



**CITY OF SHERIDAN
RESOLUTION 37-23**

A RESOLUTION approving an amendment to the Wrench Ranch Master Plan for the property located at 910 Remington Court, Sheridan, Wyoming more particularly defined as WRENCH RANCH HILLS PHASE 1 BLOCK 2 LOT 1 (TOTAL ACRES = 2.07), hereinafter "The Property".

WHEREAS, The Property is located in the Wrench Ranch Hill – Phase 1 designated for light industrial; and

WHEREAS, the adopted Master Plan limits exterior wall materials to no more than 15% corrugated Metal; and

WHEREAS, the applicants, Phoenix Ltd. Partnership and Taylor Wendtland, hereinafter "Applicants" have requested that the City grant an amendment to the Wrench Ranch Master Plan to allow the exterior walls to have no more than 75% corrugated Metal; and

WHEREAS, City of Sheridan Ordinance Appendix B Article 806.8(C) allows for the City Governing Body approve Major Amendments to the PUD Master Plan.

BE IT RESOLVED BY THE CITY OF SHERIDAN GOVERNING BODY:

1. City of Governing Body findings:

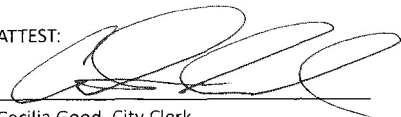
- a. The Applicants have submitted a letter for support for the amendment from John E. Rice & Sons, Inc., the developer of the Wrench Ranch.
- b. The proposed amendment is not contrary to the intent of the Wrench Ranch Master Plan.
- c. The proposed metal and exterior, described below, are of equal or better material that what is accomplished under the strict application of the Wrench Ranch Master Plan.
 - i. Exterior Walls -PLP Prime AZ50 coating with Mineral Color,
 - ii. Waiscot – Novabrik with Charcoal color, and
 - iii. Roof/Trim/Stripes on walls – PLP Prime AZ50 coating with Black color
- d. The proposed amendment does not violate the spirit and intent of the Wrench Ranch Master Plan.
- e. The proposed amendment will not adversely affect the rights of other property owners in a material matter.

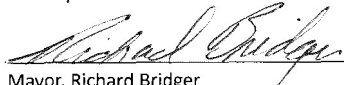
2. Amendment

- a. The Wrench Ranch Master Plan, Section I-U(7)(d)(IV) is hereby amended to allow the property located at 910 Remington Court, Sheridan, Wyoming, to construct exterior walls of up to 75% as follows:
 - i. Exterior Walls -PLP Prime AZ50 coating with Mineral Color,
 - ii. Waiscot – Novabrik with Charcoal color, and
 - iii. Roof/Trim/Stripes on walls – PLP Prime AZ50 coating with Black color

PASSED, APPROVED and ADOPTED this 5th day of July, 2023.

ATTEST:


Cecilia Good, City Clerk


Mayor, Richard Bridger



STATE OF WYOMING)
) §5
COUNTY OF SHERIDAN)

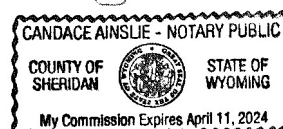
The foregoing Resolution was acknowledged before me by THE MAYOR OF SHERIDAN, RICHARD BRIDGER this

