



**AGENDA
CITY OF SHERIDAN
JULY 28, 2025
STUDY SESSION COUNCIL MEETING START 5:30 P.M.**

1. Discussion of Resolution 21-25 - GPET Application Process - City Clerk, Ashlee Foster
2. Discussion of PL-25-15, Resolution 20-25, Final Plat of Lindberg Minor Subdivision - Public Works Director Hanns Mercer
3. General Discussion and Potential Future Agenda Items - City Administrator Stuart J. McRae
A. 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

Clerk

MEMORANDUM

RE: Discussion of Resolution 21-25 - GPET Application Process - City Clerk, Ashlee Foster
From: Ashlee Foster, City Clerk
To: City Council
CC: City Administrator Stuart McRae
Date: 07/28/2025

Background:

The current General Purpose Excise Tax (GPET) Annual Application Policy, outlined in Resolution 49-23, was originally adopted in 2020 and amended in 2023 to guide applicants through the City's GPET funding process. During the Fiscal Year 2026 application cycle, staff recognized a need to simplify the timeline and reduce redundancy across policy documents. Many of the updates - like clearer expectations and revised requirements - were already implemented during the most recent application process. Resolution 21-25 serves to formalize those updates and combine everything into one clear, streamlined document to help ensure a consistent and transparent process for both applicants and staff.

Discussion:

Resolution 21-25 includes updates to the General Purpose Excise Tax (GPET) Annual Application Policy. While many of the core requirements remain the same, the revised resolution introduces a few key changes aimed at improving accountability and setting clearer expectations for both the City and funding recipients.

Key additions in Resolution 21-25 include:

- **Public Benefit Requirement:** Applicants must now include an explanation of the public purpose or benefit associated with the use of GPET funds. This language, as well as the specified scope of services, are then outlined in the GPET Service Agreement.
- **Defined Legal Terms:** The resolution includes more specific language regarding fund guarantee and forfeiture, clarifying that funds are not guaranteed until the GPET Service Agreement is fully executed after the approval of the applicable fiscal year budget.
- **Streamlined Reporting:** The prior two-report structure has been consolidated into a single annual Fiscal Year Performance and Financial Report due February 15.
- **Mandatory Presentations:** Recipients are now required to present at least once per fiscal year to the City Council on how their GPET funds are being used. While these presentations have been standard practice for some time, they have not been required. This requirement will serve as an additional point of transparency for the use of GPET funds and how those funds benefit the community.
- **Refined Timeline:** A revised timeline introduces clearer milestones and deadlines to support a more transparent and consistent application process.

Other Notable Points:

- **Eligibility remains unchanged:** only non-profit and governmental organizations may apply.

Funding:

There are no changes to funding levels or the City's adopted budget as a result of this resolution.

Attachments

Resolution 49-23 (Current)

2023 Application Policy (Current)

Resolution 21-25 (Proposed)

Resolution 49-23

ONE CENT EXCISE TAX (GPET) ANNUAL APPLICATION POLICY

WHEREAS, the City Governing Body adopted two policies on October 19, 2022 governing the General Purpose Excises Tax: (1) General Purpose Excise Tax (GPET) Annual Application Policy and (2) General Purpose Excise Tax Policy; and

WHEREAS; this Resolution shall replace the General Purpose Excise Tax (GPET) Annual Application Policy adopted on or about October 19, 2020;

WHEREAS, this Resolution shall not amend the General Purpose Excise Tax Policy which remains in full force and effect.

NOW THEREFORE, THE CITY GOVERNING BODY HEREBY ADOPTS THE FOLLOWING POLICY:

1. GPET funds for outside groups shall be governed by the General Purpose Excise Tax Policy.
2. Only non-profit and governmental entities are eligible to apply for GPET funds.
3. Applications for GPET Funds must be completed annually.
4. The Governing Body will determine the amount of GPET funds to be distributed to outside groups.
5. Staff will review applications for completeness.
6. Staff will provide completed applications to the Governing Body.
7. The Governing Body will determine which applicants will receive funding based on the intended use of funds and the Governing Body priorities and needs of the City.
8. Recipients will be required to enter into General Purpose Excise Tax Agreement with the City.
9. Payments to recipients will be disbursed quarterly.
10. Recipients must submit a Semi-Annual Performance and Financial Report by January 15.
11. Recipients must submit an Annual Performance and Financial Report by July 15.
12. Semi-annual and annual reports not submitted on time may result in the withholding of future disbursements.
13. Unspent funds at the end of the fiscal year shall revert to the contingency account for future re-allocation.
14. The following timeline shall apply to the application process:
 - a. September 1- September 20 - Advertise availability of GPET applications
 - b. September 1- September 30- Distribute applications and accept questions from applicants
 - c. October 1 - October 7 - Prepare answers for dissemination to applicants
 - d. October 1- October 31- Complete and submit applications by applicants
 - e. November 1- November 30 - Review applications for completeness
 - f. December 1 – March 1 - Governing Body evaluates applications

- g. 2nd March Meeting- Governing Body determines recipients and amounts
- h. April 1 - Staff distributes agreements to recipients
- i. May 1 - Recipients return signed agreements to City
- j. May 15 - Agreements executed by the Mayor

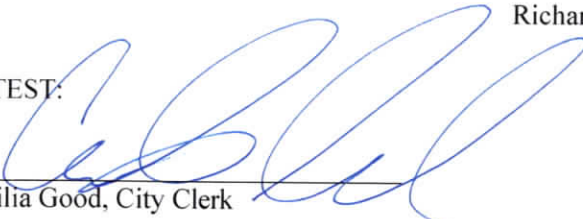
PASSED, ADOPTED AND APPROVED NOVEMBER 6th, 2023.

CITY OF SHERIDAN, WYOMING



Richard Bridger, Mayor

ATTEST:


Cecilia Good, City Clerk



City of Sheridan
General Purpose Excise Tax (GPET) Annual Application Policy

The purpose of this policy is to establish procedures and guidelines for outside entities applying for General Purpose Excise Tax (GPET) funds.

1. GPET funds for outside groups shall be governed by the General Purpose Excise Tax Policy.
2. Only non-profit and governmental entities are eligible to apply for GPET funds.
3. Applications for GPET Funds must be completed annually.
4. The Governing Body will determine the amount of GPET funds to be distributed to outside groups.
5. Staff will review applications for completeness.
6. Staff will provide completed applications to the Governing Body.
7. The Governing Body will determine which applicants will receive funding based on the intended use of funds and the Governing Body priorities and needs of the City.
8. Recipients will be required to enter into General Purpose Excise Tax Agreement with the City.
9. Payments to recipients will be disbursed quarterly.
10. Recipients must submit a Semi-Annual Performance and Financial Report by January 15.
11. Recipients must submit an Annual Performance and Financial Report by July 15.
12. Semi-annual and annual reports not submitted on time may result in the withholding of future disbursements.
13. Unspent funds at the end of the fiscal year shall revert to the contingency account for future re-allocation.
14. The following timeline shall apply to the application process:
 - a. September 1 – September 20 – Advertise availability of GPET applications
 - b. September 1 – September 30 – Distribute applications and accept questions from applicants
 - c. October 1 – October 7 – Prepare answers for dissemination to applicants
 - d. October 1 – October 31 – Complete and submit applications by applicants
 - e. November 1 – November 30 – Review applications for completeness
 - f. December 1 – March 1 – Governing Body evaluates applications
 - g. 2nd March Meeting – Governing Body determines recipients and amounts
 - h. April 1 – Staff distributes agreements to recipients
 - i. May 1 – Recipients return signed agreements to City
 - j. May 15 – Agreements executed by the Mayor

Approved: October 19, 2020

Amended: November 6, 2023

**CITY OF SHERIDAN
RESOLUTION 21-25**

**A RESOLUTION OUTLINING THE ONE CENT GENERAL PURPOSE EXCISE TAX (GPET)
ANNUAL APPLICATION POLICY**

WHEREAS, The Governing Body previously adopted the City of Sheridan General Purpose Excise Tax (GPET) Annual Application Policy on or about October 19, 2020, by Resolution 49-23, and Amended November 6, 2023;

WHEREAS, The City desires to have consistent General Purpose Excise Tax (“GPET”) application (“GPET Application”) regulations and processes that prioritizes clear and open communication, fosters trust, and ensures information is readily available to the general public; and

WHEREAS, The Governing Body wishes to revoke the General Purpose Excise Tax (GPET) Annual Application Policy adopted on or about October 19, 2020, and Amended November 6, 2023, and adopt a new GPET Application policy.

