AGENDA
CITY OF SHERIDAN
JUNE 24, 2024
STUDY SESSION COUNCIL MEETING START 5:30 P.M.

1. Discussion of Ordinance 2284 Establishing the Real Properties Subject to Liens for Special Improvement District #75 - City Attorney Brad Thimmesch

2. Discussion of Resolution 22-24 Authorizing the Submission of a DWSRF Loan Application for the Sheridan South Downtown Project ($2.42M) - Utilities Director Dan Roberts

3. Discussion of Resolution 23-24 Authorizing the Submission of a CWSRF Loan Application for the Sheridan South Downtown Project ($2.63M) - Utilities Director Dan Roberts

4. Contract Award with Carahsoft Technology Corp. in the amount of $136,220.90 for Cartegraph Implementation - Utilities Director Dan Roberts

5. Discussion of Pre-Annexation Agreement with Dallas and Adrianne Arizona for Sewer Services at 1105 Leopard Street - Utilities Director Dan Roberts

6. Discussion of PL-24-17, Resolution 28-24, Mallo II Minor Subdivision - City Planner Kelly Schroeder

7. Discussion of PL-24-20, Resolution 29-24, the Final Plat of Story House Village Planned Unit Development Phase I Subdivision - Public Works Director Hanns Mercer

8. Discussion of Alger Street Encroachment Agreement - 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

Attorney

MEMORANDUM

RE: Discussion of Ordinance 2284 Establishing the Real Properties Subject to Liens for Special Improvement District #75 - City Attorney Brad Thimmesch

From: Brad Thimmesch, City Attorney

To: City Council

CC: Stuart J. McRae

Date: 06/24/2024

Discussion:

See attached Ordinance and Memo.

Attachments

Memo

Ordinance

JAY A. GILBERTZ
KENDAL R. HOOPES
KEVIN K. KESSNER
CHRISTOPHER M. SHERWOOD

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LAWRENCE A. YONKEE
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TELEPHONE (307) 674-7451
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MEMORANDUM

To: City of Sheridan
From: Brad Thimmesch
Subject: Update on SID 75 Enforcement Ordinance
Date: June 19, 2024

Mayor and Council,

UPDATE

In my last memo on SID 75, dated May 22, 2024, there was one (1) property owner with two (2) properties who had not paid their assessment.

Since then, the property owner paid the amount assessed under SID 75 on Block 18, Lot 10 of the Sheridan Land Company Subdivision in the amount of $8,422.18. On June 18, 2024, at the City Council meeting, the Governing Body approved the release of the recorded Paving Assessment Lien against Lot 10.

Therefore, there is still currently one (1) property which the property owner has not paid the assessment:

a. Property Address: 935 N. Custer St., Sheridan, Wy, 82801
Legal Description: Block 18, Lot 9 of the Sheridan Land Company Subdivision
Owner: Speros A. Manolis
Unpaid Lien including accrued interest and penalties: $7,504.48

COLLECTION ATTEMPTS

I have been in contact with the owner's son who has stated he plans on paying the assessed amount on Lot 9 by the end of July. However, the City must still move forward with commencing the collection action and approve Ordinance No. 2284 by August 6, 2024, in case the property owner does not pay the assessment on Lot 9.

NEXT STEPS

Again, Ordinance No. 2284 must pass prior to August 6, 2024. The ordinance will be presented to the Governing Body at the June 24th Study Session and the three (3) readings will take place on July 1st, July 15th, and August 5th. Currently the ordinance has a public sale date of September 6, 2024, at 10:00 a.m. on the City Hall front steps. However, the sale date can be pushed out further if the Governing Body wishes to do so. The only hard deadline the Governing Body must meet to collect on the delinquent assessment is adopting the enforcement ordinance prior to August 6, 2024.

Note that if at any time the property owner pays the assessment prior to the public sale, the property will not be sold, and the City can release the lien. Even though the City is required to start this process prior to when the property owner stated he will have the assessment paid off, as long as the property owner pays the assessment in full, the City can stop the process for approving the ordinance or the sale of the property.

If you have any questions on this matter, please contact me at your convenience.

YONKEE & TONER, LLP

Brad Thimmesch

Brad M. Thimmesch

ORDINANCE NO. 2284

AN ORDINANCE ESTABLISHING THE REAL PROPERTIES SUBJECT TO LIENS FOR SPECIAL IMPROVEMENT DISTRICT 75 AND THE PROCEDURE FOR ENFORCING THEIR COLLECTION PURSUANT TO W.S. § 15-6-401 ET.AL

WHEREAS, on August 3, 1998, the City of Sheridan Governing Body, by Ordinance 1819, established Special Improvement District No. 75 (hereinafter "SID 75");

WHEREAS, an assessment roll was prepared and filed in the office of the City Clerk/Treasurer on July 8, 1999, and notice of a hearing scheduled for August 2, 1999, was published, and mailed in the time and manner required by law, which provided for all objections to the assessment roll shall be made and delivered to the City by August 2, 1999;

WHEREAS, the City Governing Body held a hearing on August 2, 1999, and sat as a board of equalization to consider the assessment roll and the objections to the assessment role;

WHEREAS, on August 2, 1999, the City Governing Body adopted Ordinance 1841 confirming the assessment roll for SID 75; and

WHEREAS, Ordinance 1841 required that payments be made in fifteen (15) equal annual installments with the first installment due and payable on August 6, 2000; and

WHEREAS, W.S. § 15-6-426 requires the City to enforce the lien of any assessment within ten (10) years after the assessment becomes delinquent or within ten (10) years after last installment becomes delinquent.

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

1. SID 75 final installment and satisfaction of the assessment was to be paid by August 6, 2014.

2. The City of Sheridan is required by Wyoming Statute to commence collection before August 6, 2024, or the assessment will no longer be enforceable.

3. The following real property has unpaid assessments in the amounts shown:

    a. Property Address: 935 N. Custer St., Sheridan, Wy, 82801
    Legal Description: Block 18, Lot 9 of the Sheridan Land Company Subdivision
    Owner: Speros A. Manolis
    Unpaid Lien including accrued interest and penalties: $7,504.48

4. The City of Sheridan Treasurer is hereby authorized sell the aforementioned properties to satisfy the amounts owed pursuant to W.S. § 15-6-401 *et.al*. The amount owed shall include the unpaid principal, accrued interest, and fees and costs of sale.

5. The Treasurer shall give notice of the sale of the aforementioned properties pursuant to the conditions and requirements of W.S. § 15-6-410(b) and (c).

6. The sale of the property shall occur on September 6, 2024, at 10:00 a.m. on the front steps of City of Sheridan City Hall located at 55 E. Grinnell Plaza, Sheridan, WY 82801.

7. The City of Sheridan Treasurer is hereby authorized to execute and deliver certificates of sale to the purchaser and an assessment deed to the person entitled.

WHEREUPON a motion was passed and this Ordinance and was declared adopted this _____ day of_____ 2024.

CITY OF SHERIDAN, WYOMING

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

PUBLISHED: _____

EFFECTIVE THE _____ DAY OF _____ 2024.

CITY OF SHERIDAN, WYOMING

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

Utilities

MEMORANDUM

RE: Discussion of Resolution 22-24 Authorizing the Submission of a DWSRF Loan Application for the Sheridan South Downtown Project ($2.42M) - Utilities Director Dan Roberts

From: Dan Roberts, Utilities Director

To: City Council

CC: City Administrator Stuart McRae

Date: 06/24/2024

Recommendation:

Staff recommends that the Mayor and City Council approve Resolution 22-24, authorizing the submission of a Drinking Water State Revolving Fund (DWSRF) loan application in the amount of $2,420,000 for the Sheridan South Downtown Project (Project).

Background:

The South Downtown area is the neighborhood bounded by the following streets (see attached map):

- South Main Street to the east
- West College to the south
- West Whitney to the north
- Up to Thurmond to the west

This Project is identified in the City's Capital Improvements Plan as a neighborhood project to rehabilitate/replace all the infrastructure to include water lines, sewer lines, stormwater systems, curb and gutter, sidewalks and roadway paving.

The replacement of the water system will improve our water service to the area by replacing old, undersized water lines with larger, pvc water lines. In some instances, we will be making some looped connections on blocks that do not have water lines. Fire flows will be drastically improved as a result when coupled with the replacement of some smaller 4" cast iron lines with new 8" pvc water lines.

This Project is currently in design and, if funding can successfully be secured, is anticipated to start construction in the summer of 2025 and be phased to completion over several construction seasons.

Discussion:

The water line replacement portion of this project is eligible for funding through the State's DWSRF loan program where very low interest loans make financing this project through the DWSRF program a very sensible option.

The terms of the DWSRF loan being proposed are projected to be 30-yrs at 1.25% interest under the assumption that the City of Sheridan will not be awarded any principal forgiveness.

Resolution 22-24, prepared for City Council's consideration, authorizes the submission of a DWSRF loan, as described. The loan application will be considered for approval by the State Loan and Investment Board (SLIB) in October 2024. If successful in receiving the funding, it's anticipated it would be available for summer 2025.

Funding:

Funding for the Project, through construction, will come from the DWSRF loan proceeds. The ensuing debt service on the loan will begin one year after the Project reaches substantial completion. These loan payments will be made from the Water Fund as annual debt service.

This project, and associated annual debt service, are accounted for in the Water Fund's financial plan and reflected in water rate projections.

Attachments

Resolution 22-24

Map

CITY OF SHERIDAN
RESOLUTION 22-24

A RESOLUTION AUTHORIZING THE SUBMISSION OF A LOAN APPLICATION TO THE STATE LOAN AND INVESTMENT BOARD FOR A DRINKING WATER LOAN THROUGH THE STATE REVOLVING FUND ON BEHALF OF THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING FOR THE PURPOSE OF: ***Sheridan South Downtown Project (Project).***

WHEREAS, the Governing Body for the City of Sheridan, Wyoming desires to participate in the State Revolving Fund program to assist in financing this project; and

WHEREAS, the Governing Body for the City of Sheridan, Wyoming recognized the need for the project; and

WHEREAS, the State Revolving Fund program required that certain criteria be met, as described in the State Loan and Investment Board's Rules and Regulations governing the program, and to the best of our knowledge this application meets those criteria; and

WHEREAS, the Governing Body for the City of Sheridan, Wyoming plans to repay the requested Drinking Water State Revolving Fund Loan with funds from the following source(s) City of Sheridan's Water Enterprise Fund.

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

that a Drinking Water loan application in the amount of Two-Million, Four-Hundred Twenty Thousand and 00/100 Dollars ($2,420,000) be submitted to the State Loan and Investment Board, for consideration at the State Loan and Investment Board meeting, to assist in funding of the Sheridan South Downtown Project.

BE IT FURTHER RESOLVED, that Dan Roberts, Utilities Director, is hereby designated as the authorized representative of the City of Sheridan, Wyoming to act on behalf of the Governing Body on all matters relating to this loan application.

PASSED, APPROVED AND ADOPTED this 1st day of July, 2024.

City of Sheridan

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk



CITY OF Sheridan WYOMING

South Downtown Project

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CITY OF SHERIDAN, WYOMING

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

Utilities

MEMORANDUM

RE: Discussion of Resolution 23-24 Authorizing the Submission of a CWSRF Loan Application for the Sheridan South Downtown Project ($2.63M) - Utilities Director Dan Roberts

From: Dan Roberts, Utilities Director

To: City Council

CC: City Administrator Stuart McRae

Date: 06/24/2024

Recommendation:

Staff recommends that the Mayor and City Council approve Resolution 23-24, authorizing the submission of a Clean Water State Revolving Fund (CWSRF) loan application in the amount of $2,630,000 for the Sheridan South Downtown Project (Project).

Background:

The South Downtown area is the neighborhood bounded by the following streets (see attached map):

- South Main Street to the east
- West College to the south
- West Whitney to the north
- Up to Thurmond to the west

This Project is identified in the City's Capital Improvements Plan as a neighborhood project to rehabilitate/replace all the infrastructure to include water lines, sewer lines, stormwater systems, curb and gutter, sidewalks and roadway paving.

The replacement of the sewer system will improve our sewer service in this area and dramatically lessen the amount of maintenance required to keep the system operating effectively.

This project is currently in design and, if funding can successfully be secured, is anticipated to start construction in the summer of 2025 and be phased to completion over several construction seasons.

Discussion:

The sewer replacement portion of this project is eligible for funding through the State's CWSRF loan program where very low interest loans make financing this project through the CWSRF program a very sensible option.

The terms of the CWSRF loan being proposed are projected to be 30-yrs at 1.25% interest under the assumption that the City of Sheridan will not be awarded any principal forgiveness.

Resolution 23-24, prepared for City Council's consideration, authorizes the submission of a CWSRF loan, as described. The loan application will be considered for approval by the State Loan and Investment Board (SLIB) in October 2024. If successful in receiving the funding, it's anticipated it would be available for summer of 2025.

Funding:

Funding for this project through construction will come from the CWSRF loan proceeds. The ensuing debt service on the loan will begin one year after the project reaches substantial completion. These loan payments will be made from the Sewer Fund as annual debt service.

This project, and associated annual debt service, are accounted for in the Sewer Fund's financial plan and reflected in sewer rate projections.

Attachments

Resolution 23-24

Map

CITY OF SHERIDAN
RESOLUTION 23-24

A RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION TO THE STATE LOAN AND INVESTMENT BOARD FOR A CLEAN WATER LOAN THROUGH THE STATE REVOLVING FUND ON BEHALF OF THE GOVERNING BODY FOR THE CITY OF SHERIDAN, WYOMING FOR THE PURPOSE OF: ***Sheridan South Downtown Project (Project).***

WHEREAS, the Governing Body for the City of Sheridan, Wyoming desires to participate in the State Revolving Fund program to assist in financing this project; and

WHEREAS, the Governing Body for the City of Sheridan, Wyoming recognizes the need for the project; and

WHEREAS, the State Revolving Fund program required that certain criteria be met, as described in the State Loan and Investment Board's Rules and Regulations governing the program, and to the best of our knowledge the prepared application meets those criteria; and

WHEREAS, the Governing Body of the City of Sheridan, Wyoming plans to repay the requested Clean Water State Revolving Fund Loan with funds from the following source(s): City of Sheridan's Sewer Enterprise Fund.

