AGENDA
CITY OF SHERIDAN
SEPTEMBER 8, 2025
STUDY SESSION COUNCIL MEETING START 5:30 P.M.

1. Discussion of Bid Award to Fremont Chevrolet GMC for One (1) 1/2-Ton Pickup Truck in the Amount of $42,792.00 - Fleet & Administrative Coordinator Heather Czaplinski

2. Discussion of Bid Award to Sheridan Motors, GMC for One (1) 1-Ton Dually Flatbed Pickup Truck in the Amount of $60,498.00 - Fleet & Administrative Coordinator Heather Czaplinski

3. Discussion of Resolution 25-25 Authorizing Submission of a Community Development Block Grant (CDBG) Application for the Hub on Smith's Parking Lot in the Amount of $1,277,000 - City Engineer Thomas Morneau

4. Discussion of Acceptance of a Safe Streets for All (SS4A) Grant Award of $250,000 - Public Works Director Hanns Mercer

5. Discussion of PL-25-24, Ordinance 2298, Rezone 31.82 Acres from R-1 to B-1 in the 900 Block of E. 5th St - City Planner Kelly Schroeder

6. Discussion of PL-25-27, Resolution 26-25, Outlaw Commercial Park Final Plat - City Planner Kelly Schroeder

7. General Discussion and Potential Future Agenda Items - City Administrator Stuart J. McRae
   A. Smith Alley 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

Public Works

MEMORANDUM

RE: Discussion of Bid Award to Fremont Chevrolet GMC for One (1) 1/2-Ton Pickup Truck in the Amount of $42,792.00 - Fleet & Administrative Coordinator Heather Czaplinski

From: Heather Czaplinski, PW Administrative Coordinator

To: City Council

CC: City Administrator Stuart McRae

Date: 09/08/2025

Recommendation:

Staff recommends that the Mayor and City Council approve the purchase of one (1) 1/2-Ton Pickup from Fremont Chevrolet GMC in the amount of $42,792.00 for the Solid Waste Recycling Division.

Background:

The fleet replacement plan within the Utilities Department identifies the schedule and projected cost for replacing each of its fleet assets on a prescribed basis. Some of the main criteria that determine an asset's replacement schedule are utilization (mechanical hours of use), mileage, age, and the cost of maintenance. The main goal of the plan is to provide City operations with a dependable fleet at the lowest "cost to own" for the City.

The purchase of a pickup truck was approved in the FY26 budget for the Solid Waste Recycling Division. According to the Replacement Plan, this new truck will replace a 2005 GMC Sierra, which has approximately 106,000+ miles, and will be surplused.

Before issuing the Request for Bids, the Fleet Coordinator met with the Solid Waste/Recycling Supervisor to review, edit, and confirm the specifications needed for operation.

A Request for Bids was advertised on August 4, 16, and 22, with a bid opening on August 27. The City of Sheridan received 3 bids:

- **Fremont Chevrolet GMC, Riverton** **$42,792.00**
- Sheridan Motors (GMC), Sheridan $43,973.00
- Sheridan Motors (RAM), Sheridan $45,557.00

Funding:

The 1/2-Ton pickup truck is funded by the Capital Outlay-Equipment/Machinery/Vehicles account in the Recycling budget (52832-7600-0198D).

CITY OF SHERIDAN, WYOMING

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

Public Works

MEMORANDUM

RE: Discussion of Bid Award to Sheridan Motors, GMC for One (1) 1-Ton Dually Flatbed Pickup Truck in the Amount of $60,498.00 - Fleet & Administrative Coordinator Heather Czaplinski

From: Heather Czaplinski, PW Administrative Coordinator

To: City Council

CC: City Administrator Stuart McRae

Date: 09/08/2025

Recommendation:

Staff recommends that the Mayor and City Council approve the purchase of one (1) 1-Ton Dually Flatbed Pickup from Sheridan Motors, GMC in the amount of $60,498.00 for the Solid Waste Recycling Division.

Background:

The fleet replacement plan within the Utilities Department identifies the schedule and projected cost for replacing each of its fleet assets on a prescribed basis. Some of the main criteria that determine an asset's replacement schedule are utilization (mechanical hours of use), mileage, age, and the cost of maintenance. The main goal of the plan is to provide City operations with a dependable fleet at the lowest "cost to own" for the City.

The purchase of a pickup truck was approved in the FY26 budget for the Solid Waste Recycling Division. According to the Replacement Plan, this new truck will replace a 2015 Chevrolet Silverado 3500 (RC265), which has approximately 50,000+ miles, and will be transferred to the Landfill to use as their fuel truck. The landfill's current fuel truck, LF263, a 2004 GMC Sierra 2500, is 22 years old, has 122K+ miles, and will be surplused.

Before issuing the Request for Bids, the Fleet Coordinator met with the Solid Waste/Recycling Supervisor to review, edit, and confirm the specifications needed for operation.

A Request for Bids was advertised on August 4, 16, and 22, with a bid opening on August 27. The City of Sheridan received 4 bids:

- **Sheridan Motors (GMC), Sheridan $60,498.00**
- Fremont Chevrolet GMC, Riverton $62,563.00
- Sheridan Motors (RAM), Sheridan $63,066.00
- Fremont Motor Company, Lander $66,895.11

Funding:

The 1-Ton dually flatbed pickup truck is funded by the Capital Outlay-Equipment/Machinery/Vehicles account in the Recycling budget (52832-7600-0198D).

CITY OF SHERIDAN, WYOMING

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

Public Works

MEMORANDUM

RE: Discussion of Resolution 25-25 Authorizing Submission of a Community Development Block Grant (CDBG) Application for the Hub on Smith's Parking Lot in the Amount of $1,277,000 - City Engineer Thomas Morneau

From: Thomas Morneau, City Engineer

To: City Council

CC:

Date: 08/25/2025

Recommendation:

Staff recommends that the Mayor and City Council approve Resolution 25-25, which authorizes submission of a Community Development Block Grant (CDBG) Application for the Hub on Smith's parking lot in the amount of $1,277,000.00.

Staff requests that the Mayor and City Council authorize the Public Works Director, Hanns Mercer, as the authorized representative of the City of Sheridan, to act on behalf of the Governing Body in all matters relating to this grant application.

Background:

The Hub on Smith's parking lot is in need of improvement and the City of Sheridan recognizes that as owners of the building and shares support for this project, enhancing staff, client, and volunteer safety.

Discussion:

The CDBG application is due on September 30, 2025.

Funding:

The total estimated project cost is $3.2 million. Currently, the following matching funds have been secured for the project for a total of $1,923,000:

- $1 Million – Whitney Benefits Pledge
- $500,000 – City of Sheridan Capital Facilities Tax
- $423,000 – State Land and Investment Board (SLIB) Mineral Royalty Grant Award (2024)

Attachments

Resolution 25-25

Site Layout & Grading

CITY OF SHERIDAN
RESOLUTION 25-25

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT TO THE WYOMING COMMUNITY DEVELOPMENT AUTHORITY ON BEHALF OF THE HUB ON SMITH FOR THE PURPOSE OF FINANCIALLY ASSISTING THE PARKING LOT PROJECT.

WHEREAS, the Governing Body of the City of Sheridan (the "City") desires to participate in the Community Development Block Grant (the "Grant") to assist in financing The HUB on Smith's Parking Lot project (the "Project");

WHEREAS, the City, as owner of the building at 211 Smith Street, recognizes the need for the Project, the importance of joint support for the Project, and enhancing staff, client, and volunteer safety;

WHEREAS, the Grant requires that certain criteria be met, as described in the WCDA CDBG Policy & Procedure Manual governing the program and, to the best of City Staff's knowledge, this application meets those criteria; and

WHEREAS, the City agrees to sponsor and apply for the Grant application, and if approved, The HUB on Smith guarantees the required financial funds for the match, if any, for the Grant

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

City Staff has the authorization to submit an application for the Grant to the Wyoming Community Development Authority on behalf of The HUB on Smith for the purpose of financially assisting the Project in the amount of One Million Two Hundred Seventy-Seven Thousand Dollars ($1,277,000.00).

BE IT FURTHER RESOLVED, Hanns Mercer, Public Works Director, is hereby assigned as the authorized representative of the City to act on behalf of the Governing Body on all matters relating to the Grant application.

PASSED, APPROVED AND ADOPTED this 15 day of September 2025.