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

The Governing Body hereby revokes the General Purpose Excise Tax (GPET) Annual Application Policy adopted on or about October 19, 2020, by Resolution 49-23, and Amended November 6, 2023, and hereby adopts the following regulations and processes for the GPET Application:

1. Only Non-Profit and Governmental Entities are eligible to apply for GPET funding.
2. GPET Applications for GPET funds must be completed annually. Receiving funding in one year does not guarantee funding in subsequent years.
3. All GPET Applications shall include the public purpose or benefits provided by the applicant, what the GPET funding will be used for if approved, and how the intended use of the GPET funding is a benefit to the public.
4. The Governing Body will determine how much GPET funding each applicant will receive, if any, based on the GPET Application, the priorities of the Governing Body, and the needs of the City. The Governing Body has the sole discretion to approve or deny any GPET Applications and determine how much, if any, GPET funding an applicant will receive.
5. Applicants approved to receive GPET funding by the Governing Body are required to enter into a GPET Service Agreement with the City. This agreement will clearly outline the scope of services and intended use of GPET funds as provided in the GPET Application. If an approved applicant fails to execute or timely execute the GPET Service Agreement, then the approved applicant shall have forfeited their rights, if any, to the approved GPET funds. Furthermore, the City does not guarantee the approved GPET funding until after both parties execute the GPET Service Agreement.
6. Approved GPET funds will be dispersed quarterly, unless otherwise and mutually agreed upon by the parties.
7. Recipients of GPET funding will be invited to present to the Governing Body during the fiscal year to share how their GPET funds have been utilized and the impact the GPET funds have had on the community.
8. Recipients of GPET funding shall submit a Fiscal Year Performance and Financial Report (“FY Report”) by February 15th of the fiscal year they received the GPET funds. The FY Report may be reviewed as part of the evaluation process and can be used to consider future GPET funding allocations.
9. Failure to submit the FY Report may result in the withholding of GPET funds and will be taken into consideration for future GPET Applications.
10. The following timeline shall apply to the GPET Application process for the following fiscal year:
 - a. October: City Staff will advertise the availability of GPET Applications, distribute the GPET Applications, and accept questions from applicants.

- b. November 30th: All GPET Applications shall be submitted to the City no later than November 30th at 5:00 p.m. Any and all GPET Applications received after 5:00 p.m. on November 30th shall be automatically denied.
- c. December – March: GPET Applications will be reviewed by City Staff and the Governing Body.
- d. April 30th: By April 30th, the Governing Body will determine how much GPET funding each applicant may receive.
- e. May – City staff will distribute the GPET Service Agreements to the approved recipients of the GPET funding.
- f. June 10th: All GPET Service Agreements shall be executed by the recipients and returned to the City by June 10th at 5:00 p.m. If a recipient fails to execute or timely execute the GPET Service Agreement, then the recipient shall have forfeited their rights, if any, to the approved GPET funds.
- g. Following final approval of the Fiscal Year Budget by the Governing Body and no later than June 30th – Mayor will sign and execute all Service Agreements and a copy will be provided to the other party.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 20__.

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Ashlee Foster, City Clerk



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-25-15, Resolution 20-25, Final Plat of Lindberg Minor Subdivision - Public Works
Director Hanns Mercer

From: Kelly Schroeder, Planning Director

To: City Council

CC:

Date: 07/15/2025

Background:

Cannon Consulting, LLC, on behalf of Jacob and Tricia Lindberg, has submitted an application for Lindberg Minor Subdivision, located at 512 W. 5th Street (PIN 56842236500625). The subject property is currently platted as Lot 6, Block 10, Sheridan Land Company's 1st Addition to the City of Sheridan, and is zoned R-2 Residential. The applicant seeks to divide 9,794 square feet into four residential use lots (zoned R-2) with the following proposed lot sizes:

- Lot 1: 4,879.73 square feet
- Lot 2: 2,029 square feet
- Lot 3: 1,251 square feet
- Lot 4: 1,634 square feet

As part of this subdivision, the applicant has also requested the following subdivision variances:

- A depth-to-front ratio of 3.94:1 for Lot 3
- A depth-to-front ratio of 2.96:1 for Lot 4
- A street frontage of 17.84' for Lot 3
- A street frontage of 23.12' for Lot 4

Appendix B, Article 5, Section 505(C)(1) requires a depth-to-front ratio of 2.5:1, while Appendix B, Article 5, Section 505(C)(5) states that every platted lot shall have a street frontage of at least 25 feet. The purpose of the variance request is because the applicant intends to build single-family attached (townhouse) style homes that require narrower lots.

