



**Sheridan City Planning Commission
Meeting Agenda
May 27, 2025
7:00 PM, City Council Chamber, City Hall**

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

Motion by:

Second:

Vote:

3. Review, correction, and approval of minutes of the May 12, 2025 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-25-9, Ordinance 2292. The applicants; ACH Investments, D&P Investments, Trent and Heidi Stewart, Barney R Averill Trustee Bar T Trust, Richard Mack and Seven Pillars Resources, LLC are requesting to rezone various properties from B-1 to B-2 Business District. Located at: 52, 130, 240, 251, and 252 W Kooi; 124, 133 and 190 Canfield St; 2420 and 2483 N Main St.

Motion by:

Second:

Vote:

5. Comments from commissioners and staff.

6. Adjourn



MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Review, correction, and approval of minutes of the May 12, 2025 meeting.

Motion by:

Second:

Vote:

Attachments

Minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
MAY 12, 2025

1. Commission Chair-Pro Tempore Ryan Franklin called the meeting to order at 7:00 PM with a quorum as follows: Lorraine Lehman, Jeff Pederson, Tod Windsor, and Brandy Campbell. Chair Daniel Kerbs and Commissioner Margaret Morneau were absent. Staff present included City Planner Kelly Schroeder and various other City staff.
2. Approval of Agenda
Commissioner Campbell moved, Commissioner Pedersen seconded approval of the agenda; Agenda was approved by unanimous consent.
3. Approval of the Minutes of April 28, 2025.
The Chair asked for any changes or additions to the minutes of April 28, 2025, none were offered. Commissioner Pedersen moved, seconded by Commissioner Lehman to approve the minutes. Voice vote to approve the minutes, unanimous.
4. Consideration of PL25-7, Resolution 14-25, the final plat of Riverstone Park Phase II Subdivision. The applicant, StoneMill Properties, LLC is requesting to subdivide 98.41 acres into 39 lots. Zoned GD Gateway District. Located on Dovetail Ln. PIN 56840910000121. City Planner Kelly Schroeder gave a presentation about the development. Chair Pro-Tempore asked for comments from the public, none were given. Developer Drew Reddinger was available for questions.

Questions from the Commission included future development and the location of a sanitary sewer hookup behind Lot #24; Access to Double Day athletic fields and how that would impact traffic.

Commissioner Lehman moved, seconded by Commissioner Campbell to approve PL25-7, Resolution 14-25, with suggested edits, the final plat of Riverstone Park Phase II Subdivision. Voice vote to approve PL25-7, Resolution 14-25, unanimous.

5. Comments from commissioners and staff.
Kelly Schroeder announced that the draft version of the Rules of Practice and Procedure would be emailed to the Commission before the next meeting.

The next meeting is planned for May 27, 2025.

6. The meeting was adjourned at 7:26pm.

Ryan Franklin, Planning Commission Chairperson Pro-Tempore

Attest: _____
Candace Ainslie, Deputy City Clerk



MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-25-9, Ordinance 2292. The applicants; ACH Investments, D&P Investments, Trent and Heidi Stewart, Barney R Averill Trustee Bar T Trust, Richard Mack, Seven Pillars Resources, LLC, and 252 W. Kooi Street LLC are requesting to rezone various properties from B-1 to B-2 Business District. Located at: 52, 130, 240, 251, and 252 W Kooi; 124, 133 and 190 Canfield St; 2420 and 2483 N Main St.

Background

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

- 190 Canfield Street, AKA Lots 13-19, Block 12, Suburban Homes Company Addition, together with the west 30 feet of vacated Keenan Avenue, being immediately adjacent to the aforementioned Lots 13-19 (PIN 56841541900325). Owned by ACH Investments, LLC.
- 133 Canfield Street, AKA the Easterly 60 feet of Lot 7 and the Westerly 40 feet of Lot 8, Block 2, Suburban Homes Company Addition (PIN 56841541000525). Owned by Trent & Heidi Stewart.
- 124 Canfield Street, AKA All of Block 11, except Lots 11, 12, 23, and 24, Suburban Homes Company Addition; and that portion of the vacated alley in Block 11, extending from the southerly line of Lots 10 and 22 extended, to the northerly line of Lots 1 and 13 extended; and the easterly 30 feet of Keenan Avenue, vacated, lying adjacent to Lots 1 thru 12 in said Block 11 (PIN 56841541800125). Owned by D&P Investments, Inc.
- 2420 N. Main Street, AKA a Portion of Block 16, Suburban Homes Company Addition as described by Deed Book 579, Page 390 in the Records of the Sheridan County Clerk (PIN 56841542100625). Owned by Barney R. Averill, Trustee of the Bar-T Trust.
- 2483 N. Main Street, AKA Lots 1-4 (except that portion thereof lying within U.S. Highway 87), Block 17, Suburban Homes Company Addition (PIN 56841542200225). Owned by Barney R. Averill, Trustee of the Bar-T Trust.
- 52 W Kooi Street, AKA Portion of Block 16, Suburban Homes Company Addition as described by Deed Book 541, Page 141 in the Records of the Sheridan County Clerk (PIN 56841542100825). Owned by Barney R. Averill, Trustee of the Bar-T Trust.
- 130 W Kooi Street, AKA Lot 1, Mack Subdivision (PIN 56841541500101). Owned by Seven Pillars Resources, LLC.
- 251 W Kooi Street, AKA Lots 9-12, Block 12, Suburban Homes Company Addition (PIN 56841541900225). Owned by Richard J. Mack.
- 252 W Kooi Street, AKA Lot 2, Mack Subdivision (PIN 56841541500102). Owned by 252 W. Kooi St, LLC.

