



**AGENDA
CITY OF SHERIDAN
APRIL 22, 2024
STUDY SESSION COUNCIL MEETING START 5:30 P.M.**

1. Discussion of Sheridan County School District #2 Event Center - Scott Stults, SCSD2 Superintendent
2. Discussion of Bid Award to Simon Contractors for the City of Sheridan 2024 Pavement Maintenance Project in the Amount of \$1,632,334 - City Engineer Thomas Morneau
3. Discussion of Purchase and Installation of an All-Inclusive Playground at Blacktooth Park from Star Playgrounds for the Amount of \$1,036,384.00 - City Engineer Thomas Morneau
4. Discussion of Acceptance of Quitclaim Deed for 12th St Realignment - Public Works Director Hanns Mercer
5. Discussion of Resolution 13-24 Supporting a Vision Zero Policy and Development of a Complete Streets Improvement Plan - Public Works Director Hanns Mercer
6. Discussion of PL-23-47, Resolution 14-24, Towns Minor Subdivision Final Plat - Public Works Director Hanns Mercer



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 Bid Award to Simon Contractors for the City of Sheridan 2024 Pavement Maintenance Project in the Amount of \$1,632,334 - City Engineer Thomas Morneau

From: Thomas Morneau, City Engineer

To: City Council

CC:

Date: 03/12/2024

Recommendation:

Staff recommends that the Mayor and City Council award the 2024 Pavement Maintenance Project to Simon Contractors, the lowest qualified bid, in the amount of \$1,632,334.00.

Staff requests that for the 2024 Pavement Maintenance 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 2024 Pavement Maintenance Project includes $\pm 15,877$ SY of full-depth reclamation (initial pulverizing and cement mixing), $\pm 15,877$ SY of 3" & 4" thick hot plant mix bituminous pavement, and $\pm 1,964$ LF of isolated curb & gutter replacement. The project is located in and around the North Heights Subdivision.

This project was advertised in the Sheridan Press on March 19, March 26, and April 2, and bids were due on April 10. A pre-bid conference was held on March 28.

Bids Received

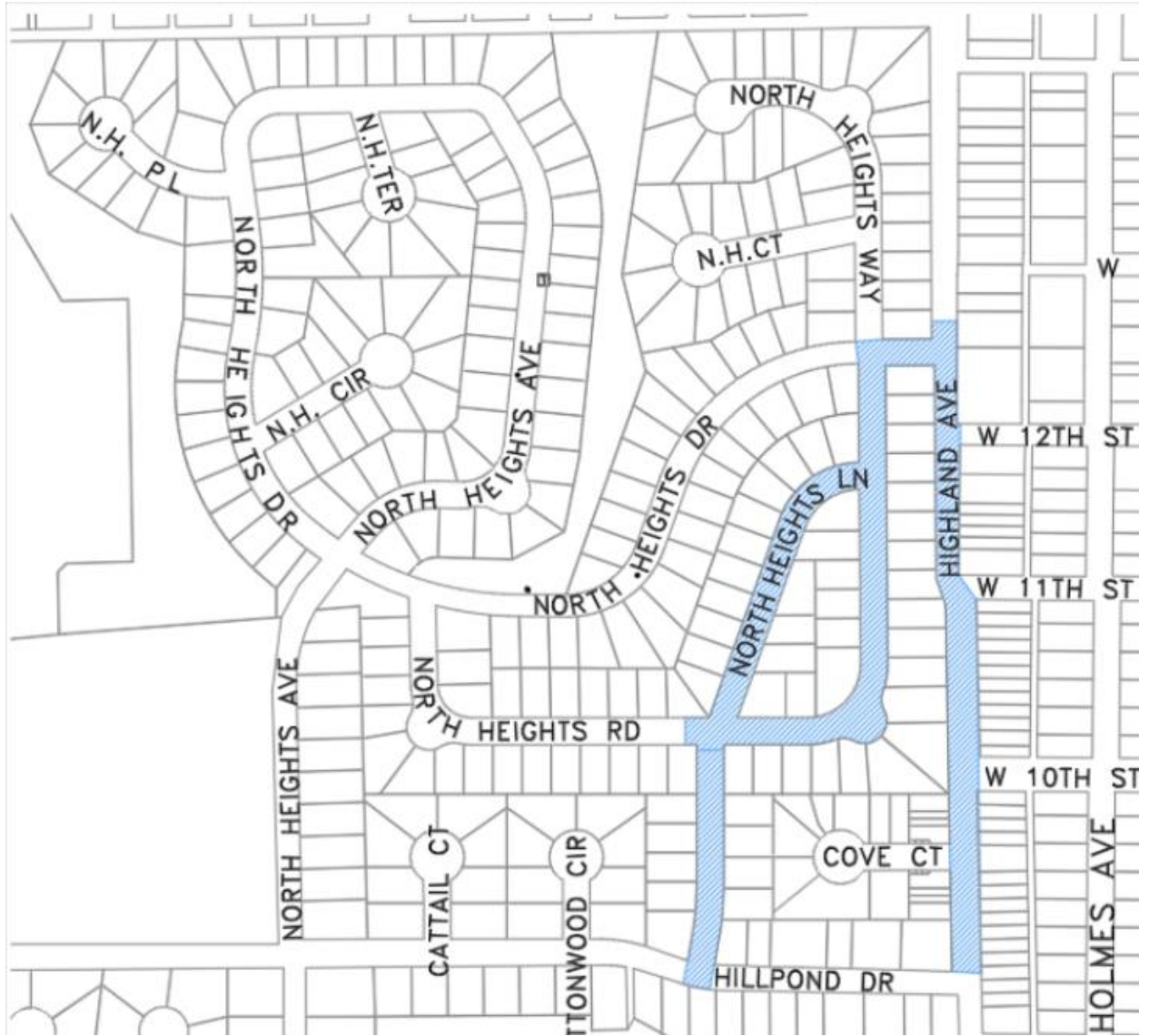
- | | |
|-----------------------------|----------------|
| ● Simon Contractors | \$1,632,334.00 |
| ● LJS Concrete & Excavating | \$1,701,584.15 |

Funding:

This project is funded with CAP Tax, GPET, Water Utility Funds and Public Benefit.

Attachments

Map





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Public Works

MEMORANDUM

RE: Discussion of Purchase and Installation of an All-Inclusive Playground at Blacktooth Park from Star Playgrounds for the Amount of \$1,036,384.00 - City Engineer Thomas Morneau

From: Thomas Morneau, City Engineer

To: City Council

CC:

Date: 04/09/2024

Recommendation:

Staff recommends the approval of the purchase and installation of an all-inclusive playground from Star Playgrounds, through Sourcewell cooperative bidding process, for the amount of \$1,036,384.00.

Staff requests that 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:

What makes this playground all-inclusive is that it has been created for everyone - all ages and abilities. It goes beyond accessibility and truly gets to the heart of what an inclusive playground is. Americans with Disabilities Act (ADA) guidelines require all playgrounds to be accessible. Accessibility is an important starting point, but it falls short of inclusivity. Some playground designs that are considered accessible still don't offer some users that same level of fun and engagement as they provide others. Inclusivity is a more comprehensive goal for playground design.

An inclusive playground is a comfortable, accessible play area accommodating users with various physical, mental and learning abilities. They welcome and engage users, bring communities together, offer a wide variety of activities, making each person feel valued and understood. People with sensory processing disorders, language and auditory challenges, and mobility devices can all enjoy the playground's diverse design.

Discussion:

Inclusive playgrounds typically consist of these key components:

- Sensory-rich details: This includes auditory, visual, proprioceptive, vestibular, and tactile.
- The "Coolest Thing": Determine which piece of equipment kids will be most excited about and ensure this activity is usable and accessible for everyone.
- Zones: Similar equipment types in the same area promote engagement between kids of diverse skills and abilities, and help establish specialized areas for play.
- Social Play: Offers parallel and cooperative play.
- Multiple Levels of Challenge: Incorporates activities with challenge levels that gradually increase.
- Routes & Maneuverability: Widened travel routes through and around the playground.
- Unitary Surfacing: Protective surfacing that creates a shock-absorbing surface for visitors.

Funding:

This project is funded by Public Benefit and GPET funds.