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

that a Clean Water loan application in the amount of Two-Million Six-Hundred Thirty Thousand and 00/100 Dollars (2,630,000.00) be submitted to the State Loan and Investment Board, for consideration at the State Loan and Investment Board meeting, to assist in funding of the Sheridan South Downtown Project.

BE IT FURTHER RESOLVED, that Dan Roberts, Utilities Director, is hereby designated as the authorized representative of the City of Sheridan, Wyoming to act on behalf of the Governing Body on all matters relating to this loan application.

PASSED, APPROVED AND ADOPTED this 1st day of July, 2024.

City of Sheridan

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk

DRAFT



CITY OF Sheridan WYOMING

South Downtown Project

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CITY OF SHERIDAN, WYOMING

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

Utilities

MEMORANDUM

RE: Contract Award with Carahsoft Technology Corp. in the amount of $136,220.90 for Cartegraph Implementation - Utilities Director Dan Roberts

From: Dan Roberts, Utilities Director

To: City Council

CC: City Administrator Stuart McRae

Date: 06/24/2024

Recommendation:

Please see attached memo

Attachments

MEMO_Cartegraph

Quote

Agreement

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, Sheridan Wyoming 82801
Ph (307)674-6483 Fax (307)674-2195
Utilities Department

MEMORANDUM

From: Dan Roberts, P.E., Utilities Director
To: Mayor, City Council, and City Administrator
CC: City Administrator Stuart McRae
Date: June 24th, 2024

PROJECT NAME:
Discussion of a Contract Award to Carahsoft Technology Corporation in the Amount of $136,220.90 for Cartegraph Software Annual Fees and Phase I Implementation

RECOMMENDATION
Staff recommends that the Mayor and City Council approve a contract award to Carahsoft Technology Corporation, in the amount of $136,220.90 for Cartegraph Asset Management software annual fees and Phase I implementation.

BACKGROUND
The City first began using Cityworks (Azteca Systems, LLC), the current Computerized Maintenance Management System (CMMS) in 2017. The capability of Cityworks has been limited to documenting work performed on some assets (through a work order system) and connecting it to a GIS mapping interface creating a digital record that is visually accessible and searchable. This capability generates helpful, useful information but it represents only one component of what is needed to develop an Asset Management Program (AMP). An AMP is viewed as a necessary, foundational system to have in place before we can ensure we are being the best stewards of City resources.

An AMP would be a system process for managing all City assets. Assets can be tangible or intangible, i.e. buildings, utility and transportation infrastructure, trees, recreational facilities, physical systems, equipment, software, inventory, personnel, and monetary assets.

Goals we would seek to achieve from our Asset Management Program will be ever expanding and changing, but some initial goals for the City of Sheridan would include:

- Maximizing return on investment in our assets
- Minimizing losses
- Identifying and eliminating wasting assets
- Improving asset utilization
- Optimizing maintenance planning
- Reducing asset downtime
- Enhancing accountability
- Establish accurate, manageable Capital Improvement Plans (CIP’s)

The City does not currently have an AMP in place but desires to develop a plan to effectively support three of the City Council's strategic priorities:

- ***Providing and Stewarding Resources to Meet Community Needs***
- ***Developing, Updating & Maintaining Planning Documents with Community Engagement***
- ***Responding to Community Concerns***

Staff researched software systems that would guide and support the development of an AMP for the City. Of those researched and tested, a software platform by the name of Cartegraph rose to the top. Cartegraph exceeded all others in terms of ease of use, ability to establish and run a true asset management program, and overall cost effectiveness. Cartegraph is a product of OpenGov, which is the City's current permitting software provider, making integration of these platforms easy and effective.

Cartegraph would have the capability to not only replace what CityWorks provides to the City, but also adds an asset management program and much more.

DISCUSSION

Staff has prepared a plan, and budgeted accordingly, for the purchase of the Cartegraph software and for the Cartegraph team to integrate the software to have a working AMP within the divisions of the Utilities Department, Public Works Department and the Parks Department. The implementation is planned to occur in two phases beginning in July 2024 thru June 2025.

City staff utilized the NASPO ValuePoint cooperative purchasing Master Agreement, of which the State of Wyoming is a participating entity, to obtain cooperative purchasing pricing for the Cartegraph software purchase, integration, and asset management program implementation.

Provided for the City Council's consideration, is the price quote from Carahsoft Technology Corporation (contractor), under the NASPO ValuePoint Master Agreement #AR2472 (attached) which may be used by the City of Sheridan as an agency authorized to use statewide contracts in the State of Wyoming. The price quote includes first year software subscription fees (line item #'s 1 thru 9), reimbursable travel and expenses (line item #10) and professional implementation services for Phase I (line item #11) for a total software and implementation thru Phase I of $136,220.90.

The cost for Phase II implementation is not part of this contract. A more detailed scope and fee will be developed prior to starting based on Cartegraph's development of a more clear understanding of what the Phase II needs are during Phase I. We have budgeted $60,000 for Phase II implementation and will limit ourselves to work within the budget..

At this time, we are asking City Council to approve a contract award for software and implementation up through Phase I totalling $136,220.90 which is summarized as follows:

Cartegraph Software Annual Software Domain Costs ($63,035.78):

- Annual Software Fees: $22,557.68
- Annual Domain Fees: $40,478.10

Implementation Fees:

- Phase 1: $73,185.12
- Phase 2: (TBD - not part of this contract - budgeted $60,000)

FUNDING

The funding for this contract is broken out as follows in the FY25 budget:

Cartegraph Cost Allocations	
Division	**Budget FY25**
Parks	$21,982.45
Facilities (Solid Waste Admin)	$32,967.66
Transportation (PW) Streets	$16,485.00
Transportation (PW) City Shop	$16,485.00
Sewer (Administration & WWTP)	$54,952.00
Water (Administration & WTP)	$54.950.11
Totals	$197,822.56

PRICE QUOTATION

CARAHSOFT TECHNOLOGY CORP

11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8500 | FAX (703) 871-8505 | TOLL FREE (888) 66CARAH
WWW.CARAHSOFT.COM | SALES@CARAHSOFT.COM

carahsoft.

TO: Daniel Roberts
City of Sheridan, WY
Sheridan, WY USA

EMAIL: droberts@sheridanwy.gov

PHONE: (307) 675-4233

FROM: Heather Castellanos
Carahsoft Technology Corp.
11493 Sunset Hills Road
Suite 100
Reston, Virginia 20190

EMAIL: Heather.Castellanos@carahsoft.com

PHONE: (571) 662-3750

TERMS:
Contract Number: AR2472
Contract Term: 07/24/2018 to 09/16/2026
Shipping Point: FOB Destination
Credit Cards: VISA/MasterCard/AMEX
Remit To: Same as Above
Payment Terms: Net 30 (On Approved Credit)
Sales Tax May Apply

QUOTE NO:	43168290
QUOTE DATE:	02/16/2024
QUOTE EXPIRES:	06/24/2024
RFQ NO:	
SHIPPING:	ESD
TOTAL PRICE:	$260,690.88
TOTAL QUOTE:	$260,690.88

LINE NO.	PART NO.	DESCRIPTION	COOP	QUOTE PRICE		QTY	EXTENDED PRICE
		TERM 1					
1	OG-TWAQ-B4060M-AR-1Y-491	Asset Management - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAQ-B4060M-AR-1Y Start Date: 07/01/2024 End Date: 06/30/2025	$23,958.00	$22,557.68	COOP	1	$22,557.68
2	OG-TWAW-B4060M-AR-1Y-491	Facilities Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAW-B4060M-AR-1Y Start Date: 07/01/2024 End Date: 06/30/2025	$14,966.82	$4,908.16	COOP	1	$4,908.16
3	OG-TWBE-B4060M-AR-1Y-491	Wastewater Treatment Domain - Between $40 -60 Million - 1Y OpenGov, Inc. - OG-TWBE-B4060M-AR-1Y Start Date: 07/01/2024 End Date: 06/30/2025	$14,966.82	$4,908.16	COOP	1	$4,908.16
4	OG-TWBG-B4060M-AR-1Y-491	Water Treatment Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBG-B4060M-AR-1Y Start Date: 07/01/2024 End Date: 06/30/2025	$14,966.82	$4,908.16	COOP	1	$4,908.16
5	OG-TWBC-B4060M-AR-1Y-491	Transportation Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBC-B4060M-AR-1Y Start Date: 07/01/2024 End Date: 06/30/2025	$14,966.82	$4,908.16	COOP	1	$4,908.16
6	OG-TWBD-B4060M-AR-1Y-491	Walkability Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBD-B4060M-AR-1Y Start Date: 07/01/2024 End Date: 06/30/2025	$13,372.92	$3,998.87	COOP	1	$3,998.87
7	OG-TWAZ-B4060M-AR-1Y	Sanitary Sewer Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAZ-B4060M-AR-1Y Start Date: 07/01/2024 End Date: 06/30/2025	$13,970.88	$4,015.53	COOP	1	$4,015.53

LINE NO.	PART NO.	DESCRIPTION	COOP	QUOTE PRICE		QTY	EXTENDED PRICE
8	OG-TWBF-B4060M-AR-1Y-491	Water Distribution Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBF-B4060M-AR-1Y Start Date: 07/01/2024 End Date: 06/30/2025	$13,970.88	$4,015.53	COOP	1	$4,015.53
9	OG-TWAY-B4060M-AR-1Y-491	Parks & Recreation Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAY-B4060M-AR-1Y Start Date: 07/01/2024 End Date: 06/30/2025	$13,970.88	$4,015.53	COOP	1	$4,015.53
10	OG T&E-491	Reimbursable Travel and Expenses OpenGov - designed for reimbursable travel expenditures. **Estimate expense OpenGov, Inc. - OG T&E Start Date: 07/01/2024 End Date: 06/30/2024	$1.08	$1.00	COOP	4,800	$4,800.00
11	OG-PSBG-B4060M-OT-0Y-491	Professional Services Deployment - Prepaid - Between $40-60 Million - 0Y OpenGov, Inc. - OG-PSBG-B4060M-OT-0Y Start Date: 07/01/2024 End Date: 06/30/2024	$297.00	$225.88	COOP	324	$73,185.12
		TERM 1 SUBTOTAL:					$136,220.90
		TERM 2					
12	OG-TWAQ-B4060M-AR-1Y-491	Asset Management - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAQ-B4060M-AR-1Y Start Date: 07/01/2025 End Date: 06/30/2026	$23,958.00	$23,685.55	COOP	1	$23,685.55
13	OG-TWAW-B4060M-AR-1Y-491	Facilities Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAW-B4060M-AR-1Y Start Date: 07/01/2025 End Date: 06/30/2026	$14,966.82	$5,153.57	COOP	1	$5,153.57
14	OG-TWBE-B4060M-AR-1Y-491	Wastewater Treatment Domain - Between $40 -60 Million - 1Y OpenGov, Inc. - OG-TWBE-B4060M-AR-1Y Start Date: 07/01/2025 End Date: 06/30/2026	$14,966.82	$5,153.57	COOP	1	$5,153.57
15	OG-TWBG-B4060M-AR-1Y-491	Water Treatment Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBG-B4060M-AR-1Y Start Date: 07/01/2025 End Date: 06/30/2026	$14,966.82	$5,153.57	COOP	1	$5,153.57
16	OG-TWBC-B4060M-AR-1Y-491	Transportation Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBC-B4060M-AR-1Y Start Date: 07/01/2025 End Date: 06/30/2026	$14,966.82	$5,153.57	COOP	1	$5,153.57
17	OG-TWBD-B4060M-AR-1Y-491	Walkability Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBD-B4060M-AR-1Y Start Date: 07/01/2025 End Date: 06/30/2026	$13,372.92	$4,216.32	COOP	1	$4,216.32
18	OG-TWAZ-B4060M-AR-1Y-491	Sanitary Sewer Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAZ-B4060M-AR-1Y Start Date: 07/01/2025 End Date: 06/30/2026	$13,970.88	$4,216.32	COOP	1	$4,216.32

LINE NO.	PART NO.	DESCRIPTION	COOP	QUOTE PRICE		QTY	EXTENDED PRICE
19	OG-TWBF-B4060M-AR-1Y-491	Water Distribution Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBF-B4060M-AR-1Y Start Date: 07/01/2025 End Date: 06/30/2026	$13,970.88	$4,216.32	COOP	1	$4,216.32
20	OG-TWAY-B4060M-AR-1Y-491	Parks & Recreation Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAY-B4060M-AR-1Y Start Date: 07/01/2025 End Date: 06/30/2026	$13,970.88	$4,216.32	COOP	1	$4,216.32
		TERM 2 SUBTOTAL:					$61,165.11
		TERM 3					
21	OG-TWAQ-B4060M-AR-1Y-491	Asset Management - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAQ-B4060M-AR-1Y Start Date: 07/01/2026 End Date: 06/30/2027	$23,958.00	$23,951.31	COOP	1	$23,951.31
22	OG-TWAW-B4060M-AR-1Y-491	Facilities Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAW-B4060M-AR-1Y Start Date: 07/01/2026 End Date: 06/30/2027	$14,966.82	$5,411.25	COOP	1	$5,411.25
23	OG-TWBE-B4060M-AR-1Y-491	Wastewater Treatment Domain - Between $40 -60 Million - 1Y OpenGov, Inc. - OG-TWBE-B4060M-AR-1Y Start Date: 07/01/2026 End Date: 06/30/2027	$14,966.82	$5,411.25	COOP	1	$5,411.25
24	OG-TWBG-B4060M-AR-1Y-491	Water Treatment Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBG-B4060M-AR-1Y Start Date: 07/01/2026 End Date: 06/30/2027	$14,966.82	$5,411.25	COOP	1	$5,411.25
25	OG-TWBC-B4060M-AR-1Y-491	Transportation Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBC-B4060M-AR-1Y Start Date: 07/01/2026 End Date: 06/30/2027	$14,966.82	$5,411.25	COOP	1	$5,411.25
26	OG-TWBD-B4060M-AR-1Y-491	Walkability Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBD-B4060M-AR-1Y Start Date: 07/01/2026 End Date: 06/30/2027	$13,372.92	$4,427.14	COOP	1	$4,427.14
27	OG-TWAZ-B4060M-AR-1Y-491	Sanitary Sewer Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAZ-B4060M-AR-1Y Start Date: 07/01/2026 End Date: 06/30/2027	$13,970.88	$4,427.14	COOP	1	$4,427.14
28	OG-TWBF-B4060M-AR-1Y-491	Water Distribution Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWBF-B4060M-AR-1Y Start Date: 07/01/2026 End Date: 06/30/2027	$13,970.88	$4,427.14	COOP	1	$4,427.14
29	OG-TWAY-B4060M-AR-1Y-491	Parks & Recreation Domain - Between $40-60 Million - 1Y OpenGov, Inc. - OG-TWAY-B4060M-AR-1Y Start Date: 07/01/2026 End Date: 06/30/2027	$13,970.88	$4,427.14	COOP	1	$4,427.14
		TERM 3 SUBTOTAL:					$63,304.87