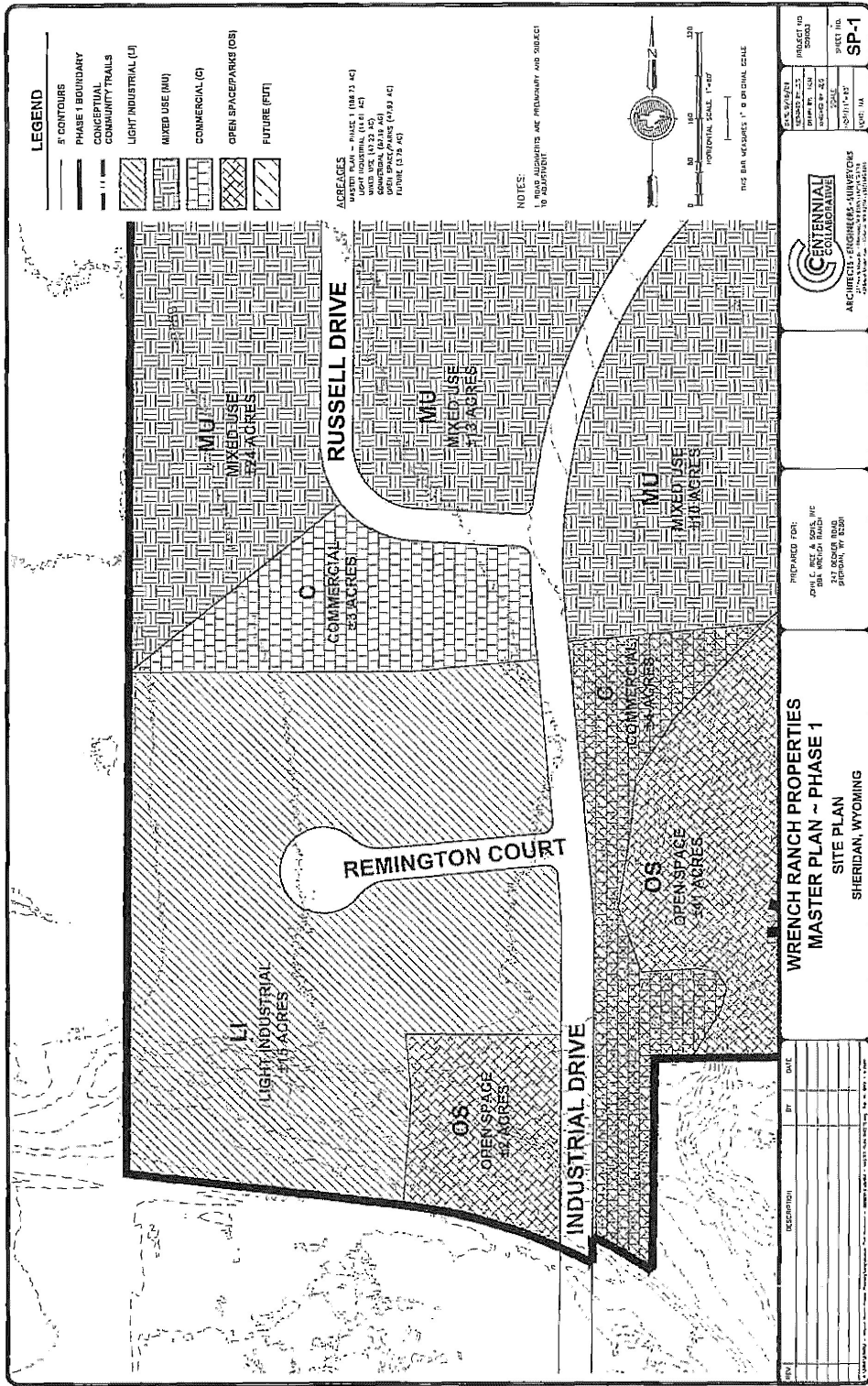
5th day of July, 2023.

WITNESS my hand and official seal.


Notary Public

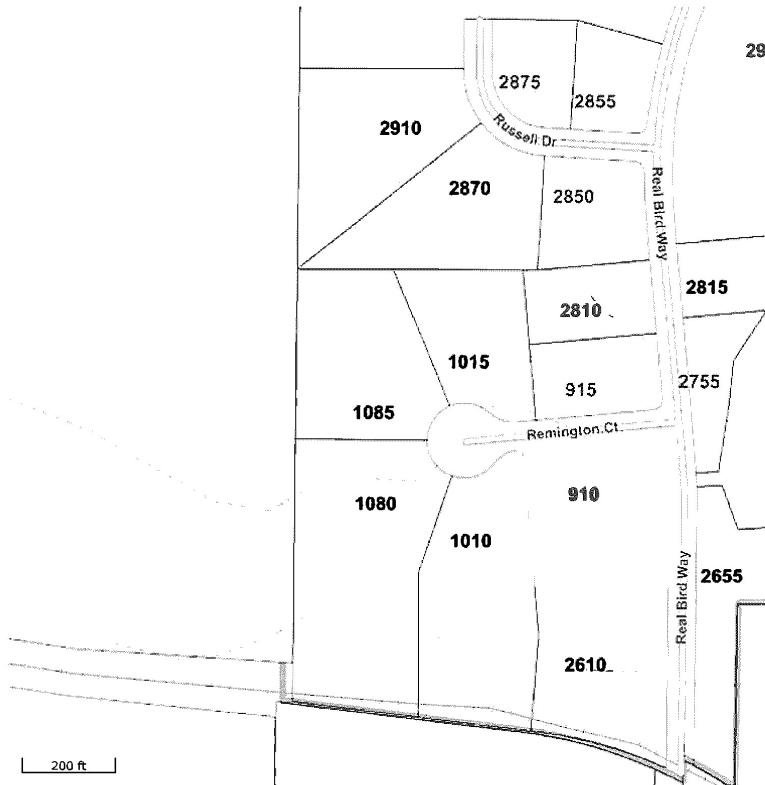
My commission expires: 4/11/24







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FEES: \$39.00 PK RESOLUTION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



