



**Sheridan City Planning Commission
Meeting Agenda
May 13, 2024
7:00 PM, City Council Chamber, City Hall**

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

Motion by:

Second:

Vote:

3. Review, correction, and approval of minutes of the April 22, 2024 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-24-8, Summer Moon preliminary plat. The owner, Rabon Enterprises, LLC is requesting to subdivide 1.48 acres from 1 lot into 5 lots. Zoned B-1 Business District. Located at 1898 Fairway Ct. PIN 56842820000100.

Motion by:

Second:

Vote:

5. Consideration of PL-24-11; Resolution 16-24. Final plat of the HIE Subdivision. The owner, Prime Real Estate Holdings, LLC, is requesting to subdivide 5.335 acres from 1 lot into 2 lots. Zoned M-1 Industrial District. Located at 1860 Commercial Ave. PIN 5684354800125.

Motion by:

Second:

Vote:

6. Consideration of PL-24-12, Ordinance 2283. Palmer's Addition, West half of lots 13, 14, 15, 16, 17, and 18, Block 6 rezone. The owners, Kon Ho In, and Sun Ok In are requesting to rezone 10,500 sq feet from R-3 Residence District to B-2 Business District. Located on the corner of 4th and Vale Vista, 51 and 55 W 4thSt. PIN 56842247400600.

Motion by:

Second:

Vote:

7. Comments from commissioners and staff.
8. Adjourn



MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE: Review, correction, and approval of minutes of the April 22, 2024 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS

APRIL 22, 2024

1. Commission Chair Tod Windson called the meeting to order at 7:00 PM with a quorum as follows: Margaret Morneau, Bev Leichtnam, Brandy Campbell, James Schrodtt, Daniel Kerbs, Commissioner Ryan Franklin was absent.
2. Commissioner Schrodtt moved, seconded by Commissioner Morneau, to approve the agenda. The motion was approved.
3. Commissioner Leichtnam moved, seconded by Commissioner Schrodtt to approve the minutes of the March 25, 2024 Planning Commission meeting. The motion was approved.
4. Consideration of PL-23-47, Resolution 14-24. Towns Minor Subdivision. The owner, KW Capital LTD, is requesting to subdivide 1.49 acres of unplatted land into 2 lots. Zoned R-3 Residence District. Located at 4672 Coffeen Ave. PIN 55841420000333.

Public Works Director Hanns Mercer presented information regarding the Subdivision.

Several neighbors near the proposed development spoke regarding the change.
Issues of concern are:

- Traffic on Trout Lane
- Drainage issues for surrounding lots
- Emergency vehicle access
- Snow removal

- WyDOT Traffic Engineer, Michelle Edwards spoke about the proposed change of access from Coffeen
- Sara Rohr, Engineer with WWC Engineering spoke in general about the project.

The Chair called for consideration of PL-23-47, Resolution 14-24. Towns Minor Subdivision.

Commissioner Schrodtt moved, seconded by Commissioner Morneau, to not recommend this project to the City Council. The motion was carried with one abstention by Commissioner Kerbs.

5. Consideration of PL-24-5. The Villages Phase II Subdivision preliminary plat. The owner, Stonemill Properties, LLC is requesting to subdivide 123.02 acres from 3 tracts into 57 lots, 3 tracts, and 2 outlots. Zoned Gateway Master Plan District. Located at 1280 Dovetail Ln. PIN 56840440000300.

Public Works Director Hanns Mercer presented information regarding the Subdivision.

Commissioner Kerbs moved, seconded by Commissioner Leichtnam, to approve a positive recommendation to the City Council for PL-24-5. The Villages Phase II Subdivision preliminary plat. The motion carried to provide a positive recommendation to City Council.

6. Comments from commissioners and staff.
 - A. Public Works Director Hanns Mercer announced the new Planner will begin June 3.
7. The meeting was adjourned at 8:22 PM.

Tod Windsor, Planning Commission Chairperson

Attest: _____
Cecilia Good, City Clerk



MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE: Consideration of PL-24-8, Summer Moon preliminary plat. The owner, Rabon Enterprises, LLC is requesting to subdivide 1.48 acres from 1 lot into 5 lots. Zoned B-1 Business District. Located at 1898 Fairway Ct. PIN 56842820000100.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation of PL-24-8, Summer Moon Subdivision preliminary plat. A request to subdivide 1.48 acres from 1 lot into 5 lots.

Background

The applicant, Rabon Enterprises LLC is requesting to subdivide 1.48 acres from 1 lot into 5 lots. Located at 1898 Fairway Ct., PIN 56842820000100.

To provide access to the 5 lots, the applicant is proposing that a 30' wide private roadways and utility easement to be accessed off of Fairway Court.

The property is 1.48 acres (64,468.8 square feet) of vacant property east of Mydland Road and north of Fairway Court. The property is previously platted as Lot 1 of the Cloud Peak Ranch Nineteenth Filing and is zoned as B-1 Business District.

Lot 1: 21,217.3 sqft

Lot 2: 12,288.0 sqft

Lot 3: 10,604.4 sqft

Lot 4: 12,225.5 sqft

Lot 5: 8,028.7 sqft

58' wide access and utility easement through Outlot A and Outlot C of the Cloud Peak Ranch Thirteenth Filing for future secondary access.

Staff Comments

Staff sent out 23 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, a legal ad was placed in the Sheridan Press, and a sign was posted on the property. Staff has no further comments at this time.