PRICE QUOTATION

CARAHSOFT TECHNOLOGY CORP

11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8500 | FAX (703) 871-8505 | TOLL FREE (888) 66CARAH
WWW.CARAHSOFT.COM | SALES@CARAHSOFT.COM

LINE NO.	PART NO.	DESCRIPTION	COOP	QUOTE PRICE	QTY	EXTENDED PRICE
		SUBTOTAL:				$260,690.88

TOTAL PRICE:	**$260,690.88**
TOTAL QUOTE:	**$260,690.88**

Billing Frequency: Annually in Advance

Opengov Terms of Service

Annual invoices will be delivered by the start of each consecutive annual period. Payment of invoices shall be annually in advance. Customer's use of the OpenGov services is pursuant to the OpenGov End User License Agreement set forth at https://opengov.com/terms-of-service/end-user-license-agreement/

****PLEASE NOTE****
Please be sure to include any applicable contract numbers on your purchase order, as well as, all billing and shipping emails and mailing addresses to ensure your order can be processed in a timely manner.

For orders that may be subject to taxes, please provide the end user's mailing address so the correct tax rate, if any, can be applied.

NASPO ValuePoint
PARTICIPATING ADDENDUM

CLOUD SOLUTIONS 2016-2026
Led by the State of **Utah**

Master Agreement #: AR2472

Contractor: **CARAHSOFT TECHNOLOGY CORPORATION**

Participating Entity: **STATE OF WYOMING**

Master Agreement Terms and Conditions:

1. Scope: This addendum covers ***Cloud Solutions*** led by the State of *Utah* for use by state agencies and other entities located in the Participating State *[or State Entity]* authorized by that State's statutes to utilize State contracts with the prior approval of the State's Chief Procurement Official.

2. Participation: This NASPO ValuePoint Master Agreement may be used by all state agencies, institutions of higher institution, political subdivisions and other entities authorized to use statewide contracts in the State of Wyoming. Issues of interpretation and eligibility for participation are solely within the authority of the State Chief Procurement Official.

3. Access to Cloud Solutions Services Requires State CIO Approval: Unless otherwise stipulated in this Participating Addendum, specific services accessed through the NASPO ValuePoint cooperative Master Agreements for Cloud Solutions by state executive branch agencies are subject to the authority and prior approval of the State Chief Information Officer's Office. The State Chief Information Officer means the individual designated by the state Governor within the Executive Branch with enterprise-wide responsibilities for leadership and management of information technology resources of a state.

4. Primary Contacts: The primary contact individuals for this Participating Addendum are as follows (or their named successors):

Contractor: Carahsoft Technology Corporation

Name:	Delany Jones
Address:	1860 Michael Faraday Dr, Suite 100, Reston VA 20190
Telephone:	(703) 871-8500
Email:	contracts@carahsoft.com

Participating Entity: State of Wyoming

Name:	Mandy Gershmel, Buyer
Address:	2800 Central Avenue, Cheyenne, WY 82002
Telephone:	(307) 777-6718
Email:	Mandy.gershmel1@wyo.gov

5. Participating State/Entity Modifications or Additions to Master Agreement:
This Participating Addendum consists of two (2) pages, Attachment A consists of six (6) pages, the State of Utah State Cooperative Contract consists of seven hundred fifty pages (750) pages.

6. Subcontractors: All contactors, dealers, and resellers authorized in the State of Wyoming, as shown on the dedicated Contractor (cooperative contract) website, are approved to provide

sales and service support to participants in the NASPO ValuePoint Master Agreement. The contractor's dealer participation will be in accordance with the terms and conditions set forth in the aforementioned Master Agreement.

7. Orders: Any order placed by a Participating Entity or Purchasing Entity for a product and/or service available from this Master Agreement shall be deemed to be a sale under (and governed by the prices and other terms and conditions) of the Master Agreement unless the parties to the order agree in writing that another contract or agreement applies to such order.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date of execution by both parties below.

Participating Entity:	Contractor: Carahsoft Technology Corporation
Signature:	Signature:
Name:	Name: Robert R. Moore
Title:	Title: Vice President
Date:	Date: 7/24/2018

ATTORNEY GENERAL APPROVAL AS TO FORM ONLY:

#181532

Tyler M. Renner, Assistant Attorney General

6/15/18
Date

A&I Director

Dean Fausset

Date

For questions on executing a participating addendum, please contact:

NASPO ValuePoint

Cooperative Development Coordinator:	Shannon Berry
Telephone:	775-720-3404
Email:	sberry@naspovaluepoint.org

sales and service support to participants in the NASPO ValuePoint Master Agreement. The contractor's dealer participation will be in accordance with the terms and conditions set forth in the aforementioned Master Agreement.

7. Orders: Any order placed by a Participating Entity or Purchasing Entity for a product and/or service available from this Master Agreement shall be deemed to be a sale under (and governed by the prices and other terms and conditions) of the Master Agreement unless the parties to the order agree in writing that another contract or agreement applies to such order.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date of execution by both parties below.

Participating Entity: Wyoming	Contractor:
Signature:	Signature:
Name: Mandy Gershmel	Name:
Title: Buyer, A+I Procurement	Title:
Date: 6/20/18	Date:

ATTORNEY GENERAL APPROVAL AS TO FORM ONLY:

Tyler M. Renner #181532
Tyler M. Renner, Assistant Attorney General — Date: 6/15/18

A&I Director

Dean Fausset
Dean Fausset — Date: 6-20-18

For questions on executing a participating addendum, please contact:

NASPO ValuePoint

Cooperative Development Coordinator:	Shannon Berry
Telephone:	775-720-3404
Email:	sberry@naspovaluepoint.org

Attachment A
Wyoming General Conditions

This Attachment A, Wyoming General Conditions, supplements and replaces terms and conditions contained in Utah WSCA-NASPO Master Participating Addendum – Number AR2472, dated October 14, 2016, and Participating Addendum for NASPO Valuepoint Cooperative Purchasing Program Cloud Solutions (collectively referred to as "Participating Addendum") entered into between Carahsoft Technology Corp. ("Contractor") and the State of Wyoming ("State"). In the event of any inconsistencies between the terms and conditions contained in the Participating Addendum and this Attachment A, the terms and conditions in this Attachment A shall control and shall supersede and replace the terms contained in the Participating Addendum.

The following General Conditions are made part of the Participating Addendum:

1. **Acceptance.** Contractor shall notify State if State's purchase order is not accepted by Contractor. Any items received by State and not rejected within thirty (30) days of the date of the invoice shall be deemed accepted by State.

2. **Partial Shipments.** Contractor will not make partial shipments of any Carahsoft Technology Corp. product on a single Carahsoft Technology Corp. order, unless authorized by State.

3. **General Provisions.**

   A. Amendments. Any changes, modifications, revisions or amendments to this Participating Addendum which are mutually agreed upon by the parties to this Participating Addendum shall be incorporated by written instrument, executed by all parties to this Participating Addendum.

   B. Applicable Law, Rules of Construction, and Venue. The construction, interpretation, and enforcement of this Participating Addendum shall be governed by the laws of the State of Wyoming, without regard to conflicts of law principles. The terms "hereof," "hereunder," "herein," and words of similar import, are intended to refer to this Participating Addendum as a whole and not to any particular provision or part. The Courts of the State of Wyoming shall have jurisdiction over this Participating Addendum and the parties. The venue shall be the First Judicial District, Laramie County, Wyoming.

   C. Assignment Prohibited and Participating Addendum Shall Not Be Used as Collateral. Neither party shall assign or otherwise transfer any of the rights or delegate any of the duties set forth in this Participating Addendum without the prior written consent of the other party. The Contractor shall not use this Participating Addendum, or any portion thereof, for collateral for any financial obligation, without the prior written permission of the State.

   D. Assumption of Risk. The Contractor shall be responsible for any loss of state or federal funding, either administrative or program dollars, due to

Contractor's failure to comply with state or federal requirements. The State shall notify the Contractor of any state or federal determination of noncompliance.

E. Audit andAccess to Records. The State and any of its representatives shall at a mutually agreeable time and location have access to any books, documents, papers, and records of the Contractor which are pertinent to this Participating Addendum. The Contractor shall, immediately upon receiving written instruction from the State, provide to any independent auditor, accountant, or accounting firm, all books, documents, papers and records of the Contractor which are pertinent to this Participating Addendum. The Contractor shall cooperate fully with any such independent auditor, accountant, or accounting firm, during the entire course of any reasonable audit authorized by the State.

F. Availability of Funds. Each payment obligation of the State is conditioned upon the availability of government funds which are appropriated or allocated for the payment of this obligation and which may be limited for any reason including, but not limited to, congressional, legislative, gubernatorial, or administrative action. If funds are not allocated and available for the continuance of the services performed by the Contractor, the Participating Addendum may be terminated by the State at the end of the period for which the funds are available. The State shall notify the Contractor at the earliest possible time of the services which will or may be affected by a shortage of funds. No penalty shall accrue to the State in the event this provision is exercised, and the State shall not be obligated or liable for any future payments due or for any damages as a result of termination under this section.

G. Award of Related Contracts. The State may undertake or award supplemental or successor contracts for work related to this Participating Addendum or may award contracts to other contractors for work related to this Participating Addendum. The Contractor shall cooperate fully with other contractors and the State in all such cases.

H. Compliance with Laws. The Contractor shall keep informed of and comply with all applicable federal, state and local laws and regulations in the performance of this Participating Addendum.

I. Confidentiality of Information. All documents, data compilations, reports, computer programs, photographs, and any other work provided to or produced by the Contractor in the performance of this Participating Addendum shall be kept confidential by the Contractor unless written permission is granted by the State for its release. If and when Contractor receives a request for information subject to this Participating Addendum, the Contractor shall notify the State within ten (10) days of such request and shall not release such information to a third party unless directed to do so by the State.

J. Extensions. Nothing in this Participating Addendum shall be interpreted or deemed to create an expectation that this Addendum will be extended beyond the term described herein. Any extension of this Participating Addendum shall be

initiated by the State, and shall be effective only after it is reduced to writing and executed by all parties to the Participating Addendum. Any Participating Addendum to extend this Participating Addendum shall include, but not necessarily be limited to: an unambiguous identification of the Participating Addendum being extended; the term of the extension; the amount of any payment to be made during the extension, or a statement that no payment will be made during the extension; a statement that all terms and conditions of the original Participating Addendum shall, unless explicitly delineated in the exception, remain as they were in the original Participating Addendum; and, if the duties of either party will be different during the extension than they were under the original Participating Addendum, a detailed description of those duties.

K. Force Majeure. Neither party shall be liable for failure to perform under this Participating Addendum if such failure to perform arises out of causes beyond the control and without the fault or negligence of the nonperforming party. Such causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. This provision shall become effective only if the party failing to perform immediately notifies the other party of the extent and nature of the problem, limits delay in performance to that required by the event, and takes all reasonable steps to minimize delays.

L. Indemnification. The Contractor shall release, indemnify, and hold harmless the State, the Agency, and their officers, agents and employees, from any and all claims, suits, liabilities, court awards, damages, attorneys' fees and expenses arising out of Contractor's failure to perform any of Contractor's duties and obligations hereunder or in connection with the negligent performance of Contractor's duties or obligations, including, but not limited to, any claims, suits, liabilities, court awards, damages, attorneys' fees and expenses arising out of Contractor's negligence or other tortious conduct.

M. Independent Contractor. The Participating Addendum shall function as an independent contractor for the purposes of this Addendum, and shall not be considered an employee of the State of Wyoming for any purpose. Consistent with the express terms of this Contract, the Contractor shall be free from control or direction over the details of the performance of services under this Participating Addendum. The Contractor shall assume sole responsibility for any debts or liabilities that may be incurred by the Contractor in fulfilling the terms of this Participating Addendum, and shall be solely responsible for the payment of all federal, state and local taxes which may accrue because of this Participating Addendum. Nothing in this Participating Addendum shall be interpreted as authorizing the Contractor or its agents or employees to act as an agent or representative for or on behalf of the State of Wyoming or the State, or to incur any obligation of any kind on behalf of the State of Wyoming or the State. The Participating Addendum agrees that no health or hospitalization benefits, workers' compensation, or similar benefits available to State of Wyoming employees will

inure to the benefit of the Contractor or the Contractor's agents or employees as a result of this Participating Addendum.

N. Kickbacks. The Contractor certifies and warrants that no gratuities, kickbacks or contingency fees were paid in connection with this Participating Addendum, nor were any fees, commissions, gifts, or other considerations made contingent upon the award of this Participating Addendum. If the Contractor breaches or violates this warranty, the State may, at its discretion, terminate this Participating Addendum without liability to the State, or deduct from the contract price or consideration, or otherwise recover, the full amount of any commission, percentage, brokerage, or contingency fee.