29' 1 Parcel [Zoom to parcel](#)

- Parcel: 56841532100425
- Account: R0028644
- [Property Detail](#)
- Tax ID: 0000032531 [Property Taxes](#)
- Subdiv: W-64
- Lot: 1
- Name: PHOENIX LIMITED PARTNERSHIP, THE
- Mail Addr: PO BOX 5086
- Mail Addr: SHERIDAN, WY 82801-1386
- St Addr: 910 REMINGTON CT
- Deed: WD , 03/03/2023
- Reception No: 2023-784319
- Location: WRENCH RANCH HILLS PHASE 1 BLOCK 2 LOT 1 (TOTAL ACRES = 2.07) ... [\(more\)](#)
- Type: Com Vacant Land
- Acres: 2.0700 acres

Lat / Lon N: 44.82620°, W: 106.97055°
NAD83 UTM Zone 13 X: 344222,
Y: 4965533
NAD83 Wyoming East Central USft
N: 1904903, E: 1406457



Basil



Roma



Sumatra



Choose CentralGuard for the best protection
and a lifetime warranty

Panel-Loc Plus

Prime AZ50 Texture

Color Selection Tool



SMP WITH TEXTURE



SHERWIN-WILLIAMS.
Coil Coatings



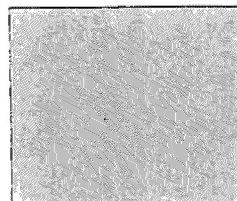
Panel-Loc Plus™ - PRIME 29 ga.



Larger lead times may apply. Texture panels must be installed in the same direction. See directional arrows or stickers provided on your panels. Color variation between orders is normal and not cause for rejection. Colors on this chart are close representations of actual metal color, limited by painting and viewing conditions. Color matching is optimized for outdoor viewing.

CHRT_Cleary/TEXTURE_221025

Linen



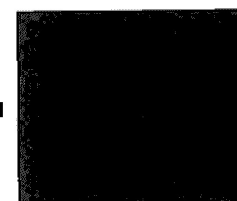
Suede



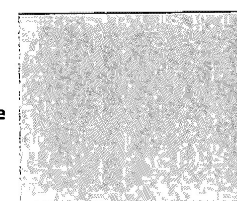
Sienna



Onyx



Mineral



Granite

Smokey Quartz



Cream



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Upgrade to Texture for a new depth of color and added durability.

The granular finish of SMP with Texture combines a matte appearance with shimmering tones to provide a depth of color never before seen on traditional metal panels.

Plus, our Texture finish features the Central Guard® paint system, our specific combination of everything that goes into making the highest-quality metal panels. It is a guarantee that you have the best protection and a lifetime paint warranty.

Choose Texture for a look similar to traditional shingles with the benefits of a metal roof.

- Mimics the texture of shingles.
- Reduces glossiness and glare often associated with metal roofing.
- More scratch resistant.
- More slip resistant during installation.
- 29 ga. panels.
- 26 ga. matching trim.

PRIME-AZ50 CentralGuard

LONG LASTING FINISH

	LIFETIME
Paint Warranty	
Paint Thickness	1.0 mil
Fade Warranty	30-YEAR
Advanced Fade Protection	YES
Chalking	30-YEAR

RUST BLOCKING

Advanced Rust Blocking	YES
Perforation Warranty	20-YEAR
Substrate Thickness	1.53 mil
Substrate Coating	AZ50 Galvalume

DENT RESISTANCE

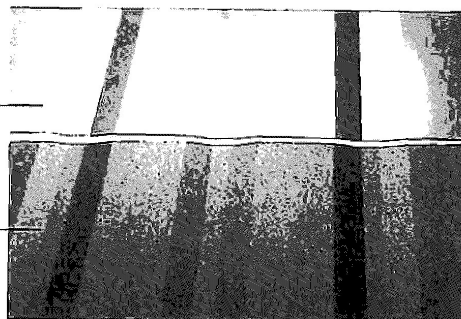
Advanced Dent Resistance	YES
Structural Grade Steel	100,000 PSI* NOMINAL
Steel Gauge	29 ga.

*Per ASTM 792 with industry tolerances.

Panel-Loc Plus features UL2218 approval for impact resistance and may qualify for a homeowners insurance discount. See your local insurance agent for qualifications.

Traditional SMP
Xanadu

SMP with Texture
Mineral



Notice how the light reflects off our traditional smooth finish creating a glare, but the Texture finish breaks up the light to give a deeper, richer color.

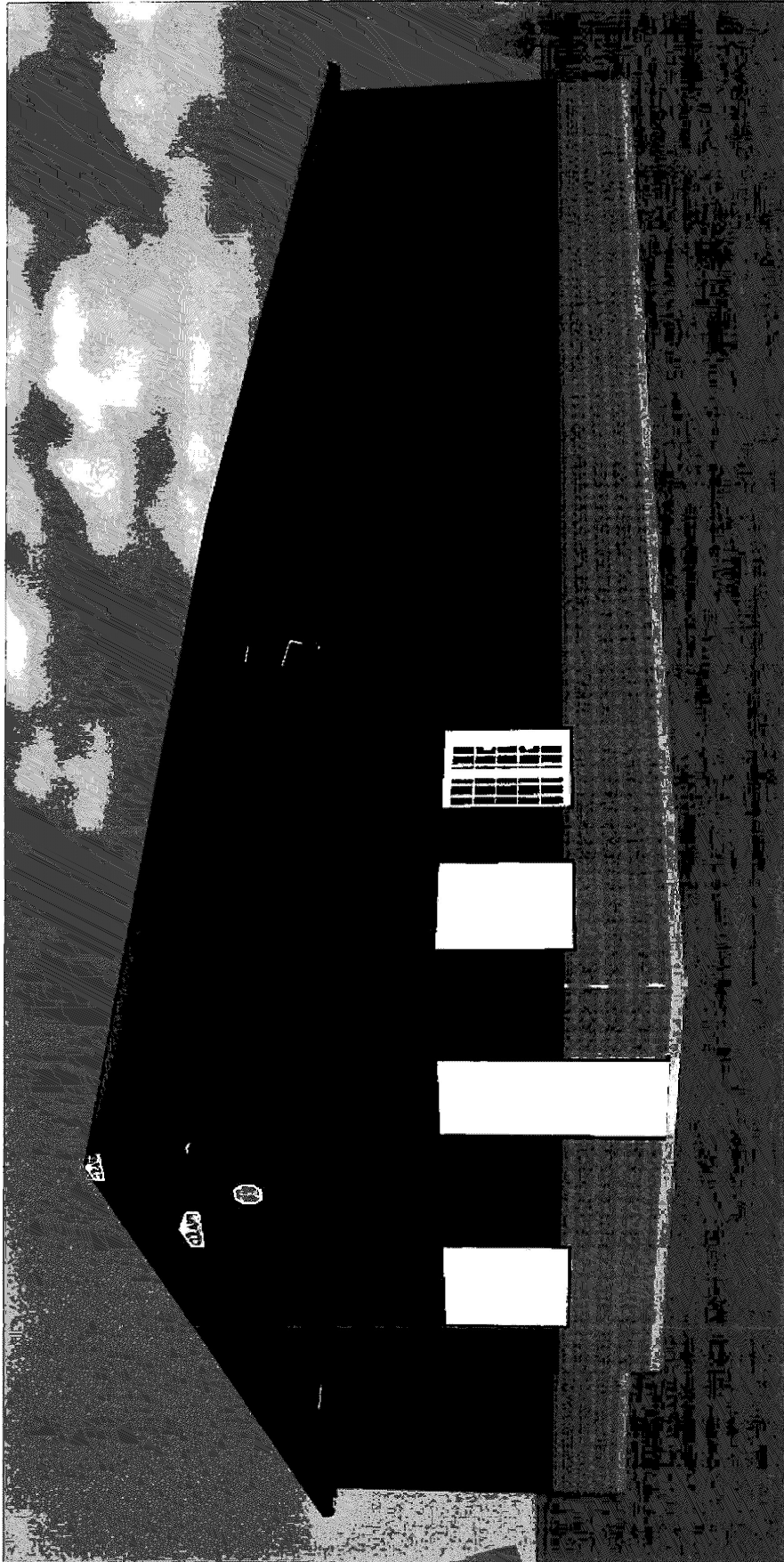


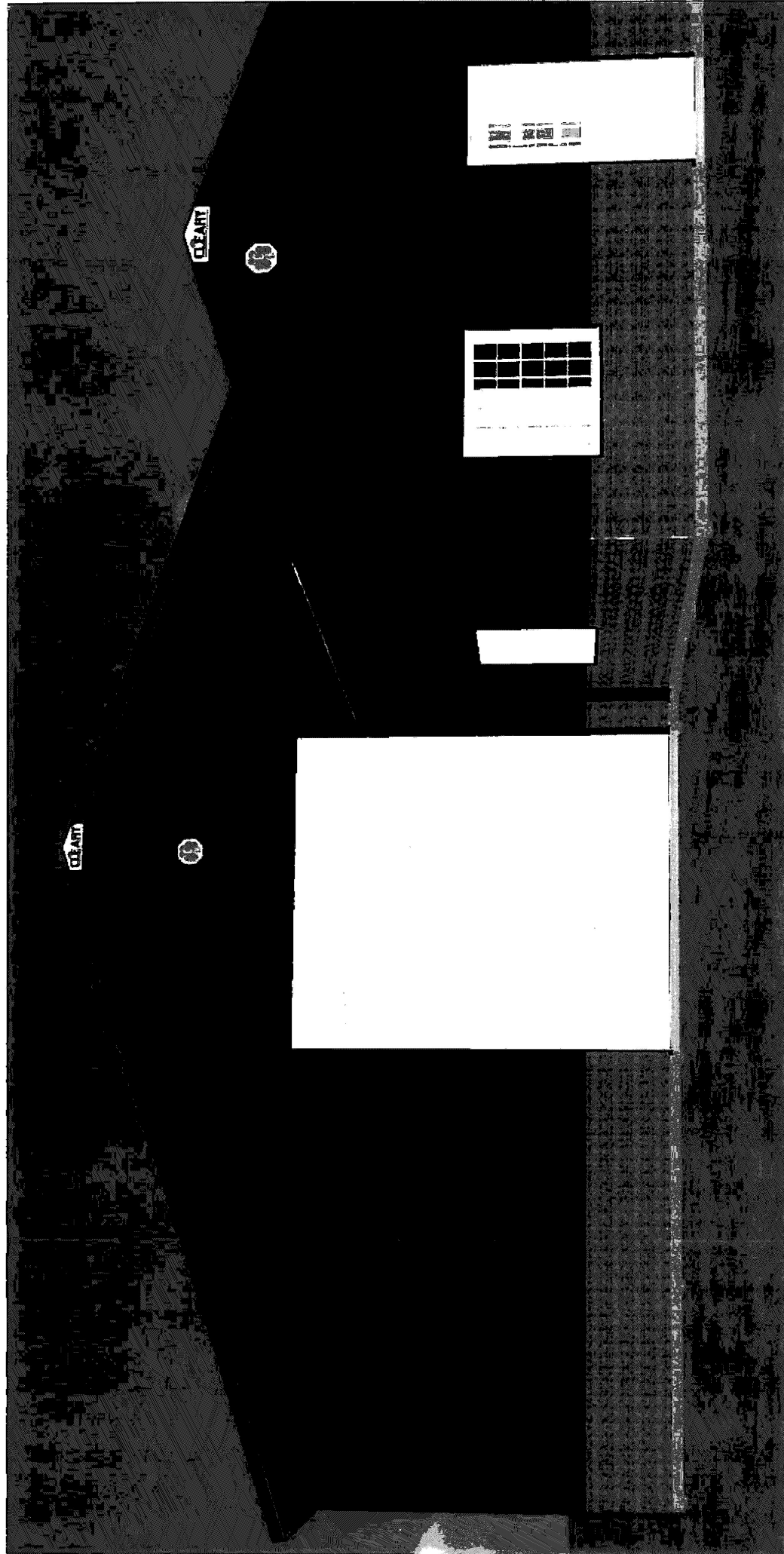
built with pride before the  is applied®

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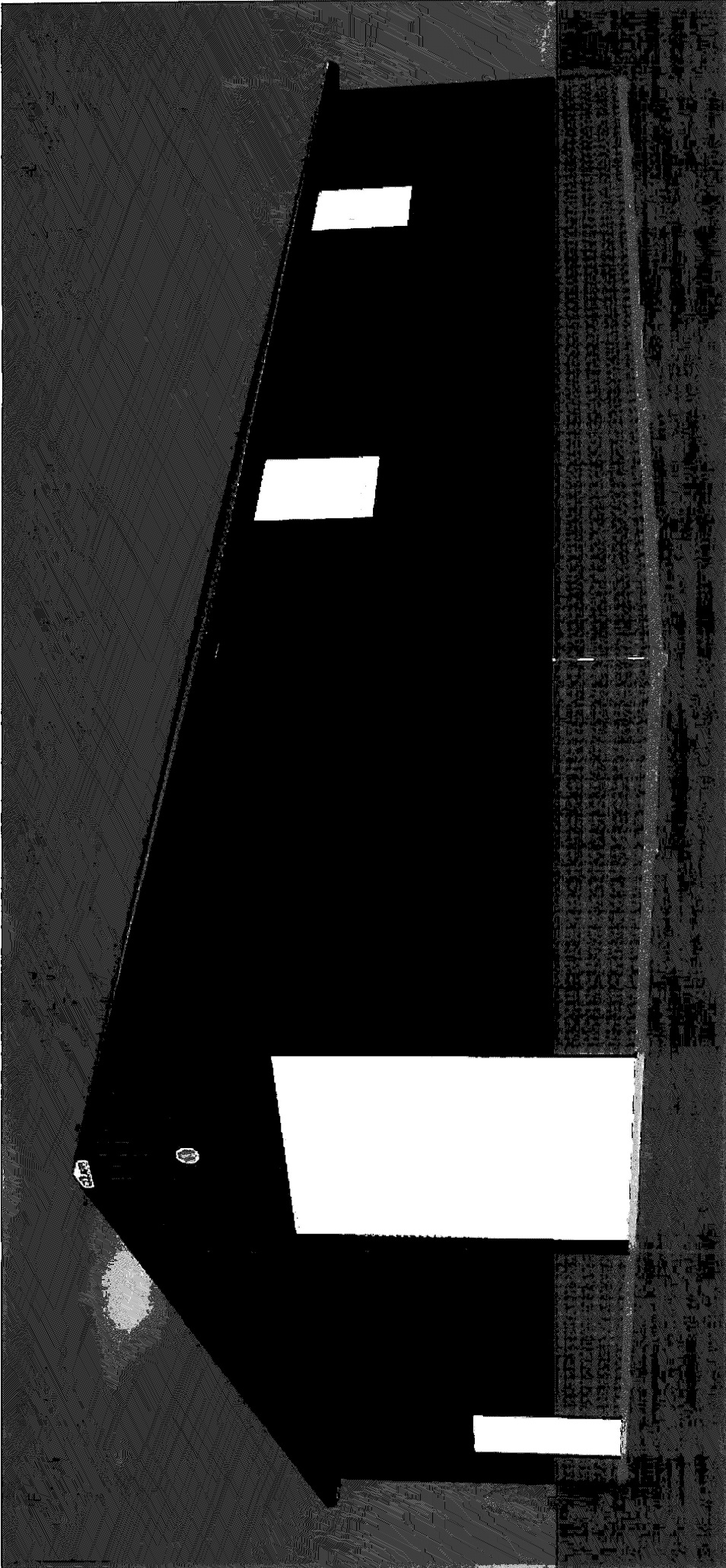


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June 22, 2023

City of Sheridan
Attn: Mr. Hans Mercer, City Engineer
55 Grinnell Plaza
Sheridan, WY 82801

Re: John E. Rice & Sons, Inc. support Phoenix Ltd. Partnership/Wendtland request for administrative variance of Wrench Ranch Masterplan I – LU-5 exterior building requirement.

Dear Mr. Mercer:

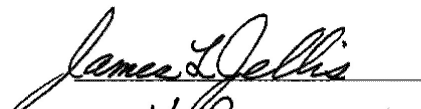
On behalf of John E. Rice & Sons, Inc., I am providing this letter to express our support for the pending request of the Phoenix Ltd. Partnership and Taylor Wendtland to vary the LU-5 exterior building material requirements for Phoenix's Remington Court lot. After reviewing Mr. Wendtland's proposal, John E. Rice & Sons, Inc. would support construction of the proposed CNC job shop building in that specific L-1 zone of the Wrench Ranch Masterplan I area using the Cleary design set out in the enclosed diagrams and textured steel color sheet in the following colors:

Exterior Walls - PLP Prime AZ50 coating with Mineral color
Wainscot - Novabrik with Charcoal color
Roof/Trim/Stripes on walls- PLP Prime AZ50 coating with Black color

We would consider this particular design for the proposed building of this relatively small size to be consistent with the intent for the way such buildings should look in this zone of that part of the Wrench Ranch development.

Thank you.

John E. Rice & Sons, Inc.


Title: *V.P.*

Enclosures