Adjacent and surrounding properties are all zoned R-2 and are a mix of single-family detached and single-family attached homes.

Discussion:

The Future Land Use Map of 2017 identifies this area as appropriate for residential use. The proposed subdivision aids in achieving this vision by supporting infill development in an existing residential neighborhood and providing a balanced mix of housing types in the area.

Staff review comments on the subdivision application pertained to minor plat revisions. All staff comments have been adequately addressed at this time.

Staff sent out 33 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press and a sign was posted on the property. No comments have been received to date regarding this application.

Relevant Ordinance:

The City of Sheridan Municipal Code Appendix B, Section 202A Review of City Subdivision Conditions lists the following criteria for subdivisions of land located within the City. City staff comments regarding the proposed subdivision in relation to these requirements are in italics.

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

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

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

The proposed subdivision conforms to the Zoning Ordinance.

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

This proposed subdivision is outside the Airport influence area.

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

Future water and sewer will be connected to existing utilities in 5th Street and/or Adair Avenue and will be available to all lots.

Staff Recommendation:

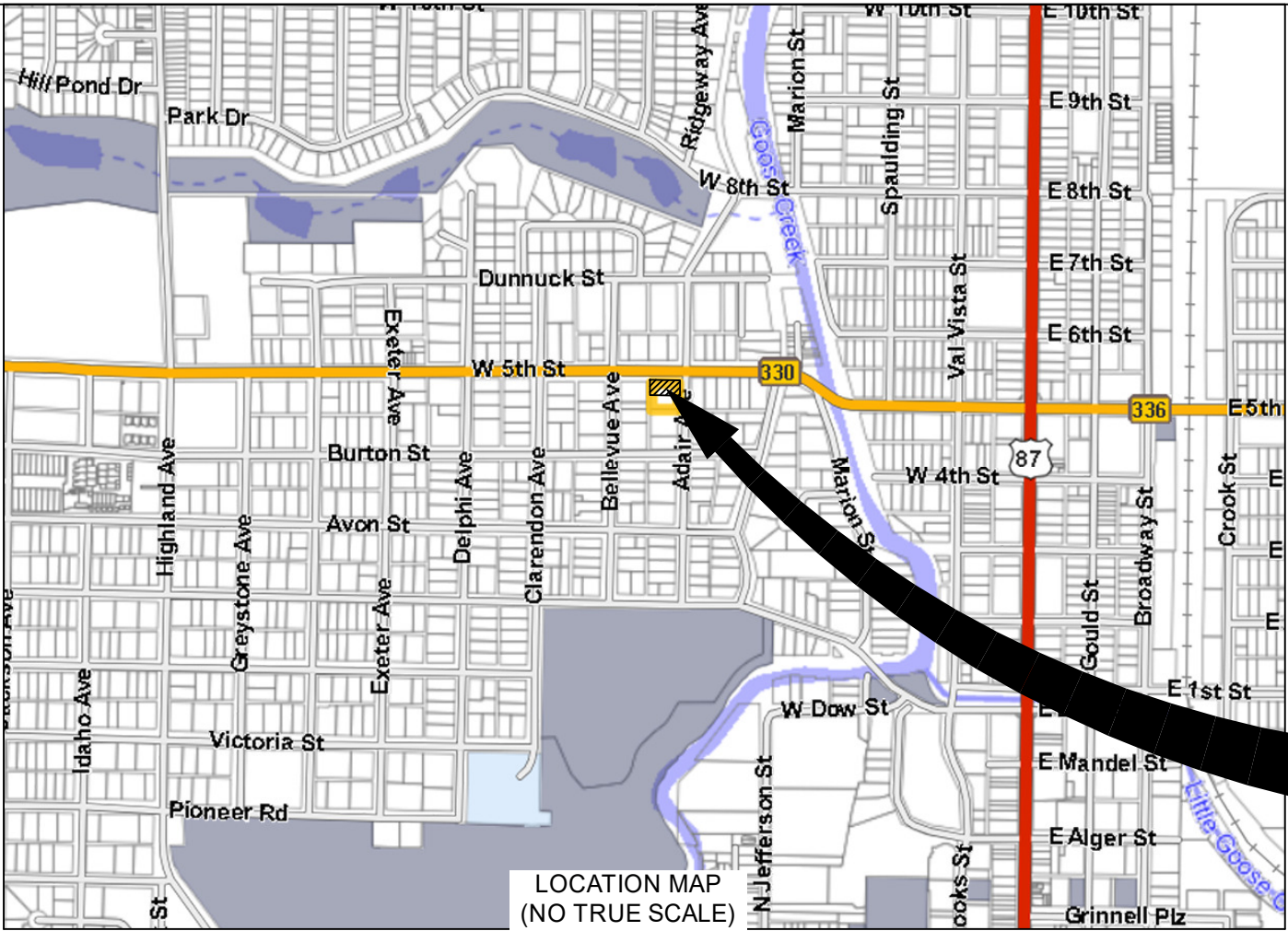
Staff recommends that Planning Commission find that the application PL-25-15 Lindberg Minor Subdivision is in accordance with the City of Sheridan Municipal Code Appendix B, Section 202A governing subdivision review criteria, and that the Commission recommend approval of the subdivision to City Council. City Council will hold a public hearing and make a determination on the proposed subdivision on Monday, August 4, 2025.