O. Nondiscrimination. The Contractor shall comply with the Civil Rights Act of 1964, the Wyoming Fair Employment Practices Act (Wyo. Stat. § 27-9-105 *et seq.*), and the Americans with Disabilities Act (ADA), 42 U.S.C. 12101, *et seq.*, and the Age Discrimination Act of 1975 and any properly promulgated rules and regulations thereto and shall not discriminate against any individual on the grounds of sex, color, race, religion, national origin or disability in connection with the performance of this Participating Addendum.

P. Notices. All notices arising out of, or from, the provisions of this Participating Addendum shall be in writing and given to the parties at the address provided under this Participating Addendum, either by regular mail, email (mandy.gershmel1@wyo.gov and NASPO@carahsoft.com) or delivery in person.

Q. Notice of Sale or Transfer. The Contractor shall provide the State with notice of any proposed sale, transfer, merger, or consolidation of the assets of the Contractor. Such notice shall be provided in accordance with the notice provision of this Participating Addendum and, when possible and lawful, in advance of the transaction. If the State determines that the sale, transfer, merger, or consolidation is not consistent with the continued satisfactory performance of the Contractor's obligations under this Participating Addendum, then the State may, at its discretion, terminate or renegotiate the Participating Addendum.

R. Patent or Copyright Protection. The Contractor recognizes that certain proprietary matters or techniques may be subject to patent, trademark, copyright, license or other similar restrictions, and warrants that no work performed by the Contractor or its subcontractors will violate any such restriction. The Contractor shall defend and indemnify the State for any infringement or alleged infringement of such patent, trademark, copyright, license or other restrictions.

S. Prior Approval. This Participating Addendum shall not be binding upon either party, no services shall be performed, and the Wyoming State Auditor shall not draw warrants for payment, until this Participating Addendum has been fully executed, approved as to form by the Office of the Attorney General, filed with and approved by the Department of Administration and Information, and approved by

the Governor of the State of Wyoming if required by Wyo. Stat. § 9-2-1016(b)(iv)(D).

T. Publicity. Any publicity given to the program or services provided herein, including, but not limited to, notices, information, pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Contractor, shall identify the State as the sponsoring State and shall not be released without prior written approval from the State.

U. Severability. Should any portion of this Participating Addendum be judicially determined to be illegal or unenforceable, the remainder of the Participating Addendum shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.

V. Sovereign Immunity and Limitations. Pursuant to Wyo. Stat. § 1-39-104(a), the State of Wyoming expressly reserves sovereign immunity by entering into this Participating Addendum and specifically retains all immunities and defenses available to it as a sovereign. The parties acknowledge that the State of Wyoming has sovereign immunity and only the Wyoming Legislature has the power to waive sovereign immunity. The parties further acknowledge that there are constitutional and statutory limitations on the authority of the State of Wyoming and its agencies or instrumentalities to agree to certain terms and conditions supplied by the Contractor, including, but not limited to, the following: liability for damages; choice of law; conflicts of law; venue and forum-selection clauses; defense or control of litigation or settlement; liability for acts or omissions of third parties; payment of attorneys' fees or costs; additional insured provisions; dispute resolution, including, but not limited to, arbitration; indemnification of another party; and confidentiality. Any such provisions in the Participating Addendum, or in any attachments or documents incorporated by reference, will not be binding on the State of Wyoming except to the extent authorized by the laws and Constitution of the State of Wyoming. Designations of venue, choice of law, enforcement actions, and similar provisions shall not be construed as a waiver of sovereign immunity. The parties agree that any ambiguity in this Participating Addendum shall not be strictly construed, either against or for either party, except that any ambiguity as to sovereign immunity shall be construed in favor of sovereign immunity.

W. Taxes. The Contractor shall pay all taxes and other such amounts required by federal, state and local law, including but not limited to federal and social security taxes, workers' compensation, unemployment insurance and sales taxes.

X. Termination of Addendum. This Participating Addendum may be terminated, without cause, by the State upon thirty (30) days written notice. This Participating Addendum may be terminated immediately for cause if the Contractor fails to perform in accordance with the terms of this Participating Addendum except for those beneficiary rights allowable under this Participating Addendum.

Y. Third-Party Beneficiary Rights. Except for those third-party beneficiary rights allowable under this Participating Addendum, the parties do not intend to create in any other individual or entity the status of third party beneficiary, and this Participating Addendum shall not be construed so as to create such status. The rights, duties and obligations contained in this Participating Addendum shall operate only between the parties to this Participating Addendum, and shall inure solely to the benefit of the parties to this Participating Addendum. The provisions of this Participating Addendum are intended only to assist the parties in determining and performing their obligations under this Participating Addendum.

Z. Titles Not Controlling. Titles of paragraphs are for reference only, and shall not be used to construe the language in this Participating Addendum.

AA. Waiver. The waiver of any breach of any term or condition in this Participating Addendum shall not be deemed a waiver of any prior or subsequent breach.

BB. Counterparts. This Participating Addendum may be executed in counterparts. Each counterpart, when executed and delivered, shall be deemed an original and all counterparts together shall constitute one and the same Participating Addendum. Delivery by the Participating Addendum of an originally signed counterpart of this Participating Addendum by facsimile or PDF shall be followed up immediately by delivery of the originally signed counterpart to the State.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.

CITY OF SHERIDAN, WYOMING

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

Utilities

MEMORANDUM

RE: Discussion of Pre-Annexation Agreement with Dallas and Adrianne Arizona for Sewer Services at 1105 Leopard Street - Utilities Director Dan Roberts

From: Dan Roberts, Utilities Director

To: City Council

CC: City Administrator Stuart McRae

Date: 06/24/2024

Recommendation:

Staff recommends that City Council approve and authorize the Mayor to sign the attached Pre-Annexation Agreement with Dallas and Adrianne Arizona, dated June 12, 2024, and the City of Sheridan, to serve as authorization for Dallas and Adrianne Arizona to tie into the City of Sheridan's sewer system at the location of 1105 Leopard Street, which is outside city limits.

Discussion:

The proposed property is located on Leopard Street, approximately 600 feet SW of N B Avenue and abuts Big Goose Creek. The property is contiguous to the City. The landowners, Dallas and Adrianne Arizona, desire to be served from the City of Sheridan through the public sewer system located directly in front of their property along Leopard Street. The property began receiving water services as an outside city customer circa 1957, predating the pre-annexation requirements. The property is within the planned Urban Services Area boundary which means it is intended to receive City services at some point in the future. With this information, this property should receive sewer service from the City of Sheridan.

Resolution 73-07 establishes policy and requirements that must be met before the City Council can authorize the extension of Sheridan's water and/or sewer system to serve lands outside the city limits. Staff has confirmed the requirements are satisfied by this application which are listed as follows:

1. Land is within the Urban Services Area.
2. The water and/or sewer service extensions appear to be economically feasible.
3. The property to be served can be made to conform to City ordinances related to subdivisions and construction of Improvements.
4. The property to be served can be reasonably expected to be annexed within the foreseeable future and provided with other basic services available to City residents.
5. The water and/or sewer service extensions will promote orderly growth and welfare to the City.
6. The landowner will obtain the required permits from the City prior to proceeding with construction.
7. The property to be served is not currently served by the City sewer system.

In accordance with Resolution 73-07, City Council may authorize the connection to the City's sewer system to serve lands outside the city limits provided the landowner signs a Pre-Annexation Agreement and that agreement is filed at the courthouse to run with the land. The property at 1105 Leopard Street is outside the city limits; therefore, a prepared Pre-Annexation Agreement is being presented for City Council consideration.

Attachments

Exhibit A _1105 Leopard

EXHIBIT A

CITY OF Sheridan WYOMING

N

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



- Parcel: 56843310001533
- Account: R0013599 Property Detail
- Tax ID: 0000002127 Property Taxes
- Name: ARIZONA, DALLAS RICHARD JR & ADRIANNE I
- Mail Addr: 73 STATE HIGHWAY 345
- Mail Addr: PARKMAN, WY 82838-9624
- St Addr: 1105 LEOPARD ST
- Deed: PRD , 08/06/2021
- Reception No: 2021-772707
- Location: (TOTAL ACRES = 1.17) T56N R84W (SEC 33) PT NENE
- Type: Residential
- Acres: 1.1700 acres

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-24-17, Resolution 28-24, Mallo II Minor Subdivision - City Planner Kelly Schroeder
From: Hanns Mercer, Public Works Director
To: City Council
CC:
Date: 06/17/2024

Recommendation:

Discussion of PL-24-17, Resolution 28-24, Mallo II Minor Subdivision. The owners, Lance and Dionne Granger, are requesting to subdivide .51 acres from 1 lot into 2 lots. Zoned R-1 Residence District. Located at 1320 DeSmet Ave (PIN 56843431000233).

Background:

Cannon Consulting, on behalf of Lance and Dionne Granger, has submitted an application for Mallo II Minor Subdivision, located at 1320 DeSmet Avenue (PIN 56843431000233). The subject property is currently platted as Lot 2, Mallo Minor Subdivision and is zoned R-1. The applicant seeks to divide 22,366 square feet (0.51 acres) into two residential use lots (zoned R-1) with the following proposed lot sizes:

- Lot 1: 13,143 square feet
- Lot 2: 9,223 square feet

The applicant is also seeking variances on this property for the depth-to-front ratio and minimum lot width requirements.

- City Code - Appendix B - Article 5 - 505(C)(1) states that the depth-to-front ratio of lots shall not exceed 2.5 to 1. The applicant is requesting a depth-to-front ratio of 3.2:1 for proposed Lot 2.
- City Code - Appendix B - Article 5 - 505(C)(1) states that the minimum lot width at the building setback line for properties zoned R-1 shall be sixty (60) feet. The applicant is requesting a lot width of 52.89 feet for proposed Lot 2.

The subject property is adjacent to Meadowlark Elementary school to the south and single-family residential properties to the north, east, and west. All adjacent properties are zoned R-1.

Discussion:

Along with reviewing and recommending action to City Council on the final plat as submitted, the Planning Commission shall also review and recommend action on the the following requested variances to the Subdivision Regulations:

- A depth-to-front ratio of 3.2:1 for proposed Lot 2; and
- A lot width of 52.89 feet for proposed Lot 2

Per Sheridan City Code Appendix B §204(A), the Planning Commission shall not recommend approval of a variance to the Subdivision Regulations unless it finds, based on all the evidence presented, that all the following conditions apply:

1. *The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property;*
2. *The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property in the area; or because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;*
3. *The variance is necessary for reasonable development of the property in question and will alleviate a clearly demonstrable hardship.*

To support the request for variances, the applicant submitted the following statement:
Please grant a variance from the three following requirements for the proposed lot 2 of Mallo II Minor Subdivision. These three requirements are variances from are the minimum depth to width requirement of 2.5':1', the Minimum Street frontage of 60', and the minimum lot width of 60'. An existing building on the property doesn't allow the proposed lot 2 to comply with all these requirements. The street frontage requirement, and frontage to width ratio requirement, could be complied with by adding an angle point in the north line of lot 2 creating the required 60' of frontage and 2.5:1 depth to frontage ratio. However, the angle point could cause problems with future fencing and lead to boundary line disputes, so the owner wishes to make the north line of lot 2 straight. Also, nearly all the lots across the street are fifty feet (50') wide, so granting this variance and allowing lot 2 to be fifty-two feet (52.89') wide would not be different from or contrary to other lots in the neighborhood. Therefore, we seek a variance so that Proposed Lot 2 can be 52.89' wide at its narrowest point instead of the required 60', also that Proposed Lot 2 can have 54' of street frontage instead of the required 60', also that Proposed Lot 2 can have a depth to frontage ratio of 3.2':1' instead of the required 2.5':1' for this subdivision
The Planning Commission may recommend approval, approval with conditions, or denial of the variances requested. If the variances are recommended for approval or approval with conditions, the Planning Commission may then recommend action on the final plat as submitted with the variances on depth-to-front ratio and lot width.
Prior to approving the final plat, City Council shall 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.
Future water and sewer will be connected to existing utilities on DeSmet Avenue and will be available to both lots.

Staff Comments

Staff review comments pertained to minor plat revisions and clarification on the variances requested. All staff comments have been adequately addressed at this time. Staff sent out 27 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press.
Staff has no further comments at this time.