Attachments

Quote

Playground Information



QUOTATION

Quote Number: Q11999A
 Quote Date: Apr 7, 2024
 Sales Rep: Brad Barclay
 brad@starplaygrounds.com

Playground Equipment * Site Furnishings * Shade Structures * Surfacing

Project:		Proposed For/Bill To:	Contact Name	
Blacktooth Park W 5th St Sheridan, WY 82801		MC2 Engineering and Construction 902 North Main Street Sheridan, WY 82801 Cust ID: MC2 Engineering	Megan Crow	
			Phone	Email
			307-673-7350	mcrow@mc2engineering.com
Qty	Item	Description	Unit Price	Amount
	EFI	Price includes equipment, freight and factory certified installation.		
1.0	PWCH	Playworld Custom Inclusive design featuring: 2-5 ramped structure, 5-12 ADA Inclusive SkyTower, Swings, Cozy cocoon, Revo, Cone spinner, Accessible Whirl, Playtown Community Helpers, Duo seesaw, horses, Playcubes 13.SL, Unity Dome with sensory panels, Ropescares Obstacle course with Quito and Naica	\$ 943,592.00	\$ 943,592.00
1.0		Sourcewell Discount	\$- 94,359.00	\$- 94,359.00
1.0		Additional Valued Client Discount	\$- 58,744.00	\$- 58,744.00
3,000.0		Ecore "PlayPour" Poured In Place 3-1/2" thick for 8' fall height. 50% color and 50% black speckled mix. Industry standard binder.	\$ 18.92	\$ 245,895.00
1.0	Sourcewell	Sourcewell Contract #: 010521-LTS-8 (PlayPower, Inc.)		
	NOTE-PIP	GC is responsible for all grading and pit prep. To be prepped for the PIP rubber, GC will provide us a pit that is level at 8" below top of finished grade.		
	NOTE7:	GC to provide and install 4" of compacted roadbase Customer agrees to provide lay down space to store materials on site before installation if necessary.		

See Terms & Conditions on last page

Star Playgrounds
 9892 Titan Park Circle, Unit 1, Littleton, CO 80125
 Office: 303.791.7626 www.starplaygrounds.com

Subtotal	\$ 1,036,384.00
Sales Tax	
TOTAL	\$ 1,036,384.00



All Quotations and Sales Orders will be subject to the following terms and conditions.

TERMS & CONDITIONS

☐ Purchase/Payment Terms

- For Installed Projects: Unless agreed otherwise, a 50% deposit will be required to initiate an order. An additional 25% deposit will be required upon receipt of materials and to secure installation spot. Final balances will be due upon project completion.
- For All Other Projects: Unless agreed otherwise, a 50% deposit will be required to initiate orders with the final balance due upon invoice receipt.
- Orders under \$2,500.00 require payment in full to initiate.
- Accounts must be current to order. Late fees/interest at the rate of 18% per annum (1.5% monthly), will be charged on all accounts 60 days past due.
- Prices are valid for 30 days unless otherwise indicated.
- Unless specifically listed, pricing does not include taxes, prevailing wages, payment/performance bonds, permits, 3rd party audits or private locates.
- Any applicable taxes or fees will be added to the final invoice unless a tax-exempt certificate is provided.
- Use of a credit card for any payments will be subject to a 3.5% fee.
- Pricing quoted is based on our standard insurance certificate. If additional coverages are required, pricing subject to change.
- A 25% restocking fee, plus any return freight charges apply to orders canceled more than 5 business days from order date.
- Customer agrees to pay all costs incurred in the collection of this account, including accrued interest, and all fees and costs of collection, with or without suit, including reasonable attorney's fees and other costs.

☐ Delivery

- Customer is responsible for lay down space or on site storage.
- Pricing does not include unloading, inventory or storage of equipment at our site or cost, prior to installation unless noted.
- After 90 days, a storage fee equal to the trailer storage costs plus \$350 per month will be assessed for all equipment stored.
- Stored equipment or delayed deliveries do not excuse the customer from its obligation to pay under the same terms as the original schedule.

☐ Lead Times

- Ship dates change continuously. Please contact your sales rep for current estimated lead times.
- Star Playgrounds will not be responsible for changes in manufacturer lead times or shipping delays and will not accept responsibility for damages due to project delays out of their control.

☐ Installation

- Installation is not included unless expressly noted. It is the customer's responsibility to assemble, install and use the products safely and in accordance with the manufacturer's instructions unless expressly agreed otherwise by Star Playgrounds. Customer is responsible for unloading and verifying that the shipment is in complete and good condition if we are not providing installation. Star Playgrounds is not responsible for any shipping damages if they are not noted to the trucking company at the time of delivery. Damaged/short shipments must be reported within 24 hours. Lift-gates are not guaranteed, even if requested and drivers are not required to help unload.
- Pricing excludes turf protection/reparation unless otherwise noted.
- Owner is responsible for providing water, power and direct truck access to site for installation. Failure to properly prepare the site by the scheduled date of installation will result in liquidated damages of \$250 per day.
- Skidsteers and heavy equipment can leave marks on concrete during installation, unloading or tear out. Star Playgrounds will sweep/clean upon completion but is not responsible for repairs. Some marks may remain visible but will fade over time.
- TRAFFIC CONTROL. Any traffic control that is needed for a project is the customer's responsibility.
- SITE PREPARATION. Pricing excludes all site preparation, including but not limited to: grading, excavation, curbing, ramps and drainage unless otherwise noted. If customer is preparing site, pricing assumes that site has been prepared to the proper depth, and that grade/slope does not exceed 1-2% in any direction.

☐ Installation Continued

- LANDSCAPING/IRRIGATION/UTILITY. Star Playgrounds will obtain main utility locates from 811. Owner is responsible for locating private and all other utilities, irrigation and drainage system components. Please turn off sprinkler systems one week prior to installation to avoid site damage due to wet ground. Customer agrees that Star Playgrounds, its employees and/or subcontractors are not liable for any damage done to any type of underground utilities, including but not limited to sewer, electrical, telecommunications, or landscaping sprinkler lines/heads on the site chosen by the customer. The customer further agrees that without properly marked utility and irrigation lines, the customer shall be responsible for costs incurred to repair any damages, all costs for medical treatment in the event of injury, and any related costs due to delay in the project. In the unlikely event that Star Playgrounds damages any utilities, we will help facilitate repair, but will not be solely responsible for any repair costs or held liable for project delays.
- ROCK. Pricing is based on normal soil conditions. In the event that soil, or rock conditions interfere with normal installation time and procedures, additional fees and change orders may apply. Should the situation arise, problems & solutions will be discussed with the customer prior to incurring any additional costs.

☐ Shade

- Footers and required fasteners are included unless otherwise noted.
- Site plan approval, permits, permitting fees, plans, engineering drawings, and surveying are specifically excluded unless otherwise noted.
- Electrical, other cutouts and ornamentation are not included unless noted.
- Sealed Engineered Drawings and Calcs if requested will be provided in the most recent Colorado IBC version unless specified otherwise.
- Local code requirements are not the responsibility of Star Playgrounds.
- Star Playgrounds will install shade in accordance with the customer's requests. This includes location and height. Note, when determining the location for your shade sail, it is important to keep in mind the movement of the sun across the sky throughout the day. The shade shadow will, of course, move as the sun moves. Star Playgrounds will not move/rotate shade at no cost if desired shadow is not achieved on initial installation.
- Manufacturer recommends removing shade fabric in the winter months.

☐ Surfacing/Drainage

- Customer is responsible for identifying drainage issues before installation.
- Star Playgrounds is not responsible for drainage issues caused by extraordinary weather, natural settling or uncontrollable circumstances.
- CONCRETE. Concrete forms can leave voids after removal. Gaps between old and new concrete may also occur. Concrete will be poured when weather is appropriate, but we are not responsible for weather or acts of God. Cracking is typical and does not affect the integrity of the concrete.
- POURED-IN-PLACE (PIP). Some colors of PIP surfacing are subject to "ambering". Ask your sales rep if your color choice is included. Due to our climate, perimeter gaps and graphic seams are typical and do not affect the integrity of the surfacing and will not be a warranty issue.
- TURF. Turf will be installed to manufacturer's specifications, however occasionally seams may be visible. This does not affect the integrity of the surfacing and will not be a warranty issue.

☐ General Terms

- Site security includes orange temporary (snow) fence only. Chain link fence and all other security options are available at additional cost.
- Multiple phases/mobilizations are not included unless noted. This includes installing shade fabrics.
- Prices are inclusive of all components listed. If additions/subtractions are made, prices may change.
- Renderings, color choices and custom items are conceptual only and delivered/installed product may vary.

Contact your sales rep named on page one for questions, clarifications or details on any of these Terms & Conditions.

Blacktooth Inclusive Playground

What makes Blacktooth an Inclusive Playground is that this park has been created for EVERYONE – all ages, all abilities, all fun! It goes beyond accessibility and truly gets to the heart of what an Inclusive Playground is. This park is designed to help users develop compassion for their playmates by how you selected and grouped play features. It will breed empathy and understanding of users that have different abilities. You will see the comradery continuing to build among friends when they can all play together no matter what.

Key features:

Fully accessible ramped structure with lots of play features great for sensory, tactile, imaginative and cooperative play. The large play tower is accessible up to the 15' slide! There are hidden play features/panels inside the tower and ways to play for typically developing users as well. This tower is ground-breaking for inclusive play and will be the first of its kind in WY! The power of a thunderclap, the brilliance of a rainbow, the gentle tapping of the rain; we've harnessed the power of the elements for Sky Towers, our modern take on a Playworld classic. Sky Towers provide an exhilarating play experience that engages the senses while giving children the thrill of height with the comfort of the enclosure. Sky Towers play events are inspired by wind, light, sound, and rain and were designed to provide children with as much social interaction as possible, giving them the unique opportunity to make new friends while enjoying a bird's-eye view of the world.



