AGENDA
CITY OF SHERIDAN
MARCH 11, 2024
STUDY SESSION COUNCIL MEETING START 5:30 P.M.

1. Discussion of Award to Velocity Constructors, Inc. for the Sheridan Wastewater Treatment Plant South Clarifier Replacement Project in the Amount of $1,071,117 - Project Engineer David Ford

2. Discussion of Ordinance 2280 Regarding Government Initiated Annexations - Public Works Director Hanns Mercer

3. R1/R2 Zoning Ordinance Update - Public Works Director Hanns Mercer

4. Presentations from Sheridan College Marketing Students - City Clerk/Strategy Director Cecilia Good

5. Applicant Interviews for the Open City Council Position - Mayor Rich Bridger

CITY OF SHERIDAN, WYOMING

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

Public Works

MEMORANDUM

RE: Discussion of Award to Velocity Constructors, Inc. for the Sheridan Wastewater Treatment Plant South Clarifier Replacement Project in the Amount of $1,071,117 - Project Engineer David Ford

From: Hanns Mercer, Public Works Director

To: City Council

CC:

Date: 02/29/2024

Recommendation:

Staff recommends that the Mayor and City Council award the South Clarifier Replacement Project to Velocity Constructors, Inc., the lowest qualified bid, in the amount of $1,071,117.00.

Staff requests that for the South Clarifier Replacement Project, the Mayor and City Council authorize the Public Works Director, Hanns Mercer, to act on behalf of the Council and Mayor on all matters related to this project.

Background:

The South Clarifier Replacement Project includes the removal and replacement of a secondary clarifier mechanism within the existing south clarifier concrete basin including the center support column and bridge, clarifier drive, sludge collector headers, scum collection arms and scum box, inlet baffles, FRP scum baffles, FRP v-notch effluent weirs, replacement of existing hydrostatic relief floor valves, associated electrical improvements, and associated concrete and asphalt improvements.

The project was advertised on January 16, 23, 30 and February 6, 2024. A pre-bid conference was held on Thursday, February 1, 2024, and the bid opening took place on Friday, February 23, 2024.

Bids Received:

- Velocity Constructors, Inc. $1,071,117.00
- Dick Anderson Construction $1,297,777.00

Funding:

The project is funded with a CWSRF loan.

CITY OF SHERIDAN, WYOMING

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

Public Works

MEMORANDUM

RE: Discussion of Ordinance 2280 Regarding Government Initiated Annexations - Public Works Director Hanns Mercer

From: Hanns Mercer, Public Works Director

To: City Council

CC:

Date: 01/15/2024

Recommendation:

Staff awaiting recommendations from the Planning Commission regarding approval of PL-24-2, Ordinance 2280, government initiated annexations.

Background:

The following described tracts of land are proposed to be annexed into the City:

- Addressed as 447 Canfield Street, Sheridan, WY - To be zoned B-1
- Addressed as 1305 Leopard Street, Sheridan, WY - To be zoned R-1
- A tract of land adjacent to property addressed as 1872 Fairway Lane, Sheridan, WY - To be zoned R-1
- Addressed as 1738 Kroe Lane, Sheridan, WY - To be zoned M-1
- Addressed as 1814 Kroe Lane, Sheridan, WY - To be zoned M-1

Discussion:

Staff sent out 54 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, a legal ad was placed in the Sheridan Press, and signs were posted on the property.

Attachments

Exhibits

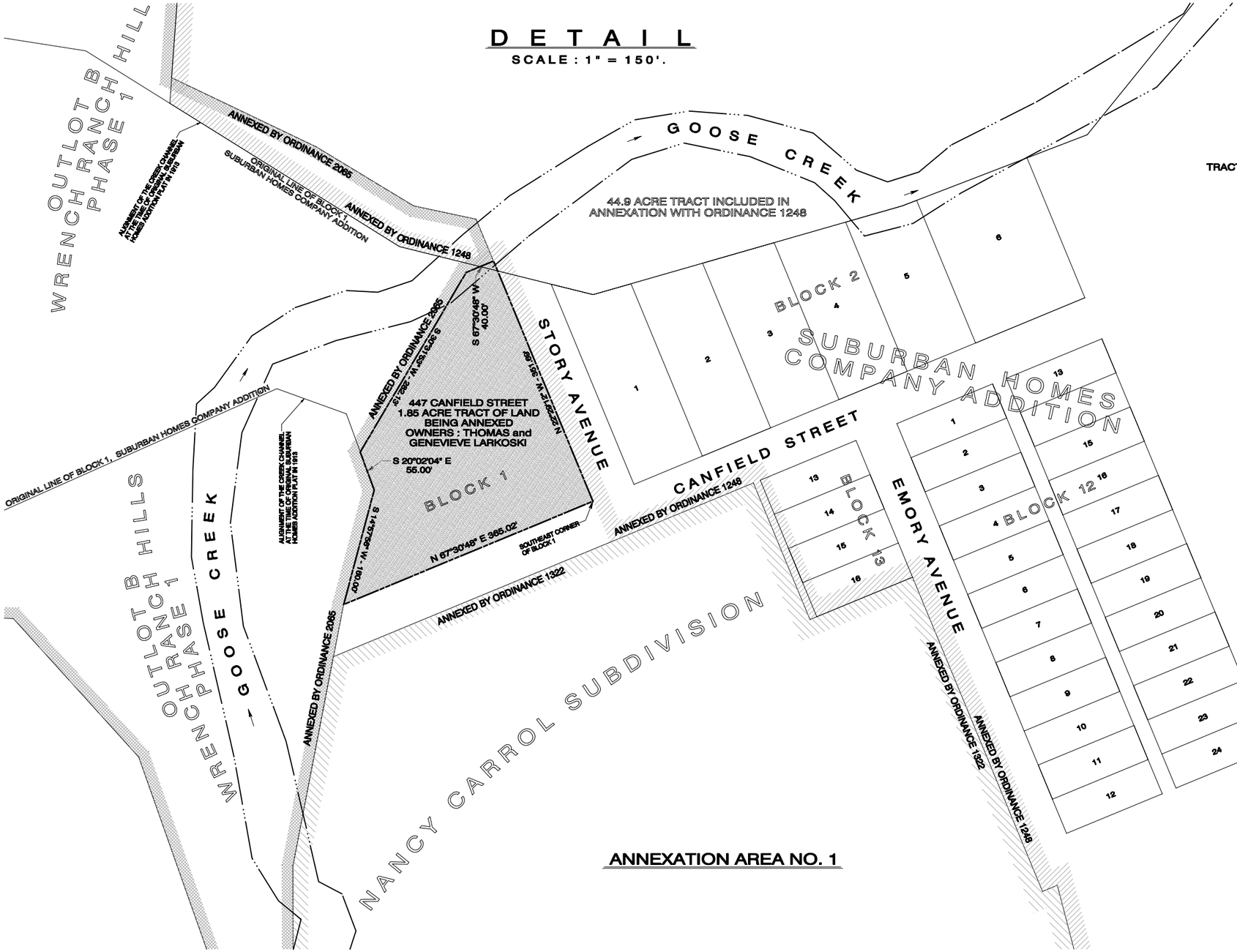
Aerial Maps

Annexation Report

Ordinance 2280

DETAIL

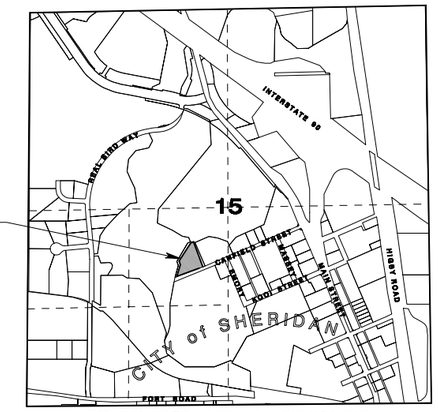
SCALE : 1" = 150'.



ANNEXATION AREA NO. 1

LOCATION

SCALE : 1" = 2000'.



