1220	85	206	317
8	41	6	249	17	42	71
9	114	6	685	48	116	186
10	162	6	971	67	164	257
11	62	6	371	26	63	104
TOTAL	1124		6,744	468	1138	1820

The sewershed sewer main routing and line sizes are shown in Figure A2. Sewersheds one through six will flow by gravity through either 8-inch or 12-inch lines to a lift station which would be built during phase 2. The lift station would then pump the sewage through a 4-inch or 6-inch force main to the sewer main connection for sewershed 10 which would be built during phase 1, thus sewershed 10 sewer main has been sized to accommodate loadings from sewersheds one through six and sewershed 10. Sewersheds 7, 10, and 11 will flow by gravity to the connection point at 14th Street. Sewersheds 8 and 9

will flow by gravity through 8-inch lines to the connection point at 8th Street and Joe Street. The interceptor for sewersheds 8 and 9 will be built during phase 3.



No.	Revision	BY	Date

CITY OF SHERIDAN
EAST 5th STREET SANITARY SEWER
SEWER SHEDS

Legend

- Sewer manholes
- Reservoir Removed
- 4160 Zone Removed
- Expansion Projects
- Sewer Pipes**
- C
- Concrete
- DI
- HDPE
- PVC
- UNKNOWN
- VC
- Vitrified Clay Pipe
- WaterServiceBoundary
- City Limits
- Parcels

North Arrow
N
W E
S

Scale
1 in = 1,200 ft

Sheet No.
FIGURE A1

DOWL HKM
16 W. 8th St.
P.O. Box 7010
Sheridan, WY 82801
307-672-9006
307-672-5214 (fax)
dowlhkm.com

APPENDIX B

LIFT STATION DISCUSSION

APPENDIX B

Northeast Sheridan Infrastructure Project Lift Station

Introduction

A lift station will be required for the sanitary sewer system that drains toward the Prairie Dog Creek drainage. This lift station will be placed in the vicinity of the northeastern corner of the study area. Once development begins in sewersheds one through six, this lift station will need to be built. This lift station is phase 2 and will connect into the interceptor that will be built during phase 1.

There are many concerns with building this lift station to the proper size for initial loadings as well as future build out through sewersheds one through six. The following sections will layout the concerns and address solutions that will need to be taken into consideration during final design.

Sizing the Wet Well

The wet well should be sized for future use. The wet well will be concrete and most likely be 8 feet in diameter, but should be looked at closely to size it properly for pump run times. To size for pump run times, initially the pumps will be set to turn on at a lower water level such as using 1.5 feet of active volume initially and 3 feet in the future. See Figure B1 for more detail.

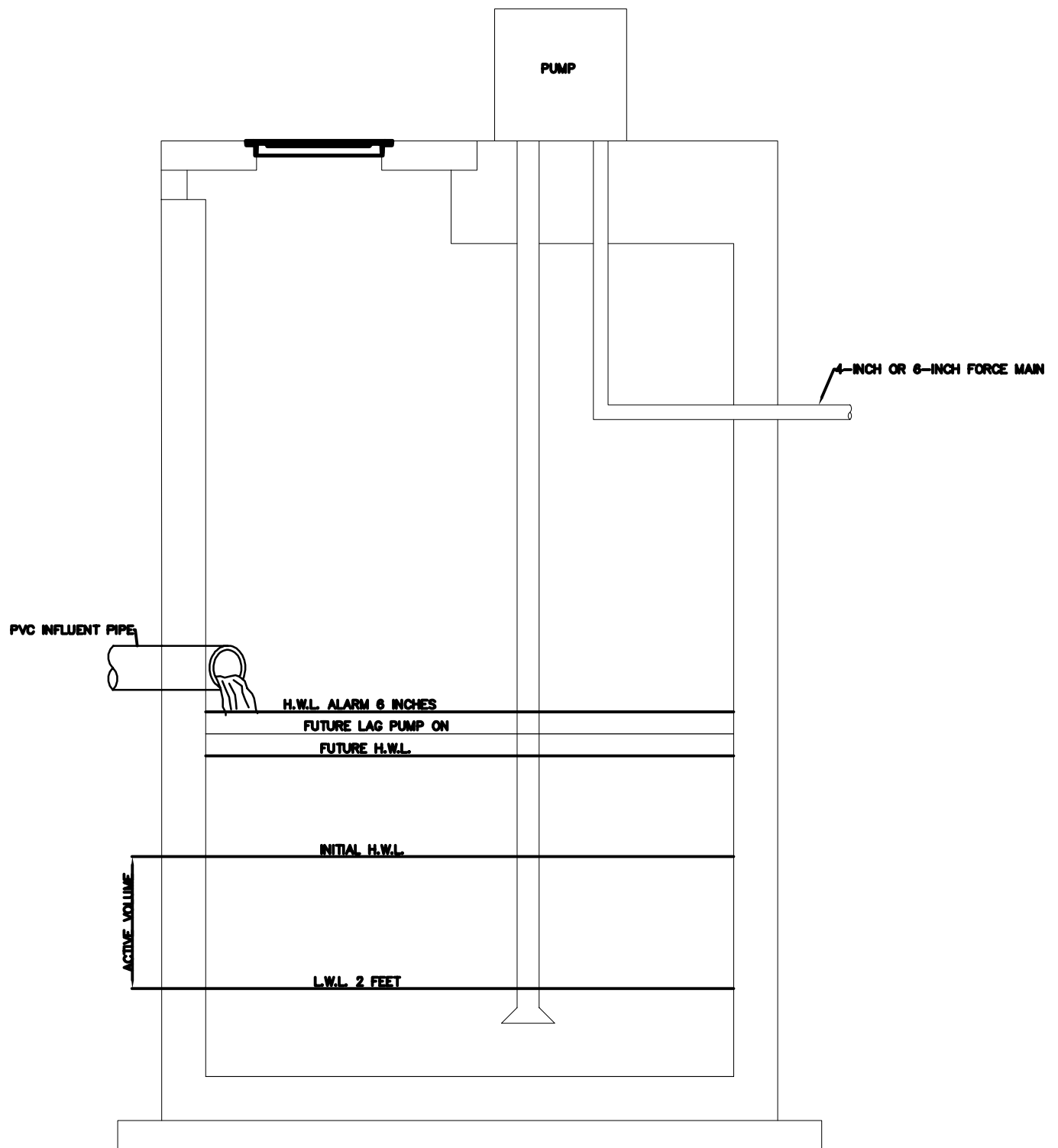
Sizing the Force Main

The force main is approximately 3700 feet long with a lift of about 170 feet. With such a long force main, there is concern with the quantity of sewage that would be held when the pumps are shut off. The vertical lift for this force main is also very high. For the force main, a 4-inch pipe and 6-inch pipe will be laid in the same trench. The 4-inch force main will be used initially to keep flows low and velocity high and then will be switched to the 6-inch pipe in the future.