Attachments

aerial
preliminary plat

Summer Moon Subdivision



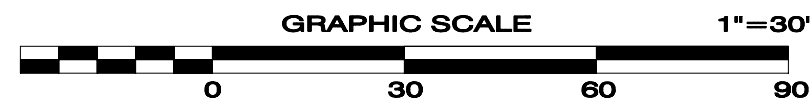
DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential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



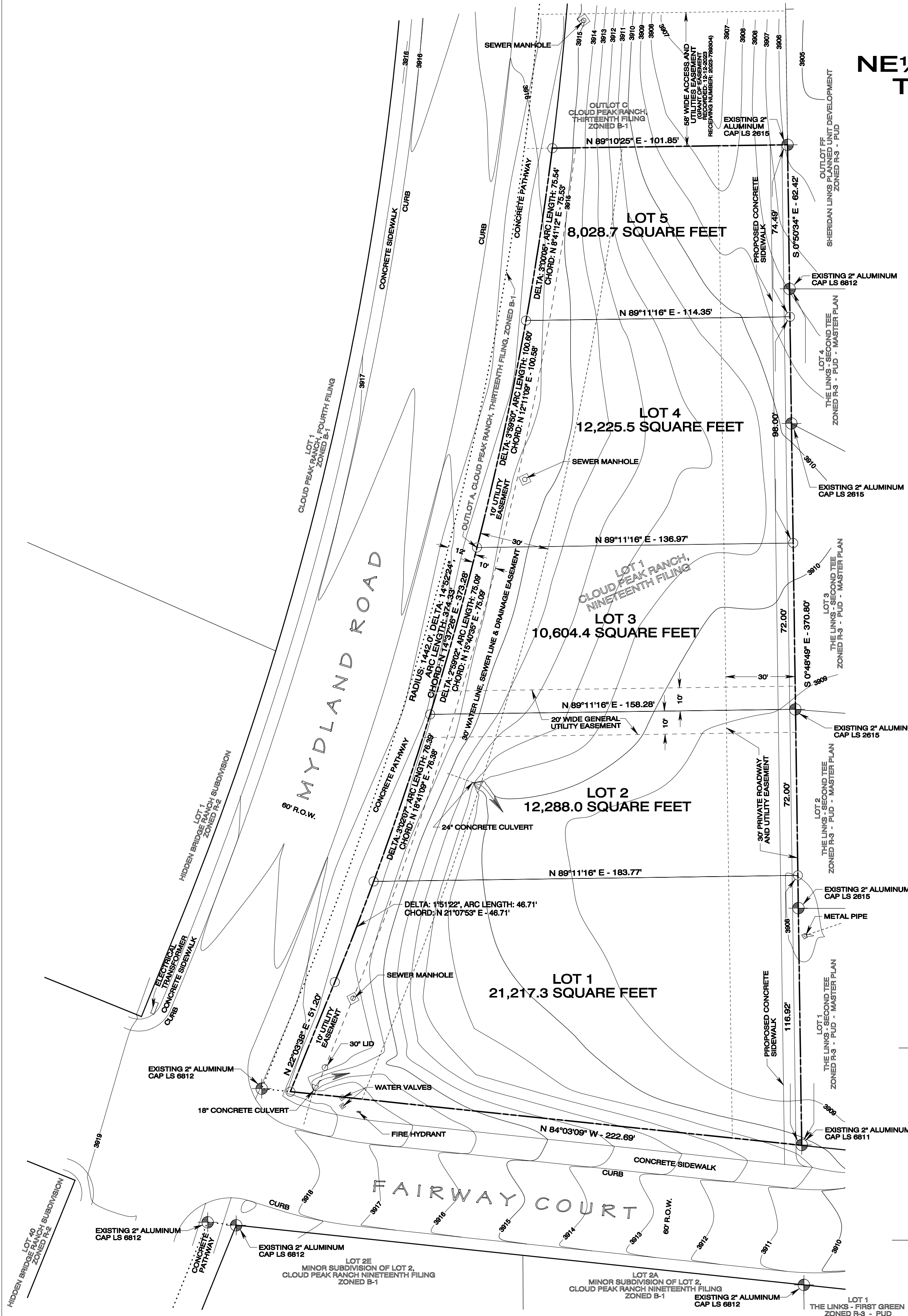
Miles 0 0.45 0.9

Date: 5/1/2024 8:48 AM User: sgoodman

DETAIL



BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).
ELEVATION DATUM IS NAVD 1988
DISTANCES ARE SURFACE, DATUM ADJUSTMENT FACTOR (DAF) = 1.000235
PROPERTY IS ZONED B - 1.



DECLARATION VACATING PREVIOUS PLATTING

This plat is a Replat of Lot 1, Cloud Peak Ranch, Nineteenth Filing in the City of Sheridan, Wyoming, as recorded in Drawer "C" of Plats, Map No. 89, of the Records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundary of this plat are hereby vacated.

