Sheridan City Planning Commission
Meeting Agenda
November 13, 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 October 23, 2023 meeting.

   Motion by:

   Second:

   Vote:

Old Business

New Business

4. Consideration of PL-23-29, Resolution 59-23. The Villages - Phase 1 Minor Subdivision. The applicants, StoneMill Properties, LLC and Sheridan County School District No. 2 are requesting to subdivide 145.57 acres from unplatted land and 1 tract into 5 tracts. Zoned Gateway District. Located at 1150 Dovetail Ln. PIN 56840910000100, 56840440000300.

   Motion by:

   Second:

   Vote:

5. Consideration of PL-23-34, Resolution 53-23, Wrench Ranch Properties Revised Master Plan, Phase Two, Parcel Four Amendments. The applicant, John E Rice & Sons, Inc., is requesting a revision of the Wrench Ranch master plan from Mixed Use area to Light Industrial area. Zoned Gateway Master Plan. Located at 4200 Yellowtail Dr. PIN 56840920000400

   Motion by:

   Second:

   Vote:

6. Consideration of PL-23-37, Resolution 60-23. Mortenson Minor Subdivison. The applicant, Blake Mortenson is requesting to subdivide 2.16 acres from 1 lot into 2 lots. Zoned M-1 Industrial District. Located at 1759 Commercial Ave. PIN 56843545801925

   Motion by:

   Second:

   Vote:

7. Consideration of PL-23-42, Ordinance 2273. 2530 and 2580 Dry Ranch Road rezone. The applicant, Butler Properties, LLC, is requesting to rezone 2 acres of unplatted land from B-1 Business District to B-2 Business District. PIN 55840230000100 and 55842040000100.

   Motion by:

   Second:

   Vote:

8. Comments from commissioners and staff.

9. Adjourn

MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE: Review, correction, and approval of minutes of the October 23, 2023 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN

MINUTES OF PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

OCTOBER 23, 2023

---

1. Commissioner Chair Todd Windsor called the meeting to order at 7:01 PM with a quorum as follows: Evelyn Gernaat, James Schrodt, Ryan Franklin, Daniel Kerbs and Margaret Morneau. Commissioner Bev Leichtnam was absent.

2. Commissioner Kerbs moved, seconded by Commissioner Schrodt, to approve the agenda. Voice vote: unanimous.

3. Commissioner Franklin moved, seconded by Commissioner Gernaat, to approve the minutes of the October 9th, 2023 Planning Commission meeting. Voice vote: unanimous.

4. Consideration of Consideration of Ordinance 2272, Amending Code Appendix A(3)(4) Annexation Default Zoning.

   The Chair called for consideration of Ordinance 2272, Amending Code Appendix A(3)(4) Annexation Default Zoning. Commissioner Kerbs voted in favor of sending a positive recommendation to City Council for the consideration of Ordinance 2272. Commissioners Morneau, Franklin, Schrodt, Gernaat, and Windsor voted in favor of sending a negative recommendation to City Council for the consideration of Ordinance 2272, Amending Code Appendix A(3)(4) Annexation Default Zoning.

   The motion carried to provide a negative recommendation to City Council.

5. Comments from commissioners and staff.
   A. The Commission discussed presentation to City Council at the upcoming City Council meeting on November 6th.

6. The meeting was adjourned at 8:08 PM.

_____

Tod Windsor, Planning Commission Chairperson

Attest: _____

City Clerk Cecilia Good

MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-29, Resolution 59-23. The Villages - Phase 1 Minor Subdivision. The applicants, StoneMill Properties, LLC and Sheridan County School District No. 2 are requesting to subdivide 145.57 acres from unplatted land and 1 tract into 5 tracts. Zoned Gateway District. Located at 1150 Dovetail Ln. PIN 56840910000100, 56840440000300.

Staff Recommendation

Staff recommends the Sheridan Planning Commission (PC) recommend approval of PL-23-29, a final plat application submitted by Tad Rosenlund, PELS, Civil Engineer & Land Surveyor for DOWL (the "Applicant"), on behalf of a property owner, Stonemill Properties, LLC (the "Owner" or "Developer") to establish a Phase 1 MInor Subdivision on 179.27 acres, creating five tracts.

Background

The Applicant is requesting to subdivide 179.27 acres into five tracts. The proposed minor subdivision is located between WY Hwy 338 (Decker Road) and I-90, north of Exit 20. PINs 56870910000100 and 56840440000300. This plat includes the re-subdivision of Tract 1, Wrench Ranch Phase Two.

Development Agreement

An agreement between the City of Sheridan and the Owner has been created to ensure that certain subdivision requirements are fulfilled before prior subdivision or development on the created tracts. The original parcels are included in the Wrench Ranch Phase Two Master Plan, and the Villages – Phase 1 is subject to the Master Plan agreements. An amended Master Plan is expected, to which Villages – Phase 1 will remain subject.

Public improvements provided by the Developer for the subdivision shall include site grading and drainage improvements as necessary for the construction of a new access to Tracts 4 and 5. Access to Tracts 4 and 5 off Decker Road is pending approval from WYDOT (Decker Road is a WYDOT-maintained highway); the access easement created for Tracts 4 and 5 will be vacated in a future subdivision development phase. The Developer will also provide financial assurances for public improvements, including a 10% contingency fee.

Sidewalks installed in the subdivision will conceptually follow the sidewalk and pathway network outlined in the Wrench Ranch Phase Two Master Plan. Sheridan Subdivision Regulations require installation of sidewalks; however, because this subdivision is not intended to facilitate land development yet, the Developer will be permitted to belay such projects until development requiring a Certificate of Occupancy is proposed.

The Development Agreement will be signed and recorded in conjunction with the final plat mylar signing and recording.

Development Specifics

Lot Sizes

Outlot/Tract	Size (acres)
Tract 1	145.57
Tract 2	10.00
Tract 3	13.96
Tract 4	5.00
Tract 5	4.73

Proposed Lot Uses

There are no proposed lot uses at this time. The Wrench Ranch Phase Two Master Plan designates the area for mixed-use development: residential, commercial, and retail activities will be incorporated into the development plans for the minor subdivision area.

Roadways

There are no roadways proposed at this time in the subdivision. Tracts 4 and 5 will utilize a shared access off Decker Road until further subdivision occurs.

Easements

The shared access that will serve Tracts 4 and 5 is a 66’ wide access and utility easement. This easement extends 60’ west from the edge of the Decker Road right-of-way. Additionally, 15’ wide utility easements will be designated along the south boundary line of Tract 4 and the north boundary line of Tract 5. Unlike the access easement, these utility easements are not designated for removal during a future replat process.

A pre-existing 30’ waterline easement will remain in its originally designated location, running through the west portion of the newly-created Tract 1.

Pedestrian Access

Sidewalks installed in the subdivision will conceptually follow the sidewalk and pathway network outlined in the Wrench Ranch Phase Two Master Plan. Sheridan Subdivision Regulations require installation of sidewalks; however, because this subdivision is not intended to facilitate land development yet, the Developer will be permitted to belay such projects until development requiring a Certificate of Occupancy is proposed.

At present, sidewalks are installed along Decker Road from the I-90 interchange to a point mid-way across Tract 5’s shared border with the Decker Road right-of-way.

Sewer Improvements

No sewer improvements are proposed for the subdivision at this time. Future development proposals will be required to install sewer improvements.

Open Space and Landscaping

The Wrench Ranch Master Plan includes several recommendations for placement of public open spaces and parks in the area of The Villages – Phase 1 Minor Subdivision. Open space and landscaping requirements will be addressed more specifically during future subdivision and development application processes.

Staff Comments

Staff sent out 27 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press and a sign posted on the property. Staff has not received any inquiries.

Staff has no further comments at this time.

Attachments

final plat
aerial
development agreement
SCSD2 agrement
resolution

THE VILLAGES – PHASE 1 MINOR SUBDIVISION FINAL PLAT

INCLUDING A RESUBDIVISION OF TRACT ONE OF THE WRENCH RANCH PHASE TWO AND A TRACT OF LAND LOCATED IN THE E½ OF SECTION 9 AND THE W½ OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN. CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT INCLUDES THE RESUBDIVISION OF TRACT 1, WRENCH RANCH PHASE TWO, AS RECORDED IN BOOK W OF PLATS, PAGE 69, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. THE BOUNDARY OF TRACT 1 IS HEREBY MODIFIED.

OWNER

STONEMILL PROPERTIES, LLC

1150 DOVETAIL LANE

SHERIDAN, WYOMING, 82801

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STONEMILL PROPERTIES, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY.

THAT THE FORGOING PLAT DESIGNATED AS THE VILLAGES – PHASE 1 MINOR SUBDIVISION, IS LOCATED IN SECTION 9 AND SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 12°28'59" E, 329.96 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (AKA STATE HIGHWAY 338) AND THE SOUTH RIGHT OF WAY LINE OF DOVETAIL LANE; THENCE ALONG SAID WEST RIGHT OF WAY, S 22°22'10" E, 638.09 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT OF WAY S 22°22'10" E, 150.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 67°37'50" W, 485.04 FEET; THENCE S 26°37'32" E, 483.61 FEET; THENCE N 63°24'11" E, 450.37 FEET; TO SAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE, S 22°22'10" E, 66.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 63°20'12" W, 564.12 FEET; THENCE S 22°35'32" E, 642.44 FEET, TO THE NORTHWEST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE; THENCE ALONG THE WEST LINE OF SAID LOT 1 THROUGH A NON–TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 546.00 FEET, A RADIUS OF 600.00 FEET, A CHORD BEARING OF S 3°42'03" W, AND A CHORD LENGTH OF 527.35 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF SAID SUBDIVISION, S 29°46'10" W, 686.75 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID RIGHT OF WAY, S 17°35'40" W, 29.97 FEET; THENCE N 72°23'12" W, 317.23 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 668.94 FEET, A RADIUS OF 2400.00 FEET, A CHORD BEARING OF N 64°24'06" W, AND A CHORD LENGTH OF 666.78 FEET; THENCE, CROSSING SAID RIGHT OF WAY, S 36°16'24" W, 305.00 FEET, TO THE WEST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID WEST RIGHT OF WAY, N 53°43'35" W, 938.68 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 1691.88 FEET, A RADIUS OF 5850.54 FEET, A CHORD BEARING OF N 45°27'01" W, AND A CHORD LENGTH OF 1685.99 FEET; THENCE S 52°49'42" W, 50.00 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 2899.36 FEET, A RADIUS OF 5903.17 FEET, A CHORD BEARING OF N 23°05'46" W, AND A CHORD LENGTH OF 2870.31 FEET; THENCE N 89°15'56" E, 375.59 FEET, TO THE EAST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID EAST RIGHT OF WAY LINE, THROUGH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 3409.25 FEET, A RADIUS OF 5549.58 FEET, A CHORD BEARING OF S 26°38'08" E, AND A CHORD LENGTH OF 3355.89 FEET; THENCE LEAVING SAID RIGHT OF WAY, N 46°57'09" E, 639.11 FEET, ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF SHERIDAN'S DOUBLEDAY SPORTS COMPLEX; THENCE NORTH 1007.12 FEET; THENCE N 89°25'35" E, 383.38 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 156.24 FEET, A RADIUS OF 140.00 FEET, A CHORD BEARING OF S 58°36'08" E, AND A CHORD LENGTH OF 148.26 FEET; THENCE S 26°37'51 " E, 97.62 FEET; THENCE THROUGH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 47.12 FEET, A RADIUS OF 30.00 FEET, A CHORD BEARING OF S 18°22'09" W, AND A CHORD LENGTH OF 42.43 FEET; THENCE S 26°37'51" EAST, 60.00 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF DOVETAIL LANE; THENCE ALONG SAID RIGHT OF WAY, N 63°25'53" E, 150.00 FEET, TO THE NORTHWEST COMER OF A TRACT OF LAND BELONGING TO SHERIDAN COUNTY SCHOOL DISTRICT NUMBER TWO; THENCE ALONG THE WEST LINE OF SAID SCHOOL DISTRICT TRACT S 26°37'51" E, 830.73 FEET; THENCE ALONG THE SOUTH LINE OF SAID SCHOOL DISTRICT TRACT, N 63°22'09" E, 524.36 FEET; THENCE N 63°22'09" E, 258.45 FEET; THENCE N 67°37'50" E, 541.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 131.56 ACRES, MORE OR LESS.

TRACT 2:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 58°06'30" W, 930.44 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DOVETAIL LANE AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY LINE S 63°22'07" W, 524.36 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 26°37'51" E, 830.73 FEET; THENCE N 63°22'09" E, 524.36 FEET; THENCE N 26°37'51" W, 830.73 FEET, TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

TRACT 3:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 58°06'30" W, 930.44 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DOVETAIL LANE AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY LINE N 63°22'05" E, 212.91 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 177.40 FEET, A RADIUS OF 250.00 FEET, A CHORD BEARING OF N 83°34'52" E, AND A CHORD LENGTH OF 173.71 FEET; THENCE S 76°02'08" E, 117.09 FEET; THENCE THROUGH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 207.36 FEET, A RADIUS OF 315.00 FEET, A CHORD BEARING OF N 86°29'26" E, AND A CHORD LENGTH OF 203.64 FEET; THENCE N 67°37'56" E, 197.56 FEET, TO THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338); THENCE ALONG SAID RIGHT OF WAY, S 22°22'10" E, 638.09 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 67°37'50" W, 541.50 FEET; THENCE S 63°22'09" W, 258.45 FEET; THENCE N 26°37'51" W, 830.73 FEET, TO THE POINT OF BEGINNING.

CONTAINING 13.96 ACRES, MORE OR LESS.

TRACT 4:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 12°28'59" E, 329.96 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338) AND THE SOUTH RIGHT OF WAY LINE OF DOVETAIL LANE; THENCE ALONG SAID WEST RIGHT OF WAY, S 22°22'10" E, 638.09 FEET; THENCE S 22°22'10" E, 150.00 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING FROM SAID RIGHT OF WAY, S 67°37'50" W, 485.04 FEET, THENCE S 26°37'32" E, 483.61 FEET; THENCE N 63°24'11" E, 450.37 FEET, RETURNING TO SAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY, N 22°22'10" W, 449.08 FEET; TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS.