TOWNSHIP 56 NORTH RANGE 84 WEST

N

MAP

showing

AREA PROPOSED TO BE ANNEXED

to the

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

being a

TRACT of LAND

situated in

BLOCK 1

of the

SUBURBAN HOMES COMPANY ADDITION

to the

CITY of SHERIDAN, WYOMING

for the

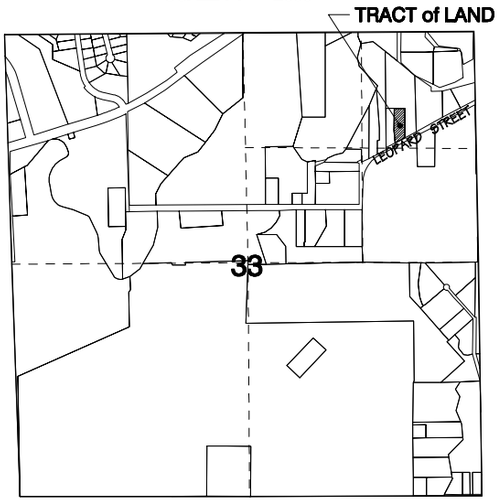
CITY of SHERIDAN

55 GRINNELL PLAZA
SHERIDAN, WYOMING 82801

DRAWN BY REX RANDALL - JANUARY 16, 2024
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

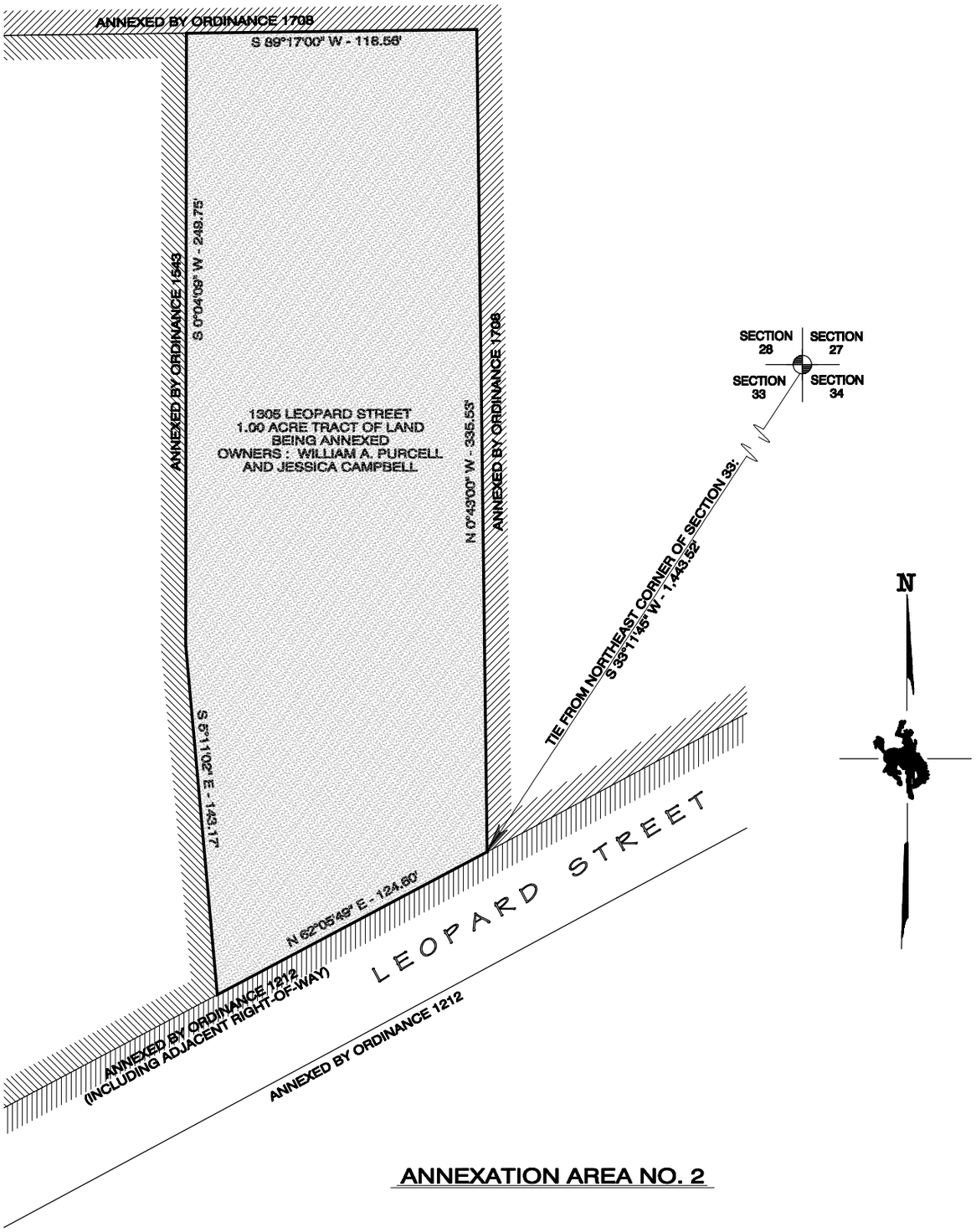
MAP
showing
AREA PROPOSED TO BE ANNEXED
to
the CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING
being a
TRACT of LAND
situated in
NE¼NE¼ of SECTION 33,
TOWNSHIP 56 NORTH, RANGE 84 WEST
of the
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING
for the
CITY of SHERIDAN
55 GRINNELL PLAZA
SHERIDAN, WYOMING 82801

LOCATION
SCALE : 1" = 2000'



TOWNSHIP 56 NORTH, RANGE 84 WEST

DETAIL
SCALE : 1" = 60'



ANNEXATION AREA NO. 2

DRAWN BY REX RANDALL - JANUARY 16, 2024
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

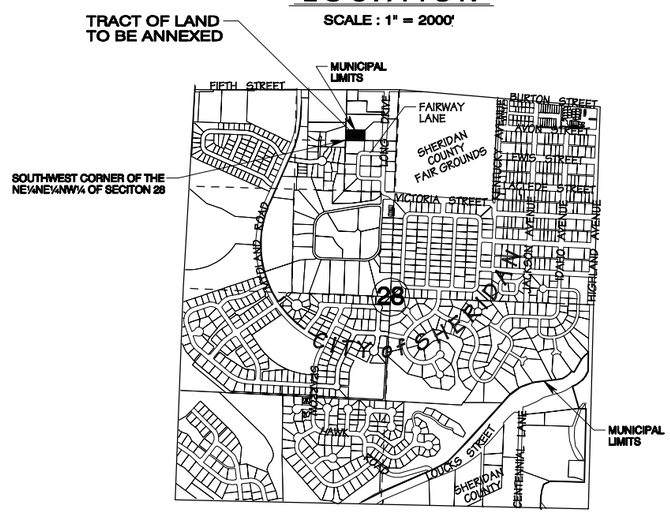
DETAIL

SCALE : 1" = 80'

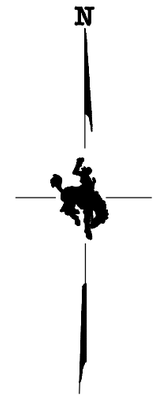


LOCATION

SCALE : 1" = 2000'



