



**AGENDA
CITY OF SHERIDAN
MAY 13, 2024
STUDY SESSION COUNCIL MEETING START 5:00 P.M.**

1. Discussion of Resolution 18-24, Grant Application to Wyoming Business Council for the High-Tech Park Phase II -SEEDA Director Robert Briggs
2. Discussion of Award to Burns & McDonnell for the 30% Design of the Sheridan Wastewater Treatment Plant Upgrades Project in the Amount of \$298,079 - Project Engineer David Ford
3. Discussion of PL-24-10, Resolution 15-24, Vacate 6,102.3 sq ft Adjacent to Palmer's Addition - Public Works Director Hanns Mercer
4. Discussion of PL-24-11, Resolution 16-24, Final Plat of the HIE Subdivision - Public Works Director Hanns Mercer
5. Discussion of PL-24-12, Ordinance 2283, 4th and Val Vista Rezone - Public Works Director Hanns Mercer
6. Discussion of New Bar & Grill Liquor License Application for Frackelton's - City Clerk Cecilia Good
7. Budget Discussion - City Administrator Stuart McRae



CITY OF SHERIDAN, WYOMING

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

Clerk

MEMORANDUM

RE: Discussion of Resolution 18-24, Grant Application to Wyoming Business Council for the High-Tech Park
Phase II -SEEDA Director Robert Briggs

From: Cecilia Good, City Clerk

To: City Council

CC:

Date:

Discussion:

See attached Resolution.

Attachments

Draft Resolution

Memo

DRAFT

RESOLUTION OF SUPPORT

RESOLUTION NO. XX-XX

A RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION TO THE WYOMING BUSINESS COUNCIL UNDER THE BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM FOR A COMMUNITY READINESS GRANT ON BEHALF OF THE GOVERNING BODY OF THE SHERIDAN ECONOMIC AND EDUCATIONAL DEVELOPMENT AUTHORITY

FOR THE PURPOSE OF: SHERIDAN HIGH-TECH PARK, PHASE II

WITNESSETH

WHEREAS, the Governing Body of the Sheridan Economic and Educational Development Authority (SEEDA) Joint Powers Board desires to participate in the Business Ready Community Grant and Loan Program to assist in financing this project; and

WHEREAS, the Sheridan City Council together with Governing Body of the Sheridan Economic and Educational Development Authority recognizes the need for project ready properties for business recruitment and strategic expansion of existing local businesses, and believes this project will address those needs; and

WHEREAS, the public benefit(s) of this project will be the creation of project ready property that can be used to attract and catalyze business investment and job creation in the community (both through recruitment and expansion) and the consideration is the acquisition of the site for an expansion of the Sheridan High-Tech Park and the installation of public roadway and utility infrastructure; and

WHEREAS, the specific goals and measures of success of this project are:

- Acquisition of a 35 acre site north of the existing Sheridan High-Tech Park site (with an additional 10.29 acres being gifted to the project).
- Installation of public infrastructure to the site including water, sewer, and roadway.

; and

WHEREAS, the Business Ready Community Grant and Loan Program requires that certain criteria be met, as described in the Wyoming Business Council's Rules governing the program, and to the best of our knowledge this application meets those criteria; and

WHEREAS, the Governing Body of the SEEDA Joint Powers Board plans to provide cash match to this Business Ready Community Grant and Loan Program Planning project from the following source(s):

A cash match of up to \$606,500 from SEEDA's general funds.

DRAFT

; and

WHEREAS, the Governing Body of the SEEDA Joint Powers Board plans to provide in-kind match to this Business Ready Community Grant and Loan Program Enhancement project from the following source(s):

A 10.29 acre additional tract of land for the project with an appraised value of \$500,000.

; and

WHEREAS, the Governing Body for the City of Sheridan has a comprehensive operation and maintenance plan for all public infrastructure which will extend the life of the public infrastructure; and

WHEREAS, the Governing Body for SEEDA will use the revenue recaptured from this project for the following economic development purposes:

- Project funds for SEEDA initiatives for development of capital projects, workforce training or job creation initiatives in Sheridan County; for the purposes of economic and educational development of the Sheridan Community. This includes further development of workforce related educational training opportunities, and helping catalyze economic activity in identified target industries.
- Further development and maintenance of project ready property in the Sheridan High-Tech Park or other locations identified by the SEEDA board.
- Other business recruitment, expansion and retention efforts identified by the SEEDA board.

WHEREAS, In the event of any project cost overruns, the SEEDA will provide funding in the amount necessary to complete the project utilizing SEEDA's general or reserve funds; and

WHEREAS, the Governing Body for SEEDA has considered other possible funding solutions for this project which include available SEEDA project dollars from its general fund and US EDA grant funds; and

WHEREAS, SEEDA is working in partnership with Sheridan College, and the City of Sheridan; and

WHEREAS, the City Council heard public comments during the meeting on May 20, 2024, and the SEEDA Board will hold a public hearing on May 22, 2024, to solicit testimony from citizens, and will give full consideration to all comments received;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, that a grant application in the amount of \$ \$4,426,000 be submitted to the Wyoming Business Council for consideration of assistance in funding the Sheridan High-Tech Park, Phase II project.

DRAFT

BE IT FURTHER RESOLVED, that the Northern Wyoming Community College District is hereby designated as the authorized representatives of SEEDA to act on behalf of the Governing Body on all matters relating to this grant application.

PASSED, APPROVED AND ADOPTED THIS 20th day of May, 2024.

By: _____
Rich Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk

CERTIFICATE

I, _____, hereby certify that the foregoing Resolution was adopted by the Sheridan City Council at a public meeting held on May 20, 2024, and that the meeting was held accordingly to law; and that said Resolution has been duly entered in the minutes of the Sheridan City Council.

Cecilia Good, City Clerk

TO: SHERIDAN CITY COUNCIL
FROM: ROBERT BRIGGS, SEEDA ADMIN
DATE: 5/9/2024
RE: SEEDA WBC COMMUNITY READINESS GRANT APPLICATION – SHERIDAN HIGH-TECH PARK PHASE II

The Sheridan High-Tech Park has been one of the community's most successful ongoing economic development efforts. The 43.5 acre park currently contains three businesses that employ approximately 300 area residents in light manufacturing and R&D jobs. Occupants of the tech park include Kennon, Weatherby, and Vacutech, all in the advanced manufacturing industry. Over the last decade, the Sheridan High-Tech Park has served as an important showcase for business recruitment due to its prime location and project ready property. The park currently has one remaining 4.45 acre site that is appropriately sized for development and not committed to another project. The other remaining site is approximately .93 acres in size.

SEEDA secured planning grant funding from the Wyoming Business Council (WBC) for a feasibility assessment that evaluated several large parcels in the community for their practicality in developing the tech park expansion. The SEEDA Board ultimately selected a 45.29 acre site north of Yellowtail Dr. as the preferred location for the next phase of the Sheridan High-Tech Park based on a proposal from the current property owner.



Figure 1. Preferred Location, Sheridan High-Tech Park Phase II

The proposal from Rice and Sons, Inc. included offering 35 acres to SEEDA for purchase for \$2.5 million, and gifting an additional 10.29 acres to use as an in kind contribution towards securing infrastructure funding. SEEDA utilized the services of MC2 Engineering Construction to further develop a conceptual design for the site.