Sizing the Pumps

The force main is required to move the sewage at 2.5 fps thus the nominal flow rate for 4-inch pipe is 100 gpm and for 6-inch pipe is 250 gpm. With headloss, the total dynamic head (TDH) is about 200 feet. To size the pumps for this flow and TDH is going to be a challenge. The pump must be designed to initially meet the design conditions at the time the lift station is built. The pumps can then be changed out in the future to meet the conditions that will require a switch to a 250 gpm design flow and the 6-inch force main. This could be 20 years down the road when it is time to replace the pumps anyway. In sizing the pump, the pump will need to be able to carry the peak flow. The filling rate of the wet well at the average flow rate and the volume of the wet well between the pump start and pump stop, as well as the number of pumps starts per hour will need to be considered. The pump should have less than eight starts per hour and not have short pump run times. One pump will be needed with a second pump as a back-up. The pumps should be high head above ground self-priming pumps that can be placed in a single housing unit with isolation and check valves placed between each pump and the force main.

Q:\24\26492 Water and Sewer Infrastructure for NE Sheridan\50Design\VC14-Fig B1.dwg PLOT DATE 2014-7-30 09:03 SAVED DATE 2014-07-30 09:01 USER: jwagner



DOWL HKM

16 W. 8th Street
307-672-9006

Sheridan, Wyoming 82801
www.dowlhkm.com

NORTHEAST SHERIDAN INFRASTRUCTURE PROJECT LIFT STATION

PROJECT	5024.26492.01
DATE	07/30/2014

FIGURE B1

ATTACHMENT B

DOWL WWDC Level I Study

Table 8.9 – East-West Cross Valley Transmission Main Cost Estimate

Preparation of Final Design, Specs, Bidding (10%)	\$ 198,280	
Permitting and Mitigation	\$ 10,000	
Legal Fees	\$ 10,000	
Acquisition of Access & Easements	\$ 90,000	
Pre-Construction Costs (Subtotal)		\$ 308,280
Cost of Components:		
Mobilization	\$100,000	
14,600' of 16" Main @ \$93/ft	\$1,357,800	
BNSF Railroad Bore (300' @\$350/ft)	\$105,000	
Additional Restoration/crossings	\$250,000	
4160 to 4040 PRV Station	\$120,000	
Connections	\$50,000	
Total Cost of Components	\$1,982,800	
Construction Engineering Cost	\$ 198,280	
Components & Engineering Cost (Subtotal)	\$ 2,181,080	
Contingency (Subtotal 15%)	\$ 327,162	
Construction Cost Total		\$2,508,242
Total Project Cost		\$2,816,522

8.2.10 Northeast Transmission Main Project

The Northeast Transmission Main Project includes two primary segments:

- Extension from the end of the existing 16-inch line on Skeels, north to Kittering.
- An extension from this point east, across I-90 and then looping back into the 16-inch main on East Ridge Road to the south.

When the time comes for this main to be extended, the need may initially only be on Skeels, so the cost estimate below can be modified for the reduced project. Eventually, if growth occurs as is expected, the extension will be needed across I-90 and connecting to East Ridge Road and East 5th Street. There is higher ground in this potential service area, so this 4040 HGL main cannot serve this entire area. This matter is discussed in the Modeling section of 4.3.5. Also refer to the East-West Cross Valley Main presented in 8.2.9.

The extension on Skeels of the 4040 HGL main can serve the immediate area to Kittering adequately, and this extension will likely be needed prior to the other mains discussed in this section.

At the time one or more of these mains (or phases of a main) are needed, this matter should be reviewed again based on the size and elevations of the service area, updated overall system demands, and the entire preliminary design remodeled for HGLs, pipe sizes, connections, need for a PRV station, etc. This preliminary design needs to be summarized in a design report with a revised cost estimate for the specific project at that time. It is believed the work in this Level I is sufficient that once this project-specific PER is prepared, that the project can move into the WWDC Level III program with a revised cost estimate.

Figure 8.4 illustrates this project. The cost estimate is presented in Table 8.10.

Table 8.10 – Northeast Transmission Main Extension

Preparation of Final Design, Specs, Bidding (10%)	\$	126,470	
Permitting and Mitigation	\$	10,000	
Legal Fees	\$	10,000	
Acquisition of Access & Easements	\$	50,000	
Pre-Construction Costs (Subtotal)			\$ 196,470
Cost of Components:			
Mobilization		\$100,000	
10,900' of 16" Main @ \$83/ft		\$904,700	
I-90 (400' @\$350/ft)		\$140,000	
Additional Restoration/crossings		\$100,000	
Connections		\$20,000	
Total Cost of Components		\$1,264,700	
Construction Engineering Cost	\$	126,470	
Components & Engineering Cost (Subtotal)	\$	1,391,170	
Contingency (Subtotal 15%)	\$	208,676	
Construction Cost Total			\$1,599,846
Total Project Cost			\$1,796,316