Attachments

Final Plat

Aerial

Variance Letter



SITE
LOCATION

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED JACOB & TRICIA LINDBERG, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS LINDBERG MINOR SUBDIVISION, BEING THE RE-SUBDIVISION OF LOT 6 OF BLOCK 10 OF SHERIDAN LAND COMPANY'S 1ST ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS, CONVEYANCES, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. THIS _____ DAY OF _____, 2025

STATE OF WYOMING } :ss
COUNTY OF SHERIDAN }

JACOB LINDBERG

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF WYOMING } :ss
COUNTY OF SHERIDAN }

TRICIA LINDBERG

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THE UNDERSIGNED THE FIRST FEDERAL BANK AND TRUST, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED AS DOCUMENT # 2023-784388 MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

FIRST FEDERAL BANK AND TRUST

STATE OF WYOMING } :ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS _____ DAY OF _____, 2025, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS _____ DAY OF _____, 2025.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

CHAIRMAN

ATTEST: VICE CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING } :ss
COUNTY OF SHERIDAN }

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT O'CLOCK THIS _____ DAY OF _____, 2025 AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____

COUNTY CLERK

STAMP RECEIVING
NUMBER

NOTES

- ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
- ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SHERIDAN STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- ALL LOTS ARE ZONED R-2
- LOTS 2,3 AND 4 ARE TWIN HOME LOTS, SIDE SETBACKS ON THE "PARTY WALL LOT LINES FOR THESE LOTS IS 0 FEET

