

2024-789779 1/17/2024 11:26 AM PAGE: 1 OF 4 FEES: \$21.00 PK RESOLUTION EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CITY OF SHERIDAN RESOLUTION 53-23

A RESOLUTION approving PL-23-34, the Wrench Ranch Properties Revised Master Plan Phase Two - Parcel Four, to amend the Wrench Ranch Properties Master Plan Phase II for a change of use from Mixed-Use to a Light-Industrial Planning area located at Lots 2 and 3 of the Eagle View Subdivision.

WHEREAS, all applicable requirements for a master plan amendment have been met and all documents meet the applicable requirements in Appendix A, Section 16 of the Sheridan Municipal Code regarding changes and amendments to master planned developments.

Now, therefore, be it resolved by the City Council Governing Body:

That the Wrench Ranch Properties Revised Master Plan Phase II, to amend the Wrench Ranch Properties Master Plan Phase II for a change of use from Mixed-Use to a Light-Industrial Planning area located in Lots 2 and 3 of the Eagle View Subdivision.

PASSED, APPROVED, AND ADOPTED this 20th day of November 2023.

Micharl Enidae Richard Bridger, Mayor

ATTEST:

State of Wyoming

Cecilia Good, City Clerk

SS

County of Sheridan

Subscribed and sworn to (or affirmed) before me this 1740 day of

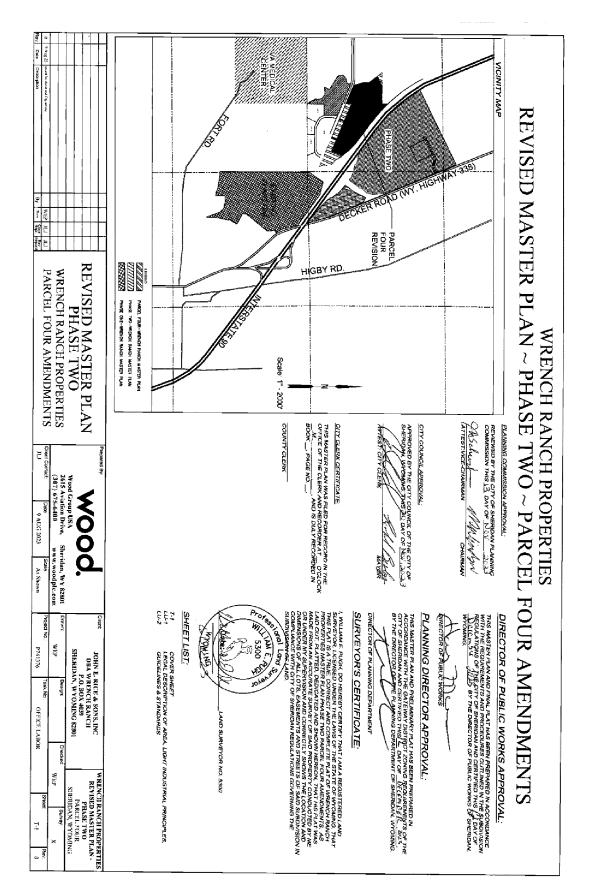
Notary Public

My commission expires

CANDACE AINSLIE - NOTARY PUBLIC
COUNTY OF
SHERIDAN
STATE OF
WYOMING
My Commission Expires April 11, 2024



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FEES: \$21.00 PK RESOLUTION EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Reginning Al, Phent Werki is Localed Scale 1972/47" Bad, A Chstance (19904 18 Pad Hon The What Durker Corner Of Said Section 9, Said Point Being On her Nersheght Of Way Of Yabowali Dhira, Also Saing The Sadfwad Of Lot 13, Of WREIKCH PANICH PROJECTION 11 PROJECTION DEVELOPMENT PHASE OWE A TRACT OF LAND LOCATED IN A PART OF SECTION 9, TOWNSHIP 56 NORTH RANGE 84 WEST, 6TH, PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMINO And filore Particularly Described As: A PART OF PARCEL FOUR

Thence Leaving Said North Right Of Way North 16'03'19" Wast, A Distance Of 433.83 Feet To A Point Teros West Sulf Noth Right Of Wey, North 67" 10" West A Distance Of 888 03 Feet of The F.D. Of A Diver Braining To The Left With An Arc Length Of 102 Of Feet A addits of 1060 05 Fees, A Chord Bearing Of North 65% 46" West, 1 Chord Length Of 101 97 Feet

hence North 64"49'25" East. A Distance Of 386.65 Feat To A Point: hence North 52'06'43" East, A Distance Of 40,44 Feet To A Point. hence NORTH A Distance Of 205,36 Feet To A Point: hence North 37°36′36″ West, A Distance Of 394.31 Feet To A Point;

hence EAST A Distance Of 597.76 Faet To A Point:

Thence Commune with Said West Right Of Way South 53 43'46" East, A Dislance Of 850 29 Feet To A Point; Thence With Said West Right Of Way With A Non-langeril Curve Turning To The Latt With An Arc Langin Of 1050 59 Feet, A Radius Of 5530 59 Faet, A Chord Baaring Of South 49 10734 East, A Chord Length Of 104a 26 Feet; Theinge North (0°26'56" Wass, A Distance Of 227, 78 Feet To A Point On The West Right Of Way Of Interstate 90;

Theore Continuing With Said West Right Of Way South 37'04'35' East, A Distance Of 120.33 Feet To A Point: Theirce Continuing With Seid West Right Of Way South 48°43'33" East, A Distance Of 188.87 Feet To A Point therice Commung With Said Weel Right Of Way With A Guive Turning To The Right Nith An Ard Length Of 402, 44 Feet, A Redius Of 2426.00 Feet, A Chord Bearing Of Seuth W 54730" East, A Chord Length Of 491.89 Feet;

Netra Learing Said Right Of Way And With The Weet Line Of List 5, OT WRENOH
AWALH PROPERTIES THEO DEVELOPMENT PLASE ONE, Swith 22'0049 "Weet, A
blance Of 485.3 file at "Northeast Come" Of Lot 6, WRENOH PLANCH PROPERTIES

Thense North 67'08'47" West, A Distance Of 478.13 Feet To The Northwest Corner Of Lot 7, VINSENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Therea Wesh The Woel Line OI Said Let 7, South 27:5147" West, A Distance Of 172, 10 Feet To The Let C. Cl.A. Guive Turning To The Laft With An Are Length Cd. 45:78 Feet, A Relice Of 30.00 Feet, A Chrold Beeting OI South 27:527" East, A Chical Length Of 41 AT Feet To A Point On The North Right Of Way Of Yollowies Drive;

Thanse With A Non-tergept Curve Turning To The Left With An Arc Length Of 47.1: Thanse With A Redus Of 30.00 Feet, A Chord Bearing Of North 67'5045' East, A Chord Length Of 42.4 Fract;

Theriba South 22/5/19" What, A Distance Of 170.07 Feet To The P.C. Or A Curve Turking To That Let With An Arc Length Or 47/12 Feet, A Redus Of 30:00 Feet, A Chard Searing of South 2018/31" Early A Chord Leagen Of 42/43 Feet To A Paint On The Marth Right of Way Of Vellowian Drive. Thence North 67'08'47" West, A Distance Of 727.02 Feet To The Northwest Corner Of Lot 10, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Therace With Sold North Right Of Way North 67"08'36" West, A Distance Of 120:00 Feet To A PCent:

Thence Leaving Sold North Right Of Vizy With A Non-targent Curve Turning To The Left With An Art Length Of 47, 12 Feet, A Radius Of 30 00 Feet, A Churd Beuring Of North 67'51'22' East, A Chord Length Of 42,43 Feet,

Thereas with The West Line Of Sald Left 18, South 0072557" East, A Distance Of 217.78 Feet To The Point Of Beginning, Having An Area Of 3117899 Square Feet, 71.46 Acres more or less. Thence North 22'51'20" East, A Distance Of 170.07 Peet To The Northeast Comar Of Lo 11, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE; Thence North 67'09'47" West, A Distance Of 708.02 Feet To The Northwest Corner Of Lot 13, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE:

Thence North 22°51'47" East, A Distance Of 170.01 Feet To The Northeast Corner Of Lot 9. WIRENOH RANIOH PROPERTIES THIRD DEVELOPMENT PHASE ONE:

Thence With Sald north Right Of Yvay, North 66'09'04' vivast, A Distance Of 118-86 Feet To A Point:

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Understandable District of Shoridan. The Master Pien is intended to provide an understandable and distinct commercial and mixed- use district within Shoridan.

The provisions of this Dobument, when in conflict, shall take precedence over all other exists ordinances, regulations, and standards except as specifically noted within this Document. The City of Sharidan Municipal Code continues to be applicable only to issues red contened herein.

Height eard Suits Standards
 Height go one exclude within this Massar Pluss will be subject to the specific height and bulk tandards set forth in this Massar Plum.

GENERAL PROVISIONS

Residence by the FL of Standards Number of Deal of Calciding Standards of Registration of this Number Plant contain most of this external and off for development within the Number Plants in NuMber Plant the Couldest Standards and Registration of the Massian Flat (Couple) agreement plants in NuMber Plants in Number of different contents of the Number of Plants in Number of Deal Couple Standards along at Counter of the Number of Plants in Number of Deal Couple Standards and the Number of Number of Plants in Number of Deal Counter (Number of Deal Couple Number of Number of Deal Couple Number of Number of Deal Couple Number of Deal Couple of Deal Couple Number of Deal Cou

Fuhra Systrom.
 Linux dur or swedsprein plars will be governed by these Guidelmac Standards and Bogulators, set the simpless of the Standard Mandepel Code in Amed 4 th size of the approach of this force Plant. This Mesor Plan will be award from future modifications to the Streeton Mandepel Code.

Troms and Definitions
in the commonly Accepted meanings and ass
more decided the Journal Shall take their commonly Accepted meanings and ass
more defined. In the event of copilists between muse definitions and those of the Sheeteen
furniqual Code, the Trams and Definitions of this Document shall lake precedence.

MASTER PLAN GOALS

 Balance of Uses. The Master Plan is to provide a fix of integrated uses that provide a balance of residential, commercial, retail, office, open space and parks. Larg Range Planning. The Intent of the Master Plan Is to provide a lang-range plan for the future that will encourage carefully planned and orchestrated development of high quality. Gateway/Entry to Sheriden. The Masker Plan is to provide an organized, understood, sky constent development that will function as an identifiable and gractous North entry to

e. Cominuity. The Master Plant is to provide for continuous and unimproupled entension to the North Main comidor, inclusifial Drive, and Sheridan's parks, open space, and traits systems.

Poppes and leads it is dealer from common information that is revented if for the alterning at swedgment within Newsor Bearin Propert. The proposed of this Maker's Plan is to produce for exceptional the revented from the Common States of Expulsions to be used in property a sew opinional cooled in the Mercen Bearin Phase I. Area Restrictions. Areas occupied by drainage channels down, cliffs, estaments and lend stees with globals in excess of exc percent shall not corepromise more than fits partent the required open space area. Settences
 Settences
 For very challeng parroing areas shall include specific setback standards. The satisfacts enablished a spart of this flaster Plan take precedency over all other codes ordinareas, regulations and standards including the Sherican Manilogic Codes. Drainage: Open space areas that inducte drainage areas shall preserve historic drainage channels and/or provide water for land scaped seess.

6. Länkis on Lot Coverage The Mares Use have include specialic residential to Lowerage standards. The the coverage standards obtaination in this Marser Plan lake precedence over all other codes, ordinance, regulations and standards, including the Sheritian Managerii Code.

7. Signs.
Sign Standards for the Weer'd Remot Proce I will be established as perfort in Medical Plan. All Sign Standards for the Weer'd Remot Plane I shall conflict what he dily of Standard Municipal Code.
Lightat, Winterbarts and materials shall be submitted for review as part of all future determinants published.

Building Height
 Building Height will be measured as follows:

 Structure height (not including buildings) is measured from the average of finished grade of each support of the structure to the highest point of the encyupe. Budding height is mostissated from the aviolage of inhafted grade at the opinior of all walls,
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COMMUNITY VISION Atonch Rench Annexati

NOTE: INTENDED USES: Other uses that meet the general intent of this section may be considered if they must all other requirements.

GENERAL MASTER PLAN ORITERIA

Albowati Uses
 Euron of the full defined perming ereas shall include a list of permitted, conditional, limited and acceptancy uses unique to that planning area.

Defined Planning Areas
 M.U. Mixed Use
 b. L1: Ught Industrial
 c. OS. Parka & Open Space
d. C - Continential

 Dadication & Essements: All own spaces and restraint areas shall be designed to the City of Sheriden or paced in a parmanent easement that products to use for anything other than approximatel recreational, or open space uses. 	 Configuration The open space area and lendscraing shall be configured in such a way as to profest invanisat from public conductor of reconstronal areas. Open space shall fulfair edding uses to nelp ensure compatibility with future devolutional. 	4. Open Space The Common Open Space provided within the Whench Rarrah Phase I is not way than 17% of the goods and also, and is in complained with the standards sat facility in the City of Shandan Municipal Code Cateway Ordinance.	Availing the processory of the deathing and a state of the processor in the processor in the processor of the control of the c
and recreational areas shall be dedicated to remain that precludes its use for anything a uses.	andscaping shall be configured in such arway readional areas. Open space shall fulfor are development.	ternch Ranch Phase I is not less than 17% of standards set forth in the City of Sheridan	or species of ways of the funding of an object of the funding and formal of the funding and object of the City of Sheridan Municipal Code standards.

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REVISED MASTER PLAN PHASE TWO

PARCEL FOUR AMENDMENTS WRENCH RANCH PROPERTIES



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REVISED MASTER PLAN PHASE TWO WRENCH RANCH PROPERTIES PARCEL FOUR AMENDMENTS	C. ACCESCORY USES Accessory structures are afferhed as any building or use which is an excellent a process, and a principal public or use an accessory structures are afferhed as any building or use an accessory structures are accessory as the principal public of the principal building or use an accessory structures are accessory as the principal building or use an accessory as a principal building or use an accessory and accessory
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