8.2.11 Woodland Park School Area Project

This project will create the next higher pressure zone above (southeast of) the new Woodland Park School area to increase the pressure in the higher ground in this location. This project will connect to water lines in and better serve the east end of Highview Road and Dee Drive to the south. The new pressure zone will be at 4160. Currently this area is in the 4040 zone. It is proposed to modify the Highway 87 (Big Horn wye) PRV station to provide 4160 water by gravity north up Highway 87 in the existing main, and then install PRV stations in the laterals coming off this line such as for the McNally and Woodland Hills subdivisions. A tank will be needed so fire flows and peak demands can be satisfied in this new service area. This project and its connection to Dee Drive will eliminate the need for the Dee Drive booster station. Eventually an extension should be run from this main and

ATTACHMENT C

City of Sheridan WWDC Grant Application

2023 RECOMMENDATION-CONSTRUCTION PROJECTS

Project Name: Sheridan Northeast Transmission Main Extension 2023

Program: New Development

Project Type: Municipal

County: Sheridan

Sponsor: City of Sheridan

WWDO Recommendation: Level III

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

Current Recommendation:

WWDC Grant ² (67%)	\$ 213,060
<u>Other Funding Source³ (33%)</u>	<u>\$ 104,940</u>
Total	\$ 318,000

Funding for Total Project:

WWDC Grant ²	\$ 1,577,850
<u>Other Funding Source³</u>	<u>\$ 777,150</u>
Total	\$ 2,355,000

¹ Pre-Construction costs consist of: Design, Bidding Documents, Access Permits, Easements and Title Opinion

² Not to exceed 67% of eligible project costs

³ Sponsor or Other funding source

Project Manager: Larry Mallo

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

1. Describe existing status in the program and previous appropriations.

Prior Legislation

<u>Year</u>	<u>Project</u>	<u>Appropriation</u>
2018	L-I, Sheridan Water Master Plan	\$ 250,000

2. Describe existing water supply using information in the application.

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

3. Summarize the request.

To construct a new transmission main to improve service to the northeast side of Sheridan.

4. Summarize the reasons for the request.

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

Estimated Level III WWDC Eligible Costs:

Preparation of Final Designs and Specifications	\$	143,000	
Site Access Permit Fees (BOR, USFS, etc.)	\$	20,000	
Title Opinion	\$	5,000	
Acquisition of Access and Rights of Way	\$	<u>150,000</u>	
Pre-Construction Costs (Subtotal # 1)			\$ 318,000
Cost of Project Components			
Mobilization	\$	112,500	
10,900' of 16" Main	\$	1,018,000	
Crossing I-90	\$	277,000	
Connections	\$	<u>22,500</u>	
Construction Cost (Subtotal #2)			\$ 1,430,000
Construction Engineering Costs (Subtotal # 2 x 10%)			<u>\$ 143,000</u>
Components and Engineering Costs (Subtotal # 3)			\$ 1,573,000
Contingency (Subtotal #3 x 15%)			<u>\$ 235,950</u>
Construction Cost Total (Subtotal #4)			\$ 1,808,950
Total Project Cost (Subtotal #1 + Subtotal #4)			\$ 2,126,950
Inflation Costs (4% per 1 year)			\$ 85,078
COVID Specific Inflation Costs (10%) Project components			<u>\$ 143,000</u>
Total Project Costs			\$ 2,355,028
Total Project Costs (Rounded)			\$ 2,355,000
Level III Recommended Funding @ 67% Grant – Total Costs:			\$ 1,577,850
Level III Recommended Funding @ 67% Grant - Pre-Construction Only			\$ 213,060
Ineligible Expenses			
Total Ineligible Project Costs			\$ 0

PROJECT INFORMATION:

A. FINANCIAL INFORMATION

1. Service Area Information

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

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

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

	Pre-Project	Post Project
c. Taps served within the entity boundaries?	8,295	8,400
d. Taps outside the entity boundaries?	2,000+	2,000+
e. Names of other water systems served? Raw water is supplied to the Veteran Affairs Medical Center. In addition to the City and the Sheridan Area Water Supply Joint Powers Board (SAWS JPB), treated water is supplied to the Downer Improvement and Service District, and State Girl's School.		
2. Water Usage (Potable water system only)	Pre-Project	Post Project
a. Total number of gallons produced by the water sources annually:	942 MG	942MG
b. Gallons used <u>per capita</u> per day:		
Average Day:	140	140
Peak Day:	380	380
3. System capacity (Potable water system only):	Pre-Project	Post-Project
a. Maximum capacity of the water supply system		
Acre feet per day:	77	77
Gallons per day:	25 MGD	25 MGD
b. What is the factor (bottleneck) limiting the ability to provide water (supply, canals, etc.):	None	None
No current bottlenecks, but the capacity of the intake facility could become a bottleneck in the long-term future and eventually, surface water supply will become the limiting factor.		
c. Increased capacity needed:	No increase needed	
Acre feet per day	0	0
Gallons per day	0	0
d. Estimated system water losses (percentage):	~10-15%	~10-15%
4. Does the entity have an independent raw water irrigation system? Yes, for the cemetery and the golf course; not for individual users within the City/SAWS JPB system. The SAWS JPB system has several neighborhoods with separate irrigation systems and separate systems are required when irrigation rights are available. There is a 3.0 cfs water right for the cemetery, which is completely separate from other municipal water supply. Raw water capacity is also available in the 30-inch transmission main for the Kendrick Golf Course and VA Medical Center.		
a. Raw water system capacity (acre feet per day & gallons per day):	3.21AF/day, 1.05MG/day	
b. Average annual raw water usage (acre feet & gallons):	675AF, 220MG	

5. Rates	Pre-Project	Post-Project
a. Tap fees:		
Residential: (3/4" - 1")	\$ 3,000	\$ 3,000
Commercial: (1")	\$ 5,010	\$ 5,010
b. Average monthly water bill: (3/4")	\$ 32.73	\$ 32.73
c. Water Rates		
<u>Base for 3/4" residential:</u>		
3/4" \$19.89 for 1500 Gallons, \$1.92/1000 for 1500-6000 Gallons, \$2.63/1000 gallons above that.		
Note: Water rates will not change because of the project, but rates are reviewed regularly and adjusted as required.		