Blacktooth Inclusive Playground



Accessible Whirl - 6.5' diameter classic whirl sits flush with the ground. Accommodates up to two wheelchair users, in addition to more kids without mobility devices. Added single seat gives extra support for kids or caregivers

Cozy Cocoon - Designed for children who need a cozy space to escape when overstimulated. The spinning motion and interior tactile experiences assist children in relaxing. The windows on both sides allow for adult supervision, while the child feels enclosed in the space



Cone Spinner with Floor - The Cone Spinner presents a unique play experience each time a child interacts with the product. Children can test their courage by climbing to the top, increasing their strength, balance, and independence. The Cone Spinner also presents an inclusive play experience by being easy to access at the bottom. Children can sit and spin while their legs dangle creating a unique spinning experience. Multiple children can enjoy the product at once increasing the play value of this unique addition to any playground.

Unity Dome: Unity Dome provides fun from all angles – In, On and Around. IN - children can climb on the steel rings and rungs or they can hang from them. And getting inside the rope net “chimney” puts a child right in the center of all of the action. ON - children find challenging and intriguing pathways to climb to the top as they navigate the rings and rungs. They will hang-out at the central top opening or on perch points along the way. The optional Sensory Connectors provide opportunity for musical play on the drum, tambourine and washboard. AROUND - children love to run in circles. The shape of the Unity Dome invites them to chase one another and start a game of tag. And children with disabilities can play, too. Those in

Blacktooth Inclusive Playground

wheelchairs will be able to use the rings to pull themselves along, while a child with some lower body mobility can use the rings to provide stability as they walk around the perimeter. With so many play experiences, Unity Dome brings everyone together.



Unity® Dome Sensory Connections

Children will love banging on the drum, shaking the tambourine and scratching the washboard. Add this optional set of panels to the Unity Dome to provide musical fun and stimulation for children of all abilities.



Sensory play and ropes: The custom obstacle course provides amazing sensory and tactile play with featured pieces with transfer station areas so all users can continue to play in, on and around with each other:



Blacktooth Inclusive Playground

The Quito: Freestanding at 15.54' (4,74m) high, this net climber features three levels of climbing, balancing, and exploration. Kids can challenge their proprioception on flexible rope elements, hang out with friends in the ground-level cozy space, or ring one of the three bells in celebration. Easy passage to the center ensures that everyone can enjoy Quito in the hub of activity, featuring multiple entry points, colorful windows, and crisscrossing ropes. Thanks to its distinctly daring design, kids from all across the community will love using Quito as a guide to their next adventure.

Naica™

Inspired by Mexico's Cave of the Crystals. Naica™ (pronounced Nī-Ka) combines triangular climbing nets with traditional components, such as the Mighty Descent, to encourage skill development through daring exploration. When connected to other rope products like Quito™, it forms a RopeScape™ full of the subterranean adventure of its namesake. Thanks to its distinct design, Naica™ is sure to become the crowning jewel of any playground.

Key Features:

Climbing Paths: Asymmetrical Exploration

Materials: Flex Tread/ Textured Sheet Plastic/ Rubber Handles

Play: Ground/ Elevated

Sensory Window(s) w/ High Caregiver Visibility

Dynamic Rope, Social Resting, Scalable Complexity

Differentiated Design:

Unique Climbing: Non-traditional (Wave, Vertical)

Cognitive Development (Problem-Solving, Motor Development)

Blacktooth Inclusive Playground

Supplemental Information on The Importance of Inclusive Playgrounds

According to Article 31 of the United Nations Convention on the Rights of a Child, every child has a right to engage in play. It is vital in their development and a key factor in understanding the world around them.

Playgrounds restricted in their ability levels, activities and inclusion opportunities can pose challenges for many kids and families. Even playgrounds that meet accessibility requirements often fall short of the broader goal of inclusion.

Here, we'll explain how inclusive playgrounds are beneficial and reasons to build one in your community. These play spaces can bring communities together, further children's development and help everyone achieve a sense of belonging.

What Does Inclusive Play Mean?

Americans with Disabilities Act (ADA) guidelines require all playgrounds to be accessible. Generally, this means they must feature pathways, proper surfacing and other practical measures to make the space more physically accessible for users with disabilities. Most measures aim specifically at wheelchair accessibility from the parking lot to the playground.

Accessibility is an important starting point, but it falls short of inclusivity. Some playground designs that are considered accessible still don't offer some users the same level of fun and engagement as they provide others. Inclusivity is a more comprehensive goal for playground design.

What Is an Inclusive Playground?

An inclusive playground is a comfortable, accessible play area accommodating kids with various physical, mental and learning abilities. It's a welcoming and inviting space for every child, parent and family.

Inclusive playgrounds go beyond accessibility opportunities for physical challenges. They welcome and engage kids and adults with a wide range of abilities. For example, kids with visual or intellectual disabilities may find even an accessible playground to be geared primarily toward children who don't share their needs. Inclusive parks are designed with all users in mind, so no one should feel like the space is incompatible with their abilities and interests.

Inclusive play areas benefit users of all abilities, including those that would be able to enjoy the features of more standard playground designs. Play-for-all playgrounds bring communities together, making each person feel valued and understood.

People with sensory processing disorders, language and auditory challenges, and mobility devices can all enjoy the playground's diverse design. Everyone deserves the opportunity to play and have fun, and that's what these inclusive spaces aim to convey.

Blacktooth Inclusive Playground

Inclusive playgrounds typically consist of these eight key components:

Sensory-rich details: The playground should incorporate activities engaging the different sensory systems. This includes auditory, visual, proprioceptive, vestibular and tactile.

The “coolest thing”: Determine which piece of equipment kids will be most excited about. Ensure this activity is usable and accessible for everyone.

Fencing: A contained area aims to help keep kids from wandering off.

Zones: Locating similar equipment types in the same area promotes engagement between kids of diverse skills and abilities. These areas can be identified through orientation pathways, which guide visitors to different play areas. Furthermore, zones help establish specialized areas of play. For instance, including a quiet zone provides a space for children to retreat when they become overstimulated by noise or activity.

Social play: Inclusive playgrounds should offer play events that stimulate the imagination, along with parallel and cooperative play. Cooperative play involves working together to play a game. Parallel play involves kids playing adjacent to each other without interrupting the other.

Multiple levels of challenge: You can incorporate activities with challenge levels that gradually increase. This promotes active engagement for all ages and abilities on the playground.

Routes and maneuverability: Be sure to widen travel routes through and around the playground. This allows people using wheelchairs to pass, get close to activities and transfer onto equipment.

Unitary surfacing: Protective playground surfacing creates a shock-absorbing surface for visitors. Surfacing falls into two main classifications — unitary and loose. Unitary surfacing is more suitable for inclusive parks, as it helps people with wheelchairs pass each other, turn and get to the activities more seamlessly. Unitary surfacing makes it easier for strollers and wheelchairs to enter and navigate the playground.

Why Are Inclusive Parks Important?

Playground designers should prioritize inclusivity because it benefits any kids and families. One in four adults has a disability, as do 17% of children aged 3-17.

Disabilities and personal challenges come in all shapes and sizes. Whether a child uses a wheelchair for mobility or has autism spectrum disorder (ASD), the playground should be a welcoming space where they can be themselves and enjoy active play with their peers.

Parents should also be able to join in the fun, regardless of their abilities and limitations. Following the best practices for creating inclusive playgrounds can make this hospitable play environment a reality.

Let's look more closely at some of the wonderful benefits of inclusive parks.

1. Provides Fun, Social Environments

Blacktooth Inclusive Playground

Playing with others is an important part of how children develop social skills, which continue to benefit them into adulthood. Through social play, kids can learn how to:

Communicate their ideas.

Include and listen to others.

Resolve conflicts.

Take turns and share.

Recognize others' needs and emotions.

Inclusive playgrounds are an excellent place for social play. They create a space for all children to come together and feel comfortable.

Some popular types of playground equipment — like merry-go-rounds and seesaws — are designed for group play. Besides the fun of spinning or bouncing, these activities involve a social element. In addition to installing group play equipment, playground designers can arrange equipment suited to kids with different abilities near each other. This can facilitate more social interaction between children of all abilities.

Though social skills and development look different for every child, all kids can benefit from the range of social opportunities inclusive playgrounds provide. Humans need a balance of social interaction and alone time, and kids are no different. A child may prefer to play by themselves one day, then with a large group the next.

An inclusive playground offers plenty of solo and group play opportunities to fulfill both of these needs. All children, including those who have trouble with socialization, can find activities that appeal to them.