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

Discussion:

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

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

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

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

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

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

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

Findings of Fact:

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

WS §15-1-601(d)

d) All regulations shall be made:

i. In accordance with a comprehensive plan and designed to:

A. Lessen congestion in the streets;

B. Secure safety from fire, panic and other dangers;

C. Promote health and general welfare;

D. Provide adequate light and air;

E. Prevent the overcrowding of land;

F. Avoid undue concentration of population; and

G. Facilitate adequate provisions for transportation, water, sewage, schools, parks and other public requirements.

ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;

iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and

iv. With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, "[promote] the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements."

Staff Recommendation:

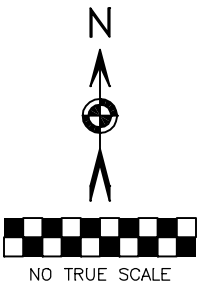
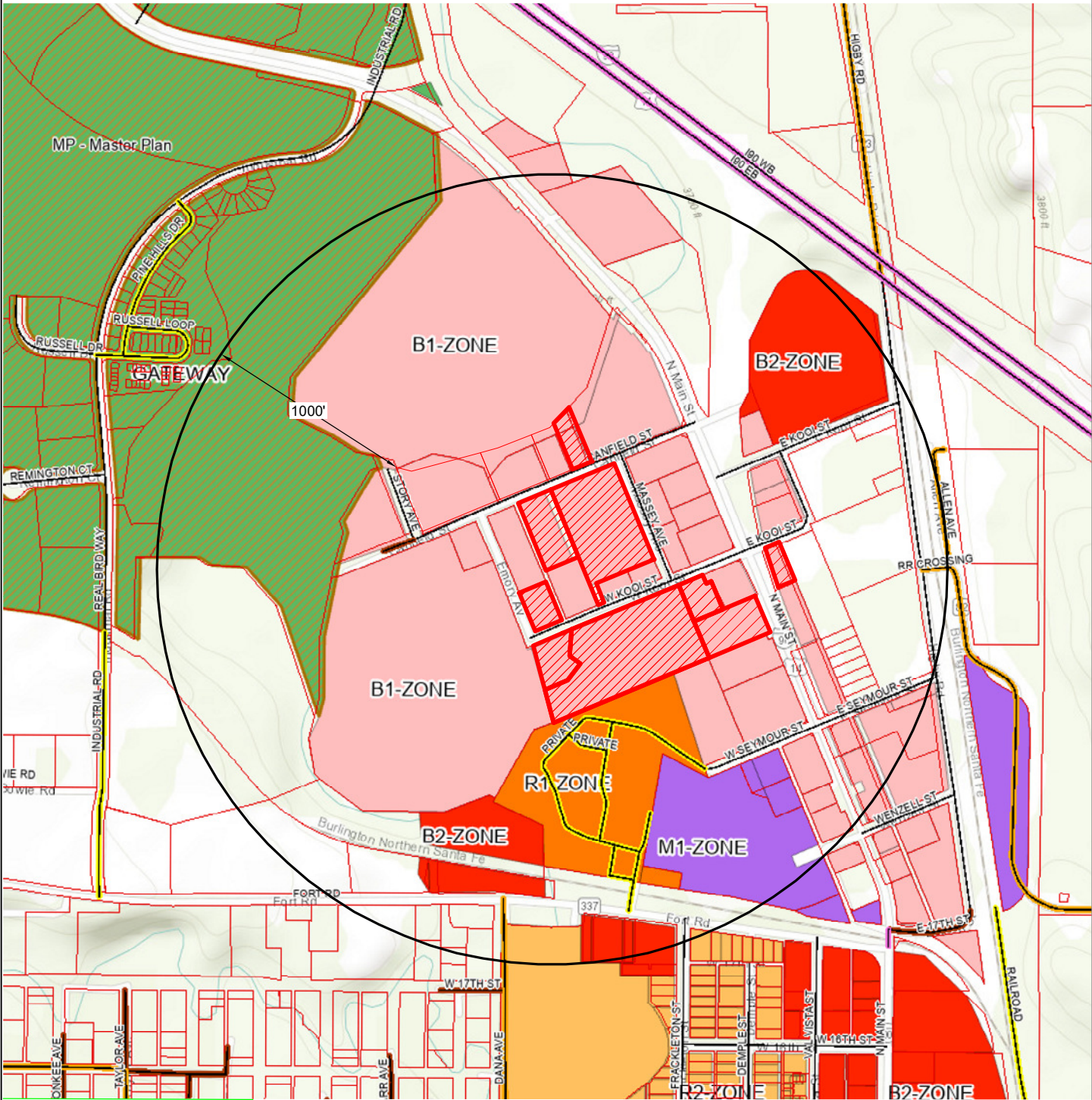
Staff recommends that Planning Commission recommend approval of PL-25-9, Ordinance 2292, Canfield Street Rezone to City Council