TRACT 5:

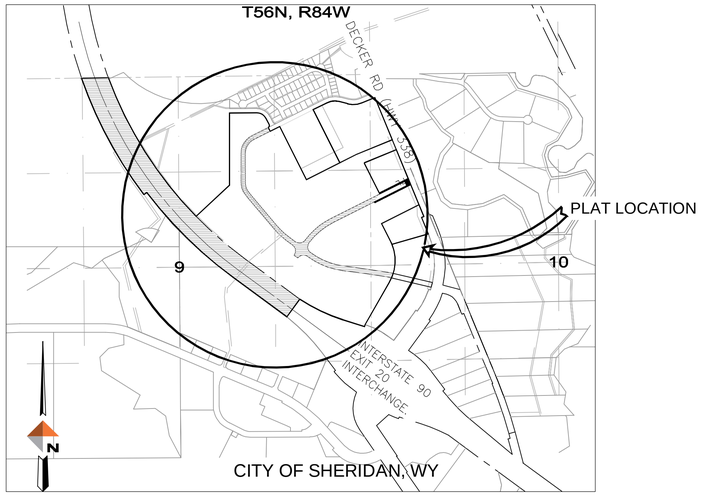
COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 12°28'59" E, 329.96 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338) AND THE SOUTH RIGHT OF WAY LINE OF DOVETAIL LANE; THENCE ALONG SAID WEST RIGHT OF WAY, S 22°22'10" E, 1798.69 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT OF WAY, N 22°22'10" W, 177.60 FEET; THENCE N 22°22'10" W, 317.93 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY, S 63°20'12" W, 564.12 FEET; THENCE S 22°35'32" E, 642.44 FEET, TO THE NORTHEAST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE; THENCE N 73°59'33" E, 528.28 FEET, TO SAID WEST RIGHT OF WAY LINE; THENCE N 22°22'02" W, 247.69 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 67°38'05" E, 35.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8.75 ACRES, MORE OR LESS.

BASIS OF BEARING

NAD83 WYOMING STATE PLANE COORDINATE SYSTEM; EAST CENTRAL ZONE; PAF 1.000235



LOCATION MAP

1000 0 1000

SCALE IN FEET

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

AND THAT 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 WATER LINES, SEWER LINES, STORM SEWER LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY USED 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:

StoneMill Properties, LLC

_____

By: Swayne Redinger, Member

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

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

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

_____
NOTARY PUBLIC

Sheridan County School District No. 2

_____

By:

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

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

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

_____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS _____ DAY OF _____, 2023.

_____ _____
DIRECTOR OF PUBLIC WORKS

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

_____ _____ _____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____ DAY OF _____ 2023.

_____
CHAIRMAN

_____
SECRETARY

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____.M., AND IS DULY

RECORDED IN BOOK NUMBER _____, PAGE NUMBER_____.

_____
COUNTY CLERK

LAND SURVEYOR CERTIFICATE

I, TAD R. ROSENLUND, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE VILLAGES – PHASE 1 MINOR SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND,

_____
REGISTERED LAND SURVEYOR

WYOMING PELS NO. 15057

Professional Engineer & Land Surveyor
TAD R. ROSENLUND
15057
WYOMING
Date 10/20/23

REVISIONS

REV	DATE	DESCRIPTION	BY
1	10/18/23	FINAL PLAT	TRR

DOWL
WWW.DOWL.COM
1833 S. Sheridan Ave.
Sheridan, Wyoming 82801
307-672-9006

FINAL PLAT
THE VILLAGES - PHASE 1 MINOR SUBDIVISION
SHERIDAN, WYOMING

PROJECT 5063.28016.01
DATE 10/18/23

© DOWL 2023

SHEET

1 OF 2

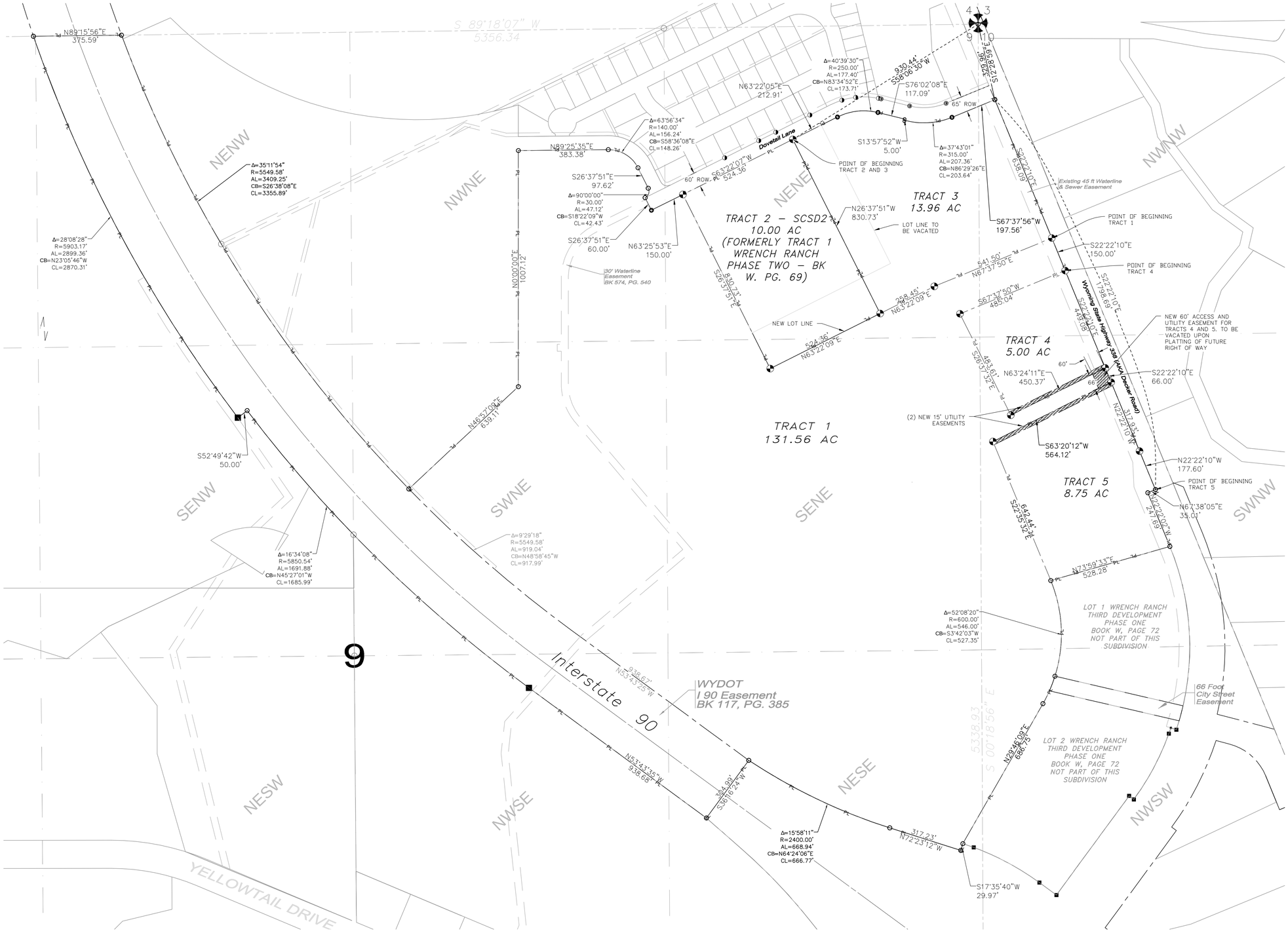
C:\dowl_pw\d0407466\SC-PA-SF-PL-28016.dwg PLOT DATE 2023-10-20 09:53 SAVED DATE 2023-10-20 09:45 USER: trosenlund

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT INCLUDES THE RESUBDIVISION OF TRACT 1, WRENCH RANCH PHASE TWO, AS RECORDED IN BOOK W OF PLATS, PAGE 69, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. THE BOUNDARY OF TRACT 1 IS HEREBY MODIFIED.

THE VILLAGES – PHASE 1 MINOR SUBDIVISION FINAL PLAT

INCLUDING A RESUBDIVISION OF TRACT ONE OF THE WRENCH RANCH PHASE TWO AND A TRACT OF LAND LOCATED IN THE E½ OF SECTION 9 AND THE W½ OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN. CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



LEGEND

- FOUND ALUMINUM CAP – LS 14250
- SET ALUMINUM CAP – PELS 15057
- COMPUTED POINT – NOTHING FOUND, NOTHING SET
- FOUND ALUMINUM CAP – LS 5300 OR AS NOTED

NOTES

1. DEVELOPMENT IMPROVEMENTS SHALL FOLLOW WRENCH RANCH 2 MASTER PLAN AND CITY OF SHERIDAN GATEWAY DISTRICT ZONING STANDARDS.
2. ACCESS TO TRACT 3 SHALL BE OFF DOVETAIL LANE
3. ACCESS TO TRACTS 4 AND 5 SHALL BE THROUGH THE SINGLE ACCESS POINT AND ACCESS AND UTILITY EASEMENT SHOWN
4. ALL PUBLIC UTILITIES ARE AVAILABLE FOR ALL TRACTS.
5. NO WATER RIGHTS ARE ASSOCIATED WITH THE PROPERTY.

Professional Engineer & Land Surveyor
TOD R. ROSENLUND
15057
Date 10/20/23
WYOMING

N

200 0 200 400
SCALE IN FEET

REVISIONS			
REV	DATE	DESCRIPTION	BY
1	10/18/23	FINAL PLAT	TRR

DOWL
WWW.DOWL.COM
1833 S. Sheridan Ave.
Sheridan, Wyoming 82801
307-672-9006

FINAL PLAT
THE VILLAGES - PHASE 1 MINOR SUBDIVISION
SHERIDAN, WYOMING

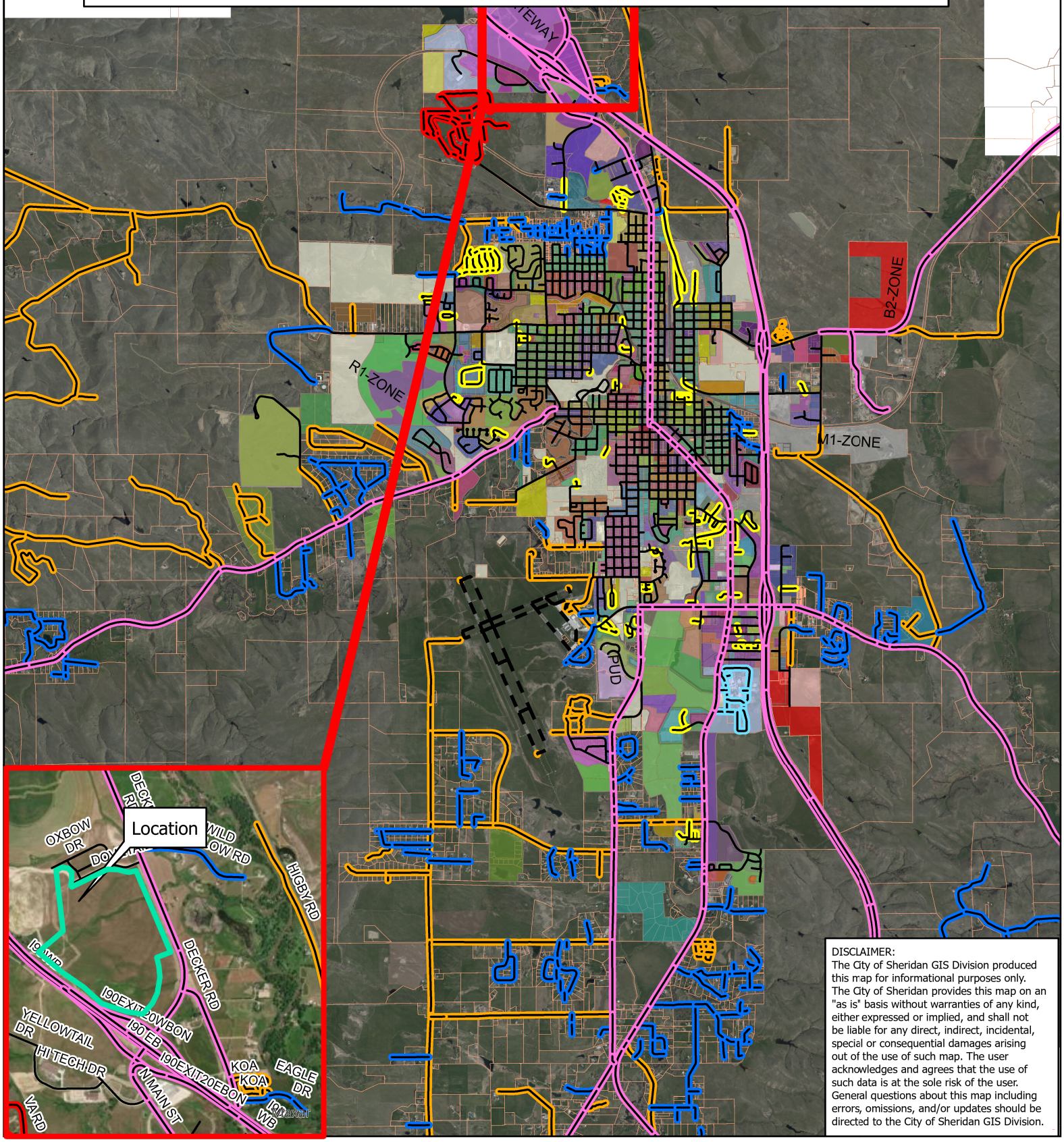
PROJECT 5063.28016.01
DATE 10/12/23

© DOWL 2023

SHEET
2 OF 2

C:\dowl_pw\d0407466\SC-PA-SF-PL-28016.dwg PLOT DATE 2023-10-20 11:35 SAVED DATE 2023-10-20 11:33 USER: trosenlund

The Villages - Phase 1 Minor Subdivision



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

CITY OF Sheridan WYOMING

N

Miles 0 ¾ 1½

Date: 10/17/2023 1:35 PM User: sgoodman

Development Agreement for
The Villages - Phase 1 Minor Subdivision

This agreement is made and entered into as of this _____day of _____, 2023, by and between the City of Sheridan, a municipal Corporation in the State of Wyoming, hereinafter known as the "City", and ***StoneMill Properties, LLC,*** hereinafter known as the "Developer". The City and Developer for their mutual benefit and consideration agree to the terms and conditions as listed herein for the development of The Villages – Phase 1 Minor Subdivision:

Section 1. GENERAL CONDITIONS

A. The terms of this agreement shall be binding on all heirs, successors, and assigns of the Developer. In the event of a transfer of all or any portion of the property, the Developer shall be relieved of any and all obligations with respect to the transferred property upon the successor's written acceptance of this development agreement and providing financial assurance as required by City Code. The City's allowance of transfer or assignment of this agreement shall not be unreasonably withheld.