City of Sheridan

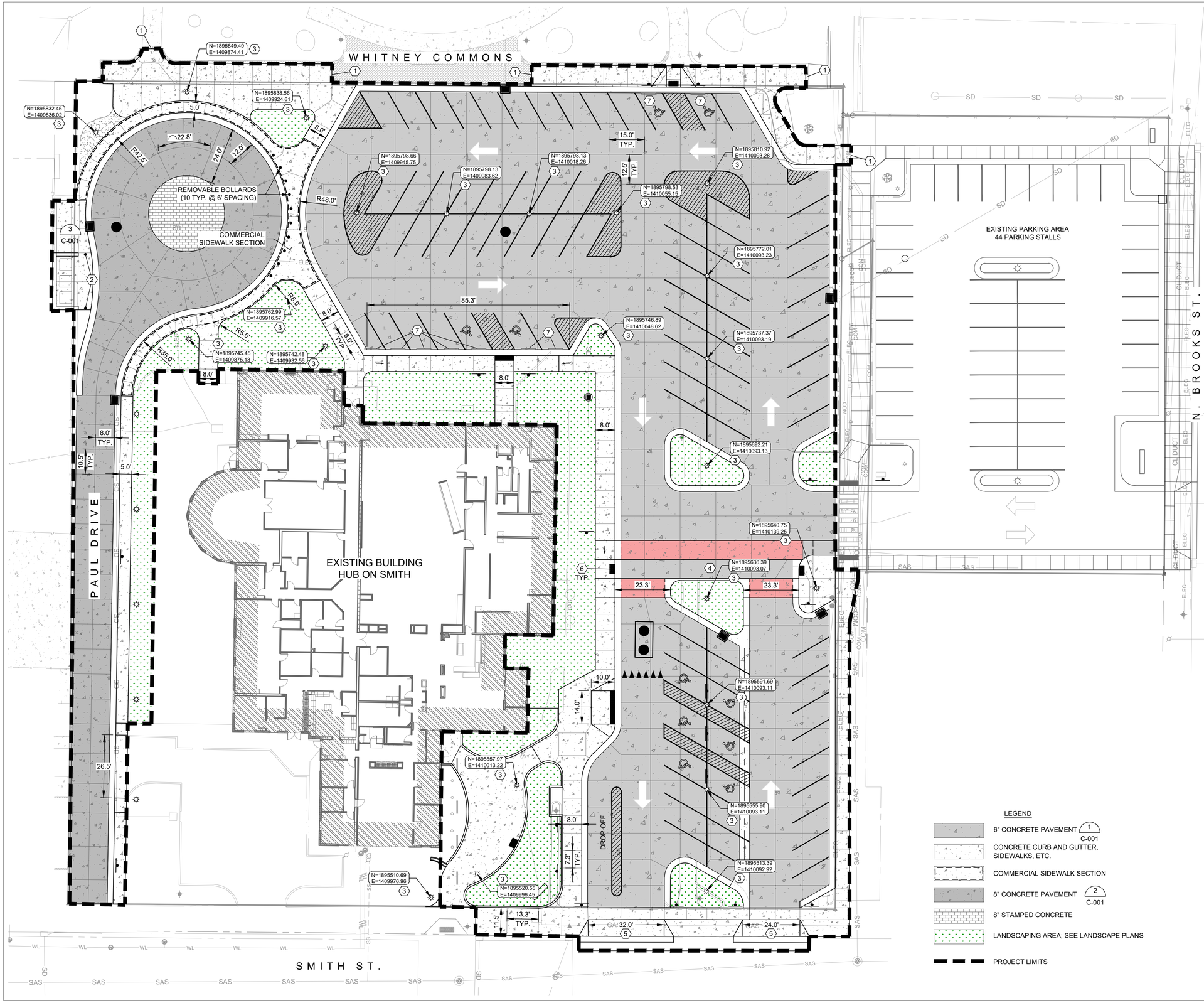
_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk



PROJECT NOTES

1. LIMITED COORDINATES, DIMENSIONS AND OTHER LAYOUT INFORMATION HAVE BEEN PROVIDED ON THIS SHEET. THE CONSTRUCTION MANAGER WILL BE PROVIDED WITH A DIGITAL CADD FILE OF THE SITE PLAN TO AID IN CONSTRUCTION STAKING AND SURVEYING. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY (IN WRITING) OF ANY DEVIATIONS BETWEEN THE DIGITAL FILES AND THE HARD COPY PLANS.
2. ALL COORDINATES, ELEVATIONS, DISTANCES AND RADII SHOWN ARE TO TOP BACK OF CURB OR BACK OF SIDEWALK UNLESS OTHERWISE NOTED. SEE SHEET C-301 FOR ASSOCIATED ELEVATIONS.
3. SIDEWALK JOINTING SHOWN IS FOR SIDEWALK IDENTIFICATION ONLY. CONTRACTOR SHALL CONFIRM JOINTING LAYOUTS AND SUBMIT ANY CHANGES TO THE JOINTING TO ENGINEER FOR APPROVAL MINIMUM TWO WEEKS PRIOR TO INSTALLATION. SIDEWALK JOINTS SHALL MATCH CURB AND GUTTER JOINTS AND EXISTING SIDEWALK JOINTS WHEN POSSIBLE.
4. CONNECTIONS TO EXISTING CURB AND GUTTER, SIDEWALK, AND ASPHALT OR CONCRETE PAVEMENTS WILL REQUIRE SAWING TO A NEAT LINE PRIOR TO PLACEMENT OF FINAL SURFACING.
5. SEE ELECTRICAL SITE PLAN SHEET E-XXX FOR LOCATIONS OF PROPOSED LIGHT POLES AND OTHER ELECTRICAL OR COMMUNICATIONS IMPROVEMENTS; COORDINATE WITH ELECTRICAL CONTRACTOR FOR INSTALLATION.
6. COORDINATE INSTALLATION OF IRRIGATION SLEEVES TO ALL LANDSCAPE AREAS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ALL SIDEWALKS, PAVEMENTS, OR OTHER SURFACING.
7. CONTRACTOR SHALL INSTALL 1/2" EXPANSION JOINT FILLER ADJACENT TO BUILDINGS, STRUCTURAL WALLS, STAIRWAYS, STRUCTURAL STOOPS AT BUILDING ENTRANCES, AND OTHER LOCATIONS AS INDICATED ON THE SIDEWALK DETAILS; ALL EXPANSION JOINTS SHALL BE ROUTED TO PROPER DEPTH AND SEALED WITH SILICONE SEALANT.

SITE LAYOUT KEY NOTES

1. 1/2" EXPANSION JOINT FILLER AS INDICATED BY HEAVY DASHED LINES, TYPICAL; ALL EXPANSION JOINTS SHALL BE ROUTED TO PROPER DEPTH AND SEALED WITH SILICONE SEALANT; EXPANSION JOINTS SHALL ALSO BE INSTALLED ADJACENT TO BUILDINGS AND STRUCTURAL STOOPS AT BUILDING ENTRANCES AND OTHER LOCATIONS AS INDICATED ON THE SIDEWALK DETAILS
2. INSTALL BOLLARD POSTS (2); SEE DETAIL SHEET C-504
3. SITE LIGHTING, TYP.; COORDINATES ARE TO CENTER OF LIGHT POST; SEE ELECTRICAL SITE PLAN, SHEET E-XXX.
4. RAISED CROSSWALK; CONCRETE WALK PATH WITH RED DYE CONCRETE SIDES AS SHOWN; SEE GRADING PLAN FOR ELEV. DETAILS
5. CONCRETE APPROACH PER DETAIL 03030-3.01f; WIDTH AND TYPE AS SHOWN
6. DETECTABLE WARNING SURFACE PER DETAIL 1, SHEET C502
7. INSTALL CONCRETE PARKING BLOCK AS SHOWN

LEGEND

- 6" CONCRETE PAVEMENT (1 / C-001)
- CONCRETE CURB AND GUTTER, SIDEWALKS, ETC.
- COMMERCIAL SIDEWALK SECTION
- 8" CONCRETE PAVEMENT (2 / C-001)
- 8" STAMPED CONCRETE
- LANDSCAPING AREA; SEE LANDSCAPE PLANS
- PROJECT LIMITS

N

20 10 0 20 40

SCALE IN FEET

QC 10 ARCHITECTS LLC
108 S. Thurmond
Sheridan, Wyoming
82801
307.461.1031
www.QC10architects.com

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NOT FOR CONSTRUCTION

Consultant:
Morrison Maierle
engineers • surveyors • planners • scientists
1470 Sugarland Dr., Suite 2, Sheridan, WY 82801
307.672.9310 www.m-m.net

The Hub on Smith

Upward Project Phase V:
Site Improvements

211 Smith St.
Sheridan, WY 82801

Project number	23-038
Date	JAN 31, 2025
Drawn by	KRL
Checked by	TEM

No.	Description	Date

Contents: SITE LAYOUT PLAN

C-201

Sheet of

1/15/2025 10:39:27 AM

CI-4
TYPE 'A' INLET
N:1895851.38
E: 1410008.28
FL EL: 3740.59
INV. IN: 3734.75' (N - 6")
INV. IN: 3739.00' (E - 12")
INV. IN: 3739.00' (W - 12")
INV. OUT: 3734.00' (S - 12")

DO NOT INSTALL SLOTTED DRAIN IN RAMP EXTENTS; PIPE ONLY

MH-2
STORM MANHOLE
N:1895792.56
E: 1409844.67
FL EL: 3741.47
INV. IN: 3735.30' (S - 24")
INV. IN: 3735.50' (W - 18")
INV. OUT: 3735.30' (E - 24")

11.90 LF 18" PVC
@ -2.10%

MH-1
STORM MANHOLE
N:1895790.53
E: 1410008.32
FL EL: 3742.78
INV. IN: 3733.70' (N - 12")
INV. IN: 3733.70' (W - 24")
INV. OUT: 3733.70' (E - 24")