FINAL PLAT OF

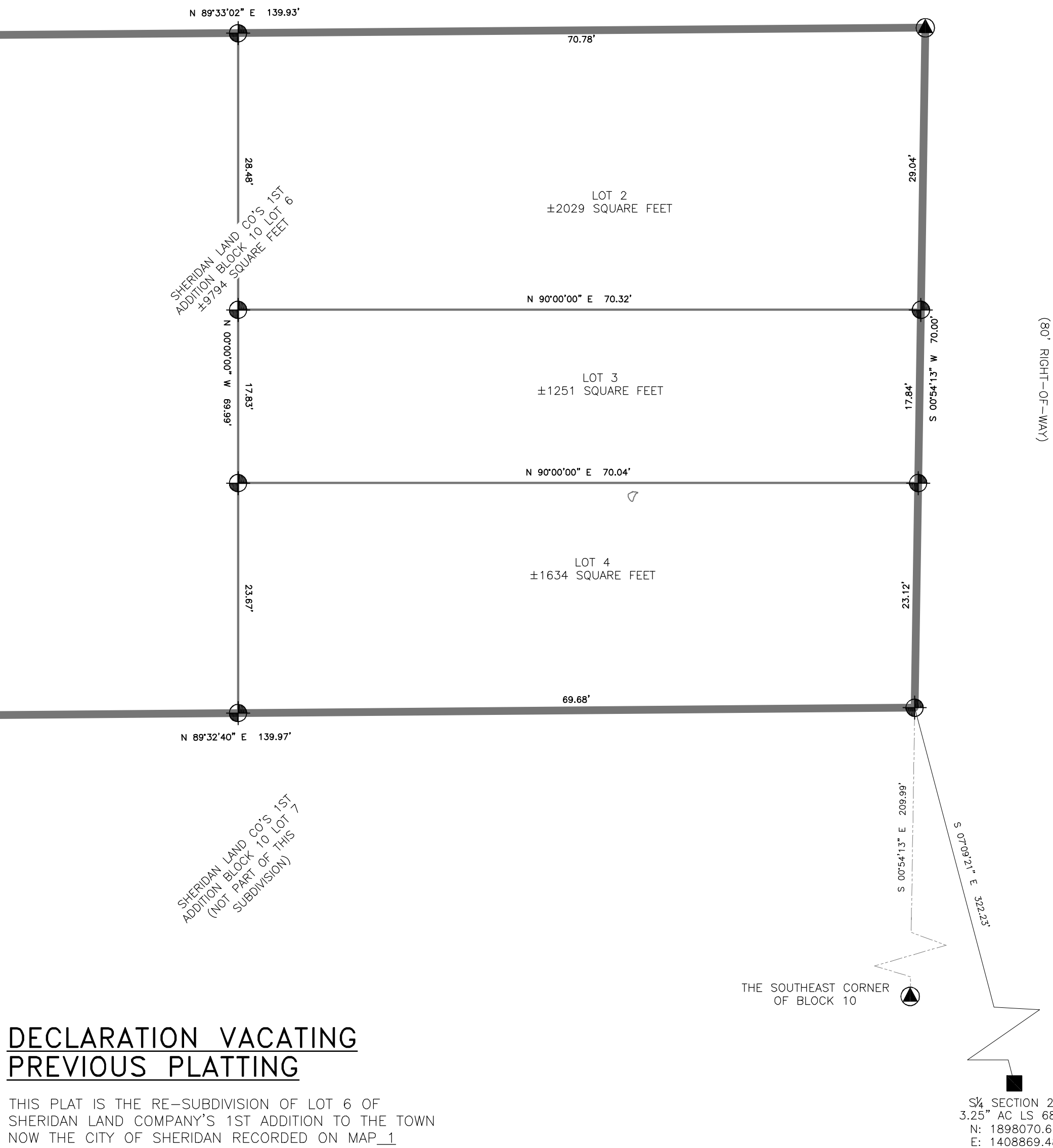
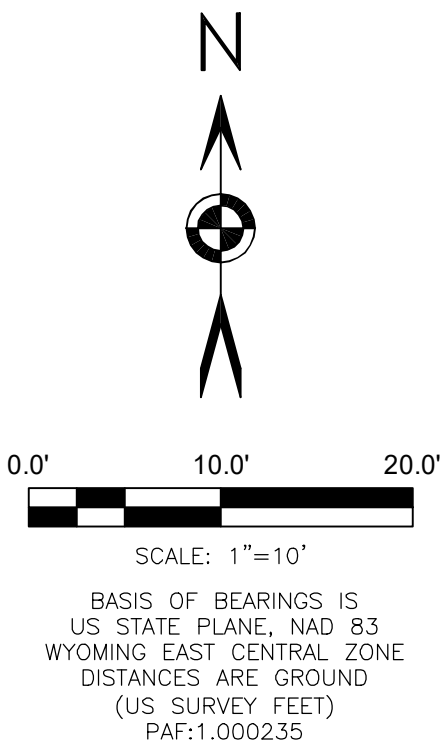
LINDBERG MINOR SUBDIVISION

THE RE-SUBDIVISION OF LOTS 6 OF BLOCK 10 OF SHERIDAN LAND COMPANY'S 1ST ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4), OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±9794 SQ. FT. (±0.22 ACRES)
TOTAL LOTS 4