Attachments

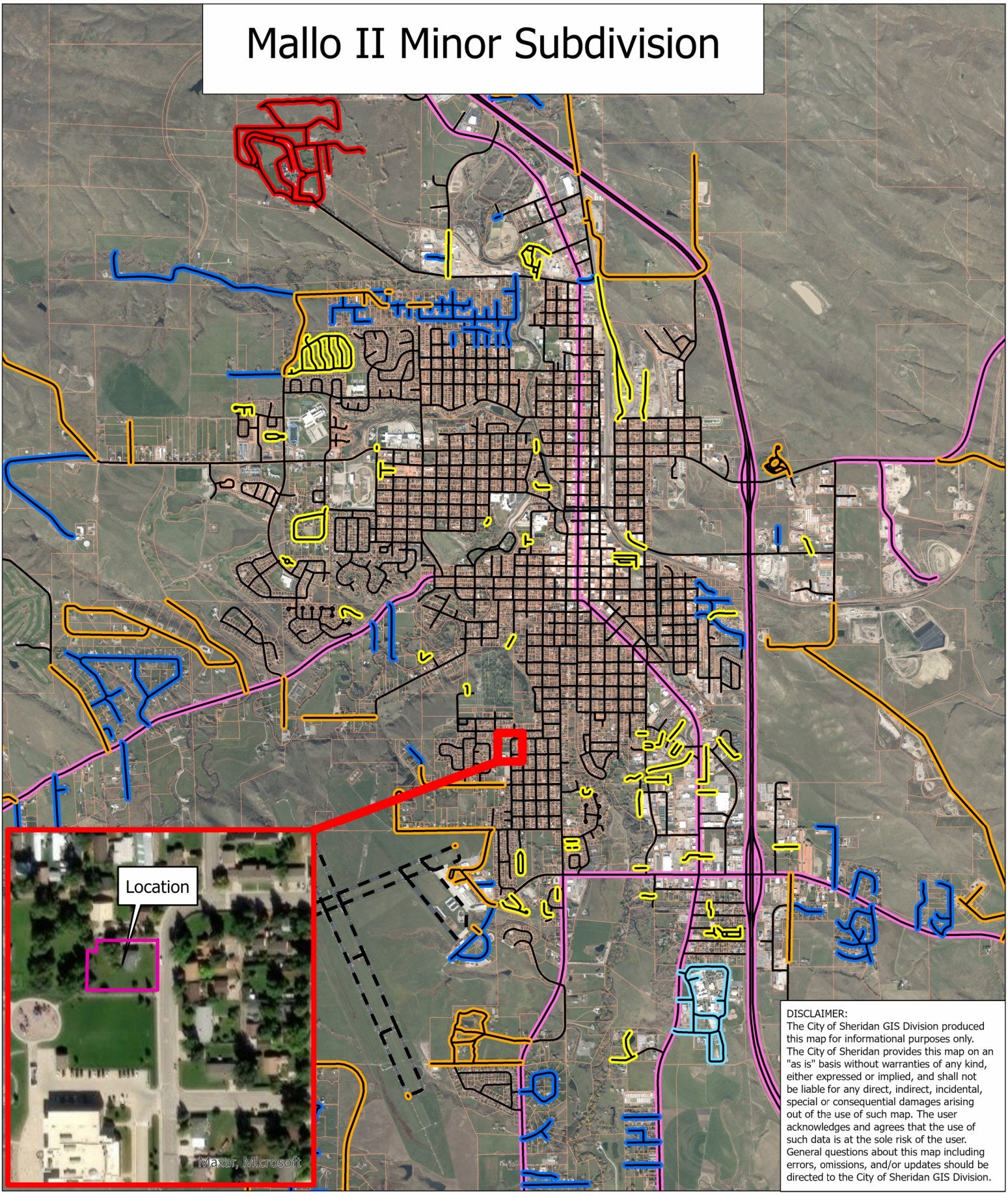
Aerial

Site Plan

Final Plat

Resolution 28-24

Mallo II Minor Subdivision



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

CITY OF Sheridan WYOMING

Legend

- County Road
- Private Road
- PUBLIC ROAD
- City of Sheridan Road
- Sheridan College Road
- Sheridan County Airport
- State of Wyoming Road
- VA Road
- Parcels

N

Feet 0 2,000 4,000

Date: 6/12/2024 9:39 AM User: sgoodman

FINAL PLAT OF

MALLO II MINOR SUBDIVISION

THE SUBDIVISION OF LOT 2, MALLO MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¼SW¼) OF SECTION 34, OF TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING.
TOTAL AREA: ±22366 SQ. FT. (±0.51 ACRES)



LEGEND

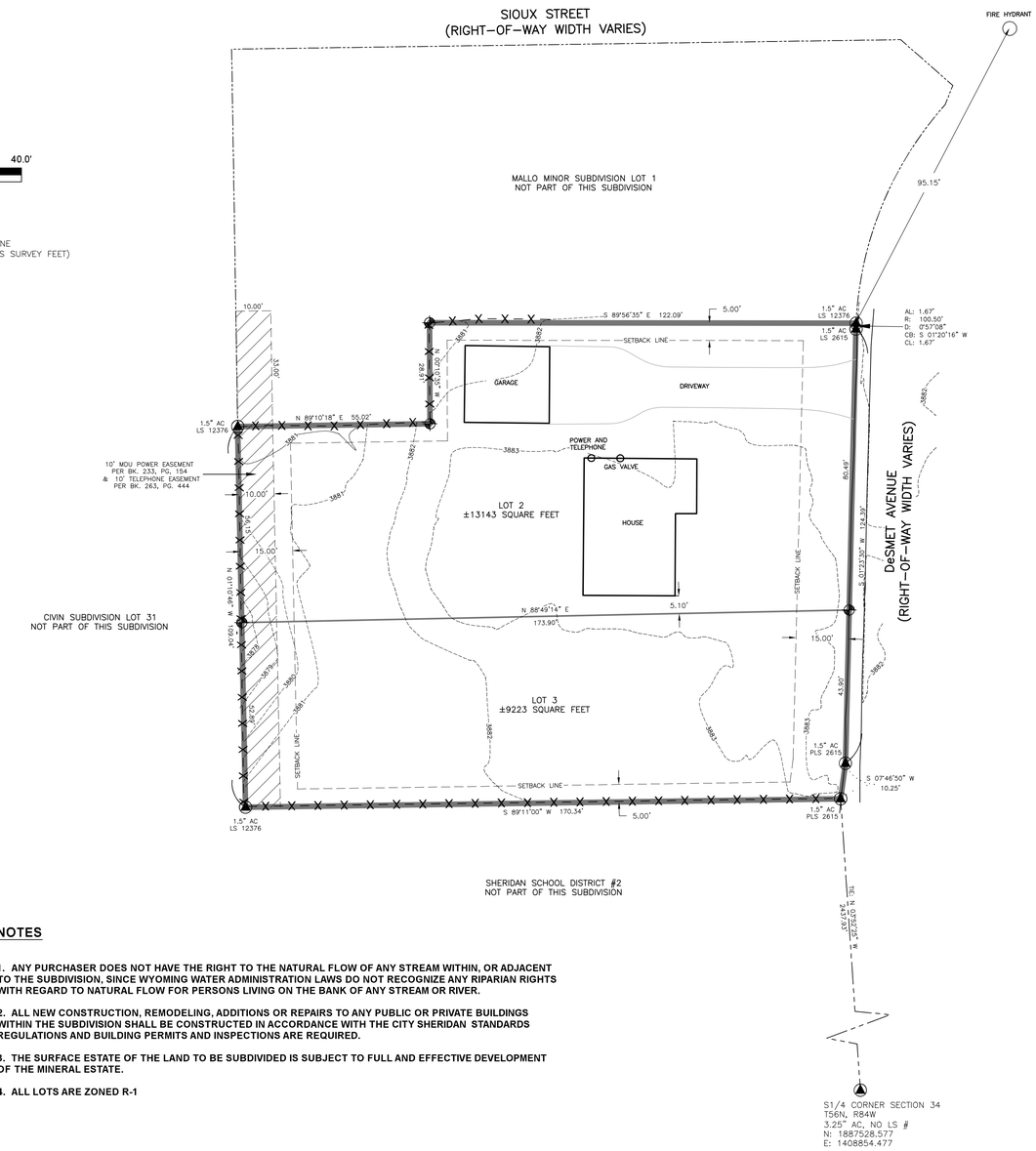
- FOUND CORNER AS NOTED
- CALCULATED CORNER
- SET 1.5" AC LS 14250
- AC ALUMINIUM CAP
- P.O.B. POINT OF BEGINNING
- UTILITY EASEMENT
- BOUNDARY OF THIS SUBDIVISION
- ADJOINING LOT LINE
- INTERIOR LOT LINE
- SETBACKS
- — X — X — X — X — EXISTING FENCE

N

0.0' 20.0' 40.0'

SCALE: 1"=20'

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



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED LANCE AND DONNIE GRANGER BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS MALLO II MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¼SW¼), SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING LOT 2, OF MALLO MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 34, THENCE N 03°52'25" W, 2437.93' FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE S 89°11'00" W, 170.34 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE N 01°10'46" W, 109.04 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE N 89°10'18" E, 55.02 ALONG THE NORTH LINE OF SAID LOT 2; THENCE N 00°10'35" W, 28.91 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE S 89°56'35" E, 122.09 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE WEST RIGHT-OF-WAY LINE OF DE SMET AVE; THENCE THROUGH A CURVE TO THE LEFT ALONG THE WEST RIGHT-OF-WAY LINE OF DE SMET AVE. HAVING AN ARC LENGTH OF 1.67 FEET, A RADIUS OF 100.50 FEET, A DELTA OF 0°57'08" AND A CHORD OF S 01°20'16" W, 1.67 FEET; THENCE S 01°23'30" W, 124.39 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 07°46'50" W, 10.25 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINING ±22366 SQ. FT. (±0.51 ACRES) MORE OR LESS.

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS, CONVEYANCES, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS 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 EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. THIS _____, DAY OF _____, 2024

_____
LANCE GRANGER

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____ THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

_____
DIONNE GRANGER

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____ THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

THE UNDERSIGNED FIRST NORTHERN BANK OF WYOMING, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS DOCUMENT NUMBER 2024-791748. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

_____
FIRST NORTHERN BANK OF WYOMING

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____ THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

_____
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERDAN, WYOMING THIS_____DAY OF_____,2024.

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

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

_____ _____
CHAIRMAN ATTEST: VICE CHAIRMAN

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT OF LOT 2 OF MALLO MINOR SUBDIVISION, CITY OF SHERIDAN RECORDED IN DRAWER: M PLAT NO: 70, IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF RECORDER

STATE OF WYOMING) :SS
COUNTY OF SHERIDAN)

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT O'CLOCK THIS _____ DAY OF _____, 2024
AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____.

_____ _____
COUNTY CLERK STAMP RECEIVING NUMBER

NOTES

1. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.

2. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SHERIDAN STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.

3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

4. ALL LOTS ARE ZONED R-1

CERTIFICATE OF SURVEYOR

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

51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

_____
REGISTERED LAND SURVEYOR

NO._____14250_____.

Cannon Consulting LLC
Making every shot count

DATE OF PREPARATION: MAY 21, 2024.

RECORD OWNER: LANCE AND DIONNE GRANGER
1320 DE SMET AVE
SHERIDAN, WY 82801

FINAL PLAT OF

MALLO II MINOR SUBDIVISION

THE SUBDIVISION OF LOT 2, MALLO MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¼SW¼) OF SECTION 34, OF TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING.
TOTAL AREA: ±22366 SQ. FT. (±0.51 ACRES)



LEGEND

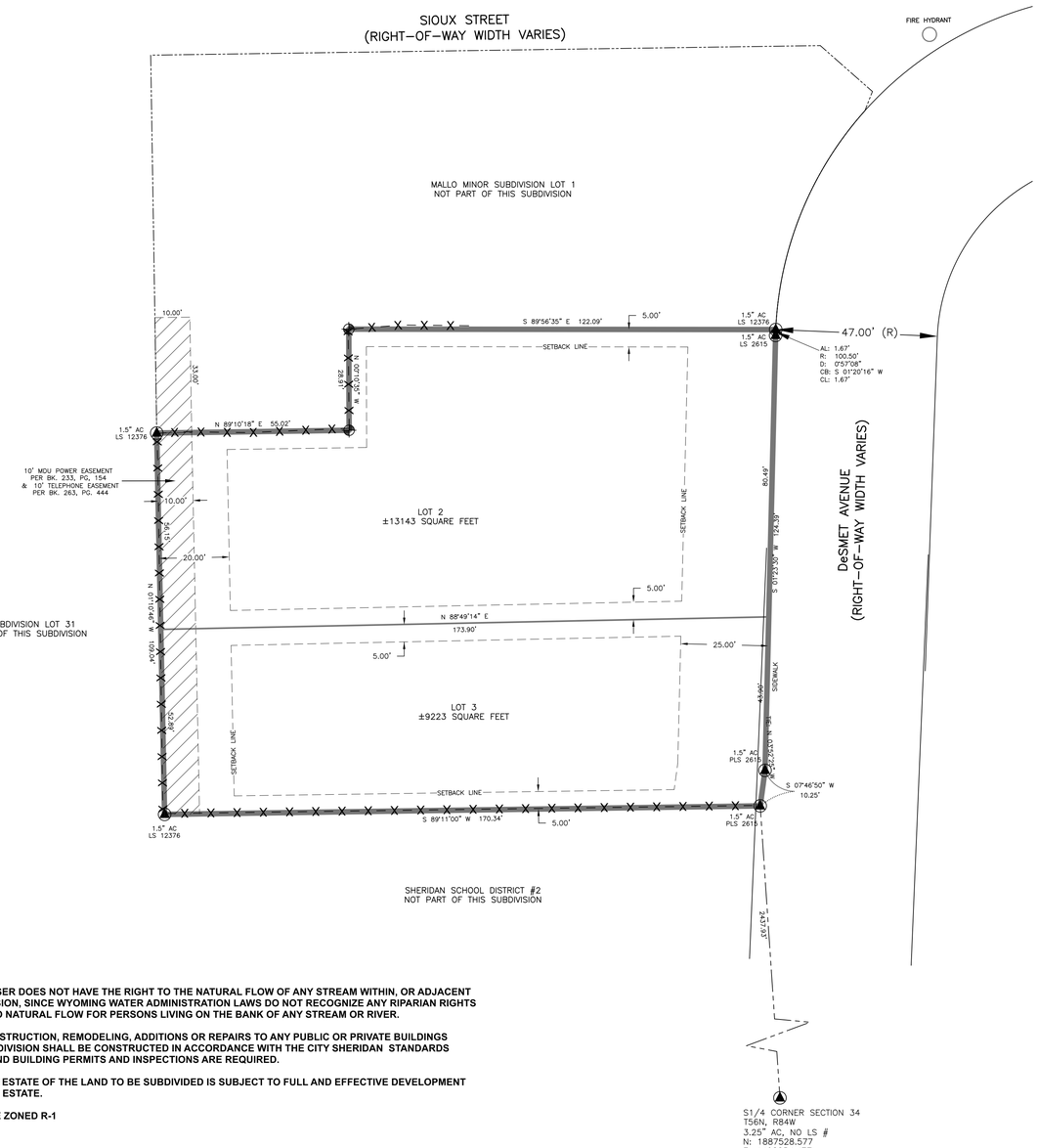
- FOUND CORNER AS NOTED
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- UTILITY EASEMENT
- BOUNDARY OF THIS SUBDIVISION
- ADJOINING LOT LINE
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- — X — X — X — X — EXISTING FENCE

N

0.0' 20.0' 40.0'

SCALE: 1"=20'

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



CERTIFICATE OF DEDICATION

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_____
LANCE GRANGER

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____ THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

_____
DIONNE GRANGER

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____ THIS _____ DAY OF _____, 2024.
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_____
NOTARY PUBLIC

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_____
FIRST NORTHERN BANK OF WYOMING

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____ THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

_____
DIRECTOR OF PUBLIC WORKS

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

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

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

_____ _____
CHAIRMAN ATTEST: VICE CHAIRMAN

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT OF LOT 2 OF MALLO MINOR SUBDIVISION, CITY OF SHERIDAN RECORDED IN DRAWER:__PLAT NO:___, IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) :SS

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT O'CLOCK THIS _____ DAY OF _____, 2024
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_____ _____
COUNTY CLERK STAMP RECEIVING NUMBER

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3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

4. ALL LOTS ARE ZONED R-1

CERTIFICATE OF SURVEYOR

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

_____
REGISTERED LAND SURVEYOR

NO._____14250_____.