Figure 2. Conceptual Layout, Sheridan High-Tech Park Phase II

SEEDA is now seeking Wyoming Business Council funding through the Business Ready Community Grant and Loan Program, in the form of a Community Readiness Grant, to acquire the property and develop it into project ready sites with roadway and public infrastructure. The total estimated cost of the project is as follows:

Project Budget:

Project Scope

Land Acquisition	\$3,000,000	(includes value of gifted parcel)
Roadway and Public Infrastructure	\$2,532,500	(includes design and contingency)
Total	\$5,532,500	

Funding Sources

SEEDA Funds	\$606,500
In-Kind Land Contribution (10.29 acres)	\$500,000
Wyoming Business Council Grant	\$4,426,000
Total	\$5,532,500

As part of the application process, each SEEDA partner entity (Sheridan City Council and NWCCD Board of Trustees) needs to consider resolutions of support. The SEEDA Board will consider a resolution on the grant application at their May 22, 2024, meeting. The attached draft resolution includes the scope of the project, the public benefits derived, and proposed funding sources.

SEEDA representatives will be on hand at the work session to make a brief presentation and answer any questions.

Attachments: Draft Resolution of Support



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 Burns & McDonnell for the 30% Design of the Sheridan Wastewater Treatment Plant Upgrades Project in the Amount of \$298,079 - Project Engineer David Ford

From: Thomas Morneau, City Engineer

To: City Council

CC:

Date: 12/28/2023

Recommendation:

Staff recommends that the Mayor and City Council award the 30% design of the Sheridan Wastewater Treatment Plant Upgrades in the amount of \$298,079.

Staff requests that for the Wastewater Treatment Plant Upgrades 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 Sheridan Wastewater Treatment Plant is in need of several upgrades and improvements to address immediate health and safety concerns, continuation of community wastewater treatment services, and environmental protection needs. These projects have been prioritized, and the goal is to replace, improve, and modify crucial unit processes reaching obsolescence and presenting significant risks. The risks are not only to the health and safety of operations staff and the community, but also of the capability of the facility to ensure uninterrupted processing of the City's wastewater to achieve and/or maintain an adequate minimal level of service. The recommended priority improvements listed below are the most pressing and highest risk assets among those identified at the treatment facility.

Discussion:

The recently updated Wastewater System Master Plan and Plant Assessment identified that the recommended priority improvements listed are the most pressing and highest risk assets among those identified at the treatment facility. The site's electrical transformer has exceeded its useful life and is in need of replacement. The heating and ventilation system is not adequate and does not meet NFPA 820 requirements in various locations throughout the facility. The original raw sewage submersible pumps installed in 1981 have reached the point of obsolescence and to repair and maintain present unsafe conditions for operational staff. The belt filter press #2 is over 30 years old and is at the end of its useful life, requiring replacement with a new press that will provide operational redundancy and flexibility. The rotary drum influent screen within the headworks facility is 26 years old, and the lack of redundancy within the facility poses risk to downstream equipment for any period with the automatic screen not operational. The proposed solution includes constructing an additional flow channel to accommodate a second influent screen.

Funding:

This project is funded by Sewer Enterprise funds and 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 PL-24-10, Resolution 15-24, Vacate 6,102.3 sq ft Adjacent to Palmer's Addition - Public Works Director Hanns Mercer

From: Hanns Mercer, Public Works Director

To: City Council

CC:

Date: 05/01/2024

Recommendation:

Staff recommends approval of PL-24-10, Resolution 15-24. The applicant, Holy Name Church, is requesting to vacate 6,102.3 square feet of the east-west alley, located adjacent to 121 S Connor St. Block 2, Palmer's Addition, City of Sheridan, WY.

Background:

The applicant, Holy Name Church, is requesting to vacate 6,102.3 square feet of the east-west alley, located adjacent to 121 S Connor St. Block 2, Palmer's Addition, City of Sheridan, WY.

Nearest neighbor letters were sent. Affected utilities have been sent letters 30 days prior to the meeting.

Discussion:

The applicant, Holy Name Church, has requested a variance from the requirement to pay the \$2 per square foot of right-of-way (ROW) vacation fee.

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

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

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

C. Prior to consideration of any request to vacate or alter any platted public right-of-way or easement, the owner(s) of the land encumbered thereby must provide proof that all grantees having interest in the right-of-way/easement,

including public and private utilities, have been notified twice in writing via certified mail of the owner's request to vacate or alter the easement. The first notification must occur at least thirty calendar days prior to any action by the City Council or Public Works Director. Alteration or vacation of the public right-of-way/easements may be considered as part of the subdivision application.

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

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

Public and private utility companies were notified by certified mail 30 days prior to this meeting, and 38 adjacent property owners were notified, an ad was placed 7 days prior to the meeting and a sign posted on the property.

Attachments

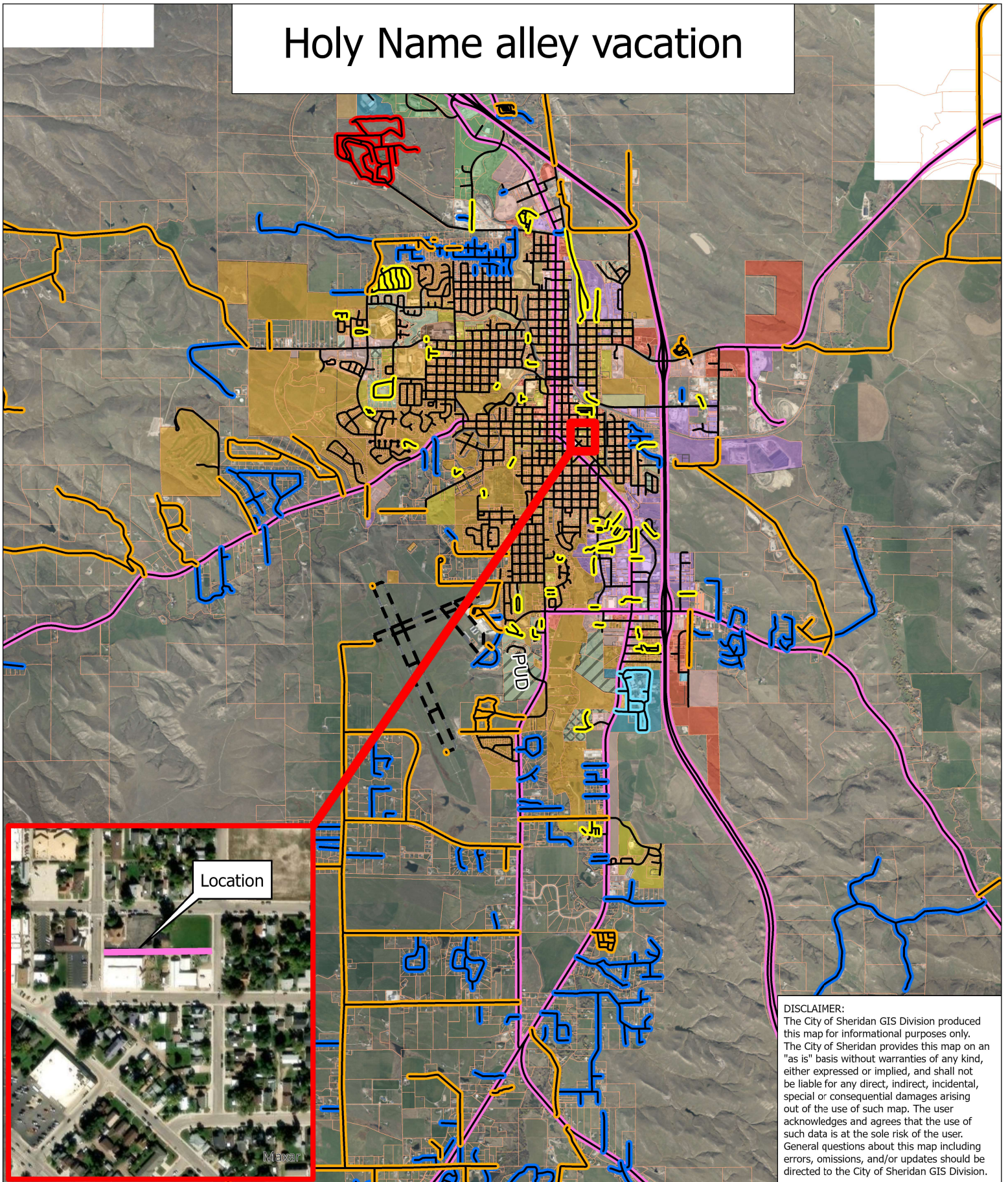
Aerial

Resolution 15-24

ROW Vacation Petition

Utility Responses

Holy Name alley vacation



**CITY OF SHERIDAN
RESOLUTION 15-24**

A RESOLUTION vacating a 6,102.3 square foot east-west alley within the City Limits of Sheridan, Wyoming, located adjacent to 121 S Connor St. Block 6, Palmer's Addition to the City of Sheridan, WY.