Attachments

zoning exhibit
exhibits
Petitions
ORD 2292

CITY ZONING

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



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

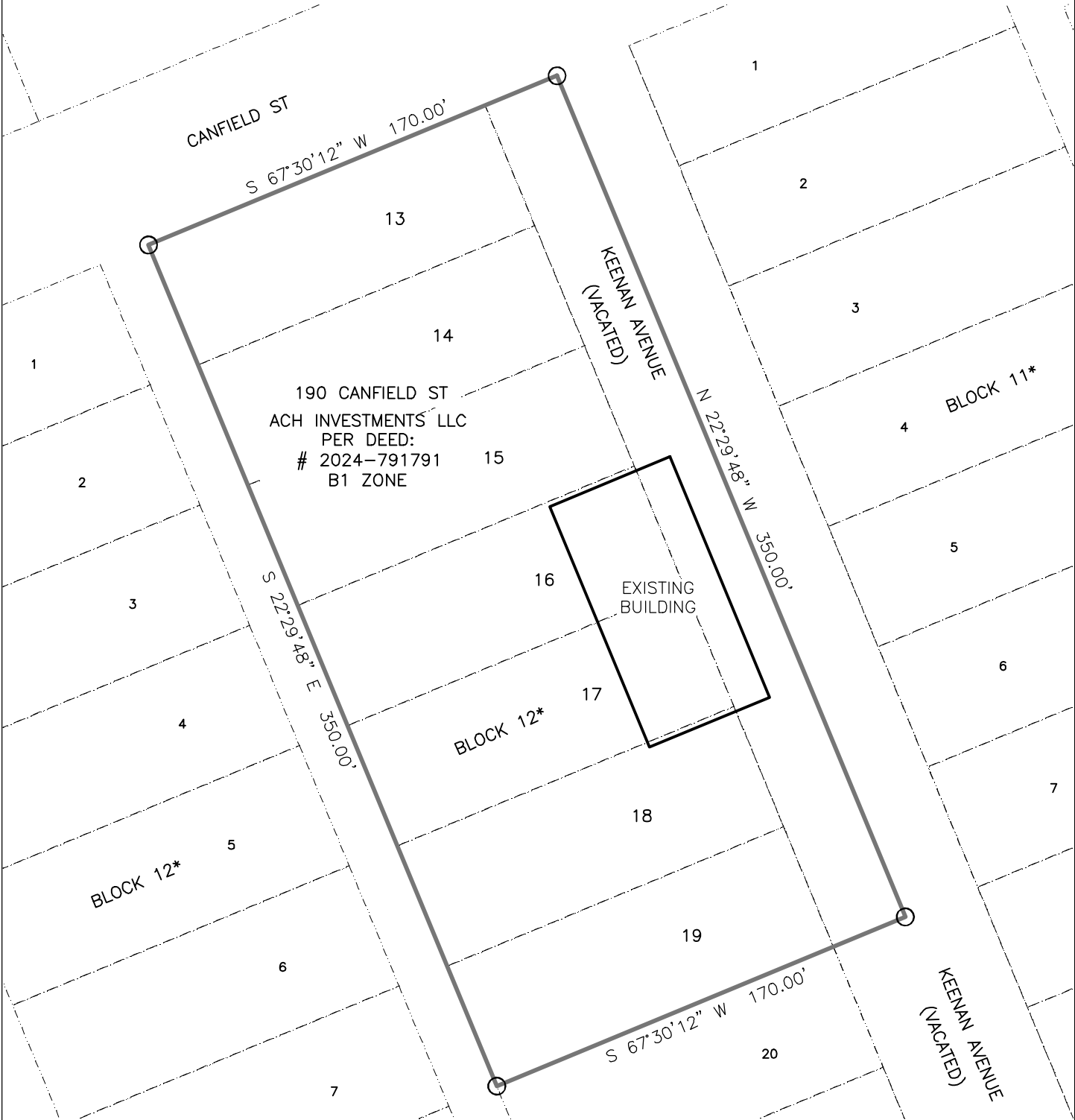
FOR: SUE OSBORN

REZONE EXHIBIT

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

LEGAL DESCRIPTION

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

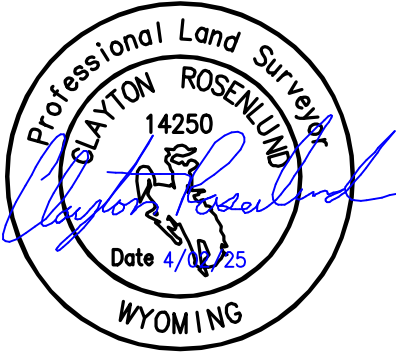


190 CANFIELD ST
ACH INVESTMENTS LLC
PER DEED:
2024-791791
B1 ZONE

EXISTING
BUILDING

BLOCK 12*

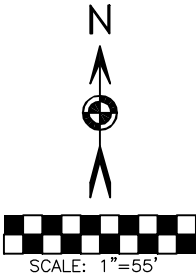
KEENAN AVENUE
(VACATED)