5TH STREET (80' RIGHT-OF-WAY)

SHERIDAN LAND CO'S 1ST
ADDITION BLOCK 10 LOT 6
(NO SUBDIVISION)

SHERIDAN LAND CO'S 1ST
ADDITION BLOCK 10 LOT 4
(NO SUBDIVISION)



DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT 6 OF SHERIDAN LAND COMPANY'S 1ST ADDITION TO THE TOWN NOW THE CITY OF SHERIDAN RECORDED ON MAP 1 POCKET NO: 3, FOLDER NO. 4, IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

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

REGISTERED LAND SURVEYOR

NO. 14250

LEGEND

- FOUND CORNER AS NOTED
- FOUND 2" AC LS 3159
- SET 1.5" AC LS 14250
- AC ALUMINIUM CAP
- P.O.B. POINT OF BEGINNING
- BOUNDARY OF THIS SUBDIVISION
- ADJOINING LOT LINE
- INTERIOR LOT LINE
- EXISTING FENCE

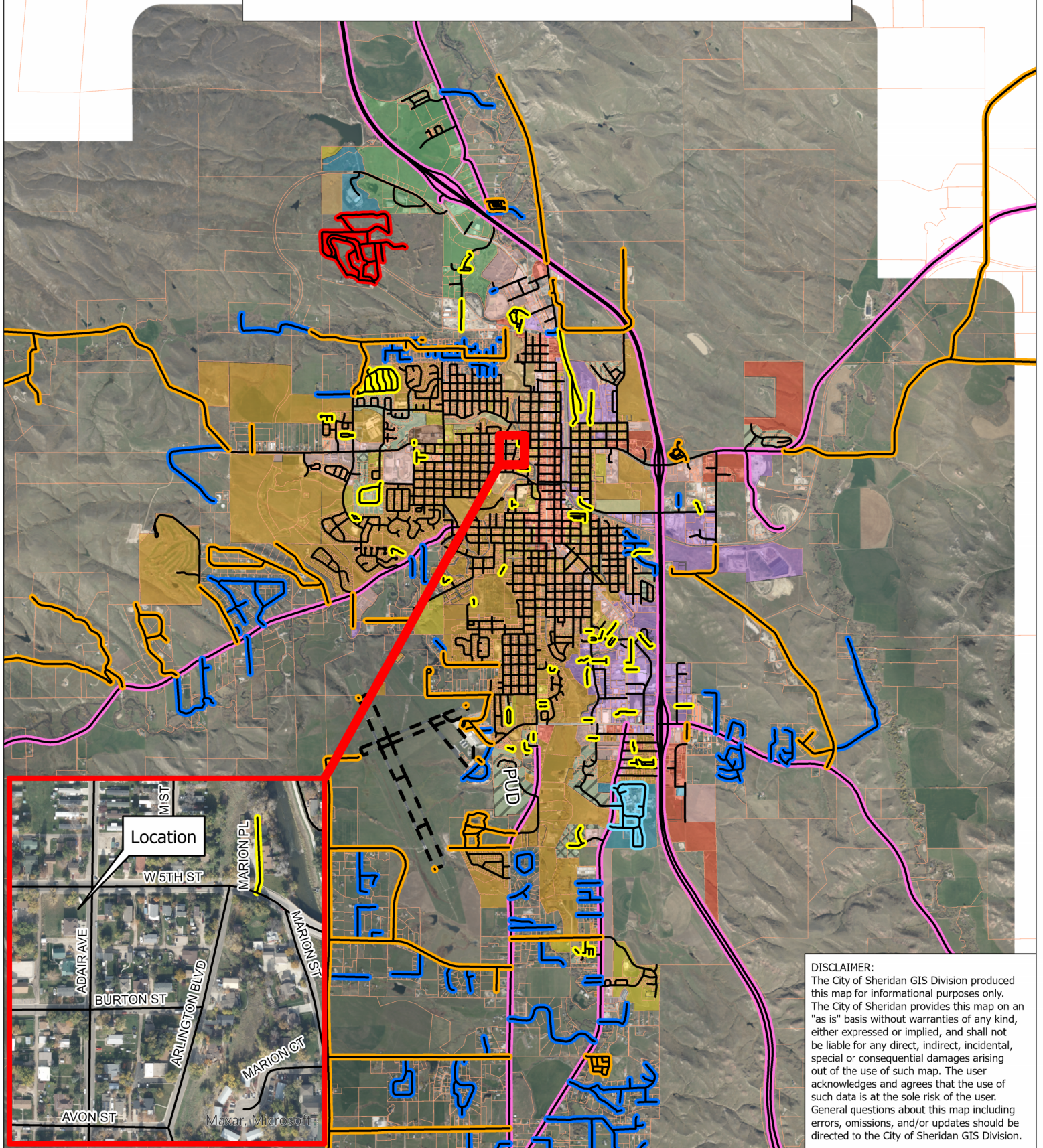


51 COFFEN AVE. SUITE #2 SHERIDAN, WYOMING 82801

DATE OF PREPARATION: JULY 14, 2025

RECORD OWNER: JACOB AND TRICIA LINDBERG
1814 KROE LN SHERIDAN, WY

Lindberg Minor Subdivision



Legend

County Road	State of Wyoming Road	PUD - R2 ZONE
Private Road	VA Road	PUD - R3 ZONE
PUBLIC ROAD	Parcels	Zoning City
City of Sheridan Road	PUD	MA - Medical Arts District
Sheridan College Road	PUD - B1 ZONE	R1 - Residence District
Sheridan County Airport	PUD - R1 ZONE	R2 - Residence District



Miles 0 0.7 1.4

Date: 6/26/2025 11:26 AM User: sgoodman

City of Sheridan
Planning and Zoning Department
Sheridan, Wyoming, 82801

June 4, 2025

Dear Planning and Zoning Department,

We respectfully request the following variances:

- Depth-to-width ratio for lot 3 (proposed depth to width is 1:3.94')
- Depth-to-width ration for lot 4 (proposed depth to width is 1:2.96')
- Street Frontage Minimum Variance for lot 3 (proposed street frontage 17.84')
- Street Frontage Minimum Variance for lot 4 (proposed street frontage 23.12')

These variances are essential to support our goal of creating attainable housing in Sheridan by constructing small, single-family-attached homes, which is one of the most cost-effective methods for providing affordable housing. By their nature, these homes require narrow small lots to maintain affordability.