WHEREAS, the property owners have petitioned the City Governing Body requesting that the alley be vacated; and

WHEREAS, this request for an alley vacation meets the requirements of Sheridan City Code Appendix B, §205.

Be it resolved by the City of Sheridan Governing Body :

That the alley located adjacent to 121 S Connor St. Block 6, Palmer's Addition to the City of Sheridan, WY. is hereby vacated

PASSED, APPROVED, AND ADOPTED this _____ 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 by _____.

Notary Public

My commission expires _____.

Pierson, Nathan A

Thu, Apr 4, 4:20 PM
(15 hours ago)

to me

Charter/Spectrum has no issues with the alley vacation of Block 6, Palmer's Addition, between lots 1-15 and 16-30.
Thank you.

Nathan Pierson | Construction Coordinator |
307-752-8900 | 140 E Loucks St |
Sheridan, WY 82801

Dan Coughlin

Wed, Apr 3, 12:20 PM
(2 days ago)

to me

Sue,
SAWSJPB has no utilities in the alley and no easements. SAWSJPB has no objection to the vacation.

Dan Coughlin

Administrator
307-675-2931

Johney Mikkelson

11:34 AM (2
hours ago)

to me

Hi Sue,
I checked with our engineering department and have found that we don't have any facilities in this area.
Regards,

Johney Mikkelson
Project Assistant
Visionary Broadband

Lawler, Christopher

3:14 PM (18
minutes ago)

to Lynn, me

Sue,

MDU does currently have both Gas and Electric facilities in the alley vacation requested above and will need for continued use into the future to serve other customers. Being that the alley will still be an accessible and maintained easement for MDU into the future. MDU has no objection to the vacation.

Regards,

Chris Lawler
District Operations Manager III
Montana-Dakota Utilities Co.
2324 Dry Ranch Rd
Sheridan, WY 82801
(307)674-3545 Office
(307)751-4608 Cell

Apologies I see that it does reserve access and utilities. Therefore I have no exceptions.

Mr. Shelby Allen
OSP Engineering, Lumen
Gillette Wyoming
Ph: 307-682-7241
Cell: 307-299-8468



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-24-11, Resolution 16-24, Final Plat of the HIE Subdivision - Public Works Director Hanns Mercer

From: Hanns Mercer, Public Works Director

To: City Council

CC:

Date: 05/01/2024

Recommendation:

Staff awaiting recommendation from the Planning Commission regarding PL-24-11, Resolution 16-24, final plat of the HIE Subdivision. The owner, Prime Real Estate Holdings, LLC, is requesting to subdivide 5.335 acres from 1 lot into 2 lots. Zoned M1 Industrial District. Located at 1860 Commercial Ave. (PIN 56843545800125).

Background:

The applicant, Prime Real Estate Holdings, LLC, is requesting to subdivide 5.34 acres from 1 lot into 2 lots. Zoned M-1, Industrial District, and Entryway. Located at 1860 Coffeen Ave. (PIN 56843545800125). The property is listed as Lot 1 of the Sheridan Commercial Park Subdivision.

Surrounding properties are zoned M-1 and Entryway. The applicant is proposing to subdivide 5.34 acres from 1 lot into 2 lots. The applicant is proposing the following lot sizes:

- Lot 1 - 3.45 acres
- Lot 2 - 1.89 acres

Access to both properties will come via Commercial Avenue.

Discussion:

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

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

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

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

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

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

The proposed subdivision conforms to the Zoning Ordinance.

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

This proposed subdivision is outside the Airport influence area.

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

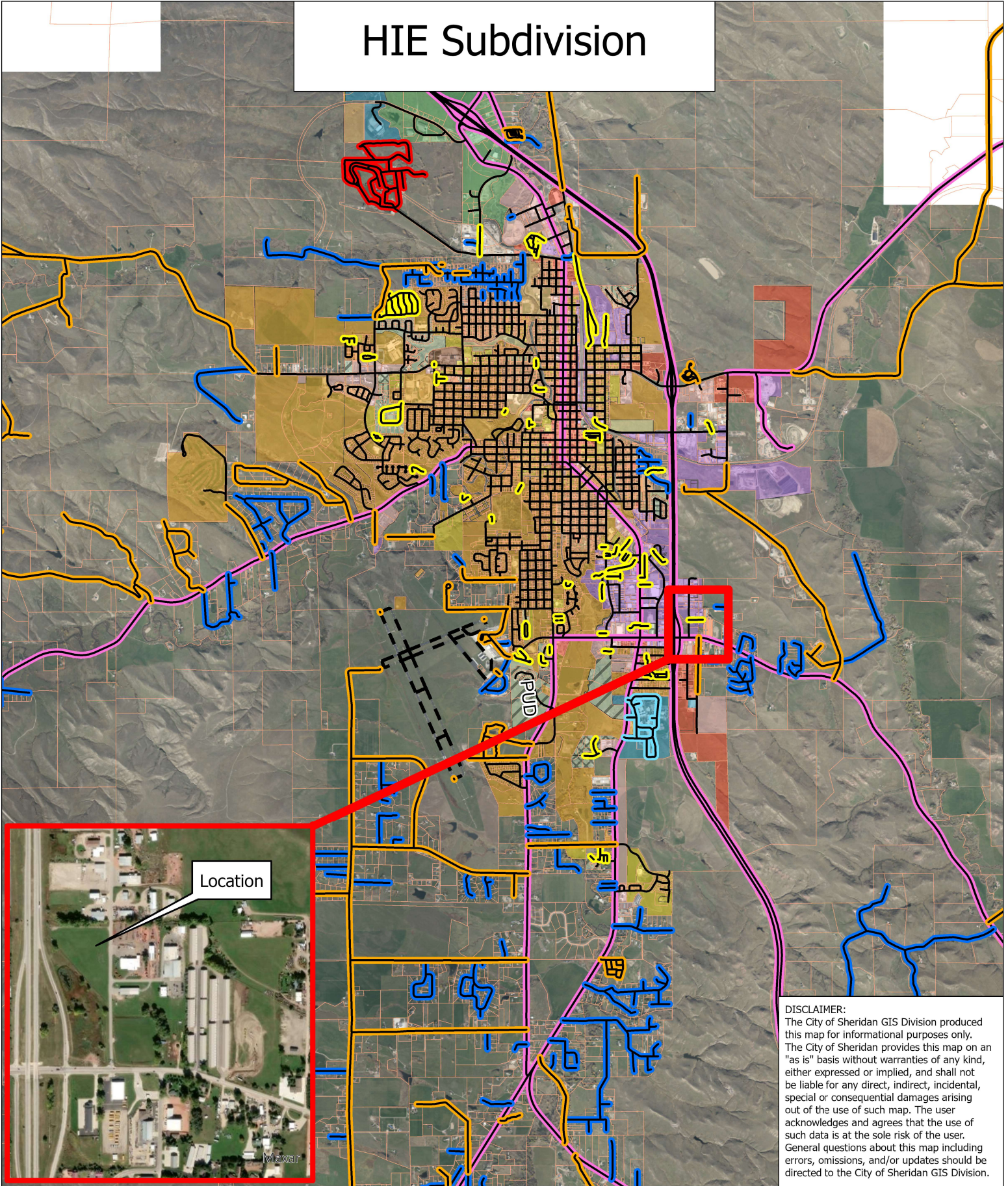
Staff sent out 10 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press and a sign posted on the property. Staff has not received any inquiries.