TOWNSHIP 56 NORTH, RANGE 84 WEST



MAP

showing

AREA PROPOSED TO BE ANNEXED

to the

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

being a

TRACT of LAND

situated in the

NE¼NE¼NW¼ of SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST

of the

SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

for the

CITY of SHERIDAN

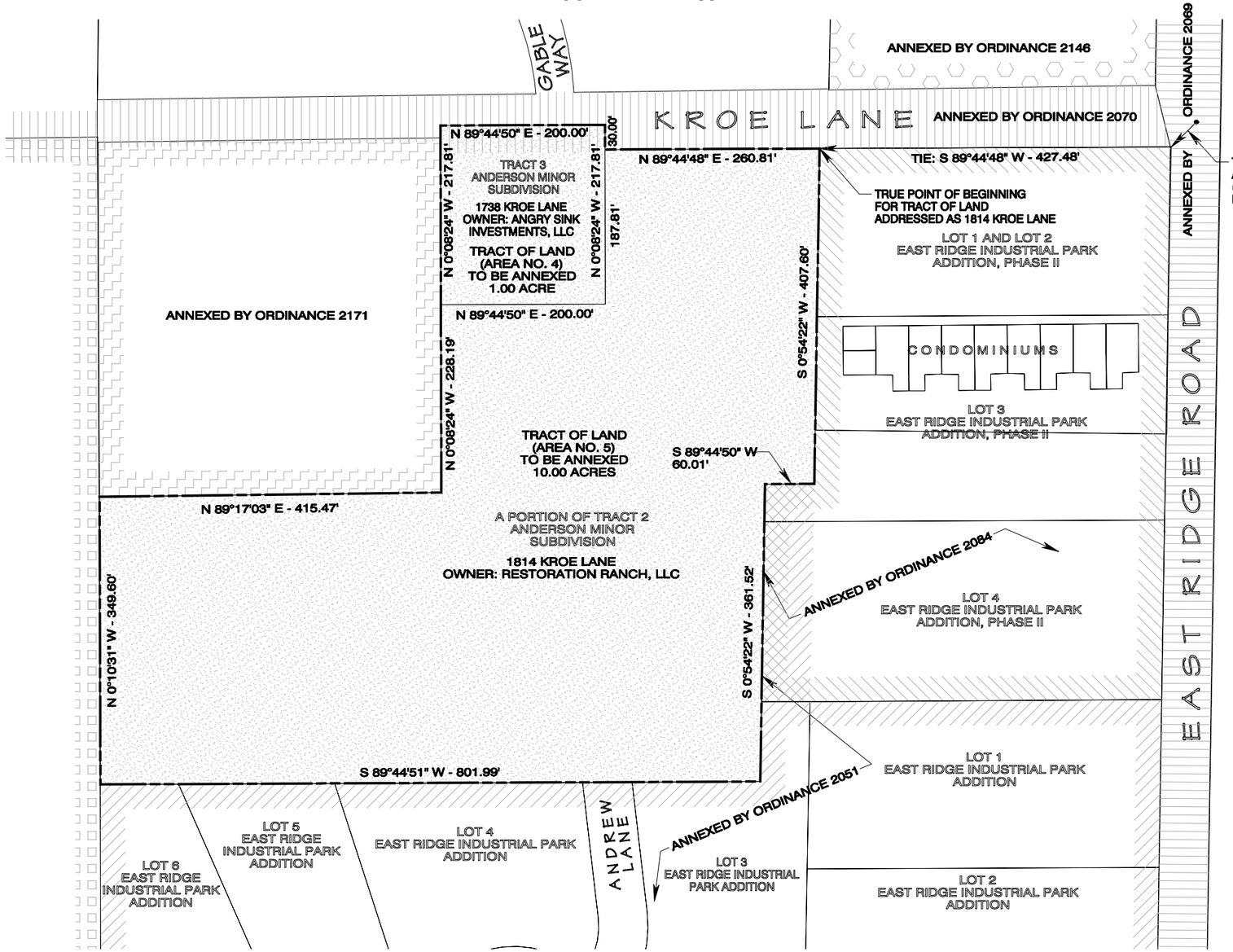
55 GRINNELL PLAZA
SHERIDAN, WYOMING 82801

ANNEXATION AREA NO. 3

DRAWN BY REX RANDALL - JANUARY 16, 2024
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

DETAIL

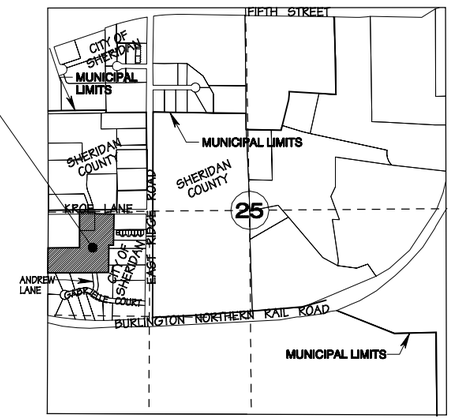
SCALE : 1" = 150'



TIE FROM NORTHEAST CORNER OF ANDERSON MINOR SUBDIVISION (WEST 1/16TH CORNER OF SECTION 15, PER PE LS 537): S 45°19'36" W - 42.86'

LOCATION

SCALE : 1" = 2000'



TOWNSHIP 56 NORTH, RANGE 84 WEST

N

MAP

showing

AREA PROPOSED TO BE ANNEXED

to the

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

being

TRACT 3

and a PORTION of

TRACT 2
ANDERSON MINOR SUBDIVISION

situated in the

NW¼SW¼ of SECTION 25,
TOWNSHIP 56 NORTH, RANGE 84 WEST

of the

SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

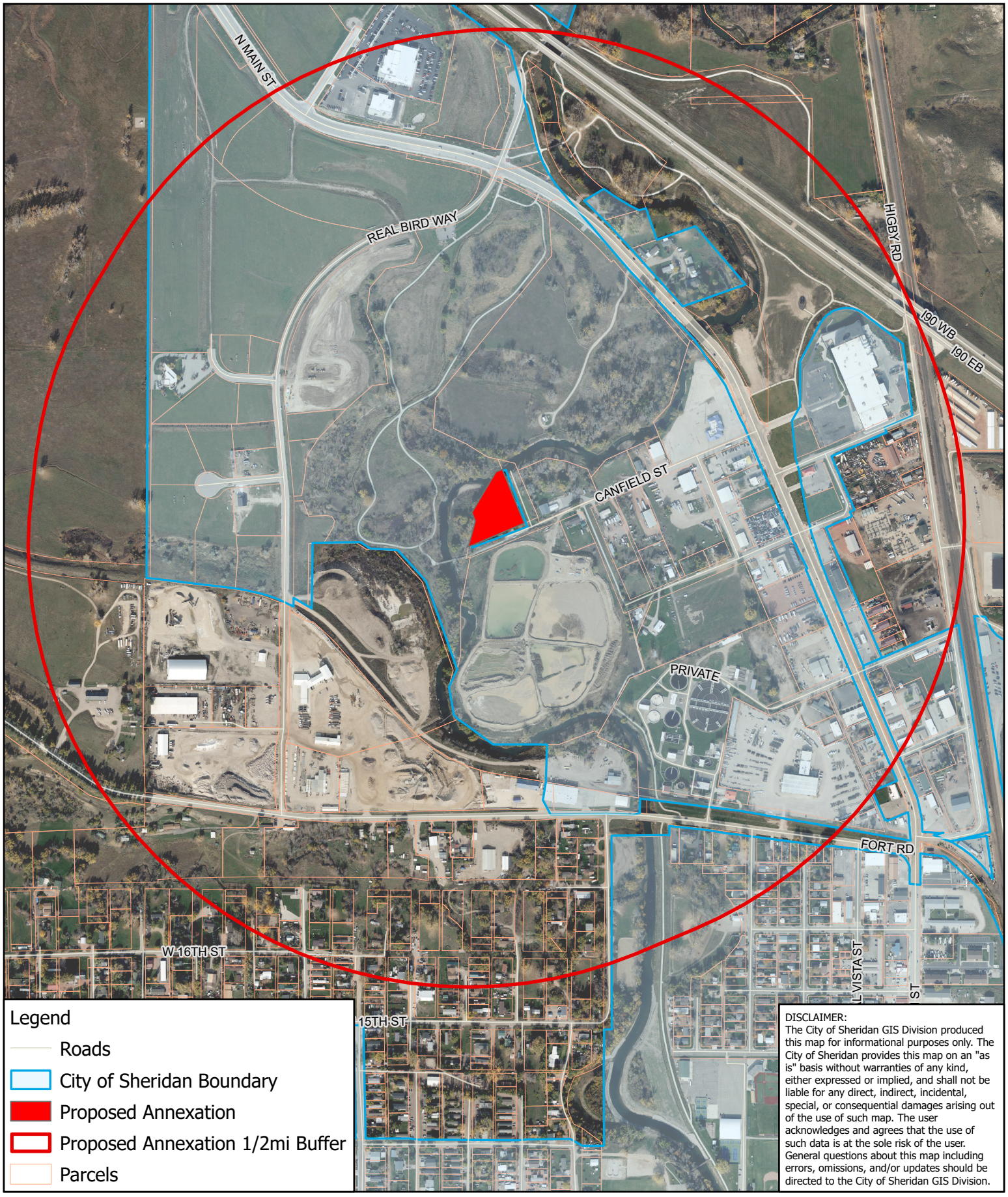
for the

CITY of SHERIDAN

55 GRINNELL PLAZA
SHERIDAN, WYOMING 82801

ANNEXATION AREA NO. 4 and NO. 5

DRAWN BY REX RANDALL - JANUARY 17, 2024
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING



Legend

- Roads
- City of Sheridan Boundary
- Proposed Annexation
- Proposed Annexation 1/2mi Buffer
- Parcels

DISCLAIMER:
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CITY OF Sheridan WYOMING