CI-6
TYPE 'A' INLET
N:1895792.88
E: 1409832.78
FL EL: 3738.78
INV. OUT: 3735.75' (E - 18")

CI-5
TYPE 'A' INLET
N:1895719.82
E: 1409844.72
FL EL: 3740.09
INV. IN: 3740.00' (S - 24")
INV. OUT: 3736.53' (N - 24")

CI-7
TYPE 'D' INLET
N:1895721.04
E: 1410043.21
FL EL: 3742.48
INV. IN: 3736.84' (S - 12")
INV. OUT: 3736.49' (N - 12")

131.91 LF 24" PVC
@ -1.52%

EX-CI-1
EXISTING INLET
N:1895762.56
E: 1410145.61
FL EL: 3741.59
INV. IN: 3733.11' (W - 24")
INV. IN: 3735.00' (S - 24")
INV. OUT: 3733.11' (NE - 30")

RAISED CROSSWALK

41.62 LF 18" PVC
@ -4.81%

CI-3
TYPE 'A' INLET
N:1895630.73
E: 1410140.92
FL EL: 3743.46
INV. IN: 3738.00' (W - 18")
INV. OUT: 3737.00' (N - 24")

CI-2
TYPE 'A' INLET
N:1895621.26
E: 1410100.40
FL EL: 3743.02
INV. IN: 3740.00' (SW - 12")
INV. OUT: 3740.00' (E - 18")

124.67 LF 12" PVC
@ -9.80%

CI-1
TYPE 'B' INLET
N:1895533.54
E: 1410011.81
GRATE EL: 3744.04
INV. OUT: 3741.00' (NE - 12")

±43.80 TP
±44.22 TP
±44.33 TC

S M I T H S T .

N . B R O O K S S T .

PROJECT NOTES

1. A PORTION OF THE ELEVATIONS MAY HAVE BEEN SHORTENED FOR CLARITY. WHERE ELEVATIONS HAVE BEEN SHORTENED, THE FOLLOWING PREFIXES SHALL BE ADDED: 37XX.XX
2. ALL ELEVATIONS ARE SHOWN TO TOP-BACK-OF-CURB (TBC) UNLESS NOTED OTHERWISE. SEE LEGEND THIS SHEET.
3. FINISHED CONCRETE SIDEWALK GRADE AT BUILDING PERIMETER SHALL BE 1-1/2" BELOW FINISHED FLOOR SLAB (UNLESS NOTED OTHERWISE). AT OVERHEAD DOORWAY LOCATIONS, FINISHED CONCRETE SIDEWALK GRADE SHALL BE 1/2" BELOW FINISHED FLOOR. AT DOORWAY LOCATIONS, FINISHED CONCRETE SIDEWALK GRADE SHALL BE 1/4" MAXIMUM BELOW FINISHED FLOOR. FINISHED GRADE OF GREEN SPACE ALONG BUILDING PERIMETER SHALL BE A MINIMUM OF 8" BELOW FINISHED FLOOR SLAB WHERE POSSIBLE.
4. GREEN SPACE AREAS SHALL SLOPE AWAY FROM THE BUILDINGS AT A MINIMUM GRADE OF 10% FOR AT LEAST 10' WHERE POSSIBLE. WHERE THIS IS NOT POSSIBLE, CONTRACTOR SHALL, AT A MINIMUM, VERIFY THAT THESE AREAS ARE
5. GRADED TO DRAIN SUFFICIENTLY AWAY FROM THE BUILDING.
6. COORDINATES FOR STORM DRAIN INLETS ARE TO THE TOP BACK OF CURB AT THE CENTERS OF THE INLETS.
7. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITY LINES (BY POTHOLING IF NECESSARY) AHEAD OF NEW UNDERGROUND UTILITY INSTALLATION IN ORDER TO PREVENT CONFLICTS.
8. CONTRACTOR SHALL COORDINATE UTILITY INSTALLATIONS TO AVOID CONFLICTS WITH ALL OTHER EXISTING AND PROPOSED UTILITIES.
9. ALL ELEVATIONS GIVEN WHERE NEW CONSTRUCTION IS TO MATCH EXISTING SHOULD BE CONSIDERED TO BE APPROXIMATE; CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AND NOTIFY ENGINEER IF ACTUAL ELEVATIONS ARE SIGNIFICANTLY DIFFERENT AND COULD AFFECT THE INTENT OF THE DESIGN.

SITE GRADING KEY NOTES

1. PAVEMENT SLOPES WITHIN NEW HANDICAP PARKING AREAS (SPACES AND ACCESS AISLES) SHALL NOT EXCEED 1:50 IN ANY DIRECTION
2. GRADING FILL SLOPE FROM SIDEWALK TO EX. GROUND, 5:1 MAX
3. 4' WIDE CONCRETE VALLEY GUTTER, SEE DETAIL 3, SHEET C-501

SITE DRAINAGE KEY NOTES

1. 100 LF ADS SLOTTED DRAIN PIPE INSTALLED IN NORTH CURB FLOW LINE GRATE EL: 3740.40 (1 / C-506)

LEGEND

SD	PROPOSED STORM DRAIN PIPE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
EL	ELEVATION
FL	FLOWLINE
GB	GRADE BREAK
±(XX.XX)	MATCH EXISTING ELEVATION
HP	HIGH POINT
TC	TOP OF CONCRETE
TP	TOP OF PAVEMENT
	TYPE B CURB (CATCH)
	TYPE B CURB (SPILL)
	TYPE C CURB (CATCH)
	TYPE C CURB (SPILL)
	ZERO HEIGHT CURB

N

20 10 0 20 40
0.5' CONTOUR INTERVAL
SCALE IN FEET

QC 10 ARCHITECTS LLC
108 S. Thurmond
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307.672.9310 www.m-m.net

The Hub on Smith
Upward Project Phase V:
Site Improvements
211 Smith St.
Sheridan, WY 82801

Project number	23-038
Date	JAN 31, 2025
Drawn by	KRL
Checked by	TEM

No.	Description	Date

Contents:
SITE GRADING AND DRAINAGE PLAN

C-301
Sheet of

June 2, 2020

CITY OF SHERIDAN, WYOMING

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

Public Works

MEMORANDUM

RE: Discussion of Acceptance of a Safe Streets for All (SS4A) Grant Award of $250,000 - Public Works Director Hanns Mercer

From: Hanns Mercer, Public Works Director

To: City Council

CC:

Date: 08/26/2025

Recommendation:

Staff recommends that the Mayor and Council approve the acceptance of a Safe Streets for All (SS4A) Grant award of $250,000.

Background:

Activities within the grant include a safety audit, data collection, stakeholder engagement, and all of this leads to an action plan. At that point, an implementation grant would be applied for design and construction.

Funding:

The City has $50,000 in Public Benefit match funds.

Attachments

Grant Agreement

1. Federal Award No.
693JJ32540712

2. Effective Date
See No. 16 Below

3. Assistance Listings No.
20.939

4. Award To
City of Sheridan
55 Grinnell Plaza
Sheridan, Wyoming 82801

Unique Entity Id.: WCBZQG32CGR8
TIN No.: 83-6000090

5. Sponsoring Office
U.S. Department of Transportation
Federal Highway Administration
Office of Safety
1200 New Jersey Avenue, SE
HSSA-1, Mail Drop E71-117
Washington, DC 20590

6. Period of Performance
Effective Date of Award – 48

7. Total Amount

Federal Share:	$200,000
Recipient Share:	$50,000
Other Federal Funds:	$0
Other Funds:	$0
Total:	$250,000

8. Type of Agreement
Grant

9. Authority
Section 24112 of the Infrastructure Investment and Jobs Act (IIJA, Pub. L. 117–58, November 15, 2021)

10. Procurement Request No.
HSA250135PR

11. Federal Funds Obligated
$200,000

12. Submit Payment Requests To
See Article 5.

13. Accounting and Appropriations Data
15X0176E50.0000.055SR50500.5592000000.4101 0.61006600

14. Description of the Project
The City of Sheridan Safe Street Action Plan will allow for safe access to viable modes of travel for all users.

RECIPIENT

15. Signature of Person Authorized to Sign

Signature Date
Name: Hanns Mercer, P.E.
Title: Public Works Director

FEDERAL HIGHWAY ADMINISTRATION

16. Signature of Agreement Officer

Signature Date
Name: Ryan Buck
Title: Agreement Officer

U.S. DEPARTMENT OF TRANSPORTATION

GRANT AGREEMENT UNDER THE
FISCAL YEAR 2024 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

This agreement is between the United States Department of Transportation's (the "**USDOT**") Federal Highway Administration (the "**FHWA**") and the City of Sheridan (the "**Recipient**").

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All ("**SS4A**") Grant for the City of Sheridan Safe Street Action Plan.

The parties therefore agree to the following:

ARTICLE 1
GENERAL TERMS AND CONDITIONS

1.1 General Terms and Conditions.

(a) In this agreement, "**General Terms and Conditions**" means the content of the document titled "General Terms and Conditions Under the Fiscal Year 2024 Safe Streets and Roads for All ("SS4A") Grant Program," March 17, 2025, which is available at https://www.transportation.gov/grants/ss4a/grant-agreements under "Fiscal Year 2024." Articles 7–33 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.