NOTES:
* SUBURBAN HOMES COMPANY ADDITION

LEGEND

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



BASIS OF BEARINGS ARE
THE SUBURBAN HOMES COMPANY PLAT

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



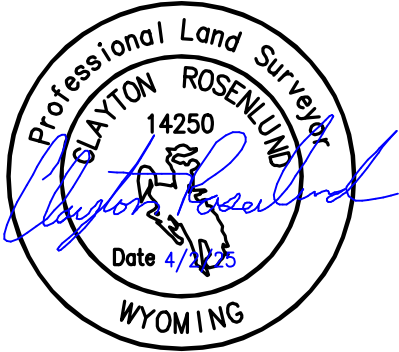
LEGAL DESCRIPTIONS

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

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

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

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



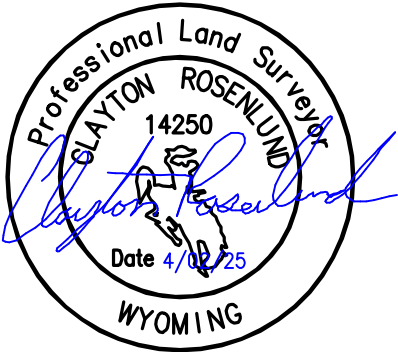
PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	BARNEY AVERILL TRUSTEE BAR–T–TRUST 1649 N HEIGHTS AVE SHERIDAN, WY 82801
DATE: 3/26/25	

REZONE EXHIBIT

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

LEGAL DESCRIPTION

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

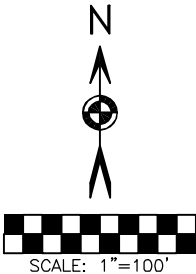


NOTES

* SUBURBAN HOMES COMPANY ADDITION

LEGEND

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



BASIS OF BEARINGS ARE THE SUBURBAN HOMES COMPANY PLAT

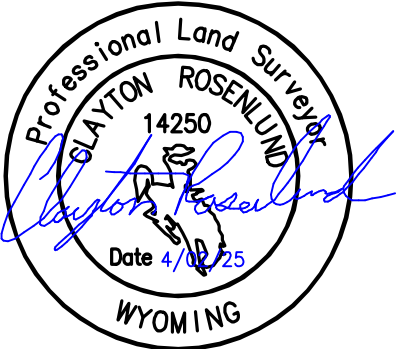
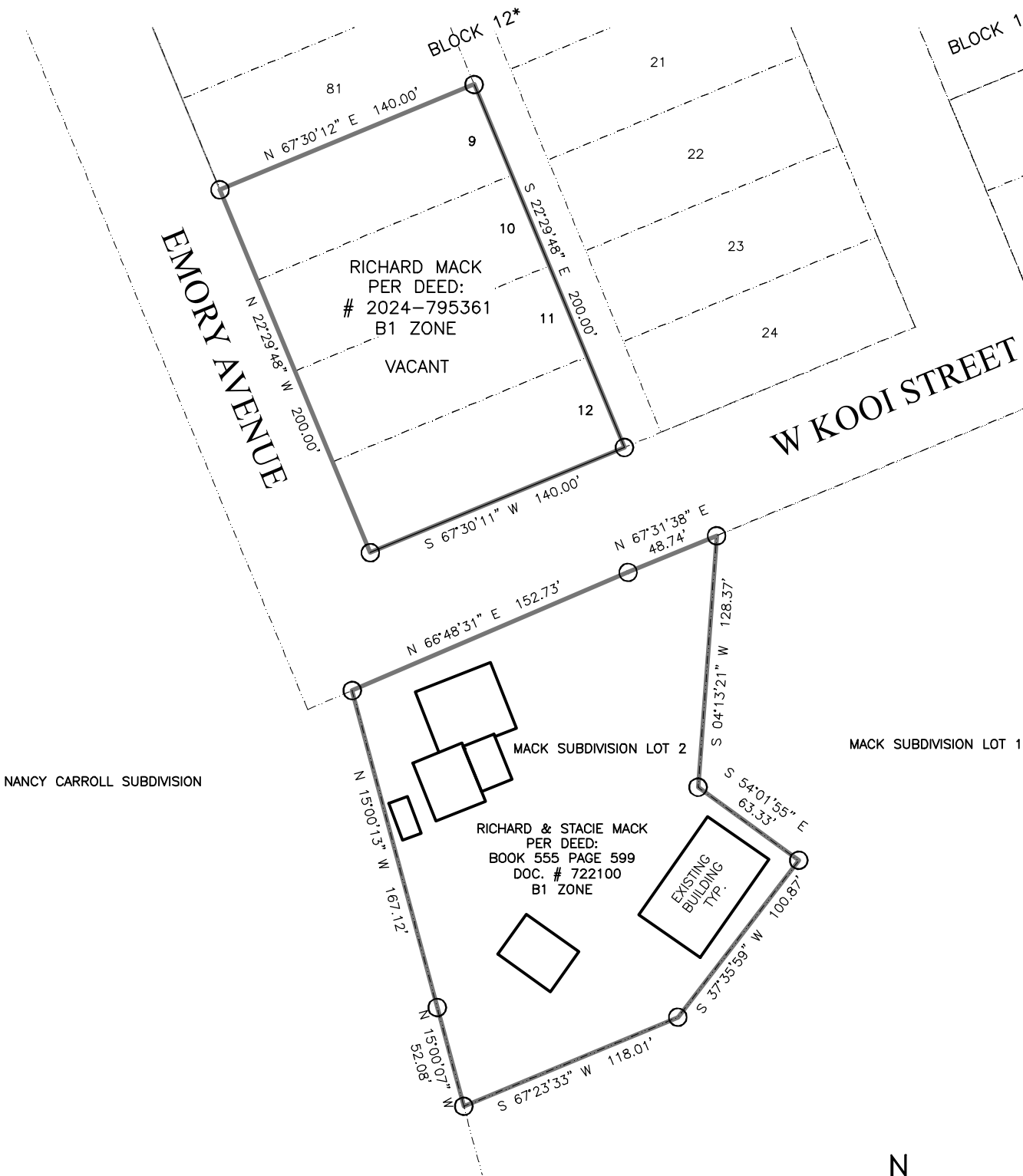
PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	D & P INVESTMENTS INC PO BOX 995 SHERIDAN, WY 82801-0995
DATE: 3/25/25	