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

B. COMPARISON WITH OPERATING CRITERIA

1. Project Priority according to the Criteria? Account I, Priority 3 – Level III transmission pipelines
2. Is the project supported by the City Council or County Commission, which has jurisdiction over the project area? Yes
3. Will the project serve at least 15 water taps? Yes Number of taps 8,295
4. Is the sponsor under any federal (EPA) mandates to improve your system? (eg. Administrative orders, violations, actions taken): No
5. Does anyone in the service area haul water? No
6. Is the sponsor eligible for funding from other state or federal programs? Yes
If so, what are they: MRG, DWSRF, ARPA

7. Is water metered? Yes Are billings based on meter readings? Yes
8. What is monthly water bill for 5,000 gallons? \$26.61 20,000 gallons? \$65.35
9. Theoretical reasonable monthly water bill (\$59,380 (AMHI) x 2.5%/12) \$123.71 (Sheridan County)
10. What water conservation measures are employed by the sponsor? Yes, this system has had a successful water conservation program. The City publishes notices and encourages smart water usage. Tiered water rates are used to encourage conservation.
11. Is the operation of the water supply system self-supporting in terms of revenues offsetting costs for operation, maintenance, debt retirement, replacement funds and emergency funds? Yes
12. Will the project consider regional solutions? No, regional solutions were considered in 2019 Level I.
13. Can the project be delayed or staged? No Should it be? No, see below
14. Basis for the funding recommendation: The 2019 Sheridan Water Master Plan, Level I Study identified the replacement of the Sheridan Airport Transmission Main Project as the highest priority project, which is in design. This request for a WWDC 2023 Level III main transmission pipeline extension is a critical next step need of the Sheridan combined water supply system.

**CITY OF SHERIDAN
RESOLUTION 39-22**

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

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

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

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

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

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

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

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

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

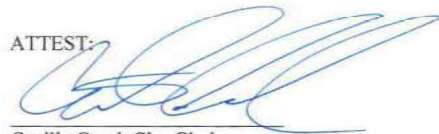
- (1) That a Level III funding application be submitted to the WWDC for the above described project.
- (2) The City of Sheridan Governing Body pledges \$1,135,581.81 in funding from the City's Water Enterprise Fund.
- (3) That Dan Roberts, Utilities Director, is hereby designated as the authorized representative of the City of Sheridan, to act on behalf of the Governing Body on all matters relating to this application.

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

City of Sheridan


Richard Bridger, Mayor

ATTEST:


Cecilia Good, City Clerk



PETITION FOR ANNEXATION

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

Pursuant to the provision of W.S. 15-1-403 et. seq. and other applicable statutes, the undersigned land owner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the annexation of eligible territory as determined by W.S. 15-1-402 adjacent to the City of Sheridan, Wyoming with the legal description as follows:

2. Stony Horse Property Company LLC is/are the sole owner(s) of said described property proposed to be annexed, and therefore constitute a majority of the landowners owning a majority of the area sought to be annexed.

3. A map of the area sought to be annexed is attached hereto, marked for exhibit, and made a part hereof.

4. Petitioners hereby request that said land be zoned B-2 upon annexation.

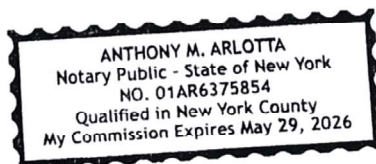
WHEREFORE, petitioners pray that said territory be annexed into the City of Sheridan, Wyoming, pursuant to, and in accordance with the applicable Wyoming Statutes, and that said lands be zoned B-2.

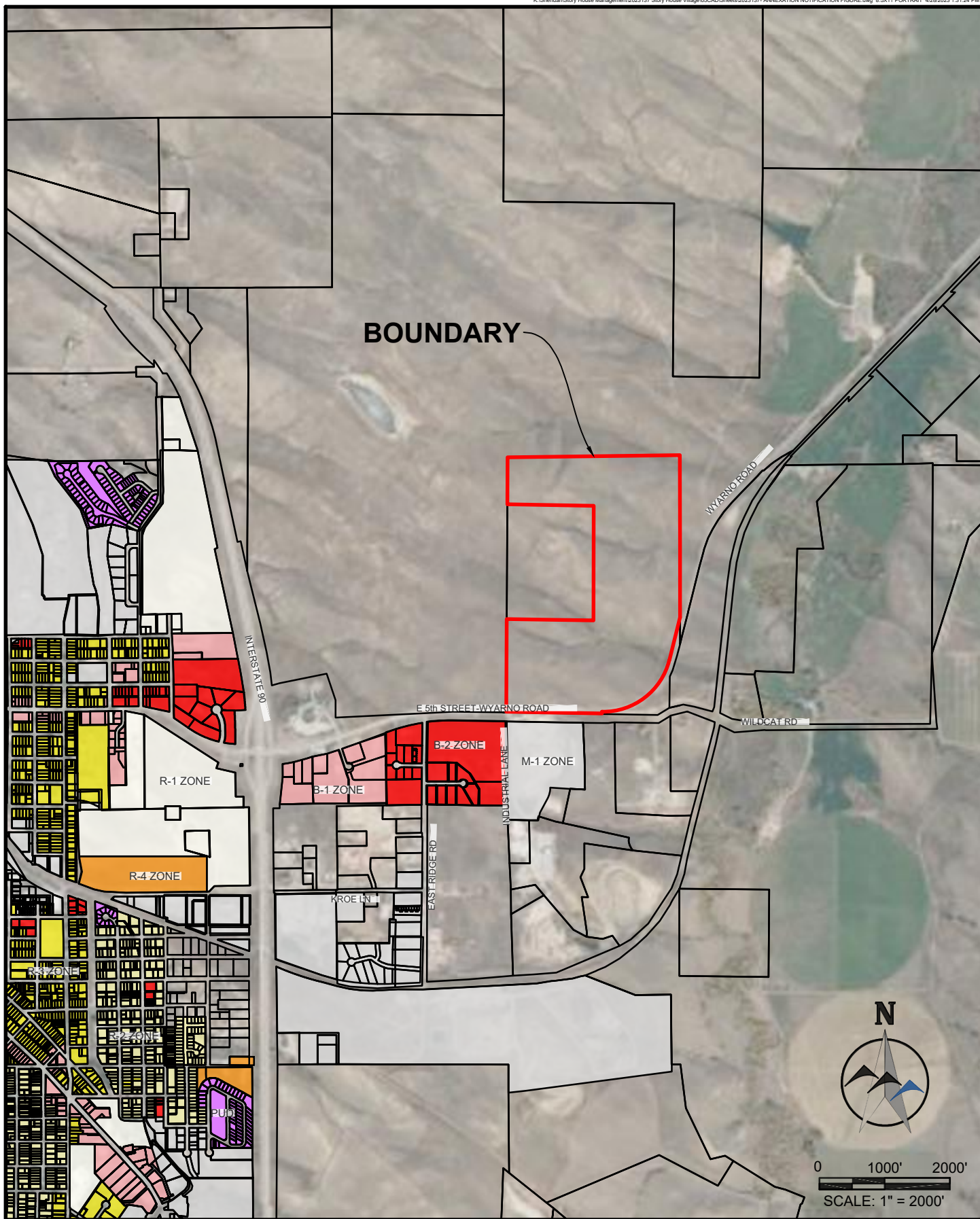
Date this 28 day of April, 20 23.