(b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (IIJA, div. G §§ 70901-27).

(c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient's non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

ARTICLE 2
APPLICATION, PROJECT, AND AWARD

2.1 Application.

Application Title: City of Sheridan Safe Street Action Plan

Application Date: 05/16/2024

2.2 Award Amount.

SS4A Grant Amount: $200,000

2.3 Federal Obligation Information.

Federal Obligation Type: Single

2.4 Budget Period.

Budget Period: See Block 6 of Page 1

2.5 Grant Designation.

Designation: Planning

ARTICLE 3
SUMMARY PROJECT INFORMATION

3.1 Summary of Project's Statement of Work.

Planning and Demonstration Narrative:

The project will be completed in one phase.

The City of Sheridan will develop a Safe Streets Action Plan that will plan for safe access to viable modes of travel for all users.

3.2 Project's Estimated Schedule.

Action Plan Schedule

Milestone	Schedule Date
Planned Final Plan Publicly Available Date:	9/31/2029
Planned SS4A Final Report Date:	9/31/2029

3.3 Project's Estimated Costs.

(a) Eligible Project Costs

Eligible Project Costs	
SS4A Grant Amount:	$200,000
Other Federal Funds:	$0
State Funds:	$0
Local Funds:	$50,000
In-Kind Match:	0
Other Funds:	$0
Total Eligible Project Cost:	$250,000

(b) [RESERVED]

(c) Indirect Costs

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient's approved Budget Application. In the event the Recipient's indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient's indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

ARTICLE 4
CONTACT INFORMATION

4.1 Recipient Contact(s).

Hanns Mercer, P.E.
Public Works Director
City of Sheridan
55 Grinnell Plaza, Sheridan, Wyoming 82801
(307) 675-4237
hmercer@sheridanwy.gov

4.2 Recipient Key Personnel.

Name	Title or Position
Hanns Mercer, P.E.	Public Works Director
Thomas Morneau, P.E.	City Engineer

4.3 USDOT Project Contact(s).

Safe Streets and Roads for All Program Manager

Federal Highway Administration
Office of Safety
HSSA-1, Mail Stop: E71-117
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-366-2822
SS4A.FHWA@dot.gov

and

Agreement Officer (AO)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-42, Mail Stop E62-310
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-493-2402
HCFASS4A@dot.gov

and

Division Administrator – Wyoming
Agreement Officer's Representative (AOR)
2617 E Lincolnway, Suite D, Cheyenne, WY 82001
307-772-2101
HDAWY@dot.gov

and

Pam Cypher
Wyoming Division Office Lead Point of Contact
2617 E Lincolnway, Suite D, Cheyenne, WY 82001
307-292-1332
pamela.cypher@dot.gov

ARTICLE 5
USDOT ADMINISTRATIVE INFORMATION

5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the "AO") are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327.

In accordance with 2 CFR 200.308(f)(6), the recipient or subrecipient shall obtain prior written approval from the USDOT agreement officer for the subaward, if the subaward activities were not proposed in the

application or approved in the Federal award. This provision is in accordance with 2 CFR 200.308 (f) (6) and does not apply to procurement transactions for goods and services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

5.2 Reimbursement Requests

(a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.

(b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.

(c) The Recipient's supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient's share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer's Representative (the "**AOR**") may withhold processing that request until the Recipient provides sufficient detail.

(d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.

(e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.

(f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

ARTICLE 6
SPECIAL GRANT TERMS

6.1 SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 ofthe Terms and Conditions and section 2.4 in this agreement.

6.2 The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.

6.3 SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.

6.4 The Recipient of a Planning and Demonstration Grant acknowledges that the Action Plan will be made publicly available and agrees that it will publish the final Action Plan on a publicly available website.

6.5 There are no other special grant requirements.

ATTACHMENT A
PERFORMANCE MEASUREMENT INFORMATION

Study Area: City of Sheridan, Wyoming

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency and Reporting Deadline
Costs	Project Costs: Quantification of the cost of each eligible project carried out using the grant	Within 120 days after the end of the period of performance
Lessons Learned and Recommendations	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.	Within 120 days after the end of the period of performance

ATTACHMENT B
CHANGES FROM APPLICATION

Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of Attachment B is to clearly and accurately document any differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See Article 11 for the Statement of Work, Schedule, and Budget Changes. If there are no changes, please insert "N/A" after "Scope," "Schedule," or "Budget." If there are changes to the budget, please complete the table below. Otherwise, leave the table below blank.

Scope: N/A

Schedule: The schedule times in block 6 of page one and in 3.2 of this agreement are different from the schedule in the application narrative and SF-424 submitted with the application materials, which underestimated the administrative time needed to execute the grant agreement. The period of performance was changed from 36 months to 48 months after learning it takes additional time than previously estimated to complete similar SS4A projects.

Budget: N/A

The table below provides a summary comparison of the project budget.

	Application		**Section 3.3**	
Fund Source	$	%	$	%
Previously Incurred Costs (Non-Eligible Project Costs)				
Federal Funds				
Non-Federal Funds				
Total Previously Incurred Costs				
Future Eligible Project Costs				
SS4AFunds				
Other Federal Funds				
Non-Federal Funds				
Total Future Eligible Project Costs				
Total Project Costs				

ATTACHMENT C

[RESERVED]

ATTACHMENT D

[RESERVED]

ATTACHMENT E
LABOR AND WORK

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with "X" in the following table are accurate:

	The Recipient or a project partner promotes robust job creation by supporting good-paying jobs directly related to the project with free and fair choice to join a union. *(Describe robust job creation and identify the good-paying jobs in the supporting narrative below.)*
	The Recipient or a project partner will invest in high-quality workforce training programs such as registered apprenticeship programs to recruit, train, and retain skilled workers, and implement policies such as targeted hiring preferences. *(Describe the training programs in the supporting narrative below.)*
	The Recipient or a project partner will partner with high-quality workforce development programs with supportive services to help train, place, and retain workers in good-paying jobs or registered apprenticeships including through the use of local and economic hiring preferences, linkage agreements with workforce programs, and proactive plans to prevent harassment. *(Describe the supportive services provided to trainees and employees, preferences, and policies in the supporting narrative below.)*
	The Recipient or a project partner will partner and engage with local unions or other worker-based organizations in the development and lifecycle of the project, including through evidence of project labor agreements and/or community benefit agreements. *(Describe the partnership or engagement with unions and/or other worker-based organizations and agreements in the supporting narrative below.)*
	The Recipient or a project partner will partner with communities or community groups to develop workforce strategies. *(Describe the partnership and workforce strategies in the supporting narrative below.)*
X	The Recipient or a project partner has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. *(Describe those actions in the supporting narrative below.)*
	The Recipient or a project partner has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in Attachment B. *(Identify the relevant actions from Attachment B in the supporting narrative below.)*
	The Recipient or a project partner has not taken actions related to the Project to improve good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative.

All work for this Project will be conducted consistent with the recipient's hiring, employment, and procurement standards and thus support good-paying jobs. The Project will allow for free and fair choice to join a union, consistent with applicable law.

ATTACHMENT F
CRITICAL SECURITY INFRASTRUCTURE AND RESILIENCE

1. Efforts to strengthen the Security and Resilience of Critical Infrastructure against both Physical and Cyber Threats.

The Recipient states that rows marked with "X" in the following table are accurate:

	The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities.
	The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security.
	The Recipient complies with 2 CFR 200.216 and the prohibition on certain telecommunications and video surveillance services or equipment.

2. Supporting Narrative.

N/A This grant will not fund the purchase of Information Technology and/or Operational Technology.

ATTACHMENT G

[RESERVED]

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-25-24, Ordinance 2298, Rezone 31.82 Acres from R-1 to B-1 in the 900 Block of E. 5th St - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

CC:

Date: 08/19/2025

Background:

See attachments for full staff report

Attachments

Staff Report
Rezone Exhibit
Rezone Petition
Aerial
Draft Ordinance

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning & Zoning Department

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan City Council
Date: September 8, 2025

Re: PL-25-24, Ordinance 2298 Elmwood Rezone Staff Report

Background

AVI, P.C., on behalf of the property owner, Khanstruction, LLC, has submitted a rezone application for the following location:

Address:	900 Block of W. 5th Street, Sheridan, WY 82801
Legal:	Unplatted – Portions of Sections 23 and 26, T56N, R84W
PIN:	56842330000633

The applicant is requesting a rezone from R-1 Residence District to B-1 Business District to allow for multi-family residential use and potential future commercial use on the property. A subdivision application has also been submitted for the property, the Preliminary Plat of which was approved by Planning Commission on July 28, 2025. The applicant recently submitted a Final Plat of the subdivision which is currently under review. Staff anticipates that the Final Plat will be scheduled for Planning Commission and City Council consideration in the coming weeks.