PRELIMINARY PLAT

SUMMER MOON SUBDIVISION

being a REPLAT of

LOT 1

of

CLOUD PEAK RANCH, NINETEENTH FILING

and being situated in the

NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST

of the

SIXTH PRINCIPAL MERIDIAN

in the

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Rabon Enterprises, LLC, a Wyoming limited liability company, being the owner of interest in the land shown on this plat, does hereby certify: That the foregoing plat designated as Summer Moon Subdivision, being a Replat of Lot 1, Cloud Peak Ranch, Nineteenth Filing in the City of Sheridan, Sheridan County, Wyoming. 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 and proprietor; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and That the undersigned owner of the land shown and described on this plat does hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use. Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public. All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 2024, by:
Rabon Enterprises, LLC, a Wyoming limited liability company (Owner)
by _____
State of Wyoming } ss
County of Sheridan }

On this _____ day of _____, 2024, before me personally appeared _____ of Rabon Enterprises, LLC, a Wyoming limited liability company and that he does hereby acknowledge said instrument to be the free act and deed of said Rabon Enterprises, LLC, a Wyoming limited liability company.

My commission expires: _____

OWNER/SUBDIVIDER

RABON ENTERPRISES, LLC
P.O. BOX 5087
SHERIDAN, WYOMING 82801

ENGINEER

MC2 ENGINEERING & CONSTRUCTION
902 N. MAIN STREET
SHERIDAN, WYOMING 82801
307-673-7350

LAND SURVEYOR

DAVID L. RANDALL
RANDALL ENGINEERING SURVEYS
722 MONTE VISTA STREET
SHERIDAN, WYOMING 82801
307-672-6003

CERTIFICATE of the
CITY of SHERIDAN
PLANNING COMMISSION

Reviewed by the City of Sheridan Planning Commission this _____ day of _____, 2024.

ANNE VES-CHAMMAN CHAIRMAN

CITY of SHERIDAN
CERTIFICATE of APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 2024.

ANNE CITY CLERK

MAYOR

Registration No. 3159 PE & LS

CIVIL ENGINEER and LAND SURVEYOR

DIRECTOR of PUBLIC WORKS
CERTIFICATE of APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the subdivision regulations of the City of Sheridan, Wyoming and certified this _____ day of _____, 2024 by the Director of Public Works of Sheridan, Wyoming.

DIRECTOR of PUBLIC WORKS

CERTIFICATE of RECORDER

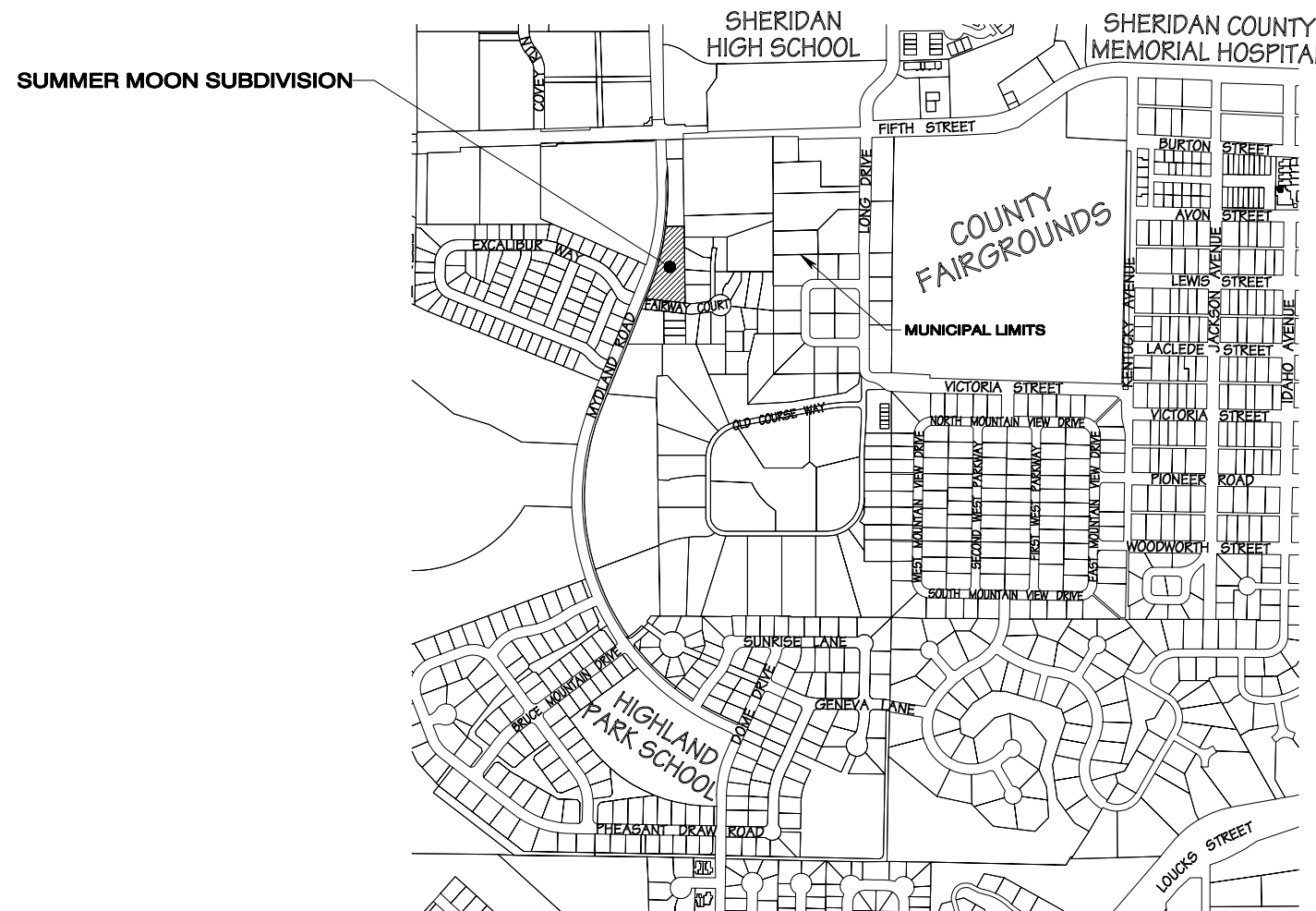
State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at _____ O'Clock _____ M., this _____ day of _____, 2024, and is duly recorded in Book _____, Page No. _____, Receiving Number _____.

COUNTY CLERK

LOCATION

SCALE : 1" = 1000'



N



PRELIMINARY PLAT

of the

SUMMER MOON SUBDIVISION

being a REPLAT of

LOT 1

of

CLOUD PEAK RANCH, NINETEENTH FILING

in the

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

addressed as

1898 FAIRWAY COURT

for

RABON ENTERPRISES, LLC

P.O. BOX 5087
SHERIDAN, WYOMING 82801



MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-24-11; Resolution 16-24. Final plat of the HIE Subdivision. The owner, Prime Real Estate Holdings, LLC, is requesting to subdivide 5.335 acres from 1 lot into 2 lots. Zoned M-1 Industrial District. Located at 1860 Commercial Ave. PIN 5684354800125.

Background

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

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

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

Access to both properties will come via Commercial Avenue.

Discussion:

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

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

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

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

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

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

The proposed subdivision conforms to the Zoning Ordinance.

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

This proposed subdivision is outside the Airport influence area.

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

Staff Comments

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

Staff has no further comments at this time.

Attachments

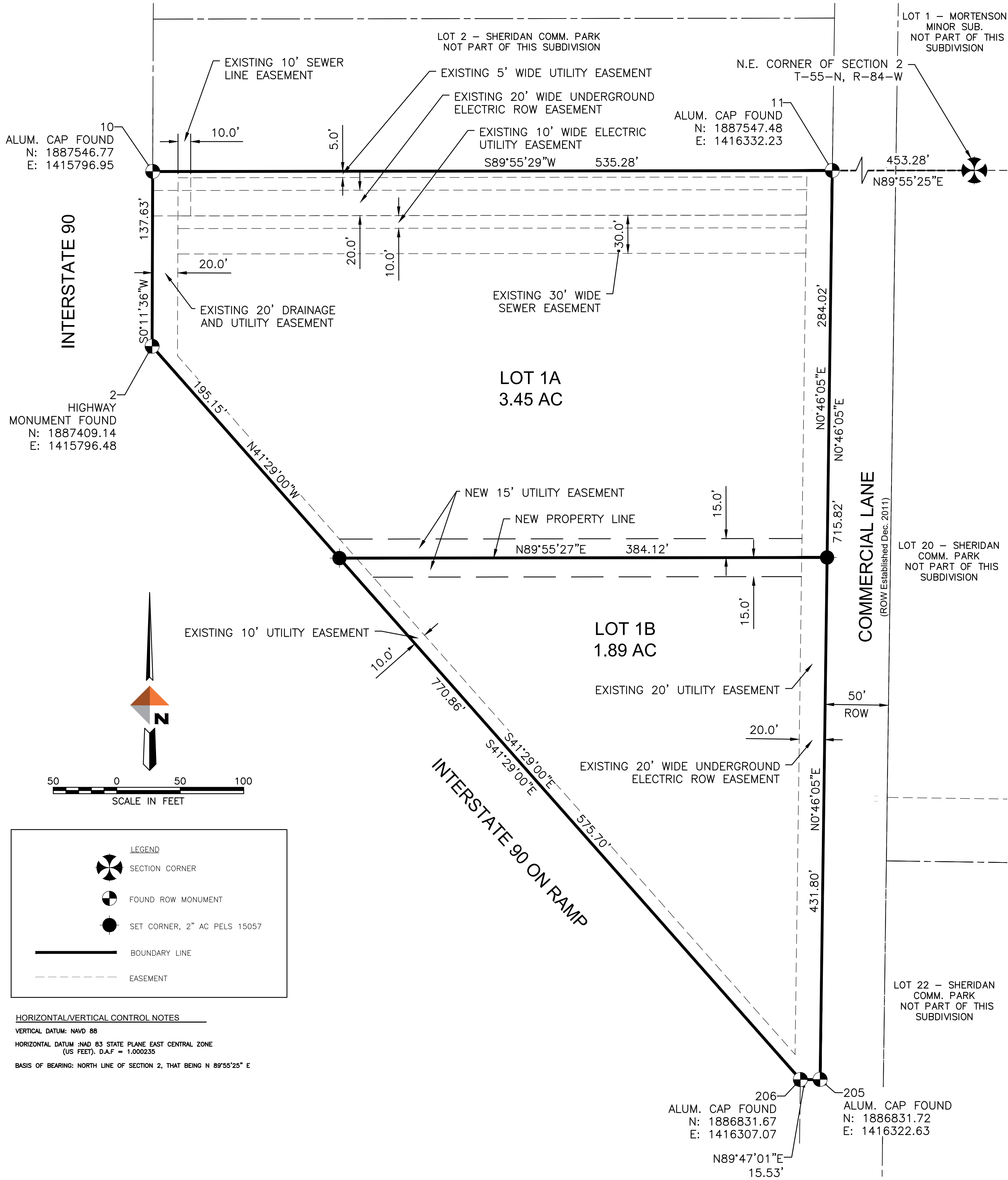
final plat

aerial

C:\dowl_pw\0401606\SC-CS-PL-28001-01.dwg PLOT DATE: 2024-4-29 10:36 SAVED DATE: 2024-04-08 15:52 USER: trosemlund

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

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



CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, _____, BEING THE OWNER OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS THE HIE SUBDIVISION, BEING A REPLAT OF LOT 1 OF SHERIDAN COMMERCIAL PARK IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THE PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT IN THE AREA, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREFTER GENERALLY UTILIZED BY THE PUBLIC.

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

EXECUTED THIS _____ DAY OF _____, 2024, BY:

PRIME REAL ESTATE HOLDINGS, LLC(OWNER)

BY: _____

STATE OF _____

CITY OF _____

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

_____ TO ME PERSONALLY KNOWN WHO, BEING

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DECLARATION VACATING PREVIOUS PLATTING

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

LEGAL DESCRIPTION

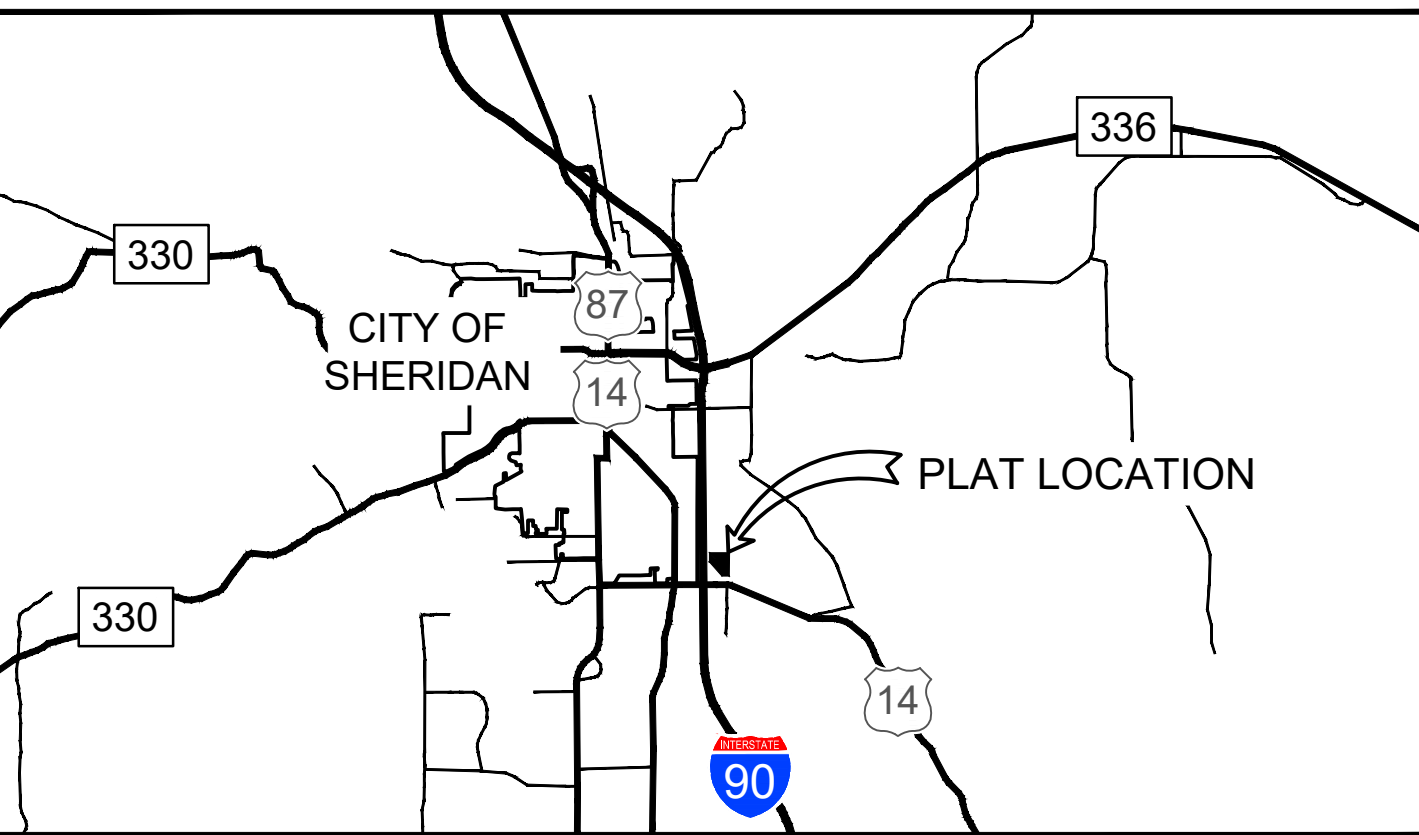
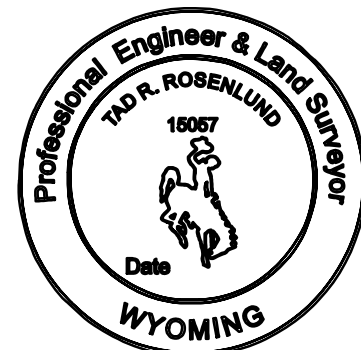
LOT 1 SHERIDAN COMMERCIAL PARK SUBDIVISION, LOCATED IN THE NE1/4NE1/4 OF SECTION 2, TOWNSHIP 55N, RANGE 84W, 6TH P.M.; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST OF SAID SECTION 2, THENCE S 89°55'25"W, 453.28 FEET, TO THE NORTHEAST CORNER OF SUBJECT PARCEL AND THE TRUE POINT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

SURVEYOR CERTIFICATE

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

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

DATE



VICINITY MAP

APPROVAL OF MORTGAGEE

MORTGAGEE: _____

BY: _____ TITLE: _____

STATE OF WYOMING)

) :SS

COUNTY OF SHERIDAN)

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

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

NOTARY PUBLIC

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

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

DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF THE CITY OF SHERIDAN PLANNING COMMISSION

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

ATTEST: VICE CHAIRMAN

CHAIRMAN

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

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

ATTEST: CLERK

MAYOR

CERTIFICATE OF RECORDER

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

RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____

COUNTY CLERK

REV	DATE	DESCRIPTION	BY

DOWL WWW.DOWL.COM

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

SHERIDAN COMMERCIAL PARK SUBDIVISION REPLAT

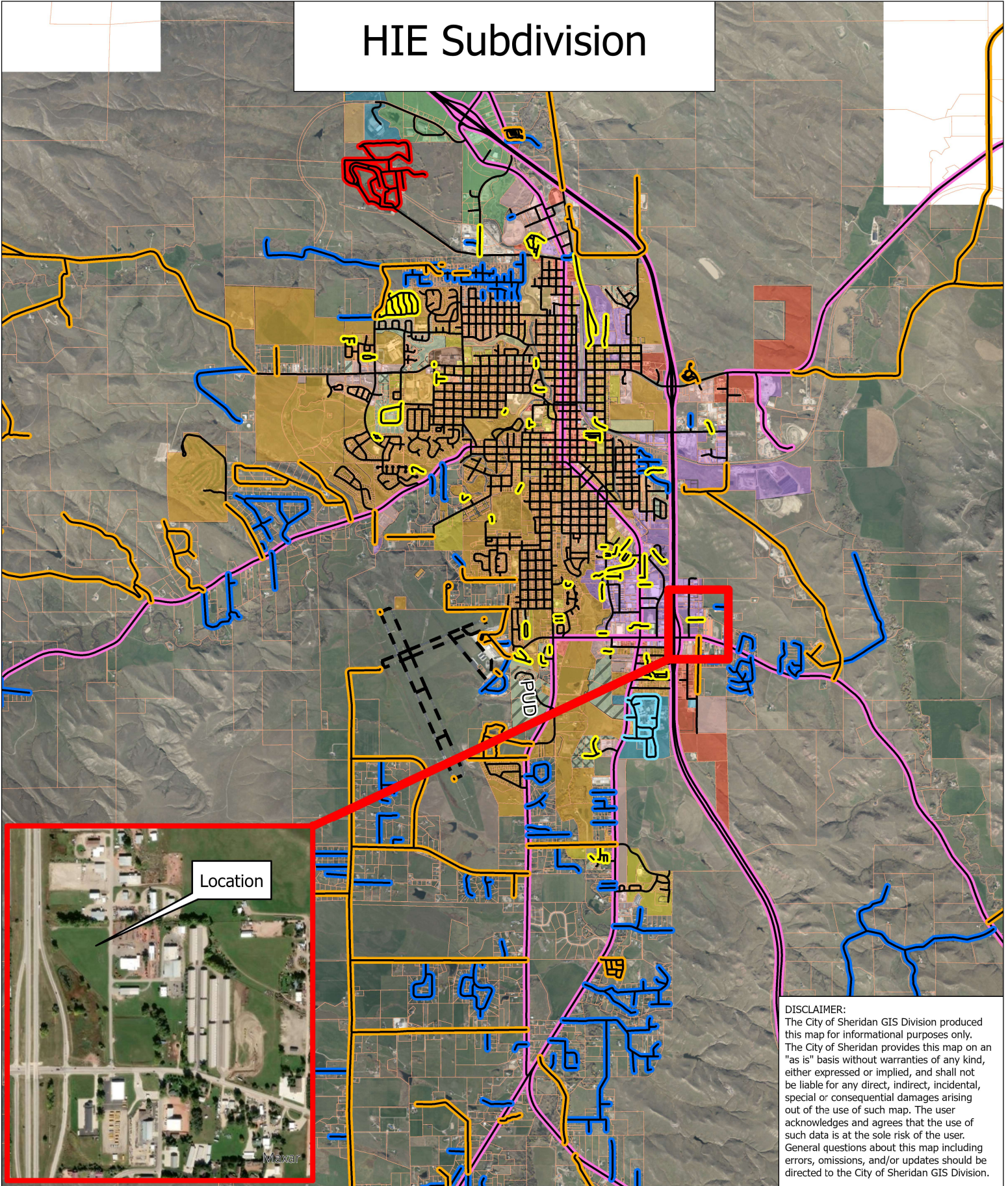
PROJECT 28.28001.01
DATE 04/29/24

© DOWL 2024

SHEET

1
OF 1

HIE Subdivision



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





MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-24-12, Ordinance 2283. Palmer's Addition, Block 6 rezone. The owners, Kon Ho In, and Sun Ok In are requesting to rezone 10,500 sq feet from R-3 Residence District to B-2 Business District. Located on the corner of 4th and Vale Vita, 51 and 55 W 4th St. PIN 56842247400600.

Staff Recommendation

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

Findings of Fact

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

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

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

The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, "promoting the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers

providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.”

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

Background

The applicant, Kon Ho In and Sun Ok In, are requesting to rezone 10,500 sq feet from R-3 Residence District to B-2 Business District. Located at 55 & 51 W 4th St. (PIN 56842247400600)

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

Staff Comments

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

Attachments

zoning exhibit

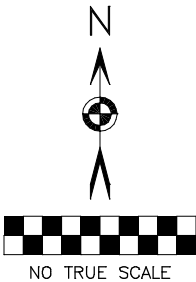
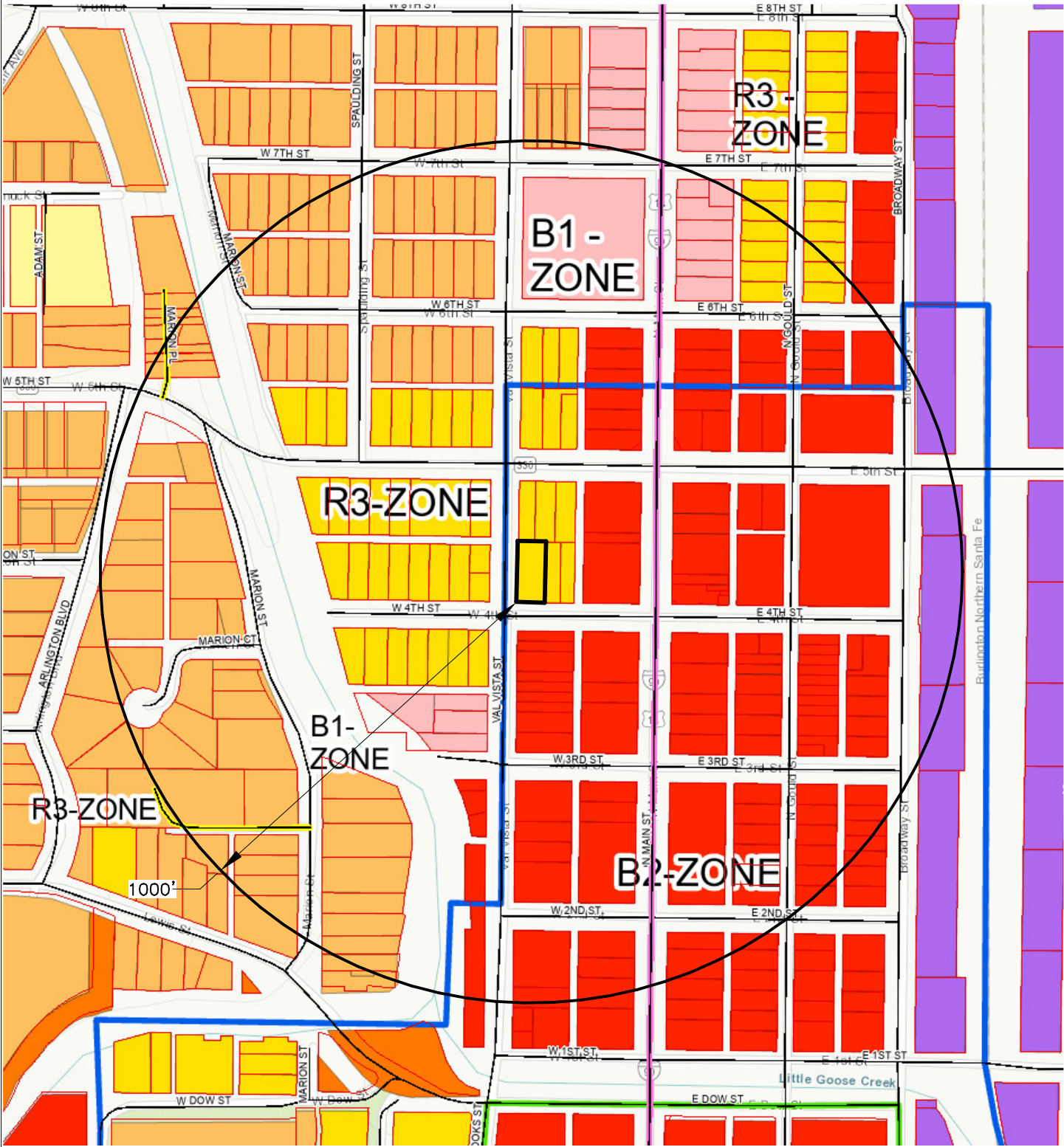
rezone exhibit

Petition

Petition

CITY ZONING

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



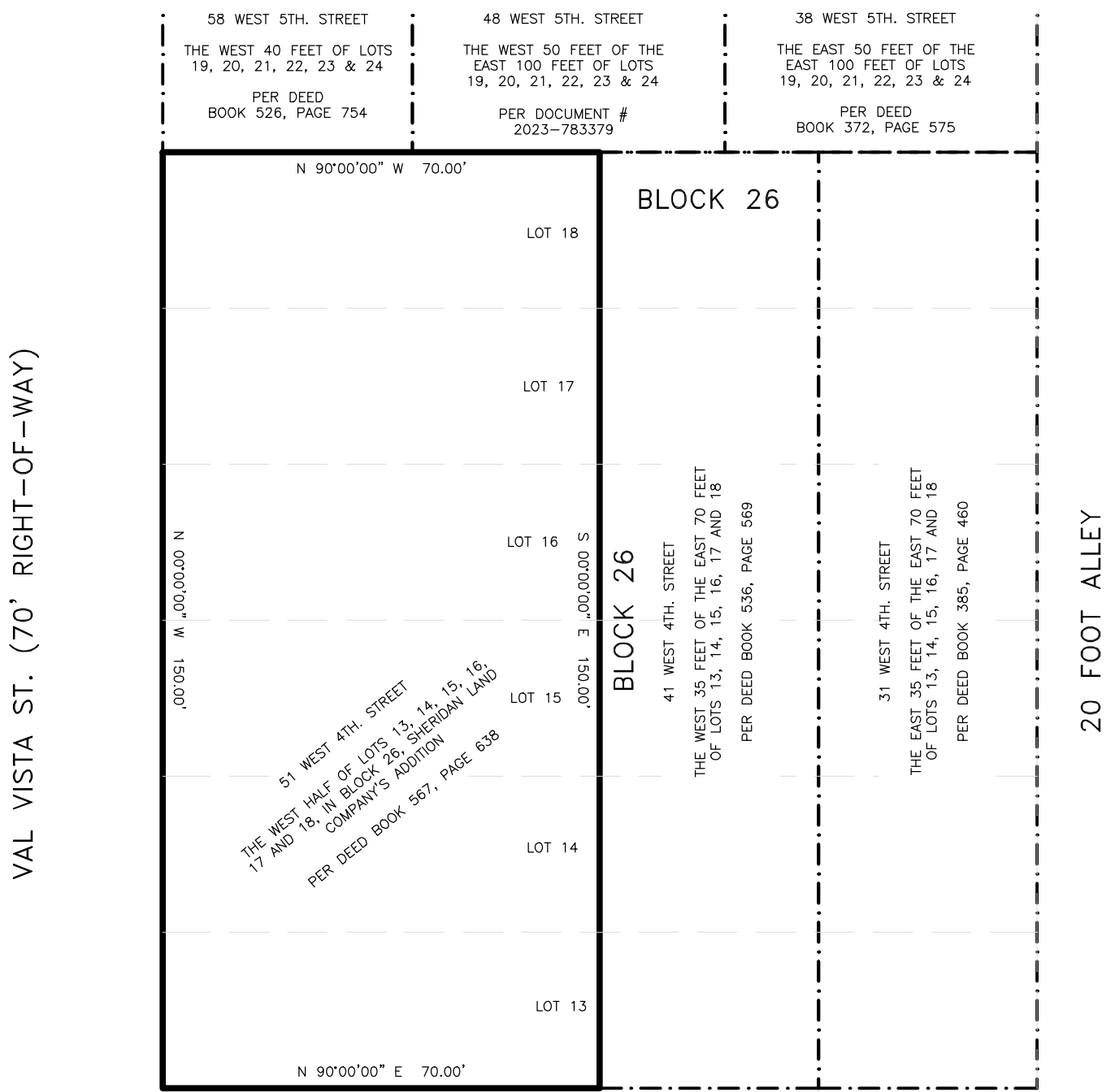
PREPARED BY:
CANNON CONSULTING, LLC
PO BOX 6106
SHERIDAN, WY 82801

FOR:
IN, KON HO & SUN OK
121 RED FOX RD
SHERIDAN, WY 82801

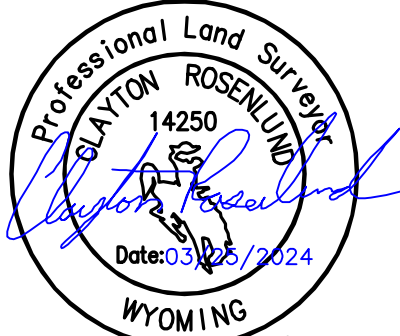
REZONE EXHIBIT

LEGAL DESCRIPTION

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



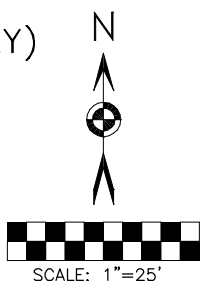
SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY
CERTIFY THAT THIS PLAT WAS MADE FROM AN
ACTUAL FIELD SURVEY PERFORMED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT IT
CORRECTLY SHOWS THE LOCATION TO THE
BEST OF MY KNOWLEDGE.



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

LEGEND

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



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

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

PETITION FOR REZONING

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

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

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

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

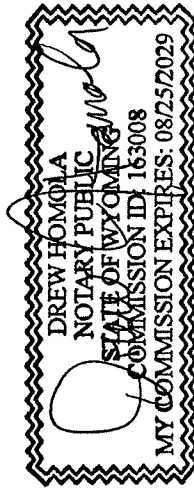
Dated this 28 day of March, 2024

Signed by the Petitioners:

[Signature]

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

DREW HOMOLA
Notary Public



My commission expires: 06/25/2029

PETITION FOR REZONING

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

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

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

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

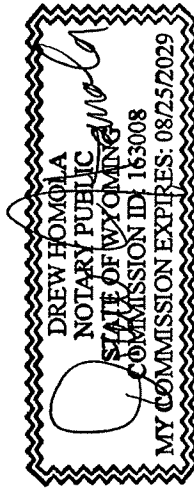
Dated this 28 day of March, 2024

Signed by the Petitioners:

[Signature]

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

Drew Homola
Notary Public



My commission expires: 06/25/2029