REZONE EXHIBIT

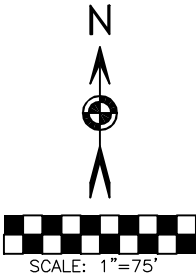
FOR LOTS 9, 10, 11 AND 12, BLOCK 12 OF THE SUBURBAN HOMES COMPANY ADDITION AND LOT 2 OF MACK SUBDIVISION,
CITY OF SHERIDAN, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2SE1/4) OF SECTION 15,
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING,

LEGAL DESCRIPTIONS

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



NOTES:
* SUBURBAN HOMES COMPANY ADDITION



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

LEGEND

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

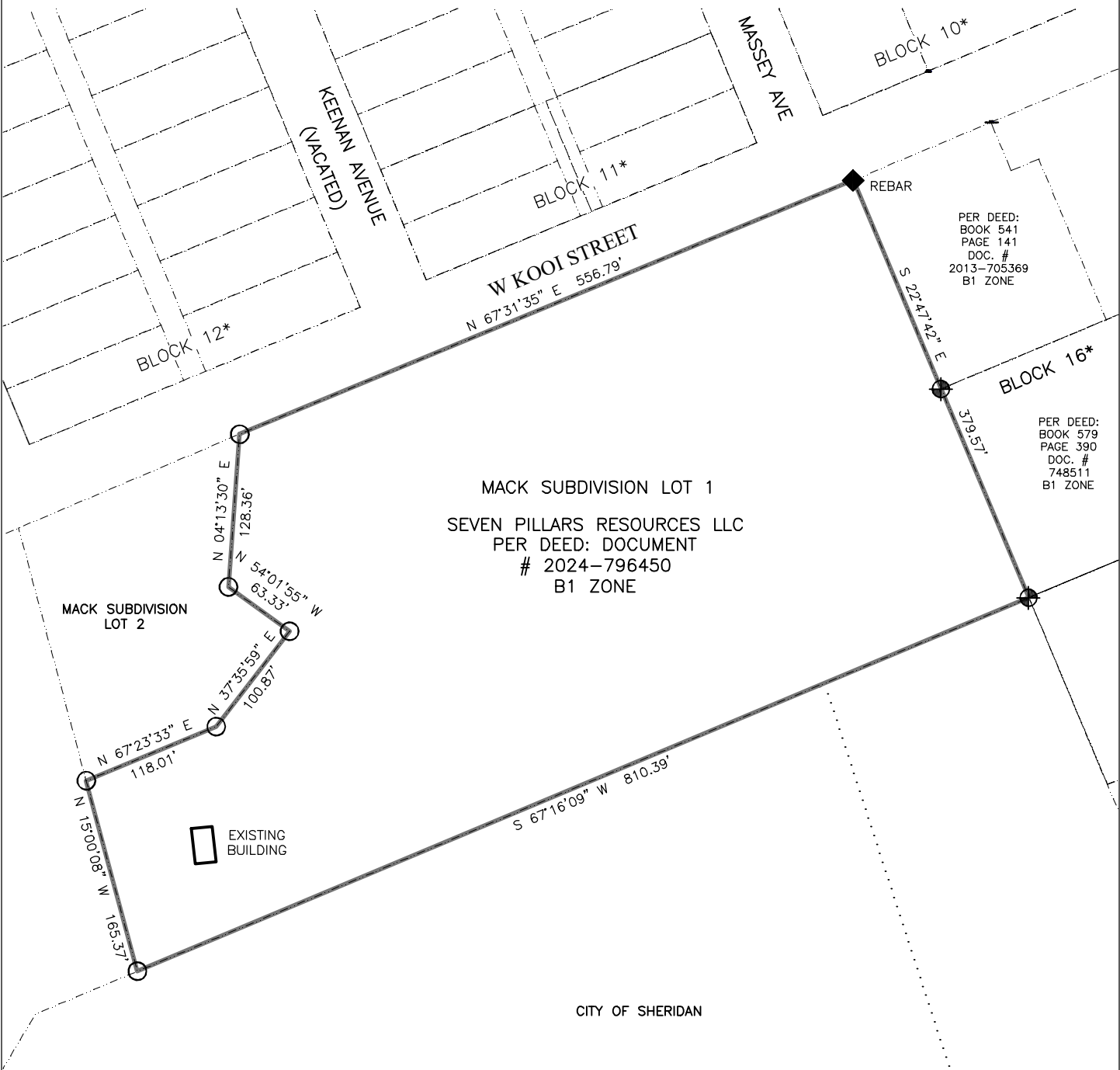
PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	RICHARD & STACIE MACK 252 W KOOI ST SHERIDAN, WY 82801-9220