Discussion

Location & Zoning

The subject property is currently 31.82 acres of unplatted land zoned R-1 Residence district. It lies just west of Interstate 90 on W. 5th Street. If approved, a rezone to B-1 would allow the following uses on the property (see Municipal Code, Appendix A, Section 7):

1. Any use permitted in the R-3 Residence District and the R-4 Residence District;
2. Any retail business;
3. Public garage or filling station;
4. Tourist court;
5. Offices, theater, bank, or restaurant;
6. Shoe shop, tailor shop, barbershop, or beauty parlor;
7. Business or commercial school or studio;
8. Bakery not employing more than five (5) persons in preparing and baking its products;

9. Laundry or dry-cleaning establishment employing not more than five (5) persons engaged in laundry or dry-cleaning work;
10. Accessory buildings and uses customarily incidental to any of the above uses.
11. Adult-oriented businesses that conform to the criteria of Appendix A, Section 10, Subsection 21.

Adjacent properties are zoned B-2 Business to the north, B-1 Business to the east and west, and R-1 Residence to the south. Nearby land uses include an RV park, hotels, and restaurants.

Future Land Use

The Future Land Use Map from 2017 indicates that this area is appropriate for residential use. The proposed rezone to B-1 Business district is intended to allow for multi-family development on the property, which is consistent with the future vision for this area.

A rezone to B-1 would also allow commercial use on the property. Although not necessarily aligned with the Future Land Use Plan, the location along major transportation routes (Interstate 90 and E. 5th Street) is ideal for commercial development. With an initial development plan to build multi-family residential, the B-1 zoning designation would allow future commercial development to support residential use, such as restaurants or grocery stores.

Staff Review Comments

Staff comments during the internal review of this rezone application were related to minor errors on the rezone exhibit. All staff comments have been adequately addressed at this time.

Public Notice

Staff sent notices to 19 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing schedule. A sign was also posted on the property. To date, staff have received no comments or questions from the public regarding the application.

Findings of Fact

Neither state statute nor municipal 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 Planning Commission and City Council should be aware of:

W.S. 15-1-601(d) states that 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, or 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 of 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 the 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, sewage, schools, parks, and other public requirements; and by other means in accordance with a comprehensive plan".

Planning Commission Public Hearing and Recommendation

Planning Commission will hold a public hearing on this matter on Monday, September 8th at 7:00pm. Staff will update this report prior to the regular City Council meeting on September 15th to include comments from the meeting as well as Planning Commission's recommendation.

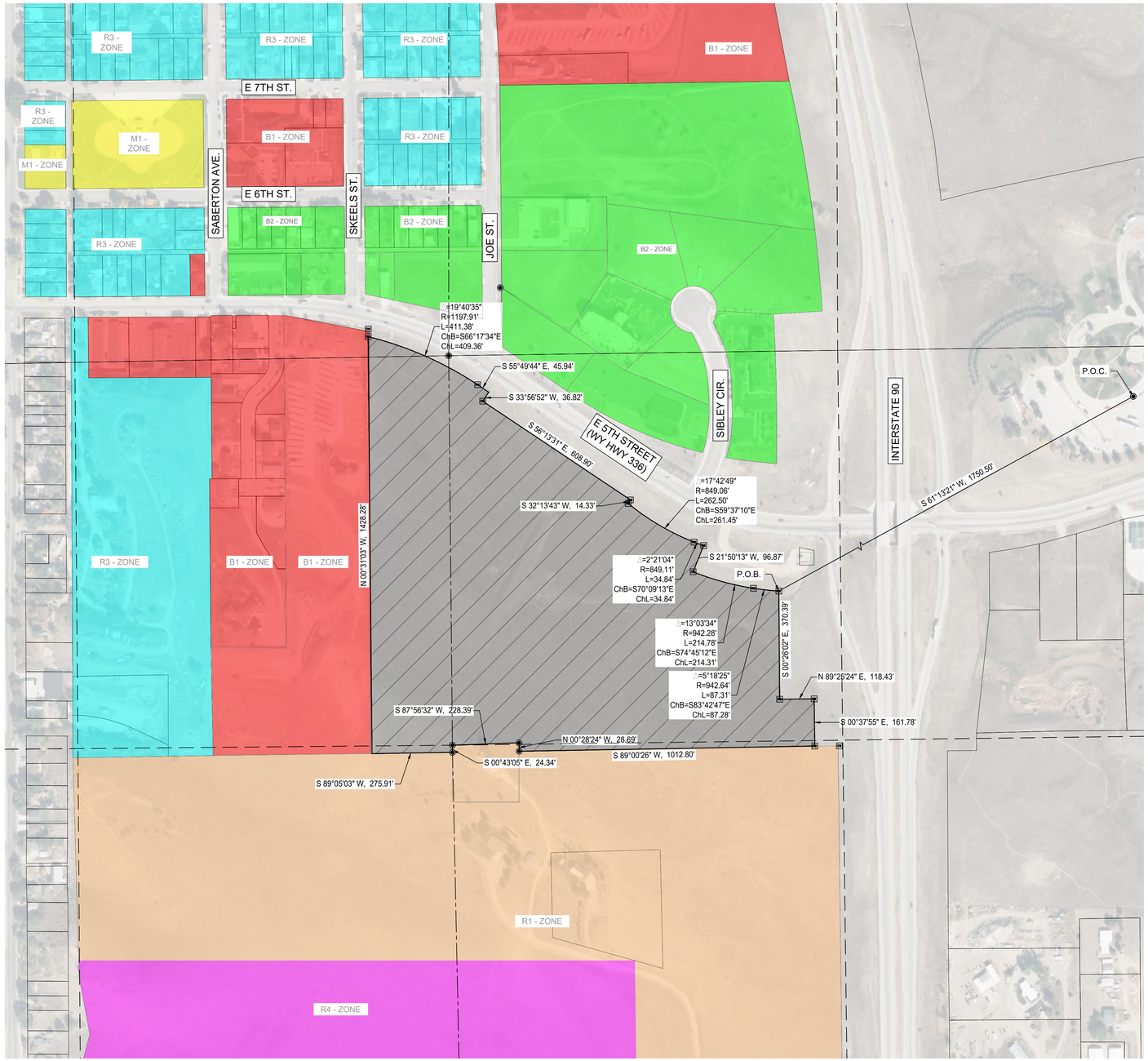
Staff Recommendation

Staff recommends that the Governing Body approve PL-25-24, Ordinance 2298 Elmwood Rezone from R-1 Residential to B-1 Business.

Anticipated Meeting Schedule

Monday, September 8, 2025, 5:30pm - City Council Study Session
Monday, September 8, 2025, 7:00pm - Planning Commission Public Hearing and Consideration
Monday, September 15, 2025, 5:30pm - City Council Public Hearing and 1st Reading
Monday, October 6, 2025, 5:30pm - City Council 2nd Reading
Monday, October 20, 2025, 5:30pm - City Council 3rd Reading

All meetings are held in the City Council Chambers on the 3rd Floor of City Hall. Located at 55 Grinnell Plaza, Sheridan, WY 82801.



BASIS OF BEARING

BASIS OF BEARING IS WYOMING STATE PLAN (EAST CENTRAL ZONE) (NAD83), GROUND DISTANCES. VERTICAL DATUM IS NAVD88 GEOID 18.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NE1/4SW1/4 OF SECTION 23 AND THE W1/2NE1/4 & E1/2NW1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, (SEE RECORD OF SURVEY FILED IN DRAWER "A" IN THE SHERIDAN COUNTY COURTHOUSE), ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 (MONUMENTED WITH A 3½"ALUMINUM CAP PER PLS 2615); THENCE S61°13'21"W, 1750.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90;

THENCE S00°26'02 "E, 370.39 FEET ALONG SAID WESTERLY RIGHT-OF-LINE OF SAID INTERSTATE 90 TO A POINT; THENCE N89°25'24"E, 118.43 FEET ALONG SAID WESTERLY RIGHT-OF-LINE TO A POINT; THENCE S00°37'55"E, 161.78 FEET WESTERLY LIGHT-OF-LINE TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°00'26"W, 1012.80 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812) SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE N00° 28'24"W, 28.69 FEET ALONG SAID EAST LINE OF A TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S87°56'32"W, 228.39 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT BEING THE NORTHWEST COMER OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S00°43'05"E, 24.34 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°05'03"W, 275.91 FEET ALONG SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT, SAID POINT BEING THE SOUTHEAST COMER OF DEED RECEPTION NUMBER: 2020-760504; THENCE N00°31'03"W, 1428.28 FEET ALONG THE EAST LINE OF SAID DEED RECEPTION NUMBER: 2020-760504 TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID FIFTH STREET, HAVING A CENTRAL ANGLE OF 19°40'35" A RADIUS OF 1197.91 FEET, AN ARC LENGTH OF 411.38 FEET, A CHORD BEARING OF S66°17'34"E, AND A CHORD LENGTH OF 409.36 FEET TO POINT; THENCE S55°49'44 "E, 45.94 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S33°56'52"W, 36.82 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S56°13'31"E, 608.90 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S32°13'43"W, 14.33 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING ONE HUNDRED AND THIRTY (130) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S59°37'10"E, AND A CHORD LENGTH OF 261.45 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201); THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTH RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 02°21 '04" A RADIUS OF 849.11FEET, AN ARC LENGTH OF 34.84 FEET, A CHORD BEARING OF S70°09'13"E, AND A CHORD LENGTH OF 34.84 FEET TO A POINT; THENCE S21 °50'13"W, 96.87 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 13°03'34" A RADIUS OF 942.28 FEET, AN ARC LENGTH OF 214.78 FEET, A CHORD BEARING OF S74°45'12"E, AND A CHORD LENGTH OF 214.31 FEET TO POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING TWO HUNDRED AND TWENTY-FIVE (225) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S83°42'47"E, AND A CHORD LENGTH OF 87.28 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201) TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31.82 ACRES MORE OR LESS.