Cannon Consulting LLC
Making every shot count
51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

DATE OF PREPARATION: MAY 20, 2024.

RECORD OWNER: LANCE AND DIONNE GRANGER
1320 DE SMET AVE
SHERIDAN, WY 82801

CITY OF SHERIDAN
RESOLUTION 28-24

A RESOLUTION approving PL-24-17, the final plat of Mallo II Minor Subdivision, a re-subdivision of Lot 2, Mallo Minor Subdivision, dividing 0.51 acres into 2 lots. Zoned R-1, located at 1320 De Smet Avenue. (PIN 56843431000233).

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

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

Be it resolved by the City of Sheridan Governing Body:

That the final plat of Mallo II Minor Subdivision, a re-subdivision of Lot 2, Mallo Minor Subdivision, dividing 0.51 acres into 2 lots. The property is zoned R-1, located at 1320 De Smet Avenue.

In approving Mallo II 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 Mallo II Minor Subdivision, the Governing Body is also approving a depth-to-front ratio variance and a lot width variance. The depth to front ratio for Lot 2 will be greater than 2.5 to 1. The dedicated lot width for Lot 2 will be 52.89 feet.

PASSED, APPROVED, AND ADOPTED this 1st day of July, 2024.

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk

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-24-20, Resolution 29-24, the Final Plat of Story House Village Planned Unit Development Phase I Subdivision - Public Works Director Hanns Mercer

From: Hanns Mercer, Public Works Director

To: City Council

CC:

Date: 06/17/2024

Recommendation:

Staff awaiting recommendation from the Planning Commission regarding PL-24-20, Resolution 29-24, the Final Plat of Story House Village Planned Unit Development Phase I Subdivision. The owner, FP Story House Property Company, LLC, is requesting to subdivide 44.87 acres of unplatted land into 84 lots and 8 outlots with a major subdivision. Zoned PUD, Planned Unit Development. Located at 2323 E. 5th St. (PIN 56842410000333).

Background:

The proposed PUD subdivision is located east of I-90 on the north side of WY Hwy 336, also known as Wyarno Road or E 5th Street. The subdivision's primary access roadway will originate at the existing Hwy 336/Industrial Lane junction, creating a four-way intersection. Future phases will be developed to the north of Phase 1, on the remainder of the 175.56 acres included in the Story House Village PUD Master Plan not included in Phase 1. An emergency authorized vehicle use only secondary access will be installed to the east of the property between lots 16 and 17 of block 7 and goes to State Highway 336. Future phases will include a new secondary access and eliminate the temporary emergency secondary access proposed in phase 1.

The Applicant intends to use existing city zoning regulations to determine permissible land uses in the PUD. Parcels designated "commercial" or "mixed use" will adhere to B-1 zoning standards, while "residential" parcels will adhere to R-3 standards. The primary difference between existing zoning standards and the proposed layout of the PUD is in setbacks: the PUD setbacks will be reduced, allowing for greater lot coverage. Parcels to the south are zoned M-1 (Industrial) and are used for industry, and parcels to the west, north, and east are agricultural.

Type of Dwelling Units and Proposed Lot Uses

The Applicant is proposing 83 residential lots (R-3), 4 commercial lots (B-1), and 8 open space lots for Phase 1 of the PUD. To facilitate development of different housing types (single family, multifamily, townhouse, and condominium units), the sizes of the residential lots vary widely. The smallest residential lots are on the east side of the proposed subdivision, increasing in size towards the center of the subdivision to accommodate larger multi-unit projects.

Variances

Five variances were requested and approved with the preliminary plat/rezone to a Planned Unit Development. They were the following:

- Frontage less than 25' for Block 7, Lots 16 & 17. Lot 16 - 23.67 ft, Lot 17 - 22.53 ft
- Depth to front ratio greater than 2.5 to 1

	Lot Depth (ft)	Lot Frontage (ft)	Depth to Front Ratio
Block 4 - Lot 1	176.37’	61.70’	2.86 to 1
Block 4 - Lot 2	176.14’	61.87’	2.85 to 1
Block 4 - Lot 3	175.91’	67.55’	2.60 to 1
Block 7 - Lot 1	125.03’	47.18’	2.65 to 1
Block 7 - Lot 2	121.63’	45.24’	2.69 to 1
Block 7 - Lot 3	118.08’	45.24’	2.61 to 1
Block 7 - Lot 4	114.54’	45.24’	2.53 to 1
Block 7 - Lot 16	100.99’	23.67	4.27 to 1
Block 7 - Lot 17	100.99’	22.53	4.48 to 1
Block 7 - Lot 18	100.63’	25.86	3.89 to 1

- Centerline curve radius for 100’ instead of 150’
- Road Width of 36’ instead of 39’
- Sewer easement of 20’

Staff Comments

Staff sent out 7 nearest neighbor notifications to the property owners within 300 feet as part of this application. In addition, legal ads were published in the paper and a sign posted on the property.

Staff has no further comments at this time.

Attachments

Aerial

Final Plat

Resolution 29-24

Story House Village PUD



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

CITY OF Sheridan WYOMING

Legend

Roads
- County Road
- Forest Service Road
- Private Road
- PUBLIC ROAD
- City of Sheridan Road
- Sheridan College Road
- Sheridan County Airport
- State of Wyoming Road
- VA Road
- Parcels

Zoning City
- MA - Medical Arts District
- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District

Miles 0 ¾ 1½

Date: 12/27/2023 3:41 PM User: sgoodman

FINAL PLAT
OF
STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1

AREA OF 84 LOTS, BLOCKS 1-3, 6 & 8 ±28.82 ACRES
AREA OF 8 OUTLOTS ±7.76 ACRES
AREA OF ROADS ±8.29 ACRES
TOTAL = ±44.87 ACRES
ZONING: PUD

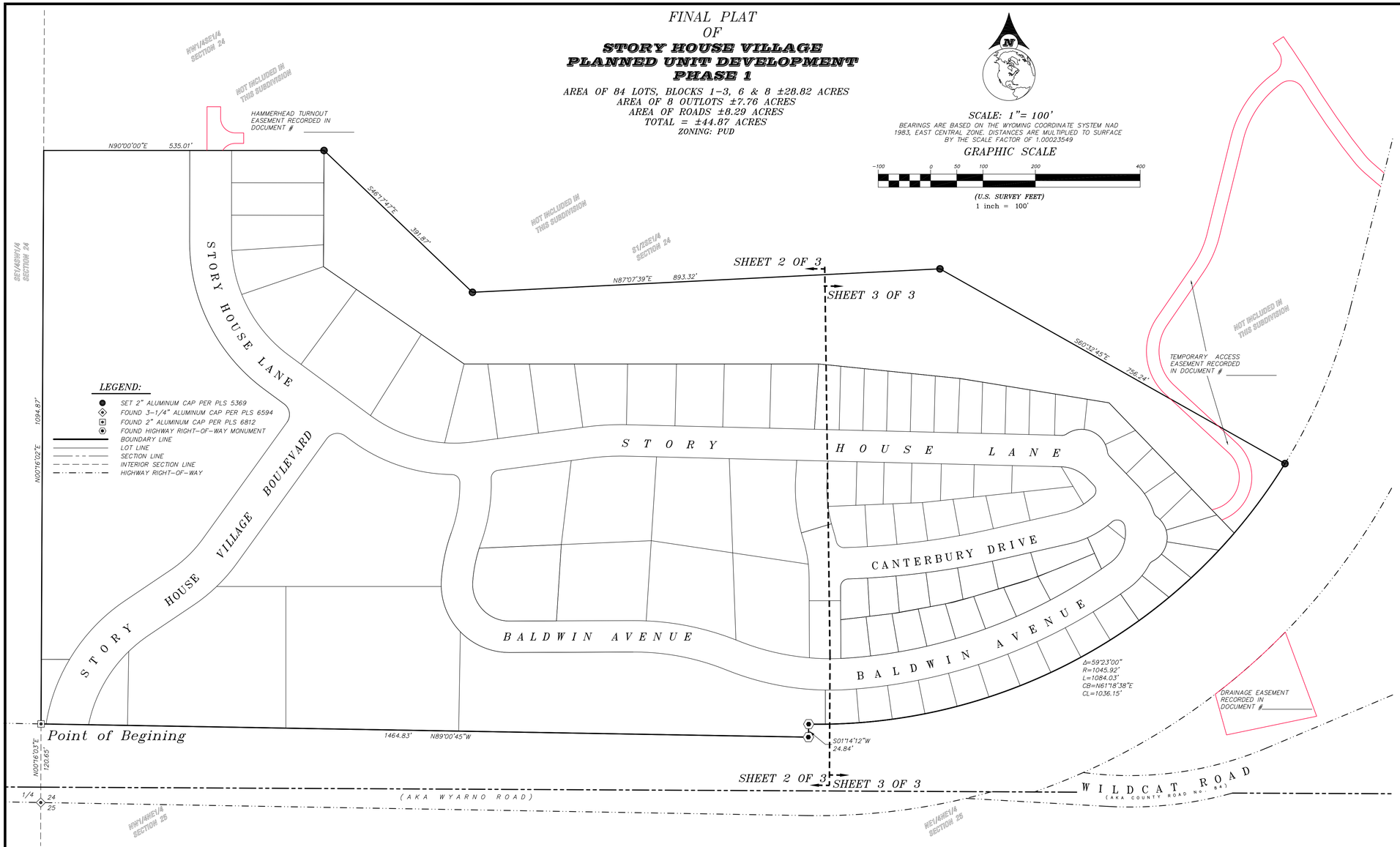
SCALE: 1"= 100'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE MULTIPLIED TO SURFACE BY THE SCALE FACTOR OF 1.00023549

GRAPHIC SCALE

-100 0 50 100 200 400

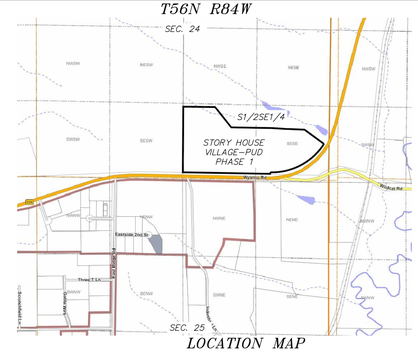
(U.S. SURVEY FEET)
1 inch = 100'



LEGEND:

- SET 2" ALUMINUM CAP PER PLS 5369
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- HIGHWAY RIGHT-OF-WAY

T56N R84W



LOCATION MAP

NO TRUE SCALE

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STORY HOUSE PROPERTY COMPANY LLC BEING THE OWNER(S), PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1** IS A SUBDIVISION OF THE S1/2SE1/4, SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the quarter corner of said Section 24 (monumented with a 3¼" Aluminum Cap per PLS 6594); thence N00°16'03"E, 120.65 feet along the west line of said S½SE¼ to a 2" Aluminum Cap per PLS 6812 being the POINT OF BEGINNING this tract;
thence N00°16'03"E, 1094.87 feet along said west line to a 2" Aluminum Cap per PLS 5369;
thence N90°00'00"E, 535.01 feet to a 2" Aluminum Cap per PLS 5369;
thence S46°17'47"E, 391.87 feet to a 2" Aluminum Cap per PLS 5369;
thence N87°07'39"E, 893.32 feet to a 2" Aluminum Cap per PLS 5369;
thence S60°32'45"E, 756.24 feet to a 2" Aluminum Cap per PLS 5369 lying on the north right of way line of Wyarno Road (AKA State Highway No. 336);
thence along said north right of way line, through a curve to the right, having a central angle of 59°23'00", a radius of 1045.92 feet, an arc length of 1084.03 feet, a chord bearing of S61°18'38"W and a chord distance of 1036.15 feet to a standard WYDOT right of way monument at the end of said curve to the right;
thence along said north right of way line S01°14'12"W, 24.84 feet to a standard WYDOT right of way monument;
thence N89°00'45"W, 1464.83 feet along said north right of way line to the POINT OF BEGINNING.

SAID SUBDIVISION CONTAINS **±44.86 ACRES** OF LAND, MORE OR LESS.

STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1, 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 PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THE PLAT, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN AND IT'S LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

OUTLOTS ARE DRAINAGE EASEMENTS, OTHER EASEMENTS (AS SHOWN & DEFINED), AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____

FP STORY HOUSE PROPERTY COMPANY, LLC

BY: _____
, MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY xxxxxxxxxxxx BEFORE ME THIS DAY OF _____, _____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

SIGNED BY AFFIDAVIT

BY: SECURITY STATE BANK ("LIEN HOLDER"),
SEE AFFIDAVIT FILED AT THE SHERIDAN
COUNTY COURTHOUSE.
DOCUMENT NUMBER: _____

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

_____ _____
ATTEST: VICE-CHAIRMAN CHAIRMAN

_____ _____ _____
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS___DAY OF_____, ____.

_____ _____
ATTEST: CITY CLERK MAYOR

NOTES

1. All areas requiring placement of compacted fill must be constructed in accordance with the construction drawings and Section 01750 – Special Provisions of the Story House Village PUD Phase 1.
2. A geotechnical evaluation and foundation design must be performed by a Wyoming Licensed Professional Engineer for permanent structures constructed on Lots containing compacted fill. This includes the following:
   a. Block 3
   b. Block 4: Lots 1, 2, 3, 4, 5, 6, 13, 14, and Outlot C
   c. Block 5: Lots 1, 5, and 6
   d. Block 6
   e. Block 7: Lots 1, 2, 3, 10, 11, 12, 13, 14, 15, 16, 20, 29, and 30
   f. Block 8
   g. Outlot B

(See Sheets 2 and 3 for Lot and Block locations).