Because parks lend themselves well to social play, parents often take their kids to the playground to help them meet and interact with other children. Parents and caregivers know the degree to which their kids can engage with their peers, and they can encourage this type of play as much as possible. Even something as simple as waiting in line to go down the slide can help advance a child's social skills.

As children interact on the playground, they'll have fun while learning valuable social skills in a supportive environment.

2. Offers Interactive Family Time

Social interactions with friends are important, but so are social interactions with family. Inclusive playgrounds can bring family members together, providing a space that promotes engagement and play for all, no matter their age. Familial relationships are important in a person's life. Kids especially benefit from close relationships with their parents, siblings and other relatives.

Going to the playground is a great way for families to set aside their devices and worries, being in the moment with each other. Kids and parents alike can enjoy some fresh air and active play.

Blacktooth Inclusive Playground

Additionally, many traditional playgrounds are only enjoyable for some members of the family. That often means the whole family doesn't go together. A family raising children with different abilities may not have somewhere they can all go without one or more people sitting off to the side. An inclusive playground accommodates various ages, skill levels and interests, providing activities for the whole family to enjoy.

The more inclusive the playground, the more it can bring families together. If a parent has a physical disability, for example, they should still be able to spend time with their child at the playground — whether that includes joining them on a swing set or watching from a nearby picnic table while they chat with a spouse or other family member.

Some inclusive playground designs can even be the perfect place for older adults, such as grandparents, to join in the fun and physical activity. Inclusive design is all about bringing people together, and in the case of families, that can be a major benefit for adults and children alike.

3. Encourages Community Engagement

In addition to bringing families together, inclusive playgrounds can connect whole communities. All too often, communities share the goal of being engaged with one another but aren't sure what practical steps they can take to make this idea a reality. There are many ways to foster community engagement, but one of the best methods is an outdoor recreation space for inclusive play.

These public spaces can help families who attend different schools form connections, for instance. That also includes students who are homeschooled. Homeschooled students typically do not have a traditional recess period where they can play with peers. A community playground provides the perfect place for them to make friends and enjoy playtime with other kids in their town. An inclusive playground can become the centerpiece of a connected community.

No person should experience a barrier to participating in community life because of a disability or limitation. Inclusive play spaces make it possible for all members of the community to come together and interact. Adults and kids of all ages benefit from this community engagement. Engaged communities are generally happier and more trusting. They share common goals and a vested interest in the well-being of their neighbors.

4. Increases Self-Esteem and Boosts Confidence

Self-esteem and confidence are key to a person's well-being. Kids with higher self-esteem are more likely to achieve their personal and academic goals and enjoy positive relationships with their parents and peers.

However, some children struggle with their sense of self-worth and confidence. In many cases, kids that act out in negative ways are experiencing low self-esteem.

Self-esteem issues can be especially challenging for kids with disabilities. One study found that youth with ASD self-reported lower levels of self-esteem than their peers without ASD. Anything that makes a child feel different from their peers can cause them to internalize negative thoughts about themselves.

Blacktooth Inclusive Playground

No child should suffer from low self-esteem because they don't feel like they fit in. An inclusive playground helps combat this problem by making all users feel equally valued. Inclusive design tailors the space to all of its users, meeting their needs rather than making them feel deficient.

The activities kids engage in on the playground can help build their confidence. For example, when a child gets up the courage to go down the slide for the first time, or learns how to swing on their own, they often experience a sense of pride.

Each time a child tries something new or enjoys a positive interaction with their peers at the playground, it can provide an excellent self-esteem boost.

5. Promotes Sensory Play for All Abilities and Ages

Inclusive playgrounds can also provide rich and varied sensory experiences. With the right design choices, a playground can engage all of the senses, including:

Tactile: For people with visual impairments, the sense of touch can take on heightened importance. Inclusive playgrounds should include a variety of textural experiences to engage users' sense of touch. These additions might include a sandbox kids can play in, a rope they can grasp and climb on, or water play areas.

Auditory: For kids with auditory capabilities, the sense of sound can enhance their experience. For children with visual impairments, their auditory abilities become even more critical to understanding and enjoying their environment. Equipment with instrumental qualities can be especially fun for kids to enjoy.

Visual: Seeing something is often the first piece of information we get before using our other senses to learn more. You don't have to go far out of your way to make a playground visually engaging. Interesting colors and varied equipment can instantly engage children's eyes. You can go a step further by including activities, such as matching or memory games, that help kids develop their visual abilities.

Smell and taste: These senses are closely related since the sense of taste relies on a sense of smell to function properly. You may not think about these senses in the context of a playground, but inclusive parks can engage users' senses of smell and taste in fun ways. Consider planting a garden alongside the playground where children can smell flowers and herbs, or even sample fruits and vegetables under adult supervision. Proper inclusive signage can highlight these areas and explain how to interact with them.

Vestibular: The vestibular system involves a person's sense of balance. Many playground activities can engage this system. Spinning equipment can stimulate different parts of a child's brain simultaneously, helping them develop a more advanced sense of balance, muscle control and gross motor skills. Swinging, sliding, climbing and bouncing all have a similar effect. Inclusive playgrounds should make it possible for children with different abilities to engage their vestibular systems.

Proprioceptive: A person's proprioceptive system helps them sense the location and movement of their body parts. This information comes from the muscles and joints. Any equipment that encourages kids to move and stretch their bodies can engage their proprioception sense. Inclusive parks should allow people

Blacktooth Inclusive Playground

to engage this sense as they are able. For example, kids using wheelchairs should have a way to move and engage their arms on the playground.

All-inclusive playgrounds should also take children with sensory processing disorders into account in their design. Be sure to give these kids a more peaceful spot to retreat to if they become overwhelmed or anxious by their surroundings.

Wayfinding is another consideration regarding senses and inclusivity. Ensure the playground is navigable for children with different sensory abilities. This includes using wide pathways to lead kids to various parts of the playground.

6. Sets Community Standards

Today, many communities tout their commitment to diversity and inclusion, and with good reason. A diverse population that lives in harmony is more dynamic than a completely homogenous community.

While many communities view diversity and inclusion as worthy goals, they can sometimes fall short of putting these values into action. An inclusive playground can be a tangible way to demonstrate a community's commitment to diversity and inclusion for all of its citizens.

This commitment can set the tone for a whole community. It helps members become more aware of the diverse abilities represented in their community, along with the need to proactively include those who may otherwise find themselves on the outside of community life.

An inclusive playground can provide more opportunities for kids without disabilities to meet their peers with disabilities. This can create a positive exchange leading to greater awareness, deeper understanding and enhanced empathy. When a community takes steps to make public spaces more accessible and inclusive, it establishes a positive standard that can encourage individuals in the community to follow suit.

7. Provides a Unique Play Experience

An all-inclusive playground isn't a typical attraction in many areas. People may be unfamiliar with this concept or don't know it exists. Finding playgrounds that accommodate multiple needs can also be challenging in some parts of the country.

By incorporating an inclusive design, you can distinguish your community as a welcoming space for families and offer a unique play experience. Inclusive parks can be a potentially major draw for residents and visitors alike.

These play spaces can also warrant news stories sharing their uniqueness and inclusivity opportunities. Chances are, caregivers will appreciate the interaction opportunities for their kids. They may even use this playground as a deciding factor in moving to that community or choosing that school district.

8. Promotes Physical Activity and Exercise

Blacktooth Inclusive Playground

While elementary-aged kids need at least an hour of physical activity each day, studies show that only 24% of developing children obtain the recommended amount of exercise. Some schools even limit recess time to ensure sufficient time for classes. These reductions often result in students not getting enough physical activity during school days.

Without an opportunity for outdoor free play, kids may be deprived of the important benefits of regular physical activity. Fortunately, playgrounds provide an enjoyable way to achieve this exercise needed for healthy growth and development.

By integrating an inclusive playground into your community, you can encourage kids of all abilities to engage in active play, improving their physical and mental well-being. Children who receive sufficient exercise each day are at a lower risk of obesity, as well as:

High cholesterol and blood pressure

Heart disease

Cancer

Diabetes

Asthma

Sleep apnea

By providing more opportunities for physical activity and active play, we can help build a generation of healthy adults.

9. Encourages Creativity and Innovation

Aside from the physical benefits of active play and engagement, kids can also develop their creativity through inclusive playgrounds. Children build various skills when playing, and these activities encourage them to use their imaginations. Playing provides a sense of freedom and creativity, allowing kids to set their own rules and think outside of the box.

For instance, a child might pretend a slide is a portal to another world. When using a swing, they could imagine they're riding a roller coaster or a flying vehicle. Kids can also craft creative scenarios around these objects. They might be using the slide to reach a cavern with buried treasure.

