

ORDINANCE NO. 2084

AN ORDINANCE annexing the East Ridge Industrial Park Addition, Phase II to the City of Sheridan, \pm 6.95 acres, situated in the NW1/4SW1/4 of Section 25, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, zoning said addition as an M-1 Industrial District, and subdividing the property into four (4) lots (see Exhibit 'A', attached).

WHEREAS William and Donna Garland, Patricia J. Brogan, and Colleen Brogan owners thereof, have petitioned to the City of Sheridan in writing for the annexation of the following described land to the City of Sheridan as an addition to the City of Sheridan, and the Planning Commission has recommended the annexation, zoning thereof as an M-1 Industrial District, and the subdivision thereof into four (4) lots; and

WHEREAS the Sheridan City Clerk has certified that all petition documents are complete; and

WHEREAS the petition has also been reviewed for compliance with Sheridan City Code Appendix B (Subdivision Regulations), and

WHEREAS the Planning Commission of the City of Sheridan has recommended to the City Council that said addition be annexed to the City, that the same be zoned M-1 Industrial District, and that it be subdivided into four (4) lots; with the following conditions:

1. Prior to final acceptance of the subdivision, a design analysis that meets the City of Sheridan Storm Drainage Design Criteria shall be submitted and approved for the channel design and riprap size and boundaries for each of the point source outlets.
2. The required emergency vehicle access easement & road, signage, and new hydrant location as depicted in Exhibit 'B', attached, will be provided/constructed within 60 days of the recording of the Final Plat; and

That the requested variance to allow an access spacing distance of two hundred forty three point four feet (243.40') on KROE Lane from East Ridge Road as depicted in Exhibit 'C' attached be approved, and

WHEREAS the City Council after a public hearing thereon has determined the annexation of said addition, which is adjacent to the City, the zoning thereof as an M-1 Industrial District, and the subdivision thereof into four (4) lots would protect the health, safety, and welfare of the persons and property both within the City and in the area to be annexed; and that the urban development of the area would constitute a natural, geographical, economic and social part of the City, and a logical and feasible addition thereto which could be reasonably furnished with all necessary municipal services; now THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN:

Section 1. That the addition currently described as follows is hereby annexed into the City of Sheridan, and is zoned and subdivided with the following conditions to wit:

1. Prior to final acceptance of the subdivision, a design analysis that meets the City of Sheridan Storm Drainage Design Criteria shall be submitted and approved for the channel design and riprap size and boundaries for each of the point source outlets.
2. The required emergency vehicle access easement, signage, and new hydrant location as depicted in Exhibit 'B', attached, will be provided within 60 days of the recording of the approval of the Final Plat by City Council; and

That the requested variance to allow an access spacing distance of two hundred forty three point four feet (243.40') on KROE Lane from East Ridge Road as depicted in Exhibit 'C' attached be approved, and

The East Ridge Industrial Addition, Phase II, to the City of Sheridan

NW1/4SW1/4 Section 25, Township 56, Range 84 West, being a replat of Tract 2 of the Anderson Minor Subdivision, Sheridan County Wyoming.

Being 6.95 acres more or less.

Section 2. ZONING. That following the annexation exhibit showing the East Ridge Industrial Park Addition, Phase II attached hereto as Exhibit A, all Lots within the addition to the City of Sheridan shall be zoned M-1 Industrial.

Section 3. FINDINGS. That the City Council resolves and makes the following findings in accordance with Wyoming State Statute 15-1-402:

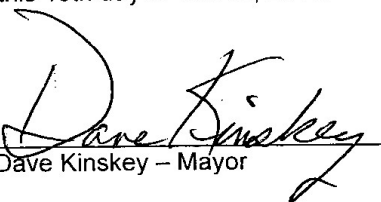
- (i.) An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;
- (ii) The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town;
- (iii) The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed;
- (iv) The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407;
- (v) If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410; and
- (vi) The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

Section 4. GENERAL AGREEMENT. The petitioner shall comply in all aspects with the installation of infrastructure detailed in the general agreement as pertains to the installation of public infrastructure, or be held in default of that agreement and subject to the penalties therein described.

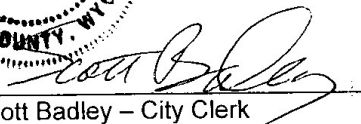
Section 5. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 6. EFFECTIVE DATE. That this ordinance shall be in full force and effect immediately upon its passage and publication as by law provided.

PASSED, APPROVED, AND ADOPTED this 15th day of March, 2010.