NOTICE TO BUYERS

This property is subject to limited sewer capacity that will be regulated by the issuance of building permits. The City of Sheridan has the right to and will deny your building permit if there is not adequate sewer capacity for your project.

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT_____ O'CLOCK ___.M.,

THIS _____, DAY OF _____, 20_____, AND IS RECORDED IN PLAT BOOK _____, PAGE _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THONE STEWART, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor THONE STEWART 14 Date WYOMING

PRELIMINARY DRAFT

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

FINAL PLAT
OF
STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1

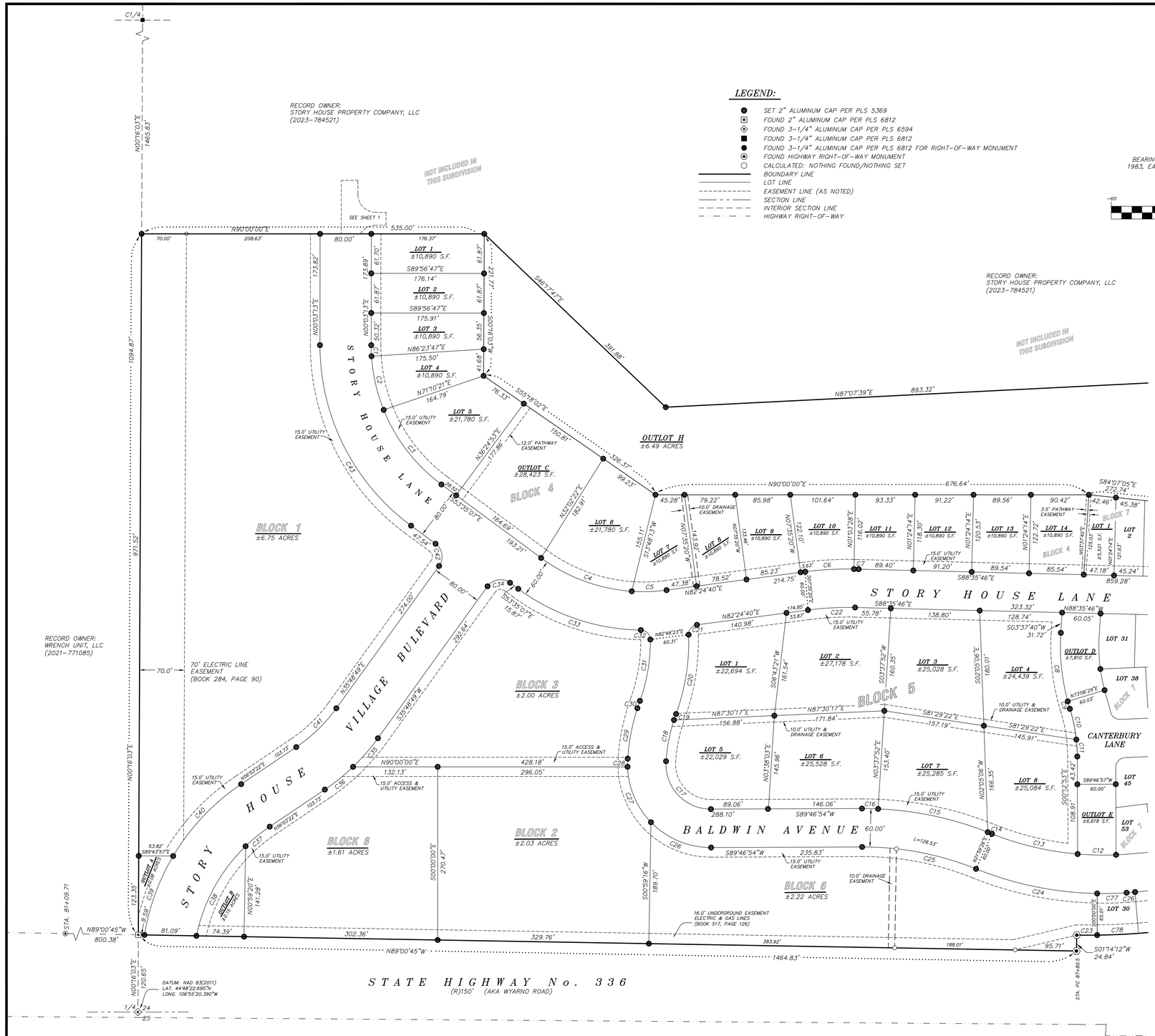
SITUATED IN THE S/2SE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

DEVELOPER: STORY HOUSE PROPERTY COMPANY, LLC
40 EAST WORKS STREET, SUITE 18
SHERIDAN WY, 82801

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801

JN: 2023-058
DN: 2023-058-PUD-2-20
PF: T2023-058
REVIEWED BY: JSP
JUNE 10, 2024



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°39'25"	270.00'	17.23'	S01°46'30"E	17.23'
C2	18°19'08"	270.00'	86.33'	S12°45'47"E	85.96'
C3	31°39'47"	270.00'	149.21'	S37°45'14"E	147.32'
C4	32°26'57"	270.00'	152.91'	S69°48'36"E	150.88'
C5	11°33'16"	270.00'	54.45'	N88°11'18"E	54.36'
C6	8°38'49"	530.00'	79.99'	N86°44'04"E	79.91'
C7	0°20'46"	530.00'	3.20'	S88°46'09"E	3.20'
C8	20°53'28"	329.56'	120.17'	S06°49'04"E	119.50'
C9	2°06'35"	329.56'	12.14'	S16°12'30"E	12.13'
C10	17°02'45"	254.21'	75.63'	N08°44'25"W	75.35'
C11	17°02'45"	254.21'	75.63'	N08°44'25"W	75.35'
C12	7°19'18"	470.00'	60.06'	S88°48'16"E	60.02'
C13	17°08'08"	469.98'	140.56'	S76°34'37"E	140.03'
C14	0°28'37"	530.00'	4.41'	N68°14'52"W	4.41'
C15	19°00'43"	530.00'	175.87'	N77°59'33"W	175.06'
C16	2°43'11"	530.00'	25.16'	N88°51'30"W	25.16'
C17	94°08'19"	70.00'	115.01'	S43°08'56"E	102.50'
C18	13°56'56"	270.00'	65.73'	S10°53'41"W	65.57'
C19	2°06'21"	270.00'	9.92'	S18°55'20"W	9.92'
C20	21°54'40"	330.00'	126.20'	N09°01'10"E	125.43'
C21	84°20'49"	15.00'	22.08'	S40°14'15"W	20.14'
C22	8°59'34"	470.00'	73.77'	S86°54'27"W	73.69'
C23	1°44'42"	1045.92'	31.86'	S89°52'13"E	31.85'
C24	20°59'06"	530.00'	194.12'	S78°30'07"E	193.03'
C25	22°12'32"	470.00'	182.18'	N79°06'50"W	181.04'
C26	46°08'30"	130.00'	104.69'	S67°08'51"E	101.89'
C27	42°20'16"	130.00'	96.06'	S22°54'28"E	93.89'
C28	5°39'33"	130.00'	12.84'	S01°05'26"W	12.84'
C29	13°56'56"	330.00'	80.34'	S10°53'41"W	80.14'
C30	2°06'21"	330.00'	12.13'	S18°55'20"W	12.13'
C31	20°44'18"	270.00'	97.73'	N09°36'21"E	97.19'
C32	88°27'13"	15.00'	23.16'	N44°59'24"W	20.93'
C33	35°37'54"	330.00'	205.22'	S71°24'04"E	201.93'
C34	90°36'04"	25.00'	39.53'	S81°06'51"W	35.54'
C35	20°14'33"	328.00'	115.88'	N45°56'05"E	115.28'
C36	20°14'33"	328.00'	115.88'	N45°56'05"E	115.28'
C37	101°13'50"	272.00'	48.57'	S50°56'27"W	48.50'
C38	34°08'12"	272.00'	162.06'	S28°45'26"W	159.67'
C39	21°28'22"	352.00'	131.92'	S19°58'25"W	131.15'
C40	25°20'46"	352.00'	155.72'	S43°22'59"W	154.45'
C41	20°14'33"	248.00'	87.62'	N45°56'05"E	87.16'
C42	89°23'56"	25.00'	39.01'	N08°53'09"W	35.17'
C43	53°38'20"	350.00'	327.66'	S26°45'57"E	315.83'

FINAL PLAT OF STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1

SITUATED IN THE S/2SE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

DEVELOPER: STORY HOUSE PROPERTY COMPANY, LLC
40 EAST WORKS STREET, SUITE 18
SHERIDAN WY, 82801

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
P.O. BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801

JN: 2023-058
DN: 2023-058-PUD-2-20
PF: 12023-058
REVIEWED BY: JSP
JUNE 10, 2024

RECORD OWNER:
STORY HOUSE PROPERTY COMPANY, LLC
(2023-784521)

N90°00'00"E
676.64'

S80°32'46"E
756.24'

NOT INCLUDED IN THIS SUBDIVISION

STA. PT 103+19.2

OUTLOT H
±6.49 ACRES

90.42' | 42.46' | 45.38' | S84°07'05"E 272.74' | 45.38' | 45.38' | 45.38' | 45.38' | 47.08' | 42.25' | 45.67' | S80°43'00"E | 45.90' | 49.57' | 286.72' | 61.35' | 42.07'

3.5' PATHWAY EASEMENT

BLOCK 7 PATHWAY EASEMENT

LOT 1 ±5,521 S.F. | LOT 2 ±5,262 S.F. | LOT 3 ±5,262 S.F. | LOT 4 ±5,101S.F. | LOT 5 ±4,941 S.F. | LOT 6 ±4,869 S.F. | LOT 7 ±4,480 S.F. | LOT 8 ±4,285 S.F. | LOT 9 ±4,022 S.F. | LOT 10 ±4,000 S.F. | LOT 11 ±4,000 S.F. | LOT 12 ±4,900 S.F.

LOT 14 ±10,890 S.F.

BLOCK 4 | BLOCK 7

S03°17'40"W 125.03' | N01°24'14"E 121.63' | N01°24'14"E 118.08' | N01°24'14"E 114.54' | N01°24'14"E 111.00' | N01°24'14"E 107.45' | N02°20'21"E 103.79' | N01°24'14"E 97.85' | N01°24'14"E 91.59' | N01°24'14"E 85.30' | N01°24'14"E 78.52' | N05°48'52"E 57.85'

15.0' UTILITY EASEMENT

85.54' | 47.18' | S88°35'46"E | 45.24' | 45.24' | 45.24' | 45.24' | 45.24' | 45.24' | 45.24' | 45.47' | 859.28' | 49.02' | 15.72' | C50 | C51 | C52

6.0' PATHWAY EASEMENT
N65°02'24"E
63.65'
6.0' PATHWAY EASEMENT

S42°51'07"E 47.16'

C53 | C54 | 45.62' | 60.00' | S03°31'04"W 60.04'

LOT 13 ±4,032 S.F.

N46°05'02"E 70.04'

LOT 14 ±4,032 S.F. | 62.82' | 344.95'

C55 | 32.01' | C56 | N54°48'07"E 72.30' | 45.08'

LOT 15 ±4,032 S.F.

N46°11'08"E 84.35' | 68.83'

LOT 16 ±4,032 S.F.

C57 | C58 | C59

SEE SHEET 1 FOR TEMPORARY ACCESS EASEMENT DETAILS

12' SANITARY SEWER & ACCESS EASEMENT

N73°18'25"E 100.99'

12' SANITARY SEWER & ACCESS EASEMENT

LOT 17 ±5,443 S.F. | 48.03'

16.0' UNDERGROUND ELECTRIC & GAS LINE EASEMENT (BOOK 517, PAGE 126)

S80°52'46"E 100.63'

C60 | C61 | C62 | C63 | C64 | C65 | C66 | C67 | C68 | C69 | C70 | C71 | C72 | C73 | C74 | C75 | C76 | C77 | C78 | C79 | C80 | C81 | C82 | C83 | C84 | C85 | C86 | C87 | C88 | C89 | C90 | C91

LOT 18 ±3,955 S.F. | LOT 19 ±3,955 S.F. | LOT 20 ±3,955 S.F. | LOT 21 ±4,000 S.F. | LOT 22 ±4,000 S.F. | LOT 23 ±4,000 S.F. | LOT 24 ±4,000 S.F. | LOT 25 ±4,000 S.F. | LOT 26 ±4,000 S.F. | LOT 27 ±4,000 S.F. | LOT 28 ±4,000 S.F. | LOT 29 ±4,000 S.F.

S51°14'50"E 72.86' | S51°15'54"E 66.26' | S34°50'06"E 61.84' | S27°22'55"E 62.88' | S27°59'19"E 63.72' | S24°38'11"E 64.38' | S21°11'55"E 64.86' | S17°56'55"E 65.16' | S14°38'12"E 65.29' | S11°20'00"E 65.25' | S08°01'44"E 65.04' | S04°43'12"E 64.66'

Δ=9°00'21"
R=1045.92'
L=4,335.03'
CB=N36°07'19"E
CL=164.23'

Δ=17°29'12"
R=1045.92'
L=319.21'
CB=N22°46'45"E
CL=317.98'

Δ=50°22'38"
R=1045.92'
L=919.63'
CB=S65°48'49"W
CL=890.29'

S T O R Y H O U S E L A N E

B A L D W I N A V E N U E

C A N T E R B U R Y L A N E

S T A T E H I G H W A Y N o . 3 3 6

(R)200' (AKA WYARNO ROAD)

N88°35'46"W 60.05' | 54.86' | N88°35'46"W | 51.92' | 53.01' | 56.22' | 62.78' | 72.58' | 453.26' | 77.05' | 16.62'

N03°37'40"E 34.05'

15.0' UTILITY EASEMENT

BLOCK 7

LOT 31 ±4,716 S.F. | LOT 32 ±4,240 S.F. | LOT 33 ±4,154 S.F. | LOT 34 ±4,154 S.F. | LOT 35 ±4,154 S.F. | LOT 36 ±4,514 S.F. | LOT 37 ±4,803 S.F.