B. The development of The Villages – Phase 1 Minor Subdivision is subject to the requirements in Appendix B (Subdivisions) of the Sheridan City Code, as well as adopted City of Sheridan Standards for Street and Utility Construction which are incorporated herein.

C. Public improvements provided by the Developer for The Villages – Phase 1 Minor Subdivision shall consist of the following as per plans and specifications approved by the City Engineer:

- Site Grading
- Drainage Improvements as necessary for the construction of a new access to Tracts 4 and 5

D. The Developer shall provide financial assurances for public improvements pursuant to and in conformance with Sheridan City Code, Appendix B., Sections 701 and 702, including 10% contingency fee. Financial assurances shall cover the following costs established by the Engineer's Opinion of Probable Construction Cost for Public Improvements provided:

1. Public Infrastructure Improvements as provided in Section C above, plus 10% contingency

The financial assurances shall have appropriate amounts released upon verification by the City Engineer of completion of each portion of infrastructure or phase of development.

E. Developer shall provide test results, inspection reports and suitable as-built drawings, certified by a registered professional engineer, verifying satisfactory completion for roadway improvements.

F. Developer shall provide an access for Tracts 4 and 5 off Decker Road pending approval from WYDOT and initially have it as an easement until a future phase. The access road will be completely built on a future Phase of the Villages to meet the City Street and Master Plan requirements. The immediate access to Tracts 4 and 5 will be a gravel approach until utilities are installed and either the Owners of the Tracts opt to develop the approach to City Standards or the future Phase of the Villages does.

G. Placement of ancillary utilities and services in platted easements, including but not limited to telecommunication, cable television, gas, electricity, and telephone service, will be coordinated with the installation of water and sewer service lines and sidewalks to avoid interference with, or damage to, any service or utility properly installed in a platted easement. The Developer shall be responsible for repairs to any City utilities for which lack of coordination led to damage.

H. Any pedestrian pathway or sidewalk disturbed by building construction or installation of utilities for The Villages – Phase 1 Minor Subdivision shall be restored by the Developer to at least its condition prior to the damage caused by the building construction or installation of utilities for the Villages Subdivision.

I. Sidewalks installed in The Villages – Phase 1 Minor Subdivision shall conceptually follow the sidewalk and pathway network outlined in the updated Master Plan. Future sidewalk will be installed in a public right-of-way or easement.

J. Building permits will be issued as per the requirements of the Building Department and Appendix B, Section 707 of Sheridan City Code.

K. The corresponding portion of sidewalk will be installed in the Tract applying for certificate of occupancy, per the conceptual plan referenced in subsection "I" above by the Developer or its successor(s) prior to the issuance of a Certificate of Occupancy.

Section 2. COMPLIANCE WITH TERMS AND CONDITIONS

The Developer agrees to comply with the terms of this Agreement, including all deadlines, contained in Section 1. Should the Developer fail to comply with any of the conditions in Section 1 of this Agreement, the City will send a letter to the Developer listing the conditions for which the Villages Subdivision is not compliant. The City reserves the

right to withhold any future development approvals for the Villages Subdivision, and pursue any other enforcement means available under Sheridan City Code and state statute, if the Developer does not propose appropriate remedies which are reasonably acceptable to the City to eliminate the non-compliance(s) within three (3) weeks of the date of the letter of non-compliance.

Section 3. EFFECTIVE DATE

This Agreement shall be effective upon the date listed in the first paragraph on page 1.

Section 4. TERMINATION

This Agreement may be amended, revised, or terminated only by the mutual consent of both parties.

Section 5. SEVERABILITY

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

Section 6. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall in any way be deemed a waiver of any of the requirements or immunities provided by the Wyoming Governmental Claims Act.

IN WITNESS WHEREOF, the parties execute this agreement as of the date set forth above.

For the City of Sheridan:

_____
Richard Bridger
Mayor

For the Developers:

_____
StoneMill Properties, LLC
By: (Authorized Agent)

Attest:

_____
City Clerk

The above and foregoing Agreement was
Subscribed, Sworn to, and Acknowledged
before me by _____ this_____ day of
_____, 2023.
My commission expires_____

_____
Notary Public

BOUNDARY ADJUSTMENT AGREEMENT

This Agreement is made by the **StoneMill Properties, LLC**, a Wyoming limited liability company (herein "SMP") and **Sheridan County School District No. 2** (herein "SCSD2") (collectively the "Parties") for the purpose of memorializing the agreement to adjust the boundary and legal description of that real property addressed as 300 Dovetail Lane, Sheridan, Wyoming, as more specifically described on **Exhibit "A"**, attached hereto (herein the "Property"), as follows:

1. ***Intent.*** SCSD2 owns the Property with the expectation that it will construct an additional school on the Property. SMP owns the undeveloped lands around the Property with the expectation of constructing residential units on its lands. Both Parties desire to adjust the boundaries of the Property so that it is more compatible with the preferred school site layout and surrounding subdivision development, as illustrated on the attached ***Figure 1***, incorporated herein by reference.

2. ***Property Adjustment.*** The Parties agree that the Property will be adjusted by and through the City's "Minor subdivision" process approved by the City of Sheridan on the following terms and conditions:

    a. The Property's total square footage will not be reduced in size when adjusted.
    b. SMP will engage a Wyoming-licensed professional engineer to prepare the survey and engineering documents required by the City of Sheridan for the boundary adjustment.
    c. All costs and fees related to the boundary adjustment/subdivision will be borne solely by SMP. The parties acknowledge and agree that SCSD2 will not incur any costs or expenses in connection with the boundary adjustment contemplated by this agreement.
    d. The Preliminary Plat for the subdivision/boundary adjustment of the Property will be provided for SCSD2's review and approval prior to SMP's submittal to the City of Sheridan.
    e. SMP intends to have final platting approved by the City on or about the end of September 2023.
    f. SMP will provide SCSD2 with an easement for a secondary access to the Property from a future developed public street to the East boundary of the Property, in the approximate location illustrated on ***Figure 1***. SMP will pay all costs of construction of the future paved public street/loop illustrated on Figure 1. SMP shall ensure that the paved public street shall have sufficient width and turning radiuses to allow school buses to utilize the street. SMP shall also construct a twenty foot (20') wide gravel road connecting that public street with the East boundary of the Property. The final location of the access easement and 20' gravel road will be determined upon completion of SMP's platting and design of the development to the East of the Property and must be approved by both parties.
    g. SMP will construct the 20' gravel road for the benefit of the Property and be responsible for all costs associated therewith, but any additional improvements to the road and any associated infrastructure desired by SCSD2, shall be the responsibility of SCSD2, at its cost.

h. SMP shall ensure that fiber utilities are installed to the northern boundary of the SCSD2 property within one year of the date of this agreement.

3. ***Storm Water Drainage/Detention***. SMP intends to use the proposed open space to the south of the Property as its centralized stormwater detention area for SMP's development of the lands adjacent to the Property. See ***Figure 1***, attached hereto and incorporated herein. SMP will endeavor to design its storm water plan in a way that may allow SCSD2 to route stormwater off the Property into this area if desired; however, if the size of the detainage system needs to be increased, or drainage infrastructure needs to be installed or upsized for the increased flows created by the Property, then SCSD2 will be responsible all costs associated with these increases.

4. ***Deeds/Conveyances***. SMP shall prepare at its sole cost the surveys necessary for the parties to exchange deeds conveying such lands as are necessary to effectuate the boundary adjustment contemplated herein. The parties shall exchange such deeds upon receipt of approval from the City of the boundary adjustment contemplated herein. SMP shall provide SCSD2 with a standard title policy for the property being conveyed SCSD2 in a form that is satisfactory to SCSD2. The property conveyed to SCSD2 shall be subject only to rights of record in existence when SCSD2 purchased the original 10 acres. It is the intent of the parties that the property owned by SCSD2 after the boundary adjustment will not be subject to any title issues that did not exist prior to this agreement.

5. ***Termination***. Unless otherwise agreed by the parties, this agreement shall automatically terminate if the boundary adjustment contemplated herein is not completed within six (6) months of the date of this agreement.

This Agreement may be signed in separate counterparts.

Dated Effective the 9 day of Sept., 2023.

StoneMill Properties, LLC

By: _____

Title: member

Sheridan County School District No. 2

By: _____

Title: Superintendent

CITY OF SHERIDAN
RESOLUTION 59-23

A RESOLUTION approving PL-23-29, the final plat of The Villages Phase 1 Minor Subdivision, dividing 179.27 acres from unplatted land and 1 tract into 5 tracts. Zoned Gateway District/Master Plan. Located at 1150 Dovetail Lane.

WHEREAS, the plat of The Villages Phase 1 Minor Subdivision, has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

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

Be it resolved by the City of Sheridan Governing Body:

That the final plat of The Villages Phase 1 Minor Subdivision, dividing 179.27 acres from unplatted land and 1 tract into 5 tracts. Zoned Gateway District/Master Plan. Located at 1150 Dovetail Lane.

In approving The Villages Phase 1 Minor Subdivision, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202:

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

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

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

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

PASSED, APPROVED, AND ADOPTED this 20th of November 2023.

_____

Richard Bridger, Mayor

ATTEST:

_____

Cecilia Good, City Clerk

MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-34, Resolution 53-23, Wrench Ranch Properties Revised Master Plan, Phase Two, Parcel Four Amendments. The applicant, John E Rice & Sons, Inc., is requesting a revision of the Wrench Ranch master plan from Mixed Use area to Light Industrial area. Zoned Gateway Master Plan. Located at 4200 Yellowtail Dr. PIN 56840920000400

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation for PL-23-34, Resolution 53-23, Wrench Ranch Properties Revised Master Plan, Phase Two, Parcel Four Amendments. The applicant, John E Rice & Sons, Inc., is requesting a revision of the Wrench Ranch master plan from Mixed Use area to Light Industrial area for Parcel Four. Zoned Gateway Master Plan. Located at 4200 Yellowtail Dr. PIN 56840920000400

Background

The applicant, John E. Rice & Sons, Inc., is requesting to amend the Wrench Ranch Properties Master Plan Phase II is requesting to amend the Wrench Ranch Properties Master Plan Phase II for a change of use from Mixed-Use to a Light-Industrial Planning area and for Parcel 4.

The property is listed as Parcel 4 of the Wrench Ranch Properties Master Plan Phase II. The zoning is Gateway/Master Plan. The current Master Plan has Parcel 4 zoned as mixed use and commercial. The Wrench Ranch Properties Revised Master Plan - Phase Two - Parcel Four Amendments will change the planning area for Parcel 4 from mixed-use to light industrial. The light industrial planning area for this amendment will be based on the light industrial planning area from the Wrench Ranch Properties Master Plan - Phase 1. This planning area will not have any outside storage and increase metal usage from 15% to 75%. Metal types are defined to ensure that the metal has earth tone colors, is of high quality, and has a matte finish.

The surrounding properties to the north, south, and east are zoned Gateway/Master Plan and from the Master Plan are zoned mixed use and commercial. The properties to the west are zoned HE-Higher Education and R-3 Residential District.

The applicant is also proposing to subdivide the unplatted land into 3 lots with PL-23-33 Eagle View Subdivision.

Staff Comments

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

Staff has no further comments at this time.