While riding a merry-go-round, they might pretend they're a cowboy on a horse. Another child might imagine a playground fort as a secret clubhouse, treehouse, or even a castle or palace. The more kids occupying the space, the more rich and diverse their collective stories become. They can also build off each other's games and scenarios, enhancing the creative opportunities all the more.

The innovative possibilities are limitless when it comes to inclusive playgrounds. Inclusive parks foster creative outlets and environments for kids, allowing their imaginations to run wild.

Blacktooth Inclusive Playground

10. Creates Cohesiveness

It's important for children to connect with people from different backgrounds, and some may not receive this opportunity in school. Inclusive playgrounds expose kids to those unlike themselves, encouraging them to interact and form friendships.

When a child visits an inclusive park, they can meet people from various backgrounds, including physical and mental abilities, cultures, ethnicities, economics and other unique attributes. They can learn about each other's differences while finding unity through common ground.

Their parents can connect with one another, as well. Forming these connections enables a more cohesive community among children and caregivers alike.

11. Enables More Kids to Use the Playground

Inclusive parks offer opportunities for kids of all abilities to use the equipment, ensuring no one feels excluded. As mentioned previously, a primary element of inclusive play spaces is the "coolest thing." This means everyone can enjoy the most popular piece of equipment without feeling left out. When you appeal to a broader range of children, you invite more visitors to the play site.

If your goal is to target a wider audience and draw more people to your park, an inclusive playground allows everyone to have fun. Kids can freely participate in activities and feel understood, no matter their background, skills, strengths and abilities.

12. Reduces Isolation

Families with kids who have disabilities can feel overwhelmed at times. From medical care to financial responsibilities, various factors can cause stress.

Many of these families find themselves confined to their homes with minimal social interaction, which can lead to feelings of loneliness and isolation. Social isolation is often linked to mental health problems like depression, anxiety, stress and low self-esteem.

Inclusive playgrounds give families a great opportunity to enjoy a fun outing. Children can unwind and enjoy engaging activities together, while their caregivers can interact with fellow adults. Siblings of kids who have disabilities can also enjoy more socialization opportunities.

With inclusive parks, no one has to experience seclusion or isolation. Everyone can enjoy a fun space to make connections and build friendships.

13. Teaches Kids Valuable Lessons

Through inclusive playgrounds, children can learn valuable life lessons and morals, which they can carry with them for life. For instance, meeting people with different developmental abilities can help kids build empathy.

By having conversations and listening to others' stories, kids learn more about their experiences in life. In turn, they become more understanding and empathetic of the challenges people face.

Blacktooth Inclusive Playground

When kids make friends with those who are different from them, they become more sensitive to their feelings and needs. By picking up on their cues, they can understand when another child is struggling and help them accordingly.

For example, a child with ASD may need a break from playing due to overstimulation. A sensitive and empathetic child can understand and respect this need. Caregivers may also notice this kindness reflected at home.

Inclusive playgrounds also teach kids about equity. Equity is the idea of giving everyone access to what they need to be happy and successful. Inclusive parks promote equity by allowing everyone to enjoy the same experiences, regardless of their abilities. These play spaces include activities with different challenge levels, enabling all kids to have fun while enjoying the rewarding feeling of overcoming a challenge.



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 Acceptance of Quitclaim Deed for 12th St Realignment - Public Works Director Hanns Mercer

From: Hanns Mercer, Public Works Director

To: City Council

CC:

Date: 04/16/2024

Discussion:

See attachments.

Attachments

Quitclaim Deed

Preliminary Overview

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **the County of Sheridan**, of the State of Wyoming, in consideration of Ten and xx/100 Dollars (\$10.00) and for specific bargained rights and other good and valuable consideration in hand paid and delivered to Grantors, receipt whereof is hereby acknowledged, does remise, release, convey and forever quitclaim unto Grantee **the City of Sheridan**, a Wyoming municipal corporation, of the County Sheridan, State of Wyoming, all such right, title, interest, property, possession, claim and demand, including any after-acquired title as Grantor(s) has or ought to have, in or to all the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

ALL OF THE GRANTOR'S INTEREST IN AND TO:

A parcel of land being the south 40.0' of Lot 8 Block 18 of the Wyo Mutual Investment Co's addition to the City of Sheridan WY; more particularly described as follows by metes and bounds;

Beginning at the southwest corner of said Block 18, thence N00°26'08"E a distance of 40.00 feet;

Thence S89°35'06"E, a distance of 140.04 feet to the western right of way of N Main St;

Thence along the said right of way S00°28'46"W a distance of 27.10 feet;

Thence S20°26'27"W a distance of 13.69 feet;

Thence departing said right of way N89°35'06"W a distance of 135.37 feet to the point of beginning.

Said parcel contains 5,570 square feet, more or less, and is subject to any previous easements, agreements, conveyances, and surveys.

Together will all improvements situate thereon and all appurtenances thereunto appertaining or belonging; and,

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record; and,

Further subject to discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which are not shown in the public records.

DATED this 16 day of April, 2024

Grantor Signature:



Nick Siddle, Chairman
Board of County Commissioners

STATE OF WYOMING
COUNTY OF SHERIDAN

)
) ss
)

The foregoing instrument was acknowledged before me by **Grantor, the Chairman of the Board of County Commissioners, Nick Siddle** this this 16 day of April, 2024.

WITNESS my hand and official seal.

Maria Lunkenburg
Notary Public
My Commission Expires 10/09/2029

EXHIBIT A

A PARCEL OF LAND BEING THE SOUTH 40.0' OF LOT 8 BLOCK 18 OF THE WYO MUTUAL INVESTMENT CO'S ADDITION TO THE CITY OF SHERIDAN WY; MORE PARTICULARLY DESCRIBED AS FOLLOWS BY METES AND BOUNDS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 18, THENCE $N00^{\circ}26'08''E$
A DISTANCE OF 40.00 FEET;
THENCE $S89^{\circ}35'06''E$, A DISTANCE OF 140.04 FEET TO THE WESTERN RIGHT OF
WAY OF N MAIN ST;
THENCE ALONG THE SAID RIGHT OF WAY $S00^{\circ}28'46''W$ A DISTANCE OF 27.10 FEET;
THENCE $S20^{\circ}26'27''W$ A DISTANCE OF 13.69 FEET;
THENCE DEPARTING SAID RIGHT OF WAY $N89^{\circ}35'06''W$ A DISTANCE OF 135.37 FEET
TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,570 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

CERTIFICATE OF SURVEYOR

I, TREVOR D. ROBASON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS LEGAL DESCRIPTION IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED IN JANUARY 2024, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



MODIFICATION IN ANY WAY OF THE ABOVE OR FOREGOING LEGAL DESCRIPTION NULLIFIES THE LIABILITY OF THE SURVEYOR.



PREPARED BY	NO.	REVISION	BY	DATE
 WWC ENGINEERING 1849 TERRA AVE. SHERIDAN, WY 82801 (307) 672-0761 www.wwcengineering.com				
PROJECT NO. 2024-036				

CITY OF SHERIDAN
12TH STREET REALIGNMENT
PRELIMINARY SITE OVERVIEW - OPTION 2
SHERIDAN COUNTY, WY

DESIGNED BY: TLG
DRAWN BY: TLG
CHECKED BY: CDR
DATE: 3/27/24

SHEET
2

DESIGNED BY: TLG
DRAWN BY: TLG
CHECKED BY: CDR
DATE: 3/27/24

SHEET
2

PRELIMINARY



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 Resolution 13-24 Supporting a Vision Zero Policy and Development of a Complete Streets Improvement Plan - Public Works Director Hanns Mercer

From: Thomas Morneau, City Engineer

To: City Council

CC:

Date: 03/19/2024

Recommendation:

Staff recommends that the Mayor and City Council approve Resolution 13-24, supporting a Vision Zero Policy and Development of a Complete Streets Improvement Plan.

Background:

Vision Zero is more than a goal, it is a fundamental plan in how we approach roadway safety. This will take strong leadership, community engagement, and a focus on equitable and effective safety strategies.

And funding helps too! Thanks to the U.S. Department of Transportation's (USDOT) commitment to zero roadway deaths nationally, they have launched a Safe Streets and Roads for All (SS4A) Grant Program. The Bipartisan Infrastructure Law (BIL) established a discretionary program with \$5B in appropriated funds over five years, 2022-2026. The SS4A program funds regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries. Over \$3B is still available for future funding rounds.

Discussion:

The SS4A program funds two types of grants:

- **Planning & Demonstration Grants** for Comprehensive Safety Action Plans, including supplemental safety planning and demonstration activities to inform an Action Plan.
- **Implementation Grants** to implement strategies or projects identified in an existing Action Plan.

By passing Resolution 13-24, it solidifies that the City of Sheridan's vision aligns with U.S. DOT's National Roadway Safety Strategy and its ongoing safety programs that are working towards a future with zero roadway fatalities and serious injuries. In support of this approach, safety programs are focused on infrastructure, human behavior, responsible oversight of the vehicle and transportation industry, and emergency response. This resolution strengthens the City's ability to receive grant funding.

