



**Sheridan City Planning Commission
Meeting Agenda
August 12, 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 July 8, 2024 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-24-26, Ordinance 2286. The applicant, County of Sheridan, is requesting to rezone 42.61 acres from R-1 Residence District to B-1 Business District. Located at the county fairgrounds. 1753 Victoria St. PIN 56842410000733.

Motion by:

Second:

Vote:

5. Comments from commissioners and staff.

6. Adjourn



MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Review, correction, and approval of minutes of the July 8, 2024 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
JULY 8, 2024

1. Commission Chair Tod Windsor called the meeting to order at 7:00 PM with a quorum as follows: Margaret Morneau, Daniel Kerbs, Bev Leichtnam, Brandy Campbell and Ryan Franklin. James Schrodt was absent.
2. Commissioner Leichtnam moved, seconded by Commissioner Campbell, to approve the agenda. The motion was approved.
3. The minutes of the June 24, 2024 Planning Commission meeting were approved by unanimous consent.
4. Consideration of PL-24-23, Ordinance 2285. 2308 Coffeen Ave. The applicants, Michael and Susan Hoy, are requesting to rezone 15,246 square feet from R-4 Residence District to B-1 Business District. Located in the Brundage Place Subdivision, part of Tract 23, City of Sheridan. PIN 5584221000725.

Commissioner Kerbs moved, seconded by Commissioner Campbell, to provide a positive recommendation for this project to the City Council. The motion was approved unanimously.
5. Comments from commissioners and staff.
 - A. Commissioner Franklin asked about non-conforming use. Planning Director Kelly Schrodt explained further.
 - B. Planning Director Schrodt stated that the rezone would move through the City Council process without being presented at a Study Session. Additionally, a joint Planning Commission and City Council meeting may be held on July 29th regarding the downtown zoning and M1/M2 zoning projects.
6. The meeting was adjourned at 7:11 PM.

Tod Windsor, Planning Commission Chairperson

Attest: _____
Cecilia Good, City Clerk



MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Staff Recommendation

Staff recommends the Planning Commission review and recommend action on PL-24-26, Portion of Sections 21 & 28, T56N, R84W, Ordinance 2286. Sheridan County, Wyoming is requesting to rezone 42.61 acres from R-1 Residence District to B-1 Business District. Located at 1753 Victoria Street. (PIN 56842140000733).

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)

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 identifies this area as appropriate for commercial use. The proposed B-1 zoning would allow for a variety of uses on this property, including commercial.

Background

Sheridan County, Wyoming is requesting to rezone 42.61 acres from R-1 Residence District to B-1 Business District. Located at 1753 Victoria Street. (PIN 56842140000733).

The properties to the east, south, and west are primarily R-1 Residential properties, with some R-3 Residential properties as well. The properties to the north consist of B-1 Business and PUD properties.

The applicant seeks to rezone the property to allow for a commercial sized electronic messaging center (EMC) sign, which is not currently allowed in the R-1 zone district.

As part of the request to rezone this property, staff sent notices to the 95 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 received one phone call from an adjacent property owner requesting more information on the application.

Attachments

Petition
exhibits
ORD 2286
aerial

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:

See attached Quit Claim Deed.

2. Sheridan County 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-1.

Therefore, Petitioners pray said parcel(s) be rezoned B-1, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 18 day of June, 2024

Signed by the Petitioners:

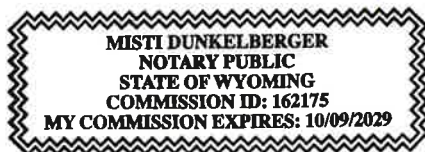
[Signature]

Subscribed and Sworn before me this 18 day of June, 2024

[Signature]

Notary Public

My commission expires: 10/9/2029



QUITCLAIM DEED

COUNTY OF SHERIDAN, a political subdivision of the State of Wyoming, whose address is 224 S. Main Street, Suite B1, Sheridan WY 82801, as Grantor, for the consideration of Ten or More Dollars (\$10.00) and other good and valuable consideration, hereby conveys and quitclaims to COUNTY OF SHERIDAN, a political subdivision of the State of Wyoming, whose address is 224 S. Main Street, Suite B1, Sheridan WY 82801, as Grantee, all interest in the following described real estate:

EXHIBIT "A"

Together with all improvements thereon and all appurtenances thereto,

DATED this 8th day of November, 20 17.