ZONING

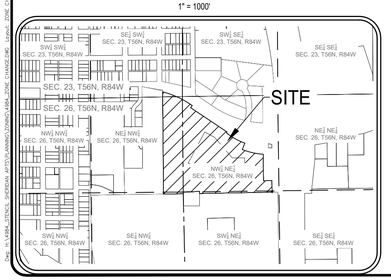
CURRENT ZONING: R1
PROPOSED ZONING: B1

LEGEND

- FOUND RIGHT-OF-WAY MARKER
- FOUND ALUMINUM CAP
- ZONE CHANGE BOUNDARY
- QUARTER SECTION LINES
- TOWNSHIP BOUNDARY
- EXISTING B1 - ZONE
- EXISTING B2 - ZONE
- EXISTING M1 - ZONE
- EXISTING R1 - ZONE
- EXISTING R3 - ZONE
- EXISTING R4 - ZONE
- PROPOSED ZONE CHANGE AREA

VICINITY MAP

1" = 1000'



0 200' 400'
1" = 200' (24" x 36")

FILING RECORD

CERTIFICATE OF SURVEYOR

I, _____, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ZONE CHANGE FOR ELMWOOD ESTATES

BEING SITUATED IN A PORTION OF SECTION 23, T56N, R84W AND A PORTION OF SECTION 26, T56N, R84W OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING
PREPARED AUGUST 2025

NO.	REVISION	DATE

PREPARED FOR:
WASEEM KHAN, KHANSTRUCTION LLC
765 E 7TH ST
SHERIDAN, WY 82801

PROJECT: ELMWOOD ESTATES SUBDIVISION

DRAWING TITLE: ELMWOOD ESTATES ZONE CHANGE

307.637.6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE PLOTTED: Aug 14, 2025
DRAWN BY: ZP
DESIGNED BY:
CHECKED BY: MC
JOB NO.: 4840
DWG NO. 1 OF 1

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:**
   T56N R84W SEC 23 PT SESW; SEC 26 PT NWNE, PT NENW (FULL LEGAL ON MAP)

2. KHANSTRUCTION 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** BI.

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

Dated this 28 **day of** July, 2025.

Signed by the Petitioners:

Mohammad naseem khan

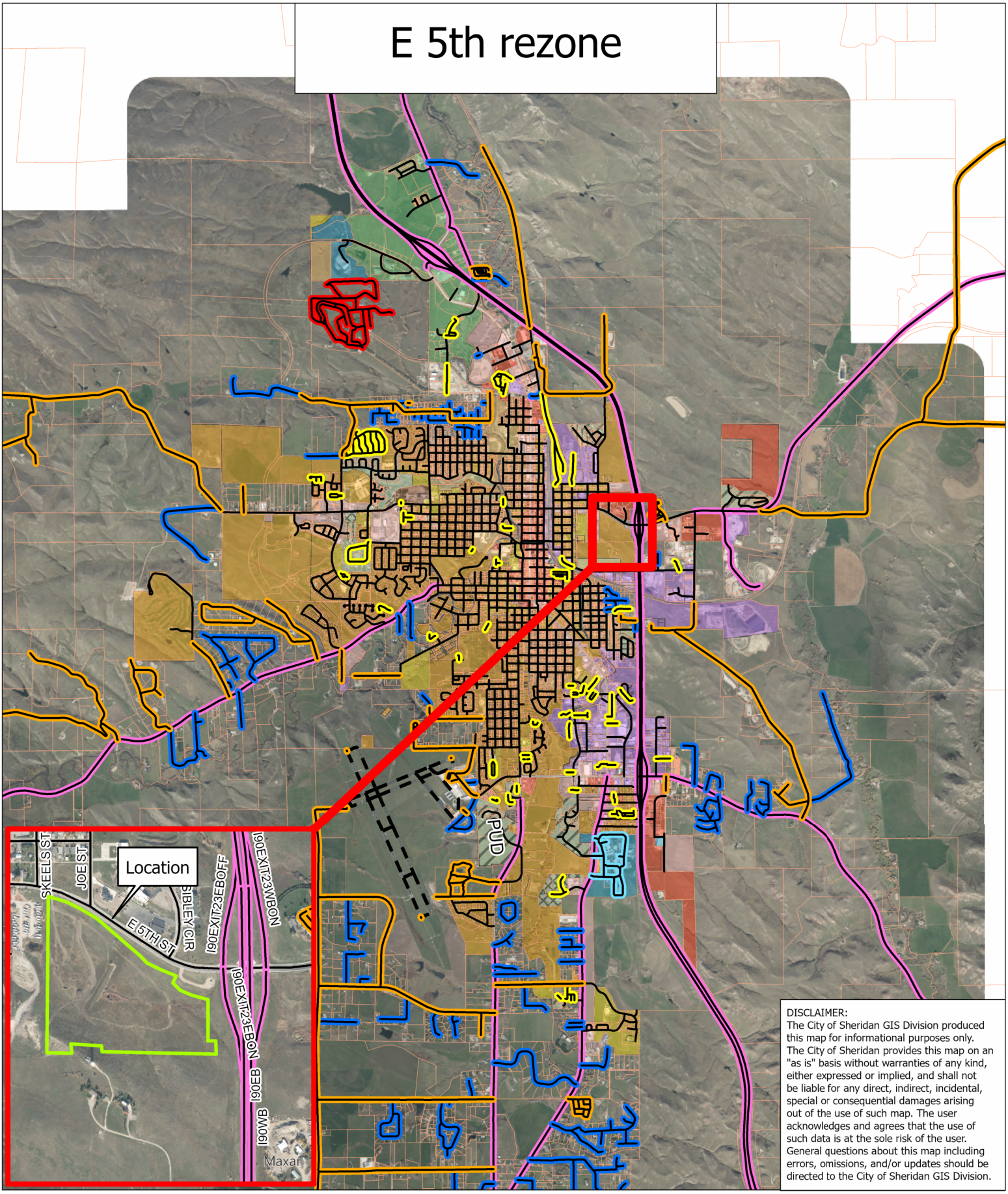
Subscribed and Sworn before me this 28 **day of** July, 2025

Susan Lanka

Notary Public

SUSAN LANKA
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 99130
MY COMMISSION EXPIRES: 10/01/2029

E 5th rezone



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

CITY OF Sheridan WYOMING

N

Miles 0 0.7 1.4

Date: 8/19/2025 9:14 AM User: sgoodman

CITY OF SHERIDAN
ORDINANCE NO. 2298

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 EXHIBIT, FROM R-1 RESIDENCE DISTRICT TO B-1 BUSINESS DISTRICT; FOR PROPERTY LOCATED AT 900 E. 5TH STREET, SHERIDAN, WY.

WHEREAS, The owners of the following described lands have petitioned the City Council to rezone the same from R-1 Residence District to B-1 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 R-1 Residence District to B-1 Business District:

   A TRACT OF LAND SITUATED IN THE NE1/4SW1/4 OF SECTION 23 AND THE W1/2NE1/4 & E1/2NW1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, (SEE RECORD OF SURVEY FILED IN DRAWER "A" IN THE SHERIDAN COUNTY COURTHOUSE), ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

   COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 (MONUMENTED WITH A 3¼"ALUMINUM CAP PER PLS 2615); THENCE S61°13'21"W, 1750.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90; THENCE S00°26'02 "E, 370.39 FEET ALONG SAID WESTERLY RIGHT-OF-LINE OF SAID INTERSTATE 90 TO A POINT; THENCE N89°25'24"E, 118.43 FEET ALONG SAID WESTERLY RIGHT-OF-LINE TO A POINT; THENCE S00°37'55"E, 161.78 FEET WESTERLY LIGHT-OF-LINE TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°00'26"W, 1012.80 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812) SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE N00°28'24"W, 28.69 FEET ALONG SAID EAST LINE OF A TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S87°56'32"W, 228.39 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS,
   PAGE 445 TO A POINT, SAID POINT BEING THE NORTHWEST COMER OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S00°43'05"E, 24.34 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°05'03"W, 275.91 FEET ALONG SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT, SAID POINT BEING THE SOUTHEAST COMER OF DEED RECEPTION NUMBER: 2020-760504; THENCE N00°31'03"W, 1428.28 FEET ALONG THE EAST LINE OF SAID DEED RECEPTION NUMBER: 2020-760504 TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID FIFTH STREET, HAVING A CENTRAL ANGLE OF 19°40'35" A RADIUS OF 1197.91 FEET, AN ARC LENGTH OF 411.38 FEET, A CHORD BEARING OF S66°17'34"E, AND A
   CHORD LENGTH OF 409.36 FEET TO POINT; THENCE S55°49'44 "E, 45.94 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE

S33°56'52"W, 36.82 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S56°13'31"E, 608.90 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S32°13'43"W, 14.33 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING ONE HUNDRED AND THIRTY (130) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S59°37'10"E, AND A CHORD LENGTH OF 261.45 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201); THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTH RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 02°21 '04" A RADIUS OF 849.11FEET, AN ARC LENGTH OF 34.84 FEET, A CHORD BEARING OF S70°09'13"E, AND A CHORD LENGTH OF 34.84 FEET TO A POINT; THENCE S21 °50'13"W, 96.87 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 13°03'34" A RADIUS OF 942.28 FEET, AN ARC LENGTH OF 214.78 FEET, A CHORD BEARING OF S74°45'12"E, AND A CHORD LENGTH OF 214.31 FEET TO POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING TWO HUNDRED AND TWENTY-FIVE (225) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S83°42'47"E, AND A CHORD LENGTH OF 87.28 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201) TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31.82 ACRES MORE OR LESS.