Attachments

Aerial

Final Plat

HIE Subdivision



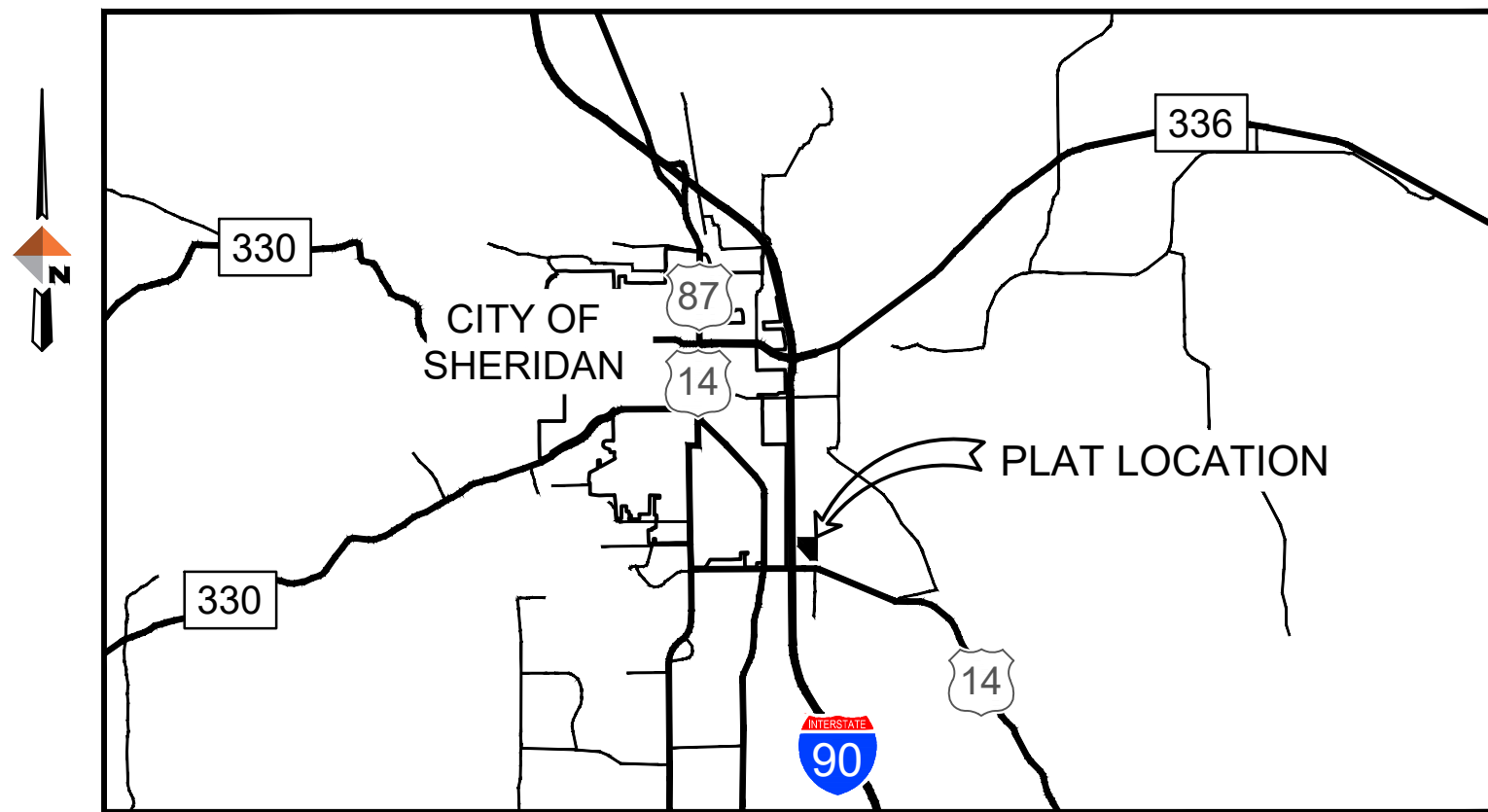
DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential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



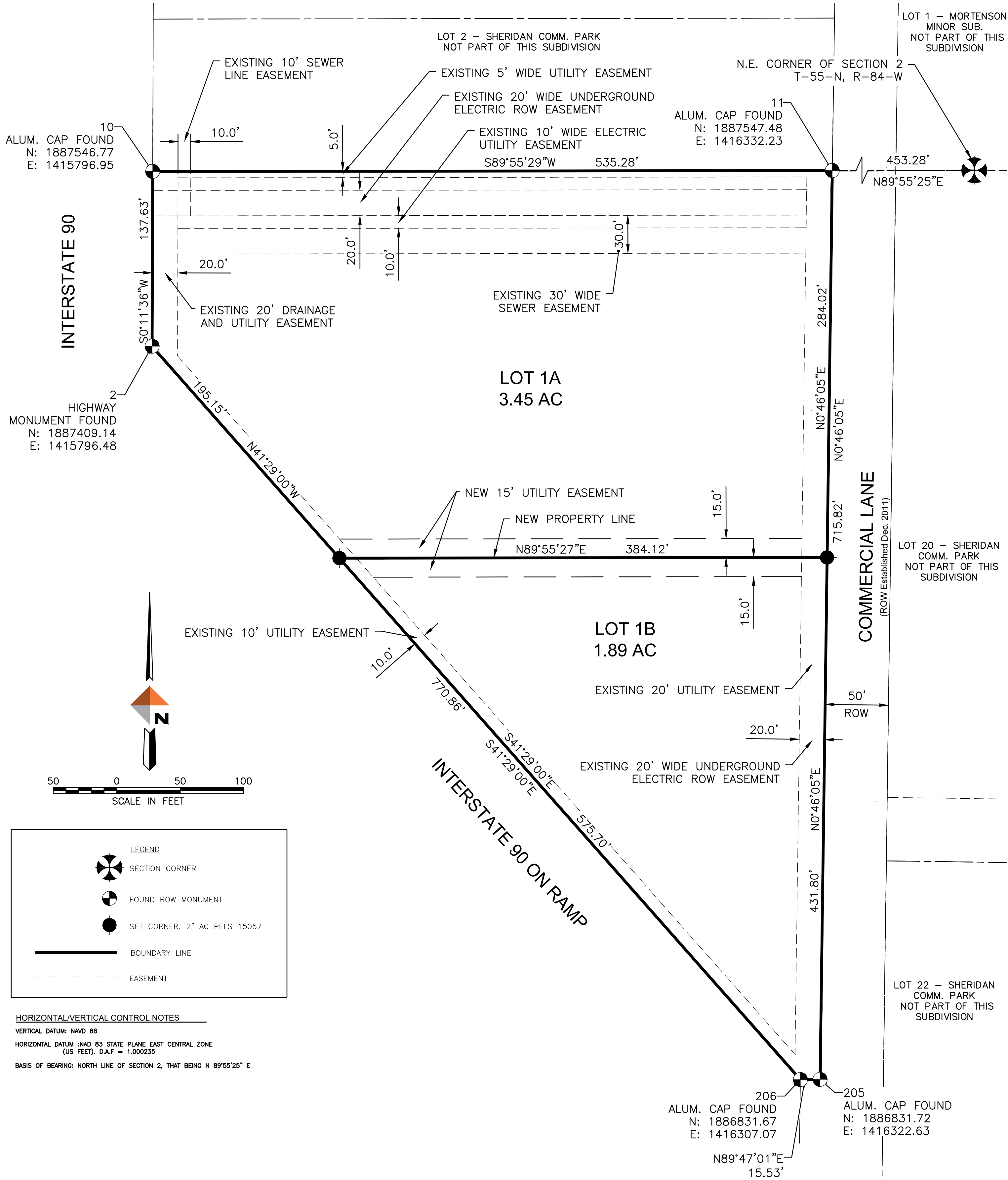
C:\dowl\p\40401606\SC-CS-PL-28001-01.dwg PLOT DATE: 2024-4-29 10:36 SAVED DATE: 2024-04-08 15:52 USER: trosenlund