Stony Horse Property Company LLC
[Signature] MANAGING MEMBER
Subscribed and sworn before me this 28th day of April, 20 23.

[Signature]
Notary Public

My Commission Expires 05/29/26





SE1/4, S2NE1/4, S24, T56N, R84W
ANNEXATION MAP
SHERIDAN COUNTY, WY

PREPARED FOR



55 GRINNELL PLAZA
SHERIDAN, WY 82801

DESIGNED BY:
DRAWN BY: SER
CHECKED BY: SER
DATE: 4/28/23

PREPARED BY



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

SHEET

1

ORDINANCE NO. 2268

AN ORDINANCE annexing a 175.56 acre parcel of land situated in the SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West 6th Principal Meridian, Sheridan County, Wyoming, and zoning said parcel as B-2 Business District.

WHEREAS Story House Property Company, LLC is the sole owner thereof, have petitioned to the City of Sheridan in writing for the annexation of the following described land to the City of Sheridan and have petitioned for the zoning thereof as B-2 Business District; and

WHEREAS the Sheridan City Clerk has certified on _____ that all petition documents were complete; and

WHEREAS, the City of Sheridan Governing Body held a hearing on _____ in accordance with W.S. 15-1-405 and certified by resolution that the requirements of W.S. 15-1-402 and other relevant statutes and City ordinances; and

WHEREAS, the property is owned solely by the petitioner, ergo, W.S. 15-1-406 is not applicable; and
WHEREAS, the Planning Commission held a hearing on _____ reviewing the petition; and

WHEREAS the Planning Commission of the City of Sheridan has recommended to the City Governing Body that said tract of land be annexed to the City, and that the same be zoned B-2 Business Districts and

WHEREAS the City Governing Body has determined the annexation of said tract, which is adjacent to the City, and the zoning thereof as B-2 Business Districts would protect the health, safety, and welfare of the persons and property both within the City and in the area to be annexed; and that the urban development of the area would constitute a natural, geographical, economic and social part of the City, and a logical and feasible addition thereto which could be reasonably furnished with all necessary municipal services; now
THEREFORE,

BE IT ORDAINED BY THE CITY OF SHERIDAN GOVERNING BODY:

Section 1. That the following described tract of land are hereby annexed into the City of Sheridan and B-2 Business District as per the attached exhibit, to wit:

A tract of land situated in the SE1/4 and S1/2NE1/4 of Section 24, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming and is more particularly described as follows:

Beginning at the center-North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6594; thence N89°19'58"E a distance of 2642.22 feet to the North one-sixteenth corner of Section 24, monumented by an aluminum cap PLS 6812; thence S00°03'03"E a distance of 1355.50 feet to the East quarter corner of Section 24, monumented by an aluminum cap PLS 2608; thence along the East line of Section 24 S00°02'46"E a distance of 1128.97 feet to a point of intersection with the northwesterly right-of-way of State Highway No. 336, monumented by an aluminum cap PLS 6812; thence continuing along said northwesterly right-of-way S14°03'06"W a distance of 676.46 feet, monumented by a highway monument; thence through a curve to the right, having a radius of 1045.92 feet, a central angle of 76°57'52", an arc length of 1404.97 feet, a chord bearing of S52°31'12"W, and a chord length of 1301.69 feet, monumented by a highway monument; thence S01°14'12"W a distance of 24.84 feet, monumented by a highway monument; thence N89°00'40"W a distance of 1464.84 feet, monumented by an aluminum cap PLS 6812; thence leaving said right-of-way and on the center quarter line of said Section 24, N00°16'03"E a distance of 1422.12 feet, monumented by an aluminum cap PLS 14277; thence leaving said center quarter line, S89°00'40"E a distance of 1348.16 feet, monumented by an aluminum cap PLS 14277; thence N00°16'03"E a distance of 1758.52 feet, monumented by an aluminum cap PLS 14277; thence N89°00'40"W a distance of 1348.16 feet to a point on the center quarter line of Section 24, monumented by an aluminum cap PLS 14277; thence along said center quarter line N00°16'03"E a distance of 720.94 feet to the point of beginning.

Said tract contains 175.56 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

Section 2. ZONING. That the above described land be zoned B-2 Business District.

Section 3. FINDINGS. That the City Council resolves and makes the following findings in accordance with Wyoming State Statute 15-1-402:

(i.) An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;

(ii) The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town;

(iii) The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed;

(iv) The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407;

(v) If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410; and

(vi) The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

Section 4. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. EFFECTIVE DATE. That this ordinance shall be in full force and effect immediately upon its passage and publication as by law provided.

PASSED, APPROVED, AND ADOPTED this _____ day 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 _____.



MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE:

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation of approval to the City Council for PL-23-16; Resolution 25-23, Poll Motor Subdivision. The applicants, Lynette Neighbors and TC Neighbors Trustees, are requesting to subdivide 6.7 acres from unplatted land and 1 lot into 2 lots. Zoned M-1, Industrial District. Located at 1808, 1810, 1812 and 1858 Coffeen Ave. (PIN 56843530005500, 56843536500225)

Background

The applicants, Lynette Neighbors and TC Neighbors Trustees, are requesting to subdivide 6.7 acres from unplatted land and 1 lot into 2 lots. Zoned M-1, Industrial District. Located at 1808, 1810, 1812 and 1858 Coffeen Ave. (PIN 56843530005500, 56843536500225)

The property is listed as Lot 2 of the JMK Subdivision and unplatted land, zoned M-1 Industrial District.

Surrounding properties are zoned M-1. The applicant is proposing to adjust the property line between Parcel 1 and Parcel 2. The applicant is proposing the following lot sizes:

- Parcel 1 - 2.52 acres
- Parcel 2 - 4.18 acres

Access to both properties will come via Coffeen Avenue.

Discussion:

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

The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

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

The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly-acknowledged agreement not to contest future annexation proceedings.

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

Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

The proposed subdivision conforms to the Zoning Ordinance.

All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

This proposed subdivision is outside the Airport influence area.

No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision in accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination .

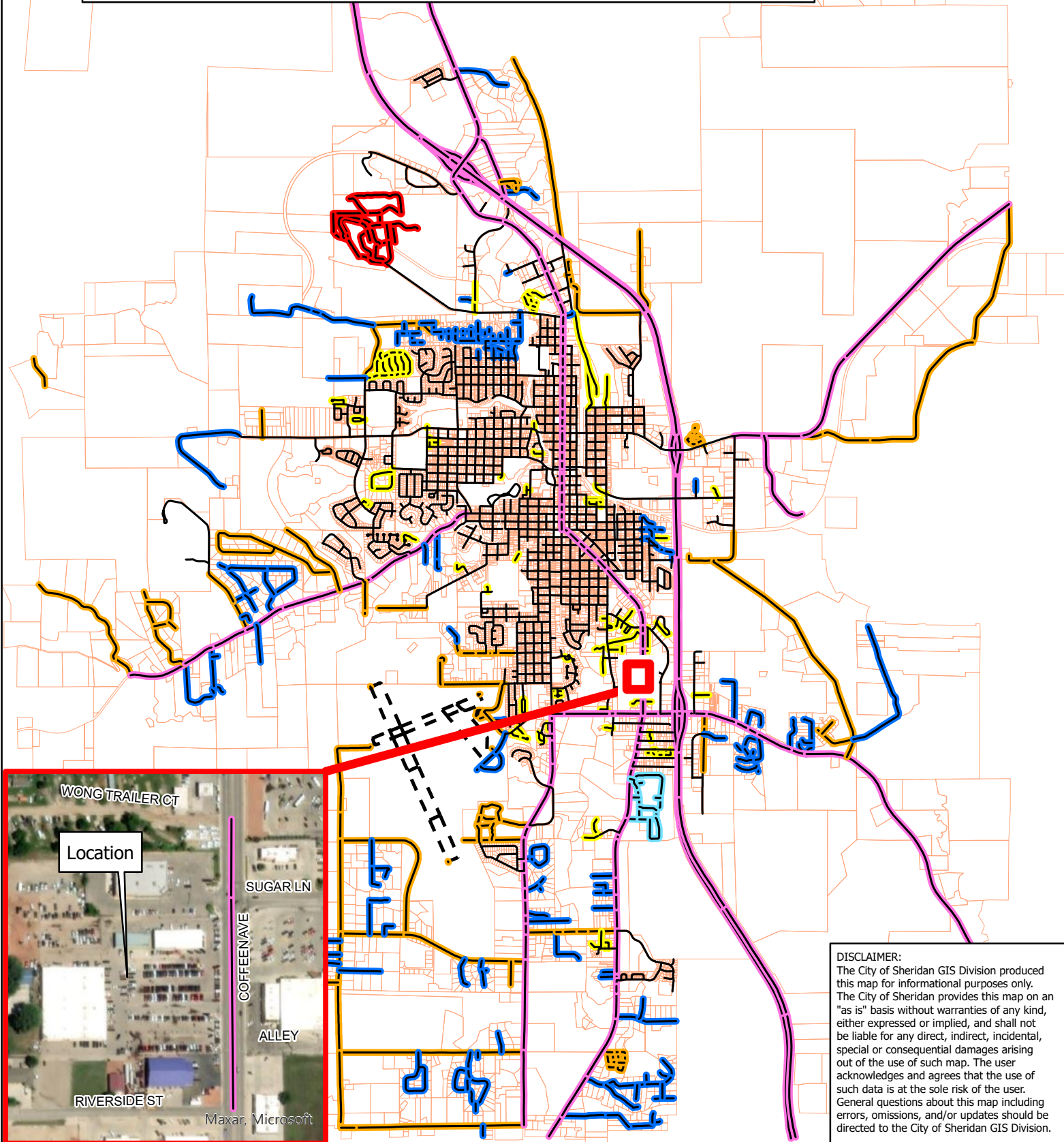
Staff sent out 21 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press. Staff has not received any inquiries.

Staff has no further comments at this time.

Attachments

aerial
final plat

Poll Motor Subdivision



CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED THOMAS C. NEIGHBORS AND LYNETTE S. NEIGHBORS, TRUSTEES OF THE LYNETTE NEIGHBORS LIVING TRUST, BEING THE OWNERS, PROPRIETORS, OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT IS DESIGNATED AS THE POLL MOTOR SUBDIVISION DESCRIBED AS FOLLOWS:

PARCEL 1

THE NORTH 150 FEET OF THE EAST 583 FEET OF LOT 3 (NE1/4NW1/4) OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6TH P.M., EXCEPTING THE EAST 33 FEET THEREOF CONSTITUTING THE STATE HIGHWAY (NOS. 87 & 14).