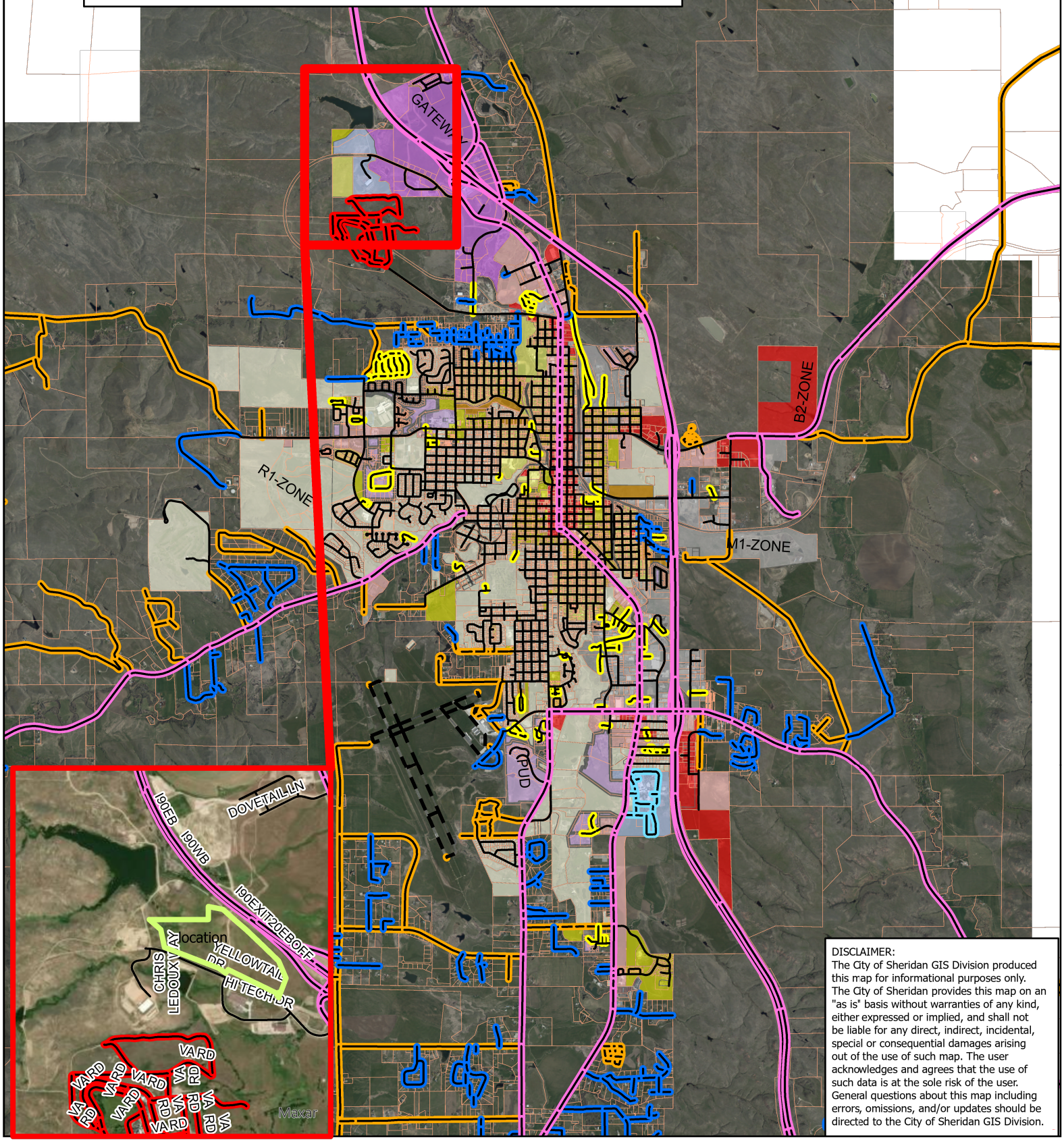
Attachments

aerial

Master plan parcel 4

RES 53-23

Revised Phase 2 master plan



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

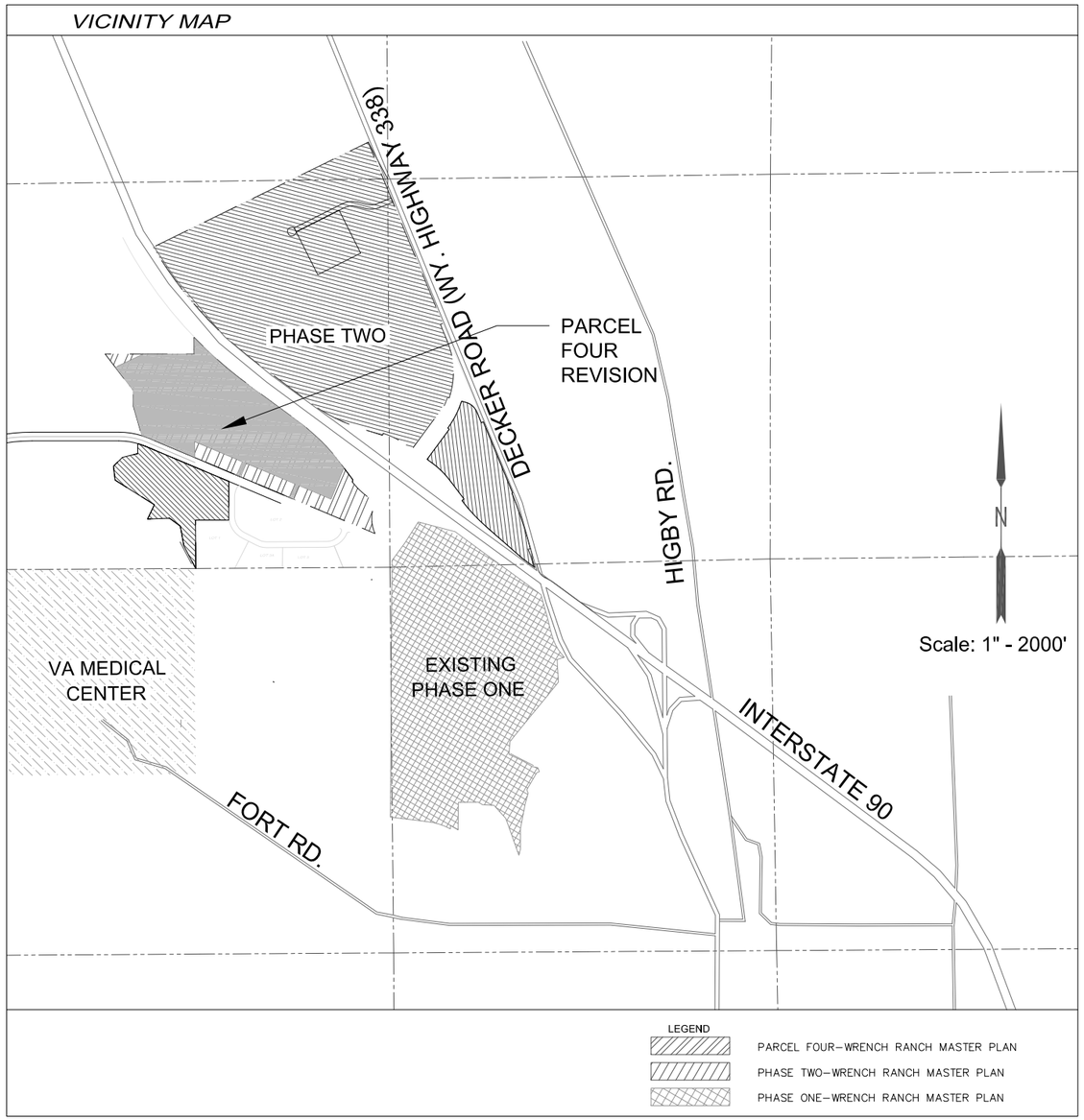
CITY OF Sheridan WYOMING

N

Miles 0 ¾ 1½

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

WRENCH RANCH PROPERTIES
REVISED MASTER PLAN ~ PHASE TWO ~ PARCEL FOUR AMENDMENTS



PLANNING COMMISSION APPROVAL:

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

_____

ATTEST:VICE-CHAIRMAN CHAIRMAN

CITY COUNCIL APPROVAL:

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

_____

ATTEST: CITY CLERK MAYOR

CITY CLERK CERTIFICATE:

THIS MASTER PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT __ O'CLOCK __.M.,_____,____, AND IS DULY RECORDED IN BOOK __, PAGE NO. __.

_____

COUNTY CLERK

DIRECTOR OF PUBLIC WORKS APPROVAL:

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

_____

DIRECTOR OF PUBLIC WORKS

PLANNING DIRECTOR APPROVAL:

THIS MASTER PLAN AND PRELIMINARY PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE GATEWAY DISTRICT ZONING REQUIREMENTS OF THE CITY OF SHERIDAN AND CERTIFIED THIS ___ DAY OF _____,_____. BY THE DIRECTOR OF THE PLANNING DEPARTMENT OF SHERIDAN, WYOMING.

_____

DIRECTOR OF PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE:

I, WILLIAM E. PUGH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF WRENCH RANCH PROPERTIES MASTER PLAN PHASE TWO PARCEL FOUR AMENDMENTS, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT HIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
WILLIAM E. PUGH
5300
Date:
WYOMING

_____ *LAND SURVEYOR NO. 5300*

SHEET LIST:

T-1	*COVER SHEET*
LU-1	*LEGAL DESCRIPTION OF AREA, LIGHT INDUSTRIAL PRINCIPLES,*
LU-2	*GUIDELINES & STANDARDS*

Rev.	Date	Description	By	Surv.	Client Repr.	Rev. Request
0	9 Aug 23	Issued for client and City review		WEP	JLJ	JLJ

REVISED MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES
PARCEL FOUR AMENDMENTS

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

Client Contact: JLJ | Date: 9 AUG 2023 | Scale: As Shown

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

WRENCH RANCH PROPERTIES
REVISED MASTER PLAN - PHASE TWO
PARCEL FOUR
SHERIDAN, WYOMING

Drawn:	Design:	Checked:	Survey:
WEP		WEP	X

Project No.:	Task No.:	Sheet:	Rev.:
P741376	OFFICE LABOR	T-1	0

A PART OF PARCEL FOUR

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

More Particularly Described As:

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

Thence With Said North Right Of Way, North 67°10'04" West, A Distance Of 688.03 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 102.01 Feet, A Radius Of 1060.00 Feet, A Chord Bearing Of North 69°54'49" West, , A Chord Length Of 101.97 Feet;

Thence Leaving Said North Right Of Way North 16°03'19" West, A Distance Of 433.83 Feet To A Point;

Thence NORTH A Distance Of 205.36 Feet To A Point;

Thence North 37°35'36" West, A Distance Of 394.31 Feet To A Point;

Thence North 52°08'43" East, A Distance Of 40.44 Feet To A Point;

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

Thence EAST A Distance Of 697.79 Feet To A Point;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thence With The West Line Of Said Lot 13, South 00°25'57" East, A Distance Of 217.78 Feet To The Point Of **BegInnIng**, Having An Area Of 3112898 Square Feet, 71.46 Acres more or less.

I

NOTE: INTENDED USES: Other uses that meet the general intent of this section may be considered if they meet all other requirements.

A. INTRODUCTION

1. COMMUNITY VISION

The Wrench Ranch Annexation extends the northern boundary of the City of Sheridan. The Annex includes within it the proposed relocated Interstate 90 interchange and a proposed reconfiguration of the Decker Highway, two main entries to Sheridan. The Vision of the Annexation includes the creation of a visually cohesive, integrated pattern of development that is both northern gateway to Sheridan, an extension of the main city thoroughfare and an understandable northern terminus of the city. The Wrench Ranch Phase I Master Plan will create an identifiable retail shopping area, a clear and understandable boundary to the industrial area on the north end of Sheridan, and a healthy, mixed use development including office, retail and residential development.

2. MASTER PLAN GOALS

a. Long Range Planning. The intent of the Master Plan is to provide a long-range plan for the future that will encourage carefully planned and orchestrated development of high quality.

b. Balance of Uses. The Master Plan is to provide a mix of integrated uses that provide a balance of residential, commercial, retail, office, open space and parks.

c. Gateway/Entry to Sheridan. The Master Plan is to provide an organized, understood, visually coherent development that will function as an identifiable and gracious North entry to Sheridan.

d. Understandable District of Sheridan. The Master Plan is intended to provide an understandable and distinct commercial and mixed- use district within Sheridan.

e. Continuity. The Master Plan is to provide for continuous and uninterrupted extension to the North Main corridor, Industrial Drive, and Sheridan's parks, open space, and trails systems.

B. GENERAL PROVISIONS

1. Purpose and Intent

This Master Plan contains information that is necessary for the planning of development within the Wrench Ranch Phase I. The purpose of this Master Plan is to provide in one location all the essential Guidelines, Standards and Regulations to be used in preparing a development proposal in the Wrench Ranch Phase I.

2. Relationship to the City of Sheridan Municipal Code

The Guidelines, Standards and Regulations of this Master Plan contain most of the information needed for development within the Wrench Ranch Phase I Master Plan the Guides, Standards and Regulations of this Master Plan comply specifically with the City of Sheridan Gateway Ordinance contained within the City of Sheridan Municipal Code. However, topic areas not specifically covered here are governed by the equivalent provisions contained within the City of Sheridan Municipal Code.

The provisions of this Document, when in conflict, shall take precedence over all other codes, ordinances, regulations, and standards except as specifically noted within this Document. The City of Sheridan Municipal Code continues to be applicable only to issues not contained herein.

3. Future Approvals

Future site or development plans will be governed by these Guidelines, Standards and Regulations, and the standards of the Sheridan Municipal Code in effect at the time of the approval of this Master Plan. This Master Plan will be exempt from future modifications to the Sheridan Municipal Code.

4. Terms and Definitions

Terms used throughout this Document shall take their commonly accepted meanings and as herein defined. In the event of conflicts between these definitions and those of the Sheridan Municipal Code, the Terms and Definitions of this Document shall take precedence.

5. Height and Bulk Standards

All buildings constructed within this Master Plan will be subject to the specific height and bulk standards set forth in this Master Plan.

C. GENERAL MASTER PLAN CRITERIA

1. Allowed Uses

Each of the (4) defined planning areas shall include a list of permitted, conditional, limited and accessory uses unique to that planning area.

2. Defined Planning Areas

a. MU - Mixed Use
b. LI - Light Industrial
c. OS - Parks & Open Space
d. C -- Commercial

3. Density and Floor Area Rations (F.A.R.)

Each of the (4) defined planning areas shall include specific limitations on the number of dwelling units and/or building area. The dwelling unit and floor area limitations and definitions contained within this Master Plan take precedence over the City of Sheridan Municipal Code and all other codes, ordinances, regulations, and standards.

4. Open Space

The Common Open Space provided within the Wrench Ranch Phase I is not less than 17% of the gross land area, and is in compliance with the standards set forth in the City of Sheridan Municipal Code Gateway Ordinance.

a. Configuration: The open space areas and landscaping shall be configured in such a way as to protect viewsheds from public roads and recreational areas. Open space shall buffer existing uses to help ensure compatibility with future development.

b. Dedication & Easements: All open spaces and recreational areas shall be dedicated to the City of Sheridan or placed in a permanent easement that precludes its use for anything other than agricultural, recreational, or open space uses.

c. Drainage: Open space areas that include drainage areas shall preserve historic drainage channels and/or provide water for landscaped areas.

d. Area Restrictions: Areas occupied by drainage channels, draws, cliffs, easements and land areas with grades in excess of six percent shall not compromise more than fifty percent of the required open space area.

5. Setbacks

Each of the (4) defined planning areas shall include specific setback standards. The setbacks established as part of this Master Plan take precedence over all other codes, ordinances, regulations and standards, including the Sheridan Municipal Code.

6. Limits on Lot Coverage

The Mixed Use Area includes specific residential lot coverage standards. The lot coverage standards established in this Master Plan take precedence over all other codes, ordinances, regulations and standards, including the Sheridan Municipal Code.

7. Signs

Sign Standards for the Wrench Ranch Phase I will be established as part of the Master Plan. All signs within the Wrench Ranch Phase I shall comply with the City of Sheridan Municipal Code. Layout, dimensions, and materials shall be submitted for review as part of all future development applications.