Attachments

Resolution 13-24

SS4A Fact Sheet

**CITY OF SHERIDAN
RESOLUTION 13-24**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, SUPPORTING A VISION ZERO POLICY IN THE CITY, AND SUPPORTING THE DEVELOPMENT OF A COMPLETE STREETS IMPROVEMENT PLAN OF THE CITY OF SHERIDAN.

WHEREAS, the City of Sheridan, like many rural communities, has experienced traffic-related accidents over the past several years; and

WHEREAS, rural frontier and remote level 2 communities face a disproportionate risk of serious injuries and fatalities in connection with unique transportation challenges; and

WHEREAS, fatalities and serious injuries caused by traffic-related accidents are devastating and a serious public safety issue that necessitates public action; and

WHEREAS, the City of Sheridan recognizes that traffic-related fatalities and serious injuries can be preventable and commits to working collaboratively with a broad array of stakeholders in the City to continue to identify and implement evidence-based projects and programs that reduce the potential for serious traffic-related injuries and fatalities in our community.

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

1. The above recitals are true, correct, and adopted hereby as findings, purpose, and intent of the City Council.
2. The City of Sheridan supports the development of a Complete Streets Improvement Plan, a holistic and evidence-based plan that is aimed at ensuring the safe, adequate, and equitable accommodation of all users of the transportation in the City.
3. The City of Sheridan is committed to working towards the goal of zero deaths in the City.

PASSED, APPROVED AND ADOPTED this 6th day of May, 2024.

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk

Safe Streets and Roads for All (SS4A) Program Facts



The U.S. Department of Transportation (USDOT) **Safe Streets and Roads for All (SS4A)** program provides grants to local, regional, and Tribal communities for implementation, planning, and demonstration activities as part of a systematic approach to prevent deaths and serious injuries on the nation's roadways.

This roadway safety program was created by the **Bipartisan Infrastructure Law** and provides \$5 billion over 5 years. The funding helps communities address the preventable crisis of deaths on our nation's roads, streets, and highways through safer people, roads, and vehicles; appropriate vehicle speeds; and improved post-crash care.

The SS4A program funds two types of grants:

- **Planning and Demonstration Grants** for Comprehensive Safety Action Plans, including supplemental safety planning and demonstration activities to inform an Action Plan.
- **Implementation Grants** to implement strategies or projects identified in an existing Action Plan.

SS4A is exclusively designed to help local communities. There are three remaining funding rounds, including the round currently open in 2024.

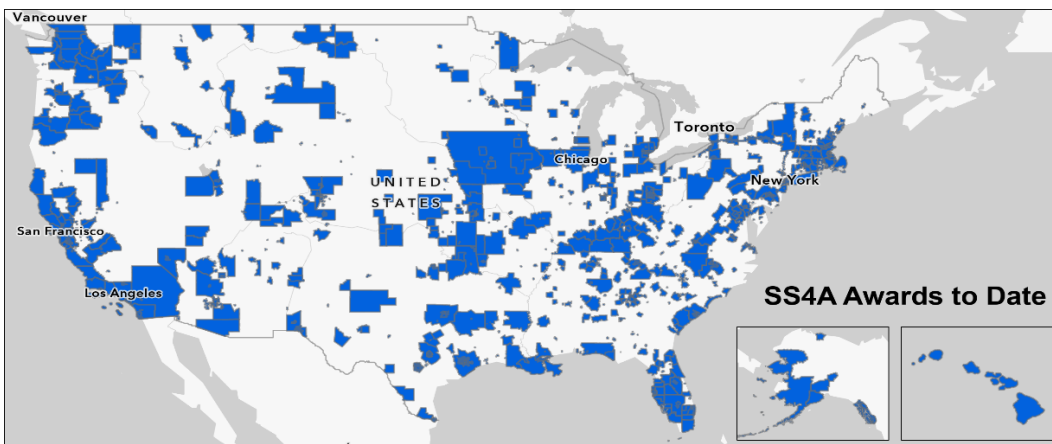
For more information, use the QR code above or visit the [SS4A website](https://www.transportation.gov/grants/SS4A).

SS4A grants are already making an impact nationwide

- In the first two years of funding, USDOT awarded **\$1.7 billion** to over **1,000 communities** across **all 50 states and Puerto Rico**.
- Awarded communities comprise about **70% of the nation's population**.
- SS4A funds to improve roadway safety planning have been awarded to localities that make up 61% of all roadway fatalities.
- Projects and activities will significantly **improve safety for all people using the road** in those communities, including drivers, passengers, pedestrians, bicyclists, people using transit, and people with disabilities.

Awards reach communities of all different sizes and safety needs:

- **Rural communities** comprise around half of all grant award recipients to date.
- 465 communities (41% of award recipients) have **populations under 50,000**.
- 382 award recipients (75%) in the first year were **new direct Federal funding recipients to USDOT**.
- Over half of funds will **benefit underserved communities**, providing equitable investment to places that need funding the most.



SS4A amplifies our impact by working across government and with external partners

The SS4A program collaborates within USDOT, and with outside organizations that are committed to roadway safety, to disseminate program information and build capacity to help communities apply for grants and successfully implement grant activities.

- Coordinated technical assistance and promotion efforts focus on advancing roadway safety in rural areas, Tribal communities, and places in the Thriving Communities network. **In the past 2 years, USDOT staff directly reached communities in every state.**
- USDOT works with **trusted non-governmental organizations and partners** that understand communities' roadway safety challenges and needs. These partners include organizations such as the Local Infrastructure Hub, National League of Cities, National Association of County Engineers, League of American Bicyclists, Vision Zero Network, Rural Partners Network, Urban Sustainability Directors Network, and Emergency Medical Services groups, and events like the National Transportation in Indian Country Conference.

SS4A helps applicants compete for funding based on merits, not technical capacity

Applying for Federal discretionary grants is new for some communities—many of which may not have a team of grant writers on their staff. The SS4A program works with applicants throughout the evaluation process to ensure that they have complete and accurate information and are not disqualified due to an administrative error during the submission process.

- In the second funding year (FY23), SS4A conducted **follow-up outreach to 85% of applicants (roughly 600 communities)** to provide opportunities to address missing application elements and program requirements. As a result, **almost no applicant was turned away** because of an incomplete application.
- For those who are unsuccessful, SS4A offers a detailed debrief to help applicants develop more successful applications in future rounds. SS4A conducted approximately **130 debrief interviews** in January and February of 2024.

SS4A award recipients receive extra support to ensure successful grant administration

After awards are made, the SS4A program continues to help communities be successful in developing, executing, and administering grant agreements.

- A streamlined grant process was developed to help finalize and sign grant agreements as quickly as possible, even for communities that have never received grant funding from USDOT. **Of the 511 award recipients** in the first round announced in February of 2022, **over 90% have executed grant agreements** in place and initial **funding amounts obligated**.
- A Technical Assistance Center was established to support grant recipients with training and technical assistance, including how to comply with Federal requirements and how to develop Comprehensive Safety Action Plans.
- A Community of Practice was created to help grant recipients learn from each other across the 1,000+ communities that have received awards to date.

The next funding opportunity is open now!

The fiscal year (FY) 2024 Notice of Funding Opportunity (NOFO) for Safe Streets and Roads for All grants opened in February 2024. The FY 2024 NOFO has multiple deadlines, depending on the grant type:

- **April 4, 2024**, 5 p.m. (EDT): Deadline #1 for Planning and Demonstration Grants.
- **May 16, 2024**, 5 p.m. (EDT): Deadline for Implementation Grants. Deadline #2 for Planning and Demonstration Grants.
- **August 29, 2024**, 5 p.m. (EDT): Deadline #3 for Planning and Demonstration Grants. NOFO closes.





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 PL-23-47, Resolution 14-24, Towns Minor Subdivision Final Plat - Public Works Director Hanns Mercer

From: Hanns Mercer, Public Works Director

To: City Council

CC:

Date: 04/09/2023

Recommendation:

Staff awaiting recommendation from the Planning Commission regarding PL-23-47, Resolution 14-24, Towns Minor Subdivision final plat. The owner, KW Capital LTD, is requesting to subdivide 1.49 acres of unplatted land into 2 lots. Zoned R-3 Residence District. Located at 4672 Coffeen Ave. (PIN 55841420000333).

Background:

Properties to the north are large lot single-family homes under Sheridan County jurisdiction. The property to the west is a large lot single-family home under Sheridan County jurisdiction. The property to the southeast is a large lot single-family home under Sheridan County jurisdiction. The property to the south is duplexes that are part of the Woodland Creek Estates PUD.