ALSO

A TRACT OF LAND SITUATED IN THE SE1/4SW1/4 OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 33 FEET WEST OF THE SOUTHEAST CORNER OF THE SW1/4 OF SAID SECTION 35, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 87 AND 14 (AS LOCATED IN THE YEAR 1935), THENCE NORTH, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 150 FEET, MORE OR LESS, TO A POINT, THENCE WEST 132 FEET, THENCE NORTH 100 FEET, THENCE WEST 418 FEET, THENCE SOUTH 250 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID SE1/4SW1/4, AND THENCE EAST, ALONG SAID SOUTH BOUNDARY LINE OF SAID SE1/4SW1/4, A DISTANCE OF 550 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

THAT PORTION OF LOT 3, SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE S89°52'38"W, 33.00 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING OF SAID TRACT; SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 384 OF DEEDS, PAGE 246; THENCE S00°19'26"E, 150.36 FEET ALONG SAID EAST LINE TO A POINT, SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF RIVERSIDE STREET; THENCE S89°53'24"W, 549.48 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 7 OF THE KING NEIGHBORS ADDITION TO THE CITY OF SHERIDAN, WYOMING; THENCE N00°22'55"W, 150.24 FEET ALONG THE EAST LINE OF SAID LOT 7 TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF SAID LOT 3, SECTION 2; THENCE N89°52'38"E, 549.63 FEET ALONG SAID NORTH LINE OF LOT 3 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.896 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE).

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES SITUATE THEREON.

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RIGHTS-OF-WAY, EASEMENTS, COVENANTS, RESTRICTIONS, AND RIGHTS OF RECORD AND SUBJECT TO ANY STATE OF FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR PHYSICAL INSPECTION OF THE PREMISES AND SUBJECT TO BUILDING AND ZONING REGULATIONS AND CITY, STATE AND COUNTY SUBDIVISION LAWS.

PARCEL 2

LOT 2 OF THE JMK SUBDIVISION TO THE CITY OF SHERIDAN, A SUBDIVISION IN SHERIDAN COUNTY, WYOMING, AS RECORDED IN DRAWER J, PLAT #9 IN THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING.

TOGETHER WITH ALL IMPROVEMENTS SITUATE THEREON AND ALL APPURTENANCES THEREUNTO APPERTAINING OR BELONGING.

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RIGHTS-OF-WAY, EASEMENTS, COVENANTS, RESTRICTIONS, AND RIGHTS OF RECORD AND SUBJECT TO ANY STATE OF FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR PHYSICAL INSPECTION OF THE PREMISES.

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 OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS; AND

THAT THE UNDERSIGNED OWNERS 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, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION 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:

THOMAS C. NEIGHBORS (TRUSTEE) LYNETTE S. NEIGHBORS (TRUSTEE)

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

ON THIS, THE ____ DAY OF ____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED THOMAS C. NEIGHBORS AND LYNETTE S. NEIGHBORS, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE DESCRIBED HEREIN.

IN WITNESS WHEREOF, I SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

THE UNDERSIGNED _____ HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK ____ OF MORTGAGES, AT PAGE ____.

MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

EXECUTED THIS ____ DAY OF ____, 2023 BY:

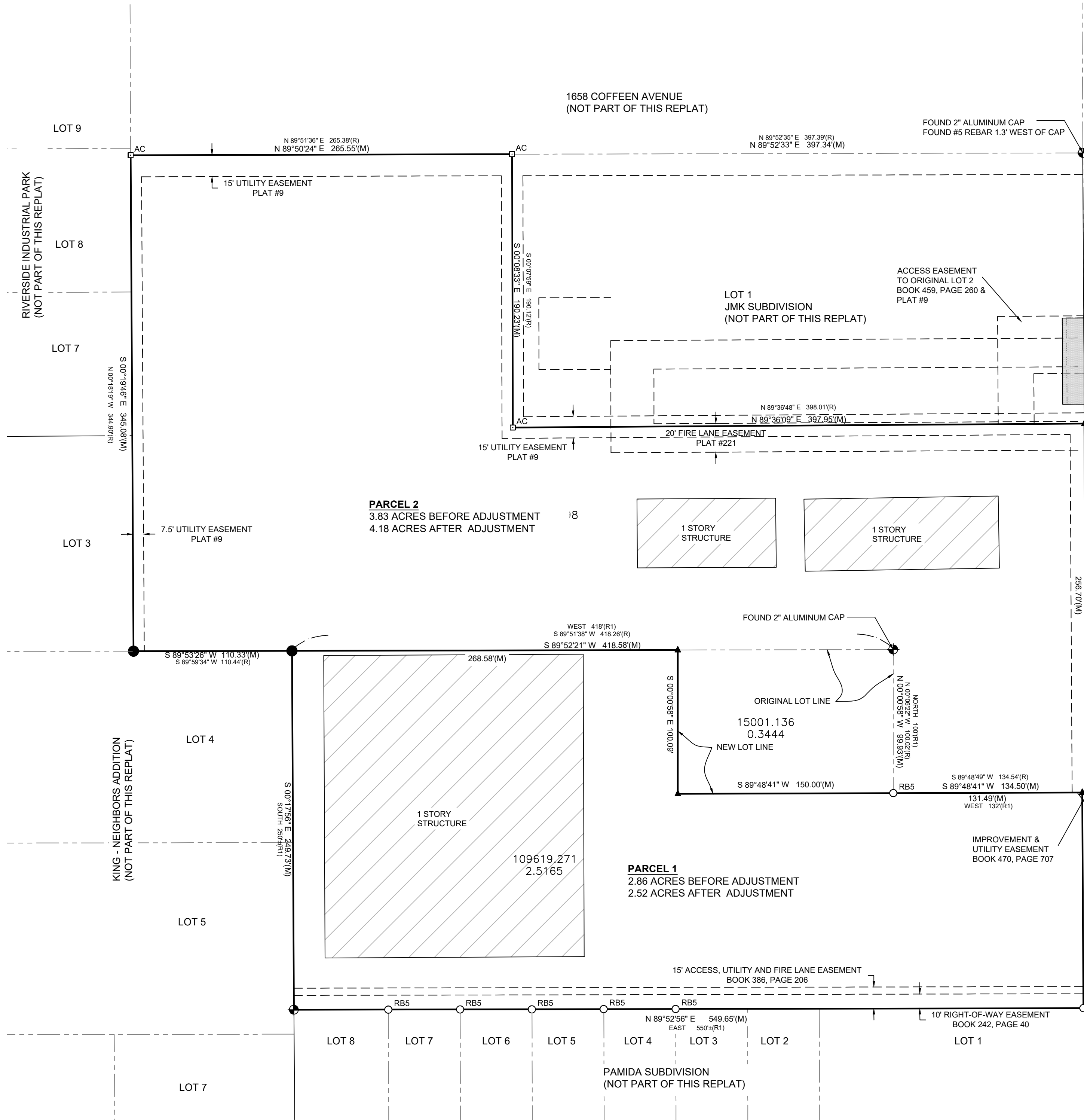
STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

ON THIS, THE ____ DAY OF ____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE DESCRIBED HEREIN.

IN WITNESS WHEREOF, I SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

POLL MOTOR SUBDIVISION
LOCATED IN THE SE1/4 SW1/4 OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST 6TH
PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

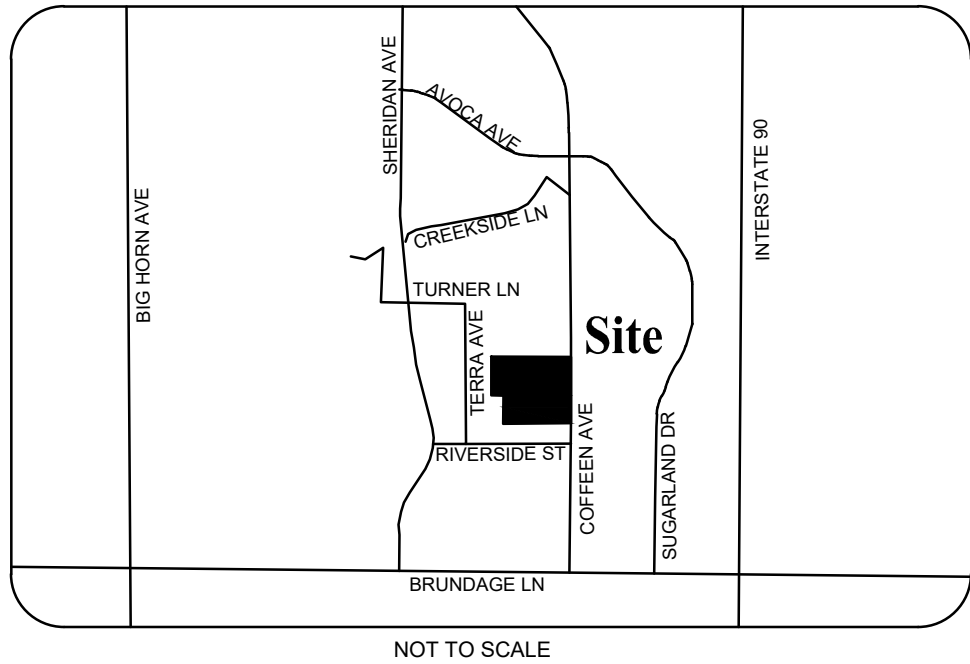


RIGHT-OF-WAY EASEMENT
PLAT #221

COFFEEN AVENUE
(AKA HIGHWAY 14 & 87)

POINT OF BEGINNING
BOOK 392, PAGE 204

Vicinity Map



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, WYOMING, AND CERTIFIED THIS ____ DAY OF ____, 2023, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF THE CITY OF SHERIDAN PLANNING COMMISSION

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

Attest: Vice-Chairman

Chairman

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN THIS ____ DAY OF ____, 2023.

ATTEST: CITY CLERK

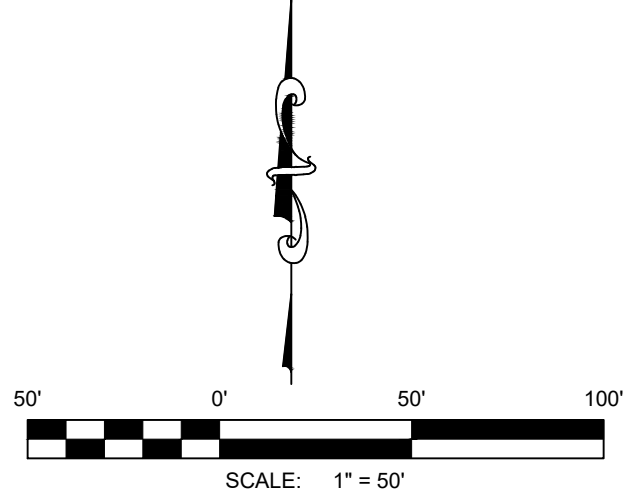
MAYOR

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 THIS ____ DAY OF ____, 2023, AND IS DULY RECORDED IN BOOK ____ PAGE ____.

COUNTY CLERK



CERTIFICATE OF SURVEYOR

I, JASON D. LEVANEN, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION IN FEBRUARY, 2022, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.

JASON D. LEVANEN
PLS#10287



NOTES:

- BASIS OF BEARINGS IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83.
- DISTANCES ARE GROUND (PROJECT ADJUSTMENT FACTOR: 1.000230).
- TITLE REPORT SUPPLIED BY SOVEREIGN STATE TITLE, LLC, ORDER # SSTC-23-10071, DATED MARCH 28, 2023.

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A SUBDIVISION OF A PORTION OF JMK SUBDIVISION BEING PART OF THE SW1/4 OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

LEGEND:

- FOUND 3" ALUMINUM CAP (UNLESS NOTED OTHERWISE)
- FOUND 1" ALUMINUM CAP
- FOUND #5 REBAR
- FOUND 1 1/2" ALUMINUM CAP
- SET #5 REBAR WITH PLASTIC CAP LS 10287
- MEASURED
- RECORD PER JMK SUBDIVISION DRAWER J, PLAT NO. 9
- RECORD PER BOOK 392, PAGE 204