FINAL PLAT OF THE HIE SUBDIVISION A REPLAT OF LOT 1 OF SHERIDAN COMMERCIAL PARK SUBDIVISION SHERIDAN COUNTY, WYOMING

A PART OF THE NE 1/4, NE 1/4 OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH
PRINCIPLE MERIDIAN, COUNTY OF SHERIDAN, SHERIDAN COUNTY, STATE OF WYOMING



VICINITY MAP



CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, _____, BEING THE OWNER OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS THE HIE SUBDIVISION, BEING A REPLAT OF LOT 1 OF SHERIDAN COMMERCIAL PARK IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THE PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT IN THE AREA, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES 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 HEREFTER 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 _____, 2024, BY:

PRIME REAL ESTATE HOLDINGS, LLC(OWNER)

BY: _____

STATE OF _____

CITY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED

_____ TO ME PERSONALLY KNOWN WHO, BEING

DULY SWORN, DID SAY THAT (S)HE IS THE _____ OF _____ AND THAT (S)HE DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEAD OF SAID

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A REPLAT OF LOT 1 SHERIDAN COMMERCIAL PARK SUBDIVISION IN THE CITY OF SHERIDAN, WYOMING, AS RECORDED IN DRAWER "S" OF PLATS, MAP 140, OF THE RECORDS OF SHERIDAN COUNTY CLERK. ALL PLATS OR PORTIONS THEREOF ENCOMPASSED BY BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

LEGAL DESCRIPTION

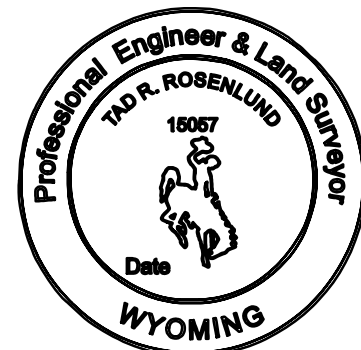
LOT 1 SHERIDAN COMMERCIAL PARK SUBDIVISION, LOCATED IN THE NE1/4NE1/4 OF SECTION 2, TOWNSHIP 55N, RANGE 84W, 6TH P.M.; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST OF SAID SECTION 2, THENCE S 89°55'25"W, 453.28 FEET, TO THE NORTHEAST CORNER OF SUBJECT PARCEL AND THE TRUE POINT OF BEGINNING; THENCE S 89°55'29"W, 535.28 FEET, TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 90; THENCE, ALONG SAID RIGHT-OF-WAY, S 0°11'36"W, 137.63 FEET; THENCE S 41°29'00"E, 770.85 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY, N 89°47'01"E, 15.53 FEET; THENCE N 0°46'05"E, 715.82 FEET, TO THE POINT OF BEGINNING. CONTAINING 5.335 ACRES, MORE OR LESS, AND SUBJECT TO ANY PRIOR RECORDED EASEMENTS, DEEDS, OR ENCUMBRANCES.

SURVEYOR CERTIFICATE

I, TAD R. ROSENBLUND, OF SHERIDAN, WY, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED DURING THE MONTH OF SEPTEMBER, 2023, BY ME, FOR WHOSE WORK I STAND PERSONALLY RESPONSIBLE AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT AND IS SET OUT ON THE GROUND AS SHOWN HEREON.

TAD R. ROSENBLUND
Wyoming L.S. No. 15057

DATE



APPROVAL OF MORTGAGEE

MORTGAGEE: _____

BY: _____ TITLE: _____

STATE OF WYOMING)

) :SS

COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024.

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

NOTARY PUBLIC

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, WYOMING AND CERTIFIED THIS _____ DAY OF _____, 2024 BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF THE CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____ DAY OF _____, 2024.

ATTEST: VICE CHAIRMAN

CHAIRMAN

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS _____ DAY OF _____, 2024.

ATTEST: CLERK

MAYOR

CERTIFICATE OF RECORDER

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

RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____

COUNTY CLERK

REV	DATE	DESCRIPTION	BY

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

SHERIDAN COMMERCIAL PARK SUBDIVISION REPLAT

PROJECT 28.28001.01
DATE 04/29/24

© DOWL 2024

SHEET

1
OF 1



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801

Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

RE: Discussion of PL-24-12, Ordinance 2283, 4th and Val Vista Rezone - Public Works Director Hanns Mercer
From: Hanns Mercer, Public Works Director
To: City Council
CC:
Date: 04/29/2024

Recommendation:

Staff awaiting recommendation from the Planning Commission regarding PL-24-12, West half of lots 13, 14, 15, 16, 17, and 18, Block 26 Sheridan Land Company's Addition, Ordinance 2283. The applicants, Kon Ho In and Sun Ok In, are requesting to rezone 10,500 sq ft from R-3 Residence District to B-2 Business District. Located at 55 and 51 W. 4th St. (PIN 56842247400600).

Background:

The properties to the north, east and west are commercial properties zoned R-3. The properties to the south are zoned B-2. The subject property has 2 separate dwellings.

Discussion:

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

WS §15-1-601(d) All regulations shall be made;
In accordance with a comprehensive plan and designed to:

- A. Lessen congestion in the streets;*
- B. Secure safety from fire, panic and other dangers;*
- C. Promote health and general welfare;*
- D. Provide adequate light and air;*
- E. Prevent the overcrowding of land;*
- F. Avoid undue concentration of population; and*
- G. Facilitate adequate provisions for transportation, water, sewage, schools, parks and other public requirements.*
 - ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;*
 - iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and*
 - iv. With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.*

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

As part of the request to rezone this property, staff sent notices to the 31 property owners within 300 feet, placed a legal notice in the newspaper, and posted a sign on the property. At the time of writing this staff report, staff had not received any inquires.