Attest:

**BOARD OF COUNTY COMMISSIONERS
Sheridan County, Wyoming**

Eda Schunk Thompson
County Clerk

By: Steve Maier
Chairman

STATE OF WYOMING)

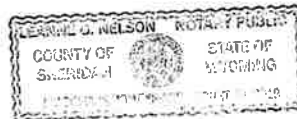
COUNTY OF SHERIDAN)

On this 8th day of November, 20 17, before me personally appeared, Steve Maier being first duly sworn, did say that she/he is the Chairman of the Board of County Commissioners, for Sheridan County, Wyoming and that this instrument was signed and sealed on behalf of the said County by authority of said Board and she/he acknowledged said instrument to be the free act and deed of said Board.

WITNESS my hand and official seal.

My Commission expires: 8/10/19

Lianne Nelson
Notary Public



LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: County of Sheridan Wyoming
October 23, 2017

Re: SHERIDAN COUNTY FAIRGROUNDS

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, the W $\frac{1}{2}$ NE $\frac{1}{4}$ and the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 28, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ (Monumented with a 2 $\frac{1}{2}$ " Aluminum Cap per PLS 12600); thence S00°00'38"E, 1.49 feet along the west line of said W $\frac{1}{2}$ NE $\frac{1}{4}$ to a point, said point being the northeast corner of Sheridan Links Planned Unit Development Subdivision; thence S89°13'16"W, 5.68 feet along the north line of said Sheridan Links Planned Unit Development Subdivision to a point, said point being the southeast corner of Lot 18, Block One, Fairway Acres Addition (Found 1" Iron Pipe/Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°14'26"E, 675.76 feet along the east line of said Block One, Fairway Acres Addition to a point, said point being the northeast corner of Lot 14, Block One, Fairway Acres Addition and the southeast corner of Lot 1, Country Club Estates (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°44'28"E, 653.01 feet along the east line of said Country Club Estates to a point, said point being the northeast corner of Lot 2, Country Club Estates (Monumented with a Highway Right-of-Way Monument, Station 527+82.55, 54.66'RT); thence N00°10'45"W, 13.74 feet to a point, said point lying on the southerly right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812), *said point also being S08°15'39"E, 40.42 feet from the north quarter corner of said Section 28 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615)*; thence N87°54'36"E, 410.89 feet along said southerly right-of-way line of West Fifth Street to a point (Monumented with a 2" Aluminum Cap per PLS 6812, Station 531+93.47 TS, 40'RT); thence, along said southerly right-of-way line through a spiral curve to the left, being forty (40) feet south of and parallel to the **CENTERLINE** of said spiral curve having a total centerline central angle of 32°30'38.7", a total centerline radius of 572.96 feet, a total centerline arc length of 450.11 feet, a centerline spiral length "in" and "out" of 125.00 feet, a southerly **RIGHT-OF-WAY** spiral curve "in" chord bearing of N86°01'45"E, and a chord length of 128.92 feet to a point (Monumented with a Highway Right-of-Way Monument, Station 533+18.47 SC, 40'RT); thence, continue along said southerly right-of-way line through a non-tangent curve to the left, being forty (40) feet south of and parallel to the said centerline, having a central angle of 19°59'45", a radius of 612.96 feet, an arc length of 213.92 feet, a chord bearing of N71°49'27"E, and a chord length of 212.83 feet to a point (Monumented with a Highway Right-of-Way Monument, Station 535+18.58 CS, 40'RT); thence, continuing along said southerly **RIGHT-OF-WAY** spiral curve "out" chord bearing of N57°42'38"E, and a chord length of 129.31 feet to a point (Monumented with a Highway Right-of-Way Monument, Station 536+43.58 ST, 40'RT); thence N55°28'42"E, 64.21 feet along said southerly right-of-way line of said West Fifth Street to a point (Monumented with a Highway Right-of-Way Monument, Station 537+07.72 TS, 40'RT); thence, along said southerly right-of-way line through a spiral curve to the left, being forty (40) feet south of and parallel to the **CENTERLINE** of said spiral curve having a total centerline central angle of 36°28'24.7", a total centerline radius of 572.96 feet, a total centerline arc length of 489.74 feet, a centerline spiral length "in" and "out" of 125.00 feet, a southerly **RIGHT-OF-WAY** spiral curve "out" chord bearing of N56°28'16"E, and a chord length of 83.28 feet to a point, said point being the northwest corner of Lot 1, NWSC Subdivision (Monumented with a 2" Aluminum Cap per PE&LS 3159); thence S00°38'23"W, 256.99 feet along the west line of said Lot 1, NWSC Subdivision to a point lying on the north line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$, said point also being the southwest corner of said Lot 1, NWSC Subdivision (Monumented with a 2" Aluminum Cap per PE&LS 3159); thence S86°45'46"E, 340.40 feet along said north line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ and the south line of said NWSC Subdivision to a point, said point being the southeast corner of Lot 3,