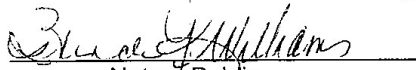

Dave Kinskey – Mayor



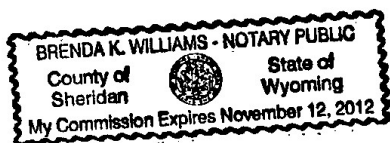

Scott Badley – City Clerk

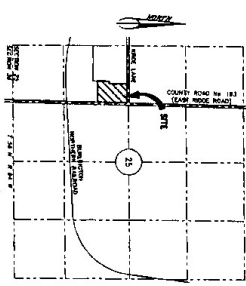
State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this 13th day of
April, 2010 by Dave Kinskey and Scott Badley


Notary Public

My commission expires 11/12/2012



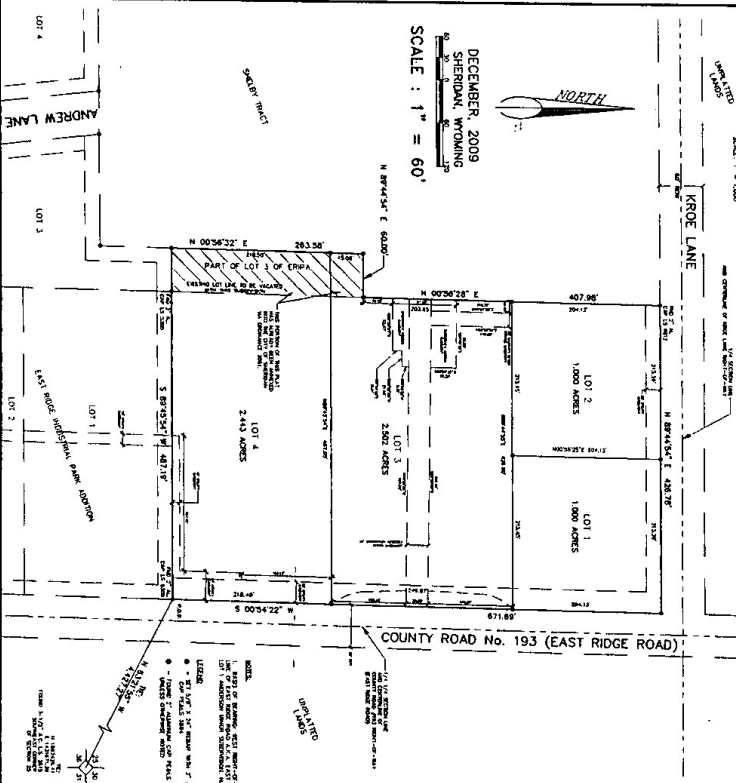


**FINAL PLAT OF
EAST RIDGE INDUSTRIAL PARK ADDITION
TO THE CITY OF SHERIDAN, PHASE II**
BEING A SUBDIVISION OF LOT 1 OF ANDERSON MINOR SUBDIVISION No. 2
AND A PORTION OF LOT 3 OF EAST RIDGE INDUSTRIAL PARK ADDITION, No. 2
LOCATED IN NW1/4SW1/4 SECTION 25, TOWNSHIP 25 NORTH, RANGE 84 WEST, 6TH P.M.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
LOT ACREAGE = 0.945 ACES
TOTAL NO. OF LOTS = 4

PREPARED FOR: EAST RIDGE INDUSTRIAL PARK, L.L.C.
WILLIAM & DONNA GARLAND
78 EAST RIDGE ROAD
SHERIDAN, WYOMING 82801

PREPARED BY: SANDERSON
STEWART

DECEMBER, 2009
SHERIDAN, WYOMING
SCALE: 1" = 60'



DECLARATION OF SHERIDAN
I, Mayor, a member of the governing body of the City of Sheridan, Wyoming, do hereby certify that the above described land is located within the boundaries of the City of Sheridan, Wyoming, and that the same is being subdivided for the purpose of creating an industrial park. The subdivision is being created in accordance with the provisions of the Wyoming Subdivision Map Act, Chapter 10-2, Wyoming Statutes.

DECLARATION OF SHERIDAN
I, Mayor, a member of the governing body of the City of Sheridan, Wyoming, do hereby certify that the above described land is located within the boundaries of the City of Sheridan, Wyoming, and that the same is being subdivided for the purpose of creating an industrial park. The subdivision is being created in accordance with the provisions of the Wyoming Subdivision Map Act, Chapter 10-2, Wyoming Statutes.

DECLARATION OF SHERIDAN
I, Mayor, a member of the governing body of the City of Sheridan, Wyoming, do hereby certify that the above described land is located within the boundaries of the City of Sheridan, Wyoming, and that the same is being subdivided for the purpose of creating an industrial park. The subdivision is being created in accordance with the provisions of the Wyoming Subdivision Map Act, Chapter 10-2, Wyoming Statutes.

COPIES OF SUBDIVISION

ONE COPY OF THIS DECLARATION, with the subdivision map, shall be filed for record in the office of the County Clerk of Sheridan County, Wyoming, and one copy shall be filed for record in the office of the County Clerk of the City of Sheridan, Wyoming. The County Clerk of Sheridan County, Wyoming, shall also file a copy of this declaration with the Wyoming State Office of the Department of Transportation, and the County Clerk of the City of Sheridan, Wyoming, shall also file a copy of this declaration with the Wyoming State Office of the Department of Transportation.

ONE COPY OF THIS DECLARATION, with the subdivision map, shall be filed for record in the office of the County Clerk of Sheridan County, Wyoming, and one copy shall be filed for record in the office of the County Clerk of the City of Sheridan, Wyoming. The County Clerk of Sheridan County, Wyoming, shall also file a copy of this declaration with the Wyoming State Office of the Department of Transportation, and the County Clerk of the City of Sheridan, Wyoming, shall also file a copy of this declaration with the Wyoming State Office of the Department of Transportation.

-Exhibit B