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

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-25-27, Resolution 26-25, Outlaw Commercial Park Final Plat - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

CC: City Administrator Stuart McRae

Date: 09/08/2025

Discussion:

See attachments for full staff report.

Attachments

Staff Report

Final Plat

Aerial

Draft Resolution

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning & Zoning Department

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan City Council
Date: September 8, 2025

Re: PL-25-27, Resolution 26-25, Outlaw Commercial Park Subdivision Staff Report

Background

Randall Engineering Surveys, on behalf of the property owner, J2 Inc., has submitted a final plat application for the following location:

Address:	1739 E. Brundage Ln., Sheridan, WY 82801
Legal:	Unplatted – Lot 4 (NW1/4NW1/4) and the SW1/4NW1/4 of Section 1, T55N, R84W, 6th P.M.
PIN:	55840120000933

This subdivision is located within the County and falls within one-mile of city limits. The applicant is proposing to subdivide 8.47 acres into 7 commercial use lots.

Discussion

Subdivision Details
The proposed Outlaw Commercial Park Subdivision is located in the I2-Industrial 2 zone district within Sheridan County. The 7 proposed lots range from 0.44 to 1.92 acres in size and are intended for future commercial or industrial use.

The proposed subdivision is located approximately 0.1 miles from City limits. The closest nearby City zoning is M-1 Industrial. Should the proposed subdivision ever be annexed into the City of Sheridan, M-1 Industrial would be the recommended zoning. The proposed layout and intended use of the lots are in conformance with the requirements of the City M-1 Industrial zone district.

Access and Utilities
The proposed subdivision utilizes an existing commercial access off Brundage Lane to serve an internal public street known as Outlaw Drive, which is located in a 60-foot dedicated right-of-way. Outlaw Drive provides access to all 7 lots of the subdivision and terminates with a cul-de-sac with a 65-foot right-of-way radius.

Water and sewer infrastructure was permitted and installed according to City standard with a previous project and has since been approved and accepted by the City.

Joint Land Use Plan

The Future Land Use Map of the Joint Planning Area identifies this area as appropriate for light industrial use. This category describes warehousing, distribution, offices, and low impact manufacturing as being appropriate uses for the area. The Plan indicates that light industrial uses are most appropriate for locations in and near the City of Sheridan. The proposed subdivision and intended use of the lots therefore aligns with what is contemplated in the Joint Land Use Plan.

Staff Review Comments

Staff comments during the internal review of this rezone application were related to clarification on the drainage report and plans, as well as compatibility with nearby City zoning. All staff comments have been adequately addressed at this time.

Public Notice

Staff sent notices to 98 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing schedule. A sign was also posted on the property. To date, staff have received no comments or questions from the public regarding the application.

Memorandum of Understanding

The Memorandum of Understanding Between Sheridan County and the City of Sheridan Regarding the Subdivision of Land within One Mile of the Contiguous Corporate Limits, dated April 27, 2022, outlines the responsibilities of the two jurisdictions in reviewing and taking action on development proposals within the Joint Planning Area. The MOU stipulates that City staff and the City Governing Body shall have the opportunity to make comments and suggestions on development plans in the area.

Staff Recommendation

Staff recommends that the Governing Body certify that PL-25-27 Outlaw Commercial Park Subdivision is in conformance with all rules and regulations governing the Joint Planning Area between City and County, and is in agreement with the Future Land Use Plan for the area.

Anticipated City Meeting Schedule

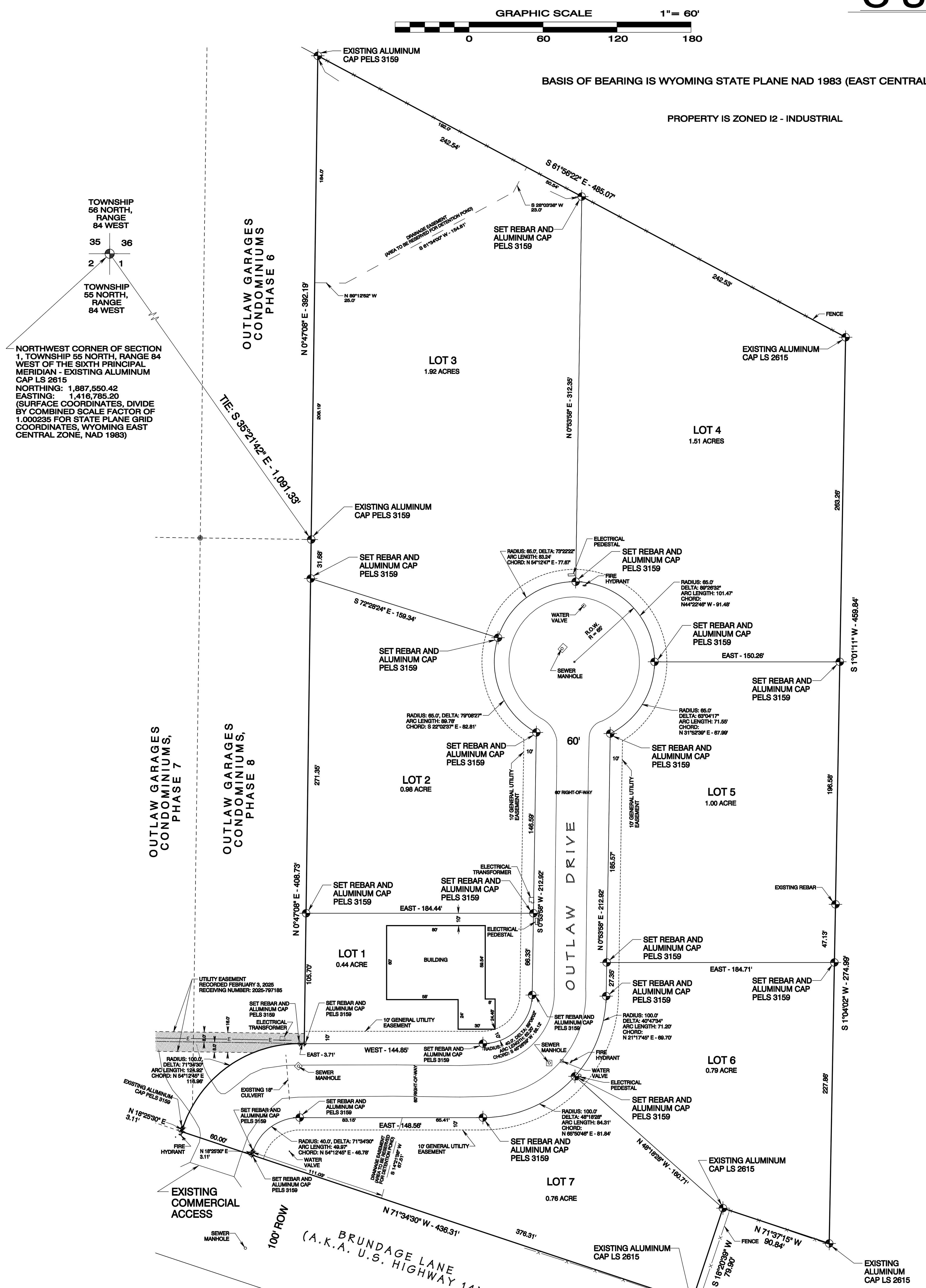
Monday, September 8, 2025, 5:30pm - City Council Study Session
Monday, September 15, 2025, 5:30pm - City Council Public Hearing Consideration

All meetings are held in the City Council Chambers on the 3rd Floor of City Hall. Located at 55 Grinnell Plaza, Sheridan, WY 82801.

DETAIL

BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).