REZONE EXHIBIT

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

LEGAL DESCRIPTION

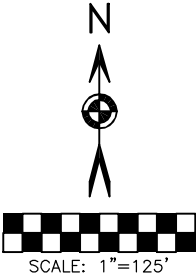
LOT 1, MACK SUBDIVISION , CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING.
CONTAINING ±260733 SQUARE FEET (±5.99 ACRES)



NOTES:
* SUBURBAN HOMES COMPANY ADDITION

LEGEND

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



BASIS OF BEARINGS ARE
THE MACK SUBDIVISION PLAT

PREPARED BY:	CANNON CONSULTING, LLC PO BOX 6106 SHERIDAN, WY 82801
FOR:	SEVEN PILLARS RESOURCES LLC PO BOX 2091 SHERIDAN, WY 82801-2091

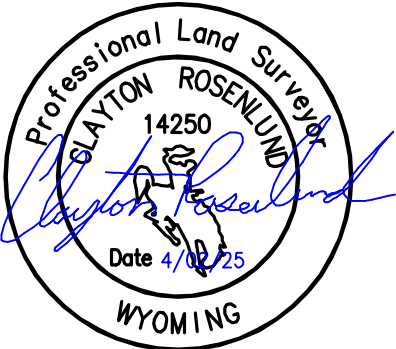
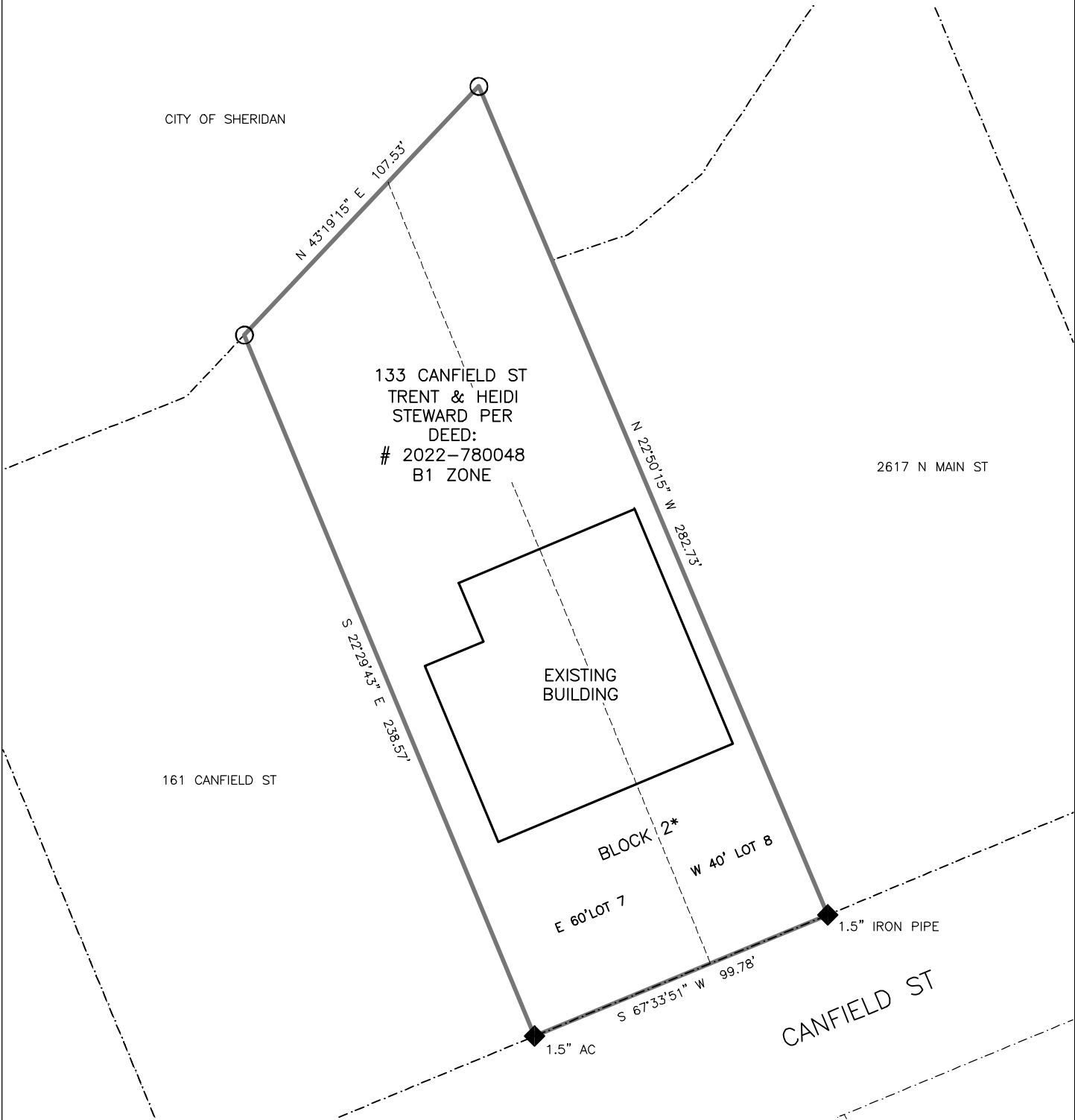
REZONE EXHIBIT