Per the Sheridan County Assessor, the property contains a 1,104 square foot ranch home with a 1,296 square foot shed. The applicant is proposing the following lots:

Lot	Acres	Sq. Ft.
Lot 1	0.39	16,995
Lot 2	1.10	47,934

The applicant is proposing to keep the existing home and garage on Lot 1. The garage will need to be altered with a portion of the south being removed to make space for a 24' paved public access and utility easement along with a 5' separation between the road and the altered garage.

EASEMENTS

The applicant is proposing the following easements: A 100 square foot fire hydrant easement in the southeast corner of Lot 1. A 24-foot public access / utility easement along the southern portion of lots 1 and 2, with a 120-foot hammerhead turnaround that straddles the shared lot line of Lot 1 and Lot 2.

ACCESS

The property is accessed to Coffeen Ave with a 24' paved public access and utility easement. Trout Lane is a private road and is called Outlot R-1 in the Woodland Creek Estates Subdivision. This private road is owned and maintained by the HOA.

VARIANCES

The applicant is requesting two variances.

The first variance is depth to front ratio. In accordance with the existing regulations outlined in Appendix B Section 505(C)(1) of the City of Sheridan Municipal Code, the permitted depth to front ratio is limited to 2.5 to 1. The applicant is requesting a variance for Lot 2 to have a depth to front ratio of 4.5 to 1. This variance would bring greater alignment with City regulations while accommodating the current layout of the property, which presently has a depth to front ratio of 6.1 to 1.

The second variance is for frontage width. In accordance with the existing regulations outlined in Appendix B Section 505(C)(5) of the City of Sheridan Municipal Code, every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least twenty-five feet on a public street or an unobstructed private easement or right-of-way of at least a twenty-five-foot width extending to a public street. However, due to characteristics of the property and the proposed development plan, the applicant is seeking approval for Lot 2 to have frontage access to a twenty-four-foot public easement extending to a public street.

Staff has no concerns with either variance.

Discussion:

Findings of Fact

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 Coffeen Avenue right-of-way.

Staff sent out 44 nearest neighbor notifications to the 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.

Aerial

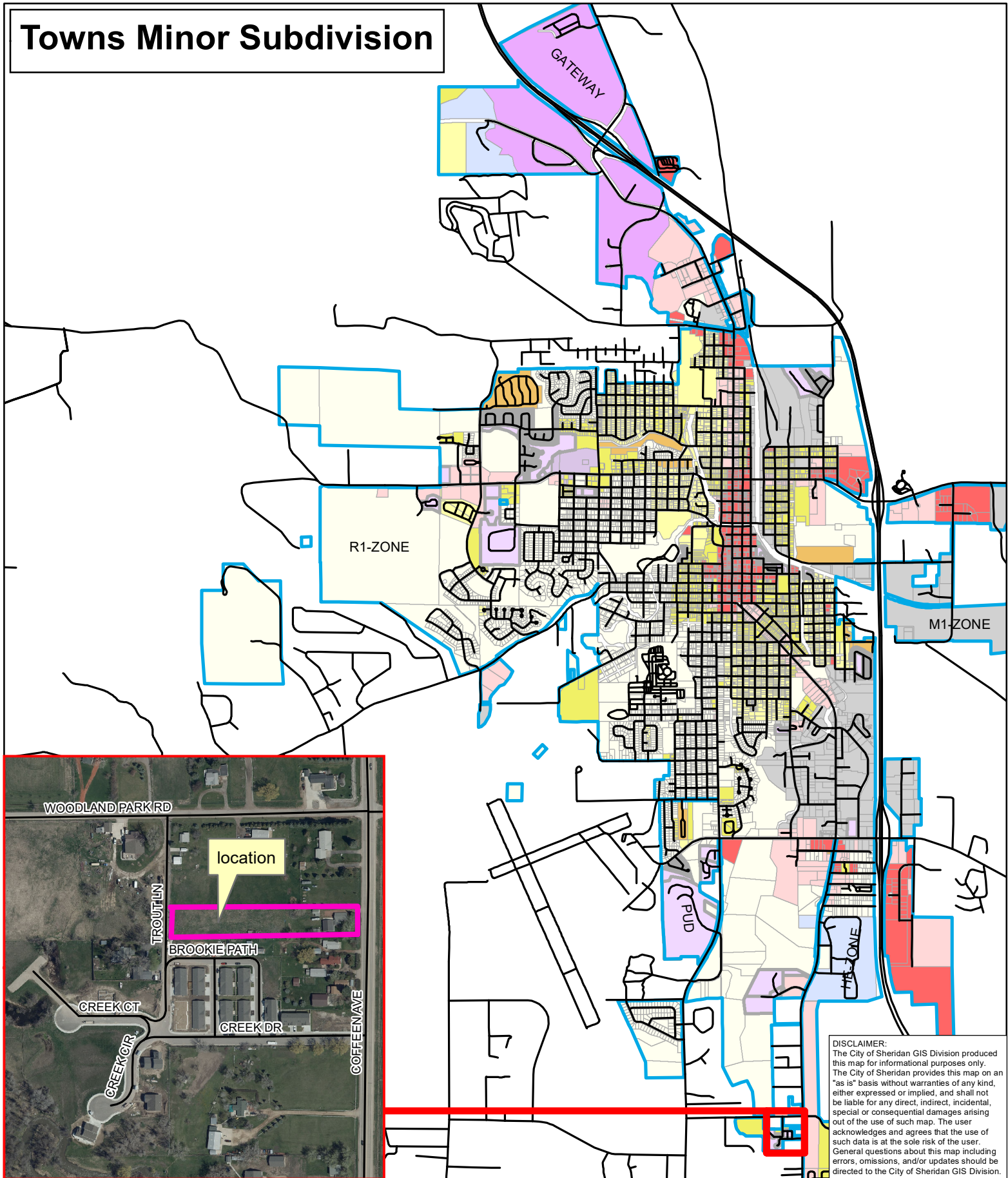
Depth to Front Variance Request

Frontage Variance Request

Final Plat

Resolution 14-24

Towns 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.

Legend	
— Roads	B2 - Business District
City of Sheridan Boundary	M1 - Industrial District
R1 - Residence District	MA - Medical Arts District
R2 - Residence District	HE - Higher Education District
R3 - Residence District	RUCA - Restricted Use Control Area
R4 - Residence District	PUD - Planned Unit Development
B1 - Business District	GATEWAY - Gateway District



0 0.275 0.55 1.1 Miles



1849 TERRA AVE, SHERIDAN, WY 82801 | 307.672.0761

April 2, 2024

City of Sheridan
Planning Department
55 Grinnell Street
Sheridan, WY 82801

Re: Variance Request - Towns Minor Subdivision Depth to Front Ratio

Planning Department:

On behalf of the applicant, Eric Whitehead, WWC Engineering is formally requesting a variance for the Towns Minor Subdivision regarding the depth to front ratio for Lot 2. In accordance with the existing regulations outlined in Appendix B Section 505(C)(1) of the City of Sheridan Municipal Code, the permitted depth to front ratio is limited to 2.5 to 1. However, due to characteristics of the property and the proposed development plan, we are seeking approval for Lot 2 to have a depth to front ratio of 4.5 as detailed below. This variance would bring us into greater alignment with City regulations while accommodating the current layout of the property, which presently has a depth to front ratio of 6.1.

	Lot Depth (ft)	Lot Frontage (ft)	Depth to Front Ratio
Existing Property	630.00'	103.00'	6.1 to 1
Lot 2	465.24'	103.02'	4.5 to 1

Thank you for your time and consideration. We look forward to working collaboratively with the City of Sheridan to achieve a successful outcome for all parties involved.

Sincerely,

Sarah Rohrer

Sarah Rohrer, P.E.
WWC Engineering



1849 TERRA AVE, SHERIDAN, WY 82801 | 307.672.0761

April 2, 2024

City of Sheridan
Planning Department
55 Grinnell Street
Sheridan, WY 82801

Re: Variance Request - Towns Minor Subdivision Frontage Width

Planning Department:

On behalf of the applicant, Eric Whitehead, WWC Engineering is formally requesting a variance for the Towns Minor Subdivision regarding the frontage width for Lot 2. In accordance with the existing regulations outlined in Appendix B Section 505(C)(5) of the City of Sheridan Municipal Code, every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least twenty-five feet on a public street or an unobstructed private easement or right-of-way of at least a twenty-five-foot width extending to a public street. However, due to characteristics of the property and the proposed development plan, we are seeking approval for Lot 2 to have frontage access to a twenty-four-foot public easement extending to a public street.

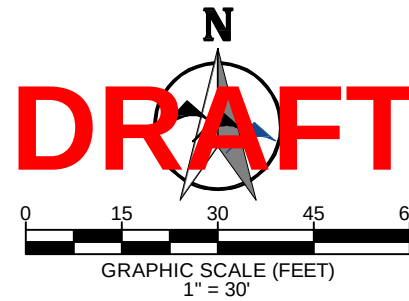
Thank you for your time and consideration. We look forward to working collaboratively with the City of Sheridan to achieve a successful outcome for all parties involved.