PROPERTY IS ZONED I2 - INDUSTRIAL



FINAL PLAT

of the

OUTLAW COMMERCIAL PARK

being a

MAJOR SUBDIVISION

of a

TRACT of LAND

SITUATED in

LOT 4 (NW¼NW¼) and the SW¼NW¼ of SECTION 1
TOWNSHIP 55 NORTH, RANGE 84 WEST

of the

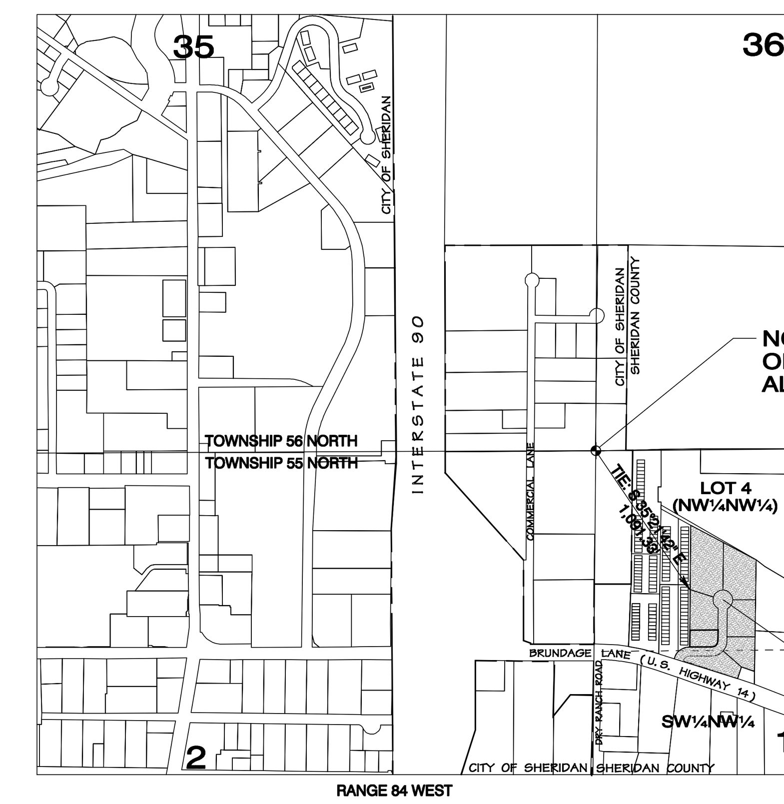
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

consisting of

7 LOTS
TOTAL AREA = 8.47 ACRES
LOT AREA = 7.4 ACRES
ROAD AREA = 1.07 ACRES

LOCATION

SCALE : 1" = 1000'



TOWNSHIP 55 NORTH, RANGE 84 WEST

CERTIFICATE of DEDICATION

The above or foregoing subdivision, being a major subdivision of a portion of Lot 4 (NW¼NW¼) and the SW¼NW¼ of Section 1, Township 55 North, Range 84 West of the Sixth Principal Meridian in Sheridan County, Wyoming, more particularly described by metes and bounds as follows:

Beginning at a point which bears S 35°21'42" E a distance of 1,091.33 feet from the Northwest Corner of said Section 1; thence N 0°47'08" E for a distance of 392.19 feet; thence S 61°56'22" E for a distance of 485.07 feet; thence S 1°01'11" W for a distance of 459.84 feet; thence S 1°04'02" W for a distance of 274.99 feet; thence N 71°37'15" W for a distance of 90.84 feet; thence S 18°20'39" W for a distance of 79.90 feet to a point on the North Right-of-Way of U.S. Highway 14 (A.K.A. Brundage Lane); thence along said Highway Right-of-Way N 71°34'30" W for a distance of 436.31 feet; thence leaving said Highway Right-of-Way on a bearing of N 18°25'30" E for a distance of 3.11 feet to a point of curvature; thence through a tangent curve to the right having a Radius of 100.00 feet, an Arc Length of 124.92 feet, through a Central Angle of 71°34'30" with a Chord Bearing of N 54°12'45" E and a Chord Length of 116.96 feet; thence leaving said curve East for a distance of 3.71 feet; thence N 0°47'08" E for a distance of 408.73 feet to the point of beginning,

as appears on this plat, is with free consent, and in accordance with the desires of the under-signed owners and proprietors; containing 8.47 acres more or less; have by these present laid out, and surveyed as Outlaw Commercial Park, and do hereby dedicate and convey to and for the public use forever hereafter the streets as are laid out and designated on this plat; and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat hereby releasing and waiving all Homestead Rights.

Executed this _____ day of _______________ , 2025, by:

____
DAVID SORENSEN, PRESIDENT

State of Wyoming
County of Sheridan } ss

The foregoing plat was acknowledged before me this _____ day of _______________ , 2025, by David Sorensen, President of J2, Inc. a Wyoming Corporation.

Witness my hand and official seal.

My commission expires: __________________ . _______________________
NOTARY PUBLIC



NOTES :

1. *THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.*
2. *NO PUBLIC MAINTENANCE OF STREETS OR ROADS.*
3. *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.*
4. *ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.*
5. *DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE INTENDED FOR RUNOFF DETENTION. SAID AREAS CAN BE USED FOR PARKING AND TEMPORARY STORAGE BUT MUST REMAIN CLEAR OF BUILDINGS AND OTHER PERMANENT STRUCTURES.*
6. *ALL EXISTING WATER RIGHTS HAVE BEEN DETACHED FROM LANDS WITHIN THE BOUNDARY OF OUTLAW COMMERCIAL PARK BY AUTHORIZATION TO DETACH WATER RIGHTS, APPROVED BY THE STATE OF WYOMING BOARD OF CONTROL BOC # 2502-204-01.*

CERTIFICATE of SURVEYOR

State of Wyoming
County of Sheridan } ss

I, David L. Randall, a duly registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this plat of Outlaw Commercial Park truly and correctly represents the results of a survey made by me or under my direct supervision.

Registration No. 3159 PE & LS _______________________
CIVIL ENGINEER and LAND SURVEYOR

CERTIFICATE of RECORDER

State of Wyoming
County of Sheridan } ss

This plat was filed for record in the Office of the Clerk and Recorder at ______ O'Clock __ M., this _____ day of ___________ , 2025, and is duly recorded in Plat Book ______, Page No. ____ with Receiving Number _________________.

____
COUNTY CLERK

SHERIDAN COUNTY BOARD of COMMISSIONERS CERTIFICATE of APPROVAL

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming, this ______ day of ___________________ , 2025.

_______________________ _______________________
Attest: COUNTY CLERK CHAIRMAN

ENGINEER/SURVEYOR

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

OWNER

J2 INC.,
a WYOMING CORPORATION
1851 NORTH MAIN STREET
SHERIDAN, WYOMING 82801

FINAL PLAT
of the
OUTLAW COMMERCIAL PARK
being a
MAJOR SUBDIVISION
of a
TRACT of LAND
SITUATED in the
LOT 4 (NW¼NW¼) and the SW¼NW¼ of SECTION 1
TOWNSHIP 55 NORTH, RANGE 84 WEST
of the
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING
consisting of

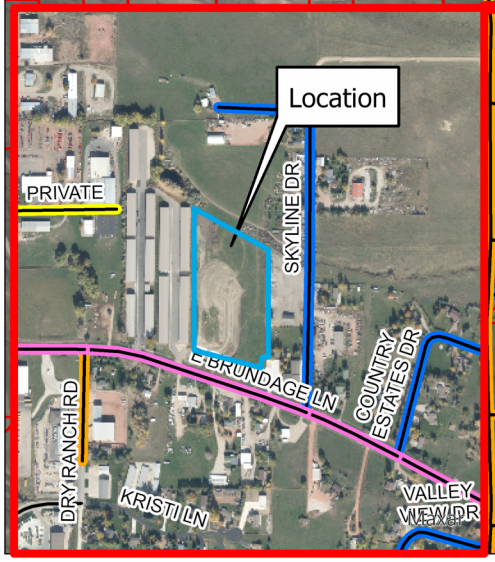
7 LOTS COMPRISING 8.47 ACRES

for

J2 INC., a WYOMING CORPORATION
1851 NORTH MAIN STREET
SHERIDAN, WYOMING 82801

REVISED - AUGUST 26, 2025
DRAWN BY REX RANDALL - AUGUST 7, 2025
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

Outlaw Commercial Park



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

CITY OF Sheridan WYOMING

N

Miles 0 0.7 1.4

Date: 8/28/2025 11:37 AM User: sgoodman

CITY OF SHERIDAN
RESOLUTION 26-25

A RESOLUTION CERTIFYING PL-25-27, THE FINAL PLAT OF OUTLAW COMMERCIAL PARK SUBDIVISION, IS IN ACCORDANCE WITH THE SHERIDAN JOINT PLANNING AREA LAND USE PLAN APPENDIX ADOPTED IN 2017, AND THE MEMORANDUM OF UNDERSTANDING BETWEEN SHERIDAN COUNTY AND THE CITY OF SHERIDAN REGARDING EXTRA-TERRITORIAL JURISDICTION WITHIN ONE MILE OF THE CONTIGUOUS CORPORATE LIMITS DATED APRIL 27, 2022.

WHEREAS, Sheridan County has jurisdiction and final approval of the proposed Outlaw Commercial Park Subdivision; and

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

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

WHEREAS, the Outlaw Commercial Park Subdivision is a joint City-County subdivision due to its location within one mile of City limits requiring Council approval.

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

The City certifies that a review has been completed of the final plat of Outlaw Commercial Park Subdivision, a joint City-County subdivision, dividing 8.45 acres into 7 commercial use lots, located at 1739 E. Brundage Ln., Sheridan, WY.

In certifying the Outlaw Commercial Park Subdivision, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202A:

1. The property is not completely surrounded by City limits, therefore a signed pre-annexation agreement is not required.

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.

PASSED, CERTIFIED AND ADOPTED this _____ day of _____ 2025.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk