AGENDA
CITY OF SHERIDAN
AUGUST 24, 2026
STUDY SESSION COUNCIL MEETING START 5:30 P.M.

1. Discussion of Ordinance 2306-26, Deannex 1.5 Acres at 4672 Coffeen Ave - City Planner Kelly Schroeder

2. Discussion of PL-26-22, Resolution 16-26, Story House Minor No. 1 Subdivision - City Planner Kelly Schroeder

3. Discussion of PL-26-29, Resolution 17-26 High Eagle Minor Subdivision - City Planner Kelly Schroeder

4. Discussion of the Appointment and Professional Services Agreement for Primary Municipal Court Judge Zach Leininger - City Clerk Ashlee Trangmoe

5. General Discussion and Potential Future Agenda Items - City Administrator Stuart J. McRae
   A. Council Request for Future Agenda Items

CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

Planning

MEMORANDUM

RE: Discussion of Ordinance 2306-26, Deannex 1.5 Acres at 4672 Coffeen Ave - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

Date: 08/24/2026

Background:

Discussion of Petition for De-Annexation request, Ordinance 2306-26. The applicant, KW Capital LTD is requesting to de-annex 1.5 acres of unplatted land, currently zoned R-3 Residence District. Located at 4672 Coffeen Ave. PIN 55841420000333.

More information can be found in the attached staff report and supporting documents.

Attachments

Staff Report
Petition for De-Annexation
Draft Ordinance
BOCC De-Annexation Report
Aerial

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning Division

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Governing Body
Date: August 24, 2026

Re: Ordinance 2306-26 KW Capital, Ltd. De-Annexation Staff Report

Background

KW Capital, Ltd. has filed a petition to de-annex the following property:

Address: 4672 Coffeen Ave., Sheridan, WY 82801
Legal: A tract of land in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West of the 6th P.M., described as follows:

Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW1/4NW1/4, thence North 103 feet to a point; thence West 630 feet to a point; thence South 103 feet to a point; and thence east 630 feet to the point of beginning.

Said tract contains 1.5 acres more or less.

PIN: 55841420000333

Discussion

The subject property was annexed into the City in 2022 and zoned R-3 Residential.

Since that time, the applicant has discussed various development proposals with City staff for the property. Challenges with developing the property are primarily due to geographical or physical constraints. Access to the back portion of the lot is limited by the narrowness of the lot, the location of the existing home, and the fact that Trout Lane to the West is a private access for the benefit of property owners in the Woodland Creek Estates neighborhood to the south.

Little information has been provided regarding the purpose of this de-annexation.

As required by state statute, the Sheridan County Board of County Commissioners prepared and approved a de-annexation report for the property on August 19, 2026. The report is included in this staff report package for reference. In summary, the report outlines few to no service or fiscal

impacts should the property be de-annexed. The report, however, does note that principals that define sound community development should also be evaluated and emphasizes that this parcel is part of the Urban Service Area.

Public Notice

A Notice of Petition to De-Annex was published by the petitioner on July 2, 2026 as required by W.S. 15-1-421.

The City published a legal ad with the date of the Planning Commission public hearing as well as the City Council public hearing and first reading. 42 public notice letters were also sent out to property owners within 300 feet. No comments have been received to date from the public on this de-annexation proposal.

Staff Comments

In addition to the comments made in the County's de-annexation report, City staff have the following comments regarding the implications of de-annexation:

Planning

1. This property, if de-annexed, lies within the 1-mile radius of the City of Sheridan. Therefore, future subdivisions of this property would be subject to City review as part of our Joint Land Use Planning area. The MOU with Sheridan County governing subdivisions within the JPA states that City infrastructure standards shall apply for subdivisions that are within the serviceable area for water and sewer.

2. This property is located in an area where there has been, and will continue to be, logical municipal growth. Numerous properties within a ½ mile radius have already been annexed and are served by municipal water and sewer. There are some pockets that are still within the County, including the adjacent properties just to the north and Coffeen Avenue to the east. Woodland Creek Estates to the south of this property is located in the City.

3. This property lies within the Urban Service Area. The Joint Land Use Plan defines the Urban Service Area as "the area within which the City of Sheridan may likely provide municipal water and sewer service and where lands are appropriate to develop as urban neighborhoods, commercial centers, and business parks".

4. The property is currently zoned R-3 Residential. If reverted to a County parcel, Urban Residential would be the most appropriate County zone district.

5. Should the property be de-annexed, a record of survey prepared by a licensed surveyor precisely defining the subject area should be provided and filed with the de-annexation ordinance at the Sheridan County Clerk's office.

Engineering

1. This property lies within the 1-mile radius of the City of Sheridan. Therefore, future subdivisions of this property would be subject to City review with recommendations from City Staff to build the infrastructure to City Standard and to follow our drainage and design criteria.

Utilities

1. The property is already served by SAWS water, City sanitary sewer, and sanitation services. The property owners sewer and sanitation utility rates would be increased and rate codes would be changed from Inside City to Outside City.

2. The property is located within the City's Urban Service Area. As such, any future development, redevelopment, subdivision, or change in use would remain subject to the City's utility standards, infrastructure requirements, and other applicable requirements regardless of whether the property is located within the City limits. Therefore, the proposed de-annexation does not reduce or eliminate future utility-related requirements associated with development.

Fire – Community Risk Reduction

1. The Fire Department identifies no clear benefit to the landowner regarding the proposed de-annexation. Should the property be developed according to the April 2026 DRC proposal, the landowner will remain subject to 2024 International Fire Code (IFC) requirements, specifically those concerning fire apparatus access roads (Appendix D) and hydrant spacing. Sheridan County adheres to these same IFC development standards.

Staff Recommendation

Staff does not recommend approval of this de-annexation petition.

If the Governing Body chooses to approve this de-annexation, staff recommend the condition that the applicant provide an accurate record of survey prepared by a licensed surveyor to more precisely define the area to be de-annexed prior to filing the de-annexation ordinance.

Planning Commission Public Hearing and Recommendation

Planning Commission will hold a public hearing on this item on August 24th at 7pm. This staff report will be updated prior to the City Council public hearing to include any public comment from the Planning Commission meeting as well as their recommendation.

Anticipated Meeting Schedule

Monday, August 24, 2026, 5:30pm - City Council Study Session
Monday, August 24, 2026, 7:00pm - Planning Commission Public Hearing and Consideration
Tuesday, September 8, 2026, 5:30pm - City Council Public Hearing and 1st Reading

Monday, September 21, 2026, 5:30pm – City Council 2nd Reading
Monday, October 5, 2026, 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.

PETITION FOR DE-ANNEXATION

Pursuant to Wyoming Statute § 15-1-421

Petitioner: KW Capital Ltd.

v.

Respondent: City of Sheridan

Petitioner, by and through undersigned counsel, respectfully submit this Petition for De-Annexation pursuant to Wyoming Statute § 15-1-421, and state as follows:

1. Jurisdiction and Statutory Authority

1. This Petition is brought under **Wyo. Stat. § 15-1-421**, which authorizes landowners to petition for the detachment of lands from a municipality when statutory conditions are met.
2. This governing body of the City of Sheridan has jurisdiction to hear and decide this Petition under Wyoming law.

2. Description of the Property

3. Petitioner is the owners of the following real property currently annexed into the City of Sheridan ("Municipality"):
    - Legal Description: A tract of land in the NW/4NW/4 of Section 14, Township 55 North, Range 84 West, 6th P.M., described as follows:

      Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW.4NW.4, thence North 103 feet toa point; thence West 630 feet to a point; thence South 103 feet to a point; and thence East 630 feet to the point of beginning. 1.5 acres, more or less

    - Parcel Number(s): 55841420000333
    - Acreage: 1.5 acres, more or less

4. A map depicting the property is attached as **Exhibit A**.

RECEIVED
JUN 23 2026
By Ashley Foster

3. Factual Basis for De-Annexation

5. The property is contiguous to the municipal boundary and can be detached without creating an irregular or illogical boundary. The property was originally in the county and annexed into the City of Sheridan.
6. As of the filing of this Petition, the property is served by municipal water and sewer which was installed prior to the annexation into the City of Sheridan.
7. Detachment will not adversely affect the health, safety, or welfare of the City of Sheridan or its residents.
8. Detachment will not impair the Municipality's ability to provide services to adjacent areas.
9. The property is more appropriately served by county jurisdiction, and detachment will promote efficient land use and governance.