NWSC Subdivision (Monumented with a 2" Aluminum Cap per PE&LS 3159); thence, continue S86°45'46"E, 10.01 feet along said north line of said NW¼NE¼ to a point, said point lying on the west right-of-way line of Kentucky Avenue and being the northwest corner of a tract of land described in Book 569 of Deeds, Page 745 (Monumented with a 2" Aluminum Cap per PLS 2615), *said point also being N86°45'46"W, 24.12 feet from the northeast corner of said NW¼NE¼ (Monumented with a 3¼" Aluminum Cap per PLS 2615)*; thence S01°26'24"W, 40.04 feet along said west right-of-way line of Kentucky Avenue, also being said west line of said tract described in Book 569 of Deeds, Page 745 to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S00°51'53"W, 367.95 feet along said west right-of-way line, also being said west line of said tract described in Book 569 of Deeds, Page 745 to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S00°58'46"W, 379.60 feet along said west right-of-way line, also being said west line of said tract described in Book 569 of Deeds, Page 745 to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S00°51'04"W, 380.23 feet along said west right-of-way line, also being said west line of said tract described in Book 569 of Deeds, Page 745 to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S00°49'54"W, 178.59 feet along said west right-of-way line, also being said west line of said tract described in Book 569 of Deeds, Page 745 to a point lying on the south line of said NW¼NE¼, said point also being the northeast corner of a tract of land described in Book 523 of Deeds, Page 59, *said point also being N88°13'41"W, 27.28 feet from the southeast corner of said NW¼NE¼ (Monumented with a 3¼" Aluminum Cap per PLS 2615)*; thence, continue S00°49'54"W, 17.97 feet along said west right-of-way line of Kentucky Avenue, also being the east line of said tract described in Book 523 of Deeds, Page 59 to a point, said point being the southeast corner of said tract described in Book 523 of Deeds, Page 59 (Monumented with a 2" Aluminum Cap per PLS 2615); thence N88°14'09"W, 1082.63 feet along the south line of said tract described in Book 523 of Deeds, Page 59 to a point, said point being the southwest corner of said tract described in Book 523 of Deeds, Page 59 (Monumented with a 2" Aluminum Cap per PLS 2615); thence N01°46'19"E, 18.11 feet along the west line of said tract described in Book 523 of Deeds, Page 59 to a point lying on the south line of said NW¼NE¼, said point also being the northwest corner of said tract described in Book 523 of Deeds, Page 59 (Monumented with a 2" Aluminum Cap per PLS 2615); thence N88°13'41"W, 222.61 feet along said south line of said NW¼NE¼ to the **POINT OF BEGINNING** of said tract.

Said tract contains 42.61 acres of land, more or less.

