



**AGENDA
CITY OF SHERIDAN
MAY 27, 2025
STUDY SESSION COUNCIL MEETING START 5:30 P.M.**

1. Discussion of Landfill Environmental Monitoring and Reporting Services contract with Trihydro Corporation in the amount of \$385,567 - Utilities Director Dan Roberts
2. Discussion of PL-25-9, Ordinance 2292, Rezone from B1 to B2 - City Planner Kelly Schroeder
3. Discussion of PL-25-11, Resolution 15-25, 130 W. Kooi St. Utility Easement Vacation - City Planner Kelly Schroeder
4. Discussion of FY26 Budget - City Administrator Stuart McRae
5. General Discussion and Potential Future Agenda Items - City Administrator Stuart J. McRae
 - A. Downtown Design Focus Group Update
 - B. Council Request for Future Agenda Items.



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 Landfill Environmental Monitoring and Reporting Services contract with Trihydro Corporation in the amount of \$385,567 - Utilities Director Dan Roberts

From: Dan Roberts, Utilities Director

To: City Council

CC: City Administrator Stuart McRae

Date: 05/08/2025

Recommendation:

Staff recommends that the Mayor and City Council approve a Professional Services Agreement with Trihydro Corporation, in the amount of \$385,567 for three years of Landfill Environmental Monitoring and Reporting Services.

These services are to provide the Sheridan Landfill with required Environmental Monitoring and Reporting Services.

Background:

The City is nearing the end (contract ends June 30, 2025) of an existing 3-year contract with Trihydro Corporation (Trihydro) for the landfill's environmental monitoring and reporting services. These monitoring and reporting activities are an ongoing, annual need necessary to meet WDEQ regulatory compliance. As such, we are in need of establishing a contract with a firm to perform the same services for the next 3-year period.

Discussion:

In order to get a consultant onboard and under contract for the Environmental Monitoring and Reporting Services for the City of Sheridan Landfill (Landfill), City staff solicited proposals from interested, qualified Environmental Consultants through the City's Request for Proposal (RFP) process. The RFP advertisement and solicitation period started on April 7, 2025, and concluded on May 2, 2025, when proposals were due. We received proposals from four (4) interested firms.

1. Sanborn Head
2. Tryhydro Corporation
3. Hydrometrics, Inc.
4. Water Environmental Technologies

A four(4) person selection committee individually reviewed the proposals. While all proposals, and proposed teams were very good, the selection committee unanimously scored Trihydro Corporation's proposal the highest in nearly all categories of evaluation. In addition, their proposed costs to provide the services is 30% less than the next lowest firm, confirming that the offering by Trihydro represents the best value for the City. As such, Trihydro is recommended to the Mayor and City Council for consideration of a Professional Services Agreement to conduct the Landfill Monitoring and Reporting Services.

Staff has reviewed and discussed the project scope and fee with Trihydro Corporation. Attached for consideration is

the Professional Services Agreement between the City and Trihydro which outlines the detailed scope of services to be performed and the associated fees to be charged in fulfillment of the agreement. The services associated with this project will consist of, but are not limited to, reviewing and updating the Environmental Monitoring Plan, groundwater monitoring, landfill gas monitoring, leachate monitoring and all associated reporting to be submitted semi-annually to WDEQ.

The services Trihydro will be providing are required annually for landfill compliance monitoring and reporting. This Professional Services Agreement being considered by the City Council will be for a period of three years as outlined below:

- Year 1 \$123,637
- Year 2 \$130,745
- Year 3 \$131,185
- **Total \$385,567**

Funding:

Funding for this work is proposed in the FY26 Landfill budget, under the Professional Services line item containing a proposed budget of \$129,500, of which \$120,000 was estimated for Year 1 Landfill Monitoring and Reporting Services. Staff feels this contract can be managed within the budget as proposed without the need for adjustment.

Funding for Year 2 and Year 3 of this contract will be proposed in the subsequent fiscal year FY27 and FY28 budgets.

Attachments

ACTIVITIES, ASSUMPTIONS, AND COST ESTIMATE FOR ONE FISCAL YEAR (2026)

SUMMARY OF PROJECT COSTS FOR THREE FISCAL YEARS, 2026-2028

Signed Trihydro Agreement

ATTACHMENT A. ACTIVITIES, ASSUMPTIONS, AND COST ESTIMATE FOR ONE FISCAL YEAR (2026)
ANNUAL ENVIRONMENTAL MONITORING
SHERIDAN LANDFILLS #1 AND #2, SHERIDAN COUNTY, WY



Activity		Schedule of Charges	Hourly Rate or Charge	Hours or Unit Estimate	Subtotal
Task 1A	Semiannual Groundwater Monitoring and Reporting, Landfill #1 <u>Activities</u> - Project management and coordination with City and Laboratory - Update and implement site-specific health and safety plan - Perform semiannual groundwater monitoring in July and December - In July, sample up to 21 wells; measure field parameters, and gauge fluid levels for up to 26 wells; record pH at BGW3 - Submit for analysis of Appendix A, B, and/or C constituents, as per current Environmental Monitoring Plan (EMP) - In December, sample up to 11 wells; measure field parameters, and gauge fluid levels at 27 wells - Submit for analysis of Appendix C constituents, as per current EMP - Submit one field duplicate sample for every 10 samples collected - Prepare letter style report for each semiannual monitoring event, including: - Narrative summary of field, laboratory, data validation, and statistical analysis activities - Narrative summary of observations, conclusions, and recommendations - Tables of current field data - Figures of site location, site, and potentiometric surface - Attachments of field forms, lab report, data validation reports, and statistical reports - WDEQ/SHWD EDD and Sanitas™ data files <u>Assumptions</u> - Client will mow travel paths and provide access to monitoring locations - Gauging will include static water level and total well depth (once per year or as reasonable for wells with dedicated pumps), and field measurements will be measured (as appropriate to sample method) - Purge water may be dispersed on the ground but at least ten feet from the well - In the event commercial carriers are unable to transport groundwater samples safely and within holding times, resampling may be required, but is not included in this cost estimate - Sampled wells at Landfill #1 have 2-inch casings, with the exception of two, with 4-inch casings - A Tier II data validation will be required - Leachate and methane data will be included in each semiannual report, as appropriate - Costs include 6 trip blanks for VOCs only; blind duplicates are the only other QA/QC sample required - The majority of wells at Landfill #1 will require full purge sampling by bailer (2 require a vacuum pump) - Costs assume one response to WDEQ comments throughout year - Data will be housed and managed in our in-house data management system, EnFlection®; a nominal fee is included in the cost estimate for use of the system. - See additional general groundwater monitoring and reporting footnotes at end of cost sheets	Professional Level 11	\$215	4	\$860
		Professional Level 10	\$200	40	\$8,000
		Professional Level 8	\$170	12	\$2,040
		Professional Level 7	\$155	16	\$2,480
		Professional Level 5	\$129	24	\$3,096
		Professional Level 3	\$107	76	\$8,132
		Technical Level 5	\$108	3	\$324
		Administrative 3	\$80	4	\$320
		Labor			\$25,252
		EnFlection®	\$1,000	1	\$1,000
		Equipment	\$1,600	1.1	\$1,760
		Vehicle	\$100	8	\$800
		Per Diem	\$68	0	\$0
		Miscellaneous	\$300	1.1	\$330
		Expenses			\$2,890
		Eurofins Test America	\$13,000	1.1	\$14,300
		Subcontractors			\$14,300
		Activity Task 1A Subtotal			\$42,442

Activity		Schedule of Charges	Hourly Rate or Charge	Hours or Unit Estimate	Subtotal
Task 1B	Semiannual Groundwater Monitoring & Reporting, Landfill #2	Professional Level 11	\$215	4	\$860
		Professional Level 10	\$200	40	\$8,000
	<u>Activities</u>	Professional Level 8	\$170	12	\$2,040
	- Same as task 1A with the following exceptions:	Professional Level 7	\$155	16	\$2,480
	- Perform semiannual groundwater monitoring in July and December	Professional Level 5	\$129	24	\$3,096
	- In July, sample up to 22 wells; gauge fluid levels at 46 wells	Professional Level 3	\$107	96	\$10,272
	- Submit for analysis of constituents per current EMP	Technical Level 5	\$108	3	\$324
	- In December, sample up to 22 wells; gauge fluid levels at 46 wells	Administrative 3	\$80	4	\$320
	- Submit for analysis of constituents per current EMP	Labor			\$27,392
	- MS/MSD sample to be collected in field during each event			199	
	<u>Assumptions</u>	Enflexion®	\$1,000	1	\$1,000
	- Same as task 1A with the following exceptions:	Equipment	\$1,830	1.1	\$2,013
	- Wells at this facility will generally require low-flow sampling by dedicated pump (some require bailer or other)	Vehicle	\$100	10	\$1,000
	- Costs assume one event with down-hole inspection	Per Diem	\$68	0	\$0
	- Costs assume all equipment will be rented or purchased	Miscellaneous	\$300	1.1	\$330
	- Costs assume up to four, 2-inch wells will be bailed	Expenses			\$3,343
		Eurofins Test America	\$26,000	1.1	\$26,000
		Subcontractors			\$28,600
		Activity Task 1B Subtotal			\$59,335

ATTACHMENT A. ACTIVITIES, ASSUMPTIONS, AND COST ESTIMATE FOR ONE FISCAL YEAR (2026)
ANNUAL ENVIRONMENTAL MONITORING
SHERIDAN LANDFILLS #1 AND #2, SHERIDAN COUNTY, WY



Activity		Schedule of Charges	Hourly Rate or Charge	Hours or Unit Estimate	Subtotal
Task 2	Methane Monitoring, Landfills #1 and #2	Professional Level 11	\$215	2	\$430
		Professional Level 5	\$129	6	\$774
		Professional Level 3	\$107	40	\$4,280
		Administrative 3	\$80	2	\$160
	<u>Activities</u>				
	- Project management and coordination with City				
	- Implement site-specific health & safety activities				
	- Conduct quarterly methane monitoring for both Landfills #1 and #2				
	- Monitoring to occur at 18 wells at Landfill #1, 7 wells at Landfill #2, and all on-site structures				
	- Measure with calibrated gas meter capable of measuring oxygen, methane, and %LEL				
	- Prepare quarterly report for City/WDEQ within 30 days of event				
	- Include methane data in semiannual environmental monitoring reports to WDEQ				
	<u>Assumptions</u>				
	- Quarterly events will take place in approximately March, June/July, September, and December				
		Labor			\$5,644
		Equipment	\$840	1.1	\$924
		Travel	\$100	4	\$400
		Per Diem	\$68	0	\$0
		Miscellaneous	\$200	1.1	\$220
		Expenses			\$1,544
		Other	0	0.0	\$0
		Subcontractors			\$0
		Activity Task 2 Subtotal			\$7,188

ATTACHMENT A. ACTIVITIES, ASSUMPTIONS, AND COST ESTIMATE FOR ONE FISCAL YEAR (2026)
ANNUAL ENVIRONMENTAL MONITORING
SHERIDAN LANDFILLS #1 AND #2, SHERIDAN COUNTY, WY



Activity		Schedule of Charges	Hourly Rate or Charge	Hours or Unit Estimate	Subtotal
Task 3	Landfill Gas Data Management, Sampling, and Reporting	Professional Level 11	\$215	1	\$215
		Professional Level 8	\$170	6	\$1,020
		Professional Level 5	\$129	6	\$774
		Professional Level 3	\$107	10	\$1,070
		Administrative 3	\$80	2	\$160
		Labor			\$3,239
		Equipment	\$230	1.1	\$253
		Vehicle	\$100	1	\$100
		Per Diem	\$68	0	\$0
		Miscellaneous	\$75	1.1	\$83
		Expenses			\$436
		Eurofins Denver	\$550	1.1	\$605
		Subcontractors			\$605
		Activity Task 3 Subtotal			\$4,280
		Activities			
		- Project management and coordination with City and Laboratory			
		- Implement site-specific health & safety activities			
		- Conduct quarterly measurements at LFG venting towers and annual sampling at SKID			
		- Submit sample for laboratory analysis of EPA Methods 3C and 25C, fixed gasses and VOCs			
		- Prepare quarterly spreadsheet report for tower data for City and submit with 30 days after end of quarter with informal report regarding system performance and recommendations for optimization			
		- Submit annual SKID sampling results to City & WDEQ within 30 days after end of quarter			
		Assumptions			
		- Quarterly events will take place in approximately March, June/July, September, and December			
		- Annual SKID sample reporting assumes Tier 1 data validation and letter report			
		- Based on Title V permit waiver, report of year-to-date total VOC emissions is due annually by January 30			
		- Flow rates for landfill gas management system will be available to use for VOC emission modeling			
		- Air quality instrument cost is wrapped into Task 2			
		- No other documentation or analysis is required.			

ATTACHMENT A. ACTIVITIES, ASSUMPTIONS, AND COST ESTIMATE FOR ONE FISCAL YEAR (2026)
ANNUAL ENVIRONMENTAL MONITORING
SHERIDAN LANDFILLS #1 AND #2, SHERIDAN COUNTY, WY



Activity		Schedule of Charges	Hourly Rate or Charge	Hours or Unit Estimate	Subtotal
Task 4	Leachate Sampling & Reporting	Professional Level 11	\$215	0	\$0
		Professional Level 8	\$170	0	\$0
		Professional Level 5	\$129	2	\$258
		Professional Level 3	\$107	12	\$1,284
		Administrative 3	\$80	0	\$0
		Labor			
					\$1,542
		Equipment	0	1.1	\$0
		Vehicle	\$100	0	\$0
		Per Diem	\$68	0	\$0
		Miscellaneous	0	1.1	\$0
		Expenses			
					\$0
		Eurofins Denver	\$3,500	1.1	\$3,850
		Subcontractors			
					\$3,850
		Activity Task 4 Subtotal			
					\$5,392

Activities

- Project management and coordination with City and Laboratory
- Update and implement site-specific health & safety activities
- Perform leachate sampling in July and December at one and two locations at Landfills #1 and #2, respectively
 - Submit for analysis of Appendix B (inorganics + VOCs) and Appendix C constituents
- Include data in semiannual environmental monitoring reports, described in Task 1

Assumptions

- Vehicle and equipment costs are covered under Tasks 1A and 1B.
- Reporting costs are wrapped into Task 2A and 2B, above
- Leachate requirements for the Landfill #1 are inconsistent from document to document; it is assumed that the requirements for the Landfill #1 are the same as for Landfill #2.