4. Statutory Compliance

11. Petitioner satisfy all requirements of **Wyo. Stat. § 15-1-421**, including:

- Ownership of the property proposed for detachment
- Submission of a legally sufficient description
- Demonstration that detachment will not cause material injury to the Municipality
- Filing within the statutory process and timelines

12. Petitioner has provided written notice of this Petition to Sheridan County Commissioner as required by law.

5. Request for Relief

WHEREFORE, Petitioner respectfully request that the Court (or governing body):

A. Grant this Petition and order that the property described herein be detached from the corporate limits of the City of Sheridan pursuant to Wyo. Stat. § 15-1-421;

B. Direct the Municipality to amend its official boundary map to reflect the detachment;

C. Notify the County Clerk, County Assessor, and Wyoming Department of Revenue of the boundary change;

D. Award any other relief the Municipality deems just and proper.

Respectfully submitted,

Petitioner: KW Capital, Ltd.

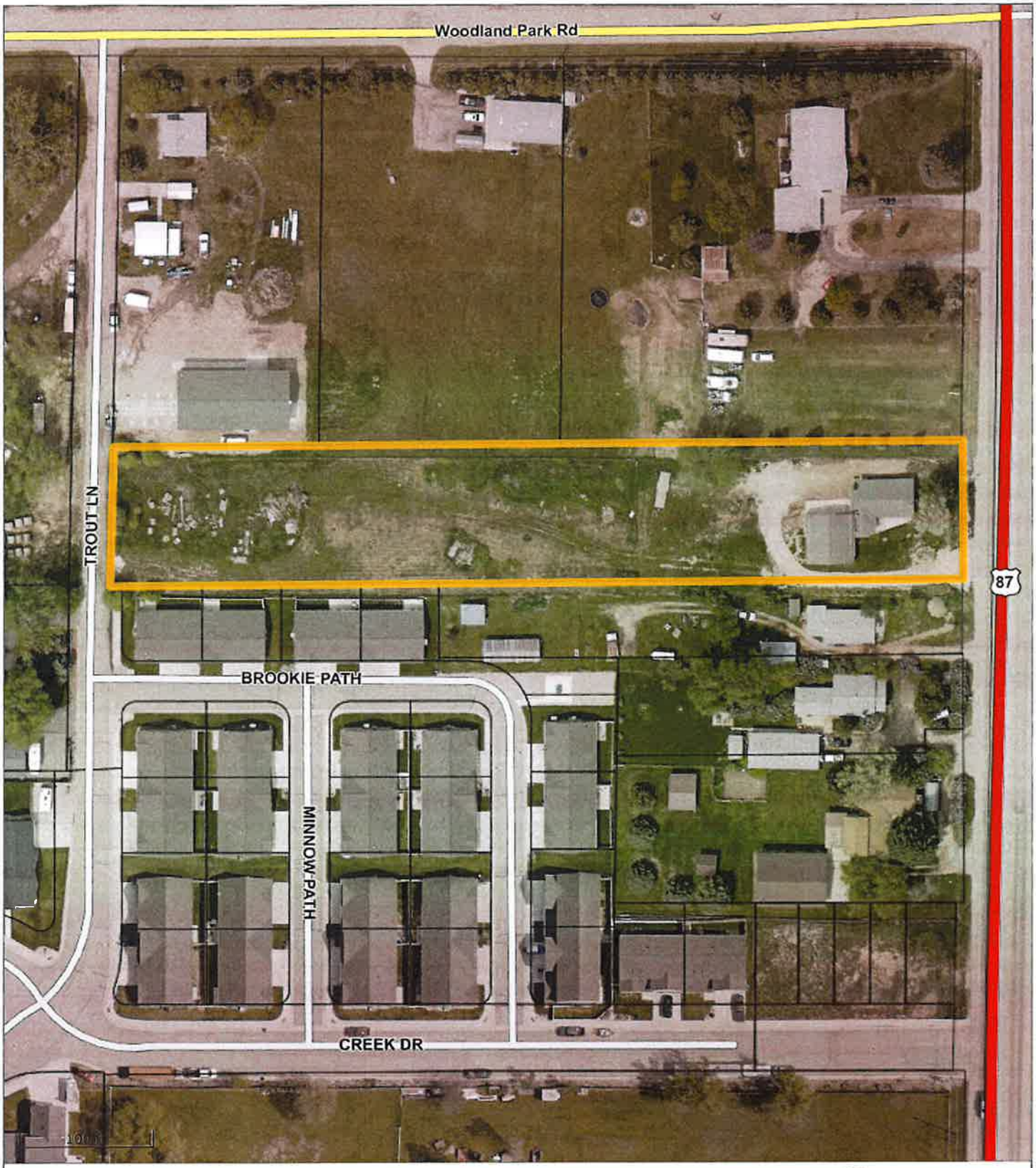
BY: Eric Whitehead, President

Address: 200 Trail Drive Ranchester

Phone: 970-692-3318

Email: ericwhitehead81@gmail.com

Date: 6-22-26



NORTH

U.S. Highway
State Highway
County Road
Other Roads
Railroad

Sheridan County Wyoming MapServer

Sheridan County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
printed 6/18/2026

When recorded, return to:
Sovereign State Title Company
Ref. Order No. SSTC-21-10072
P.O. Box 6768
Sheridan, WY 82801

2021-770309 6/29/2021 1:27 PM PAGE: 1 OF 2
FEES: $15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

GENERAL WARRANTY DEED

Richard J. Towns, a single man, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to KW Capital, Ltd , a Colorado Limited Liability Company, whose address is P.O. Box 303, Ranchester, WY 82839, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A," ATTACHED HERETO

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

WITNESS my/our hand(s) this 28th day of June, 2021.

Richard J. Towns
Richard J. Towns

State of Wyoming
County of ~~Sheridan~~ Johnson

This instrument was executed and acknowledged before me on June 28, 2021 by Richard J. Towns.

Signature of Notarial Officer

Notary Public
Title (e.g. Notary Public)

Seal: DAVID COOK – NOTARY PUBLIC COUNTY OF SHERIDAN STATE OF WYOMING MY COMMISSION EXPIRES JULY 26, 2024

My commission expires: 7/26/2024

EXHIBIT A

A tract of land in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West, 6th P.M., described as follows:

Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW1/4NW1/4, thence North 103 feet to a point; thence West 630 feet to a point; thence South 103 feet to a point; and thence East 630 feet to the point of beginning.

Said tract containing 1.5 acres, more or less.

CITY OF SHERIDAN
ORDINANCE NO. 2306-26

AN ORDINANCE DE-ANNEXING 1.5 ACRES, SITUATED IN THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WY.

WHEREAS, KW Capital, Ltd. is the sole owner of the tracts of land to be de-annexed and has petitioned the City of Sheridan (the "City") in writing for the de-annexation of said land;

WHEREAS, the owner has also filed a copy of the Petition for De-Annexation with Sheridan County, Wyoming (the "County"), and the County has prepared a de-annexation report pursuant to W.S. 15-1-421(a);

WHEREAS, the County has agreed to and consents to the this de-annexation; and

WHEREAS, notice of the Petition for De-Annexation was published in the Sheridan Press within ten (10) days of filing the Petition with the City pursuant to W.S. 15-1-421(b);

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

1. **LAND:** The following described tracts of land are hereby de-annexed from the City of Sheridan, as shown on the survey attached hereto as **Exhibit A**, to wit:

   A tract of land in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West of the 6th P.M., described as follows:

   Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW1/4NW1/4, thence North 103 feet to a point; thence West 630 feet to a point; thence South 103 feet to a point; and thence east 630 feet to the point of beginning.

   Said tract contains 1.5 acres more or less.

2. **FINDINGS:** The Governing Body makes the following findings in support of this de-annexation:

   a. KW Capital, Ltd. is the sole owner of all the land to be de-annexed;
   b. KW Capital, Ltd. has signed the Petition for De-Annexation;
   c. This de-annexation will not cause land within the City to no longer be contiguous with the rest of the City;
   d. The City does not own any rights-of-way, easements, streets, or other property or improvements in the area to be de-annexed; and
   e. This de-annexation will not create an area which is situated entirely within the City but is not part of the City.

3. **SEVERABILITY:** 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. **EFFECTIVE DATE:** 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 _____ 2026.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Trangmoe, 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

Sheridan County Report

on

De-annexation Impact

Municipality: City of Sheridan

Petitioner: KW Capital Ltd.

Approved by the Board of County Commissioners
August 19, 2026

Christi Haswell

Christi Haswell, Chair

PETITION

On June 24, 2026, The Board of County Commissioners (BOCC) received a petition from KW Capital Ltd. (Petitioner) to de-annex 1.5 acres from the City of Sheridan (attached.) The petition has also been filed with the City Clerk. Pursuant to W.S. 15-1-421, a report on the impact of de-annexation shall be prepared by the BOCC within 60 days of the county's receipt of the petition.

ORIGINAL ANNEXATION

According to the City of Sheridan, the subject property was annexed on January 3, 2022 with the adoption of Ordinance #2240. The petition to annex was submitted by KW Capital, Ltd.