Proposed Annexation

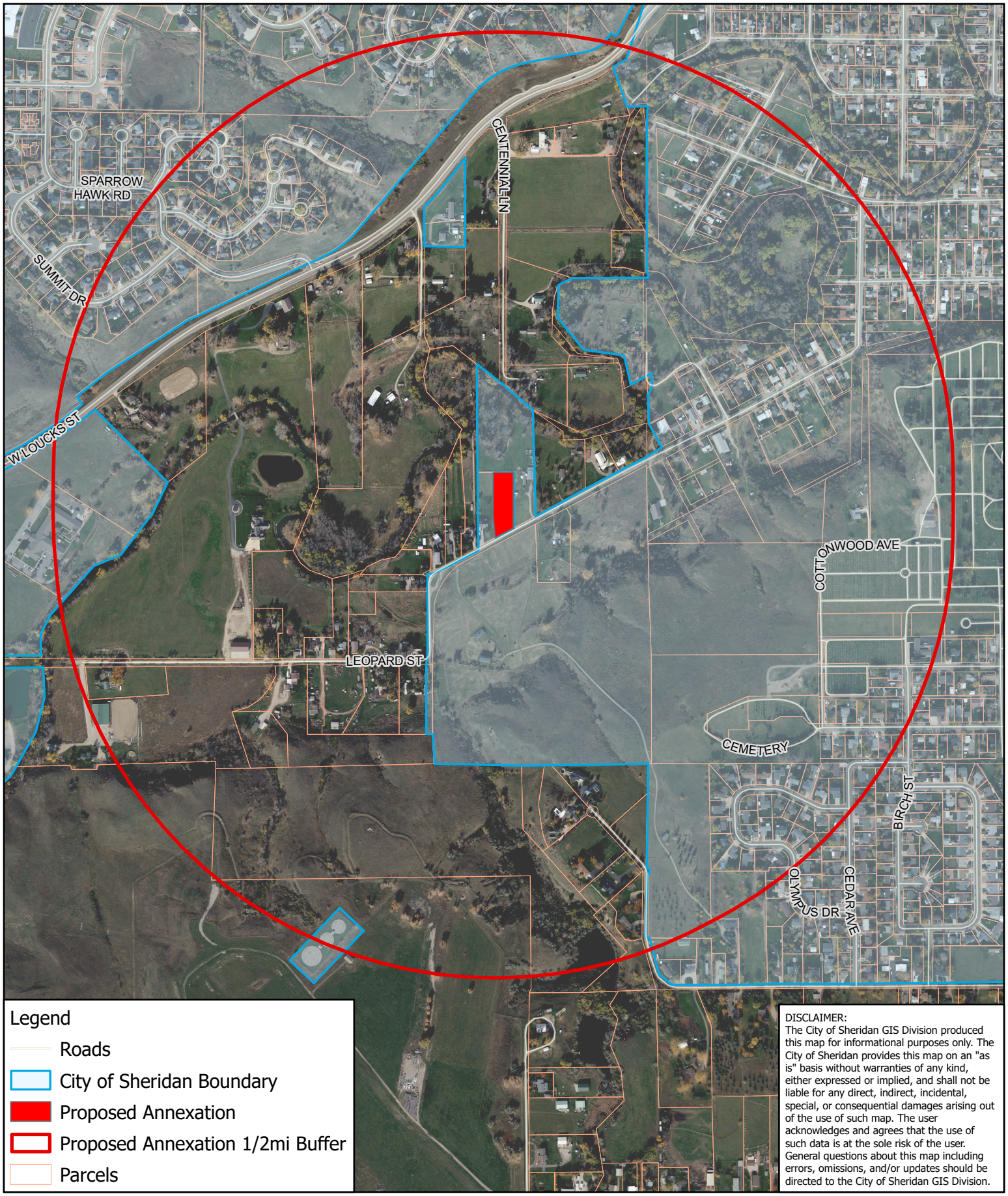
Annexation Area No. 1

Miles 0 0.1 0.2

N

Date: 1/23/2024 10:11 AM

User: mross



Legend

- Roads
- City of Sheridan Boundary
- Proposed Annexation
- Proposed Annexation 1/2mi Buffer
- Parcels

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CITY OF Sheridan WYOMING

Proposed Annexation

Annexation Area No. 2

Miles 0 0.1 0.2

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Date: 1/23/2024 9:53 AM

User: mross



Legend

- Roads
- City of Sheridan Boundary
- Proposed Annexation
- Proposed Annexation 1/2mi Buffer
- Parcels

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CITY OF Sheridan WYOMING

Proposed Annexation

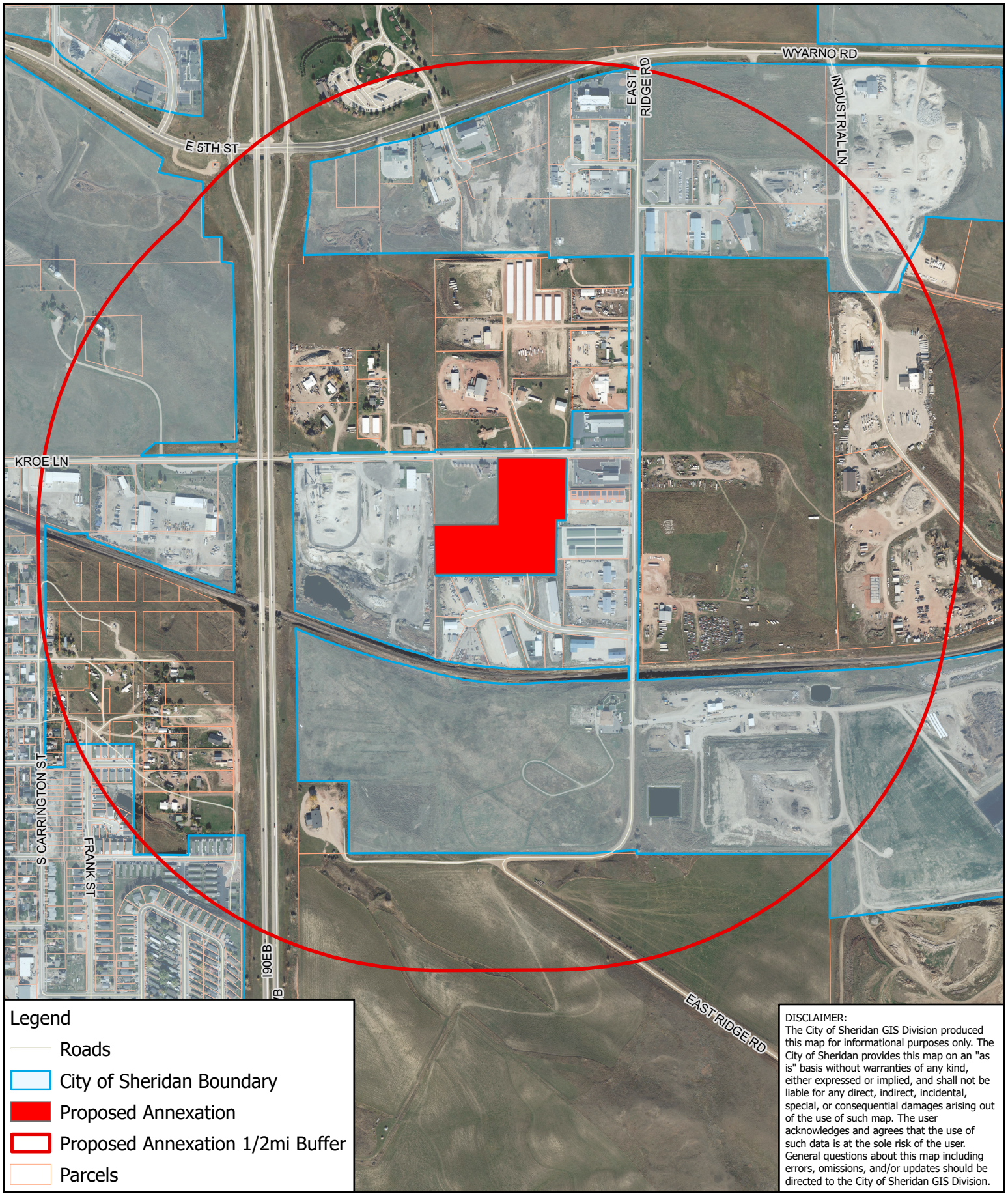
Annexation Area No. 3

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Date: 1/23/2024 9:51 AM

User: mross



Legend

- Roads
- City of Sheridan Boundary
- Proposed Annexation
- Proposed Annexation 1/2mi Buffer
- Parcels

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CITY OF Sheridan WYOMING

Proposed Annexation

Annexation Area No. 4 and No. 5

Miles 0 0.1 0.2

N

Date: 1/23/2024 9:49 AM

User: mross

Annexation Report

CITY INITIATED ANNEXATION
OF FIVE AREAS AS
REQUEST BY SHERIDAN COUNTY

Prepared by:

City of Sheridan Public Works Department
FEBRUARY 2024

PURPOSE

This report is an analysis of the costs and impacts associated with the proposed annexation of the following parcels of land:

1. A tract of land situated in Block 1 of the Suburban Homes Company Addition to the City of Sheridan, Wyoming; more particularly described as follows: Beginning at the Southeast Corner of said Block 1; thence N 22°29'12" W for a distance of 351.69 feet; thence S 67°30'48" W for a distance of 40.00 feet; thence S 30°31'53" W for a distance of 282.13 feet; thence S 20°02'04" E for a distance of 55.00 feet; thence S 14°57'56" W for a distance of 160.00 feet; thence N 67°30'48" E for a distance of 365.02 feet to the point of beginning. Said tract of land contains 1.85 Acres and is delineated on an accompanying Figure 1.