8. Building Height

Building Height will be measured as follows:

a. Building height is measured from the average of finished grade at the center of all walls of the building to the top of the parapet or highest roof beam (whichever is higher) on a flat or shed roof, to the top of the parapet or deck level (whichever is higher) of a mansard roof, or the average distance between the highest ridge and its eave of a gable, hip or gambrel roof.

b. Structure height (not including buildings) is measured from the average of finished grade of each support of the structure to the highest point of the structure.

Rev.	Date	Description	By	Proj. Surv.	Client Repr.	Rev. Request
0	9 Aug 23	Issued for client and City review				

REVISED MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES PARCEL FOUR AMENDMENTS

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

Client Contact:

Date: 9 AUG 2023

Scale: As Shown

Client:
JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
P.O. Box 4039
SHERIDAN, WYOMING 82801

WRENCH RANCH PROPERTIES REVISED MASTER PLAN - PHASE TWO
LEGAL, LIGHT INDUSTRIAL GUIDELINES & STANDARDS
SHERIDAN, WYOMING

Drawn:	Design:	Checked:	Survey:
WEP	WEP	WEP	X

Project No.:	Task No.:	Sheet:	Rev.:
P741376	OFFICE LABOR	LU-1	0

A. INTRODUCTION – LIGHT INDUSTRIAL

1. GENERAL DESCRIPTION

The Light Industrial (LI) Planning Area will provide appropriate areas for industrial activities such as manufacturing, research & development, assembly of materials, good and equipment as well as warehousing required by residents of the city. The area is to provide employment opportunities within the master plan area and to buffer Mixed Use areas from the existing heavy industry to the South.

B. PRINCIPLE USES

The following Table (LI Permitted Uses–Light Industrial Planning Area) the symbol "P" indicates the uses that shall be permitted in the Light Industrial District. Uses not permitted are indicated with the symbol "X"

Other uses that meet the general intent of this section may be considered if they meet all other requirements..

Table LI Permitted Uses–Light Industrial	Permitted
A. Offices Use Types	
General Offices	P
Financial Offices	P
Medical Offices	P
Combination offices use types	P
B. Commercial Use Types	
Agricultural sales & Service	P
Automotive service, repair & rental	P
Business Park	P
Commercial center	P
Communication services	P
Construction sales & service	P
Consumer repair services	P
Copy shops and printing services including typesetting	P
Fire Hall & Fire Fighter Training Facility	P
Food sales	P
Daycare home	P
Funeral services	P
General retail	P
Laundry	P
Liquor sales	P
Maintenance and service facility	P
Medical clinic	P
Office Warehouse	P
Veterinary clinics	P
Veterinary hospitals	P
Data, radio, TV or other broadcasting facilities	P
1. Without outdoor transmission or receiving facilities	P
2. With outdoor transmission or receiving facilities	X
3. With roof/building mount transmission or receiving facilities	P
General administrative offices	P
Adult or Sexually oriented businesses are specifically prohibited within all areas of the Master Plan	X
Indoor commercial recreation facilities	P
Bus, railroad, public transit terminal	P
Parking lots to serve other principal uses within the district	P

C. ACCESSORY USES

Accessory structures are defined as any building or use which is subordinate in purpose, area or intensity of the principal building or use served, is normally associated with the principle building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principle building or use served and is located on the same lot as the principle building or use.

USE	Permitted
Automated Teller Machine (ATM)	P
Cafeteria, Dining Halls and Similar Food Services	P
Car Wash Bay	P
Fences, hedges or walls	P
Offices to operate principal use	P
On–premise signs	P
Outdoor sales, display of merchandise or other activity that is part of or related to the principal use, but which is not specifically addressed this matrix	P
Outdoor storage	X
Recycling collection point	P
Retail sales of goods as part of permitted industrial and warehouse uses	P
Satellite dish antennas accessory to nonresidential uses	P
Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers	X
Construction Company–Equipment/Materials and Operations Construction Company–Office and Sales Building	P
Manufacturing facilities where the manufacturing processes are conducted wholly within a building and are not obnoxious or offensive by reason of emission of odor, dust, smoke or noise.	P
Research facilities where the research processes are conducted wholly within a building and are not obnoxious or offensive by reason of emission of odor, dust, smoke or noise.	P
Other accessory uses as determined by the Planning Director to meet accessory criteria	P

D. LIGHT INDUSTRIAL DISTRICT: HEIGHT & SETBACK STANDARDS

The standards contained in Table LI–2 (Light Industrial Height & Setback Standards) are intended to provide minimum standards for development in this planning area. These Standards supersede applicable portions of the City of Sheridan Municipal Code. These Standards shall not be construed to supersede more restrictive development standards contained in the Conditions, Covenants and Restrictions of any property or structure. However, in no case shall private deed restrictions permit a lesser standard in the case of a minimum standard of this section or permit a greater standard in the case of a maximum standard.

TABLE LI–2
Height & Setback Standards

Location	Width/Height
Building Setback	
I–90 & Yellowtail Drive	50'
Adjacent to Commerical	15'
Local Internal Streets	15'
Side Yard–Within Planning Area	15'
Rear	15'
Height Limitations	
Commercial Principal Use (4 story Max.)	45' or 4 stories

E. SPECIAL STANDARDS

Special development standard related to LI Light Industrial include the following:

1. Setbacks – all setback are measured from the Property Line
2. Encroachments/Projections into setbacks and offset (yards)

a. Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback or offset line.

b. Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.

c. Encroachments and projections shall be constructed of fire–rated or fire–resistive construction if required by the Building Codes.

F. SITE PLANNING PRINCIPLES

1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
2. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas.
3. Locate stand alone satellite building at site entrances to "announce" entry.

G. SITE PLANNING GUIDELINES

1. Building Siting and Orientation
   a. Site buildings to face the main street frontage.
   b. Provide clearly articulated pedestrian–oriented entries
   c. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.
   d. Site buildings to concentrate continuous pedestrian activity along the street.
   e. Avoid placing service areas where they are visible from adjacent buildings or streets.
   f. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.
   g. Locate accessory structures behind buildings.
   h. Orient primary building storefront openings towards the street

2. Vehicular Circulation and Parking
   a. Segment large parking lots into smaller courts enclosed by buildings and framed by tree rows designed to minimize the perceived scale of the total parking area.
   b. Locate parking areas within internalized parking courts or to the sides or rear of buildings.
   c. Provide bicycle parking.
   d. All parking requirements shall meet Master Plan parking standards

3. Service Delivery and Outdoor Equipment Storage
   a. Avoid placing service areas where they are visible from adjacent buildings or streets.
   b. Locate loading docks, trash enclosures and service areas away from the street frontage
   c. Locate accessory structures behind buildings.
   d. Provide a 6' high opaque screed fence or wall around trash/recycling enclosures.

H. ARCHITECTURE – LIGHT INDUSTRIAL USE PRINCIPLES (LI)

1. Design clearly articulated human scale buildings.
2. Orchestrate building structural bays to create repetitive building rhythms.

I. ARCHITECTURAL GUIDELINES – LIGHT INDUSTRIAL (LI)

1. Building Massing and Form
   a. Divide large buildings into a series of individual storefronts, units, or multiple structural bays of similar design and proportion.
   b. Provide scale–giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
   c. Avoid large, monumental, undifferentiated and scale–less building masses.

2. Roof Cap
   a. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.
   b. Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should incorporate articulated roof elements that include the following:
      - Cross Gables
      - Roof Monitors
      - Vertical Tower Elements
      - Roof Dormers
      - Vary Roof Lines/Heights

   c. Conceal rooftop mechanical equipment. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.
   d. Roofs shall be of dark and/or natural color. Brightly colored roofs such as bright red, blue, green, yellow, etc. are prohibited. Galvanized metal and aluminum roofs are allowed.

3. Masonry Base
   a. Define the base of storefront buildings with a masonry base designed to anchor structure to the ground plane, minimum height: 36"

4. Building Materials
   a. Avoid large, featureless building surfaces such as large all glass or all metal panel walls
   b. Avoid an excessive variety of façade materials.
   c. Quality metals with earth tone colors and varying textures with no shiney metal corrugated metal/sheeting.
      The proposed metal and exterior, shall be equael to or better than the following described below material;
      - Exterior Walls –PLP Prime AZS0 coating with Mineral Color,
      - Waiscot – Novabrik with Charcoal color,
      - Roof/Trim/Stripes on walls – PLP Prime AZS0 coating with Black color
      - all metal walls/panels will require a matte finish

   d. The following building materials are permitted:

Building Base and Facades:
- Concrete, Precast
- Masonry, Brick
- Masonry, CMU (Integrally colored)
- Quality Metal Panels Less than or equal to 75% of coverage
- Masonry, Stone (ie. Ashler–laid, broken rangework, pitched faced, quarry faced)
- Masonry, Stone Veneer (ie. Brownstone, sandstone, slate)
- Metal, Structural Less than or equal to 75% of coverage
- Stucco
- Metal wall panels, Corrugated, standing seam, etc. Less than or equal to 75% of coverage

Roofs:
- Composite Shingle Roofing
- Concrete Shakes
- Metal, Standing Seam
- Rolled metal or single–ply membrane roofing screened from public view by a parapet
- Slate (real or cultured)
- Tile, Flat Concrete (Modern Slate)

Brackets, Corbels and Beams
- Wood, Dimensional

Windows:
- Glass, transparent or lightly tinted

Use wall materials based upon the following recommendations:
- Board and Batten (wood or cementitious)
- Brick
- Corrugated Metal Less than or equal to 75% of coverage
- Siding, Clapboards (wood or cementitious)
- Siding, Fishscale (wood)
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood or cementitious)
- Siding, Tongue and Grove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)
- EIFS

Rev.	Date	Description	By	Proj. Surv.	Client Repr.	Rev. Request
3	24 OCT 23	Address City comments, Metal Finish Requirements	WEP			
2	13 OCT 23	Address City comments, Site Planning Principles	WEP			
1	8 SEP 23	Address City comments, Site Planning Principles	WEP			
0	3/06/2021	Issued for client and City review				

REVISED MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES
PARCEL FOUR AMENDMENTS

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

Client: JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
P.O. Box 4039
SHERIDAN, WYOMING 82801

WRENCH RANCH PROPERTIES REVISED MASTER PLAN - PHASE TWO
LIGHT INDUSTRIAL GUIDELINES & STANDARDS
SHERIDAN, WYOMING

Client Contact:	Date:	Scale:	Drawn:	Design:	Checked:	Survey:
	9 AUG 2023	As Shown	WEP	WEP	WEP	X

Project No.:	Task No.:	Sheet:	Rev.:
P741376	OFFICE LABOR	LU-2	3

CITY OF SHERIDAN
RESOLUTION 53-23

A RESOLUTION approving PL-23-34, the Wrench Ranch Properties Revised Master Plan Phase II, to amend the Wrench Ranch Properties Master Plan Phase II for a change of use from Mixed-Use to a Light-Industrial Planning area and for Parcel 4.

WHEREAS, all applicable requirements for a master plan amendment have been met and all documents meet the applicable requirements in Appendix A, Section 16 of the Sheridan Municipal Code regarding changes and amendments to master planned developments.

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

That the Wrench Ranch Properties Revised Master Plan Phase II, to amend the Wrench Ranch Properties Master Plan Phase II for a change of use from Mixed-Use to a Light-Industrial Planning area and for Parcel 4.

PASSED, APPROVED, AND ADOPTED this 20th day of November 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: Consideration of PL-23-37, Resolution 60-23. Mortenson Minor Subdivison. The applicant, Blake Mortenson is requesting to subdivide 2.16 acres from 1 lot into 2 lots. Zoned M-1 Industrial District. Located at 1759 Commercial Ave. PIN 56843545801925

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation of approval to the City Council for PL-23-37, Resolution 60-23. Mortenson Minor Subdivison. The applicant, Blake Mortenson is requesting to subdivide 2.16 acres from 1 lot into 2 lots. Zoned M-1 Industrial District. Located at 1759 Commercial Ave. PIN 56843545801925

Background

The applicant, Blake Mortenson, is requesting to subdivide 2.16 acres from 1 lot into 2 lots. Zoned M-1 Industrial District. Located at 1759 Commercial Ave. (56843545801925).

The property is listed as Lot 19, of the Sheridan Commercial Park Subdivision. The zoning is M-1 Industrial District.

Variance being requested for the following:

- Access to a publicly dedicated street shall consist of frontage of at least 25 feet per city code - Appendix B-Article 5 - 505(C)(5)
    - Lot 2 - 20'

The surrounding properties are commercial and industrial properties zoned M-1 per City zoning. The applicant is proposing to subdivide Lot 19 into 2 lots. The applicant is proposing the following lot sizes:

- Lot 1 - 0.70 Acres
- Lot 2 - 1.46 Acres

Staff Comments

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

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

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

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

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

Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval. The proposed subdivision conforms to the Zoning Ordinance with the requested variances.

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

This proposed subdivision is outside the Airport influence area.

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

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

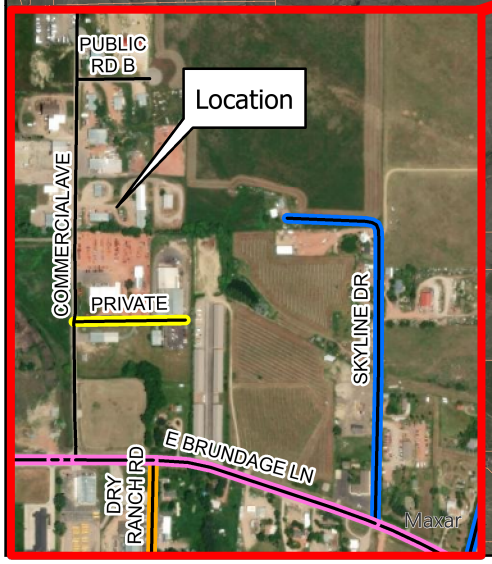
Staff sent out 18 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press and a sign posted on the property. Staff has not received any inquiries.

Staff has no further comments at this time.

Attachments

aerial
resolution
final plat
Variance request

Mortenson Minor Subdivision



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

CITY OF Sheridan WYOMING

N

Miles 0 ¾ 1½

Date: 10/17/2023 10:33 AM User: sgoodman

CITY OF SHERIDAN
RESOLUTION 60-23

A RESOLUTION approving PL-23-37, the final plat of the Mortenson Minor Subdivision, dividing 2.16 acres from 1 lot into 2 lots. Zoned M-1 Industrial District. Located at 1759 Commercial Ave.

WHEREAS, the minor plat of the Mortenson Minor Subdivision, has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

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

Be it resolved by the City of Sheridan Governing Body:

That the final plat of the Mortenson Minor Subdivision, dividing 2.16 acres from 1 lot into 2 lots on property located at 1759 Commercial Ave.

In approving the Mortenson Minor Subdivision, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202:

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

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

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

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

In addition to approving the Mortenson Minor Subdivision, the City of Sheridan Governing Body is also approving a dedicated street frontage variance for Lot 2 will be 20 feet.

PASSED, APPROVED, AND ADOPTED this 20th of November 2023.

_____

Richard Bridger, Mayor

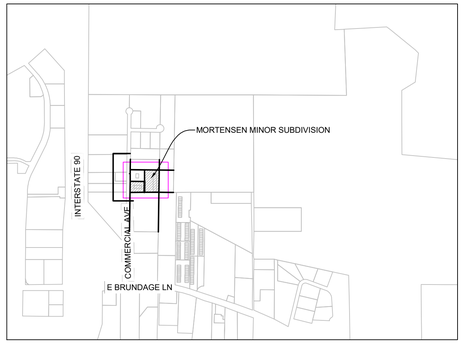
ATTEST:

_____

Cecilia Good, City Clerk

FINAL PLAT OF MORTENSEN MINOR SUBDIVISION

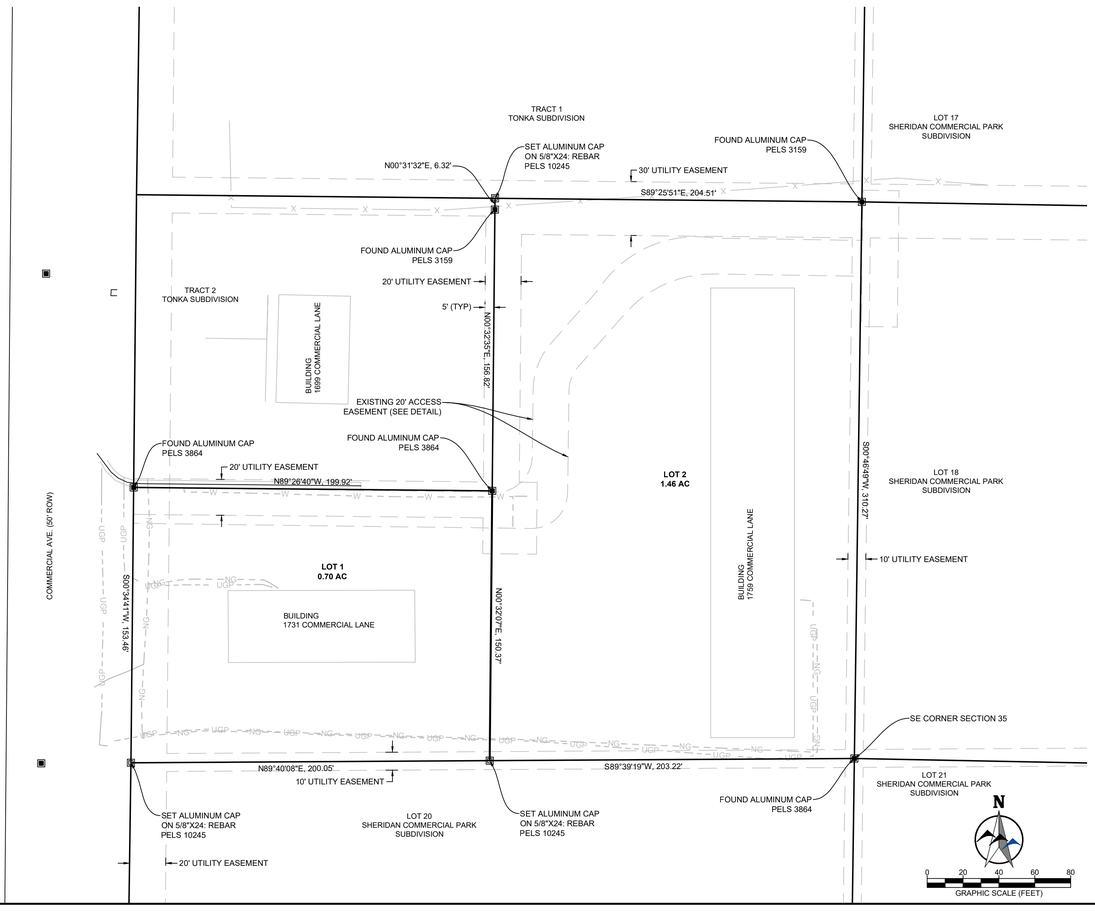
BEING LOT 19 OF THE SHERIDAN COMMERCIAL PARK SUBDIVISION TO THE CITY OF SHERIDAN WITHIN THE SE1/4 SE1/4 OF SECTION 35, T56N, R84W, 6TH P.M. CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



VICINITY MAP
1"=1000'

LEGEND

- EXISTING SUBDIVISION BOUNDARY LINE
- PROPOSED SUBDIVISION BOUNDARY LINE
- NG — NATURAL GAS LINE
- UGP — UNDERGROUND POWER LINE
- W — WATER LINE
- SET 2-1/2" ALUMINUM CAP
- FOUND 2" ALUMINUM CAP



LEGAL DESCRIPTION AND PROPERTY OWNERS CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned SHERIDAN COMMERCIAL PROPERTIES LLC, HEATHER MORTENSEN, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as MORTENSEN MINOR is located in the SE1/4 SE1/4 of Section 35, Township 56 North, Range 84 West of the 6th/ Principal Meridian, Sheridan County Wyoming, more particularly described as follows:

A Tract of land located in the SE1/4 SE1/4, Section 35, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming,

being more particularly described by metes and bounds as follows:

LOT 1

Beginning at the SE corner of section 35, said point being the point of beginning;
Thence, S 89° 39' 18.69" W along the south line of section 35 for a distance of 203.22 feet to a point on said line.
Thence, N 00° 32' 07.31" E for a distance of 150.37 feet to a point.
Thence, N 00° 32' 34.57" E for a distance of 156.82 feet to a point.
Thence, N 00° 31' 32.28" E for a distance of 6.32 feet to a point.
Thence, S 89° 25' 50.50" E for a distance of 204.51 feet to a point on East line of section 35.
thence S 00° 46' 49.50" W along the east line of section 35 distance of 310.27 feet to the SE corner of section 35,
said point being the point of beginning.

Said Tract contains 1.46 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

LOT 2

Beginning at the SE corner of section 35,
Thence, S 89° 39' 18.69" W for a distance of 203.22 feet to a point on the south line of section 35, said point being the point of beginning;
thence N 00° 32' 07.31" E for a distance of 150.37 feet to a point;
Thence, N 89° 26' 40.42" W for a distance of 199.92 feet to a point.
Thence, S 00° 34' 40.64" W for a distance of 153.46 feet to a point on the south line of section 35.
Thence, N 89° 40' 08.09" E along the south line of section 35 for a distance of 200.05 feet to the point of beginning.

Said Tract contains 0.70 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

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

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

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public.

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 _____, 20_____, by:

_____
SHERIDAN COMMERCIAL PROPERTIES LLC, HEATHER MORTENSEN, Owner

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by _____.
Witness my hand and official seal.

My commission expires: _____ Notary Public

CERTIFICATE OF DIRECTOR OF PUBLIC WORKS

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, and certified this_____ day of _____ 20_____ by the Director of Public Works of Sheridan, Wyoming.

Attest:

_____
Director of Public Works

CERTIFICATE OF CITY OF SHERIDAN PLANNING COMMISSION

Reviewed by this City of Sheridan Planning Commissioners this_____ day of _____ 20____.

Attest:

_____ _____
Vice-Chairman Chairman

CERTIFICATE OF SURVEYOR

I, Greg Meinicke, do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of MORTENSEN MINOR Subdivision, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____,

by _____.

Witness my hand and official seal.

_____
Notary Public

My commission expires:_____

Professional Engineer & Land Surveyor
GREG MEINECKE
10245
Date
WYOMING

SURVEYORS NOTES

1. BASIS OF BEARING IS WYOMING STATE PLANE (EAST CENTRAL ZONE) (NAD83), GROUND DISTANCES. ELEVATION BASED ON NAVD88 DATUM.
2. LOTS ARE ZONED M-1.
3. SURVEY PERFORMED IN ACCORDANCE TO SHERIDAN CITY CODE APPENDIX B, SECTION 403.
4. TOTAL ACREAGE OF SUBDIVISION = 2.16 ACRE.
5. TOTAL NUMBER OF LOTS = 2

CERTIFICATE OF CITY COUNCIL OF SHERIDAN

Approved by the City Council of the City of Sheridan, Wyoming, this_____ day of _____ 20_____.

Attest:

_____ _____
City Clerk Mayor

CERTIFICATE OF SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock this _____ day of _____, 20____, and is duly recorded in Book _____, Page No. _____ (or as Plat No. _____)

_____
County Clerk

HOMESTEAD EXEMPTION

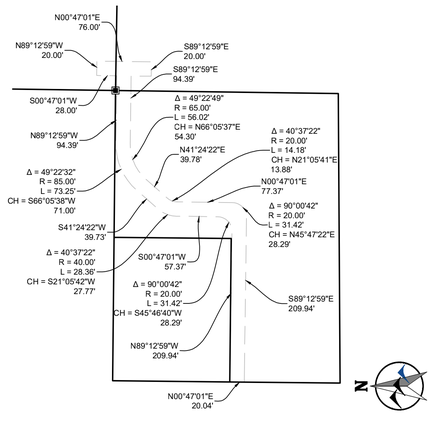
All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 20_____.

by _____.

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of lot 19, Sheridan Commercial Park Subdivision to the city of Sheridan, Sheridan county, Wyoming, as recorded in drawer S, plat number 140, of the records of the Sheridan county clerk. all earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.



20' ACCESS EASEMENT DETAIL

SCALE: 1: = 100'

MORTENSEN MINOR SUBDIVISION

PREPARED FOR:

SHERIDAN COMMERCIAL PROPERTIES LLC
85 HWY 335
SHERIDAN, WY 82801

PREPARED BY:

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

NO.	REVISION	BY	DATE

SURVEYED BY: *DCC*
DRAWN BY: *CIG*
CHECKED BY: *JPC*
DATE: *10/6/2023*

SHEET
1 of 1

WWC ENGINEERING

1849 TERRA AVE, SHERIDAN, WY 82801 | 307.672.0761

October 26, 2023

Re: Access Variance for Mortenson Subdivision

Dear City of Sheridan,

I am writing to request a variance for an easement on the submitted Mortenson Subdivision. The current easement on my property measures 20 feet, which is 5 feet less than the required 25 feet as stipulated by the city regulations. This reduced easement width is a result of the property being previously platted at 20 feet.

I understand the importance of adhering to the city's regulations, and I am committed to upholding the standards set forth to ensure the safety and convenience of the community. However, due to the constraints imposed by the existing property layout and the historical platting, it is not feasible to meet the 25-foot easement requirement without significant alterations that may impede the functionality of the property.

I would like to request your kind consideration in granting a variance for the current easement width of 20 feet, as it has not posed any issues in terms of access or utilities for the property. I assure you that there will be continued maintenance of the easement area and ensure its accessibility for any necessary municipal services or maintenance work.

I am willing to discuss this matter further and provide any additional information or documentation that may be required to support my request. I am dedicated to finding a suitable solution that aligns with both the city's regulations and the practical limitations of the property.

Thank you for your time and attention to this matter. I look forward to a favorable resolution of this request.

Sincerely,

Dustin Coryn
Project Manager
WWC Engineering

MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-42, Ordinance 2273. 2530 and 2580 Dry Ranch Road rezone. The applicant, Butler Properties, LLC, is requesting to rezone 2 acres of unplatted land from B-1 Business District to B-2 Business District. PIN 55840230000100 and 55842040000100.

Staff Recommendation

Staff recommends the Planning Commission send a recommendation to the City Council regarding PL-23-42, Dry Ranch Rd Rezone, Ordinance 2273. The applicant, Butler Properties, LLC, is requesting to rezone 2 acres from B-1 Business District to B-2 Business District. Located at 2530 and 2580 Dry Ranch Rd (PIN 55840240000100 and 56855840230000100)

Findings of Fact

Neither state statute nor City Code contains required findings that must be made in changing a property's zoning designation. State statute does provide some requirements for zoning regulations in general, which the Planning Commission and City Council should be aware of:

WS §15-1-601(d)

d) All regulations shall be made:

In accordance with a comprehensive plan and designed to:

A. Lessen congestion in the streets;

B. Secure safety from fire, panic and other dangers;

C. Promote health and general welfare;

D. Provide adequate light and air;

E. Prevent the overcrowding of land;

F. Avoid undue concentration of population; and

G. Facilitate adequate provisions for transportation, water, sewage, schools, parks and other public requirements.

ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;

iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and

iv. With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, *"promoting the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements."*

The future land use map designates this area as commercial uses, so the proposed rezone is in accordance with the future land use map.

Background

The applicant, the agent for Butler Properties, LLC, Charlie Cunningham is requesting to rezone of 2 acres from B-1 Business District to B-2 Business District on the properties located at 2530 and 2580 Dry Ranch Rd (PIN 55840240000100 and 56855840230000100).

The properties to the north, south and west are commercial properties zoned B-2. To the east is a 40-foot wide tract adjacent to the commercial property zoned B-1 that is owned by the City of Sheridan and is intended to be future ROW for Dry Ranch Road. Currently, Dry Ranch Road to the east is a Sheridan County owned and maintained road. The applicant is proposing to rezone Tracts 1 and 2 of unplatted land from B-1 to B-2 in order to create a continuous B-2 zoned corridor between Heartland Drive and Dry Ranch Road.

The subject properties do not have any structures at this time.

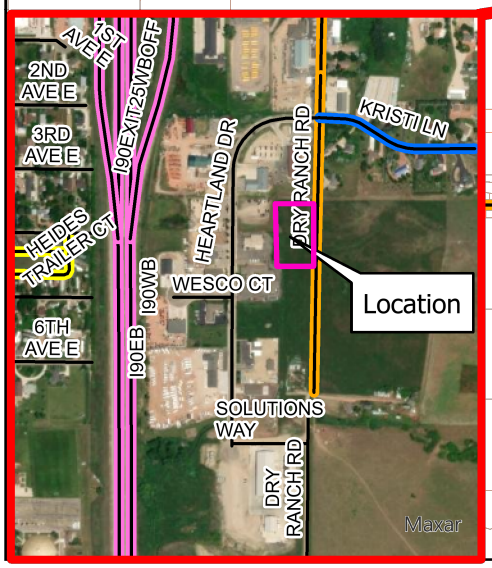
Staff Comments

As part of the request to rezone this property, staff sent notices to the 17 property owners within 300 feet, placed a legal notice in the newspaper, and posted a sign on the property. At the time of writing this staff report, staff has not received any inquiries.

Attachments

aerial
ORD 2273
Petition and exhibits
surrounding zoning

Dry Ranch Rd rezone



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

CITY OF Sheridan WYOMING

N

Miles 0 ¾ 1½

Date: 10/18/2023 8:51 AM User: sgoodman

ORDINANCE NO 2273

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to rezone the entirety of the land located at 2530 and 2580 Dry Ranch Rd., Sheridan, Wyoming more particularly and shown on the attached Exhibit A, from a B-1 Business District to a B-2 Business District;

WHEREAS, the owner of the following described land has petitioned the City Governing Body to rezone the same from a B-1 Business District to a B-2 Business District, and a public hearing having been held thereon by the Governing Body; and

WHEREAS, this Ordinance was presented to the City Planning Commission on _____ with its recommendation submitted to and received by the City Governing Body; and

WHEREAS, notice of the Governing Body public hearing, as required by W.S. 15-1-602 was published on _____, 2023; and

WHEREAS, the City did not receive a protest against the change of district boundary in accordance with W.S. 15-1-603.

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

Section 1.
The following described land is hereby rezoned from an B-1 Business District to a B-2 Business District, to wit:

(See Attached EXHIBITS)

Section 2.
The City of Sheridan Zoning Map shall be updated in accordance with this Ordinance.

Section 3.
That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

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

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

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

ATTEST: _____
Richard Bridger, Mayor

_____
Cecilia Good, City Clerk
State of Wyoming)
)SS
County of Sheridan)

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

_____, 2023 by _____.
_____

Notary Public

My commission expires _____.

PETITION FOR REZONING

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

Pursuant to the provisions of W.S. 15-1-601, 15-1-602, 15-1-603 et. seq., and other applicable statutes, and Appendix A, Sec. 16 of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:

   2530 Dry Ranch Rd- Legal Description is attached (lengthy)

2. Butler Properties, LLC are the owners or authorized agents of said described land proposed to be rezoned.

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

4. Petitioners hereby request that said lands be zoned B2.

Therefore, Petitioners pray said parcel(s) be rezoned B2, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 21 day of September, 2023

Signed by the Petitioners:

Subscribed and Sworn before me this 21st day of September, 2023

Notary Public

S. JOHNSTON NOTARY My Commission Expires October 12, 2023 PUBLIC SHERIDAN COUNTY, WYOMING

My commission expires:

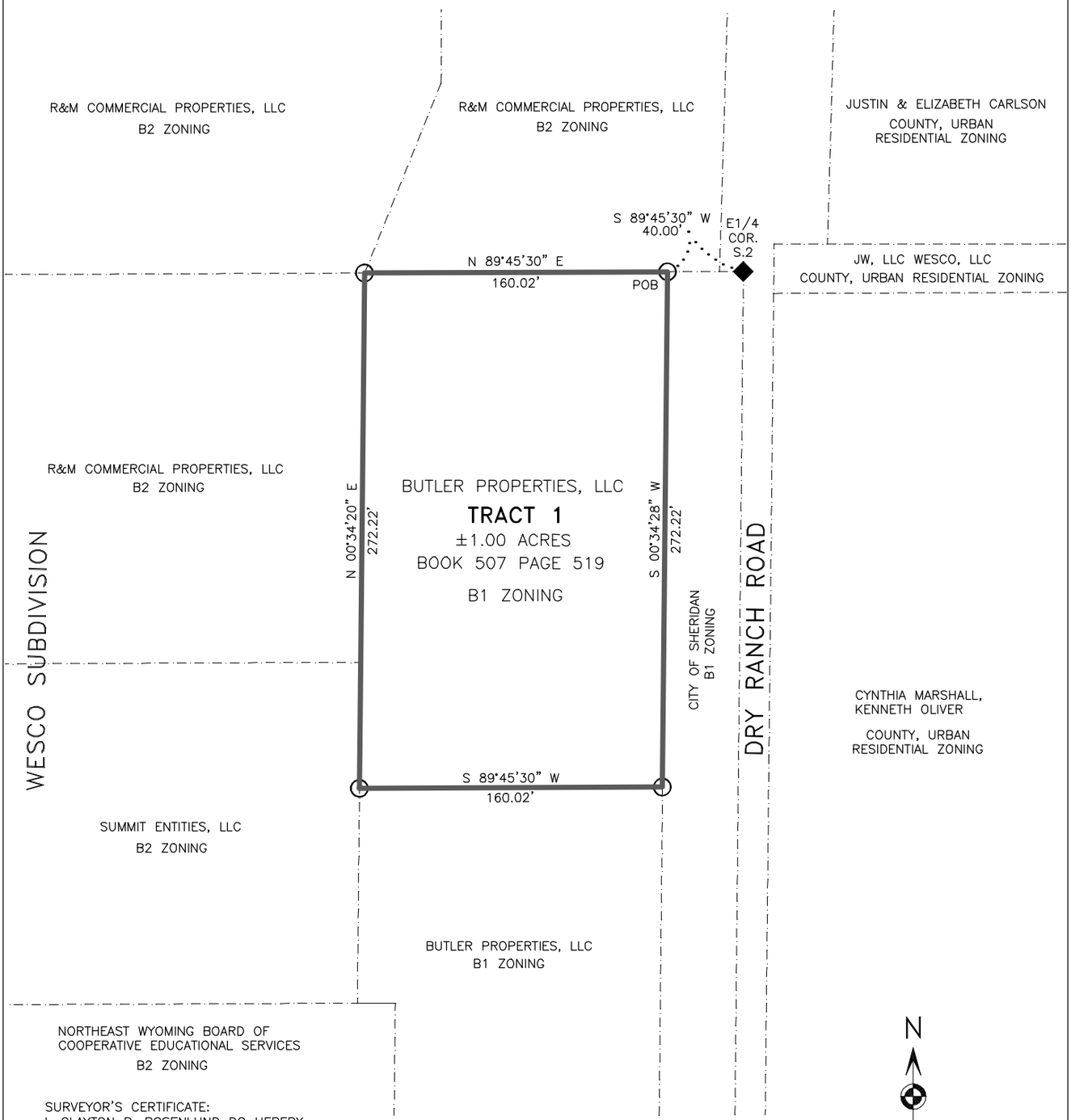
REZONE EXHIBIT

FOR TRACT OF LAND DESCRIBED IN BOOK 507, PAGE 519 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼), SECTION 2,
TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING,

LEGAL DESCRIPTION

A TRACT OF LAND, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼) OF SECTION 2, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 2 OF SAID TOWNSHIP, THENCE S 89°45'30" W, 40.00 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, BOOK 507, PAGE 519, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 00°34'28" W, 272.22 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE S 89°45'30', 160.02 FEET TO THE WEST LINE OF SAID TRACT; THENCE N 00°34'20" E, 272.22 FEET TO THE NORTH LINE OF SAID TRACT; THENCE N 89°45'30" E, 160.02 FEET ALONG THE NORTH LINE OF SAID TRACT TO THE POINT OF BEGINNING; SUBJECT TRACT CONTAINING AN AREA OF ±43555 SQ FT (±1.0 ACRES)



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

N

SCALE: 1"=75'

LEGEND

- ◆ FOUND MONUMENT AS NOTED
- ○ CALCULATED CORNER
- POB POINT OF BEGINNING
- TRACT BOUNDARY
- ADJOINING LOT LINES

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

Cannon Consulting LLC
Making every shot count

PREPARED BY:
CANNON CONSULTING, LLC
PO BOX 6106
SHERIDAN, WY 82801

FOR:
BUTLER PROPERTIES, LLC
50 RIVER ROCK ROAD
SHERIDAN, WY

Prepared by Cannon Consulting LLC (307) 752-0109

DATE: 7/23/20

PETITION FOR REZONING

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

Pursuant to the provisions of W.S. 15-1-601, 15-1-602, 15-1-603 et. seq., and other applicable statutes, and Appendix A, Sec. 16 of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:

   2580 Dry Ranch Rd; Sheridan, WY 82801- Lengthy Legal see attached

2. Butler Properties, LLC are the owners or authorized agents of said described land proposed to be rezoned.

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

4. Petitioners hereby request that said lands be zoned B2.

Therefore, Petitioners pray said parcel(s) be rezoned B2, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 2nd day of October, 2023

Signed by the Petitioners:

Subscribed and Sworn before me this 2nd day of October, 2023

Carla J. Olson

Notary Public

My commission expires: 12/07/2027

CARLA J. OLSON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 166330
MY COMMISSION EXPIRES: 12/07/2027

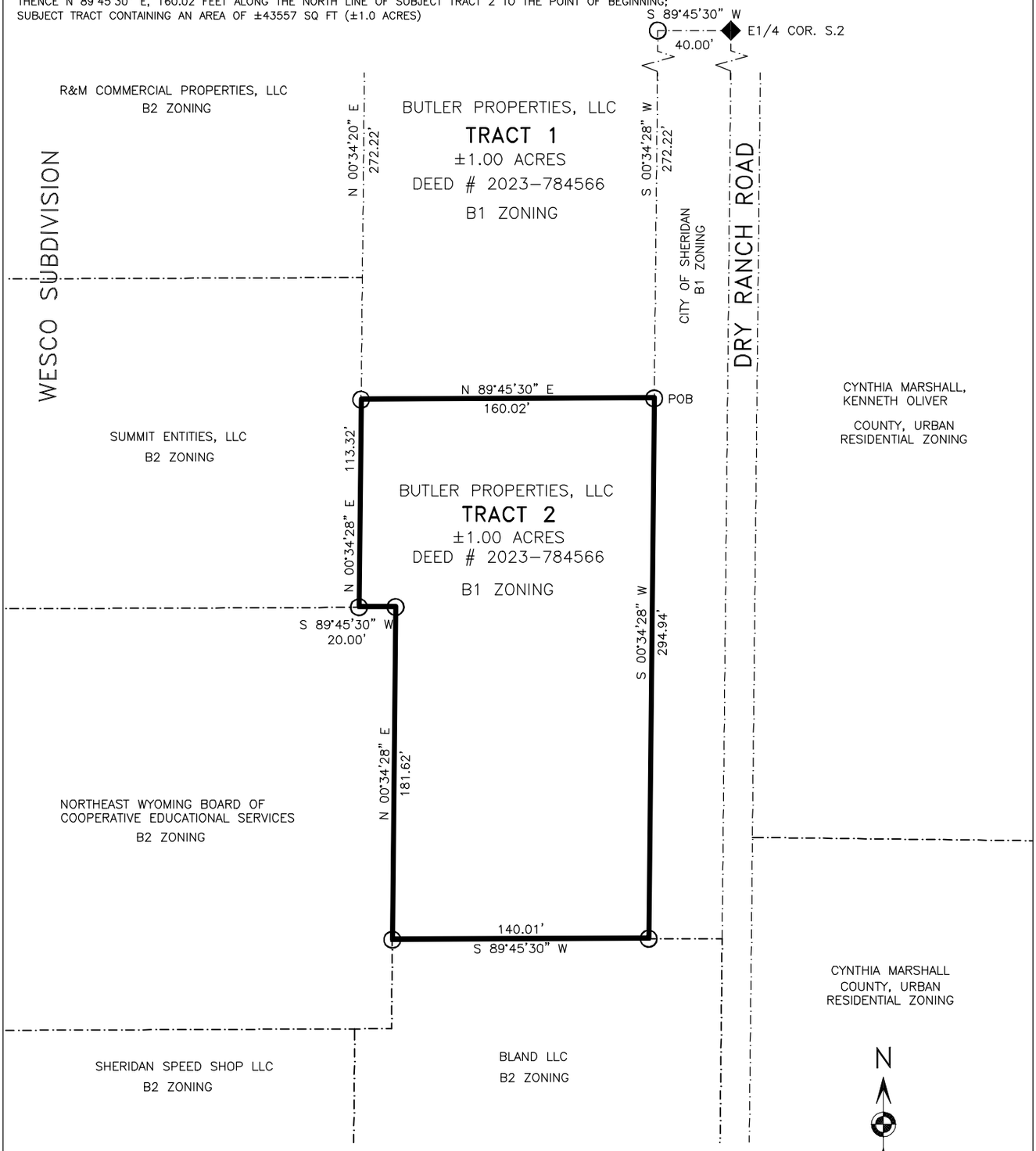
REZONE EXHIBIT

FOR TRACT OF LAND DESCRIBED BY DEED # 2023-784566 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK,
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼), SECTION 2,
TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING,

LEGAL DESCRIPTION

A TRACT OF LAND DESCRIBED BY DEED # 2023-784566, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼) OF SECTION 2, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 2 OF SAID TOWNSHIP, THENCE S 89°45'30" W, 40.00 FEET TO THE NORTHEAST CORNER OF TRACT 1 DESCRIBED IN SAID DEED; THENCE S 00°34'28" W, 272.22 FEET ALONG THE EAST LINE OF SAID TRACT 1 TO THE NORTHEAST CORNER OF SUBJECT TRACT 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 00°34'28" W', 294.94 FEET ALONG THE EAST LINE OF SUBJECT TRACT 2 TO THE SOUTHEAST CORNER OF SUBJECT TRACT 2; THENCE S 89°45'30" W, 140.01 FEET TO THE SOUTHWEST CORNER OF SUBJECT TRACT 2; THENCE N 00°34'28" E, 181.62 FEET ALONG THE WEST LINE OF SUBJECT TRACT 2; THENCE S 89°45'30" W, 20.00 FEET ALONG SAID WEST LINE; THENCE N 00°34'28" E, 113.32 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SUBJECT TRACT 2; THENCE N 89°45'30" E, 160.02 FEET ALONG THE NORTH LINE OF SUBJECT TRACT 2 TO THE POINT OF BEGINNING;
SUBJECT TRACT CONTAINING AN AREA OF ±43557 SQ FT (±1.0 ACRES)



N

SCALE: 1"=75'

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

LEGEND

- ◆ FOUND MONUMENT AS NOTED
- ○ CALCULATED CORNER
- POB POINT OF BEGINNING
- ━━━ TRACT BOUNDARY
- ─·─·─ ADJOINING LOT LINES

Cannon Consulting LLC
Making every shot count

PREPARED BY:
CANNON CONSULTING, LLC
PO BOX 6106
SHERIDAN, WY 82801

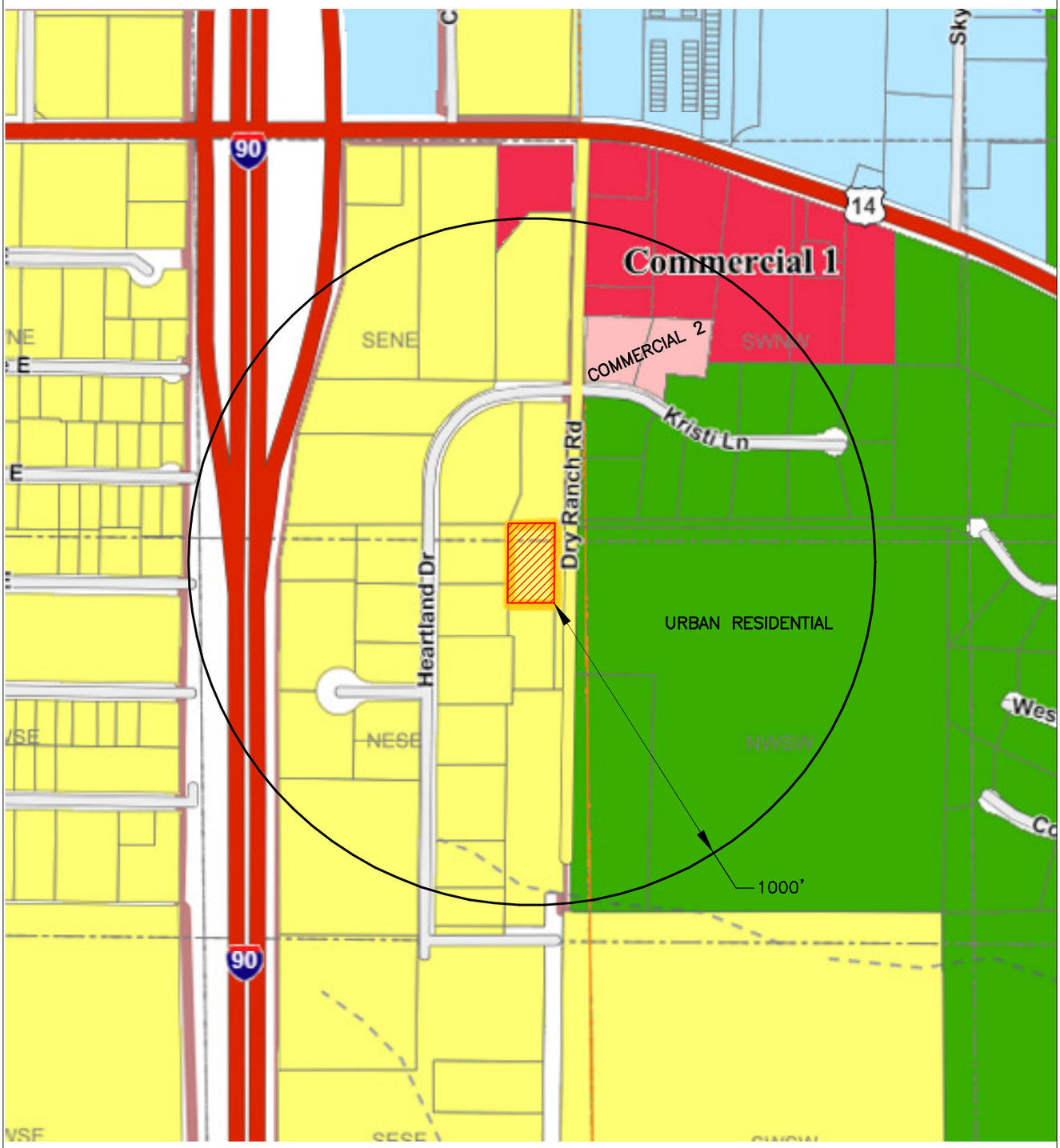
FOR:
BUTLER PROPERTIES, LLC
50 RIVER ROCK ROAD
SHERIDAN, WY

Prepared by Cannon Consulting LLC (307) 752-0109

DATE: 9/29/23

COUNTY ZONING

FOR 1000 FEET SURROUNDING A TRACT OF LAND DESCRIBED IN BOOK 507, PAGE 519 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼), SECTION 2,
T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING,



N

NO TRUE SCALE

PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	BUTLER PROPERTIES 50 RIVER ROCK ROAD SHERIDAN, WY

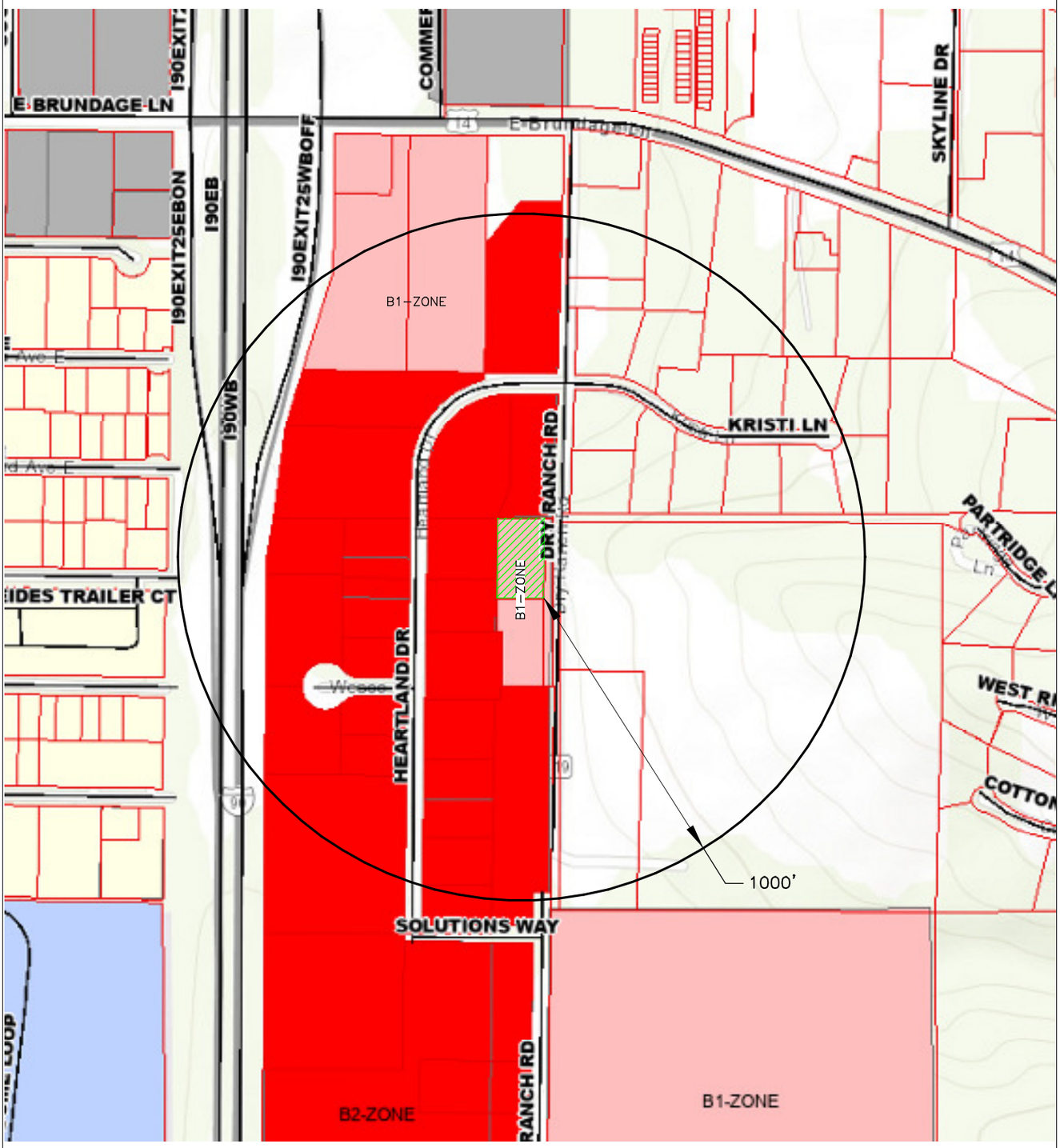
Cannon Consulting LLC
Making every shot count

Prepared by Cannon Consulting LLC (307) 752-0109

DATE: 9/14/23

CITY ZONING

FOR 1000 FEET SURROUNDING A TRACT OF LAND DESCRIBED IN BOOK 507, PAGE 519 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼), SECTION 2,
T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING,



N

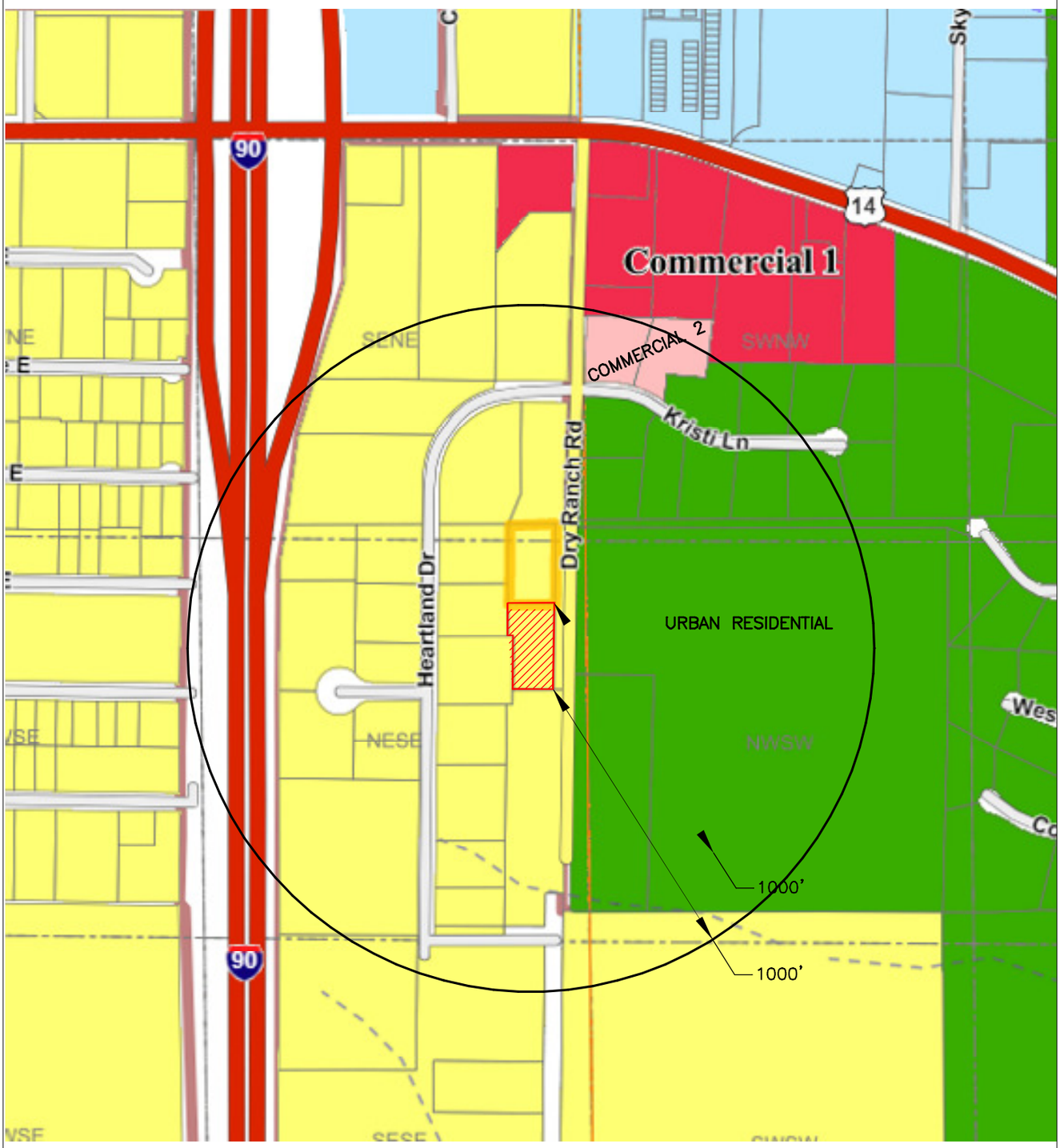
NO TRUE SCALE

Cannon Consulting LLC
Making every shot count

PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	BUTLER PROPERTIES 50 RIVER ROCK ROAD SHERIDAN, WY
Prepared by Cannon Consulting LLC (307) 752-0109	DATE: 9/14/23

COUNTY ZONING

FOR 1000 FEET SURROUNDING A TRACT OF LAND DESCRIBED BY DEED # 2023-784566 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼), SECTION 2,
T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING,



N

NO TRUE SCALE

PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	BUTLER PROPERTIES 50 RIVER ROCK ROAD SHERIDAN, WY

Cannon Consulting LLC
Making every shot count

Prepared by Cannon Consulting LLC (307) 752-0109

DATE: 9/14/23