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

LEGAL DESCRIPTION

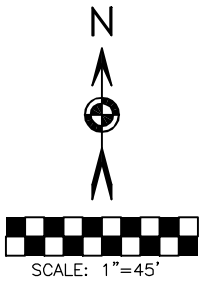
ALL THAT PORTION OF LOTS 7 AND 8, BLOCK 2, OF SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS:

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



NOTES
* SUBURBAN HOMES COMPANY ADDITION

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



BASIS OF BEARINGS ARE THE SUBURBAN HOMES COMPANY PLAT

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

PETITION FOR REZONING

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

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

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:

Lots 13, 14, 15, 16, 17, 18 and 19, in Block 12 of the Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, together with the West thirty feet of vacated Keenan Avenue, being immediately adjacent to the aforementioned Lots 13 through 19.
2. ACH Investments, LLC are the owners or authorized agents of said described land proposed to be rezoned.
3. A map of the area sought to be rezoned is attached hereto and made a part hereof.
4. Petitioners hereby request that said lands be zoned
B-2.

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

Dated this 28 day of February, 2025.

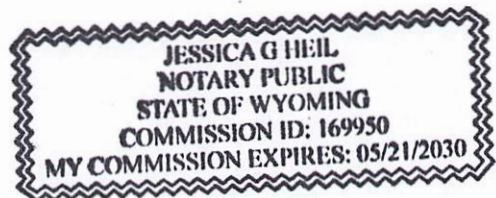
Signed by the Petitioners:

Anna Hahn

Anna Hahn - Owner

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

[Signature]
Notary Public



My commission expires: 05/21/2030

PETITION FOR REZONING

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

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

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:
2. JAMES E BRETZ Jr. are the owners or authorized agents of said described land proposed to be rezoned.
3. A map of the area sought to be rezoned is attached hereto and made a part hereof.
4. Petitioners hereby request that said lands be zoned

B2

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

Dated this 25TH day of April, 2025

Signed by the Petitioners:

James E Bretz Jr
James E Bretz Jr

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

Aldijana Topalovic
Notary Public

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

My commission expires: 2-8-2029

PETITION FOR REZONING

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

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

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:

ALL THAT PORTION OF LOTS 7 AND 8, BLOCK 2, OF SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID TRACT BEING THE EASTERLY 60 FEET OF SAID LOT 7 AND WESTERLY 40 FEET OF SAID LOT 8.
2. Trent Stewart and Heidi Stewart are the owners or authorized agents of said described land proposed to be rezoned.
3. A map of the area sought to be rezoned is attached hereto and made a part hereof.
4. Petitioners hereby request that said lands be zoned B-2.

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

Dated this 24 day of April, 2025

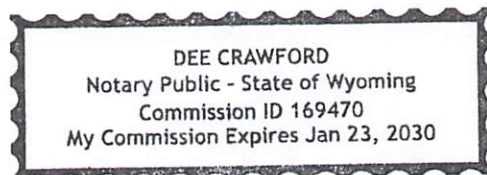
Signed by the Petitioners:

[Signature]
[Signature]

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

[Signature]
Notary Public

My commission expires: 1/23/2030



PETITION FOR REZONING

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

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

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:

see attached

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

*BTA
GP
DP
RD*

3. A map of the area sought to be rezoned is attached hereto and made a part hereof.

4. Petitioners hereby request that said lands be zoned

B-2

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

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

Signed by the Petitioners:

Richard W. Delet

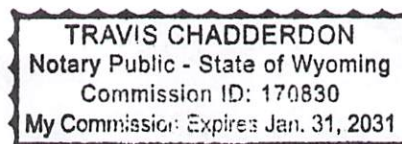
Angie J. Allen

D

Don T. Rin

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

Travis Chadderdon
Notary Public



PETITION FOR REZONING

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

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

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:
All of Block 11, except Lots 11, 12, 23, and 24 or Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming; and that portion of the vacated alley in Block 11, extending from the southerly line of Lots 10 and 22 extended, to the northerly line of Lots 1 and 13 extended; and the easterly 30 feet of Keenan Avenue, vacated, lying adjacent to Lots 1 thru 12 in said Block 11.
2. D&P Investments, Inc. are the owners or authorized agents of said described land proposed to be rezoned.
3. A map of the area sought to be rezoned is attached hereto and made a part hereof.
4. Petitioners hereby request that said lands be zoned B-2.

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

Dated this _____ day of _____, 20__.

Signed by the Petitioners:

Richard W. Bell

[Signature]

[Signature]

Bon J. Davis

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

Notary Public

My commission expires: _____

Legal Description for D&P Investments, Inc.

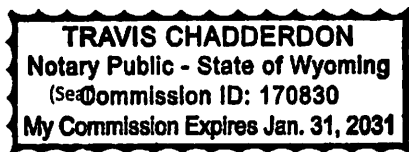
All of Block 11, except Lots 11, 12, 23, and 24 or Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming; and that portion of the vacated alley in Block 11, extending from the southerly line of Lots 10 and 22 extended, to the northerly line of Lots 1 and 13 extended; and the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

State of Wyoming

County of Sheridan

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

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



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

Signature of Notarial Officer

Notary Public

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

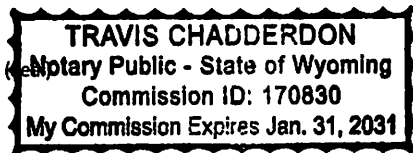
My commission expires: January 31, 2031

State of Wyoming

County of Sheridan

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

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



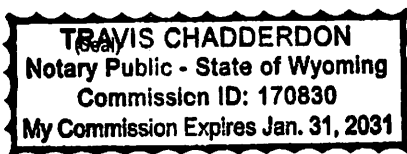
[Signature]
Signature of Notarial Officer
Notary Public
Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

My commission expires: January 31, 2031

State of Wyoming
County of Sheridan

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

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




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

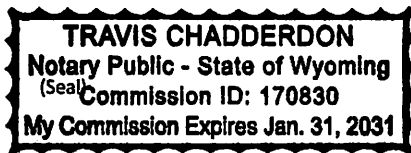
My commission expires: January 31, 2031

State of Wyoming
County of Sheridan

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

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

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



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

My commission expires: January 31, 2031

PETITION FOR REZONING

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

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

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:
FOR PART OF LOTS 1, 2, 3, AND 4, BLOCK 17 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN, ALSO A PARCEL OF LAND IN BLOCK 16 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN DESCRIBED BY DEED BOOK 579, PAGE 390 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK AND A PARCEL OF LAND IN BLOCK 16 OF SUBURBAN HOMES ADDITION TO THE CITY OF SHERIDAN DESCRIBED BY DEED BOOK 541, PAGE 141 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK.
2. Barney R. Averill, Trustee are the owners or authorized agents of said described land proposed to be rezoned.
3. A map of the area sought to be rezoned is attached hereto and made a part hereof.
4. Petitioners hereby request that said lands be zoned
B-2.

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

Dated this 4-24th day of SA, 2025.

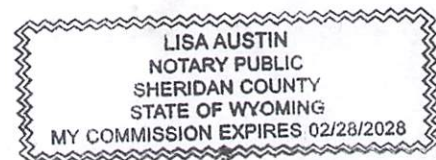
Signed by the Petitioners:

B.R. Averill

[Signature]

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

[Signature]
Notary Public



My commission expires: 2/28/28

PETITION FOR REZONING

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

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

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:

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

2. Seven Pillars Resources Limited Liability Company are the owners or authorized agents of said described land proposed to be rezoned.
3. A map of the area sought to be rezoned is attached hereto and made a part hereof.
4. Petitioners hereby request that said lands be zoned B-2.

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

Dated this 20th day of February, 2025

Signed by the Petitioners:

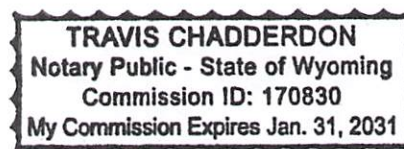
Susan Osborn Authorized Agent

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

[Signature]

Notary Public

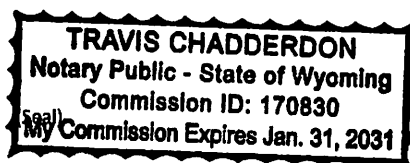
My commission expires: 01/31/2031



State of Wyoming
County of Sheridan

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

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



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

My commission expires: January 31, 2031

PETITION FOR REZONING

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

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

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows: 251 W. Kooi

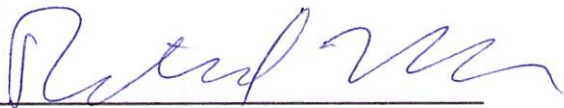
Lots 9, 10, 11, and 12 in Block 12 of Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming.

2. Richard Mack are the owners or authorized agents of said described land proposed to be rezoned.
3. A map of the area sought to be rezoned is attached hereto and made a part hereof.
4. Petitioners hereby request that said lands be zoned B-2.

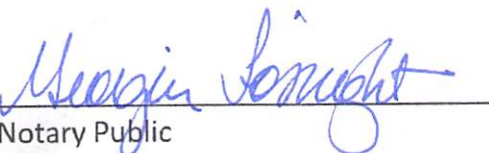
Therefore, Petitioners pray said parcel(s) be rezoned B-2, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

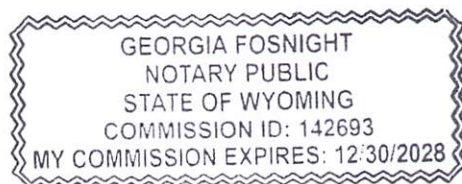
Dated this 25 day of Feb, 2025

Signed by the Petitioners:



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


Notary Public



**CITY OF SHERIDAN
ORDINANCE NO. 2292**

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

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

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

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

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

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

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

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

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

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

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

Lot 1, Mack Subdivision; and

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

Lot 2, Mack Subdivision;

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

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

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

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Ashlee Foster, City Clerk

State of Wyoming)
) SS
County of Sheridan)

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

Notary Public
My commission expires _____

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

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