		TOTAL
Task 1A	Semiannual Groundwater Monitoring and Reporting, Landfill #1	\$42,442
Task 1B	Semiannual Groundwater Monitoring & Reporting, Landfill #2	\$59,335
Task 2	Methane Monitoring, Landfills #1 and #2	\$7,188
Task 3	Landfill Gas Data Management, Sampling, and Reporting	\$4,280
Task 4	Leachate Sampling & Reporting	\$5,392
Task 5	Technical Assistance and Special Sampling & Reporting	\$5,000
Total		\$123,637

EDD = Electronic Data Deliverable
 EMP = Environmental Monitoring Plan
 EPA = Environmental Protection Agency
 LEL = Lower Explosive Limit
 LFG = Landfill Gas
 QA/QC = Quality Assurance/Quality Control
 VOC = Volatile Organic Compound
 WDEQ/SHWD = Wyoming Department of Environmental Quality / Solid & Hazardous Waste Division

1. General groundwater monitoring assumptions:
 - Laboratory will be accredited by National Environmental Laboratory Accreditation Council (NELAC) and:
 - Provide a trip blank (if required) for analysis of volatile organic compounds (VOCs) by EPA Method 8260
 - Use methods with practical quantitation limits (PQLs) and method detection limits (MDLs) that are less than or equal to groundwater protection standards (GWPSs)
 - Provide quality assurance/quality control report
 - Provide electronic data deliverables (EDDs) in WDEQ/SHWD and Trihydro-specific formats
 - Laboratory costs will be direct-billed to Trihydro
 - Trihydro will provide statistical software license

ATTACHMENT B. SUMMARY OF PROJECT COSTS FOR THREE FISCAL YEARS, 2026-2028
ANNUAL ENVIRONMENTAL MONITORING
SHERIDAN LANDFILL #1 AND #2, SHERIDAN COUNTY, WY

Fiscal Year 2026 Environmental Monitoring, Summary Costs¹		Labor	Expenses	Laboratory	TOTAL
Task 1A	Semiannual Groundwater Monitoring and Reporting, Landfill #1	\$25,252	\$2,890	\$14,300	\$42,442
Task 1B	Semiannual Groundwater Monitoring & Reporting, Landfill #2	\$27,392	\$3,343	\$28,600	\$59,335
Task 2	Methane Monitoring, Landfills #1 and #2	\$5,644	\$1,544	\$0	\$7,188
Task 3	Landfill Gas Data Management, Sampling, and Reporting	\$3,239	\$436	\$605	\$4,280
Task 4	Leachate Sampling & Reporting	\$1,542	\$0	\$3,850	\$5,392
Task 5	Technical Assistance and Special Sampling & Reporting	\$5,000	\$0	\$0	\$5,000
Total		\$68,069	\$8,213	\$47,355	\$123,637

Fiscal Year 2027 Environmental Monitoring, Summary Costs²		Labor	Expenses	Laboratory	TOTAL
Task 1A	Semiannual Groundwater Monitoring and Reporting, Landfill #1	\$26,010	\$2,977	\$18,128	\$47,114
Task 1B	Semiannual Groundwater Monitoring & Reporting, Landfill #2	\$28,214	\$3,443	\$29,458	\$61,115
Task 2	Methane Monitoring, Landfills #1 and #2	\$5,813	\$1,590	\$0	\$7,404
Task 3	Landfill Gas Data Management, Sampling, and Reporting	\$3,336	\$449	\$623	\$4,408
Task 4	Leachate Sampling & Reporting	\$1,588	\$0	\$3,966	\$5,554
Task 5	Technical Assistance and Special Sampling & Reporting	\$5,150	\$0	\$0	\$5,150
Total		\$70,111	\$8,459	\$52,175	\$130,745

Fiscal Year 2028 Environmental Monitoring, Summary Costs³		Labor	Expenses	Laboratory	TOTAL
Task 1A	Semiannual Groundwater Monitoring and Reporting, Landfill #1	\$26,790	\$3,066	\$15,171	\$45,027
Task 1B	Semiannual Groundwater Monitoring & Reporting, Landfill #2	\$29,060	\$3,547	\$30,342	\$62,949
Task 2	Methane Monitoring, Landfills #1 and #2	\$5,988	\$1,638	\$0	\$7,626
Task 3	Landfill Gas Data Management, Sampling, and Reporting	\$3,436	\$462	\$661	\$4,559
Task 4	Leachate Sampling & Reporting	\$1,636	\$0	\$4,084	\$5,720
Task 5	Technical Assistance and Special Sampling & Reporting	\$5,305	\$0	\$0	\$5,305
Total		\$72,214	\$8,713	\$50,258	\$131,185
Total Fiscal Years 2026 - 2028					\$385,566

Notes:

- Costs shown here correspond to those outlined in detail for Fiscal Year 2026 in Attachment D-1. Semiannual groundwater monitoring well events will take place in July and December 2025.
- Cost for Fiscal Year 2027 are calculated assuming a 3% increase in Trihydro and laboratory rates as compared to Fiscal Year 2026. Laboratory costs in Task 1A also reflect relatively higher costs to account for more analytical requirements during odd-numbered years at the Sheridan Landfill #1. Semiannual groundwater monitoring events will take place in July and December 2026.
- Cost for Fiscal Year 2028 are calculated assuming a 3% increase in Trihydro and laboratory rates as compared to Fiscal Year 2027. Semiannual groundwater monitoring will events will take place in July and December 2027.

CONTRACT FOR PROFESSIONAL SERVICES

FOR

2025-2028 Environmental Monitoring, Groundwater and Reporting Services

THIS CONTRACT, made and entered into _____, by and between the following:

CITY OF SHERIDAN, a Municipal Corporation, Sheridan, Wyoming 82801, hereinafter designated the Owner

and

Trihydro Corporation, a professional corporation, hereinafter designated the Consultant.

WITNESSETH:

WHEREAS, the Owner has need for an Engineering Consultant and;

WHEREAS, the Owner has authority to contract for consulting engineering services, and;

WHEREAS, the Consultant represents that he is qualified to perform such services, is in compliance with the Wyoming Statutes relating to the registration of professional engineers and land surveyors and is willing to furnish such services to the Owner;

NOW THEREFORE, in consideration of the terms, conditions, covenants and performance contained herein, or attached and incorporated herein, the Parties hereto agree as follows:

1. CONSULTANT RIGHTS AND DUTIES: the Consultant's duties and responsibilities include the following:

- A. To furnish all labor, materials, equipment, supplies, and incidentals necessary to conduct and complete the Consultant's portion of the project as defined in Section 3 - Scope of Work, and to prepare and deliver to the Owner all plans, specifications, bid documents and other material as designated herein.
- B. Ascertain such information as may have a bearing on the work from local units of government, utility companies and private organizations and shall be authorized to procure information from other authorities besides the Owner, but shall keep the Owner advised as to the extent of these contacts and the results thereof.
- C. Prepare and present such information as may be pertinent and necessary, in order for the Owner to pass critical judgment on the features of the work. The Consultant shall make changes, amendments or revisions in the detail of the work as may be required by the Owner. When alternates are being considered, the Owner shall have the right of selection.
- D. Consultant's work shall be in accordance with the standards of sound engineering and present Owner, and State standards and policies currently in use.
- E. Conform to the requirements of the State of Wyoming applicable to providing professional services.
- F. To perform professional services in connection with the project and will serve as the Owner's representative in those phases of the project to which this agreement applies.
- G. Where federal funds are involved, the necessary provisions to meet all requirements will be complied with and documents secured and placed in the bidding documents.

- H. Submit an estimated progress schedule as to time and costs at the beginning of the work, and monthly progress reports thereafter until complete. The reports will include any problems, potential problems, and delays as foreseen by the Consultant. Reports will be submitted in a timely manner to permit prompt resolution of problems.
- I. The Owner shall have the right of review and examination of the Consultant's work and records pertaining to this project accounting at all times.
- J. Name a Project Manager who shall be the liaison between the Owner and the Consultant. For this project the Project Manager designated is Travis Evans, PE.

2. OWNER RIGHTS AND DUTIES: The Owner's duties are set forth as follows:

- A. To furnish all labor, materials, equipment, supplies and incidentals necessary to conduct and complete the Owner's portion of the project as designated in the scope of work.
- B. Provide access to monitoring locations during periods of inclement weather; and mow access routes to monitoring locations prior to quarterly and semi-annual events.
- C. Name a Project Manager who shall be the liaison between the Consultant and the Owner. For this project the Project Manager designated is Pete Brooks.

3. SCOPE OF WORK: The professional services to be provided by the Consultant under this Agreement shall be as necessary to furnish environmental monitoring services and other items incidental and necessary to implement the Project as described in the Owner's Landfill Environmental Monitoring and Reporting Services RFP No. SW 5-25 and Consultant's Technical Proposal and Cost Estimate for Landfill Environmental Monitoring and Reporting Services, RFP SW5-25 dated May 2, 2025. Monitoring shall be conducted in accordance with the applicable current permits, and shall be in accordance with the City's policies and procedures and applicable federal or state laws, guidelines and standards. The Consultant shall perform the work covered by this agreement which includes:

- A. The Project shall consist of the following components per the activities and assumptions provided as Attachments A and B; and the Technical Proposal and Cost Estimate for Landfill Environmental Monitoring and Reporting Services, RFP SW5-25 dated May 2, 2025 included as Attachment C:
 - (1) Task 1: Monitoring Well Sampling and Reporting
 - (2) Task 2: Methane Monitoring
 - (3) Task 3: Landfill Gas Data Management, Sampling, and Reporting
 - (4) Task 4: MSW Leachate Sampling and Reporting
 - (5) Task 5: Technical Assistance
- B. Task 1: Monitoring Well Sampling and Reporting
 - (1) Update Health and Safety Plan for site monitoring activities.
 - (2) Conduct semiannual groundwater monitoring (static water levels and sample collection) at both landfills in July and December.
 - (3) Send samples to the laboratory for the analysis of baseline, detection, and/or assessment monitoring constituents.
 - (4) Manage field and analytical data using EnFlection.
 - (5) Conduct tier I and tier II data validation of analytical data to determine the usability and alignment with EMP requirements.
 - (6) Prepare semiannual reports describing monitoring activities and submitting them to City within 90 days of sampling for review, and to WDEQ within 120 days.
 - (7) Semiannual reports will include the following:
 - (8) Narrative of field, laboratory, data validation, and statistical analysis
 - (9) Narrative of observations, conclusions, and recommendations
 - Tables of current field and analytical data, including methane data
 - Figures of site location, site, and potentiometric surface

- Attachments of field forms, lab reports, data validation reports, statistical reports, and electronic data deliverables in the WDEQ/SHWD-specified format
- C. Task 2: Methane Monitoring
- (1) Schedule quarterly methane monitoring events to coincide with groundwater monitoring events scheduled (e.g., July, September, December, and March).
 - (2) Conduct methane monitoring for 18 wells at Landfill #1, 7 wells at Landfill #2, and all on-site structures, including the landfill scale house, landfill mall, maintenance shop and offices, fueling facility, household hazardous waste storage buildings, public drop-off area, and other equipment and storage buildings.
 - (3) Measure methane concentrations using a calibrated gas meter capable of monitoring oxygen concentrations, methane concentrations, and the percentage of the lower explosive limit (%LEL).
 - (4) Prepare quarterly reports for each event and deliver to WDEQ within 30 days of monitoring
 - (5) Immediately notify the City and WDEQ if any methane detections exceed 25% LEL in any structure or register 100% LEL at any of the methane monitoring wells along the facility boundary.
- D. Task 3: Landfill Gas Data Management, Sampling, and Reporting
- (1) Confirm approval to access the landfill gas compressor building. Obtain any related training and/or equipment to operate safely within the environment.
 - (2) Provide end-of-day updates to landfill personnel describing monitoring activities performed.
 - (3) Schedule landfill gas system (LGS) monitoring events to coincide with other scheduled environmental monitoring events (e.g., groundwater and methane monitoring).
 - (4) Conduct annual monitoring and sampling of the LGS venting system for fixed gases and VOCs using EPA Methods 3C and 25C.
 - (5) Evaluate system performance during each monitoring event and report trends, potential performance issues, and system optimization recommendations.
 - (6) Prepare and submit quarterly LGS performance reports to the City for review.
 - (7) Prepare and submit annual LGS reports to WDEQ by January 30 each year.
- E. Task 4: Municipal Solid Waste Leachate Sampling and Reporting
- (1) Conduct semiannual sampling of leachate in July and December from one location at Landfill #1 and two locations at Landfill #2.
 - (2) Measure and report field parameters at each leachate sampling location.
 - (3) Send samples to the laboratory for analysis of the required constituents.
 - (4) Manage analytical data using EnFlection.
 - (5) Conduct tier I and tier II data validation of analytical data to determine the usability and alignment with EMP requirements.
 - (6) Include data in groundwater monitoring semiannual reports as required by the EMP and submit to City for review within 90 days following the sampling event.
 - (7) Submit semiannual report to WDEQ and City of Sheridan Wastewater Treatment Facility within 120 days of the sampling event.
- F. Task 5: Technical Assistance
- (1) Conduct annual verification that EMP is up to date with current methods, regulations, on-site conditions, or any other improvements, especially as pertaining to possible modifications to streamline the program and/or reduce costs. Prepare a written draft of recommendations to the City for consideration and a related minor modification letter to WDEQ, if requested. If major changes are made to the EMP, submit a copy to the WDEQ for approval.

- (2) Mobilize and sample within 24 hours, with a 24-hour laboratory turnaround time, for specific constituents listed in the RPF, if needed for any unexpected events. Work with the City to determine reporting requirements. Prepare and submit reports.
- (3) Provide training to City staff, as requested, to perform any tasks required to fulfill the environmental monitoring program or others.
- (4) Provide engineering, geological, hydrogeologic, and regulatory technical support as requested by landfill management.
- (5) Support the City as a liaison with WDEQ, when requested.
- (6) Provide consulting services regarding hazardous waste when requested.
- (7) Provide modifications to monitoring and sampling plans, when necessary.

4. PROJECT COMPLETION: The completion date for the Consultant's work shall be by the following schedule:

Task	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June
Task 1: Monitoring Well Sampling and Reporting												
Field Event Coordination												
Semiannual Sampling for Established Network	Field					Field						
Data Management & Statistical Analysis	Field					Field						
Semiannual Reporting			Client	WDEQ				Client	WDEQ			
Task 2: Methane Monitoring												
Field Event Coordination												
Quarterly Methane Monitoring			Field			Field			Field			Field
Quarterly Reporting to the City												
Semiannual Reporting to WDEQ												
Task 3: LFG Data Management, Sampling, and Reporting												
Field Event Coordination												
Quarterly LFG System Monitoring			Field			Sample			Field			Field
Annual LFG Data Management & Reporting												
Task 4: MSW Leachate Sampling and Reporting												
Field Event Coordination												
Semiannual Leachate Sampling	Field					Field						
Semiannual Leachate Reporting			Client	WDEQ				Client	WDEQ			
Task 5: Technical Assistance: As requested by the City												
Annual Review and Update of EMP												

EMP = Environmental Monitoring Plan LFG = Landfill Gas MSW= Municipal Solid Waste WDEQ = Wyoming Department of Environmental Quality Lighter shaded boxes = Field Events

The established completion dates shall not be extended because of any unwarranted delays attributed to the Consultant, but may be extended by the Owner in the event of a delay attributed to the Owner or because of unavoidable delays due to severe weather, street conditions, or by any natural catastrophe or governmental action or conditions beyond the control of the Consultant.

Delays affecting the completion of the work within the time specified for the completion by more than ninety (90) days, not attributable to or caused by the Parties hereto, may be considered as cause for the renegotiation or termination of this Contract.

If the Consultant is behind on this Contract due to no fault of the Owner, then the Consultant hereby acknowledges the right of the Owner to withhold future Contracts to the Consultant in addition to any other remedy until this Contract is brought back on schedule or otherwise resolved.

5. PAYMENT: The work of the Consultant, as outlined in the scope of work, shall be accomplished for the fees as detailed below:

A. Hourly Not to Exceed Method

The Owner shall pay the Consultant for basic services for the overall Environmental Monitoring, Groundwater, and Reporting Services under Section 3 and as defined in Attachments A and B of this Agreement, a total hourly not to exceed amount of \$385,566 with breakdown and progress payments as herein described.

- (a) For services rendered for Tasks 1-4, the Consultant shall be paid on a time and materials basis for services rendered, not to exceed a total amount of \$370,112.

Partial Payment shall be paid to the Consultant upon receipt of the Consultant's pay estimate. Payment shall be made within 45 days of the receipt of invoice.

- (b) For services rendered for Task 5, the Consultant shall be paid on a time and materials basis for services rendered, not to exceed a total of \$15,455.

Actual costs incurred for these tasks will vary depending upon scope of services requested by the City.

Partial Payment shall be paid to the Consultant upon receipt of the Consultant's pay estimate. Payment shall be made within 45 days of the receipt of invoice.

- B. **INSPECTION AND AUDIT:** All books, papers, records, payrolls, vouchers, and invoices relating to costs and expenditures incurred in the performance of the services by the Consultant hereunder shall be made available to the Owner, or their authorized representatives, for audit and review at the Consultant's respective offices at all reasonable times during the contract period and for three (3) years from the date of final payment.

The above figures are based on expected salary costs during the coming year. If delay in portions of the work occurs, higher costs may result. These cost increases, if any, shall become effective only on the mutual agreement of the Owner and Consultant and shall be made a part of this agreement by means of an amendment.

The Consultant shall submit statements to the Owner at monthly intervals for interim payment of that portion of the work completed. Such estimates shall include costs incurred to date.

In the event this Contract is terminated prior to completion, copies of the Consultant's data, recommendations, plans, specifications, analysis and other related documents prepared by the Consultant prior to said termination, shall be delivered to and become part of the property of the Owner.

- C. **ADDITIONAL SERVICES NOT COVERED BY THIS AGREEMENT:** If authorized by the Owner in writing, the Consultant will provide additional Professional Services in connection with the project as set forth below.

- (1) Services due to changes in the scope of the project or its design, including, but not limited to, changes in size, complexity, schedule, or character.
- (2) Resampling required due to shipping delays by commercial carriers
- (3) Revising studies, reports, design documents, drawings or specifications which have previously been approved by the Owner or when such revisions are due to causes beyond the control of the Consultant.
- (4) Preparation of documents for out-of-sequence work requested by the Owner.

- (5) Preparation of detailed renderings, exhibits, or scale models of the project.
- (6) Providing services as an expert witness for the Owner in connection with litigation or other proceedings involving the project.
- (7) Providing other services not otherwise provided for in the agreement, including services normally furnished by the Owner as elsewhere herein described.

6. **EMPLOYMENT:** The Consultant warrants that he has not employed or retained any company or persons, other than a bona fide employee, working solely for the Consultant, to solicit or secure this Contract, and that he has not paid or agreed to pay any company or person, other than bona fide employees working solely for the Consultant, any commission, percentage, brokerage fee, gifts or any other considerations contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, the Owner shall have the right to annul this Contract without liability, or at its discretion to deduct from the Consultant fee, or otherwise recover the full amount of such commission, percentage, brokerage fee, gift or contingent fee.

Any and all employees of the Consultant or other persons while engaged in the performance of any work or services required by the Consultant shall be considered employees of the Consultant only and not of the Owner, and any and all claims that may arise under the Workman's Compensation Act on behalf of said employees or other persons while so engaged and any and all claims made by a third party as a consequence of any act or omission on the part of the Consultant's employees or other persons while so engaged on any of the work or services provided to be rendered herein, shall be the sole obligation and responsibility of the Consultant.

The Consultant shall be subject to and comply with Title VI of the Civil Rights Act of 1964; Section 140, Title 23, United States Code, and all regulations promulgated thereunder.

The Consultant shall comply with all provisions of Equal Employment Opportunity (EEO) and Disadvantaged Business Act (DBA - Minority and Women's Business Enterprises), and the Owner's implementation plan of this act.

7. **DECLARATION OF NO FINANCIAL INTEREST:** The Consultant hereby declares that the Consultant's partners, principal shareholders, officers and professional engineers assigned to or otherwise working on the projects or in any way associated with Consultant does not own any equitable or legal rights to property within the project, whether public or private, or have any interest either directly or indirectly in the project except for the remuneration provided herein: none.
8. **SUCCESSORS AND ASSIGNS:** This agreement and all of the covenants hereof shall inure to the benefit of and be binding upon the Owner and the Consultant respectively and his partners, successors, assigns and legal representatives. Neither the Owner nor the Consultant shall have the right to assign, transfer or sublet his interest or obligations hereunder without written consent of the other party.
9. **CHANGES IN WORK:** The Consultant shall make such revisions in the reports, plans, and specifications which have been completed, approved and accepted by the Owner as are necessary to correct the Consultant's errors or omissions when required to do so by the Owner, without additional compensation therefor.

Any change in the scope of work as stated in this Contract for whatever reason, will be negotiated between the Owner and the Consultant and an amendment to the Contract will be issued with the appropriate change of work and Contract fee noted.

10. **LEGAL RELATIONS:** The Consultant shall comply with all Federal, State and local laws and ordinances applicable to the work to be done.
11. **INSURANCE:** The Consultant shall secure and furnish to the Owner Certificate of Liability Insurance, therein, naming the Owner as an additional named insured, to include thirty (30) days notice of cancellation or non-renewal. In case of joint ventures, all entities must be named. The limit of liability

for Bodily Injury and Property Damage to be One Million Dollars (\$1,000,000) single limits to include underground excavation, with any insurance company authorized to do business in the State of Wyoming. The Consultant shall also furnish the Owner proof of Error and Omission Insurance Coverage.

12. **TERMINATION OF AGREEMENT:** The right is reserved by the Owner to terminate this Contract at any time upon not less than thirty (30) days written notice to the Consultant.

In the event this Contract is terminated by the Owner, the Consultant shall be paid for the amount of work performed or services rendered to date of termination per the Contract fee.

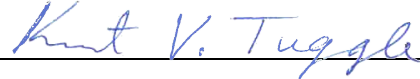
In the event this Contract is terminated prior to completion, the originals of all plans shall remain the property of the Consultant. All information relating to the project and prepared under the terms of this Contract, including schedules, reports, data, recommendations, exhibits, analyses, plans, and specifications, shall be deemed the property of the Owner. Reproducibles of all notes, reports, plans, and specifications shall be made available at the Owner's request.

13. **ENDORSEMENTS:** The Consultant shall furnish professional stamps, statements, or other suitable means to signify responsible endorsement of work, on all drawings and reports furnished by him.
14. **OWNERSHIP OF DOCUMENTS:** The original tracings of all plans shall remain the property of the Consultant. All information relating to the project and prepared under the terms of this Contract, including schedules, reports, data, recommendations, exhibits, analysis, plans, and specifications, shall be deemed the property of the Owner. Reproducibles of all notes, reports, plans, and specifications shall be made available at the Owner's request.
15. **PUBLIC INFORMATION:** The Consultant shall not issue any statements, releases or information for public dissemination without prior approval of the Owner.
16. **PROPRIETARY RIGHTS:** If patentable discoveries or inventions should result from work required herein, all rights accruing from such discoveries or inventions shall be the property of the Owner.
17. **RECORDS:** The Consultant shall maintain accounting records and other evidence pertaining to the cost incurred and to make the records available at all times during the Contract term and for three (3) years from the date of final payment. Such accounting records and other evidence pertaining to the cost incurred will be made available for inspections authorized by the Owner and copies thereof shall be furnished if requested.
18. **ATTORNEY'S FEES AND COSTS:** That in the event it becomes necessary for either Party to this Contract to retain an attorney to enforce any of the terms or conditions of this Contract or to give any notice required herein, then the prevailing Party or the Party giving notice shall be entitled to reasonable attorney's fees and costs.
19. **LITIGATION LOCATION:** In the event litigation is pursued under this contract it will be in the 4th Judicial District of the State of Wyoming.
20. **ADMINISTRATION MEDIATION:** Any disputes concerning the Consultant's performance of the work between the Consultant and the Owner shall be referred for determination to the City Administrator of the City before commencing any legal action to resolve the same.
21. **MODIFICATION AND AMENDMENTS:** That any amendment or modifications of this Contract or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this contract.
22. **HOLD HARMLESS PROVISION:** The Consultant shall only be liable for professional services stated specifically under the scope of this Agreement. The Consultant shall be indemnified and held harmless for any claims, damages, or liabilities arising from any act, neglect, default or mismanagement by the Owner, its Contractors, and their agents or employees.

The Consultant hereby agrees to indemnify and hold the Owner harmless from all claims and liability to the extent caused by the negligent activities of the Consultant, their agents, employees, or both, in performing the work required.

CONSULTANT

NAME: Kurt V. Tuggle

BY: 

TITLE: President/CEO

DATE: May 21, 2025

CITY OF SHERIDAN, WYOMING

BY: Rich Bridger, Mayor

DATE: _____

Attachments:

Attachment A. Activities, Assumptions, and Cost Estimate for One Fiscal Year (2026)

Attachment B. Summary of Project Costs for Three Fiscal Years, 2026-2028

Attachment C. Technical Proposal and Cost Estimate for Landfill Environmental Monitoring and Reporting Services, RFP SW5-25 dated May 2, 2025



CITY OF SHERIDAN, WYOMING

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

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

Planning

MEMORANDUM

RE: Discussion of PL-25-9, Ordinance 2292, Rezone from B1 to B2 - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

CC:

Date: 04/30/2025

Recommendation:

Staff are awaiting recommendation from the Planning Commission regarding PL-25-9, Ordinance 2292. The applicants: ACH Investments, LLC, D&P Investments, Trent and Heidi Stewart, Barney R. Averill Trustee Bar T Trust, Richard Mack, 252 W. Kooi St, LLC, and Seven Pillars Resources, LLC are requesting to rezone various properties from B-1 Business District to B-2 Business District. Located at 130 W. Kooi, PIN 56841541500101; 240 and 252 W. Kooi, PIN 56841541500102; 251 W. Kooi, PIN 56841541900225; 124 Canfield St., PIN 56841541800125; 133 Canfield St., PIN 56841541000525; 190 Canfield St., PIN 56841541900325; 52 W. Kooi St., PIN 56841542100825; 2483 N. Main St., PIN 56841542200225; 2420 N. Main, PIN 56841542100625.

Background:

Cody Hahn, owner of ACH Investments, LLC and 190 Canfield Street, along with other area property owners, has submitted a rezone application for the following properties:

- 190 Canfield Street, AKA Lots 13-19, Block 12, Suburban Homes Company Addition, together with the west 30 feet of vacated Keenan Avenue, being immediately adjacent to the aforementioned Lots 13-19 (PIN 56841541900325). Owned by ACH Investments, LLC.
- 133 Canfield Street, AKA the Easterly 60 feet of Lot 7 and the Westerly 40 feet of Lot 8, Block 2, Suburban Homes Company Addition (PIN 56841541000525). Owned by Trent & Heidi Stewart.
- 124 Canfield Street, AKA All of Block 11, except Lots 11, 12, 23, and 24, Suburban Homes Company Addition; and that portion of the vacated alley in Block 11, extending from the southerly line of Lots 10 and 22 extended, to the northerly line of Lots 1 and 13 extended; and the easterly 30 feet of Keenan Avenue, vacated, lying adjacent to Lots 1 thru 12 in said Block 11 (PIN 56841541800125). Owned by D&P Investments, Inc.
- 2420 N. Main Street, AKA a Portion of Block 16, Suburban Homes Company Addition as described by Deed Book 579, Page 390 in the Records of the Sheridan County Clerk (PIN 56841542100625). Owned by Barney R. Averill, Trustee of the Bar-T Trust.
- 2483 N. Main Street, AKA Lots 1-4 (except that portion thereof lying within U.S. Highway 87), Block 17, Suburban Homes Company Addition (PIN 56841542200225). Owned by Barney R. Averill, Trustee of the Bar-T Trust.
- 52 W Kooi Street, AKA Portion of Block 16, Suburban Homes Company Addition as described by Deed Book 541, Page 141 in the Records of the Sheridan County Clerk (PIN 56841542100825). Owned by Barney R. Averill, Trustee of the Bar-T Trust.
- 130 W Kooi Street, AKA Lot 1, Mack Subdivision (PIN 56841541500101). Owned by Seven Pillars Resources, LLC.
- 251 W Kooi Street, AKA Lots 9-12, Block 12, Suburban Homes Company Addition (PIN 56841541900225).

Owned by Richard J. Mack.

- 252 W Kooi Street, AKA Lot 2, Mack Subdivision (PIN 56841541500102). Owned by 252 W. Kooi St, LLC.

The applicants are requesting to rezone these parcels from B-1 Business District to B-2 Business District to expand the allowable uses on the properties and better match the current and historical use of the area.

Discussion:

All of the properties encompassed by this rezone request were annexed into the City of Sheridan via Ordinance 1248 on October 7, 1973 and given the B-1 Business District zoning designation at the time.

The B-1 Business District lists 11 specific uses that are permitted in the district, such as residential, retail, offices, and beauty parlors. Only the uses that are listed are permitted. The B-2 Business district on the other hand, allows for any use *except for* the 47 uses listed. These prohibited uses include asphalt manufacture, explosives manufacture, iron, steel, or brass mills, and outdoor junk or salvage yards, among others. B-1 is intended for smaller scale, less intensive uses (such as retail and office space), whereas B-2 is intended for larger scale uses that may include warehousing, light manufacturing, and outdoor storage.

Properties included in this rezone application are currently being used in a variety of ways, including single-family residential, truck repair services, large equipment storage, outdoor trailer sales, and vacant land. All of these uses would be appropriate for the B-2 Business District.

Adjacent properties are primarily zoned B-1 Business District with uses such as single-family residential, raw material processing, fast-food restaurants, hotels, and auto sales. The City of Sheridan Wastewater Treatment Plant is also located in the area and is zoned R-1 Residential.

The North Main area lying north of Fort Road and south of Malcom Wallop Park contains properties that are zoned R-1 Residential, B-1 Business, B-2 Business, and M-1 Industrial and is primarily made up of larger parcels of land with larger scale, more intensive uses in comparison to properties south of Fort Road. It is likely that much of the development in this area occurred prior to being annexed to the City in 1973. There are also a few properties that are still outside municipal boundaries east of Main Street and west of Higby Road. Given the historic development patterns in the area, staff believes the B-2 Business District is a more appropriate zoning designation for the subject properties.

The Future Land Use Map identifies this area as appropriate for commercial and residential use. A rezone from B-1 Business to B-2 Business would allow for a wider variety of commercial uses in addition to residential development.

Staff sent notices to 33 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing. All properties also had posted signs indicating a pending development application. To date, staff has received one inquiry regarding the proposed rezone from an adjacent property owner at 129 W. Kooi who shared concerns about the potential future uses on the 130 W. Kooi property.

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:

- i. 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, "[promote] 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."

Staff Recommendation:

Staff recommends that Planning Commission recommend approval of PL-25-9, Ordinance 2292, Canfield Street Rezone to City Council.

Attachments

Draft Ordinance
Individual Exhibits
Overall Exhibit
Petitions

**CITY OF SHERIDAN
ORDINANCE NO. 2292**

AN ORDINANCE, AMENDING ORDINANCE NO. 826, THE ZONING ORDINANCE OF THE CITY OF SHERIDAN, TO ZONE THE ENTIRETY OF THE LAND MORE PARTICULARLY DESCRIBED BELOW AND SHOWN ON THE ATTACHED EXHIBITS, FROM B-1 BUSINESS DISTRICT TO B-2 BUSINESS DISTRICT; FOR PROPERTIES LOCATED AT 190 CANFIELD STREET, 133 CANFIELD STREET, 124 CANFIELD STREET, 2420 N. MAIN STREET, 2483 N. MAIN STREET, 52 W. KOOI STREET, 130 W. KOOI STREET, 251 W. KOOI STREET, AND 252 W. KOOI STREET.

WHEREAS, The owners of the following described lands have petitioned the City Council to rezone the same from B-1 Business District to B-2 Business District; and

WHEREAS, a public hearing has been held thereon by the City Council.

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

1. The following described land is hereby rezoned from B-1 Business District to B-2 Business District:

Lots 13-19, Block 12, Suburban Homes Company Addition, together with the west 30 feet of vacated Keenan Avenue, being immediately adjacent to the aforementioned Lots 13-19; and

The Easterly 60 feet of Lot 7 and the Westerly 40 feet of Lot 8, Block 2, Suburban Homes Company Addition; and

All of Block 11, except Lots 11, 12, 23, and 14, Suburban Homes Company Addition; and that portion of the vacated alley in Block 11, extending from the southerly line of Lots 10 and 22 extended, to the northerly line of Lots 1 and 13 extended; and the easterly 30 feet of Keenan Avenue, vacated, lying adjacent to Lots 1 thru 12 in said Block 11; and

A portion of Block 16, Suburban Homes Company Addition as described by Deed Book 579, Page 390 in the Records of the Sheridan County Clerk; and

Lots 1-4 (except that portion thereof lying within U.S. Highway 87), Block 17, Suburban Homes Company Addition; and

A portion of Block 16, Suburban Homes Company Addition as described by Deed Book 541, Page 141 in the Records of the Sheridan County Clerk; and

Lot 1, Mack Subdivision; and

Lots 9-12, Block 12, Suburban Homes Company Addition; and

Lot 2, Mack Subdivision;

All located in the City of Sheridan, Sheridan County, Wyoming.

2. Ordinance No. 826, the Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.
3. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.
4. 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 _____ 2025.

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Ashlee Foster, City Clerk

State of Wyoming)
) SS
County of Sheridan)

Signed and sworn (or affirmed) before me on this ____ day of _____ 20__
by _____

Notary Public
My commission expires _____

1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Published: _____

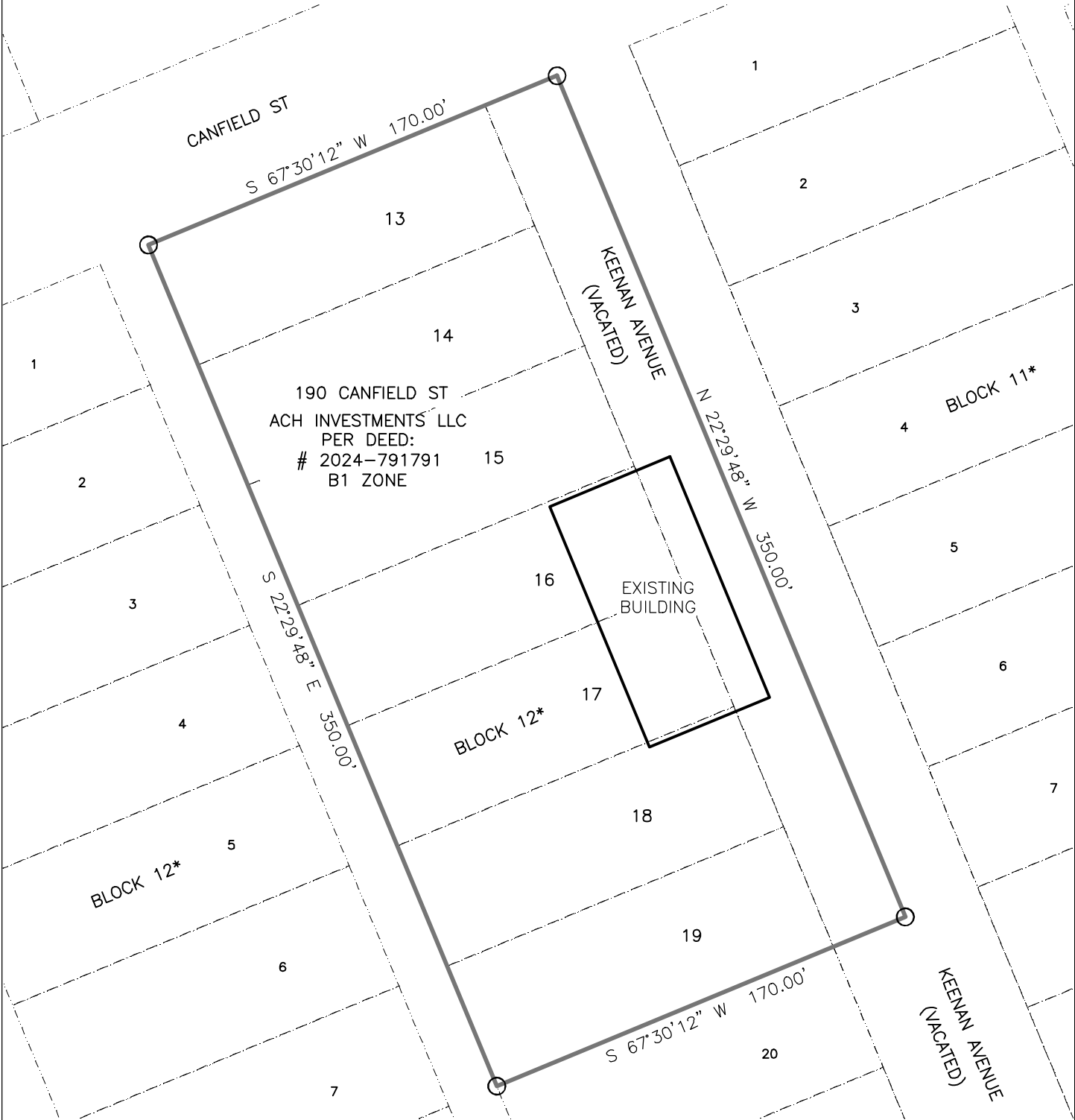
EFFECTIVE DATE: This Ordinance shall be in full force and effect on (publication date), after the required approval and publication, according to law

REZONE EXHIBIT

FOR LOTS 13, 14, 15, 16, 17, 18, 19, ALSO THE WEST 30' OF VACATED KEENAN AVE, BLOCK 12 OF THE SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1SE4) OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING,

LEGAL DESCRIPTION

LOTS 13, 14, 15, 16, 17, 18 AND 19 IN BLOCK 12 OF THE SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, TOGETHER WITH THE WEST THIRTY FEET OF VACATED KEENAN AVENUE, BEING IMMEDIATELY ADJACENT TO THE AFOREMENTIONED LOTS 13 THROUGH 19. CONTAINING AN AREA OF ±59500 SQ FT (±1.37 ACRES)



190 CANFIELD ST
ACH INVESTMENTS LLC
PER DEED:
2024-791791
B1 ZONE

EXISTING
BUILDING

BLOCK 12*

BLOCK 11*

BLOCK 12*

KEENAN AVENUE
(VACATED)

NOTES:

* SUBURBAN HOMES COMPANY ADDITION

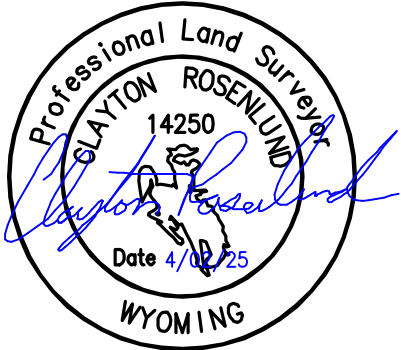
LEGEND

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



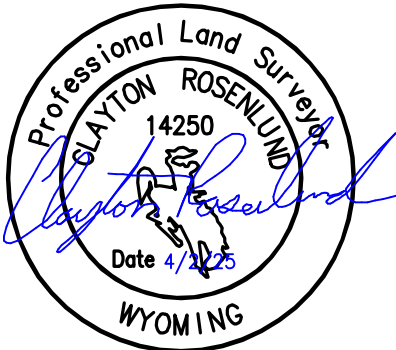
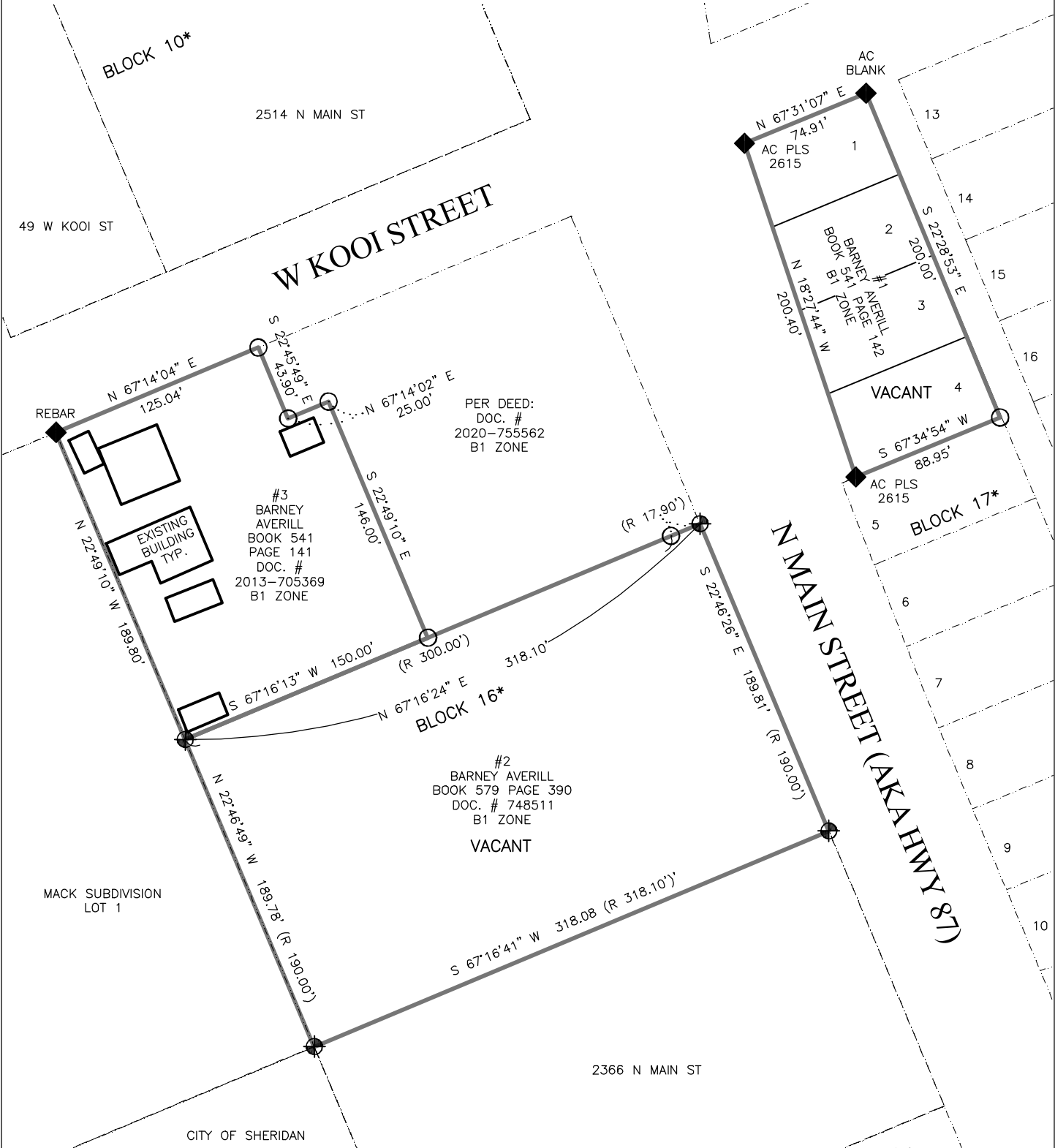
BASIS OF BEARINGS ARE THE SUBURBAN HOMES COMPANY PLAT

PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	ACH INVESTMENTS LLC PO BOX 6231 SHERIDAN, WY 82801-1631



REZONE EXHIBIT

FOR PART OF LOTS 1, 2, 3 AND 4, BLOCK 17 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN, ALSO A PARCEL OF LAND IN BLOCK 16 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN DESCRIBED BY DEED BOOK 579, PAGE 390 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK AND A PARCEL OF LAND IN BLOCK 16 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN DESCRIBED BY DEED BOOK 541, PAGE 141 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK. LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING,



NOTES:
* SUBURBAN HOMES COMPANY ADDITION

LEGEND

- AC LS 14250 SET DURING PRIOR SURVEY
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER
- POB POINT OF BEGINNING
- TRACT BOUNDARY
- ADJOINING LOT LINES

N

SCALE: 1"=80'

BASIS OF BEARINGS ARE THE SUBURBAN HOMES COMPANY PLAT

PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	BARNEY AVERILL TRUSTEE BAR-T-TRUST 1649 N HEIGHTS AVE SHERIDAN, WY 82801
DATE:	3/26/25



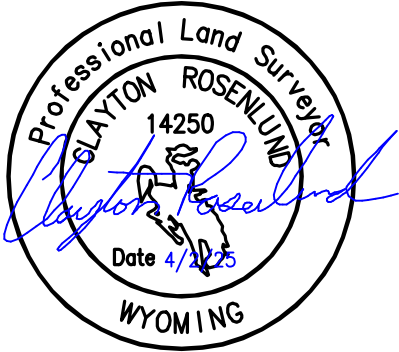
LEGAL DESCRIPTIONS

FOR PART OF LOTS 1, 2, 3 AND 4, BLOCK 17 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN, ALSO A PARCEL OF LAND IN BLOCK 16 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN DESCRIBED BY DEED BOOK 579, PAGE 390 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK AND A PARCEL OF LAND IN BLOCK 16 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN DESCRIBED BY DEED BOOK 541, PAGE 141 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK. LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1 – LOTS ONE, TWO, THREE AND FOUR (EXCEPT THAT PORTION THEREOF LYING WITHIN U.S. HIGHWAY 87, IN BLOCK 17, SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. CONTAINING ±16382 SQUARE FEET (±0.38 ACRES) SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS, RIGHTS–OF–WAY AND COVENANTS OF RECORD.

2 – A TRACT OF LAND SITUATED IN BLOCK 16 OF SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY OF KOOI STREET, SAID POINT OF BEGINNING BEING 175 FEET FROM THE NORTHEAST CORNER OF BLOCK 16 IN A SOUTHWESTERLY DIRECTION ALONG SAID SOUTHEASTERLY BOUNDARY OF KOOI STREET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY BOUNDARY OF BLOCK 16 A DISTANCE OF 125 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE EAST BOUNDARY OF BLOCK 16 A DISTANCE OF 190 FEET; THENCE NORTHEASTERLY PARALLEL TO THE NORTHERLY BOUNDARY OF BLOCK 16 A DISTANCE OF 150 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL TO THE EAST BOUNDARY OF BLOCK 16, A DISTANCE OF 146 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHERLY BOUNDARY OF BLOCK 16 A DISTANCE OF 25 FEET; THENCE NORTHWESTERLY PARALLEL TO THE EAST BOUNDARY OF BLOCK 16 A DISTANCE OF 44 FEET TO THE POINT OF BEGINNING. CONTAINING ±27381 SQUARE FEET (±0.63 ACRES) SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS, RIGHTS–OF–WAY AND COVENANTS OF RECORD.

3 – A TRACT OF LAND SITUATED IN BLOCK 16 OF SUBURBAN HOMES COMPANY ADDITION OF THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST BOUNDARY OF BLOCK 16; SAID POINT OF BEGINNING BEING SOUTHEASTERLY FROM THE NORTHEAST CORNER OF BLOCK 16, A DISTANCE OF 190 FEET ALONG THE EAST BOUNDARY OF BLOCK 16; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHERLY BOUNDARY OF BLOCK 16 A DISTANCE OF 300 FEET; THENCE IN A SOUTHEASTERLY DIRECTION PARALLEL TO THE EAST BOUNDARY OF BLOCK 16 A DISTANCE OF 190 FEET THENCE IN A NORTHEASTERLY DIRECTION PARALLEL TO THE NORTHERLY BOUNDARY OF BLOCK 16 A DISTANCE OF 318.10 FEET TO A POINT LYING ON THE WESTERLY BOUNDARY OF US, HIGHWAY NO. 87; THENCE NORTHWESTERLY ALONG THE WESTERLY BOUNDARY OF U.S. HIGHWAY NO. 87 A DISTANCE OF 190 FEET; THENCE IN A SOUTHWESTERLY DIRECTION PARALLEL TO THE SOUTHEASTERLY BOUNDARY OF KOOI STREET A DISTANCE OF 17.9 FEET TO THE POINT OF BEGINNING. CONTAINING ±60371 SQUARE FEET (±1.39 ACRES) SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS, RIGHTS–OF–WAY AND COVENANTS OF RECORD.



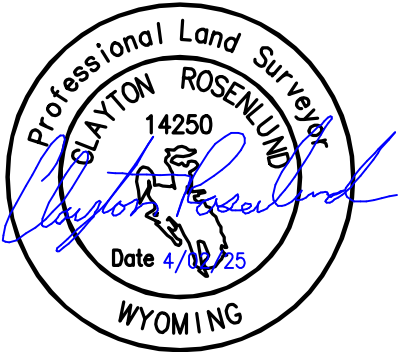
PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	BARNEY AVERILL TRUSTEE BAR–T–TRUST 1649 N HEIGHTS AVE SHERIDAN, WY 82801
DATE: 3/26/25	

REZONE EXHIBIT

FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, ALSO PART OF VACATED KEENAN AVE. AND PART OF VACATED ALLEY, BLOCK 11 OF THE SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING,

LEGAL DESCRIPTION

ALL OF BLOCK 11, EXCEPT LOTS 11, 12, 23, AND 24 OF SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING; AND THAT PORTION OF THE THE VACATED ALLEY IN BLOCK 11, EXTENDING FROM THE SOUTHERLY LINE OF LOTS 10 AND 22 EXTENDED, TO THE NORTHERLY LINE OF LOTS 1 AND 13 EXTENDED; AND THE EASTERLY 30 FEET OF KEENAN AVENUE VACATED, LYING ADJACENT TO LOTS 1 THRU 12 IN SAID BLOCK 11. CONTAINING AN AREA OF ±168000 SQ FT (±3.86 ACRES)



NOTES
* SUBURBAN HOMES COMPANY ADDITION

- LEGEND
- ◆ FOUND MONUMENT AS NOTED
 - CALCULATED CORNER
 - POB POINT OF BEGINNING
 - TRACT BOUNDARY
 - - - ADJOINING LOT LINES

N

SCALE: 1"=100'

BASIS OF BEARINGS ARE THE SUBURBAN HOMES COMPANY PLAT

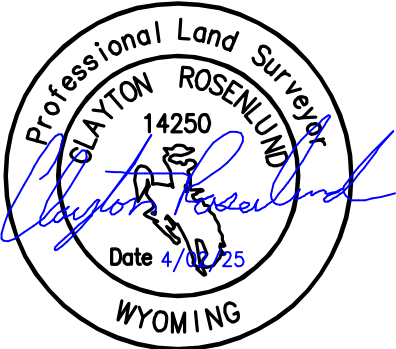
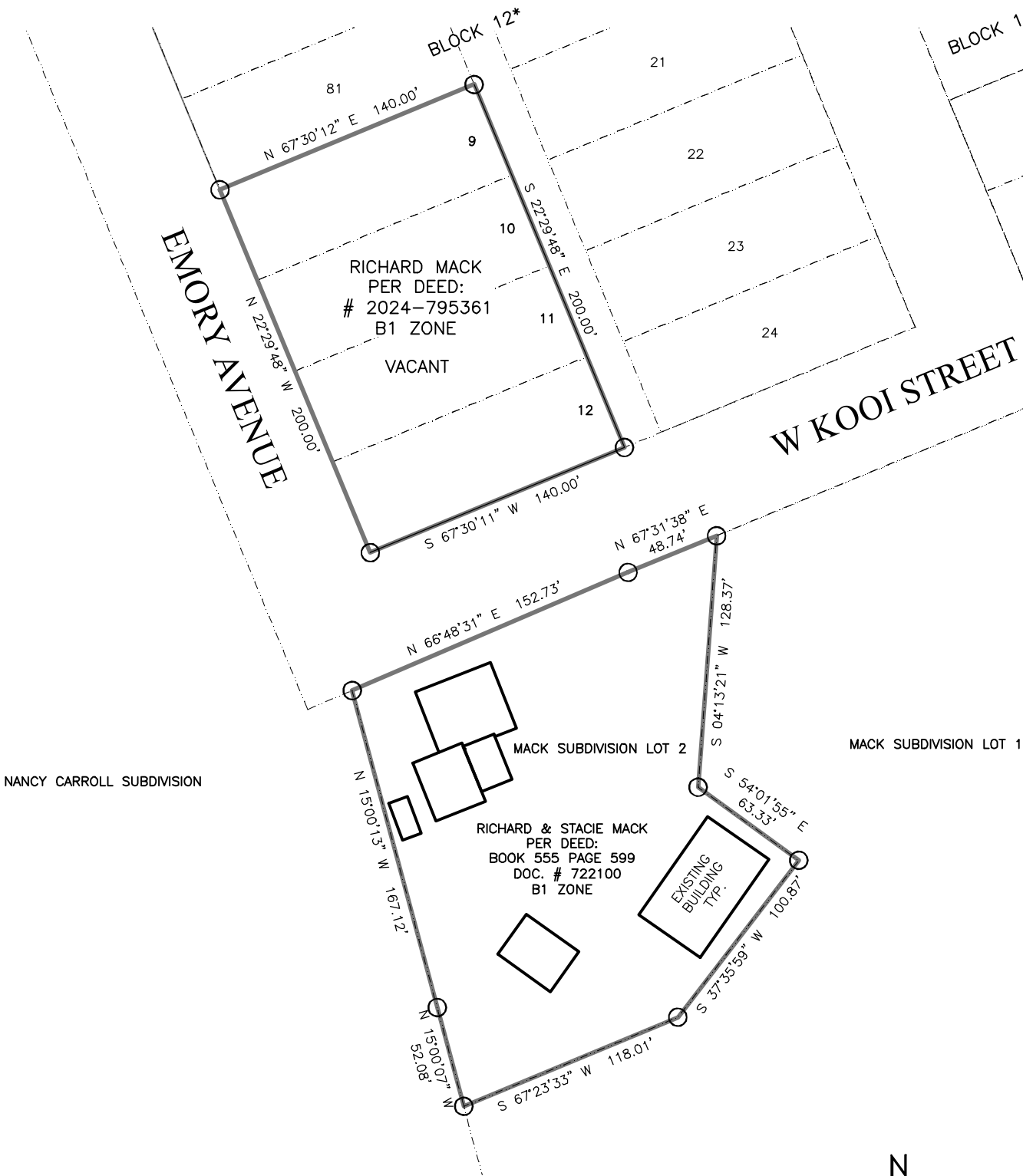
PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	D & P INVESTMENTS INC PO BOX 995 SHERIDAN, WY 82801-0995
DATE: 3/25/25	

REZONE EXHIBIT

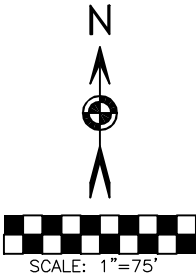
FOR LOTS 9, 10, 11 AND 12, BLOCK 12 OF THE SUBURBAN HOMES COMPANY ADDITION AND LOT 2 OF MACK SUBDIVISION,
CITY OF SHERIDAN, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2SE1/4) OF SECTION 15,
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING,

LEGAL DESCRIPTIONS

LOTS 9, 10, 11 AND 12 IN BLOCK 12, OF SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.
CONTAINING ±28000 SQ FT (±0.64 ACRES)
AND
LOT 2 MACK SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.
CONTAINING ±38114 SQUARE FEET (±0.88 ACRES)



NOTES:
* SUBURBAN HOMES COMPANY ADDITION



BASIS OF BEARINGS ARE
THE SUBURBAN HOMES COMPANY PLAT
AND THE MACK SUBDIVISION PLAT

LEGEND

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

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

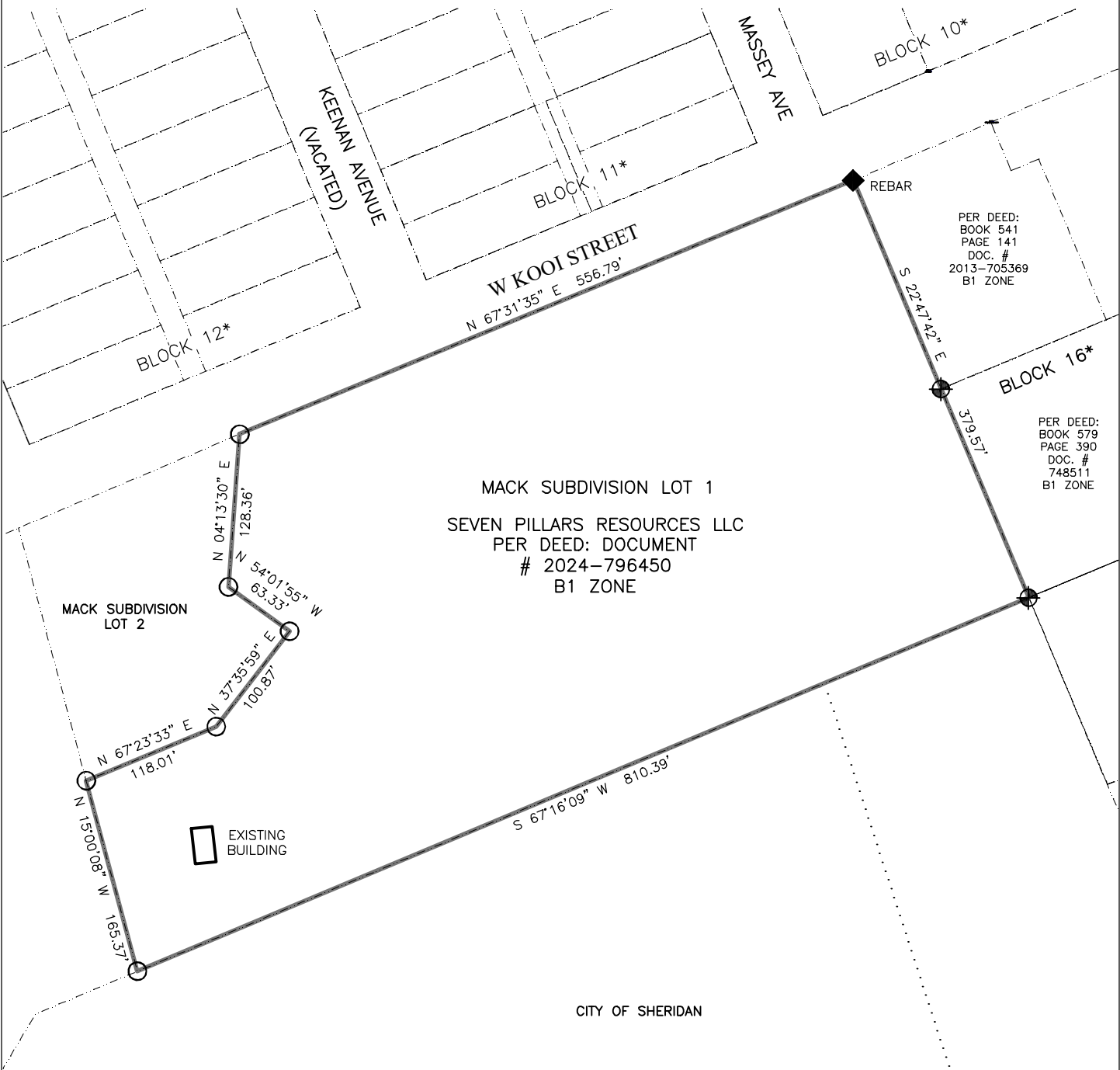
FOR:
RICHARD & STACIE MACK
252 W KOOI ST
SHERIDAN, WY 82801-9220

REZONE EXHIBIT

FOR LOT 1 OF MACK SUBDIVISION, CITY OF SHERIDAN, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2SE1/4)
OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING,

LEGAL DESCRIPTION

LOT 1, MACK SUBDIVISION , CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING.
CONTAINING ±260733 SQUARE FEET (±5.99 ACRES)



MACK SUBDIVISION LOT 1
SEVEN PILLARS RESOURCES LLC
PER DEED: DOCUMENT
2024-796450
B1 ZONE

PER DEED:
BOOK 541
PAGE 141
DOC. #
2013-705369
B1 ZONE

PER DEED:
BOOK 579
PAGE 390
DOC. #
748511
B1 ZONE

EXISTING
BUILDING

CITY OF SHERIDAN

NOTES:

* SUBURBAN HOMES COMPANY ADDITION

LEGEND

AC LS 14250 SET DURING PRIOR SURVEY

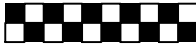
FOUND MONUMENT AS NOTED

CALCULATED CORNER

POB POINT OF BEGINNING

TRACT BOUNDARY

ADJOINING LOT LINES



SCALE: 1"=125'

BASIS OF BEARINGS ARE
THE MACK SUBDIVISION PLAT

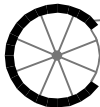
PREPARED BY:

CANNON CONSULTING, LLC
PO BOX 6106
SHERIDAN, WY 82801

FOR:

SEVEN PILLARS RESOURCES LLC
PO BOX 2091
SHERIDAN, WY 82801-2091

DATE: 3/25/25



Cannon Consulting LLC

Making
every shot count

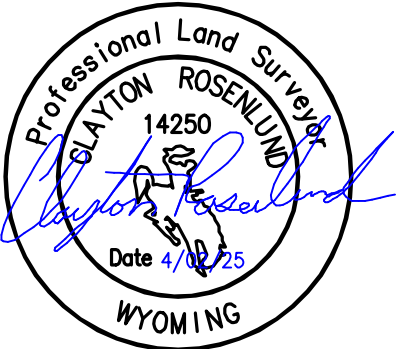
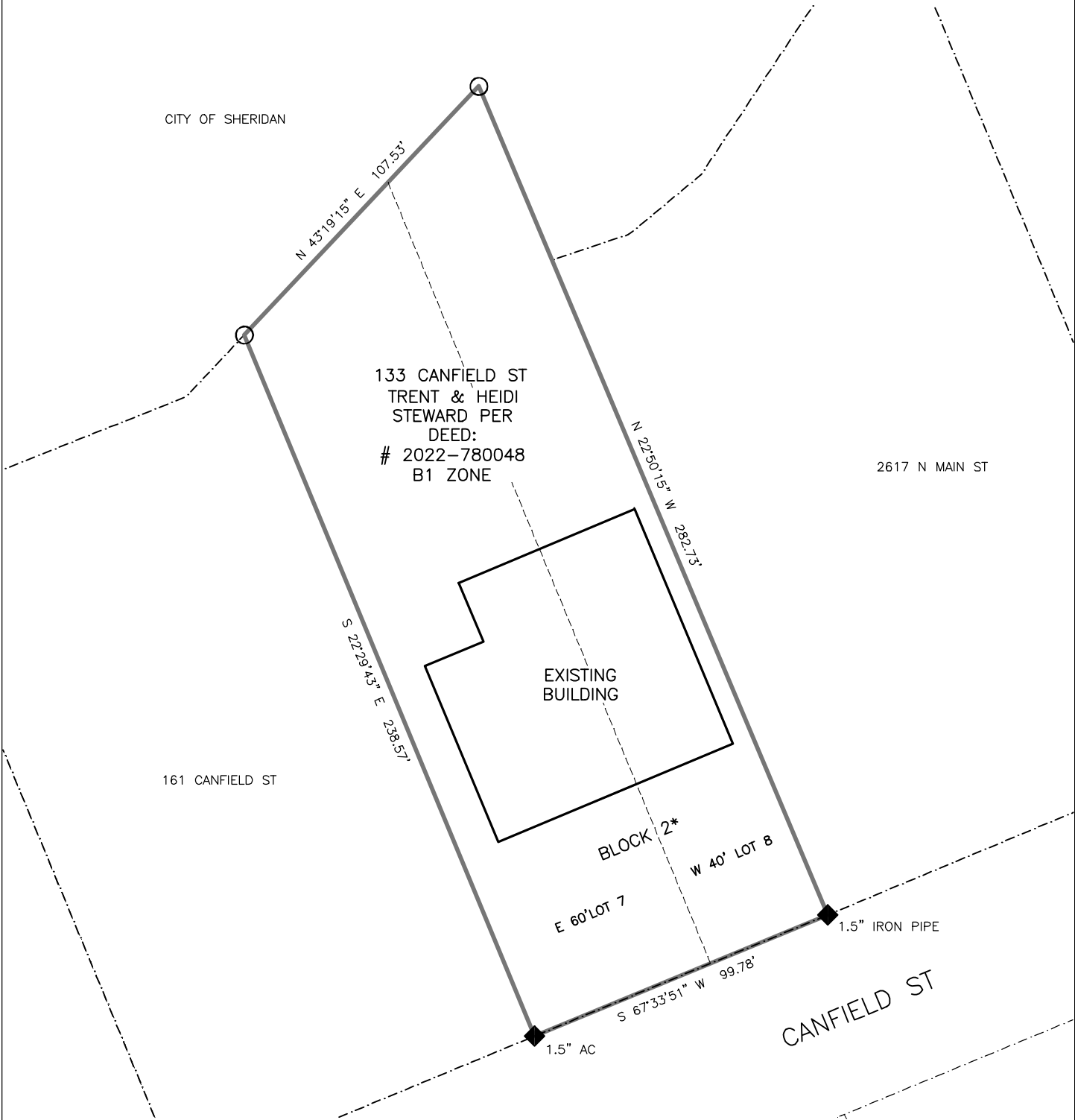
REZONE EXHIBIT

FOR A TRACT OF LAND BEING THE EAST 60 FEET OF LOT 7 AND THE WEST 40 FEET OF LOT 8, BLOCK 2 OF THE SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW¹₄SE¹₄) OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING,

LEGAL DESCRIPTION

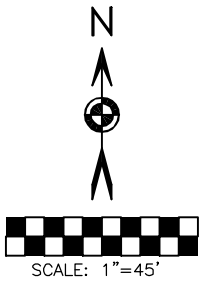
ALL THAT PORTION OF LOTS 7 AND 8, BLOCK 2, OF SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS:

SAID TRACT BEING THE EASTERLY 60 FEET OF SAID LOT 7 AND WESTERLY 40 FEET OF SAID LOT 8.
CONTAINING AN AREA OF ±25806 SQ FT (±0.59 ACRES)



NOTES
* SUBURBAN HOMES COMPANY ADDITION

- LEGEND
- ◆ FOUND MONUMENT AS NOTED
 - CALCULATED CORNER
 - POB POINT OF BEGINNING
 - TRACT BOUNDARY
 - - - - - ADJOINING LOT LINES

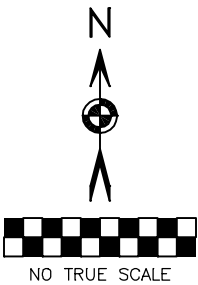
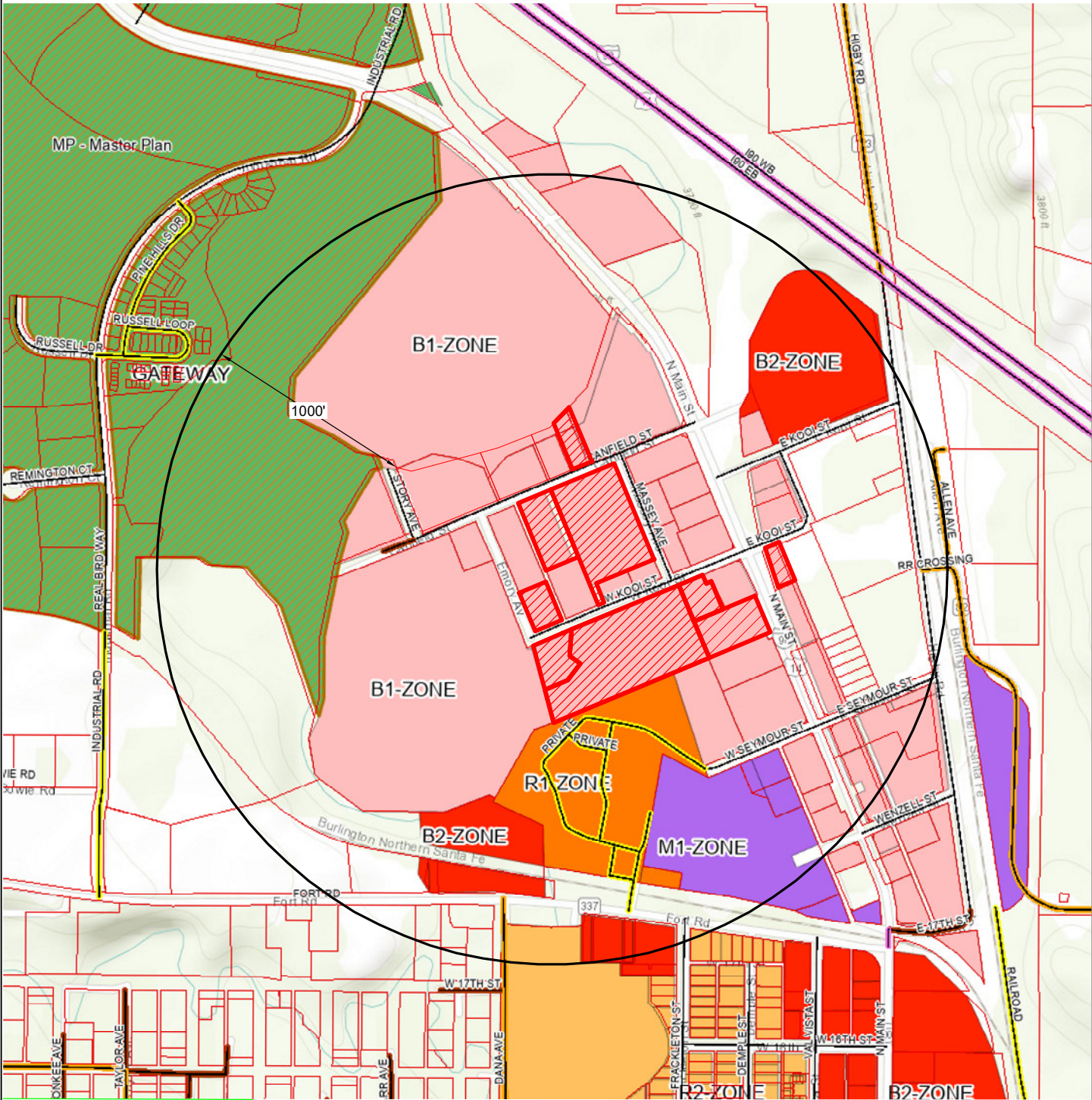


BASIS OF BEARINGS ARE THE SUBURBAN HOMES COMPANY PLAT

PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	TRENT AND HEIDI STEWART 51 COFFEEN AVE STE 101-269 SHERIDAN, WY 82801-4872
DATE: 3/24/25	

CITY ZONING

FOR 1000 FEET SURROUNDING LOTS 7 AND PART OF LOT 8, BLOCK 2 OF SUBURBAN HOMES COMPANY ADDITION, LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19, BLOCK 12 OF SUBURBAN HOMES COMPANY ADDITION, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, PART OF VACATED ALLEY AND PART OF VACATED KEENAN AVENUE, BLOCK 11, LOTS 1, 2, 3, AND 4 OF BLOCK 17 OF SUBURBAN HOMES COMPANY ADDITION, PART OF BLOCK 16 OF SUBURBAN HOMES COMPANY ADDITION DESCRIBED BY DOCUMENT #2013-705369 AND BY BOOK 579 PAGE 390 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, ALSO LOTS 1 AND 2, OF MACK SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4), THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SE1/4) AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SE1/4) OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPLE MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING.



PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
	FOR: SUE OSBORN
Date: 02/20/25	



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:
Lots 13, 14, 15, 16, 17, 18 and 19, in Block 12 of the Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, together with the West thirty feet of vacated Keenan Avenue, being immediately adjacent to the aforementioned Lots 13 through 19.
2. ACH Investments, LLC 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 February, 2025.

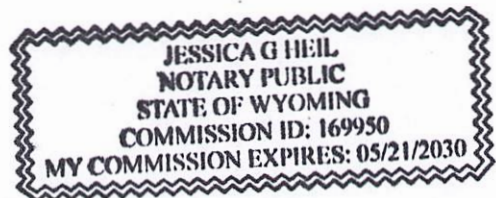
Signed by the Petitioners:

Anna Hahn

Anna Hahn - Owner

Subscribed and Sworn before me this 28 day of February, 2025

[Signature]
Notary Public



My commission expires: 05/21/2030

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:
2. JAMES E BRETZ Jr. 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

B2

Therefore, Petitioners pray said parcel(s) be rezoned B2, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 25TH day of April, 2025

Signed by the Petitioners:

James E Bretz Jr
James E Bretz Jr

Subscribed and Sworn before me this 25TH day of April, 2025

Aldijana Topalovic
Notary Public

ALDIJANA TOPALOVIC Notary Public State of Colorado Notary ID # 20054037586 My Commission Expires 02-08-2029

My commission expires: 2-8-2029

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:

ALL THAT PORTION OF LOTS 7 AND 8, BLOCK 2, OF SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID TRACT BEING THE EASTERLY 60 FEET OF SAID LOT 7 AND WESTERLY 40 FEET OF SAID LOT 8.
2. Trent Stewart and Heidi Stewart 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 24 day of April, 2025

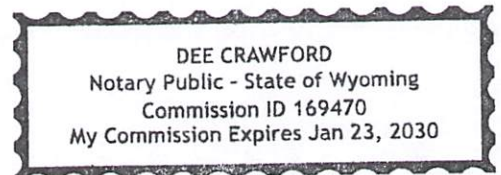
Signed by the Petitioners:

Trent Stewart
Heidi Stewart

Subscribed and Sworn before me this 24 day of April, 2025

Dee Crawford
Notary Public

My commission expires: 1/23/2030



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

2. D&P Investments, Inc. are the owners or authorized agents of said described land proposed to be rezoned.

*BTA
GP
DP
RD*

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 *12th* day of *March*, 20*25*

Signed by the Petitioners:

Richard W. Delet

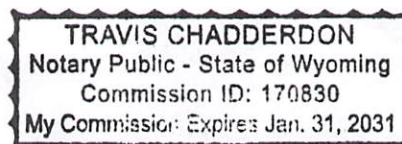
Angie J. Allen

D

Don T. Rin

Subscribed and Sworn before me this *12th* day of *March*, 20*25*

Travis Chadderdon
Notary Public



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:
All of Block 11, except Lots 11, 12, 23, and 24 or Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming; and that portion of the vacated alley in Block 11, extending from the southerly line of Lots 10 and 22 extended, to the northerly line of Lots 1 and 13 extended; and the easterly 30 feet of Keenan Avenue, vacated, lying adjacent to Lots 1 thru 12 in said Block 11.
2. D&P Investments, Inc. 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 _____ day of _____, 20__.

Signed by the Petitioners:

Richard W. Bell

[Signature]

[Signature]

Bon J. Davis

Subscribed and Sworn before me this _____ day of _____, 20__

Notary Public

My commission expires: _____

Legal Description for D&P Investments, Inc.

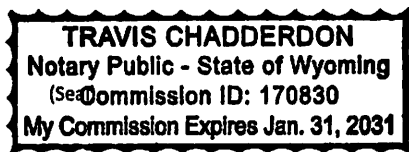
All of Block 11, except Lots 11, 12, 23, and 24 or Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming; and that portion of the vacated alley in Block 11, extending from the southerly line of Lots 10 and 22 extended, to the northerly line of Lots 1 and 13 extended; and the easterly 30 feet of Keenan Avenue, vacated, lying adjacent to Lots 1 thru 12 in said Block 11.

State of Wyoming

County of Sheridan

This Petition for Rezoning signed or attested before me on
Title of document being signed or attested to

March 12, 2025 by Jacob, Gregory Pfau
Date Name(s) or Person(s)



A handwritten signature in black ink, appearing to read "Travis Chadderdon".

Signature of Notarial Officer

Notary Public

Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

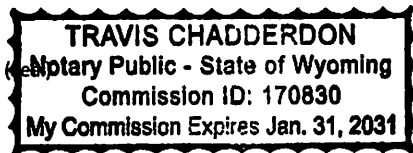
My commission expires: January 31, 2031

State of Wyoming

County of Sheridan

This Petition for Rezoning signed or attested before me on
Title of document being signed or attested to

March 12, 2025 by Debra Ann Pfau
Date Name(s) or Person(s)



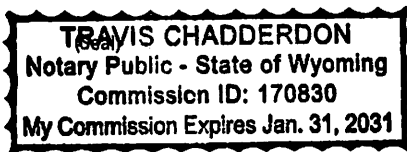
[Signature]
Signature of Notarial Officer
Notary Public
Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

My commission expires: January 31, 2031

State of Wyoming
County of Sheridan

This Petition for Rezoning signed or attested before me on
Title of document being signed or attested to

March 12, 2025 by Thomas Burr Rierson
Date Name(s) or Person(s)



[Signature]
Signature of Notarial Officer
Notary Public
Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

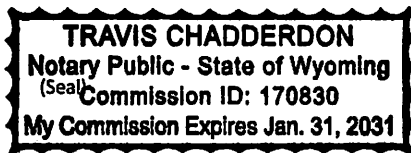
My commission expires: January 31, 2031

State of Wyoming
County of Sheridan

This instrument entitled Petition for Rezoning was acknowledged before me on
Title of document being acknowledged

March 12, 2025 by Debra Ann Fleau as
Date Name of Person

Shareholder/owner of Richard Dellit
Type of Authority, eg. officer, trustee, etc. Name of Party on Behalf of Whom the Instrument was Executed



[Signature]
Signature of Notarial Officer
Notary Public
Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

My commission expires: January 31, 2031

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:
FOR PART OF LOTS 1, 2, 3, AND 4, BLOCK 17 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN, ALSO A PARCEL OF LAND IN BLOCK 16 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN DESCRIBED BY DEED BOOK 579, PAGE 390 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK AND A PARCEL OF LAND IN BLOCK 16 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN DESCRIBED BY DEED BOOK 541, PAGE 141 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK.
2. Barney R. Averill, Trustee 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 4-24th day of SA, 2025.

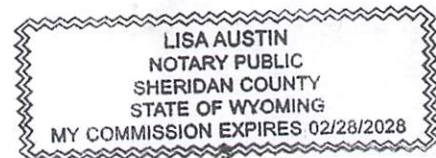
Signed by the Petitioners:

B.R. Averill

[Signature]

Subscribed and Sworn before me this 24th day of April, 2025

[Signature]
Notary Public



My commission expires: 2/28/28

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:

Lot 1 Mack Subdivision within the W1/2 SE 1/4 of Section 15, T56N, R84W. 6th P.M.

2. Seven Pillars Resources Limited Liability Company 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 20th day of February, 2025

Signed by the Petitioners:

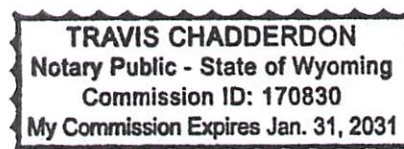
Susan Osborn Authorized Agent

Subscribed and Sworn before me this 21st day of February, 2025

[Signature]

Notary Public

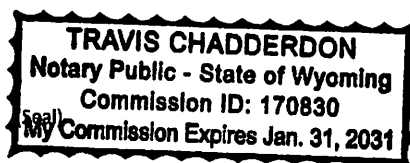
My commission expires: 01/31/2031



State of Wyoming
County of Sheridan

This Petition for Rezoning signed or attested before me on
Title of document being signed or attested to

February 21, 2025 by Susan Osborn
Date Name(s) or Person(s)



[Signature]
Signature of Notarial Officer
Notary Public
Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

My commission expires: January 31, 2031

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: 251 W. Kooi

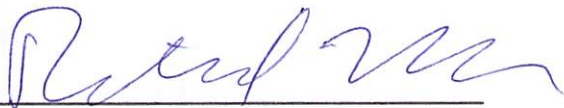
Lots 9, 10, 11, and 12 in Block 12 of Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming.

2. Richard Mack 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.

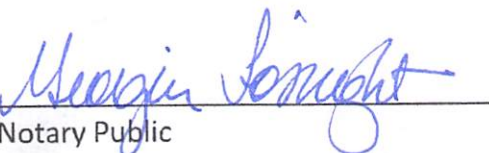
Therefore, Petitioners pray said parcel(s) be rezoned B-2, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

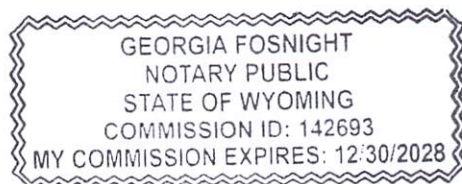
Dated this 25 day of Feb, 2025

Signed by the Petitioners:



Subscribed and Sworn before me this 25th day of February, 2025


Notary Public





CITY OF SHERIDAN, WYOMING

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

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

Planning

MEMORANDUM

RE: Discussion of PL-25-11, Resolution 15-25, 130 W. Kooi St. Utility Easement Vacation - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

CC:

Date: 05/15/2025

Recommendation:

Staff recommends that the Governing Body approve PL-25-11, Resolution 15.25. The applicant, Seven Pillars Resources, LLC, is requesting to vacate the 16-foot utility easement on the northwest side of Lot 1, Mack Subdivision. Located at 130 W. Kooi St.

Discussion:

The subject easement was established with the plat of Mack Subdivision to preserve access to a water service line crossing Lot 1 to serve Lot 2. Since the time of platting, the water service line located within the easement has been abandoned. During the application review, the City of Sheridan Utility Department confirmed that there are no longer any City utilities located within the easement.

As required by Municipal Code Appendix B, Section 205(C), public and private utility companies and adjacent property owners have been notified twice by certified mail 30 days prior to the meeting, an ad was placed 7 days prior to the meeting, and a sign was posted on the property. Staff also sent notification to 17 neighbors within 300' by regular mail. No utility companies or members of the public stated concerns with the request to vacate the easement, however, staff received one phone call from a neighboring property owner requesting more information on the vacation.

Attachments

Draft Resolution

Exhibit

Petition to Vacate

Utility Responses

**CITY OF SHERIDAN
RESOLUTION 15-25**

A RESOLUTION VACATING A 16-FOOT WIDE, 2411 SQUARE FOOT UTILITY EASEMENT WITIN THE CITY LIMITS OF SHERIDAN, WYOMING, LOCATED AT 130 W. KOOI STREET, A.K.A. LOT 1, MACK SUBDIVISION (PIN 56841541500101).

WHEREAS, The property owner has petitioned the City Governing Body requesting that the utility easement be vacated; and

WHEREAS, Utility companies with potential interest in said easement were notified twice in writing and none stated any objection to the proposed vacation; and

WHEREAS, This request for a utility easement vacation meets the requirements of Sheridan City Code Appendix B, §205.

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

That the 16-foot wide, 2411 square foot utility easement located on Lot 1, Mack Subdivision, City of Sheridan, WY, is hereby vacated.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2025.

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Ashlee Foster, City Clerk



**LEGAL DESCRIPTION OF
EASEMENT TO BE VACATED**

A utility easement created by the MACK SUBDIVISION Plat as recorded in Book M, Page 85 of the records of the Sheridan County (Wyoming) Clerk and Recorder’s office, said easement being, 16.00 feet in width, 8.00 feet on each side of centerline, said centerline being more particularly described as follows:

Beginning at a point on the north boundary line of Lot 1 of Said MACK SUBDIVISION which bears N67°31’37”E, 70.79 feet from a rebar and cap marking the NE corner of Block 15 of the Suburban Homes Company Addition;

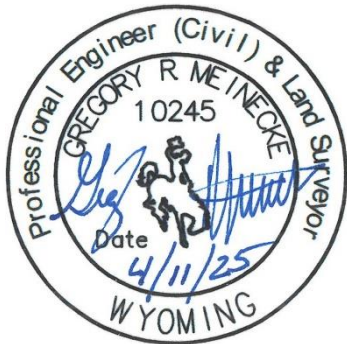
Thence along said centerline of easement S04°04’07”W a distance of 150.72 feet to a point on the east boundary of Lot 2 of said MACK SUBDIVISION, which bears S23°56’23”E a distance of 134.88 feet from said NE Corner of Block 15 of Suburban Homes Company Addition.

Said easement contains 2,411 square feet and is as graphically shown on the “Easement Vacation Exhibit” attached hereto and by this mention made a part hereof.

Any modifications of the above legal description terminates all liability of the surveyor who prepared the description.

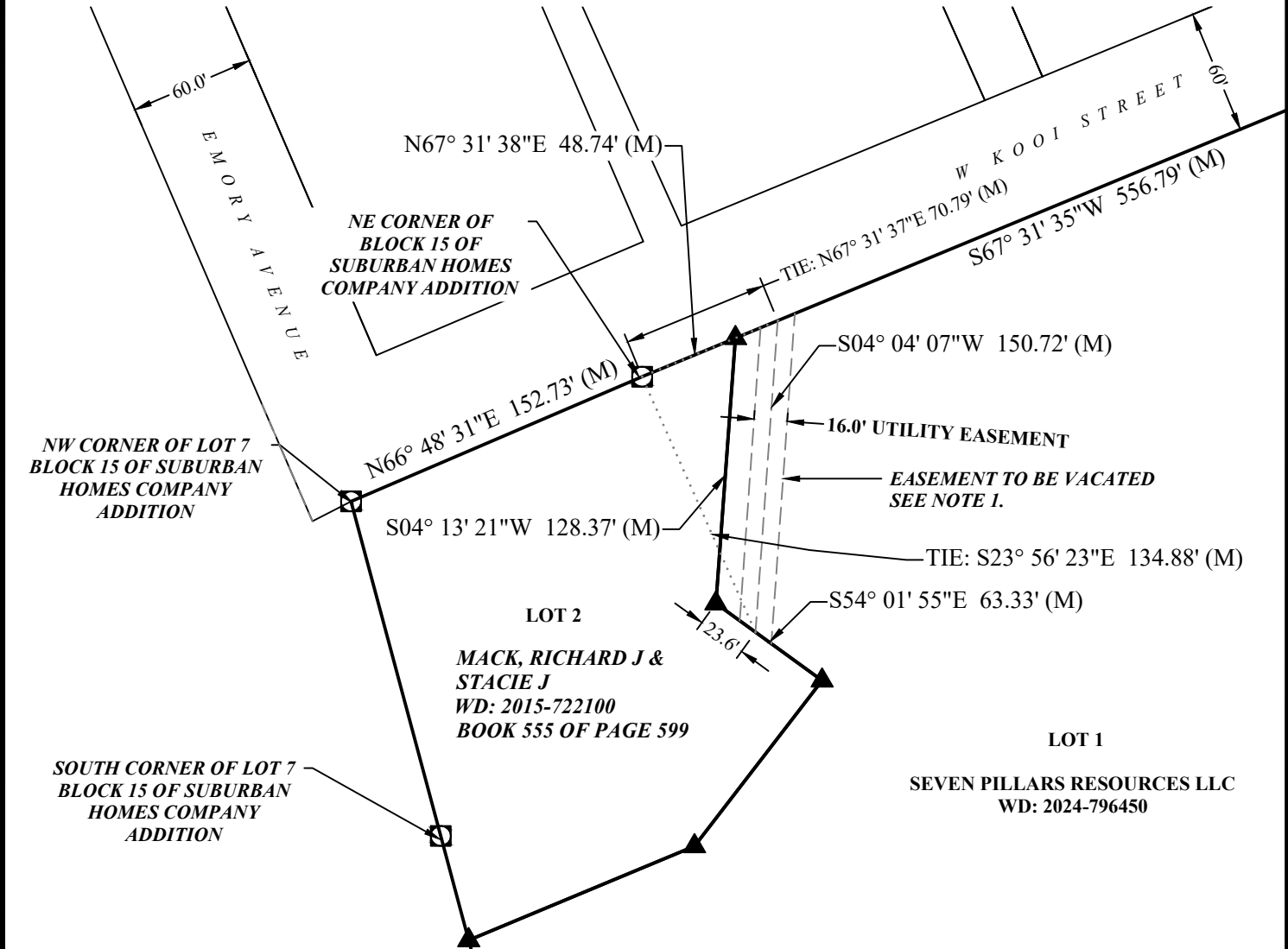
I, Gregory R Meinecke, Registered Land Surveyor, do hereby certify that this legal description was prepared by me and correctly represents the easement to the best of my knowledge.

Gregory R Meinecke
WY PE/PLS #10245



EASEMENT VACATION EXHIBIT
WITHIN
MACK SUBDIVISION

SEC. 15, T56N, R84W,
6TH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WY
EASEMENT AREA: 2,411 SQFT



NOTES:

- THE 16.0' UTILITY EASEMENT AS SHOWN HEREON WAS CREATED BY THE "MACK SUBDIVISION" PLAT AS RECORDED AS PLAT M-85 OF THE RECORDS OF THE SHERIDAN COUNTY (WYOMING) CLERK AND RECORDER'S OFFICE.
- NAME AND ADDRESS OF PETITIONER: SEVEN PILLARS RESOURCES LLC
PO BOX 2091 SHERIDAN, WY 82801
- NAME AND ADDRESS OF PREPARER: GREGORY R. MEINECKE, PE PLS
FOR WOOD GROUP U.S.A INC.
2615 AVIATION DRIVE SHERIDAN, WY 82801
- BEARINGS AND DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.
- STATE PLANE COORDINATE SYSTEM: NAD 1983 (CONUS)
ZONE: WYOMING EAST CENTRAL 4902
VERTICAL DATUM: NAVD 88 (GEOID 18 - CONUS)
US SURVEY FOOT: GROUND SCALE FACTOR 1.0002269097
PROJECT LOCATION:
LATITUDE - N44°49'29.40391"
LONGITUDE - W106°57'39.66199"
HEIGHT: 3663.021 FT



SCALE: 1" = 80'

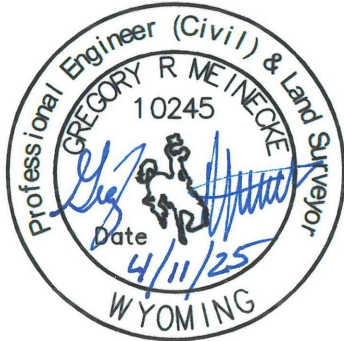
LEGEND:

- FOUND PRIVATE MONUMENT
- CALCULATED POSITION SET MONUMENT (LS10245)
- EASEMENT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES

CERTIFICATION:

I, GREGORY R. MEINECKE, REGISTERED ENGINEER AND LAND SURVEYOR No. 10245, DO HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED FROM FIELD NOTES TAKEN DURING ACTUAL SURVEYS CONDUCTED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF SAID SURVEYS ARE ACCURATELY SHOWN HEREON.