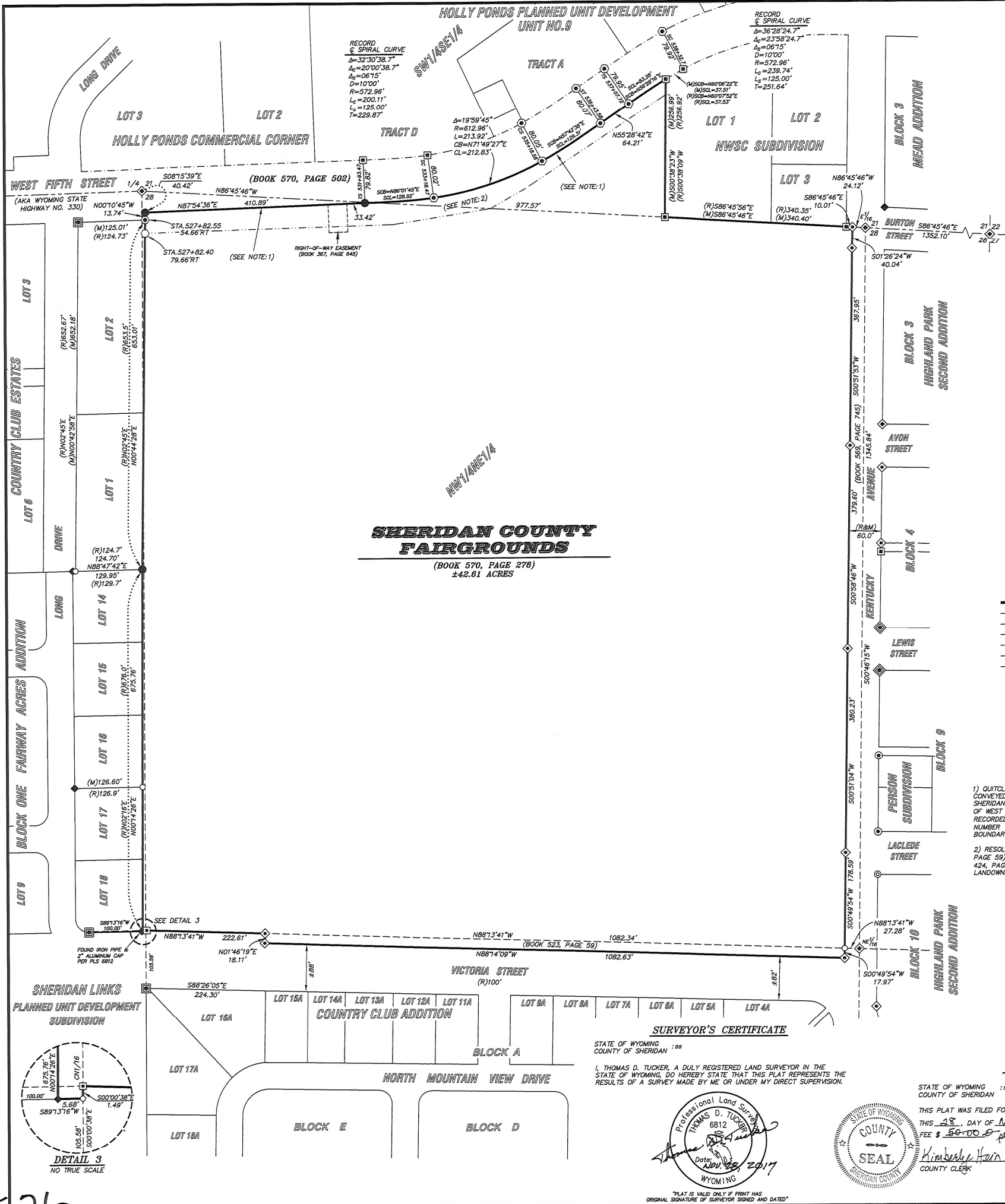
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.



- LEGEND:**
- SET 3-1/4" ALUMINUM CAP PER PLS 6812
 - SET 2" ALUMINUM CAP PER PLS 6812
 - FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
 - FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
 - FOUND 2" ALUMINUM CAP PER PLS 3864
 - FOUND 2-1/2" ALUMINUM CAP PER PLS 12600
 - FOUND 2" ALUMINUM CAP PER PLS 3159
 - FOUND 2" ALUMINUM CAP PER PLS 6812
 - FOUND 1-1/2" ALUMINUM CAP PER PLS 258
 - FOUND 1" OR 2" IRON PIPE/SQUARE STOCK
 - FOUND 5/8" REBAR
 - FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
 - CALCULATED: NOTHING FOUND/NOTHING SET
 - (R) RECORD
 - (M) MEASURED
 - BOUNDARY LINE
 - LOT/BLOCK/PROPERTY LINE
 - HIGHWAY/COUNTY ROAD RIGHT-OF-WAY LINE
 - VACATED RIGHT-OF-WAY LINE
 - RIGHT-OF-WAY EASEMENT LINE
 - SECTION LINE
 - INTERIOR SECTION LINE

NOTES:

1) QUITCLAIM DEED RECORDED NOVEMBER 17, 2017 (BOOK 570, PAGE 502) CONVEYED RIGHT-OF-WAY FROM THE COUNTY OF SHERIDAN TO THE CITY OF SHERIDAN. SEE RECORD OF SURVEY PLAT SHOWING THE RIGHT-OF-WAY BOUNDARY OF WEST FIFTH STREET (AKA WYOMING STATE HIGHWAY NO. 330) PER PLS 10838, RECORDED IN THE COUNTY CLERK & RECORDER'S OFFICE IN PLAT DRAWER "A", PAGE NUMBER "479" NO. 2014-711521. THE SOUTH RIGHT-OF-WAY LINE IS THE NORTH BOUNDARY OF THE SHERIDAN COUNTY FAIRGROUNDS.

2) RESOLUTION FOR ABANDONMENT, RECORDED DECEMBER 13, 1999 (BOOK 411, PAGE 59) AND RESOLUTION FOR ABANDONMENT, RECORDED JUNE 1, 2001 (BOOK 424, PAGE 34) FROM THE TRANSPORTATION COMMISSION OF WYOMING TO ADJACENT LANDOWNERS UNDER W.S. 24-3-126.

NOTICE
This plat is an image, or reproduction of the original as is recorded in the
SHERIDAN County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or right-of-
way. Dimensions, measurement or representations may have occurred
since the original plat was recorded.

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 2:06 O'CLOCK P.M.,
THIS 28 DAY OF November, 2017, AND IS DULY RECORDED IN DRAWER A, PLAT NO. 536.
FEE \$ 60.00

Kimberly Hein, Chief Deputy
COUNTY CLERK

STAMP RECEIVING NUMBER 2017-738971

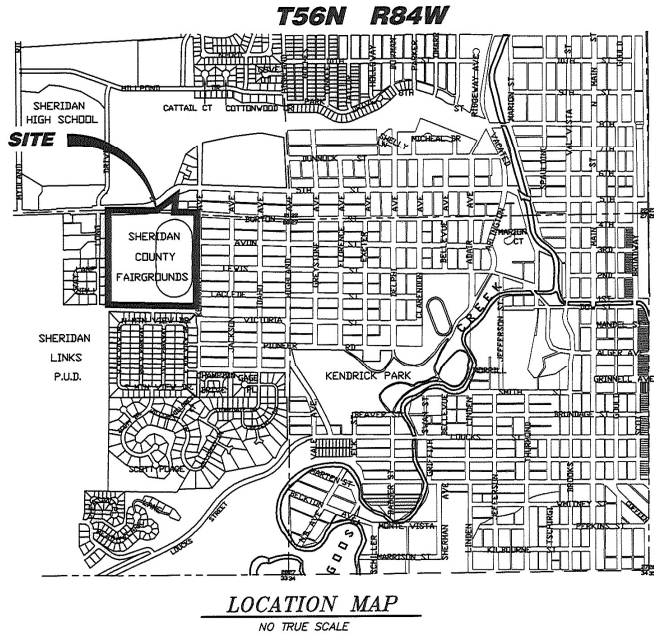
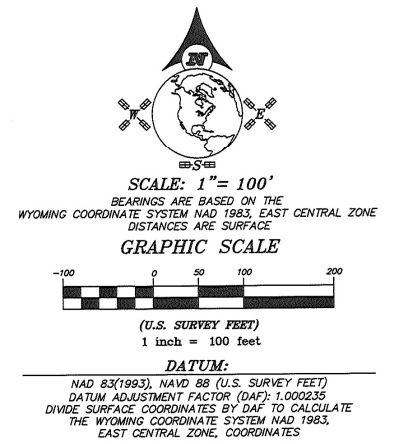
SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS D. TUCKER
Professional Land Surveyor
8812
Date: 11/28/2017
WYOMING

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



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SW1/4SE1/4 OF SECTION 21, THE W1/2NE1/4 AND THE E1/2NW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 12600); THENCE S00°00'38"E, 1.49 FEET ALONG THE WEST LINE OF SAID NW1/4 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION; THENCE S89°31'16"W, 5.68 FEET ALONG THE NORTH LINE OF SAID SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 18, BLOCK ONE, FAIRWAY ACRES ADDITION (FOUND 1" IRON PIPE, MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°14'36"E, 676.76 FEET ALONG THE EAST LINE OF SAID BLOCK ONE, FAIRWAY ACRES ADDITION TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 14, BLOCK ONE, FAIRWAY ACRES ADDITION AND THE SOUTHEAST CORNER OF LOT 1, COUNTRY CLUB ESTATES (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°44'28"E, 653.01 FEET ALONG THE EAST LINE OF SAID COUNTRY CLUB ESTATES TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 2, COUNTRY CLUB ESTATES (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT, STATION 527+82.55, 54.66'RT); THENCE N00°10'45"W, 13.74 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FIFTH STREET (AKA WYOMING STATE HIGHWAY NO. 330) (MONUMENTED WITH A 3" ALUMINUM CAP PER PLS 6812), SAID POINT ALSO BEING S08°15'39"E, 40.42 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28 (MONUMENTED WITH A 3" ALUMINUM CAP PER PLS 2615); THENCE N87°54'36"E, 410.89 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST FIFTH STREET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812, STATION 531+93.47 TS, 40'RT); THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT, BEING FORTY (40) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE HAVING A TOTAL CENTERLINE CENTRAL ANGLE OF 32°30'38.7", A TOTAL CENTERLINE RADIUS OF 572.96 FEET, A TOTAL CENTERLINE ARC LENGTH OF 450.11 FEET, A CENTERLINE SPIRAL LENGTH "IN" AND "OUT" OF 125.00 FEET, A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE "IN" CHORD BEARING OF N86°01'45"E, AND A CHORD LENGTH OF 128.92 FEET TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT, STATION 533+18.47 SC, 40'RT); THENCE, CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE LEFT, BEING FORTY (40) FEET SOUTH OF AND PARALLEL TO THE SAID CENTERLINE, HAVING A CENTRAL ANGLE OF 19°59'45", A RADIUS OF 612.96 FEET, AN ARC LENGTH OF 213.92 FEET, A CHORD BEARING OF N71°49'27"E, AND A CHORD LENGTH OF 212.83 FEET TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT, STATION 535+18.58 CS, 40'RT); THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE "OUT" CHORD BEARING OF N57°42'38"E, AND A CHORD LENGTH OF 129.31 FEET TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT, STATION 536+43.58 ST, 40'RT); THENCE N55°28'42"E, 64.21 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST FIFTH STREET TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT, STATION 537+07.72 TS, 40'RT); THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT, BEING FORTY (40) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE HAVING A TOTAL CENTERLINE CENTRAL ANGLE OF 32°30'38.7", A TOTAL CENTERLINE RADIUS OF 488.74 FEET, A CENTERLINE SPIRAL LENGTH "IN" AND "OUT" OF 125.00 FEET, A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE "OUT" CHORD BEARING OF N56°28'16"E, AND A CHORD LENGTH OF 63.28 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, NWSC SUBDIVISION (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 3159); THENCE S00°38'23"W, 256.99 FEET ALONG THE WEST LINE OF SAID LOT 1, NWSC SUBDIVISION TO A POINT LYING ON THE NORTH LINE OF SAID NW1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, NWSC SUBDIVISION (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 3159); THENCE S86°45'46"E, 340.40 FEET ALONG SAID NORTH LINE OF SAID NW1/4 AND THE SOUTH LINE OF SAID NWSC SUBDIVISION TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 3, NWSC SUBDIVISION (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 3159); THENCE, CONTINUE S86°45'46"E, 10.01 FEET ALONG SAID NORTH LINE OF SAID NW1/4 TO A POINT, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF KENTUCKY AVENUE AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 569 OF DEEDS, PAGE 745 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT ALSO BEING N86°45'46"E, 24.12 FEET FROM THE NORTHEAST CORNER OF SAID NW1/4 (MONUMENTED WITH A 3" ALUMINUM CAP PER PLS 2615); THENCE S01°26'24"W, 40.04 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF KENTUCKY AVENUE, ALSO BEING SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 569 OF DEEDS, PAGE 745 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE S00°51'53"W, 367.95 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, ALSO BEING SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 569 OF DEEDS, PAGE 745 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE S00°58'46"W, 379.60 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, ALSO BEING SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 569 OF DEEDS, PAGE 745 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE S00°51'04"W, 380.23 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, ALSO BEING SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 569 OF DEEDS, PAGE 745 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE S00°49'54"W, 178.59 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, ALSO BEING SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 569 OF DEEDS, PAGE 745 TO A POINT LYING ON THE SOUTH LINE OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 523 OF DEEDS, PAGE 59, SAID POINT ALSO BEING N86°18'41"W, 37.39 FEET FROM THE SOUTHEAST CORNER OF SAID NW1/4 (MONUMENTED WITH A 3" ALUMINUM CAP PER PLS 2615); THENCE, CONTINUE S00°49'54"W, 17.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF KENTUCKY AVENUE, ALSO BEING THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 523 OF DEEDS, PAGE 59 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 523 OF DEEDS, PAGE 59 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE N88°14'09"W, 1082.63 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 523 OF DEEDS, PAGE 59 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 523 OF DEEDS, PAGE 59 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE N01°46'19"E, 18.11 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 523 OF DEEDS, PAGE 59 TO A POINT LYING ON THE SOUTH LINE OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 523 OF DEEDS, PAGE 59 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE N88°13'41"W, 222.61 FEET ALONG SAID SOUTH LINE OF SAID NW1/4 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 42.61 ACRES OF LAND, MORE OR LESS.

RECORD OF SURVEY
SHERIDAN COUNTY
FAIRGROUNDS

SITUATED IN THE SW1/4SE1/4 OF SECTION 21, THE W1/2NE1/4 AND THE E1/2NW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

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

CLIENT: SHERIDAN COUNTY
ATTN: KEN MULLER, PE
224 SOUTH MAIN STREET
SHERIDAN, WY 82801

JN: 2007-007
DN: 2007007-RS
PF: 12007007
NOVEMBER 27, 2017

#536

Sheridan County Fairgrounds - Photo



7/16/2024, 11:43 AM

Future West Corridor

Roads

Ownership

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

Approximate Parcel Boundary

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries and the City of Sheridan's assets.