PARCEL INFORMATION

- Location: US Highway 87 (aka Coffeen Avenue)
- Petition Area: 1.5 acres
- Municipal Zoning: R-3 (Residential)
- Improvements: One single-family dwelling
- Tax District: 2-Sheridan (0205)
- Current mill levy: 71.5
- Assessed: Residential
- 2025 Market Value: $314,443
- 2025 Property Taxes: $2,135

COUNTY PLANNING DESIGNATIONS

- Sheridan Joint Planning Area, Land Use Plan 2017: Urban Residential, inside "Urban Service Area"[1]
- Groundwater Protection Area

EXISTING MUNICIPAL SERVICES (Partial)

- City of Sheridan water and sewer
- Police Department
- Fire & Rescue
- Recycling & Solid Waste

ANTICIPTED COUNTY SERVICE IMPACTS

Central Water Service – No impacts since Sheridan County government does not provide water service.

Central Sewer Service - No impacts since Sheridan County government does not provide sewer service.

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[1] The Urban Service Area is the area within which the City of Sheridan may likely provide municipal water and sewer service and where lands are appropriate to develop as urban neighborhoods, commercial centers, and business parks.

Roads – No impact to county government since primary access is to US Highway 87, which is a WYDOT maintained route.

Law Enforcement- Primary response would shift from the city police to the Sheriff.

Emergency Services- Primary response would shift from the city fire & rescue to the Sheridan Area Rural Fire Protection District.

Animal Control- No impact would be anticipated since the county government does not provide dedicated animal control services. (Animals running at large may be controlled by the Sheriff.)

Waste Collection- No impacts would be anticipated since the county government does not provide waste collection services.

Administration –

- **County Clerk –** "My request is that the de-annexation wait until after the General Election in November, as both District/Precinct will have to change and if any voter were to pull in camper or home and register to vote, if would affect their ballot style and polling location." – Eda Schunk Thompson 7/16/26
- **County Assessor –**
- **County Treasurer-**
- **GIS –** If de-annexed, boundaries will require adjustment to redefine the various tax, election, and etc. districts.

ANTICIPTED COUNTY REVENUE IMPACTS

Property Tax- If de-annexed, the mill levy on this parcel for the County General Fund (12 mills) would remain unaltered. The City of Sheridan levy (8 mills) would no longer be applied. The Sheridan Area Rural Fire Protection District levy (3 mills) would apply.

State Shared Taxes- Revenues derived from some state taxes, such as sales tax and gasoline tax, are based on the proportion of residents living in the various municipalities versus the unincorporated areas of the county. Since the proposed de-annexation property contains only one home, the county's portion of these population-based revenues would appear minimally affected.

GENERAL COMMENTS

In addition to general fiscal and service impacts, principles that define sound community development should also be evaluated. As noted, this parcel lies within Sheridan's Urban Service Area. Cities and towns commonly have the institutions, powers and resources best suited for denser human settlement patterns. The municipal form of government exists principally to support urban-

type development. Wyoming counties, on the other hand, are poorly endowed by the legislature to deal with the needs of modern urban life. (In many ways, positive impacts associated with municipal growth also support the notion of quality county growth.)

Little information is provided in the petition as to the purpose of the de-annexation. Whether development is planned is unknown. From a county zoning perspective, should the parcel be de-annexed with an UR-Urban Residential district assignment, it would be considered "conforming" parcel. Because of existing central sewer and water service, considerably higher residential development would be possible. Subdividing might be permitted with minimum lot areas of 6,000 square feet per dwelling unit. Multi-family development would require 2,500 sq. ft. per d.u.

Cities need the unfettered ability to expand in order to maintain a healthy revenue base and efficiently provide services. Ultimately, the decision to remain a part of, or to detach from a municipality is the city's political decision taking into consideration those things that might inhibit or block future expansion of the community. With the exception of county administrative functions noted herein above, net service and revenue impacts (as currently assessed) to Sheridan County government would appear to be inconsequential as a result of the proposed de-annexation.

Should de-annexation occur, Sheridan County does request that the city require a record of survey be prepared by a licensed land surveyor precisely defining the subject area and further be recorded with the County Clerk.

RECEIVED
JUN 24 2026

PETITION FOR DE-ANNEXATION

Pursuant to Wyoming Statute § 15-1-421

Petitioner: KW Capital Ltd.

v.

Respondent: City of Sheridan

Petitioner, by and through undersigned counsel, respectfully submit this Petition for De-Annexation pursuant to Wyoming Statute § 15-1-421, and state as follows:

1. Jurisdiction and Statutory Authority

1. This Petition is brought under **Wyo. Stat. § 15-1-421**, which authorizes landowners to petition for the detachment of lands from a municipality when statutory conditions are met.
2. This governing body of the City of Sheridan has jurisdiction to hear and decide this Petition under Wyoming law.

2. Description of the Property

3. Petitioner is the owners of the following real property currently annexed into the City of Sheridan ("Municipality"):
   - Legal Description: A tract of land in the NW/4NW/4 of Section 14, Township 55 North, Range 84 West, 6th P.M., described as follows:

     Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW.4NW.4, thence North 103 feet toa point; thence West 630 feet to a point; thence South 103 feet to a point; and thence East 630 feet to the point of beginning. 1.5 acres, more or less

   - Parcel Number(s): 55841420000333
   - Acreage: 1.5 acres, more or less

4. A map depicting the property is attached as **Exhibit A**.

3. Factual Basis for De-Annexation

5. The property is contiguous to the municipal boundary and can be detached without creating an irregular or illogical boundary. The property was originally in the county and annexed into the City of Sheridan.
6. As of the filing of this Petition, the property is served by municipal water and sewer which was installed prior to the annexation into the City of Sheridan.
7. Detachment will not adversely affect the health, safety, or welfare of the City of Sheridan or its residents.
8. Detachment will not impair the Municipality's ability to provide services to adjacent areas.
9. The property is more appropriately served by county jurisdiction, and detachment will promote efficient land use and governance.

4. Statutory Compliance

11. Petitioner satisfy all requirements of **Wyo. Stat. § 15-1-421**, including:

- Ownership of the property proposed for detachment
- Submission of a legally sufficient description
- Demonstration that detachment will not cause material injury to the Municipality
- Filing within the statutory process and timelines

12. Petitioner has provided written notice of this Petition to Sheridan County Commissioner as required by law.

5. Request for Relief

WHEREFORE, Petitioner respectfully request that the Court (or governing body):

A. Grant this Petition and order that the property described herein be detached from the corporate limits of the City of Sheridan pursuant to Wyo. Stat. § 15-1-421;

B. Direct the Municipality to amend its official boundary map to reflect the detachment;

C. Notify the County Clerk, County Assessor, and Wyoming Department of Revenue of the boundary change;

D. Award any other relief the Municipality deems just and proper.

Respectfully submitted,

Petitioner: KW Capital, Ltd.

BY: Eric Whitehead, President

Address: _____

Phone: _____

Email: _____

Date: _____

Respectfully submitted,

Petitioner: KW Capital, Ltd.

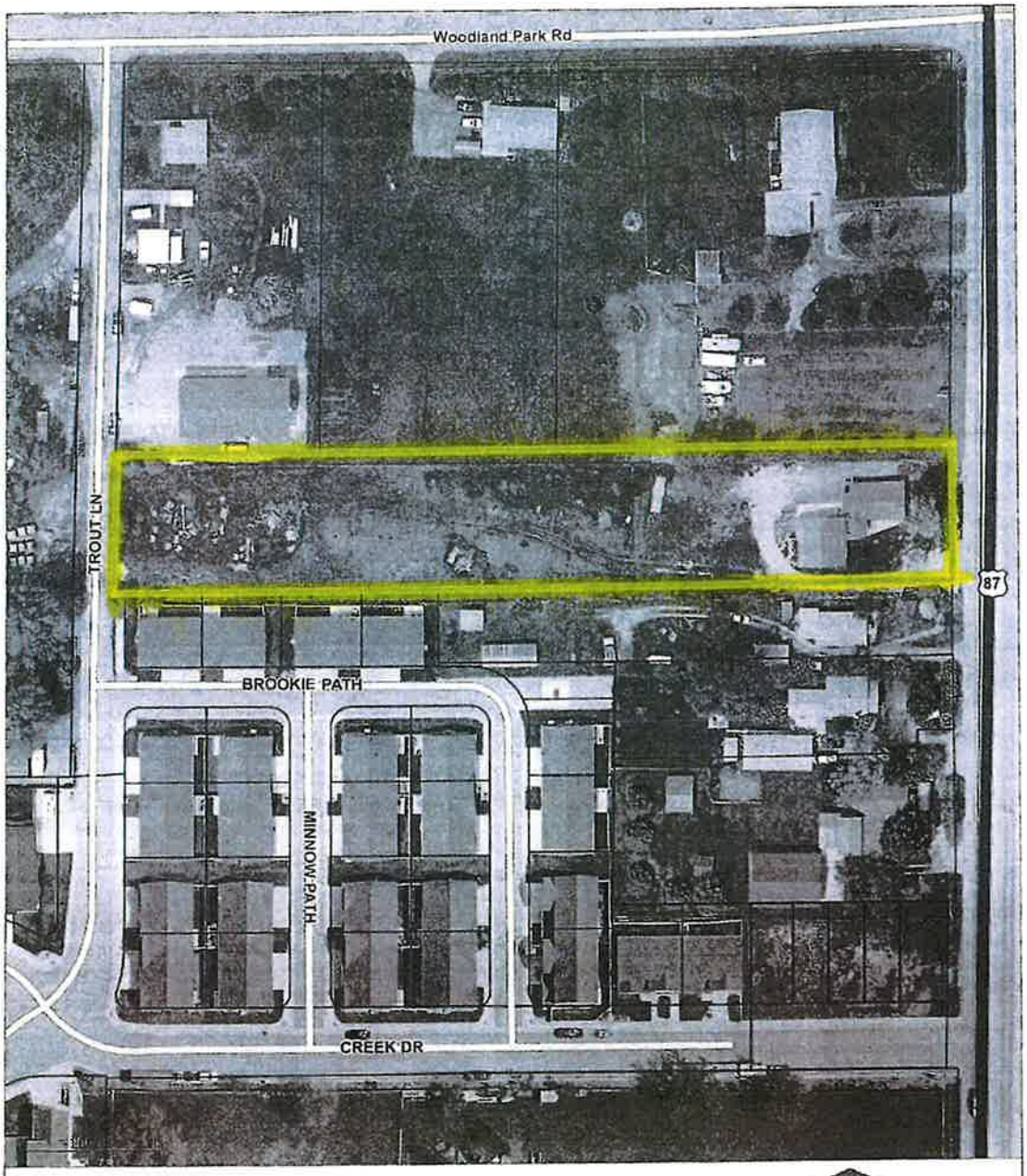
BY: Eric Whitehead, President

Address: 200 Trail Drive Ranchester

Phone: 970-692-3318

Email: ericwhitehead81@gmail.com

Date: 6-22-26


Woodland Park Rd
TROUT LN
87
BROOKIE PATH
MINNOW PATH
CREEK DR
NORTH
U.S. Highway
State Highway
County Road
Other Roads
Railroad
Sheridan County
Wyoming MapServer
Sheridan County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
printed 6/18/2026

When recorded, return to:
Sovereign State Title Company
Ref Order No. SSTC-21-10072
P.O. Box 6768
Sheridan, WY 82801

2021-770309 6/29/2021 1:27 PM PAGE: 1 OF 2
FEES: $15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

GENERAL WARRANTY DEED

Richard J. Towns, a single man, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to KW Capital, Ltd , a Colorado Limited Liability Company, whose address is P.O. Box 303, Ranchester, WY 82839, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A," ATTACHED HERETO

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

WITNESS my/our hand(s) this 28th day of June, 2021.

Richard J. Towns
Richard J. Towns

State of Wyoming
County of ~~Sheridan~~ Johnson

This instrument was executed and acknowledged before me on June 28, 2021 by Richard J. Towns.

Signature of Notarial Officer

Notary Public
Title (e.g. Notary Public)

Seal: DAVID COOK – NOTARY PUBLIC COUNTY OF SHERIDAN STATE OF WYOMING MY COMMISSION EXPIRES JULY 26, 2024

My commission expires: 7/26/2024

2021-770309 6/29/2021 1:27 PM PAGE: 2 OF 2
FEES: $15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A

A tract of land in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West, 6th P.M., described as follows:

Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW1/4NW1/4, thence North 103 feet to a point; thence West 630 feet to a point; thence South 103 feet to a point; and thence East 630 feet to the point of beginning.

Said tract containing 1.5 acres, more or less.

4672 Coffeen Ave



R1-ZONE

M1-ZONE

PUD

HE-ZONE

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

Legend

- Roads
- City of Sheridan Boundary
- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District
- B1 - Business District
- B2 - Business District
- M1 - Industrial District
- MA - Medical Arts District
- HE - Higher Education District
- RUCA - Restricted Use Control Area
- PUD - Planned Unit Development
- GATEWAY - Gateway District

N

0 0.275 0.55 1.1 Miles

Name: sgoodman

Date: 10/25/2021

CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

Planning

MEMORANDUM

RE: Discussion of PL-26-22, Resolution 16-26, Story House Minor No. 1 Subdivision - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

Date: 08/24/2026

Background:

Story House Property Company, LLC, has submitted a final plat application for the following location:

Address: 2300 Story House Lane., Sheridan, WY 82801
Legal: Unplatted land
PIN: 56842410000333

The applicant is proposing to divide 130.69 acres into 2 parcels:

- Lot 1: 5.00 acres
- Tract A: 125.69 acres

This subdivision requires the extension of infrastructure to serve all lots and therefore constitutes a major subdivision. However, the applicant is not proposing to extend infrastructure and is therefore requesting this subdivision be considered as a minor subdivision.

More information can be found in the attached staff report and supporting documentation.

Attachments

Staff Report
Final Plat
Aerial

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning Division

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Governing Body
Date: August 24, 2026

Re: PL-26-22, Resolution 16-26 Story House Minor No. 1 Subdivision Staff Report

Background

Story House Property Company, LLC, has submitted a final plat application for the following location:

Address:	2300 Story House Lane., Sheridan, WY 82801
Legal:	Unplatted land
PIN:	56842410000333

The applicant is proposing to divide 130.69 acres into 2 parcels:

- Lot 1: 5.00 acres
- Tract A: 125.69 acres

This subdivision requires the extension of infrastructure to serve all lots and therefore constitutes a major subdivision. However, the applicant is not proposing to extend infrastructure and is therefore requesting this subdivision be considered as a minor subdivision.

Discussion

The plat creates a lot that requires the extension of municipal water and sewer service; however, the current proposal does not include public water or sewer infrastructure, or a utility plan identifying proposed connections to the existing systems. Similarly, there is no proposal to extend public streets, nor an alternative means to provide safe, reliable, and all-weather access to each lot for property owners, emergency responders, utility providers, and service vehicles.

As an alternative to extending the required infrastructure, the applicant is proposing to establish access and utility easements. This approach defers the extension of necessary infrastructure to the future developer of either Lot 1 or Tract A.

The property is zoned B-2 Business District, which allows for a wide variety of residential, commercial, and light industrial development on all lots within the subdivision.

Public Notice

Staff sent notices to 6 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 public comments on the final plat.

Staff Comments & Recommendation

Staff reviewed the proposed subdivision for compliance with the City's adopted standards, regulations, and development requirements. As currently proposed, the subdivision does not meet the City's Subdivision Regulations, the Public Infrastructure Design Standards, nor International Fire Code regarding the extension of transportation and utility infrastructure to serve all lots within the subdivision.

The creation of additional lots without adequate transportation and utility infrastructure is contrary to the intent of the City's subdivision regulations and public infrastructure standards, and raises significant concerns regarding long-term access, infrastructure maintenance, emergency response, and public safety. The subdivision as proposed impairs the orderly, efficient, and coordinated development of future phases of this subdivision and adjacent properties.

Staff discussed the ways in which the proposed subdivision does not meet adopted city regulations with the applicant. The applicant has requested that the subdivision be brought forward to the Governing Body for consideration, with the understanding that staff would not be making a positive recommendation.

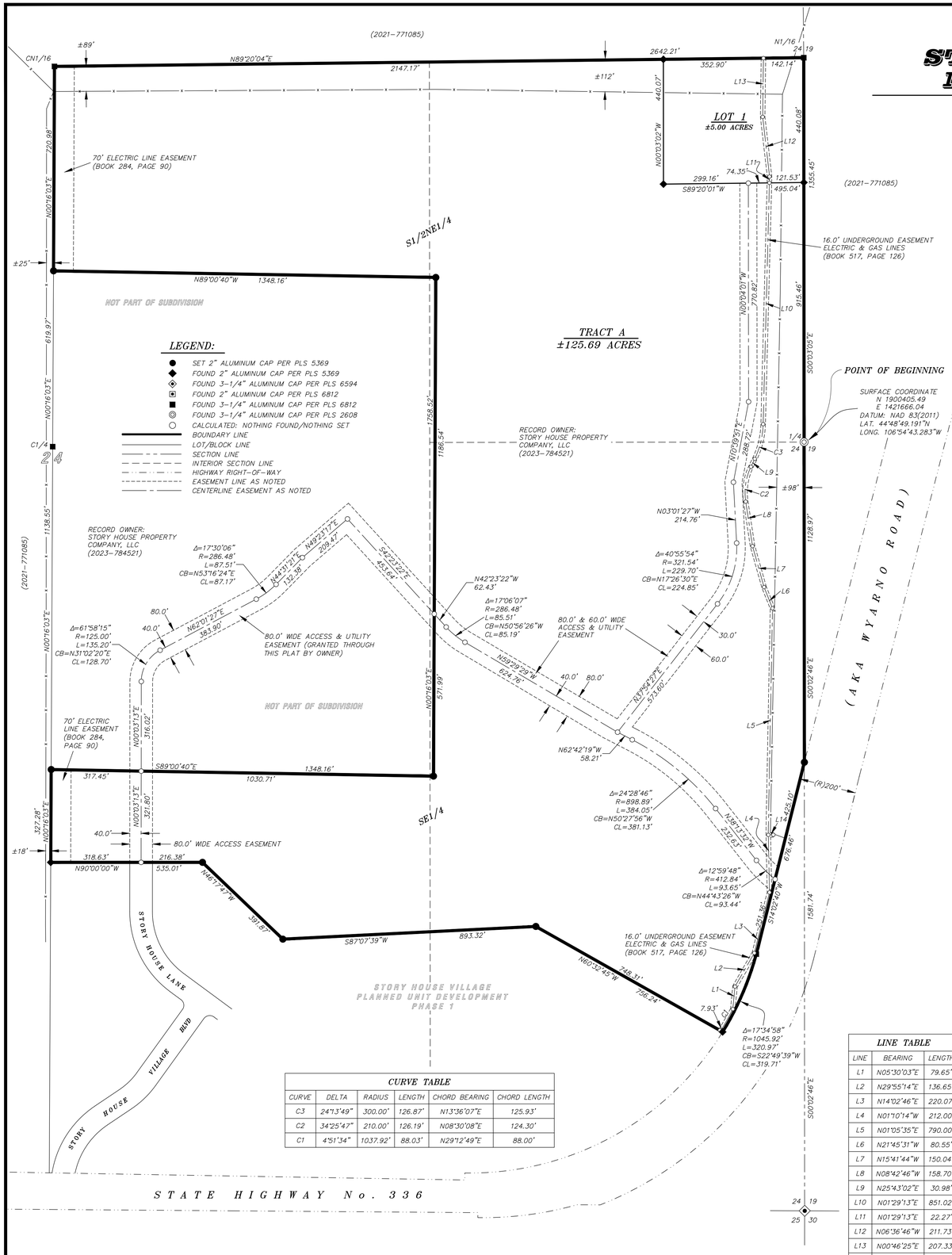
Planning Commission Public Hearing and Recommendation

Planning Commission will hold a public hearing on this item on August 24th at 7pm. This staff report will be updated prior to the City Council public hearing to include any public comment from the Planning Commission meeting as well as their recommendation.

Anticipated Meeting Schedule

Monday, August 24, 2026, 5:30pm - City Council Study Session
Monday, August 24, 2026, 7:00pm - Planning Commission Public Hearing and Consideration
Tuesday, September 8, 2026, 5:30pm - City Council Public Hearing and 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.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C3	24°13'49"	300.00'	126.87'	N13°36'07"E	125.93'
C2	34°25'47"	210.00'	126.19'	N08°30'08"E	124.30'
C1	4°51'34"	1037.92'	88.03'	N29°12'49"E	88.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°30'03"E	79.65'
L2	N29°55'14"E	136.65'
L3	N14°02'46"E	220.07'
L4	N01°10'14"W	212.00'
L5	N01°05'35"E	790.00'
L6	N21°45'31"W	80.55'
L7	N15°41'44"W	150.04'
L8	N08°42'46"W	158.70'
L9	N25°43'02"E	30.98'
L10	N01°29'13"E	851.02'
L11	N01°29'13"E	22.27'
L12	N06°36'46"W	211.73'
L13	N00°46'25"E	207.33'
L14	N88°49'46"E	18.00'

FINAL PLAT
STORY HOUSE MINOR NO. 1

TOTAL AREA = ±130.69 ACRES
NUMBER OF LOTS = 2
LOT 1 ZONED: B2
TRACT A ZONED: B2

N
S

SCALE: 1"= 200'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE MULTIPLIED TO SURFACE
BY THE SCALE FACTOR OF 1.00023549

GRAPHIC SCALE

-200 0 100 200 400 800

(U.S. SURVEY FEET)
1 inch = 200'

CERTIFICATE OF DEDICATION

KNOWN ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED STORY HOUSE PROPERTY COMPANY LLC BEING THE OWNER(S), PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **STORY HOUSE MINOR NO.1** IS A SUBDIVISION OF THE SE1/4, AND THE S1/2NE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 24 (MONUMENTED WITH 3-1/4" ALUMINUM CAP PER PLS 2608); THENCE S00°02'46"E, 1128.97 FEET ALONG THE EAST LINE OF SAID SE1/4, SECTION 24 TO A POINT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 336 (AKA WYARNO ROAD) (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE S14°02'40"W, 676.45 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT (MONUMENTED WITH 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°34'58", A RADIUS OF 1045.92 FEET, AN ARC LENGTH OF 320.97 FEET, A CHORD BEARING OF S22°49'39"W, AND A CHORD LENGTH OF 319.71 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1 (MONUMENTED WITH 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE N60°32'45"W, 756.24 FEET ALONG THE NORTH LINE OF SAID STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1 TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE S87°07'39"W, 893.32 FEET ALONG SAID NORTH LINE TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE N86°17'47"W, 391.87 FEET ALONG SAID NORTH LINE TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE S90°00'00"W, 535.01 FEET ALONG SAID NORTH LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1, AND LYING ON THE WEST LINE OF SAID SE1/4, SECTION 24 (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE N00°16'03"E, 327.28 FEET ALONG SAID WEST LINE TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE S89°00'40"E, 1348.16 FEET TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE N00°16'03"E, 1758.52 FEET TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE N89°00'40"W, 1348.16 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF SAID S1/2NE1/4, SECTION 24 (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE N00°16'03"E, 720.98 FEET ALONG SAID WEST LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID S1/2NE1/4, SECTION 24 (MONUMENTED WITH 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE N89°20'04"E, 2642.21 FEET ALONG THE NORTH LINE OF SAID S1/2NE1/4, SECTION 24 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID S1/2NE1/4, SECTION 24 (MONUMENTED WITH 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE S00°03'05"E, 1355.45 FEET ALONG THE EAST LINE OF SAID S1/2NE1/4, SECTION 24 TO THE POINT OF BEGINNING OF SAID TRACT.

STORY HOUSE MINOR NO.1, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC ACCESS AND UTILITY EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS TO LOT 1 AND FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY USED BY THE PUBLIC.

SAID TRACT CONTAINS 130.69 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____

STORY HOUSE PROPERTY COMPANY, LLC

BY: _____
, MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY _____ BEFORE ME THIS _____ DAY OF _____, _____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

MORTGAGE HOLDER:

SIGNED BY AFFIDAVIT

BY: SHC LENDING LLC (LIEN HOLDER)
SEE AFFIDAVIT FILED AT THE SHERIDAN
COUNTY COURTHOUSE.
DOCUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

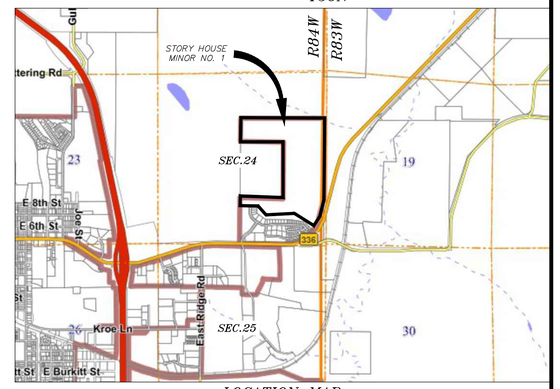
I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor
THONE STEWART
15309
WYOMING

PRELIMINARY DRAFT

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

T56N



LOCATION MAP

NO TRUE SCALE

NOTE:

FUTURE DEVELOPMENT OF LOT 1 OR TRACT A IS SUBJECT TO THE SIGNED AND RECORDED DEVELOPMENT AGREEMENT.

DECLARATION OF EXISTING EASEMENTS

EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE PROTECTED BY EASEMENTS AS SHOWN ON THIS PLAT.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

_____ _____
ATTEST: VICE-CHAIRMAN CHAIRMAN

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

_____
DIRECTOR OF PUBLIC WORKS

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

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK __.M., THIS _____, DAY OF _____, 20 _____, AND IS RECORDED IN PLAT BOOK _____, PAGE _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

FINAL PLAT
STORY HOUSE MINOR NO. 1

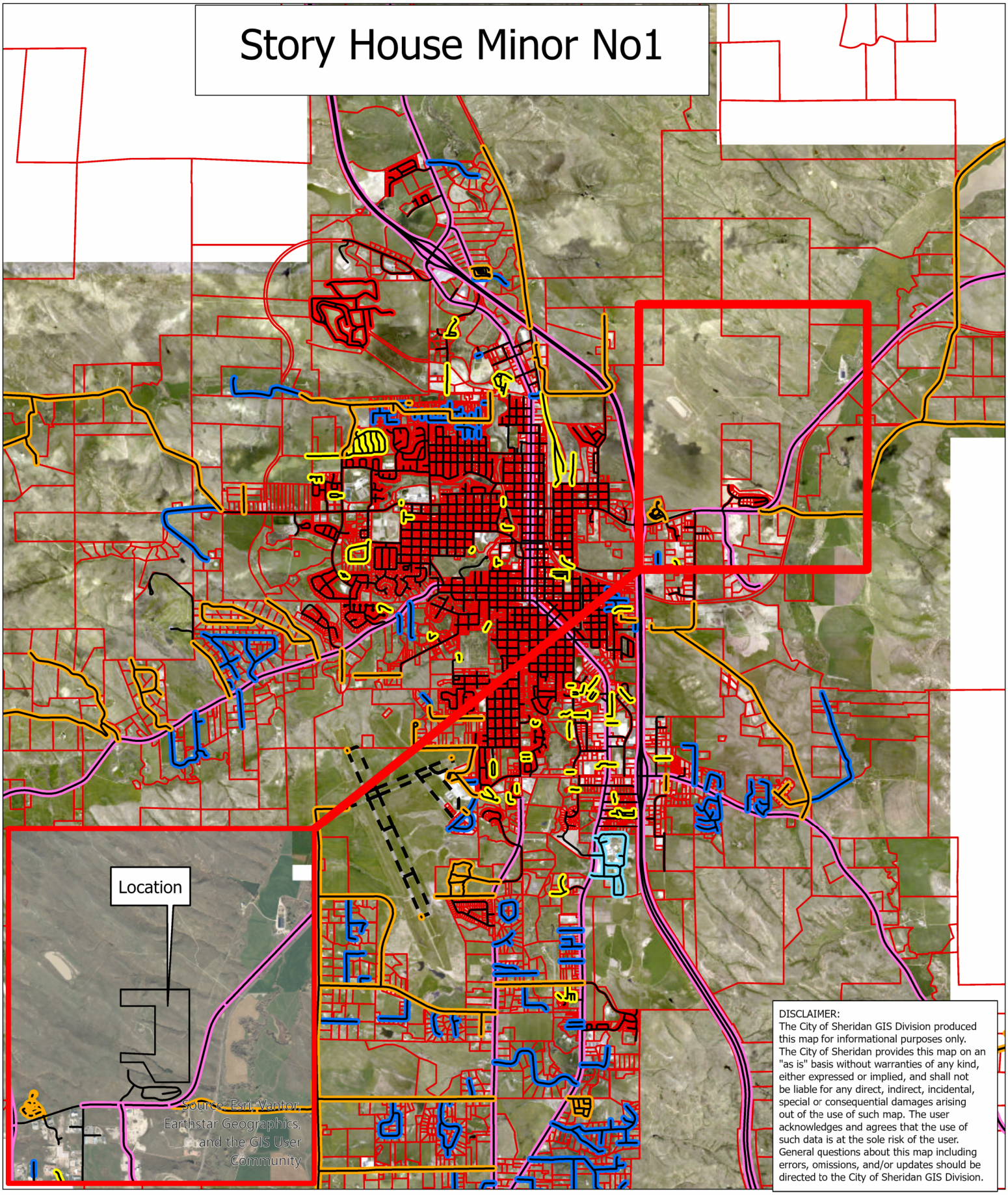
SITUATED IN THE SE1/4, AND THE S1/2NE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CLIENT: STORY HOUSE PROPERTY COMPANY, LLC
40 EAST WORKS STREET, SUITE 18
SHERIDAN WY, 82801

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

JN: 2025-054 S:6
DN: 2025-054-SJ6 MINOR NO.1
TAB: PLAT
PF: T2023-058
REVIEWED BY: AS & JSP
JULY 8, 2026

Story House Minor No1



DISCLAIMER:
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CITY OF Sheridan WYOMING

N

Miles 0 0.7 1.4

Date: 7/20/2026 11:16 AM User: sgoodman

CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

Planning

MEMORANDUM

RE: Discussion of PL-26-29, Resolution 17-26 High Eagle Minor Subdivision - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

Date: 08/24/2026

Background:

Wood Group, on behalf of the property owner, John E. Rice & Sons Inc., has submitted a final plat application for the following location:

Address: 4101 & 4103 Yellowtail Drive, Sheridan, WY 82801
Legal: Unplatted land
PIN: 56840910000300 & 56840920000400

The applicant is proposing to divide 15.35 acres into 3 mixed-use lots with the following lot sizes:

- Lot 1: 6.91 acres
- Lot 2: 3.80 acres
- Lot 3: 4.64 acres

Additional information can be found in the attached staff report and supporting documents.

Attachments

Staff Report
Final Plat
Draft Resolution
Aerial

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning Division

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Governing Body
Date: August 24, 2026

Re: PL-26-29, Resolution 17-26 High Eagle Minor Subdivision Final Plat Staff Report

Background

Wood Group, on behalf of the property owner, John E. Rice & Sons Inc., has submitted a final plat application for the following location:

Address:	4101 & 4103 Yellowtail Drive, Sheridan, WY 82801
Legal:	Unplatted land
PIN:	56840910000300 & 56840920000400

The applicant is proposing to divide 15.35 acres into 3 mixed-use lots with the following lot sizes:

- Lot 1: 6.91 acres
- Lot 2: 3.80 acres
- Lot 3: 4.64 acres

As all proposed lots currently have access to dedicated public streets and utility infrastructure, no new improvements are being proposed or are required with this subdivision.

Discussion

The property is zoned Gateway District and is governed by the Wrench Ranch Master Plan Phase II. It is located within the Mixed-Use area of the master plan. Building setbacks, architectural standards, and landscaping requirements will all be addressed at the time of a building permit.

The Future Land Use Map from 2017 indicates that this area is appropriate for commercial and/or agricultural use. The agriculture designation was given around the time the Sheridan College AgriPark was built just west on Yellowtail Drive, so it is likely that this area was envisioned to encompass supporting agricultural uses.

Since that time, however, much of the surrounding area has been built out to include commercial and light industrial uses. Staff feel that the proposed subdivision is congruent with both the

commercial portion of the Future Land Use Map and the actual development of the area over the years.

Staff Review Comments
Staff comments during the internal review of this final plat application were related to minor corrections needed for the plat and information regarding sidewalk or pathway requirements for future building permits on the property.

Public Notice
Staff sent notices to 7 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 public comments on the final plat.

Staff Recommendation

Staff recommend that Planning Commission recommend approval of PL-26-29, Resolution 17-26 High Eagle Minor Subdivision Final Plat to the Governing Body.

Planning Commission Public Hearing and Recommendation

Planning Commission will hold a public hearing on this item on August 24th at 7pm. This staff report will be updated prior to the City Council public hearing to include any public comment from the Planning Commission meeting as well as their recommendation.

Anticipated Meeting Schedule

Monday, August 24, 2026, 5:30pm - City Council Study Session
Monday, August 24, 2026, 7:00pm - Planning Commission Public Hearing and Consideration
Tuesday, September 8, 2026, 5:30pm - City Council Public Hearing and 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.

FINAL PLAT
HIGH EAGLE MINOR SUBDIVISION

LOCATED WITHIN THE W1/2SE1/4 AND THE E1/2SW1/4
OF SECTION 9, T56N, R84W, 6TH P.M.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

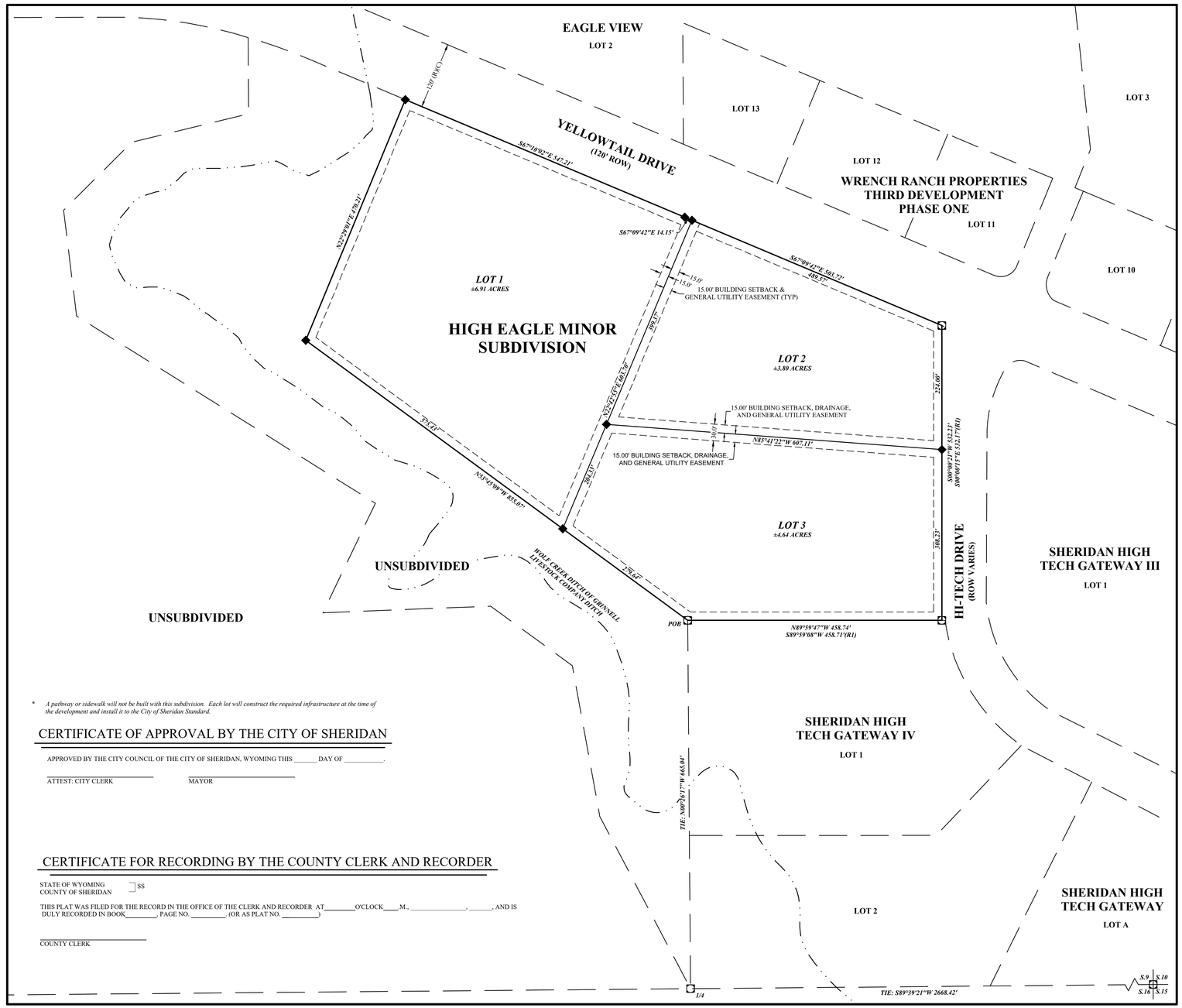
LEGEND:

- FOUND ALUMINUM CAP
- SET MONUMENT (LS10245)
- *(R)* QUITCLAIM DEED (BK.547 PG.553)
- *(R1)* SHERIDAN HIGH TECH GATEWAY IV SUBDIVISON PLAT (BK.S PG.161)
- EXISTING PROPERTY BOUNDARY
- INTERIOR LOT BOUNDARY
- EASEMENT LINE
- ADJACENT PROPERTY BOUNDARIES
- SOLDIER CREEK DITCH

N

0 50 100
SCALE: 1" = 100'

T. 56 N., R. 84 W.



* *A pathway or sidewalk will not be built with this subdivision. Each lot will construct the required infrastructure at the time of the development and install it to the City of Sheridan Standard.*

CERTIFICATE OF APPROVAL BY THE CITY OF SHERIDAN

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

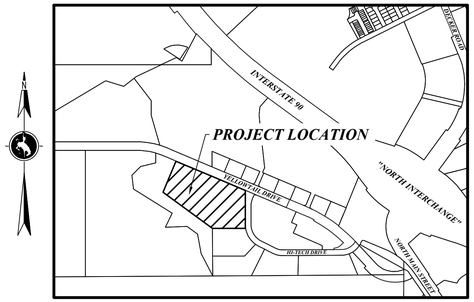
_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

STATE OF WYOMING]
COUNTY OF SHERIDAN] SS

THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT_____O'CLOCK____M., _____, _____, AND IS DULY RECORDED IN BOOK_____, PAGE NO. _____ (OR AS PLAT NO. _____)

_____
COUNTY CLERK



VICINITY MAP
SCALE: 1" = 1000'

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED: JOHN E. RICE & SONS INC., BEING THE OWNERS OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS THE HIGH EAGLE MINOR SUBDIVISION IS LOCATED IN SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PART OF THE WEST 1/2 SOUTHEAST 1/4 AND THE EAST 1/2 SOUTHWEST 1/4 SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING, AS SHOWN AS PARCEL 5 ON THE WRENCH RANCH PROPERTIES MASTER PLAN - PHASE II, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9, SAID POINT BEING S89°39'21"W, A DISTANCE OF 2668.42 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE N00°26'17"W 665.04' ALONG THE WEST BOUNDARY OF SHERIDAN HIGH TECH GATEWAY IV SUBDIVISION TO THE **POINT OF BEGINNING**;

THENCE N53°45'09"W, A DISTANCE OF 855.07 FEET TO A POINT;

THENCE N22°29'01"E, A DISTANCE OF 470.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF YELLOWTAIL DRIVE;

THENCE ALONG SAID RIGHT OF WAY S67°10'02"E, A DISTANCE OF 547.21 FEET TO A POINT;

THENCE CONTINUING WITH SAID RIGHT OF WAY S67°09'42"E, A DISTANCE OF 503.72 FEET TO A POINT BEING THE INTERSECTION OF THE WEST RIGHT OF WAY OF HI-TECH DRIVE AND SAID YELLOWTAIL DRIVE;

THENCE ALONG SAID WEST RIGHT OF WAY OF HI-TECH DRIVE, S00°00'21"W, A DISTANCE OF 532.23 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY, N89°59'47"W, A DISTANCE OF 458.74 FEET ALONG THE NORTH BOUNDARY OF THE SHERIDAN HIGH TECH GATEWAY IV SUBDIVISION TO THE **POINT OF BEGINNING**, HAVING AN AREA OF 15.35 ACRES MORE OR LESS.

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

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

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REPLACING AND MAINTAINING SEWER, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE LEFT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

ALL RIGHTS UNDER AND VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS ____ DAY OF _____, ____, BY:

_____
JOHN E. RICE & SONS INC.

STATE OF WYOMING
COUNTY OF SHERIDAN

ON THIS _____DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN

WHO, BEING DULY SWORN, DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE _____,

DATED _____, 2026.

MY COMMISSION EXPIRES: _____. _____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL OF THE DIRECTOR OF PUBLIC WORKS

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

_____
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF THE CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS_____DAY OF_____, _____.

_____ _____
ATTEST: VICE-CHAIRMAN CHAIRMAN

GENERAL NOTES

1. BASIS OF BEARINGS ARE FROM GPS OBSERVATIONS USING GPS GRID NORTH
2. THIS SURVEYOR DID NOT PERFORM A COMPLETE ABSTRACT TITLE SEARCH FOR THIS PROPERTY
3. TOTAL ACRES WITHIN THIS SUBDIVISION: ±15.35
4. A PATHWAY OR SIDEWALK WILL NOT BE BUILT WITH THIS SUBDIVISION. EACH LOT WILL CONSTRUCT THE REQUIRED INFRASTRUCTURE AT THE TIME OF THE DEVELOPMENT AND INSTALL IT TO THE CITY OF SHERIDAN STANDARD.

SURVEY NOTES

STATE PLANE COORDINATE SYSTEM: NAD 1983 (CONUS)
ZONE: WYOMING EAST CENTRAL 4902
VERTICAL DATUM: NAVD 88 (GEOID 18 - CONUS)
US SURVEY FOOT: GROUND SCALE FACTOR 1.000235
PROJECT LOCATION:
LATITUDE - N44°50'24.88355"
LONGITUDE - W106°59'13.16623"
HEIGHT: 3782.44 FT

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, GREGORY R. MEINECKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE HIGH EAGLE MINOR SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

STATE OF WYOMING]
COUNTY OF SHERIDAN] SS

Professional Engineer (Civil) & Land Surveyor
GREGORY R. MEINECKE
19245
Date 7/29/26
WYOMING

HIGH EAGLE MINOR SUBDIVISION

PREPARED FOR:
JOHN E. RICE & SONS INC.
(DBA WRENCH RANCH)

PREPARED BY:
wood.
2615 Aviation Dr. Sheridan, WY 82801
(307) 675-6400 www.woodplc.com

NO.	REVISION	BY	DATE

DESIGNED BY: ---
DRAWN BY: SAM
CHECKED BY: GRM
DATE: 07/29/2026

SHEET
1 of 1

CITY OF SHERIDAN
RESOLUTION 17-26

A RESOLUTION APPROVING PL-26-29, THE FINAL PLAT OF HIGH EAGLE MINOR SUBDIVISION, DIVIDING 15.35 ACRES OF UNPLATTED LAND INTO 3 LOTS. ZONED GATEWAY. LOCATED AT 4101 & 4103 YELLOWTAIL DRIVE (PIN 56840910000300 & 56840920000400).

WHEREAS, The final plat of High Eagle Minor 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 applicable requirements in Appendix B (Subdivision Regulations).

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

The city approves the final plat of High Eagle Minor Subdivision, dividing 15.35 acres of unplatted land into 3 lots.

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

1. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.

2. The lots as platted conform to the requirements of the City Zoning Ordinance.

3. The subdivision falls outside the Airport Influence Area.

4. As concluded by Utilities Department staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2026.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Trangmoe, City Clerk

High Eagle Minor Subdivision



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: 7/17/2026 12:55 PM User: sgoodman

CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
Ph (307) 674-6483

Clerk

MEMORANDUM

RE: Discussion of the Appointment and Professional Services Agreement for Primary Municipal Court Judge Zach Leininger - City Clerk Ashlee Trangmoe

From: Ashlee Trangmoe, City Clerk

To: City Council

Date: 08/24/2026

Recommendation:

City Staff recommends approval of Zach Leininger as Primary Municipal Court Judge and the associated Professional Services Agreement. The Primary Municipal Court Judge is appointed by the Mayor, and Mayor Bridger supports Mr. Leininger serving in this role.

Background:

Jeremy Kisling was first appointed as the City of Sheridan's Alternate Municipal Court Judge in December 2024 and transitioned to Primary Municipal Court Judge in November 2025, where he continues to serve today.

On August 6, 2026, Wyoming Governor Mark Gordon appointed Mr. Kisling as a Circuit Court Judge for the Fourth Judicial District, serving Johnson and Sheridan counties. Due to the nature of his new judicial position, Mr. Kisling will no longer be able to serve in any capacity with the City of Sheridan Municipal Court. His final day as Primary Municipal Court Judge is anticipated to be approximately September 14, 2026.

As a result, the City must appoint a new Primary Municipal Court Judge to ensure continued Municipal Court operations. City Staff recommends Zach Leininger, who has served as the City of Sheridan's Municipal Court Prosecuting Attorney since his initial appointment in January 2024. Through that role, Mr. Leininger is familiar with the Court, its operations, and the individuals involved in the judicial process.

Discussion:

The Primary Municipal Court Judge is appointed by the Mayor, with approval of the Governing Body. Mayor Bridger has indicated his support for Mr. Leininger serving in this role.

The proposed Professional Services Agreement with Mr. Leininger is identical to the agreement currently in place with Judge Kisling, including the compensation structure and terms previously approved by the Governing Body. As a result, the transition creates no financial change or additional impact to the Municipal Court budget.

Upon appointment, Mr. Leininger will transition from his current role as Municipal Court Prosecuting Attorney to Primary Municipal Court Judge. Staff is currently working through the appointment of a new Municipal Court Prosecuting Attorney to fill the resulting vacancy. Additional information regarding the transition is expected to be available by the date of the Regular City Council Meeting, with the associated Professional Services Agreement for the new Prosecuting Attorney to be brought forward for approval at a later date.

Funding:

No additional funding is required. The Professional Services Agreement maintains the existing compensation structure and has no additional financial impact to the Municipal Court budget.

Attachments

PROPOSED Contract

PROFESSIONAL SERVICES AGREEMENT
CITY OF SHERIDAN PRIMARY MUNICIPAL COURT JUDGE

This Agreement is made by and between the City of Sheridan, Wyoming, a Municipal Corporation, (hereinafter the "City") and Zachary Leininger, and for mutual considerations, the parties agree as follows:

1. MUNICIPAL JUDGE: The Mayor, with the consent of City Council, hereby appoints and designates Zachary Leininger as the Primary Municipal Judge for the Municipal Court of the City (the "Primary Municipal Judge").

2. SERVICES: The Primary Municipal Judge shall provide professional legal services required of a judge for the Municipal Court. The services shall be provided on a part-time only basis without a fixed or definite schedule. The Primary Municipal Judge shall serve all scheduled Municipal Court dates unless the Primary Municipal Judge is unavailable or unable to serve. The Primary Municipal Judge shall provide notice to the Municipal Court Clerk of all scheduled Court dates that he is unavailable or unable to serve as soon as the Primary Municipal Judge has knowledge of his unavailability.

The primary duties and responsibilities of the Primary Municipal Judge are set forth in Wyo. Stat. §§ 5-6-101, *et seq.;* Wyo. Stat. §§ 5-6-201, *et seq.;* and the City Code. Additionally, the Primary Municipal Judge, City Administrator, and City staff shall meet as needed to evaluate the effectiveness and efficiencies of the Municipal Court, Municipal Judges, and related procedures, policies, and regulations.

Nothing in this Agreement shall be deemed to prohibit the Primary Municipal Judge from performing other private legal services.

3. TERM: The initial term of this Agreement shall be two (2) years commencing with the effective date of September 8, 2026, and ending on the two (2) year anniversary date thereafter, unless sooner terminated by the parties. If a new or extension agreement has not been executed prior to expiration of the term and the parties nonetheless continue the relationship after the term, then this Agreement shall be automatically extended on a month-to-month basis until a new agreement is executed or this Agreement is expressly terminated.

The appointment of the Primary Municipal Judge and this Agreement shall be terminated by the Mayor if the Primary Municipal Judge fails or refuses to take the Oath of Office. Additionally, the appointment of the Primary Municipal Judge and this Agreement may be terminated by the Mayor if the Mayor reasonable believes that the Primary Municipal Judge is not complying with the law or City Code; not competently, promptly, efficiently, and diligently performing his duties and services; or not being cooperative, dignified, and courteous to the individuals the Primary Municipal Judge deals with during his services.

The Primary Municipal Judge may terminate his appointment and this Agreement only after providing thirty (30) days written notice to the City Clerk. Such written notice is required to provide the City adequate time to find another primary judge.

4. COMPENSATION: The Primary Municipal Judge agrees to accept and the City agrees to pay a flat fee of $3,250.00 per month as compensation for the services provided herein. However, if the Primary Municipal Judge is unavailable or unable to serve for two (2) or more consecutive scheduled Municipal Court dates, then the Primary Municipal Judge agrees to and the City shall withhold $325.00 per consecutive day the Primary Municipal Judge was unavailable or unable to serve at a scheduled Court date from that month's flat fee.

, Additionally, for the Primary Municipal Judge's use at the Municipal Courtroom, the City shall supply the following supplies and equipment: paper, postage, photocopying, judicial robes, current copies of the City Code, Sheridan Police Department City Ordinance Booklet, State Statutes, Wyoming Rule of Criminal Procedure, laptop, and printer.

5. RELATIONSHIP BETWEEN PARTIES: The Primary Municipal Judge shall perform the services as an appointee of the City, and nothing herein contained shall be construed to be inconsistent with this relationship or status. Except as otherwise provided herein, the City shall not make any withholdings as compensation is paid to the Primary Municipal Judge. The Primary Municipal Judge agrees to pay all taxes, insurance, and other expenses as should arise in the day-to-day fulfillment of this Agreement, as would be consistent with a non-employment relationship. The relationship with the Primary Municipal Judge is nonexclusive. The Primary Municipal Judge may perform other jobs as the Primary Municipal Judge deems appropriate and not in conflict with the services herein. However, the Primary Municipal Judge shall not represent any party in the Municipal Court of the City and shall not represent any party in any matter or lawsuit filed in Circuit Court, District Court, or Federal Court adverse to the City.

6. ACCOUNTING: MUNICIPAL COURT MANAGER: The Primary Municipal Judge shall not be required to supervise the accounting of the funds of the Municipal Court.

7. SOVEREIGN IMMUNITY; INSURANCE: To the maximum extent permitted by law, the Primary Municipal Judge shall share in the governmental immunity provided to the City for the services provided by the Primary Municipal Judge pursuant to this Agreement. Likewise, to the maximum extent permitted by the City's insurance coverage, the Primary Municipal Judge shall share in the insurance coverage provided to the City for all of the services provided by the Primary Municipal Judge pursuant to this Agreement.

IN WITNESS WHEREOF, this Agreement is executed the 8th day of September 2026.

CITY OF SHERIDAN: **PRIMARY MUNICIPAL JUDGE:**

_____ _____

Richard Bridger, Mayor Zachary Leininger

ATTEST:

_____

Ashlee Trangmoe, City Clerk