Rev.	Date	Description	By	Proj. Engr.	Checked	Rev. Request
0	04/11/2025	Issued for client review	BNS	---	GRM	----



Client: SEVEN PILLARS RESOURCES LLC		Prepared By: wood. 2615 Aviation Dr. Sheridan, WY 82801 (307) 675-6400 www.woodplc.com		EASEMENT VACATION EXHIBIT WITHIN MACK SUBDIVISION SHERIDAN COUNTY, WY			
Project #: 264017		Drawn: BNS	Checked: GRM	Approval: GRM	Date: 04/11/2025	Sheet: 2 OF 2	Rev: 0

PETITION FOR EASEMENT VACATION

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

Pursuant to the provisions of Sheridan City Code Appendix B§ 205, and applicable state statutes, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the vacation of a public easement within the city limits of Sheridan, Wyoming, having a legal description as follows: See Attached
2. Seven Pillars Resources Limited Liability Company are the owners of property encumbered by this public easement who have signed this petition for vacation.
3. A survey of the area sought to be vacated is attached hereto and made a part hereof.
4. Petitioners hereby request that said public easement be vacated for the following reason(s):
As of the date of approval and recording of the Mack Subdivision Plat a water line easement crossed Lot 1 and serviced a private water line to the shop on Lot 2 of Mack Subdivision. On the date of purchase of Lot 1 by Seven Pillars Resources Limited Liability Company an Abandonment of Water Line Agreement was executed. As of March 19, 2025 the bore was completed and the water line to service the shop on Lot 2 from the tap on Lot 1 was abandoned. Therefore no easement to serve the non-owned property is required.
Now to clean the plat and remove the encumbrance from the Lot 1 parcel, Seven Pillars Resources is requesting vacation of the public easement.

Therefore, Petitioners pray said public easement be vacated pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 14th day of April, 2025.

Signed by the Petitioners (attach more sheets as necessary):

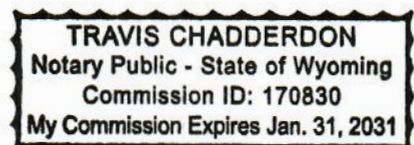
Susan Olson / Authorized Agent

STATE OF Wyoming)
) ss
COUNTY OF Sheridan)

The above and foregoing was subscribed, sworn to, and acknowledged before me this 14th day of April, 2025.

My Commission Expires: 01/31/2031

Travis Chadderdon
Notary Public



130 Kooi utility easement vacation

Lawler, Christopher <christopher.lawler@mdu.com>
To: Sue Goodman <sgoodman@sheridanwy.gov>
Cc: "Hartje, Lynn" <lynn.hartje@mdu.com>

Fri, May 16, 2025 at 9:40 AM

Sue,

Regarding the request to vacate the utility easement created by the MACK SUBDIVISION Plat as recorded in Book M, Page 85 of the records of the Sheridan County (Wyoming) Clerk and Recorder's office, said easement being, 16.00 feet in width,

8.00 feet on each side of centerline. MDU Electric and Gas currently have no facilities in the "platted utility easement" and that future use would not be required, Montana-Dakota Utilities Co has no objection to the proposed vacation.

Regards,

Chris Lawler

District Manager III

Montana-Dakota Utilities Co.

[2324 Dry Ranch Rd](#)

[Sheridan, WY 82801](#)

(307)674-3545 Office

(307)751-4608 Cell

From: Sue Goodman <sgoodman@sheridanwy.gov>

Sent: Wednesday, May 14, 2025 11:15 AM

To: Lawler, Christopher <christopher.lawler@mdu.com>; Steinhorst, Carson <Carson.Steinhorst@mdu.com>

Subject: 130 Kooi utility easement vacation

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

Utility easement vacation request for Mack Subdivision

11 messages

Sue Goodman <sgoodman@sheridanwy.gov>

Thu, Apr 24, 2025 at 3:37 PM

To: R Corbin <rcorbin@visionarybroadband.com>, Christopher Lawler <christopher.lawler@mdu.com>, Bridget France <bridget.france@charter.com>, zjon.may@range.net, Tracy Jones <tracyj@precorp.coop>, J Mikkelsen <jmikkelsen@visionarybroadband.com>, Michael Corbett <Michael.Corbett@mybluepeak.com>, Dan Coughlin <dcoughlin@sheridancounty.com>, Jessica Epley <jessica.epley@ziply.com>, Chris Karn <chris.karn@mybluepeak.com>, Carson Steinhorst <Carson.Steinhorst@mdu.com>, Sheridan County <elections@sheridancountywy.gov>, Lynn Hartje <lynn.hartje@mdu.com>, Nathan Pierson <Nathan.Pierson@charter.com>, Charlene White <Charlene.White@upnfiber.com>, Shelby Allen <Shelby.Allen@lumen.com>, Jacob Martineau <jmartineau@sheridanwy.net>

Please see the attached and let me know if you have any issues.

Thanks

Sue Goodman
Planning Technician
City of Sheridan
307.675.4226



Mack Sub utility easement vacation letter_exhibit.pdf

1061K

Dan Coughlin <dcoughlin@sheridancountywy.gov>

Fri, Apr 25, 2025 at 8:43 AM

To: Sue Goodman <sgoodman@sheridanwy.gov>

Sue,

SAWSJPB currently has no infrastructure in this area and does not have any plans for future construction. SAWSJPB has no objection to the proposed vacation.

Dan Coughlin

Administrator

307-675-2931

dcoughlin@sheridancountywy.gov

SAWSJPB Web Site: [SAWS \(Sheridan Area Water Supply\) - Sheridan County Wyoming](#)

Sheridan County Mapping: <https://maps.greenwoodmap.com/sheridan/>

City of Sheridan Mapping: [City Of Sheridan, WY \(sheridanwy.net\)](http://sheridanwy.net)

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Allen, Shelby <Shelby.Allen@lumen.com>

Fri, Apr 25, 2025 at 9:38 AM

To: Sue Goodman <sgoodman@sheridanwy.gov>, R Corbin <rcorbin@visionarybroadband.com>, Christopher Lawler <christopher.lawler@mdu.com>, Bridget France <bridget.france@charter.com>, "zjon.may@range.net" <zjon.may@range.net>, Tracy Jones <tracyj@precop.coop>, J Mikkelsen <jmikkelsen@visionarybroadband.com>, Michael Corbett <Michael.Corbett@mybluepeak.com>, Dan Coughlin <dcoughlin@sheridancounty.com>, Jessica Epley <jessica.epley@ziply.com>, Chris Karn <chris.karn@mybluepeak.com>, Carson Steinhorst <Carson.Steinhorst@mdu.com>, Sheridan County <elections@sheridancountywy.gov>, Lynn Hartje <lynn.hartje@mdu.com>, Nathan Pierson <Nathan.Pierson@charter.com>, Charlene White <Charlene.White@upnfiber.com>, Jacob Martineau <jmartineau@sheridanwy.net>

16-foot easements are typical of old mountain states easements and unusual for platted widths.

I do see a facility titled STP dated 1979 which I believe is 'sewer treatment plant' that on my record somewhat looks it could be along that path. That said with the designation STP tells me it is now a house cable for the plant and no longer maintained by Mountain or its successors. I did do a high-level query in our easement database and didn't find anything obvious Therefore, Lumen has no objection to the vacation. Might warrant research in what the treatment plant has and what is being communicated between SP1 and SP5.

Mr. Shelby Allen

OSP Engineering

Gillette Wyoming

Ph: 307-682-7241

Cell: 307-299-8468

LUMEN[®]

From: Sue Goodman <sgoodman@sheridanwy.gov>

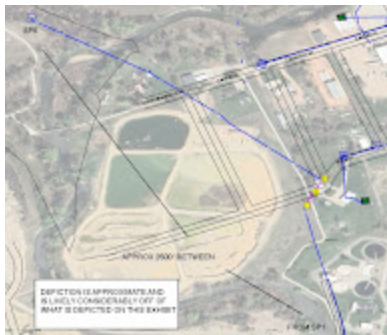
Sent: Thursday, April 24, 2025 3:37 PM

To: R Corbin <rcorbin@visionarybroadband.com>; Christopher Lawler <christopher.lawler@mdu.com>; Bridget France <bridget.france@charter.com>; zjon.may@range.net <zjon.may@range.net>; Tracy Jones <tracyj@precop.coop>; J Mikkelsen <jmikkelsen@visionarybroadband.com>; Michael Corbett <Michael.Corbett@mybluepeak.com>; Dan Coughlin <dcoughlin@sheridancounty.com>; Jessica Epley <jessica.epley@ziply.com>; Chris Karn <chris.karn@mybluepeak.com>; Carson Steinhorst <Carson.Steinhorst@mdu.com>; Sheridan County <elections@sheridancountywy.gov>; Lynn Hartje <lynn.hartje@mdu.com>; Nathan Pierson <Nathan.Pierson@charter.com>; Charlene White <Charlene.White@upnfiber.com>; Allen, Shelby <Shelby.Allen@lumen.com>; Jacob Martineau <jmartineau@sheridanwy.net>

Subject: Utility easement vacation request for Mack Subdivision

[Quoted text hidden]

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.



STP-CABLE.jpg
120K

Sue Goodman <sgoodman@sheridanwy.gov>
To: Kelly Schroeder <kschroeder@sheridanwy.gov>

Fri, Apr 25, 2025 at 9:41 AM

See Mr Shelby's answer and concern regarding Mack Sub utility easement.

[Quoted text hidden]



STP-CABLE.jpg
120K

Kelly Schroeder <kschroeder@sheridanwy.gov>
To: Sue Goodman <sgoodman@sheridanwy.gov>, Jacob Martineau <jmartineau@sheridanwy.gov>, Dan Roberts <droberts@sheridanwy.gov>

Fri, Apr 25, 2025 at 9:51 AM

Dan & Jacob,

What do Mr. Shelby's comments mean and is there anything having to do with the sewer treatment plant that you can see would be an issue?

Thanks!

Kelly Schroeder, AICP

City Planner

P (307) 675-4248



[Quoted text hidden]

Sue Goodman <sgoodman@sheridanwy.gov>
To: "Allen, Shelby" <Shelby.Allen@lumen.com>

Fri, Apr 25, 2025 at 10:08 AM

Thanks for the information. I will pass it along.

[Quoted text hidden]

[Quoted text hidden]

Chris Karn <chris.karn@mybluepeak.com>

Mon, Apr 28, 2025 at 12:18 PM

To: Sue Goodman <sgoodman@sheridanwy.gov>

Sue,

Bluepeak has not objection to this vacation.

Chris

From: Sue Goodman <sgoodman@sheridanwy.gov>

Sent: Thursday, April 24, 2025 3:37 PM

To: R Corbin <rcorbin@visionarybroadband.com>; Christopher Lawler <christopher.lawler@mdu.com>; Bridget France <bridget.france@charter.com>; zjon.may@range.net; Tracy Jones <tracyj@precorp.coop>; J Mikkelson <jmikkelson@visionarybroadband.com>; Michael Corbett <Michael.Corbett@mybluepeak.com>; Dan Coughlin <dcoughlin@sheridancounty.com>; Jessica Epley <jessica.epley@ziply.com>; Chris Karn <chris.karn@mybluepeak.com>; Carson Steinhorst <Carson.Steinhorst@mdu.com>; Sheridan County <elections@sheridancountywy.gov>; Lynn Hartje <lynn.hartje@mdu.com>; Nathan Pierson <Nathan.Pierson@charter.com>; Charlene White <Charlene.White@upnfiber.com>; Shelby Allen <Shelby.Allen@lumen.com>; Jacob Martineau <jmartineau@sheridanwy.net>

Subject: Utility easement vacation request for Mack Subdivision

Please see the attached and let me know if you have any issues.

[Quoted text hidden]

Pierson, Nathan A <Nathan.Pierson@charter.com>

Mon, Apr 28, 2025 at 1:55 PM

To: Sue Goodman <sgoodman@sheridanwy.gov>

Charter Communications/Spectrum has no issues with the easement vacation.



Nathan Pierson | Construction Coordinator |

307-752-8900 | [140 E Loucks St |](#)

[Sheridan, WY 82801](#)

From: Sue Goodman <sgoodman@sheridanwy.gov>

Sent: Thursday, April 24, 2025 3:37 PM

To: R Corbin <rcorbin@visionarybroadband.com>; Christopher Lawler <christopher.lawler@mdu.com>; France, Bridget <bridget.france@charter.com>; zjon.may@range.net; Tracy Jones <tracyj@precorp.coop>; J Mikkelson <jmikkelson@visionarybroadband.com>; Michael Corbett <Michael.Corbett@mybluepeak.com>; Dan Coughlin <dcoughlin@sheridancounty.com>; Jessica Epley <jessica.epley@ziply.com>; Chris Karn <chris.karn@mybluepeak.com>; Carson Steinhorst <Carson.Steinhorst@mdu.com>; Sheridan County

<elections@sheridancountywy.gov>; Lynn Hartje <lynn.hartje@mdu.com>; Pierson, Nathan A
<Nathan.Pierson@charter.com>; Charlene White <Charlene.White@upnfiber.com>; Shelby Allen
<Shelby.Allen@lumen.com>; Jacob Martineau <jmartineau@sheridanwy.net>
Subject: [EXTERNAL] Utility easement vacation request for Mack Subdivision

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

[Quoted text hidden]

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

Sue Goodman <sgoodman@sheridanwy.gov>
To: "Pierson, Nathan A" <Nathan.Pierson@charter.com>

Mon, Apr 28, 2025 at 2:08 PM

[Quoted text hidden]

Jhoney Mikkelson <jmikkelson@visionarybroadband.com>
To: Sue Goodman <sgoodman@sheridanwy.gov>

Tue, Apr 29, 2025 at 11:31 AM

Hello,

We do not have any facilities at this location.

Thank you,

From: Sue Goodman

Sent: Thursday, April 24, 2025 3:37 PM

To: Rosemary Corbin; Christopher Lawler; Bridget France; zjon.may@range.net; Tracy Jones; Jhoney Mikkelson; Michael Corbett; Dan Coughlin; Jessica Epley; Chris Karn; Carson Steinhurst; Sheridan County; Lynn Hartje; Nathan Pierson; Charlene White; Shelby Allen; Jacob Martineau

Subject: Utility easement vacation request for Mack Subdivision

EXTERNAL

[Quoted text hidden]

Sue Goodman <sgoodman@sheridanwy.gov>
To: Jhoney Mikkelson <jmikkelson@visionarybroadband.com>

Tue, Apr 29, 2025 at 1:15 PM

Thanks

Sue Goodman
Planning Technician