Sincerely,

Sarah Rohrer

Sarah Rohrer, P.E.
WWC Engineering

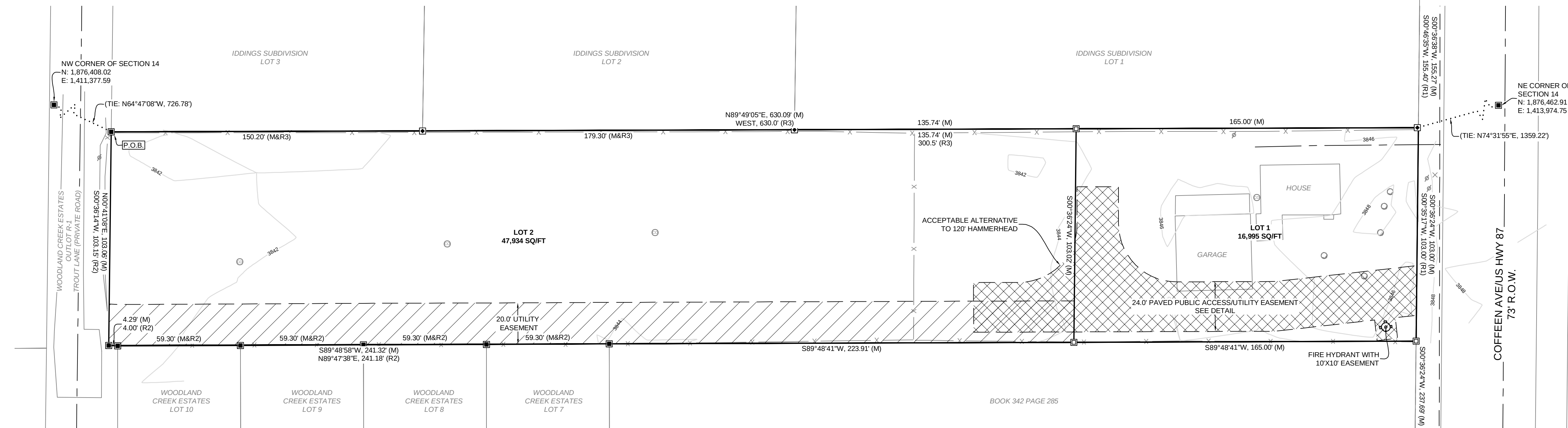
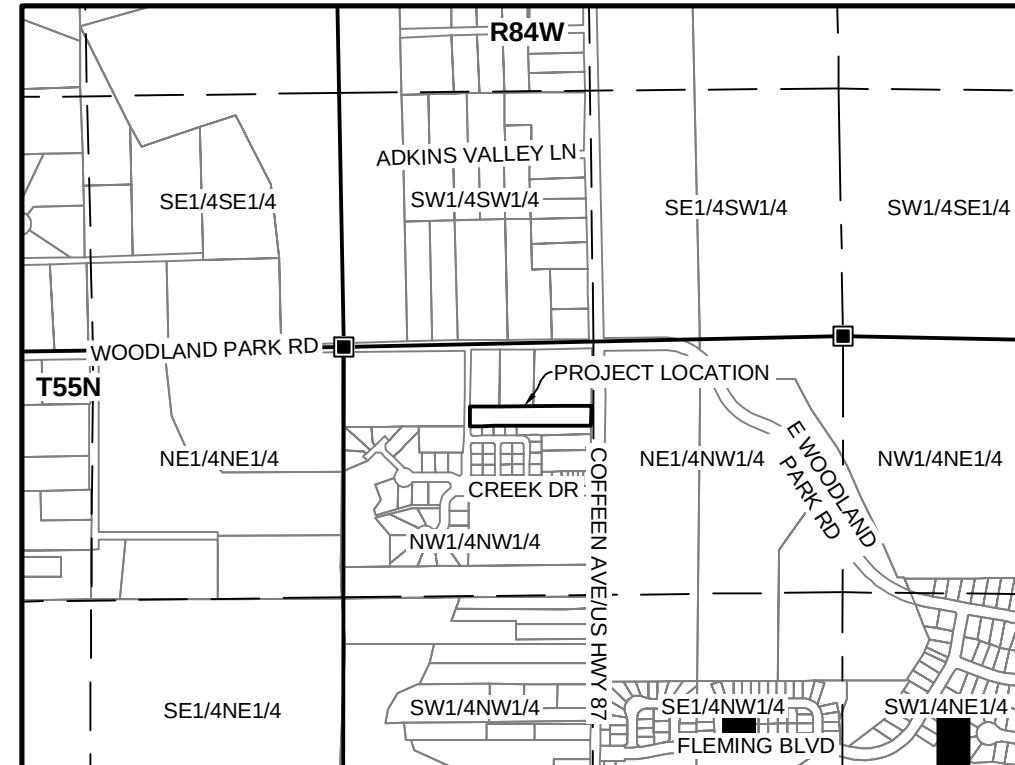
BASIS OF BEARING
WYOMING COORDINATE
SYSTEM NAD 1983
EAST CENTRAL ZONE
DISTANCES ARE GRID



FINAL TOWNS MINOR SUBDIVISION PLAT

WITHIN THE NW1/4NW1/4 OF SECTION 14, T55N, R84W, 6TH P.M.
CITY OF SHERIDAN, WYOMING
ZONE: R3

PREPARED FOR OWNERS: KW CAPITAL LTD
DATE SURVEYED: AUGUST 2021
PREPARED BY: WWC ENGINEERING
DATE OF PREPARATION: APRIL 02, 2024



LEGAL DESCRIPTION AND PROPERTY OWNERS CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned KW Capital LTD, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Towns Minor is located in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County Wyoming, more particularly described as follows:
A Tract of land located in the NW1/4NW1/4, Section 14, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming. Said tract being described in Instrument number 2021-770309 as recorded in the Office of the Clerk of Sheridan County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at an aluminum cap at the southwest corner of Iddings Subdivision as recorded in the Office of the Clerk of Sheridan County, Wyoming and a point in the east line of Trout Lane from which the aluminum cap at the northwest corner of said Section 14 bears N64°47'08\"/>

Said Tract contains 1.49 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:

KW Capital LTD, 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 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. _____)

City 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 _____

CERTIFICATE OF SURVEYOR

I, Trevor Robason, a duly registered professional land surveyor in the State of Wyoming, do hereby attest that this plat is based on the results of a field survey conducted under my direct supervision in August of 2021, and represents the conditions as found on the ground.

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.

Notary Public

My commission expires: _____

LEGEND

	FOUND ALUMINUM CAP
	FOUND #4 REBAR
	FOUND HIGHWAY MONUMENT
	SET REBAR WITH ALUMINUM CAP PLS #19779
	MEASURED DISTANCE
	RECORD DISTANCE - COFFEEN RECORD OF SURVEY (BOOK A PAGE 522 SHEET R20)
	RECORD DISTANCE - WOODLAND CREEK ESTATES (DRAWER W 71)
	RECORD DISTANCE - IDDINGS SUBDIVISION (BOOK 1 PAGE 285)
	RECORD DISTANCE - WHITEHEAD DEED (2021-770 309)
	SUBDIVISION BOUNDARY
	PROPOSED EASEMENT
	UTILITY EASEMENT
	PUBLIC ACCESS EASEMENT
	PROPOSED FIRE HYDRANT
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING BUILDING
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING POWER POLE
	EXISTING DECIDUOUS TREE

SURVEYORS NOTES

- 1.) TOTAL ACREAGE OF SUBDIVISION = 1.49 ACRES.
TOTAL NUMBER OF LOTS = 2



TOWNS MINOR SUBDIVISION

PREPARED FOR:

KW CAPITAL LTD
PO BOX 30
RANCHESTER, WY 82839

PREPARED BY:

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

NO.	REVISION	BY	DATE	DESIGNED BY:
				CIG
				CHECKED BY: JPC
				DATE: 4/2/2024
				SHEET
				1 of 1

**CITY OF SHERIDAN
RESOLUTION 14-24**

A RESOLUTION approving PL-23-47, the final plat of the Towns Minor Subdivision, dividing $\pm$ 1.49 acres of unplatted land into 2 lots. Zoned R-3 Residence District, located at 4672 Coffeen Ave. (PIN 55841420000333)

WHEREAS, the final plat of the Towns 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 minor plat of the Towns Minor Subdivision, dividing 1.49 acres from unplatted land into 2 lots. The property is zoned R-3 Residence District, located at 4672 Coffeen Ave.

In approving the Towns 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 Towns Minor Subdivision, the Governing Body is also approving a depth to front ratio variance and a frontage width variance for Lot 2. The depth to front ratio for Lot 2 will be 4.5 to 1 and the dedicated street frontage width will be 24 feet.

PASSED, APPROVED, AND ADOPTED this 6th day of May, 2024.

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk