



**AGENDA
CITY OF SHERIDAN
SEPTEMBER 14, 2026
STUDY SESSION COUNCIL MEETING START 5:30 P.M.**

1. Discussion of Bid Award to Fremont Motor Company for Three (3) 2027 Dodge Durango Pursuit AWD Vehicles in the Amount of \$125,544 - Fleet & Administrative Coordinator Heather Czaplinski
2. Discussion of Bid Award to Laramie Peak Motors for One (1) 1/2-Ton Truck, One (1) 3/4-Ton Truck, and One (1) 1-Ton Truck in the Amount of \$176,512 - Fleet and Administrative Coordinator Heather Czaplinski
3. Discussion of Bid Award to Wagner Ranch Services for the 2026 Crushing Project in the Amount of \$64,125 - City Engineer Thomas Morneau
4. Discussion of Resolution 19-26 Approving Diagonal Parking on the West Side of North Connor Street - City Engineer Thomas Morneau
5. Discussion of PL-26-32, Resolution 18-26, Alison - Minor 2 Subdivision - City Planner Kelly Schroeder
6. Water and Sewer System Capacity Update - Utilities Director Dan Roberts
7. 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

Public Works

MEMORANDUM

RE: Discussion of Bid Award to Fremont Motor Company for Three (3) 2027 Dodge Durango Pursuit AWD Vehicles in the Amount of \$125,544 - Fleet & Administrative Coordinator Heather Czaplinski

From: Heather Czaplinski, PW Administrative Coordinator

To: City Council

Date: 09/14/2026

Recommendation:

Staff recommends that the Mayor and City Council approve the purchase of three (3) 2027 Dodge Durango Pursuit AWD Vehicles from Fremont Motor Company, Lander, WY, in the amount of \$125,544 for the Police Department.

Staff recommends that, for the purchase of the Durangos, the Mayor and City Council authorize the Fleet Coordinator, Heather Czaplinski, to act on behalf of the Council and Mayor on all matters related to the procurement process.

Background:

The purchase of the Durangos was approved in the current FY27 budget for the Police Department. A Request for Bids was advertised on August 15 and August 24, with a bid opening September 2.

The following 3 bids were received:

- **Fremont Motor Company, Lander, WY** **\$125,544**
- Sheridan Motors, Sheridan, WY \$132,705
- Laramie Peak Motors, Wheatland, WY Bid disqualified (bid Ford Interceptors for \$143,451)

Budget available: \$240,000.00 (this price includes the cost for the three vehicles & all the upfitting)

Discussion:

Before issuing the Request for Bids, the Fleet Coordinator sent the specifications to the Chief of Police, Travis Koltiska, for review and confirmation.

The following vehicles are being replaced and will be surplus:

- PD114 - 2015 Ford Taurus, approx. 81,645+ miles (front end worn out, not used for patrol anymore)
- PD134 - 2018 Dodge Charger, approx. 98,817+ miles (current issues with radar & CEL)
- PD136 - 2019 Dodge Charger, approx. 98,477+ miles

The order-to-delivery timeline is 60–90 days to be delivered to the upfitter, OnScene Dynamics, Rapid City, SD, at which time the vehicles will be outfitted with the necessary PD accessories, camera systems, and radios (*approx. \$28K per vehicle*).

Funding:

The Service Center/Fleet Capital Outlay-Equipment/Machinery/Vehicles Budget (11731-7600-0188D) is the fund covering the purchase.



CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
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Public Works

MEMORANDUM

RE: Discussion of Bid Award to Laramie Peak Motors for One (1) 1/2-Ton Truck, One (1) 3/4-Ton Truck, and One (1) 1-Ton Truck in the Amount of \$176,512 - Fleet and Administrative Coordinator Heather Czaplinski

From: Heather Czaplinski, PW Administrative Coordinator

To: City Council

Date: 09/14/2026

Recommendation:

Staff recommends that the Mayor and City Council approve the purchases of:

- (1) 2027 Ford F-150 Pickup Truck for \$56,853 - Fire Department
- (1) 2027 Ford F-250 Flatbed Truck for \$56,075 - Landfill
- (1) 2027 Ford F-350 Flatbed Truck for \$63,584 - Streets Department

Staff recommends that, for the purchase of the pickup trucks, the Mayor and City Council authorize the Fleet Coordinator, Heather Czaplinski, to act on behalf of the Council and Mayor on all matters related to the procurement process.

Background:

The funding to purchase these pickup trucks was approved in the FY27 Budget at the June 15, 2026, Council Meeting, for the Fire Department, the Landfill, and the Street Department.

A Request for Bids (all 3 trucks as a package) was advertised on August 15 and August 24, with a bid opening on September 2. The City of Sheridan received **3** bids:

Bidders	Item No.	Description	Unit	Qty.	Unit Price	Extended Price
Laramie Peak Motors	TR1	Full-Size 1/2-Ton Pickup	LS	1	\$56,853.00	\$56,853.00
	TR2	Full-Size 3/4-Ton Flatbed Pickup	LS	1	\$56,075.00	\$56,075.00
	TR3	Full-Size 1-Ton Flatbed Pickup	LS	1	\$63,584.00	\$63,584.00
					Total Base Bid	\$176,512.00
Fremont Motor Co.	TR1	Full-Size 1/2-Ton Pickup	LS	1	\$58,565.00	\$58,565.00
	TR2	Full-Size 3/4-Ton Flatbed Pickup	LS	1	\$60,476.18	\$60,476.18

	TR3	Full-Size 1-Ton Flatbed Pickup	LS	1	\$64,187.18	\$64,187.18
					Total Base Bid	\$183,228.36
Sheridan Motors	TR1	Full-Size 1/2-Ton Pickup	LS	1	\$62,185.00	\$62,185.00
	TR2	Full-Size 3/4-Ton Flatbed Pickup	LS	1	\$0.00	\$0.00
	TR3	Full-Size 1-Ton Flatbed Pickup	LS	1	\$0.00	\$0.00
					Total Base Bid	\$62,185.00

Discussion:

Before going out for the Request for Bids, the Fleet Manager reviewed the pickup specifications with each department to edit and/or confirm.

The following vehicles are being replaced and will be surplus.

- Fire Department: FD215 - 2007 Ford Expedition, 19+ years old, approx. 97,414+ miles and lacks modern safety features that make it out of date for emergency response (back up camera, traction control, modern airbag configurations).
- Landfill: LF234 - 2005 Chevy Silverado 1500, 21+ years old, (cluster to read the odometer inop), has an exhaust leak.
- Streets Department: ST231 - 2008 Chevy Silverado 3500, 18+ years old, approx. 50,024+ miles and the frame is completely rusted out (used with mini sander during winter).

The order-to-delivery timeline is 60–90 days to be delivered to the upfitters.

Funding:

Department	FY27 Budget Amt	Account	Purchase Amt
Fire	\$50,000.00	11731-7600-0189D	\$56,853.00 (this acct. has
funds to cover the overage)			
Landfill	\$68,000.00	52841-7600-0199D	\$56,075.00
Streets	\$80,000.00	12731-7600-0190D	\$63,584.00



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

Public Works

MEMORANDUM

RE: Discussion of Bid Award to Wagner Ranch Services for the 2026 Crushing Project in the Amount of \$64,125 - City Engineer Thomas Morneau

From: Thomas Morneau, City Engineer

To: City Council

Date: 09/14/2026

Recommendation:

Staff recommends that the Mayor and City Council award the 2026 Crushing Project to Wagner Ranch Services, the lowest qualified bid, in the amount of \$64,125.

Staff requests that for the 2026 Crushing Project, the Mayor and City Council authorize the Public Works Director, Hanns Mercer, to act on behalf of the Council and Mayor on all matters related to this project.

Background:

The 2026 Crushing Project consists of crushing approximately 5,500 CY of concrete and asphalt into a gradation of no greater than 1 inch in size. Concrete with rebar will be crushed, and excess rebar will be sorted and hauled to the metal recycling pile. All work is to be completed at the City of Sheridan Landfill.

This project was advertised in the Sheridan Press on August 10, 15, and 22. A pre-bid conference was held on August 20 and bids were due on September 2.

Bids Received

- **Wagner Ranch Services** **\$64,125**
- Earth Movers Excavation Inc. \$101,155
- Youchum Contracting Inc. \$232,250

Funding:

This project is funded with GPET funds (40312-6602-0122P).

Attachments

Bid Summary

2026 Crushing Project 2, 2026 Bid Opening	September
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BASE BID						
Bidder	Item No.	Description	Unit	Quantity	Unit Price	Extended Price
Earth Movers Excavation Inc.	2000.10	Mobilization	LS	1	\$12,770.00	\$12,770.00
	1150.10	Crushing Material	CY	5,500	\$16.07	\$88,385.00
	Total Base Bid					\$101,155.00
Yochum Contracting Inc.	2000.10	Mobilization	LS	1	\$15,000.00	\$15,000.00
	1150.10	Crushing Material	CY	5,500	\$39.50	\$217,250.00
	Total Base Bid					\$232,250.00
Wagner Ranch Services	2000.10	Mobilization	LS	1	\$5,000.00	\$5,000.00
	1150.10	Crushing Material	CY	5,500	\$10.75	\$59,125.00
	Total Base Bid					\$64,125.00



CITY OF SHERIDAN, WYOMING
55 Grinnell Plaza, Sheridan, Wyoming 82801
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Public Works

MEMORANDUM

RE: Discussion of Resolution 19-26 Approving Diagonal Parking on the West Side of North Connor Street - City Engineer Thomas Morneau

From: Thomas Morneau, City Engineer

To: City Council

Date: 09/14/2026

Recommendation:

Staff recommends the Mayor and City Council approve Resolution 19-26 for diagonal parking on the west side of N. Connor Street between E. Brundage Street and the alleyway to the south. In addition, the developer has provided a signed agreement.

Staff requests that the Mayor and City Council authorize the Public Works Director, Hanns Mercer, to act on behalf of the Council and Mayor on all matters related to this project.

Background:

Landmark 228 LLC wishes to improve and utilize, at its own expense, a portion of the City of Sheridan's right-of-way, along North Connor Street that is adjacent to the Landmark's property located at 60 East Brundage Street, and that portion of the Landmark's Property that is adjacent to said right-of-way.

Discussion:

The project includes diagonal parking and new sidewalks that will provide additional parking for the benefit of Landmark's customers and the public. The City desires to accommodate the Landmark's improvements and deems them a significant improvement to public parking and are in the public interest. Upon the City designating diagonal parking along the west portion of North Connor Street that is adjacent to the Landmark Property, Landmark shall execute and deliver to the City the Public Use Easement.

Landmark shall not begin construction on the Project until the Public Use Easement has been executed and delivered to the City. As such, the City will not issue Landmark the necessary building permits for the Project until the Public Use Easement has been executed and delivered. Landmark shall be solely responsible for all damage and repairs to the City's right-of-way, utilities, infrastructure, and property as a result of or related to the Project. Pursuant to City Code, Landmark shall, at all times, keep the adjacent City's right-of-way (with the exception of the public streets) and the area within the Public Use Easement clean, maintained, and in good repair.

Funding:

This project will be privately funded and managed by the developer. All improvements will need to be designed per City Standard.

Attachments

Resolution 19-26

Site Plan
Agreement

**CITY OF SHERIDAN
RESOLUTION 19-26**

A RESOLUTION ALLOWING DIAGONAL PARKING ON THE WEST SIDE OF NORTH CONNOR STREET BETWEEN EAST BRUNDAGE STREET AND THE ALLEYWAY TO THE SOUTH.

WHEREAS, City Ordinance 16-18(c) allows the City Governing Body to designate diagonal parking along certain portions of the street by resolution; and

WHEREAS, Landmark 228 LLC, located at 260 East Brundage Street, Sheridan, Wyoming, has requested an alteration to the adjacent portion of the City’s right-of-way along North Connor Street to accommodate diagonal parking as demonstrated in the proposed plans, attached hereto as **Exhibit A**.

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

1. That the west portion of North Connor Street adjacent to the property located at 260 East Brundage Street, Sheridan, Wyoming, between East Brundage Street and the first alleyway to the south, shall be designated as diagonal parking as shown in **Exhibit A**. However, said designation, present and future, shall be conditional on Landmark 228 LLC granting and maintaining a public use easement over and across said diagonal parking and the sidewalk to the north of the diagonal parking, as shown on **Exhibit A**, for the benefit of the public.
2. The Public Works Director is authorized to approve said Public Use Easement and enter into any necessary agreements to establish the diagonal parking as shown in **Exhibit A**, enforce the Governing Body’s intent under this Resolution, and resolve other reasonably related issues.

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

City of Sheridan

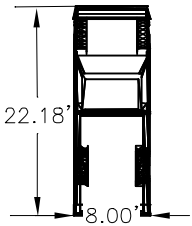
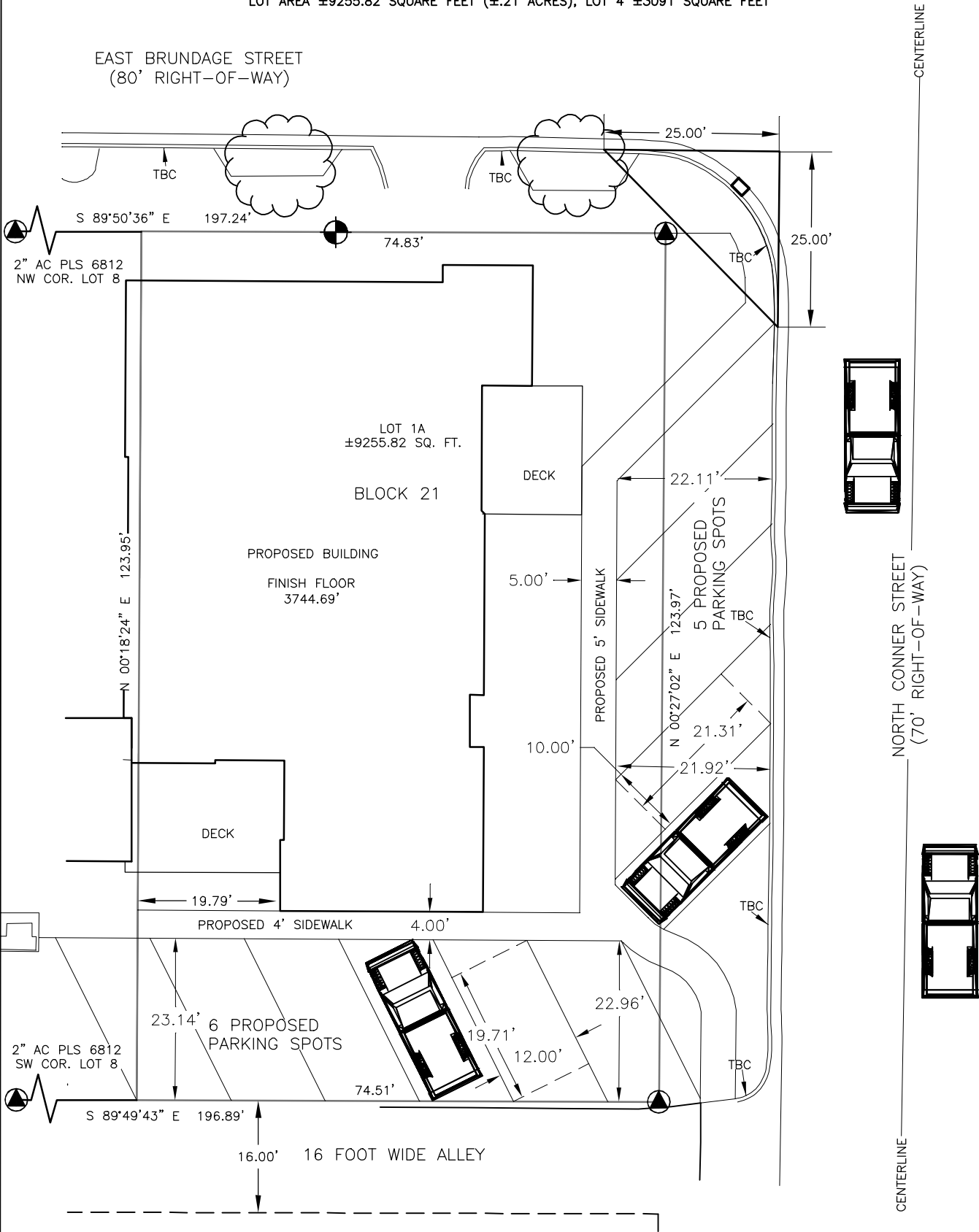
Richard Bridger, Mayor

ATTEST:

Ashley Trangmoe, City Clerk

SITE PLAN

FOR LOTS 1, 2, 3 & 4 OF PALMER'S ADDITION TO THE TOWN (NOW THE CITY OF SHERIDAN), BLOCK 21, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼SW¼) OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SHERIDAN, SHERIDAN COUNTY, WYOMING
LOT AREA ±9255.82 SQUARE FEET (±.21 ACRES), LOT 4 ±3091 SQUARE FEET



EXAMPLE USING THE SIZE OF THE FORD F-450 SUPERDUTY CREW CAB



SCALE: 1"=20'



LEGEND

- FOUND 2 AC LS 2615 OR AS NOTED
- CALCULATED CORNER
- LOT LINE
- ORIGINAL LOT LINE
- SHARED LOT LINE
- ADJOINING LOT LINE

BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND
(US SURVEY FEET)
PAF:1.000235



PREPARED BY:
Cannon Consulting LLC (307) 752-0109

FOR:
LANDMARK 228 LLC
PO BOX 602
SHERIDAN, WY 82801-0602

Date: 7/23/26

TERMS AND CONDITIONS FOR IMPROVEMENTS AND DIAGONAL PARKING

These Terms and Conditions are hereby entered into and agreed to by Landmark 228 LLC, whose address is P.O. Box 602, Sheridan, WY 82801 (the "Landmark").

WHEREAS, the Landmark wishes to improve and utilize, at its expense, a portion of the City of Sheridan, Wyoming's (the "City") right-of-way along North Connor Street that is adjacent to the Landmark's property located at 60 East Brundage Street, Sheridan, Wyoming (the "Landmark Property") and that portion of the Landmark Property that is adjacent to said right-of-way. The proposed plan for the Landmark's improvements is shown on the attached **Exhibit A** (the "Project");

WHEREAS, the Project includes diagonal parking and new sidewalks that will provide additional parking for the benefit of the Landmark's customers and the public;

WHEREAS, Landmark has submitted a request to the City to make the improvements within the City's right-of-way and for the designation of diagonal parking by the City;

WHEREAS, the City desires to accommodate the Landmark's improvements and deems them a significant improvement to public parking and are in the public interest; and

WHEREAS, the City's staff are presenting a resolution for the designation of diagonal parking along North Connor Street adjacent to the Landmark Property.

THEREFORE, in consideration of the City designating diagonal parking, Landmark hereby agrees as follows:

1. **Public Use Easement.** Upon the City designating diagonal parking along the west portion of North Connor Street that is adjacent to the Landmark Property, Landmark shall execute and deliver to the City the public use easement attached hereto as **Exhibit B** (the "Public Use Easement"). Landmark shall not begin construction on the Project until the Public Use Easement has been executed and delivered to the City. As such, the City will not issue Landmark the necessary building permits for the Project until the Public Use Easement has been executed and delivered.

2. **Construction & Improvements.** Landmark at its sole expense shall build and construct the improvements for the Project in accordance with the plans approved by the City. Before commencing construction of any changes or deviations from the said plans approved by the City, Landmark shall provide the City with the changes or deviations for approval. Landmark shall not commence construction on any changes or deviations from the approved plans until the City has approved said changes.

Landmark shall be solely responsible for all damage and repairs to the City's right-of-way, utilities, infrastructure, and property as a result of or related to the Project. Landmark guarantees, at its sole expense, that all construction on the City's right-of-way and for the Project is completed

pursuant to City Code, done in a workmanlike manner, and timely. As such, the City will not issue to Landmark the Certificate of Occupancy for the Project until the City's right-of-way and the Project is completed pursuant to City Code and done in a workmanlike manner.

3. **Maintenance/Repair.** Pursuant to City Code, Landmark shall at all times keep the adjacent City's rights-of-way (with the exception of the public streets) and the area within the Public Use Easement clean, maintained, and in good repair.

4. **Indemnification and Release.** Landmark and Landmark's employees, agents, successors, and guests shall assume the risk of any and all liability arising from the Project; the use of the Landmark Property; the use of the City's right-of-way; and the construction on the Project, Landmark Property, and City's right-of-way. To the maximum extent permitted by law, the Landmark and the Landmark's employees, agents, successors, and guests shall hold harmless, defend, and indemnify the City and the City's employees, agents, and successors from any and all claims, demands, or causes of action arising out of or related to the Project; the use of the Landmark Property; the use of the City's right-of-way; and the construction on the Project, Landmark Property, and City's right-of-way. To the maximum extent permitted by law, the Landmark and the Landmark's employees, agents, successors, and guests release the City and the City's employees, agents, and successors from any and all liability for damages arising out of the Project; the use of the Landmark Property; the use of the City's right-of-way; and the construction on the Project, Landmark Property, and City's right-of-way.

5. **No Waiver.** The failure of the City to insist on a strict performance of any of the terms and conditions hereof shall not be deemed a waiver of the rights or remedies that City may have regarding that specific term or condition nor deemed a waiver of any prior or subsequent breach.

6. **Default.** In the event of any such default by Landmark, the City shall be entitled to all costs and expenses incident to the enforcement of the City's rights hereunder including reasonable attorney's fees. The duties and obligations imposed by these Terms and Conditions and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights, and remedies otherwise imposed or available by law.

7. **Severability.** If any provisions of these Terms and Conditions are determined to be illegal; prohibited; or rendered unenforceable by law, state or federal, shall be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions of these Terms and Conditions.

8. **Governing Law, Jurisdiction & Venue.** The construction, interpretation, and enforcement of these Terms and Conditions shall be governed by the laws of the State of Wyoming. The Courts of the State of Wyoming shall have jurisdiction over these Terms and Conditions and the parties, and the venue shall be the Fourth Judicial District, Sheridan County, Wyoming.

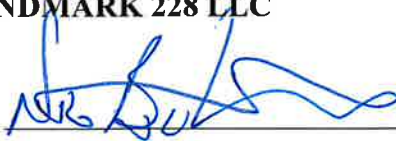
9. **Complete Agreement and Effective Date.** This document constitutes the complete terms and conditions between the parties and supersedes any prior negotiations, representations, or agreements, either written or oral. Changes, modifications, revisions, or

amendments to these Terms and Conditions shall only be effective and enforceable if executed in writing and duly authorized by both parties. The effective date of these Terms and Conditions is the date it is executed by Landmark.

DATED this 8th date September of 2026.

LANDMARK 228 LLC

By:



Name:

Nick Bateson

Title:

Member



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan, Wyoming 82801

Ph (307) 674-6483

Planning

MEMORANDUM

RE: Discussion of PL-26-32, Resolution 18-26, Alison - Minor 2 Subdivision - City Planner Kelly Schroeder

From: Kelly Schroeder, Planning Director

To: City Council

Date: 09/14/2026

Background:

Consideration of PL-26-32; RES 18-26, Alison – Minor No 2 Subdivision. The applicant, Fairgrounds Plaza Inc is requesting to subdivide 1.81 acres from 1 lot into 2 lots, zoned B-1 Business District. Located at 2335 Wetlands Dr and 604 1 st Ave W. PIN 55840220000110.

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: September 14, 2026

Re: PL-26-32, Resolution 18-26 Alison-Minor No. 2 Subdivision Final Plat Staff Report

Background

Prestfeldt Surveying, on behalf of the property owner, Fairgrounds Plaza, Inc., has submitted a final plat application for the following location:

Address: 2335 Wetlands Dr. & 604 1st Ave W., Sheridan, WY 82801
Legal: Lot A, Alison-Minor Subdivision
PIN: 55840220000110

The applicant is proposing to divide 1.81 acres into 2 lots with the following lot sizes:

- Lot 1: 0.91 acres
- Lot 2: 0.90 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 purpose of this subdivision is to create two lots for multi-family development. The property is zoned B-1 Business District, which allows for a variety of uses, including multi-family residential. Building setbacks and site layout 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 use. It is adjacent to properties that are both residential and commercial in nature. The subdivision and proposed use of the property as a multi-family development aligns with the Future Land Use Plan and creates infill development that is compatible with the surrounding properties and land uses.

Staff Review Comments

Staff comments during the internal review of this final plat application were related to minor corrections needed for the plat. All comments have been adequately addressed.

Public Notice

Staff sent notices to 16 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 approval of PL-26-32, Resolution 18-26 Alison-Minor No. 2 Subdivision Final Plat to the Governing Body.

Planning Commission Public Hearing and Recommendation

Planning Commission will hold a public hearing on this item on Monday, September 14th at 7pm. This staff report will be updated to include public comments and the recommendation from the Commission prior to the City Council public hearing.

Anticipated Meeting Schedule

Monday, September 14, 2026, 5:30pm - City Council Study Session

Monday, September 14, 2026, 7:00pm - Planning Commission Public Hearing and Consideration

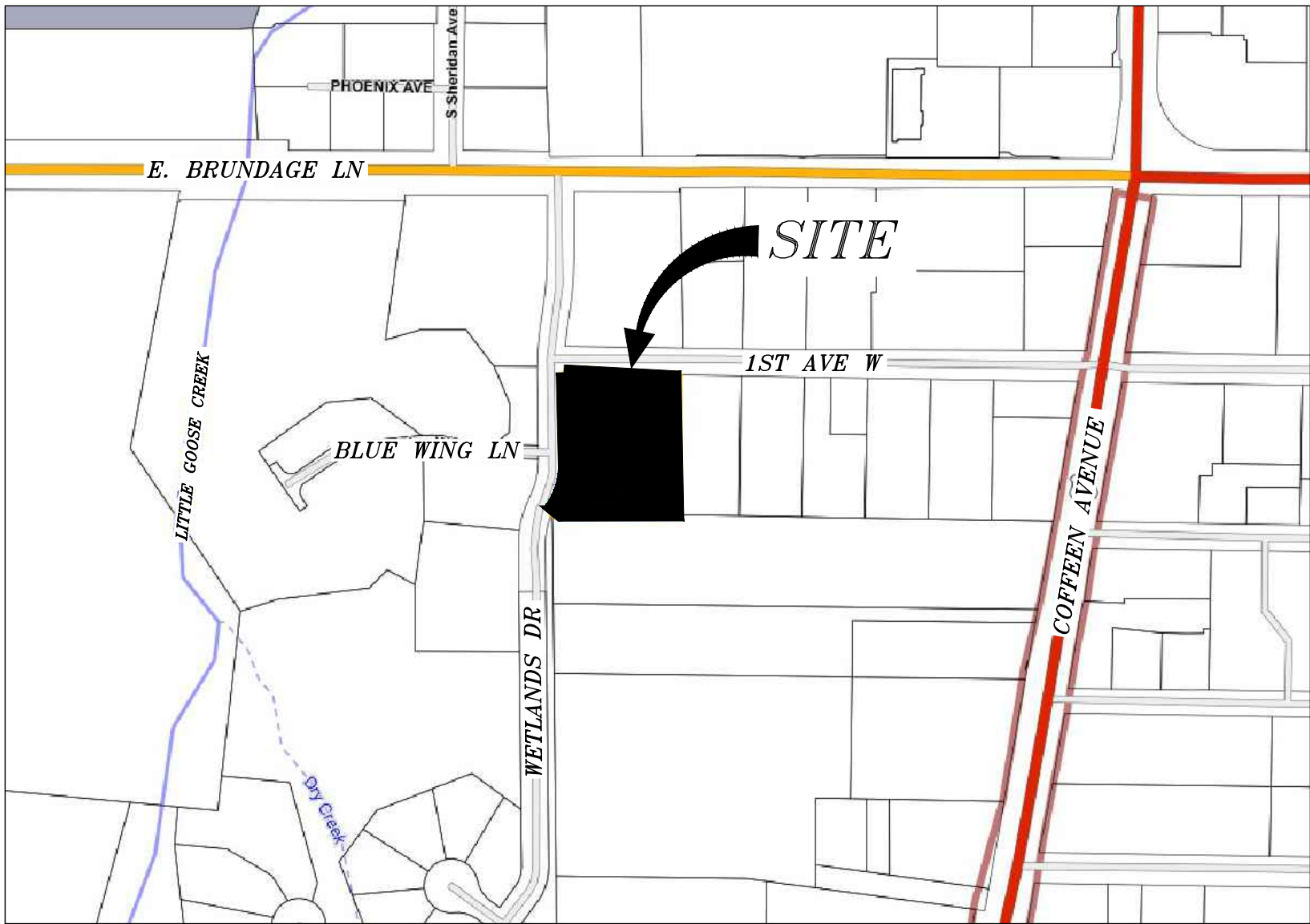
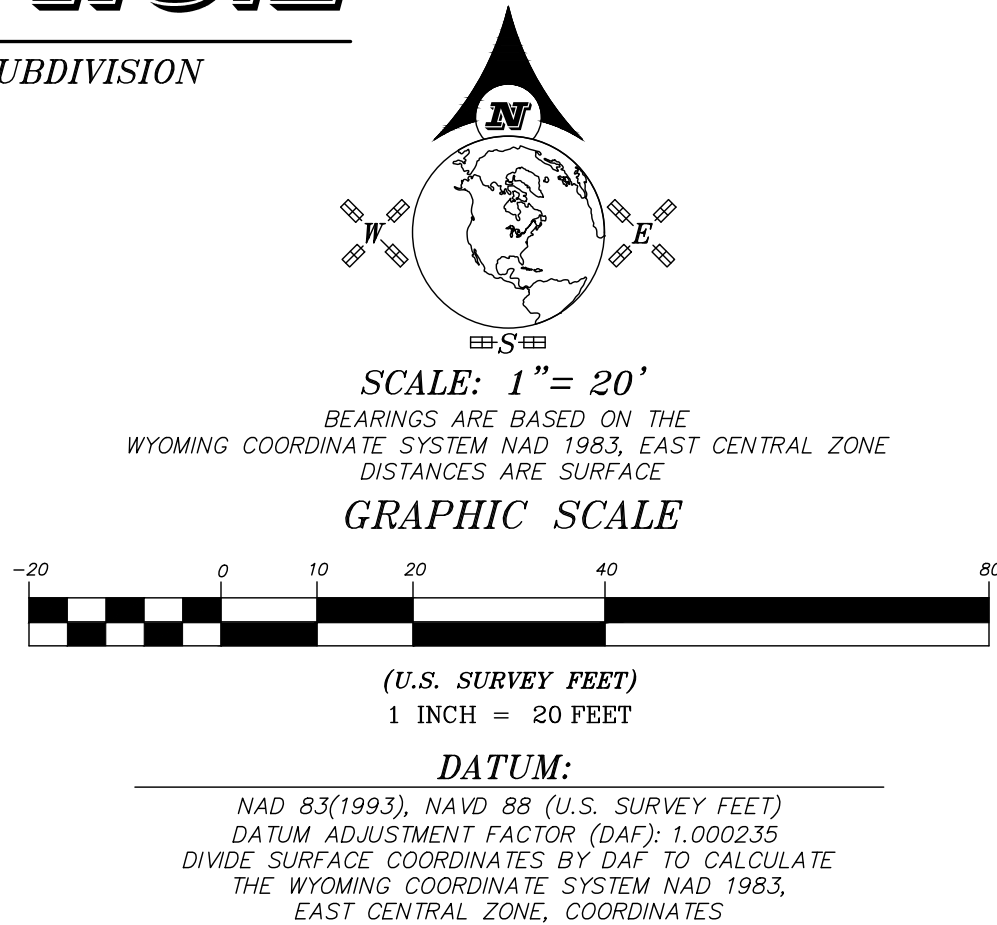
Monday, September 21, 2026, 5:30pm - City Council Public Hearing and Consideration

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
ALISON - MINOR NO.2

A RE-SUBDIVISION OF LOT A, ALISON - MINOR SUBDIVISION

TOTAL AREA = ±1.81 ACRES
NUMBER OF LOTS = 2
LOT 1: ±39,477 S.F. OR ±0.91 ACRES
LOT 2: ±39,191 S.F. OR ±0.90 ACRES
ZONED: B1



CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED FAIRGROUNDS PLAZA INC., BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **ALISON - MINOR NO. 2** IS A RE-SUBDIVISION OF LOT A, ALISON - MINOR SUBDIVISION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS **1.81 ACRES** OF LAND, MORE OR LESS.

ALISON - MINOR NO. 2 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 TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

THE EXISTING 10.0' IRRIGATION/DRAINAGE DITCH EASEMENT, AS SHOWN HEREON AND AS DEPICTED ON THE PLAT OF ALISON - MINOR SUBDIVISION, RECORDED MAY 5, 2021 IN PLAT BOOK "A", PAGE 44, RECEIVING NO. 2021-768825, RECORDS OF THE SHERIDAN COUNTY CLERK, IS HEREBY ACKNOWLEDGED AND SHALL REMAIN IN FULL FORCE AND EFFECT. NOTHING ON THIS PLAT SHALL BE CONSTRUED TO EXTINGUISH, ALTER OR IMPAIR SAID EASEMENT OR ANY DITCH OR WATER RIGHTS APPURTENANT THERETO.

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 _____, ____.

BY:
STEPHEN GRIMSHAW
FAIRGROUNDS PLAZA INC.

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

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

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

NOTARY PUBLIC

MORTGAGE HOLDER:

SIGNED BY AFFIDAVIT
BY: ??????????????????
WYOMING ("LIEN HOLDER"), SEE AFFIDAVIT FILED
AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, ANDRE STAMENKOVIC, DO HEREBY STATE 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 **ALISON - MINOR NO. 2** 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 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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

FIRST AVENUE WEST
(R)60.00'

SURFACE COORDINATE
N 1885780.48
E 1412876.65
DATUM: NAD 83(1993)
LAT. 44°46'20.85627"N
LONG. 106°56'50.79586"W

WETLANDS DRIVE
(R)60.00'

LOT 1
±0.91 ACRES

LOT 2
±0.90 ACRES

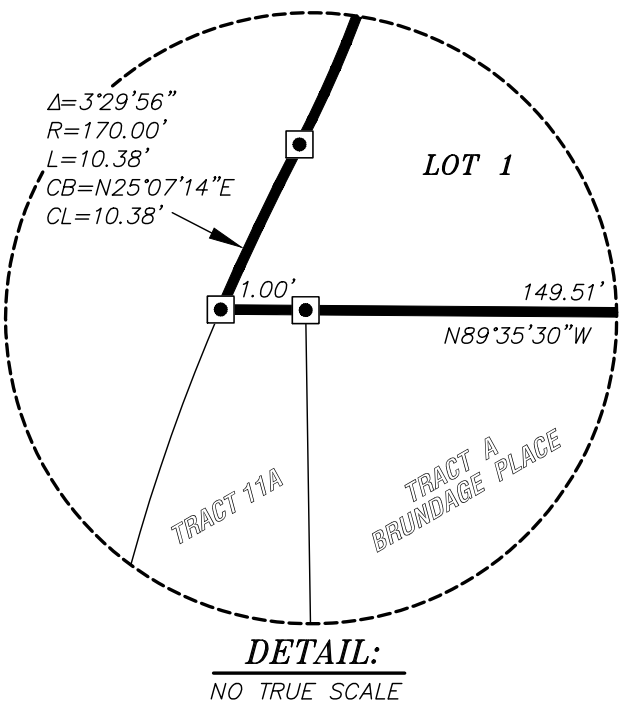
LOT A
ALISON - MINOR SUBDIVISION

LOT B
ALISON - MINOR SUBDIVISION

Δ=27°44'55"
R=230.00'
L=111.39'
CB=N12°59'45"E
CL=110.30'

Δ=3°29'56"
R=170.00'
L=10.38'
CB=N25°07'14"E
CL=10.38'

SEE DETAIL



LEGEND:

- SET 2" ALUMINUM CAP PER PLS 19344
- ◆ FOUND 2" ALUMINUM CAP PER PLS 19344
- FOUND 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/TRACT/DEED LINE
- CENTERLINE, IRRIGATION/DRAINAGE DITCH EASEMENT
- - - - - IRRIGATION/DRAINAGE DITCH EASEMENT

DECLARATION EXTINGUISHING PREVIOUS PLATTING

THIS PLAT IS A RE-SUBDIVISION OF LOT A, ALISON - MINOR SUBDIVISION AS RECORDED IN BOOK "A" OF PLATS, PAGE "44" OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

- 1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.
- 2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS 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.

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 _____

COUNTY CLERK _____ STAMP RECEIVING NUMBER _____

FINAL PLAT
ALISON - MINOR NO.2

RE-SUBDIVISION OF LOT A, ALISON - MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

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

CLIENT: GRIMSHAW INVESTMENTS, LLC
39 EAST 1ST STREET
SHERIDAN, WY 82801

JN: 2026-029
DN: 2026-029-MINOR
TAB: PLAT
PF: 2025-050
REVIEWED BY: JSP & BRS
AUGUST 11, 2026

**CITY OF SHERIDAN
RESOLUTION 18-26**

A RESOLUTION APPROVING PL-26-32, THE FINAL PLAT OF ALISON-MINOR NO. 2 SUBDIVISION, DIVIDING LOT A, ALISON-MINOR SUBDIVISION, TOTALING 1.81 ACRES, INTO 2 LOTS. ZONED B-1 BUSINESS DISTRICT. LOCATED AT 2335 WETLANDS DR. AND 604 1ST AVENUE WEST (PIN 55840220000110).

WHEREAS, The final plat of Alison-Minor No. 2 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 Alison-Minor No. 2 Subdivision, dividing Lot A, Alison-Minor Subdivision, totaling 1.81 acres, into 2 lots.

In approving Alison-Minor No. 2 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

Alison - Minor No 2