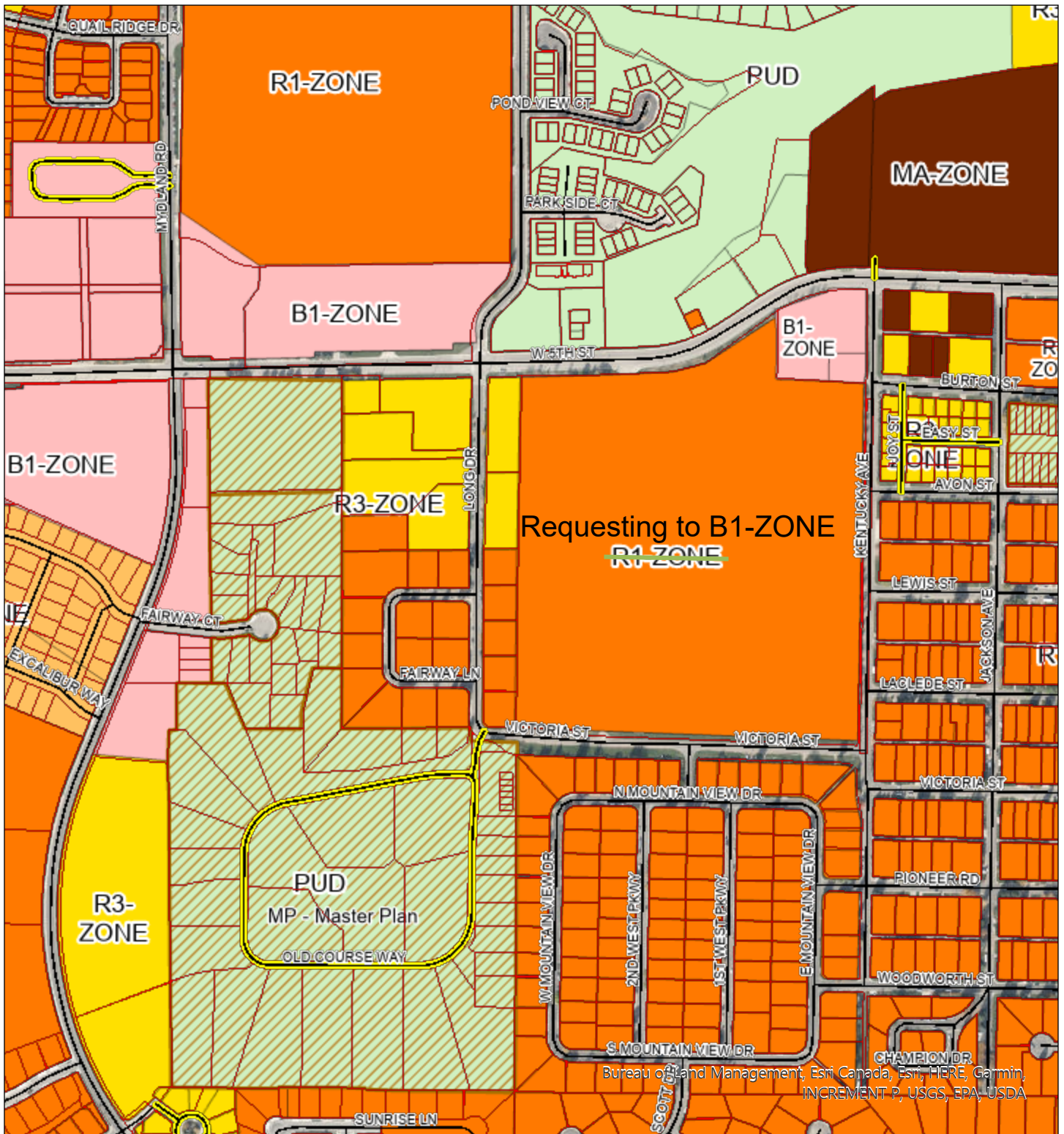


Scale: 1:4,514

0 0.03 0.06 mi

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Sheridan County Fairgrounds - Zoning



7/16/2024, 11:39 AM

- - - Future West Corridor
 Roads
 Ownership
 - - - 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
 - - - Approximate Parcel Boundary

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries and the City of Sheridan's assets.



Scale: 1:9,028

0 0.05 0.1 mi

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

ORDINANCE NO 2286

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to zone the entirety of the land more particularly described in Appendix A Section 1., and shown on the attached Exhibit, from an R-1 Residence District to a B-1 Business District; for the property located at 1753 Victoria Street.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from an R-1 Residence District to a B-1 Business District, and a public hearing having been held thereon by the City Council; THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF SHERIDAN, WYOMING:

Section 1.

The following described land is hereby rezoned from an R-1 Residence District to the B-1 Business District, to wit:

A tract of land as described on the attached exhibit and as recorded in the Sheridan County Records, Drawer A, Plat No. 536.

Section 2.

That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

Section 3.

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

Section 4.

That this ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

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

ATTEST:

Richard Bridger, Mayor

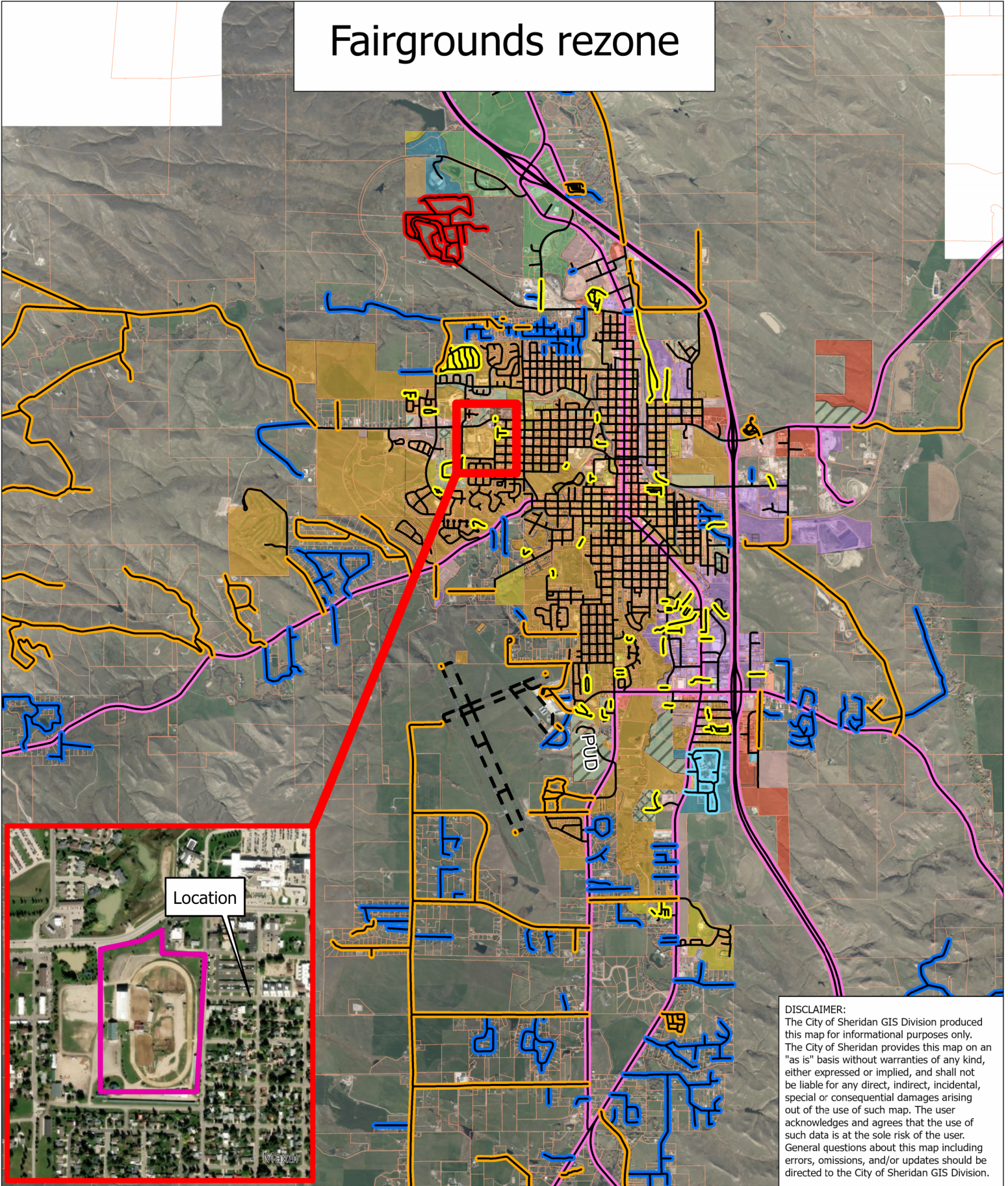
Cecilia Good, City Clerk
State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2024 by _____.

Notary Public

My commission expires _____.

Fairgrounds rezone



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.