2. A tract of land situated in the NE¼NE¼ of Section 33, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows: Beginning at a point on the North line of Leopard Street, said point being S 33°11'45" W a distance of 1,443.52 feet from the Northeast Corner of said Section 33; thence N 0°43'00" W for a distance of 335.53 feet; thence S 89°17'00" W for a distance of 118.56 feet; thence S 0°04'09" W for a distance of 249.75 feet; thence S 5°11'02" E for a distance of 143.17 feet to a point on the North Right of Way of Leopard Street; thence along said Right of Way N 62°05'49" E for a distance of 124.60 feet the point of beginning. Said tract of land contains 1.00 Acre and is delineated on Figure 2.

3. A tract of land situated in NE¼NE¼NW¼ of Section 28, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows: Beginning at the Southwest Corner of the said NE¼NE¼NW¼ of said Section 28 (said point also being the Northwest Corner of the Fairway Acres Addition to the City of Sheridan, Wyoming); thence N 1°51' E along the West boundary of said NE¼NE¼NW¼ for a distance of 134 feet to a point: thence S 89°49' E for a distance of 247.9 feet to a point; thence S 0°52' W for a distance of 137 feet to a point, (said point being the Northeast Corner of Lot 3, Block 1 of said Fairway Acres Addition); thence N 89°08' W along the North boundary of said Fairway Acres Addition, a distance of 250.3 feet to the point of beginning. Said tract of land contains 0.77 of an Acre and is delineated on Figure 3.

4. A tract of land being Tract 3 of the Anderson Minor Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 262. Said tract of land contains 1.00 Acre and is delineated on Figure 4.

5. A tract of land being a portion of Tract Two (2), Anderson Minor Subdivision, Sheridan County, Wyoming, located in the NW¼ of the SW¼ of Section 25, Township 56 North, Range 84 West of the Sixth Principal Meridian; being more particularly described as follows: Commencing at the Northeast Corner of said Anderson Minor Subdivision, also accepted as the West 1/16 Corner of said Section 25, (per L.S. 567); thence S 45°19'36" W for a distance of 42.86 feet to a point on the South Right-of-Way of Kroe Lane; thence along said South Right-of-Way and parallel to the North line of said Subdivision, S 89°44'50" W for a distance of 427.48 feet to the True Point of Beginning of this survey; thence parallel to the East line of said Subdivision, S 0°54'22" W for a distance of 407.60 feet; thence S 89°44'50"W for a distance of 60.01 feet; thence S 0°54'22" W for a distance of 361.52 feet; thence S 89°44'51" W for a distance of 801.99 feet to a point on the West boundary of said Subdivision; thence along said West line, N 0°10'31" W for a distance of 349.60 feet; thence N 89°17'03" E for a distance of 415.47 feet; thence N 0°08'24" W for a distance of 228.19 feet; thence N 89°44'50" E for a distance of 200.00 feet; thence N 0°08'24" W for a distance of 187.81 feet to a point on the South Right-of-Way line of Kroe Lane; thence along said Right-of-Way and parallel to the North line of said Subdivision, N 89°44'50" E for a distance of 260.81 feet to the True Point of Beginning of this survey. Said tract of land contains 10.00 Acres and is delineated on Figure 4.

This report meets the requirements of Wyoming Statutes 15-1-402 detailed on page 10 of this report. This information is available for review by the residents of the City of Sheridan, and will also be used by the Sheridan City Planning Commission and City Council in considering the annexation request.

ANNEXATION CHARACTERISTICS & PROPOSED ZONING

The proposed annexation areas are shown on the maps featured on the pages that follow (See Figures 1-5 Maps). The zoning being assigned to the aforementioned properties is as follows:

- AREA NO. 1 : To be zoned B-1.
- AREA NO. 2 : To be zoned R-1.
- AREA NO. 3 : To be zoned R -1.
- AREA NO. 4 : To be zoned M-1.
- AREA NO. 5 : To be zoned M-1.

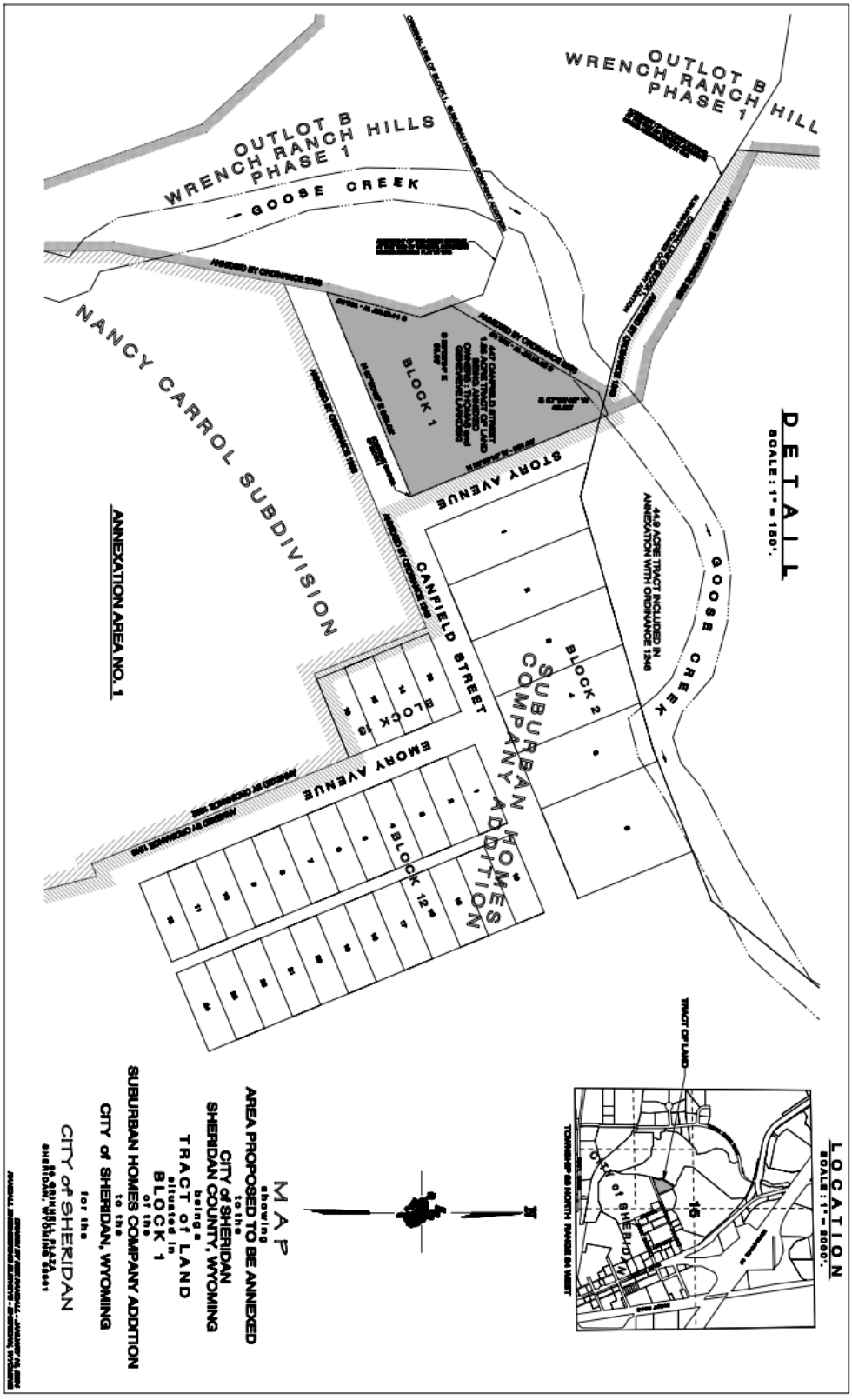


Figure 1 - Annexation Area No. 1 – 447 Canfield Street

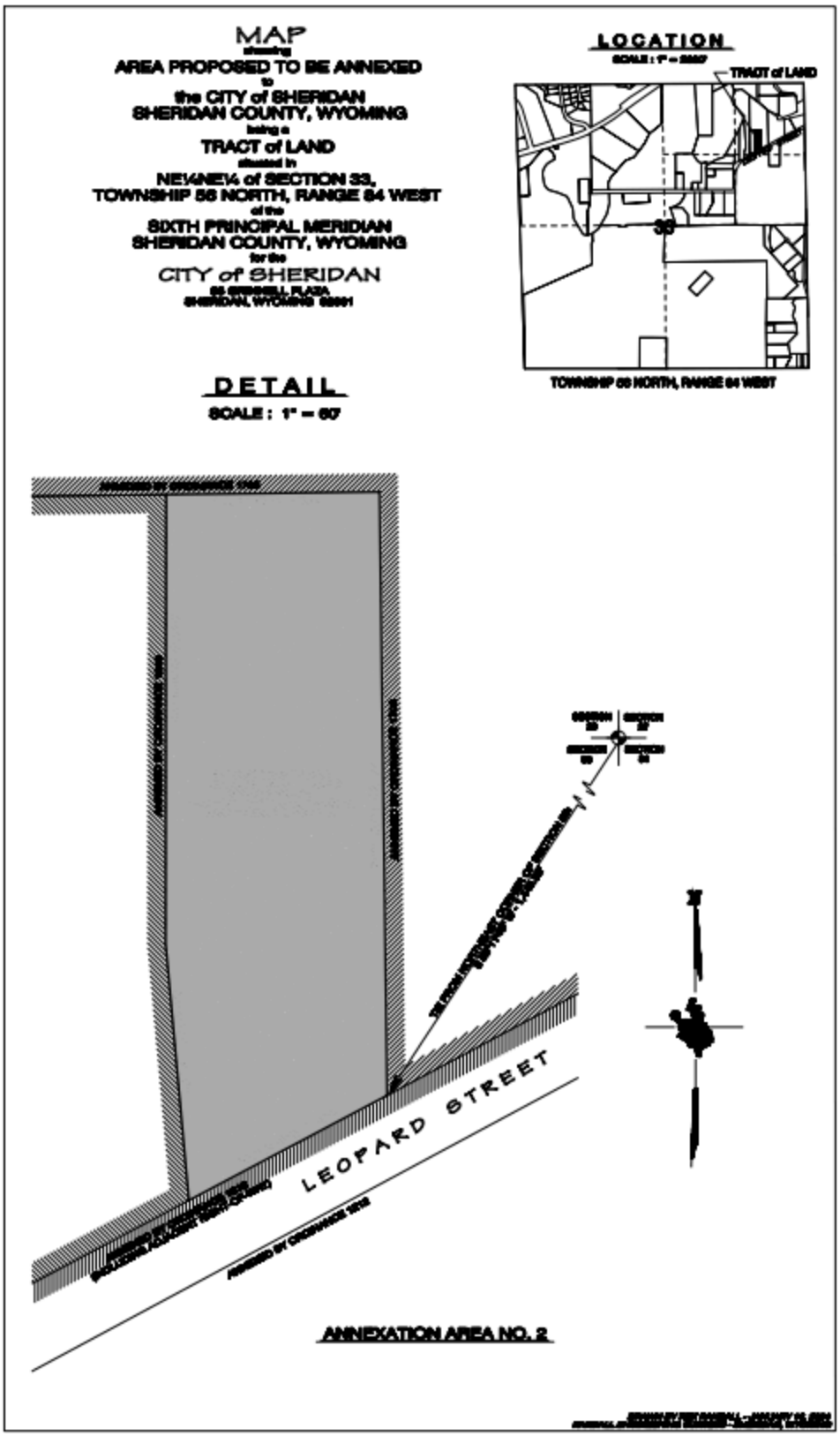


Figure 2 - Annexation Area No. 2 – 1305 Leopard Street

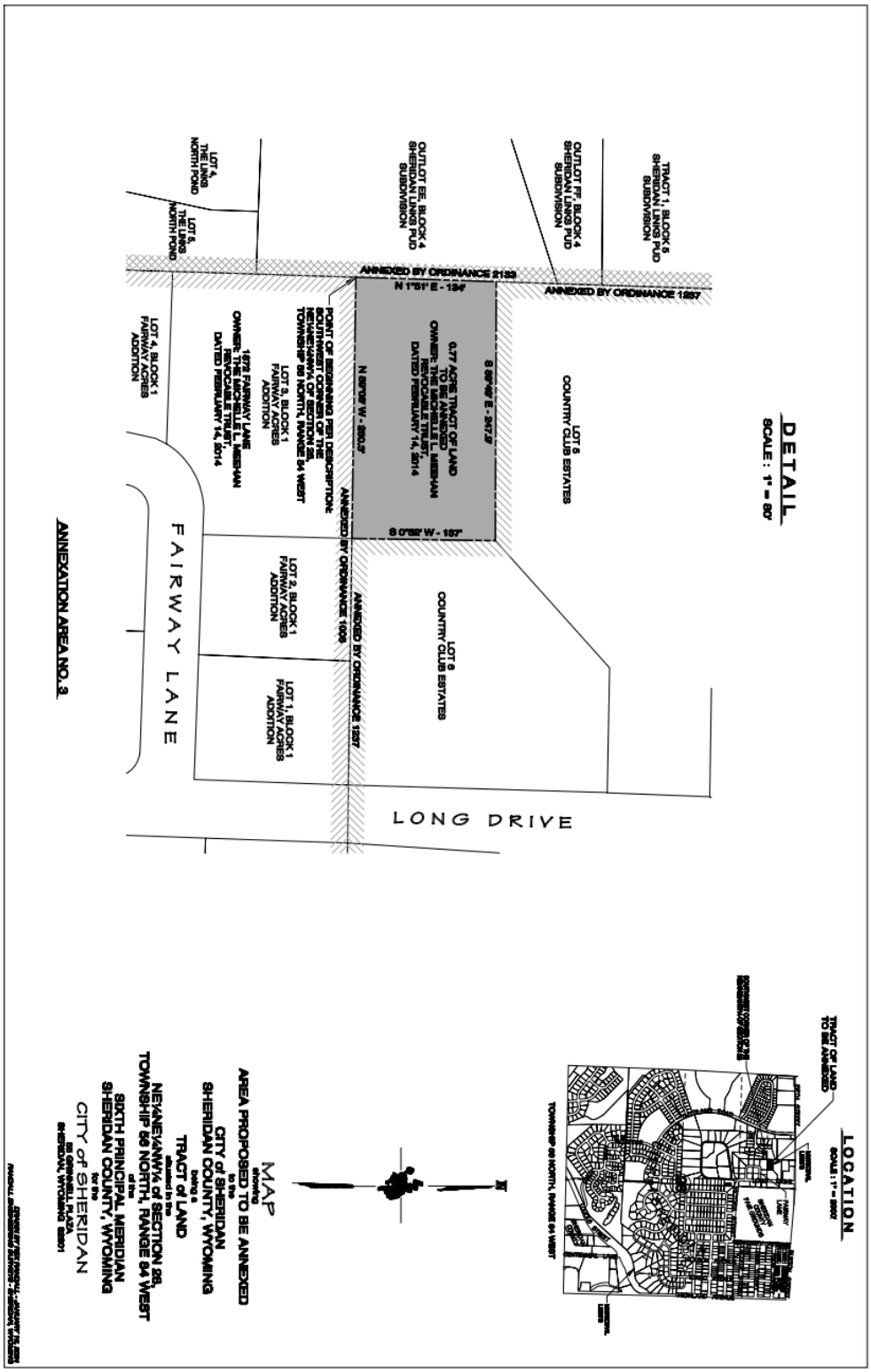


Figure 3 - Annexation Area No. 3 – Tract of Land Adjacent to 1872 Fairway Lane

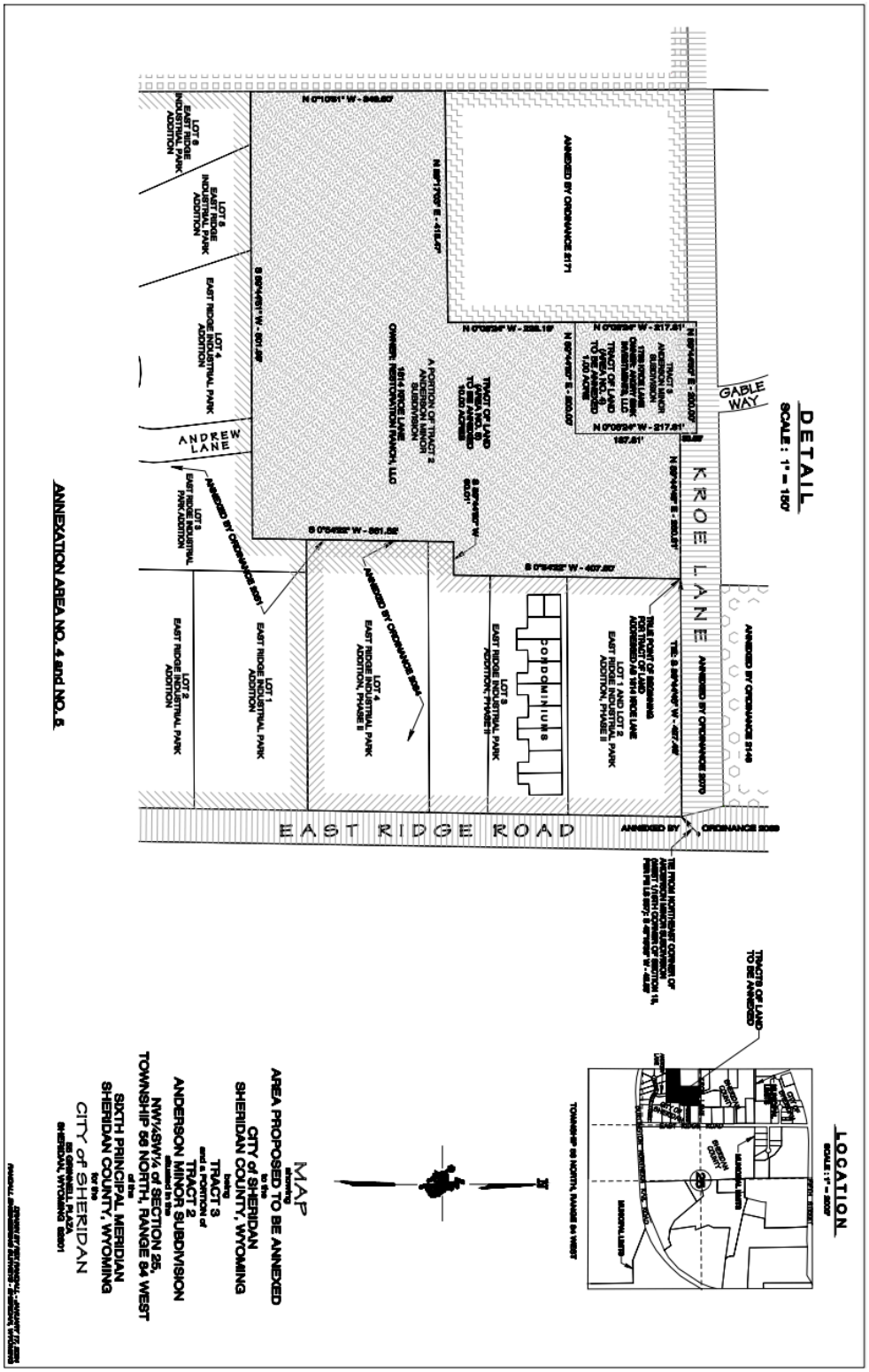


Figure 4 - Annexation Area No. 4 & 5 – 1738 & 1814 Kroe Lane

STATUTORY REQUIREMENTS

Wyoming Statute 15-1-402 sets specific requirements for annexation documentation. Section 15-1-402(a) requires that the annexation report contain, at a minimum, the following information:

(i) A map of the area to be annexed showing identifiable landmarks and boundaries and the area which will, as a result of the annexation, then be brought within one-half (1/2) mile of the new corporate limits of the city, if it has exercised the authority granted under W.S. 15-3-202(b)(ii);

(ii) The total estimated cost of infrastructure improvements required of all landowners by the annexing municipality related to the annexation;

(iii) A list of basic and other services customarily available to residents of the city or town and a timetable when those services will reasonably be available to the area proposed to be annexed;

(iv) A projected annual fee or service cost for services described in paragraph (iii);

(v) The current and projected property tax mill levies imposed by the municipality;

(vi) The cost of infrastructure improvements required within the existing boundaries of the municipality to accommodate the proposed annexation.

Additionally, WS 15-1-402 requires that the City Council be able to make the following findings as part of the adoption of the annexation ordinance:

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

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

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

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

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

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

TOTAL ESTIMATED COST OF INFRASTRUCTURE IMPROVEMENTS

All of the private properties in the proposed annexation areas already have access to City or Sheridan Area Water System (SAWS) transmission mains. Properties 447 Canfield, 1738 and 1814 Kroe Lane currently are not connected to City sewer and may remain on their existing septic system until such a time when the septic system has failed and/or the property becomes within 400 ft of a City sanitary sewer main. No further improvements will be necessary at this time to provide services.

SERVICES CUSTOMARILY AVAILABLE TO RESIDENTS OF THE CITY OR TOWN AND SCHEDULE OF AVAILABILITY

The City of Sheridan typically provides the following services for all residents:

- Centralized Water and Sewer Distribution and Disposal
- Solid Waste Collection
- Street Maintenance
- Police Protection
- Fire and Ambulance (EMS)
- Maintenance of Parks and Open Areas

Water and Sewer Service

As stated above, all of the properties have access to existing water mains. 1738 Kroe and 447 Canfield are over 400 ft from a City sanitary sewer main. Other properties have access to existing sewer mains.

Solid Waste Collection

The City of Sheridan Solid Waste Division will be able to service all of the properties subject to the standard collection fees assessed to all city customers.

Street Maintenance

The City already maintains the roads surrounding the properties.

Police Protection/Fire and Ambulance EMS

At present it is not anticipated that any additional funding will be necessary for police or emergency services to serve these areas.

Maintenance of Parks and Open Areas

No additional public park land or open space is anticipated as an immediate result of these annexations.

THE CURRENT AND PROJECTED PROPERTY TAX MILL LEVIES IMPOSED BY THE MUNICIPALITY

Present and future property owners will be subject to additional municipal mill levy based on use of the property and County assessment. The current mill levy from the county for each property is listed below:

- 447 Canfield Street - 66.5 mill levy
- 1305 Leopard Street - 66.5 mill levy
- Tract of Land Adjacent to 1872 Fairway Lane - 63.5 mill levy
- 1738 Kroe Lane - 66.5 mill levy
- 1814 Kroe Lane - 66.5 mill levy

The projected mill levy for all the properties is 71.5.

THE COST OF INFRASTRUCTURE IMPROVEMENTS REQUIRED WITHIN THE EXISTING BOUNDARIES OF THE MUNICIPALITY TO ACCOMMODATE THE PROPOSED ANNEXATIONS.

No further improvements are anticipated as being necessary for the proposed annexation area to meet the present uses.

REVIEW OF FINDINGS REQUIRED UNDER WS 15-1-402

The City Council is required to make specific findings regarding the annexation proposal per state law. The following is staff commentary on these particular requirements.

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

The private properties already benefit from access to water mains. New structures built within these areas will be thoroughly inspected for compliance with International Building Code Standards, reducing risk of fire or other adverse damage.

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

All of the proposed annexations represent logical extensions that fill towards the existing corporate limits.

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

All of the private properties in question already receive some City services. Providing the remainder of City services to these property owners will be straightforward.

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

The proposed annexations all abut the corporate limits of the City, and in some cases are surrounded by the corporate limits.

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

The City will honor its franchise agreements with existing electrical utilities.

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

At the date of the preparation of this annexation report, the city staff has, and will continue to abide by the state notification requirements.

CONCLUSIONS

Upon review of the proposed annexations, City Staff believes they meet the requirements of state law, and overall would be to the benefit of current and future residents.

ORDINANCE NO. 2280

AN ORDINANCE annexing and zoning certain specific areas, the perimeters of which are adjacent to and contiguous to the corporate limits of the City of Sheridan, Wyoming.

WHEREAS , by Resolution 05-24, duly adopted by the City Governing Body on on the 5th day of February 2024, following a request by the Sheridan County Clerk and the Sheridan County Commissioners to annex six specific properties into the corporate boundary of the City; and

WHEREAS, Wyoming Statute allows the City Governing Body to annex properties into the City of Sheridan corporate boundary; and

WHEREAS, the Planning Commission of the City of Sheridan has recommended to the City Council that said tracts of land be annexed to the City; THEREFORE,

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

FINDINGS

1. The City Governing Body approved Resolution 05-24 on February 5th, 2024, in accordance with W.S. 15-1-404(a)(i), finding that reasonable indicates that the specific areas defined below meets the conditions and limitations of W.S. 15-1-402.

2. The City Planning Commission held a public hearing on _____, being at least 15 days after publication in accordance with City Ordinance Appendix A(6),

   A. The City Planning Commission recommended to the City that said tracks be annexed into the City.

3. The City Governing Body approved Resolution 05-24 on February 5, 2024 in accordance with W.S. 15-1-405, certifying compliance with W.S 15-1-402, being held at least 30 days after the approval of Resolution 05-24.

4. The perimeter of real properties identified below are surrounded by 75% or more of the City corporate limits.

Section 1. ANNEXATION.

That the following described tracts of land are hereby annexed into the City of Sheridan, to wit:

AREA NO. 1 : (Addressed as 447 Canfield Street, Sheridan, Wyoming)

A tract of land situated in Block 1 of the Suburban Homes Company Addition to the City of Sheridan, Wyoming; more particularly described as follows: Beginning at the Southeast Corner of said Block 1; thence N 22°29'12" W for a distance of 351.69 feet; thence S 67°30'48" W for a distance of 40.00 feet; thence S 30°31'53" W for a distance of 282.13 feet; thence S 20°02'04" E for a distance of 55.00 feet; thence S 14°57'56" W for a distance of 160.00 feet; thence N 67°30'48" E for a distance of 365.02 feet to the point of beginning.

Said tract of land contains 1.85 Acres and is delineated on an accompanying map.

AREA NO. 2 : (Addressed as 1305 Leopard Street, Sheridan, Wyoming)

A tract of land situated in the NE¼NE¼ of Section 33, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point on the North line of Leopard Street, said point being S 33°11'45" W a distance of 1,443.52 feet from the Northeast Corner of said Section 33; thence N 0°43'00" W for a distance of 335.53 feet; thence S 89°17'00" W for a distance of 118.56 feet; thence

S 0°04’09” W for a distance of 249.75 feet; thence S 5°11’02” E for a distance of 143.17 feet to a point on the North Right of Way of Leopard Street; thence along said Right of Way N 62°05’49” E for a distance of 124.60 feet the point of beginning.

Said tract of land contains 1.00 Acre and is delineated on an accompanying map.

AREA NO. 3 : (A Tract of Land Adjacent to Property Addressed as 1872 Fairway Lane)

A tract of land situated in NE¼NE¼NW¼ of Section 28, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows: Beginning at the Southwest Corner of the said NE¼NE¼NW¼ of said Section 28 (said point also being the Northwest Corner of the Fairway Acres Addition to the City of Sheridan, Wyoming); thence N 1°51’ E along the West boundary of said NE¼NE¼NW¼ for a distance of 134 feet to a point: thence S 89°49’ E for a distance of 247.9 feet to a point; thence S 0°52’ W for a distance of 137 feet to a point, (said point being the Northeast Corner of Lot 3, Block 1 of said Fairway Acres Addition); thence N 89°08’ W along the North boundary of said Fairway Acres Addition, a distance of 250.3 feet to the point of beginning.

Said tract of land contains 0.77 of an Acre and is delineated on an accompanying map.

AREA NO. 4 : (Addressed as 1738 Kroe Lane, Sheridan, Wyoming)

A tract of land being Tract 3 of the Anderson Minor Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 262.

Said tract of land contains 1.00 Acre and is delineated on an accompanying map.

AREA NO. 5 (Addressed as 1814 Kroe Lane, Sheridan, Wyoming)

A tract of land being a portion of Tract Two (2), Anderson Minor Subdivision, Sheridan County, Wyoming, located in the NW¼ of the SW¼ of Section 25, Township 56 North, Range 84 West of the Sixth Principal Meridian; being more particularly described as follows:

Commencing at the Northeast Corner of said Anderson Minor Subdivision, also accepted as the West 1/16 Corner of said Section 25, (per L.S. 567); thence S 45°19’36” W for a distance of 42.86 feet to a point on the South Right-of-Way of Kroe Lane; thence along said South Right-of-Way and parallel to the North line of said Subdivision, S 89°44’50” W for a distance of 427.48 feet to the True Point of Beginning of this survey; thence parallel to the East line of said Subdivision, S 0°54’22” W for a distance of 407.60 feet; thence S 89°44’50”W for a distance of 60.01 feet; thence S 0°54’22” W for a distance of 361.52 feet; thence S 89°44’51” W for a distance of 801.99 feet to a point on the West boundary of said Subdivision; thence along said West line, N 0°10’31” W for a distance of 349.60 feet; thence N 89°17’03” E for a distance of 415.47 feet; thence N 0°08’24” W for a distance of 228.19 feet; thence N 89°44’50” E for a distance of 200.00 feet; thence N 0°08’24” W for a distance of 187.81 feet to a point on the South Right-of-Way line of Kroe Lane; thence along said Right-of-Way and parallel to the North line of said Subdivision, N 89°44’50” E for a distance of 260.81 feet to the True Point of Beginning of this survey.

Said tract of land contains 10.00 Acres and is delineated on an accompanying map.

Section 2. ZONING.

The zoning being assigned to the aforementioned properties is as follows:

AREA NO. 1 : To be zoned B-1.

AREA NO. 2 : To be zoned R-1.

AREA NO. 3 : To be zoned R -1.

AREA NO. 4 : To be zoned M-1.

AREA NO. 5 : To be zoned M-1.

Section 4. SEVERABILITY.

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

Section 5. EFFECTIVE DATE.

That this ordinance shall be in full force on _____ _____, 2024.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ , 2024.

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 _____ , 2024.

Notary Public

My commission expires _____ .

CITY OF SHERIDAN, WYOMING

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

Public Works

MEMORANDUM

RE: R1/R2 Zoning Ordinance Update - Public Works Director Hanns Mercer
From: Hanns Mercer, Public Works Director
To: City Council
CC:
Date: 03/05/2024

Background:

The City of Sheridan has 9 zoning districts. Four of those zones are intended to be primarily used as residential. Below is a brief bullet point description of each residential zoning district. The complete zoning code is included in your packet.

R-1

- One-family dwelling
- Height not to exceed 35’ or 3 stories
- Front yard – 25 ft
- Rear yard – 20 ft
- Side yard – 5 ft
- Lot per family – 6,000 sq. ft.
- Parking – 2 spaces per unit

R-2

- All R-1 uses
- Two-family dwellings and multiple family dwelling if not more than 4 families in a single detached building
- Height not to exceed 35’ or 3 stories
- Front yard – 20 ft
- Rear yard – 20 ft
- Side yard – 5 ft
- Lot area per family – No restriction
- Parking – 1 space per dwelling or .75 per multifamily dwelling unit

R-3

- All R-2 uses
- Multifamily or apartment court
- Boarding or lodging house
- Nursing Homes
- Parking Garages with multifamily

- Height not to exceed 45 feet or 4 stories
- Front yard – 15 ft
- Rear yard – 15 ft
- Side yard – 5 ft
- Lot area – No restriction
- Lot area per family – No restriction
- Parking – 1 space per dwelling or .75 per multifamily dwelling unit

R-4

- Mobile and Manufactured home parks

Discussion:

City of Sheridan Code Appendix A, Article 3 Paragraph 4 states that any property annexed into the City is to be placed in the R-1 zone unless the Governing Body chooses otherwise. Thus, the presumption is that properties will be subject to the most restricted zone.

It is common knowledge that the City and County of Sheridan lacks adequate housing. See the 2020 Gruen and Gruen Study for an in-depth analysis. There is no quick fix to this issue as the private market ultimately determines the adequacy and affordability of housing. The City response to the matter consists of a multifaceted approach. Once of the most efficient methods of addressing housing is to identify where government regulation is having the unintended effect of stifling the private market. The City R-1 zone requires a minimum lot size of 6,000 sq. ft. which limits density. Thus, more land is required causing an increase in the price of a resident.

Ordinance 2272 will prohibit future subdivisions through annexation or rezone from using an R-1 zoning district. This ordinance will not affect any currently zoned R-1 properties. The goal is to remove the government restriction so that developers can create developments that best reflect the needs of Sheridan. Further, if a developer desires to establish minimum lots sizes, larger setbacks or restrict the types of uses in the subdivision, the developer can establish covenants. Thus, the private market will determine what types of development are necessary to address Sheridan needs.

Attachments

Ord 2272_Redlined

Ord 2272

ORDINANCE NO.

2272

AN ORDINANCE AMENDING APPENDIX A, ARTICLE 3 REGARDING R-1 RESIDENTIAL DISTRICT.

WHEREAS, the City of Sheridan Governing Body finds that currently Sheridan County lacks sufficient housing; and

WHEREAS, in order to address the housing supply, costs and affordability, future growth requires more housing density; and

WHEREAS, the City of Sheridan's current R-1 Zoning district limits lot size to 6,000 sq. ft. which limits density and restricts the private market.

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

The following sections shall be located in Appendix A, in Article 3, Paragraph 4 is hereby amended to read as follows:

4. Any territory hereinafter annexed to the City of Sheridan shall be zoned as an R-2 Residential District. The City Govering Body may in their discretion select any other zoning district authorized by the City of Sherian Ordinances, except R-1 Residential District, at the time of annexation.

A. No property may be rezoned as an R-1 District. Nothing herein shall prohibit real property owners, developers or other parties from implementing restrictive covenants which are more restrictive than the City R-2 District. Said restrictive covenants are not enforceable by the City and are deemed contracts between private parties.

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

CITY OF SHERIDAN, WYOMING

_____
Mayor, Richard Bridger

ATTEST:

_____
City Clerk