S01°24'14"W 83.15' | S01°24'14"W 79.75' | S01°24'14"W 76.27' | S01°24'14"W 70.31' | S01°24'14"W 62.02' | S01°24'14"W 52.44'

15.0' UTILITY EASEMENT

OUTLOT F ±2,103 S.F.

C114 | S80°55'32"E 43.77' | N43°51'07"W 18.95' | C115 | S49°08'14"W 7.67'

OUTLOT D ±7,810 S.F.

C1 | C125 | C124 | C123 | C122 | C121 | C120 | C119 | C118 | C117 | C116 | C129

53.18' | 52.03' | 53.13' | 22.05' | 34.52' | 63.32' | 73.21' | 101.81' | N83°53'06"E 78.69'

N87°39'08"E 70.51' | N87°39'08"E 53.70' | N87°39'08"E 56.19' | N83°53'06"E 58.72' | N83°53'06"E 62.95' | N83°53'06"E 72.49'

LOT 44 ±4,989 S.F.

LOT 43 ±4,339 S.F.

N12°45'05"W 64.45' | N12°45'05"W 56.07' | 64.21'

LOT 38 ±5,081 S.F. | LOT 39 ±4,339S.F. | LOT 40 ±4,339 S.F. | LOT 41 ±4,339 S.F. | LOT 42 ±4,339 S.F.

N73°06'29"E 60.03' | S87°55'19"W 11.32' | 15.0' UTILITY EASEMENT | N01°36'23"W 78.71' | N05°41'20"W 77.73' | N10°16'52"W 70.42' | S77°14'55"W 136.22' | 72.01'

LOT 8

C122 | C121 | C120 | C119 | C118 | C117 | C116 | C129 | C128 | C100 | C101 | C102 | C103 | C104 | C105 | C106 | C107 | C108 | C109 | C110 | C111 | C112 | C113 | C114 | C115

S49°08'14"W 3.26'

OUTLOT G ±687 S.F.

S51°31'37"E 42.29' | S24°05'05"E 60.00' | S55°55'35"E 60.00'

LOT 60 ±3,329 S.F.

LOT 51 ±4,452 S.F.

N77°14'55"E 61.51' | 138.23' | 76.72' | 116.57'

LOT 50 ±3,942 S.F.

LOT 59 ±4,903 S.F.

S21°14'57"E 54.22' | S24°05'05"E 32.65' | N67°33'01"E | N77°01'50"W 48.28'

LOT 49 ±3,961 S.F.

LOT 48 ±3,954 S.F.

LOT 58 ±3,937 S.F.

S09°43'13"E 60.80' | S07°26'02"E 65.36' | 29.23' | N72°53'46"E 68.85' | N72°53'46"E 59.61' | 49.23' | N27°57'47"W 50.48'

15.0' UTILITY EASEMENT

LOT 45 ±3,987 S.F. | LOT 46 ±3,978 S.F. | LOT 47 ±3,959 S.F.

S05°16'59"E 69.56' | S05°16'59"E 73.69' | S03°47'14"E 3.28'

LOT 4

S89°46'57"W 60.00' | 26.41' | 36.61' | N00°13'03"W | 73.79' | 55.83' | 42.76' | 14.28' | 60.27' | 28.99' | 34.78' | 21.16' | N75°23'50"E 55.93' | N19°56'33"W 65.84' | N16°21'15"W 69.32' | N13°10'54"W 73.32' | N09°47'48"W 74.25' | N06°36'23"W 75.36'

LOT 57 ±3,917 S.F.

LOT 56 ±3,931 S.F.

LOT 55 ±3,909 S.F.

LOT 54 ±3,920 S.F.

LOT 53 ±3,896 S.F.

N79°37'51"E 52.68' | N79°37'51"E 50.87' | N83°04'12"E 49.85' | N83°04'12"E 48.74'

LOT 52 ±3,949 S.F.

OUTLOT E ±6,618 S.F.

LOT 22 ±4,000 S.F.

LOT 23 ±4,000 S.F.

LOT 24 ±4,000 S.F.

LOT 25 ±4,000 S.F.

LOT 26 ±4,000 S.F.

LOT 27 ±4,000 S.F.

LOT 28 ±4,000 S.F.

LOT 29 ±4,000 S.F.

LOT 30

LOT 1

BLOCK 6

16.0' UNDERGROUND ELECTRIC & GAS LINE EASEMENT (BOOK 517, PAGE 126)

S00°00'00"E 65.01'

C23 | C78 | C79 | C80 | C81 | C82 | C83 | C84 | C85 | C86 | C87 | C88 | C89 | C90 | C91 | C92 | C93 | C94 | C95 | C96 | C97 | C98 | C99 | C100 | C101 | C102 | C103 | C104 | C105 | C106 | C107 | C108 | C109 | C110 | C111 | C112 | C113 | C114 | C115 | C116 | C117 | C118 | C119 | C120 | C121 | C122 | C123 | C124 | C125 | C126 | C127 | C128 | C129 | C130

95.71' | S01°14'12"W 24.84'

STA. PC 87+80.5

SEE SHEET 1 FOR DRAINAGE POND DETAILS

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C50	29°51'54"	15.00'	7.82'	N70°06'35"E	7.73'
C51	40°38'14"	50.00'	35.46'	S75°29'45"W	34.72'
C52	59°13'43"	50.00'	51.69'	N54°34'17"W	49.42'
C53	17°19'27"	50.00'	15.12'	N16°17'42"W	15.06'
C54	36°16'58"	15.00'	9.50'	S25°46'28"E	9.34'
C55	8°46'55"	130.00'	19.93'	N39°35'21"W	19.91'
C56	17°50'51"	130.00'	40.49'	N26°16'27"W	40.33'
C57	35°59'59"	15.00'	9.42'	S35°21'02"E	9.27'
C58	9°32'09"	50.00'	8.32'	N48°34'57"W	8.31'
C59	27°07'16"	50.00'	23.67'	N30°15'14"W	23.45'
C60	25°48'49"	50.00'	22.53'	N03°47'11"W	22.34'
C61	29°37'56"	50.00'	25.86'	N23°56'12"E	25.57'
C62	24°49'08"	50.00'	21.66'	N51°09'45"E	21.49'
C63	35°59'59"	15.00'	9.42'	S45°34'19"W	9.27'
C64	11°09'47"	130.00'	25.33'	N33°09'13"E	25.29'
C65	15°20'19"	130.00'	34.80'	N46°24'15"E	34.70'
C66	1°04'57"	1030.00'	19.46'	N54°36'53"E	19.46'
C67	3°27'45"	1030.00'	62.24'	N56°53'14"E	62.24'
C68	3°24'35"	1030.00'	61.30'	N60°19'24"E	61.29'
C69	3°22'07"	1030.00'	60.56'	N63°42'45"E	60.55'
C70	3°20'17"	1030.00'	60.01'	N67°03'57"E	60.00'
C71	3°19'02"	1030.00'	59.63'	N70°23'36"E	59.62'
C72	3°18'21"	1030.00'	59.43'	N73°42'18"E	59.42'
C73	3°18'12"	1030.00'	59.38'	N77°00'34"E	59.38'
C74	3°18'36"	1030.00'	59.50'	N80°18'58"E	59.49'
C75	3°19'32"	1030.00'	59.78'	N83°38'02"E	59.78'
C76	0°44'07"	1030.00'	13.22'	N85°39'51"E	13.22'
C77	4°58'26"	530.00'	46.01'	N88°31'07"E	45.99'
C78	3°32'06"	1045.92'	64.53'	N87°29'23"E	64.52'
C79	3°28'53"	1045.92'	63.55'	N83°58'54"E	63.54'
C80	3°27'57"	1045.92'	63.27'	N80°30'29"E	63.26'
C81	3°27'33"	1045.92'	63.15'	N77°02'44"E	63.14'
C82	3°27'42"	1045.92'	63.19'	N73°35'06"E	63.18'
C83	3°28'23"	1045.92'	63.40'	N70°07'04"E	63.39'
C84	3°29'37"	1045.92'	63.77'	N66°38'04"E	63.76'
C85	3°31'26"	1045.92'	64.33'	N63°07'33"E	64.32'
C86	3°33'52"	1045.92'	65.07'	N59°34'54"E	65.06'
C87	3°37'00"	1045.92'	66.02'	N55°59'28"E	66.01'
C88	3°40'55"	1045.92'	67.21'	N52°20'30"E	67.20'
C89	4°05'08"	1045.92'	74.58'	N48°27'29"E	74.56'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C90	5°47'25"	1045.92'	105.70'	N43°31'12"E	105.66'
C91	5°47'25"	1045.92'	105.70'	N43°31'12"E	105.66'
C92	1°23'16"	1530.00'	37.06'	N87°27'10"E	37.05'
C93	2°02'11"	1530.00'	54.38'	N85°44'26"E	54.38'
C94	2°09'23"	1530.00'	57.58'	N83°38'39"E	57.58'
C95	2°17'10"	1530.00'	61.05'	N81°25'23"E	61.05'
C96	2°31'44"	1530.00'	67.53'	N79°00'55"E	67.53'
C97	0°30'09"	1530.00'	13.42'	N77°29'59"E	13.42'
C98	1°19'58"	180.00'	35.60'	N71°34'56"E	35.54'
C99	14°21'13"	180.15'	45.13'	N58°44'14"E	45.01'
C100	2°24'49"	179.98'	7.58'	N50°20'37"E	7.58'
C101	120°26'58"	15.00'	31.53'	N70°38'17"W	26.04'
C102	44°01'31"	70.04'	53.81'	N32°03'19"E	52.50'
C103	11°3'28"	970.00'	20.73'	N54°41'09"E	20.73'
C104	6°44'20"	970.00'	114.09'	N58°40'03"E	114.02'
C105	4°15'55"	970.00'	72.21'	N64°10'10"E	72.19'
C106	3°45'19"	970.00'	63.57'	N68°10'47"E	63.56'
C107	3°32'42"	970.00'	60.02'	N71°49'48"E	60.01'
C108	3°20'57"	970.00'	56.70'	N75°16'37"E	56.69'
C109	3°15'06"	970.00'	55.05'	N78°34'39"E	55.04'
C110	3°11'25"	970.00'	54.01'	N81°47'54"E	54.00'
C111	3°37'36"	900.30'	56.99'	N85°09'37"E	56.98'
C112	88°21'50"	15.00'	23.13'	S43°57'52"W	20.91'
C113	44°44'39"	70.00'	54.67'	N66°13'27"W	53.29'
C114	92°59'21"	15.00'	24.34'	N02°38'33"E	21.76'
C115	7°25'21"	120.00'	15.55'	N60°16'00"E	15.53'
C116	13°16'15"	120.00'	27.79'	N70°36'47"E	27.73'
C117	3°13'07"	1472.67'	65.59'	N78°26'59"E	65.58'
C118	2°24'13"	1470.00'	61.67'	N80°55'43"E	61.66'
C119	2°18'08"	1470.00'	59.06'	N83°16'54"E	59.06'
C120	2°12'36"	1470.00'	56.70'	N85°32'16"E	56.70'
C121	1°16'45"	1470.00'	32.82'	N87°16'56"E	32.82'
C122	79°06'29"	14.89'	20.56'	S52°31'26"E	18.97'
C123	4°17'29"	314.32'	23.54'	N15°07'02"W	23.54'
C124	7°10'35"	269.56'	33.76'	S11°10'41"E	33.74'
C125	11°13'04"	269.56'	52.78'	S01°58'52"E	52.69'
C126	11°13'04"	269.56'	52.78'	S01°58'52"E	52.69'
C128	20°26'24"	70.00'	24.97'	N00°11'37"W	24.84'
C129	7°22'56"	120.59'	15.54'	N52°50'08"E	15.53'
C130	2°29'49"	269.56'	11.75'	S16°00'53"E	11.75'

FINAL PLAT
OF
STORY HOUSE VILLAGE, PLANNED UNIT DEVELOPMENT PHASE 1

SITUATED IN THE S/2SE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

DEVELOPER: STORY HOUSE PROPERTY COMPANY, LLC
40 EAST WORKS STREET, SUITE 18
SHERIDAN WY, 82801

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801

JN: 2023-058
DN: 2023-058-PUD-2-20
PF: T2023-058
REVIEWED BY: JSP
JUNE 10, 2024

CITY OF SHERIDAN
RESOLUTION 29-24

A RESOLUTION approving PL-24-20, the final plat of Story House Village Planned Unit Development Phase 1 subdivision, dividing 44.87 acres from unplatted land into 84 lots and 8 outlots with a major subdivision. Zoned Planned United Development (PUD), located at 2323 E. 5th Street. (PIN 56842410000333)

WHEREAS, the final plat of the Story House Village Planned Unit Development Phase 1 has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

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

Be it resolved by the City of Sheridan Governing Body:

That the final plat of the Story House Village Planned Unit Development Phase 1, dividing 44.87 acres from unplatted land into 84 lots and 8 outlots with a major subdivision. The property is zoned Planned United Development (PUD), located at 2323 E. 5th Street.

In approving the Story House Village Planned Unit Development Phase 1, 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 Story House Village Planned Unit Development Phase 1 subdivision, the Governing Body is also approving a depth to front ratio variance and a frontage width variance. The depth to front ratio for Block 4 Lots 1-3, Block 7 Lots 1-4 & 16-18 will be greater than 2.5 to 1. The dedicated street frontage width for Lots 16 and 17 will be 23.67 feet and 22.53 feet, respectively.

PASSED, APPROVED, AND ADOPTED this 1st day of July, 2024.

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk

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 Alger Street Encroachment Agreement - Public Works Director Hanns Mercer
From: Hanns Mercer, Public Works Director
To: City Council
CC:
Date: 06/17/2024