Attachments

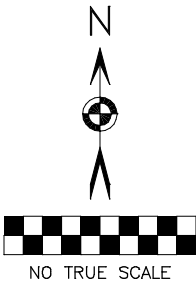
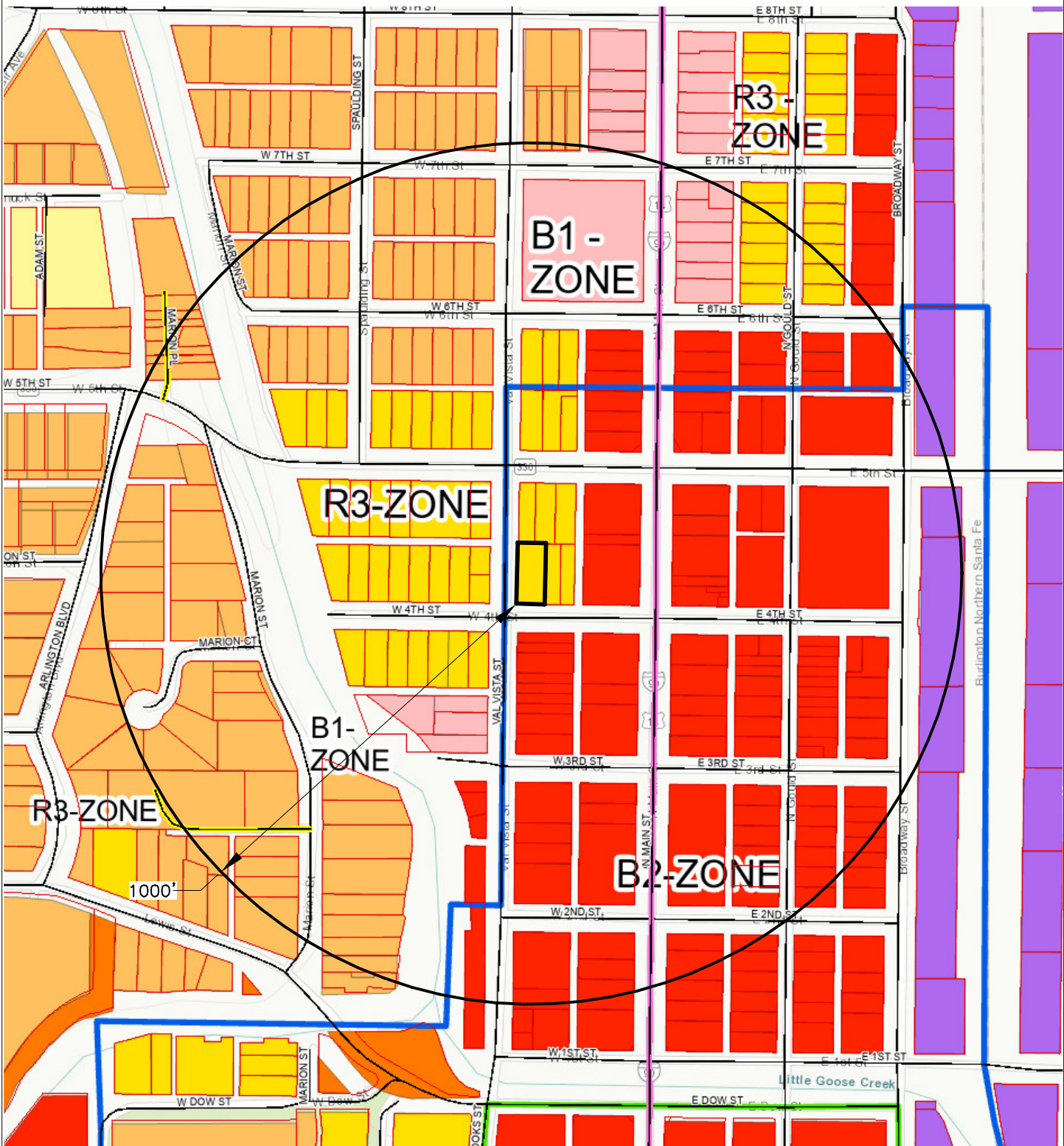
Zoning Exhibit

Rezone Exhibit

Petition

CITY ZONING

FOR 1000 FEET SURROUNDING A TRACT OF LAND DESCRIBED IN DEED BOOK 567, PAGE 638 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN SHERIDAN LAND COMPANY'S ADDITION TO THE CITY OF SHERIDAN, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 22 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING,

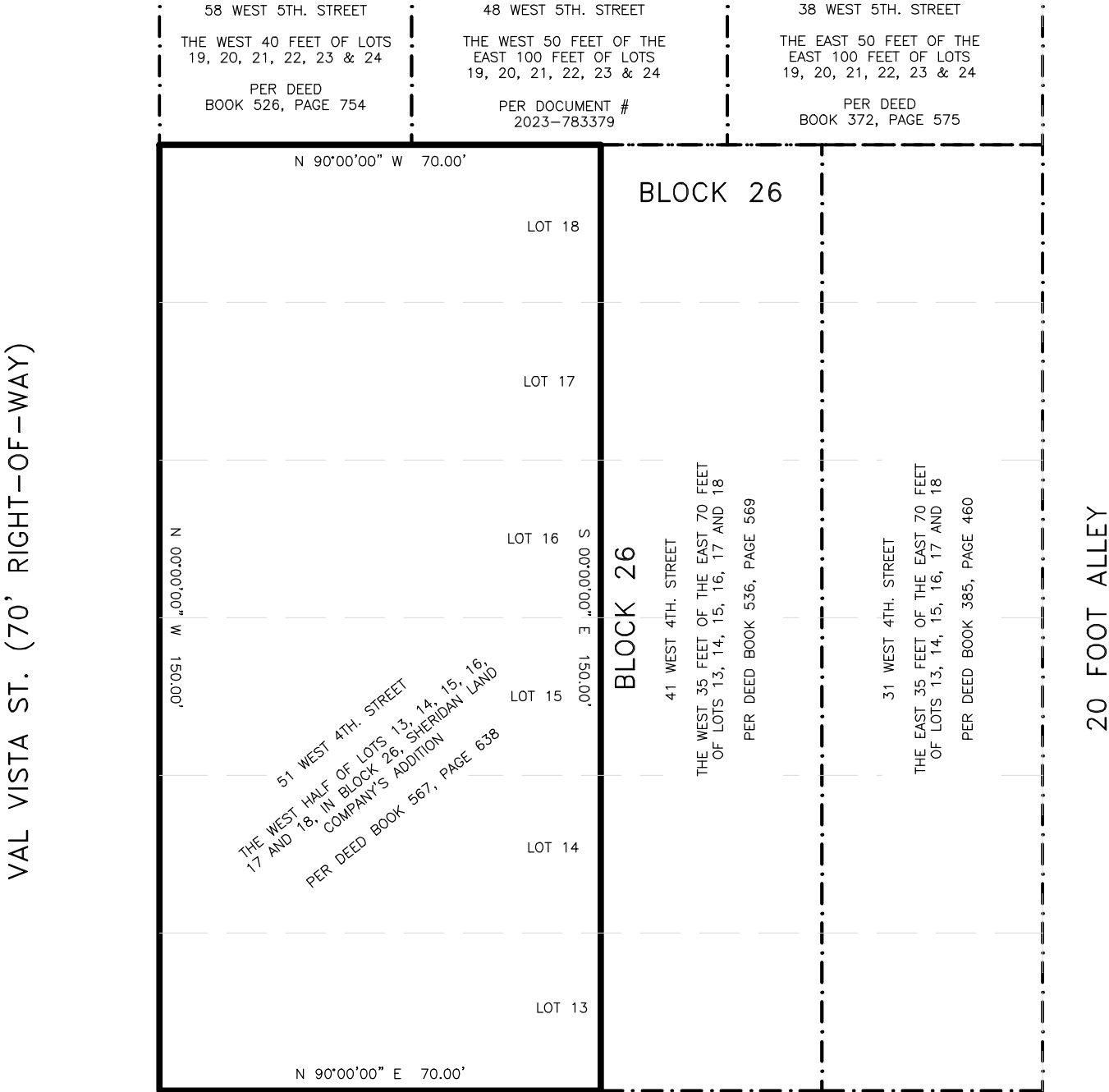


PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	IN, KON HO & SUN OK 121 RED FOX RD SHERIDAN, WY 82801
DATE: 3/22/24	

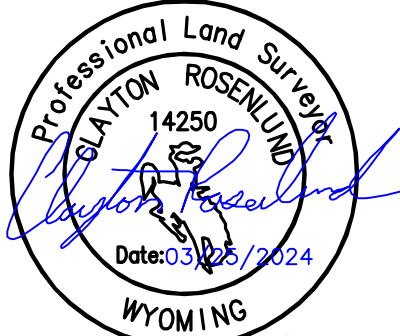
REZONE EXHIBIT

LEGAL DESCRIPTION

A TRACT OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¹/₄SE¹/₄) OF SECTION 22 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¹/₄NE¹/₄) OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING THE WEST HALF OF LOTS 13, 14, 15, 16, 17 AND 18, IN BLOCK 26, SHERIDAN LAND COMPANY'S ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, WYOMING. SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 26, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE NORTH, 150.00 FEET ALONG THE WEST LINE OF SAID BLOCK TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE EAST, 70.00 FEET ALONG THE NORTH LINE OF SAID LOT 18 TO THE MIDPOINT OF SAID NORTH LINE; THENCE SOUTH, 150.00 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID LOTS 13, 14, 15, 16, 17 AND 18 TO THE SOUTH LINE OF SAID LOT 13; THENCE WEST, 70.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF ±10500 SQ. FT. (±0.24 ACRES)