We believe this variance aligns with the public welfare and will not be detrimental to the neighborhood. The surrounding area already includes multifamily buildings, such as a triplex adjacent to the proposed site and another multifamily structure across the alley to the West. The prevalence of multifamily housing in this neighborhood supports the compatibility of our project.

We are committed to working collaboratively with the City of Sheridan to advance attainable housing initiatives and appreciate your consideration of this request. Please feel free to contact us to discuss further details or address any concerns.

Sincerely,
Jake & Tricia Lindberg
(307) 752-1396
Lenterprise5@yahoo.com

**CITY OF SHERIDAN
RESOLUTION 20-25**

A RESOLUTION APPROVING PL-25-15, THE FINAL PLAT OF LINDBERG MINOR SUBDIVISION, DIVIDING 9,794 SQUARE FEET, CURRENTLY PLATTED AS LOT 6, BLOCK 10, SHERIDAN LAND COMPANY’S 1ST ADDITION TO THE CITY OF SHERIDAN, INTO 4 LOTS WITH A MINOR SUBDIVISION. ZONED R-2 RESIDENTIAL DISTRICT. LOCATED AT 512 W. 5TH STREET (PIN 56842236500625).

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

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

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

The city approves the final plat of Lindberg Minor subdivision, dividing 9,794 square feet, currently platted as Lot 6, Block 10, Sheridan Land Company’s 1st Addition to the City of Sheridan, into 4 lots.

In approving the Lindberg Minor subdivision, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202A:

- 1. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
- 2. The lots as platted conform to the requirements of the City Zoning Ordinance.
- 3. The subdivision falls outside the Airport Influence Area.
- 4. As concluded by Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

In addition to approving the Lindberg Minor subdivision, the Governing Body is also approving a depth-to-front ratio variance and a minimum street frontage variance. The depth-to-front ratio for Lots 3 and 4 will be greater than 2.5:1. The street frontage for Lot 3 will be 17.84’ and the street frontage for Lot 4 will be 23.12’.

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

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Ashlee Foster, City Clerk