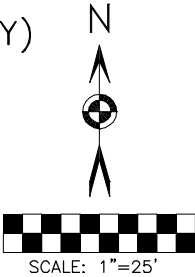
SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



WEST 4TH ST. (70' RIGHT-OF-WAY)

LEGEND

- ◆ FOUND MONUMENT AS NOTED
- CALCULATED CORNER
- POB POINT OF BEGINNING
- SUBJECT TRACT BOUNDARY
- - - ADJOINING LOT LINES
- ORIGINAL LOT LINES
- SECTION LINE



BASIS OF BEARINGS & DISTANCES ARE:
PER SHERIDAN LAND COMPANY'S PLAT
(BEARINGS & DISTANCES ARE OF RECORD)

PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	IN, KON HO & SUN OK 121 RED FOX RD SHERIDAN, WY 82801

PETITION FOR REZONING

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

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

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 22 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. BEING THE WEST HALF OF LOTS 13, 14, 15, 16, 17, AND 18, IN BLOCK 26, SHERIDAN LAND COMPANY'S ADDITION TO THE TOEN, NOW CITY OF SHERIDAN, WYOMING.
2. Kon Ho In are the owners or authorized agents of said described land proposed to be rezoned.
3. A map of the area sought to be rezoned is attached hereto and made a part hereof.
4. Petitioners hereby request that said lands be zoned B-2.

Therefore, Petitioners pray said parcel(s) be rezoned B-2, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

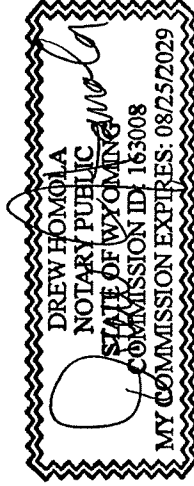
Dated this 28 day of March, 2024

Signed by the Petitioners:

[Signature]

Subscribed and Sworn before me this 28th day of MARCH, 2024

Drew Homola
Notary Public



My commission expires: 06/25/2029



CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801

Ph (307) 674-6483 Fax (307) 674-2195

Clerk

MEMORANDUM

RE: Discussion of New Bar & Grill Liquor License Application for Frackelton's - City Clerk Cecilia Good

From: Cecilia Good, City Clerk

To: City Council

CC:

Date:

Discussion:

See attached application.

Attachments

Application

NEW OR TRANSFER
LIQUOR LICENSE OR
PERMIT APPLICATION

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

To be completed by City / Town / County Clerk		Local License #: <u>7</u>
License Fees	Annual Fee: \$ _____	Date filed with clerk: <u>4 / 30 / 24</u>
	Prorated Fee: \$ _____	Advertising Dates: (2 Consecutive Weeks Prior to Hearing)
	Transfer Fee: \$ _____	<u>5 / 6 / 24</u> & <u>5 / 13 / 24</u>
	Publishing Fee: \$ _____	Public Hearing Date: <u>5 / 20 / 24</u>
Publishing Fee Direct Billed to Applicant: ☐		
License Term:	<u>5 / 21 / 24</u> Through <u>12 / 31 / 24</u>	
	Month Day Year	Month Day Year
LICENSING AUTHORITY: Begin publishing promptly. As W.S. 12-4-104(d) specifies: NO LICENSING AUTHORITY SHALL APPROVE OR DENY THE APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.		
Applicant (Business Name): <u>Phoenix Restaurant Group, LLC</u>		
Doing Business As (DBA) / Trade Name: <u>Frackleton's</u>		
Building to be licensed / Building Address: <u>55 N. Main Street</u>		
(Address Number, and Suite or Unit Number, and Street or Road Name)		
<u>Sheridan WY 82801 Sheridan</u>		
City State Zip County		
Local Mailing Address: <u>55 N. Main Street</u>		
(Address Number or PO Box, and Suite or Unit Number, and Street or Road Name)		
<u>Sheridan WY 82801 Sheridan</u>		
City State Zip County		
Local Business Telephone Number: <u>(307) 675-6055</u> Fax Number: _____		
Business E-Mail Address: _____		
Business Primary Contact: <u>Ryan</u> <u>Winner</u>		
First Name Last Name		
FILING FOR	FILING IN (CHOOSE ONLY ONE)	FILING AS (CHOOSE ONLY ONE)
☒ NEW LICENSE	☒ CITY / TOWN OF: <u>Sheridan</u>	☐ INDIVIDUAL
☐ TRANSFER OF LOCATION	☐ COUNTY OF: _____	☐ PARTNERSHIP
☐ TRANSFER OF OWNERSHIP		☐ LP ☐ LLP ☐ LLLP
☐ ASSIGNMENT LETTER MUST BE ATTACHED		☒ LLC ☐ LC
FORMERLY HELD BY: _____		☐ CORPORATION (INC)
		☐ POLITICAL SUBDIVISION
		☐ ORGANIZATION
		☐ OTHER _____
TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)		
☐ RETAIL LIQUOR LICENSE	☐ RESTAURANT LIQUOR LICENSE	☐ MICROBREWERY PERMIT
PRIMARY BUSINESS TYPE (CHOOSE ONLY ONE)	☒ BAR AND GRILL LIQUOR LICENSE	☐ WINERY PERMIT
☐ ON-PREMISE BAR	☐ RESORT LIQUOR LICENSE	☐ MANUFACTURER SATELLITE PERMIT
☐ OFF-PREMISE PACKAGE STORE	LIMITED RETAIL LIQUOR LICENSE (CLUB)	☐ WINERY SATELLITE PERMIT
☐ ON & OFF PREMISE BAR & PACKAGE STORE	☐ VETERANS CLUB	☐ COUNTY MALT BEVERAGE PERMIT
	☐ FRATERNAL CLUB	☐ SPECIAL MALT BEVERAGE PERMIT
	☐ GOLF CLUB	
	☐ SOCIAL CLUB	
SPECIAL STATUTORY DESIGNATIONS (CHOOSE ONLY ONE)		
☐ COMMERCIAL AIRPORT (W.S. 12-4-201(d)(iv))	☐ RESORT (W.S. 12-4-401(iv) / 12-5-201(f))	
☐ GOLF CLUB (W.S. 12-5-201(f))	☐ GOLF CLUB-POLIT. SUBDIVISION (W.S. 12-4-301(e) / 12-5-201(f))	
☐ GUEST RANCH (W.S. 12-5-201(f))	☐ Other: _____	
OPERATIONAL STATUS (To Assist the Liquor Division with scheduling inspections (W.S. 12-1-101(a)(xxi) / 12-2-301(c) / 12-4-103(a)(iv)))		
☒ FULL TIME	MONTHS OF OPERATION	from _____ to _____ ☒ All Year (Jan-Dec)
☐ SEASONAL	DAYS OF WEEK OF OPERATION	from <u>MON</u> to <u>SAT</u> ☐ Every Day (Mon-Sun)
☐ NON-OPERATIONAL / PARKED	HOURS OF OPERATION	from <u>3</u> to <u>9</u> ☐ 24 Hours a Day

ALL APPLICANTS MUST COMPLETE QUESTIONS 1-3

1. BUILDING OWNERSHIP: W.S. 12-4-103(a)(iii)

Does the Applicant own or lease the licensed building?

- (a) The Applicant **OWNS** the licensed building.
- (b) The Applicant **LEASES** the licensed building.

☐ YES (own)
☒ YES (lease)

If the building is leased, please submit a copy of the lease and indicate:

- (i) Lease term expiration date; located on page 1 paragraph 2.

Note: The lease term **MUST** continue at least through the term of the liquor license or permit

- (ii) **Sales** provision for alcoholic or malt beverages: located, on page 3 paragraph 4.

Note: The lease **MUST** contain a provision for **SALE OF ALCOHOLIC or MALT BEVERAGES**.

2. LIQUOR BUSINESS CONTROL: W.S. 12-4-601(b)

- (a) To operate the liquor business, has the business or license/permit been assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license or permit or the licensed building?

☐ YES ☒ NO

- (b) If the answer was **YES** to 2(a) above, explain fully and submit any documents in connection there within.

3. INTEREST IN LICENSE OR PERMIT: W.S. 12-5-401, 12-5-402, 12-5-403 -

Does any alcohol manufacturer, brewer, rectifier, wholesaler, or through a subsidiary affiliate, officer, director or member of any such firm:

- (a) Hold any interest in the license/permit applied for? ☐ YES ☒ NO
- (b) Furnish by way of loan or any other money or financial assistance for purposes hereof in the business? ☐ YES ☒ NO
- (c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs? ☐ YES ☒ NO
- (d) If the answer was **YES** to any of the above, explain fully and submit any documents in connection there within.

4. RETAIL LIQUOR LICENSE-COUNTY LOCATIONS ONLY: W.S. 12-4-201(f)(ii)

Is the licensed building within five (5) miles of an incorporated town or city?

☐ YES ☐ NO

5. RETAIL LIQUOR LICENSE-COMMERCIAL SERVICE AIRPORTS ONLY: W.S. 12-4-201(m)

- (a) Will food and beverage services be contracted or subcontracted? ☐ YES ☐ NO
- 1. If **YES**, is a copy of the food and beverage contract or lease attached? ☐ YES ☐ NO

6. BAR AND GRILL LICENSE OR RESTAURANT LIQUOR LICENSE ONLY: 12-4-413(a) / W.S. 12-4-407(a)

Is a copy of the valid food service permit or the approved permit application attached?

☐ YES ☒ NO

7. RESORT LIQUOR LICENSE: W.S. 12-4-401 through W.S. 12-4-403(b)

Does the resort complex:

- (a) Have an actual valuation of at least one million dollars, or have committed or expended at least one million dollars (\$1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i) ☐ YES ☐ NO
- (b) Include a restaurant and a convention facility; a convention facility that will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii) ☐ YES ☐ NO
- (c) Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii) ☐ YES ☐ NO
- (d) If no on question (c), have a ski resort facility open to the general public in which has been committed or expended not less than 10 million dollars (\$10,000,000.00)? W.S. 12-4-401(b)(iv) ☐ YES ☐ NO
- (e) Will food and beverage services be contracted or subcontracted? W.S. 12-4-403(b) ☐ YES ☐ NO
- 1. If **YES** to (e), is a copy of the food and beverage contract or lease attached? ☐ YES ☐ NO

Submitted to
State

8. MICROBREWERY PERMIT ONLY: WHOLESALE DISTRIBUTION: W.S. 12-2-201(a)

- (a) Will the microbrewery self-distribute its products or distribute through a licensed wholesaler? ☐ YES ☐ NO

If **YES**, a wholesale malt beverage license from the Liquor Division will be required.

9. LIMITED RETAIL (CLUB) LIQUOR LICENSE:

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

- (a) Has the fraternal organization been actively operating in at least thirty-six (36) states? ☐ YES ☐ NO
- (b) Has the fraternal organization been actively in existence for at least twenty (20) years? ☐ YES ☐ NO

10. LIMITED RETAIL (CLUB) LIQUOR LICENSE:

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

- (a) Does the Veteran's organization hold a charter by the Congress of the United States? ☐ YES ☐ NO
- (b) Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary? ☐ YES ☐ NO

11. LIMITED RETAIL (CLUB) LIQUOR LICENSE:

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

- (a) Does the golf club have more than fifty (50) bona fide members? ☐ YES ☐ NO
- (b) Does the Applicant, maintain, or operate a bona fide golf course together with a clubhouse? ☐ YES ☐ NO
- (c) Is the Applicant a Political Subdivision of the state that owns, maintains, or operates this golf course? ☐ YES ☐ NO
1. Will food and beverage services be contracted or subcontracted? W.S. 12-4-301(e) ☐ YES ☐ NO
2. If YES, is a copy of the food and beverage contract or lease attached? ☐ YES ☐ NO

12. LIMITED RETAIL (CLUB) LIQUOR LICENSE:

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

- (a) Does the club have more than one hundred (100) bona fide members who are residents of the county in which the club is located? ☐ YES ☐ NO
- (b) Is the club incorporated and operating solely as a nonprofit organization under the laws of this state? ☐ YES ☐ NO
- (c) Is the club qualified as a tax-exempt organization under the Internal Revenue Service? ☐ YES ☐ NO
- (d) Has the club been in continuous operation for a period of not less than one (1) year? ☐ YES ☐ NO
- (e) Has the club received twenty-five dollars (\$25.00) from each bona fide member as recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues? ☐ YES ☐ NO
- (f) Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club? ☐ YES ☐ NO
- (g) Is a true copy of the club bylaws attached to this application? ☐ YES ☐ NO
- (h) Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition(s) Attached) ☐ YES ☐ NO

13. Applicant is Filing As Individual, Partnership, Political Subdivision, Organization or Other:
W.S. 12-4-102(a)(ii) & (iii)

Each individual, partner or officer (as applicable) must complete all of the information below.
(If more information is required, list on a separate piece of paper and attach to this application.)

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip <i>DO NOT LIST PO BOXES</i>	Residence Phone Number	Have you been a DOMICILED resident for at least 1 year and not claimed residence in any other state in the last year?	Have you been convicted within the previous 10 years of:	
					a Felony Violation Relating to Alcoholic Liquor or Malt Beverages?	any Violation Relating to Alcoholic Liquor or Malt Beverages?
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐



CITY OF SHERIDAN, WYOMING

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

BAR & GRILL/RESTAURANT LIQUOR LICENSE OPERATION PLAN

Name as it appears on license:	Phoenix Restaurant Group, LLC
Common Name (doing business as):	Frackelton's
Street Address:	55 N main St., Sheridan, WY 82801
Phone #:	307-675-6055

Hours of Operation

Our planned hours of operation are:

Monday:	3-9
Tuesday:	3-9
Wednesday:	3-9
Thursday:	3-9
Friday:	3-9
Saturday:	3-9
Sunday:	Closed

Last call will be 15 minutes before closing and last service will be 10 minutes before closing.

Use of License

Please describe the characteristics of your operations, including any entertainment that will contribute to the 60% food sales/entertainment requirement if applying for a Bar & Grill license:

We will be mainly a restaurant serving food but would like to complement those sales by possibly having small live music.



CITY OF SHERIDAN, WYOMING

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

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

Nature of Business:

- Bar
- Restaurant

Regular Events:

- Happy Hour
- Live Entertainment

Special Events:

Charity Events

Other:

Security/ Crowd Control/ Capacity Limits

The official occupancy limit for our business is:

149

In order to comply with our occupancy limits we shall:

Use our reservation system to keep track of customers and staff in the business and go on a wait if necessary.

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

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

Rules of the establishment shall be enforced by:

Our management team will be taking training courses on how to properly execute our rules and regulations regarding alcohol service and proper steps to take in the event of an issue arising.

Alcohol Management



CITY OF SHERIDAN, WYOMING

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

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

Enforce a strict policy adhering to all local, state and federal
regulations. Require continuing education on responsible alcohol serving.
We will also be utilizing the dispensing area appropriately.

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

Signature of License Holder

4-26-24

Date

Ryan Winner

Printed Name

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