

SHERIDAN LINKS PUD / ANNEXATION

SHERIDAN, WYOMING

CONCEPTUAL DESIGN / ANNEXATION REPORT

MAY 29, 2013



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CERTIFICATE OF ENGINEER

State of Wyoming)
)ss
County of Sheridan)

I, Ryan R. Christensen, do hereby certify that
this Report was prepared by me, or under my
direct supervision.

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1.0 Introduction

Sheridan Links, LLC (hereafter referred to as the Owner), through coordination with the City of Sheridan and assistance from Ridgepoint Consulting, intends to create a Planned Unit Development (PUD) for the ±57-acre former Sheridan Country Club property recently purchased on the western edge of Sheridan, Wyoming. It is also their intent for this property to be annexed into the Sheridan City Limits. The ultimate goal for the Owner, through these processes, is to subdivide the property as follows:

- ±5 acres within the northern section of the property in one parcel, owned by Grace Anglican Church (herein the “Church”), also known as the Grace Anglican Phase
- ±9 acres within the mid-section of the property, in four parcels, for future clustered patio homes or similar-density units, also known as the Sheridan Links Phase
- ±43 acres within the southern section of the property, lightly developed for single-family residences on fifteen large, estate-sized lots (most of which are planned to be ±2 acres), also known as the Old Course Phase; this acreage would also include the following:
 - A buffer area along the #8 fairway of the old golf course – four parcels offered for individual neighbors’ ownership
 - A buffer area along the #4 fairway of the old golf course – eight parcels offered for individual neighbors’ open-space easement and / or fee ownership

The Sheridan Country Club was originally established in 1920, but ceased operations in 2011 after the property was foreclosed upon. The property was owned by the foreclosing bank and not regularly watered or maintained, leaving the grounds in a state of disrepair. Owner purchased the property with the intent of rehabilitating and preserving as much of the grounds as financially possible.

The ±5-acre property that is now owned by the Church was historically the location of the Country Club clubhouse, pro shop and maintenance / storage sheds. These existing buildings are now being utilized by the Church. A portion of this area, as well as the ±9-acre and ±43-acre areas, have historically served as a 9-hole golf course, where trees have lined the fairways. One of the Owner’s ultimate goals as part of this PUD is to maintain and rehabilitate as much of this historical open feel as possible by incorporating abundant open space and buffer zones, while also maintaining as many of the existing irrigated areas and mature trees as possible. Further, it is the Owner’s intent to utilize as many as four of the existing fairways within the estate-sized lot area for landscaped open space and golf play for future residents, as well as to develop a private roadway to serve residents within this portion of the PUD. Incorporating these ideas should allow the PUD to accomplish a unique “preserve” feel.

Processes for properly creating the PUD, as well as the annexation, will follow the guidelines for such processes as set forth in the City of Sheridan Developer’s Handbook, Version 1.1, dated

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December 2008. The City of Sheridan Subdivision Regulations will also be followed for the required application procedures, which are located in Appendix B of the Sheridan Municipal Code. It is the intent of the Owner that the PUD and annexation processes will occur concurrently, with the completion goal of both processes being on or about July 1, 2013.

2.0 Civil Engineer's Scope of Services

For reference, the following presents the Civil Engineer's Scope of Services for the project:

- Visit the property to further familiarize ourselves with the project location
 - Note physical features
 - Note natural drainage direction(s) and means of conveyance
 - Note any downstream drainage structures
 - Note any existing utilities present, above- and below-ground
 - Note any nearby wetlands
 - Note land types, existing surfacing, existing structures, etc. adjacent to the property
- Photograph the property
- Coordinate with a licensed land surveyor for development of a field survey of the following items:
 - Existing above- and below-ground utilities
 - Existing sprinkler heads, where possible
 - Key areas where survey-grade topographic information is required (such as within proposed roadway locations)
 - 1" City of Sheridan contours, in combination with this survey-grade topography, will be utilized for preliminary grading and drainage calculations
 - Exterior property line boundary (monuments will be set or re-established on the boundary)
 - Any existing utility easements that may impact the property
- Develop proposed interior lot lines (in CAD and paper format) through coordination with the Owner, keeping in mind items such as existing and proposed utilities, existing easements, required open spaces, etc.
- Coordinate with the surveyor for preparing the PUD plat (in CAD and paper format), utilizing the Civil Engineer's CAD file of the proposed interior lot lines

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- Obtain City of Sheridan aerial photography, to be used as a background within the CAD files for the project
- Attend any required meetings with the Owner and City of Sheridan staff during the PUD and annexation processes

3.0 Existing Features within the Project Limits

3.1 Key Observations

Photographs within the project limits, as well as field notes, were taken on January 18 and January 23, 2013 in order to gain some insight as to the existing features. Fortunately, these particular days happened to fall within a timeframe when Sheridan was experiencing mild weather, therefore much of the property had bare ground that allowed many of the existing features to be seen. The following are some key observations made during these project visits, as well as several photographs showing some of the existing features:

- The property is bordered as follows:
 - On its northern side by West 5th Street
 - On its western and southern sides by the Cloud Peak Ranch Subdivision
 - On its eastern side by the Country Club Addition Subdivision and the Country Club Estates Subdivision
- In general, the topography within the southern section of the property (where the proposed estate lots are planned to be located) decreases in elevation from its southwest corner to its northeast corner
- A retention pond exists within the southern section of the property
- In general, the topography within the mid-section of the property (where the proposed clustered patio homes are planned to be located) also decreases in elevation from its southwest corner to its northeast corner
- A retention pond exists within the mid-section of the property
- In general, the topography within the northern section of the property (the area owned by the Church) decreases in elevation from west to east
- A stand of cattails exists on the neighboring property to the west of the project limits, running in a north-south direction along the old #2 fairway
 - Moist areas have historically appeared within the lower-lying areas of the old #2 fairway, indicating a high groundwater table
- A telephone junction box and an electrical transformer exist at the southeast corner of the project limits

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- Several telephone junction boxes exist along the eastern property boundary of the mid-section of the property
- A telephone junction box and an electrical transformer exist at the northeast corner of the Church property
- An irrigation channel traverses the property from the southwest to the northeast, conveying irrigation water
 - Upstream of the property, the irrigation water travels through a reinforced concrete pipe (RCP) under Mydland Road (which is to the west of the project limits) then continues to the east in the channel
 - The channel alignment turns and heads south along the outside of the property line (through a stand of cattails that exists on the neighboring property)
 - The irrigation water is then collected into an inlet / drainage pipe system along the property line and ultimately daylights in a channel again within the property, emptying into the southern retention pond
 - The channel continues out of the northwest corner of this retention pond and conveys irrigation water northwest, up to the edge of the old #7 fairway, where it is then piped under the fairway in a southwest to northeast direction
 - From this point, the irrigation water continues in a northerly direction through the channel (and several short drainage pipes where the channel passes under golf cart paths, etc.), eventually emptying into the northern retention pond within the property
- Visible pipes within the irrigation channel are corrugated metal pipe (CMP)
- Manholes exist in various locations along the irrigation channel throughout the project limits, which appear to be connected to the irrigation channel system
- An irrigation control structure at the downstream end of the northern retention pond conveys the irrigation water off-site to the east
- An irrigation pump house exists on the east side of the southern retention pond; this pump house feeds water from this retention pond into the underground pipes for the old golf course's irrigation system
- Several other storm drainage pipes that pass under Mydland Road convey storm water toward the project limits through drainage swales and drainage pipes
 - A reinforced concrete, double box culvert that is west of the southern section of the property conveys storm water to the east in a drainage swale toward the property; this drainage ultimately collects into a short pipe network that outfalls into the irrigation channel mentioned previously
 - Two RCP storm drainage pipes serve as drains from the storm water detention pond on the southeast side of the Wyoming DEQ building (the

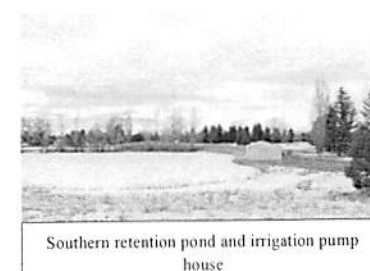
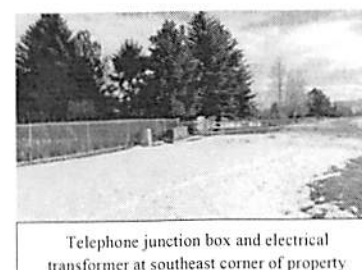
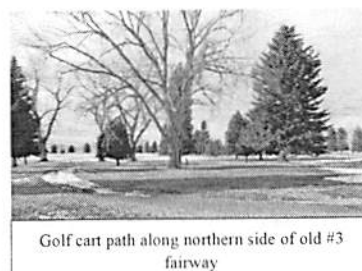
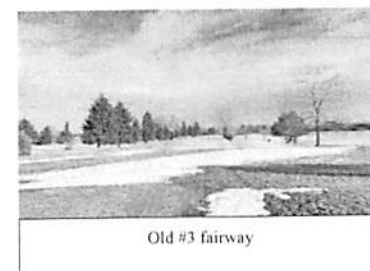
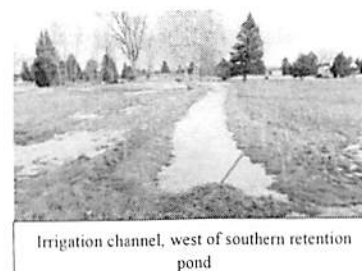
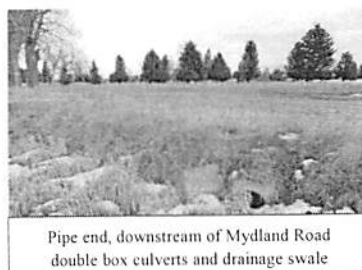
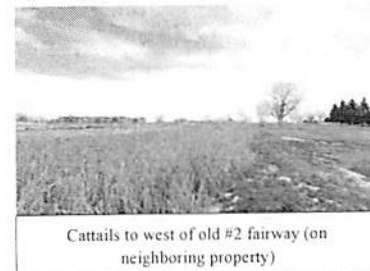
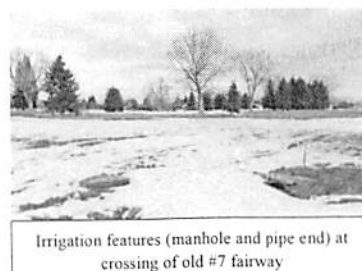
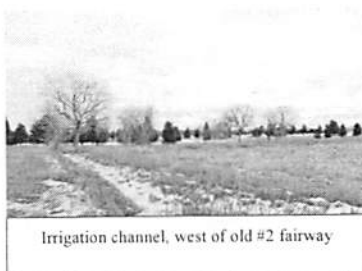
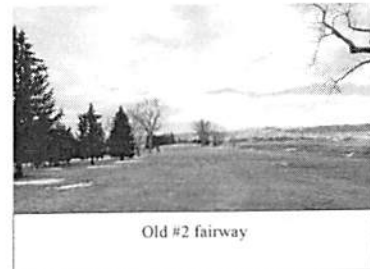
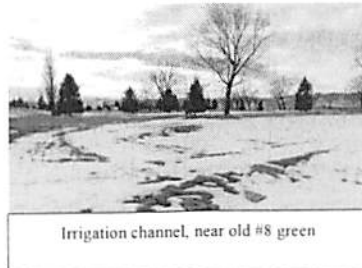
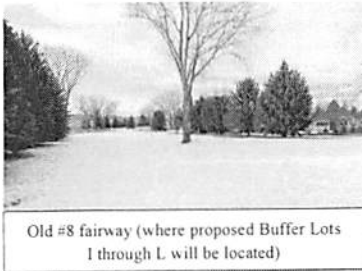
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old Rockwell Petroleum building), on the west side of Mydland Road; one of these pipes is connected to the main outlet structure for the pond, where the other serves as an overflow pipe for the pond; both pipes convey storm water under Mydland Road, the main outlet structure pipe emptying into another small storm water detention pond on the east side of Mydland Road and the overflow pipe emptying into a drainage swale on the east side of Mydland Road; an outlet structure at the downstream end of the detention pond on the east side of Mydland Road empties into a pipe that crosses the old #1 and #9 fairways within the project limits, ultimately outfalling into the northern retention pond; the drainage swale that the overflow pipe empties into conveys storm water toward the property, where it ultimately collects into an inlet along the property line; this inlet empties into a pipe that also outfalls into the northern retention pond

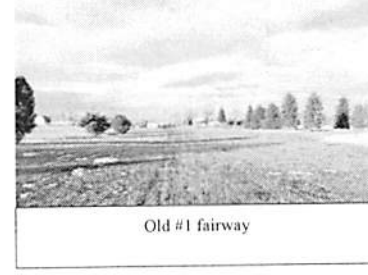
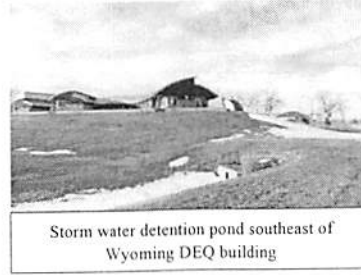
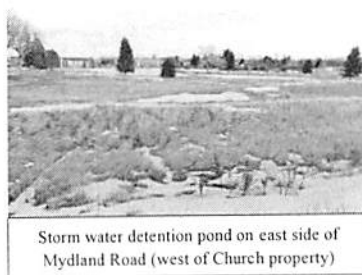
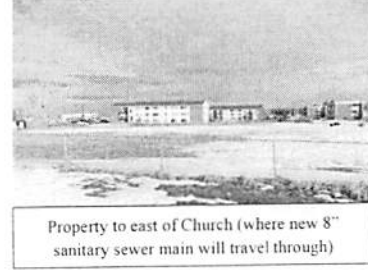
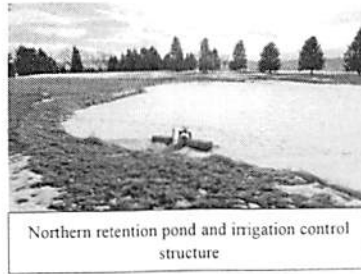
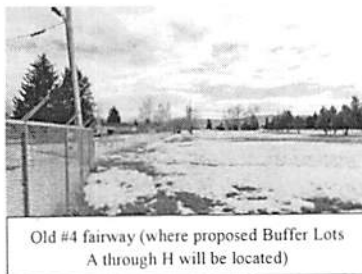
- Another drainage pipe to the east of the Wyoming DEQ building collects storm water from a drainage swale adjacent to the building and conveys it to the east side of Mydland Road, to the small storm water detention pond mentioned previously
- There is a gravel-surfaced golf cart path that extends from the east side of Mydland Road to the mid-section the property
- There are gravel-surfaced golf cart paths within the project limits
- There is a bathroom at the southeast corner of the property, along the old #3 and #4 fairways
 - Water service for this building is assumed to be provided by a tap from either the existing 10" or 16" City of Sheridan water mains, which are located to the north of this building
 - A water meter pit was identified along the western side of the old #4 fairway, to the east of the southern retention pond, which is assumed to be the point of connection for the water service to the bathroom
 - A septic system provides sanitary sewer service for this building
 - The existing water service and septic system for this building will be abandoned as part of this project
- Water service for the Church's buildings comes from 5th Street
- A septic system provides sanitary sewer service for the Church's buildings

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Photographs of some of the existing features:



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3.2 Irrigation System

Historically, an existing irrigation system within the property has provided the means for irrigating the golf fairways and greens. As described previously, irrigation storage water from the Dome Lake Reservoir / Alliance Ditch system enters from the west and traverses the property in an open channel, with the occasional buried CMP culvert incorporated to carry the water under golf cart paths, certain fairways, etc. There are two existing retention ponds within the property (within the southern and mid-sections) that serve as holding ponds for this irrigation water as it continues through the property and ultimately off-site to the southeast of the Church property. Irrigation water has historically been distributed throughout the property from the southern retention pond (by a pump house located along its eastern side) into a series of underground pipes, ultimately surfacing at the fairways and greens through irrigation heads. Further, the new 9 golf holes west of Mydland Road, now known as Hidden Bridge Golf Club, will divert its water from the same pond and pump it back to the west of Mydland Road.

The Owner retained 72 shares of the Dome Lake irrigation water and intends to continue using it to irrigate the various fairways and greens that are planned to be utilized within the PUD. Also, they intend to allow access to the existing irrigation pipe system, where the Home Owners' Association (HOA) and residents will have the ability to utilize the water for landscaping purposes (obviously keeping from any cross-connections with potable water for the residences). PVC irrigation sleeves will most likely be installed to serve as an encasement for the existing underground piping, in locations of proposed roadway crossings. Further, various modifications of the existing irrigation system may

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be required, such as removal of existing sprinkler heads and abandoning sections of piping in areas where homes are constructed.

Considering that the Owner intends to continue utilizing the irrigation water that is provided by this system, their intent is to disturb the existing channel / culverts as little as possible while they are performing their proposed improvements, as well as not obstructing / changing its historical routing. Further, it is also the intent of the Owner to not disturb the existing retention ponds and to strategically incorporate them into the open spaces within the property, allowing for more useable common spaces within the PUD.

3.3 Field Survey

A field survey of the existing features within the project limits (above- and below-ground utilities; irrigation heads; key areas where survey-grade topographic information is required, such as within proposed roadway locations; etc.) was performed by Prestfeldt Surveying of Sheridan, WY, a subconsultant to Ridgepoint Consulting, during the spring of 2013. Prestfeldt Surveying is also performing the work for the proposed PUD / annexation plat, as referred to later on in this report.

Within the Conceptual Design sheets that are incorporated as part of this report, the City of Sheridan aerial photography serves as a background. Additional items within the background of these sheets are the 1' City of Sheridan elevation contours, as well as a drawing showing approximate locations of existing City of Sheridan water mains, the existing irrigation piping and valves within the project limits, etc. The intent of the background items in the sheets is to help orient the reader of this report with the physical features within the project limits.

4.0 Proposed Project Improvements

4.1 Roadways

For the PUD, two separate roadways are proposed – a private roadway within the estate lots section and a roadway with cul-de-sac within the clustered patio homes section. Proposed typical sections of these roadways are shown on Sheet C0.3-Typical Section, included within Appendix C – Roadway Typical Sections. Also, proposed project improvements, including these roadways, are shown on Sheet C0.1-Conceptual Plan included within Appendix A – PUD Conceptual Plan. The Owner plans to construct the private roadway within the estate lots section based on the requirements of a *Marginal Access – Two-way Traffic Street Classification*, as described in Appendix B of the Sheridan Municipal Code (Subdivision Regulations). Though this private roadway is not

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necessarily required to meet these minimums, these requirements are further described as follows:

- 27' street surfacing width (no curb & gutter)
- 60' right-of-way width
- 75' minimum centerline curve radius
- 0' minimum tangent between curves
- 8% maximum grade
- 0-250 estimated ADT (Average Daily Traffic)

The roadway with cul-de-sac for the clustered patio homes section may be retained as private, but Owner anticipates constructing this road as a dedicated roadway. If so dedicated, this road will be constructed to meet the requirements for *Local Streets, High and Low Density Residential Areas*, also as described in the Subdivision Regulations. These requirements are further described as follows:

- 36' back-of-curb to back-of-curb
- 60' right-of-way width
- 100' minimum centerline curve radius
- 0' minimum tangent between curves
- 8% maximum grade
- 0-250 estimated ADT (Average Daily Traffic)

Proposed sections for both of the roadways are described as follows:

4.1.1 Roadway within the Estate Lots Section

For the private roadway, the Owner proposes a roadway section consisting of approximately the following:

- 12" thickness of prepared subgrade
- 8" thickness of properly moisture-conditioned and compacted crushed aggregate base course
- 3"-4" thickness of recycled asphalt pavement (RAP, commonly known as rotomill material) blended with 20%-50% of recycled, crushed concrete or crushed aggregate base course

12" of subgrade preparation is typical of many roadway projects, which should give the roadway a stable foundation. An 8" thickness of properly moisture-conditioned and compacted crushed aggregate base course, the material that is

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used as a base section within the majority of roadways throughout the Sheridan area, would serve the purpose of providing added strength to the roadway. The proposed 3" thickness of the RAP blend to surface the roadway would serve as a cap to the roadway, where the crushed concrete or crushed aggregate base course within the blend would provide a binding effect and the intent of the RAP within the blend would be to assist with dust control. The roadway will have a 2% crown, which will allow storm drainage and snow melt runoff to drain off of the roadway. Also, the roadway within this section of the PUD is proposed to have a borrow ditch (drainage swale) section along both sides of the roadway, which will allow storm drainage and snow melt runoff to be directed away from the shoulders of the roadway to help preserve the integrity of the surfacing section.

Local Uses of RAP Material

Research was performed regarding the existing uses of RAP material for roadway surfacing within local communities in Wyoming. Findings are described as follows:

- Intermountain Construction & Materials (ICM), a local materials supplier / contractor, was contacted to discuss their familiarity with RAP material and its applications. Information that they provided regarding the material is as follows:
 - They have utilized the material frequently in Gillette, WY for surfacing residential driveways and parking lots
 - They have an existing gravel pit south of Buffalo, WY where they store the material and blend it (using a pug mill) with recycled, crushed concrete
 - A 50/50 blend of the RAP and crushed concrete creates a suitable surfacing for residential driveways and parking lots, in their experience
 - If the percentage of the RAP material is too high, the completed surface tends to solidify too much, making it difficult to shape and maintain with a motor grader
 - The crushed concrete that they blend the RAP with provides a binder for the material, but allows it to be shaped with equipment during routine maintenance
 - The application of a RAP-blended surfacing helps keep dust generation down, as compared to a regular gravel road
- The County Engineer with Sheridan County Public Works was contacted to discuss his experience with RAP material. He provided the following information:

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- Sheridan County has used the material to provide a top surface to the graveled section of Airport Road, north of Sheridan County Airport, within the last several years
 - A 4"-5" thickness of the material was utilized as the top surface on that particular gravel road
 - The typical RAP material, in his experience, has been a 50/50 blend of the RAP and crushed aggregate base course
 - If the percentage of the RAP material is too high, the roadways tend to become more prone to rutting (especially during hot weather)
 - Any rutting that develops within the surfacing that has a higher RAP content is difficult to remove with a motor grader
 - Applying a fog seal, or other type of asphalt-based material, to the surface may be a consideration in order to assist with dust control
- The Department of Civil and Architectural Engineering at the University of Wyoming, under sponsorship by the Wyoming Department of Transportation (WYDOT), conducted a study entitled "Performance of Reclaimed Asphalt Pavement on Unpaved Roads", dated January 2012, to examine the performance of RAP on unpaved roads in three Wyoming counties (Laramie, Sweetwater and Johnson) from August 2007 through October 2011. Two of the objectives of the study were to determine the effect of adding RAP to unpaved roads in terms of reducing dust and to determine if the addition of RAP to unpaved roads will maintain or improve roadway serviceability. Some of their more relevant findings are as follows:
 - RAP was shown to be an effective surfacing material for unpaved roads when it was blended with other aggregates
 - Dust was reduced, as compared to the original graveled roads
 - It is likely that using RAP as a surfacing for unpaved roads is the most economically advantageous use of RAP
 - As little as 20% virgin aggregate may be blended with RAP to create a binding effect, allowing the surfacing to set up and form a crust (as much as 50% aggregate may be closer to optimal for aggregate having less binding capacity, i.e., having less fine material)
 - Enough virgin aggregate should be blended with the RAP in order to keep it from setting up too much, making it difficult or impossible to re-shape with a motor grader
 - The blending of the RAP and virgin aggregate must be thorough in order to create a consistent surfacing material

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- Schoonover Road, which is southeast of Buffalo, was the road that was examined with the RAP material in Johnson County
- One mile of this road, just off of Interstate 90, was surfaced with a RAP and aggregate blend, where a half mile of that section was treated with calcium chloride for a dust suppressant
- The imported 50/50 RAP / aggregate material was blended in a pug mill at the Piney Creek pit north of Buffalo; upon shaping of the existing graveled road with a motor grader, the RAP material was hauled to the road and placed in windrows; the RAP material was then shaped with the motor grader and water was applied to assist with compaction; compaction was achieved with the motor grader tires and pneumatic compactors mounted to the ripper hydraulics; final compaction was achieved with a single steel drum roller
- Four months after placement of the RAP material on Schoonover Road, it was apparent that the half-mile section that had calcium chloride applied was more prone to rutting and it developed considerable roughness and, surprisingly, more dust than the half-mile section that had no calcium chloride applied
- The half-mile section that had no calcium chloride applied continued to perform very well
- Per the report, 74% of the Average Daily Traffic (ADT) on Schoonover Road is heavy trucks, indicating that the RAP material (and the gravel section below) holds up well to heavy traffic

Additional Considerations Regarding the Potential Use of RAP Material

Some additional items to consider with regard to the use of a RAP / aggregate blend for the top 3"-4" section of the private roadway:

- The proposed water and sanitary sewer systems are planned to be installed under the roadway; utilizing an un-paved surface for this roadway for a period of time may allow any minor trench backfill settlement to occur (if any such settlement is to occur at all) before a future paved surface is constructed
- The use of RAP is a "green" technology, in that it re-utilizes old asphalt pavement
- The use of recycled crushed concrete, which ICM utilizes in their RAP blend, would also be considered a "green" technology

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- It is possible that a properly-maintained, RAP-surfaced roadway could be considered an all-weather surface (i.e., proper roadway crown is established and maintained, snow removal is performed, washboards and potholes are promptly attended to with maintenance equipment, etc.)
- Utilizing a RAP all-weather surfacing on the roadway would be the first phase of the development of this private roadway; The Owner's intent is to pave the roadway with asphalt within the next 3 or 4 years, where the 3"-4" thickness of RAP material would be removed at that time (prior to asphalt paving)
- Being a private roadway, the Home Owners Association (HOA) for the development will naturally be responsible for the maintenance of the roadway; Such maintenance will include periodic grading of the surfacing, implementing dust control measures if necessary, snow removal, etc.
- The Owner acknowledges that the City would require the roadway to be paved with hard surfacing prior to considering taking the roadway over in the future

Right-of-Way for the Proposed Private Roadway

The right-of-way width for the private roadway within the estate lots section is intended to be 60' wide. The Owner will have recorded property corners for the residential lots at the edge of the 27' roadway. The 16.5' sections on either side of the roadway would therefore be easements across the residents' lots, to be utilized for purposes of "dry" utility installation and considered open space. Should this roadway become a public roadway in the future, the Owner could then dedicate the 60' width as meeting (or exceeding) Code requirements for City of Sheridan right-of-way.

4.1.2 Concrete Pavement Transition

The Owner intends to create a concrete entryway apron at the beginning of the private roadway for the estate lots section to provide a superior surface for turn-around for City and postal service vehicles. There is intended to be a common mail delivery location at this entryway, before the gate location, for the use of residents within the estate lots section of the PUD. Providing this 6" thick concrete entryway apron (with a hammerhead turn-around) should allow this mail delivery location to be easily accessible by mail vehicles.

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4.1.3 Roadway within the Clustered Patio Homes Section

For the roadway within the clustered patio homes section of the PUD, the Owner proposes to construct a dedicated right-of-way with a roadway section consisting of the following:

- 12" thickness of prepared subgrade
- 8" thickness of properly moisture-conditioned and compacted crushed aggregate base course
- 4" thickness of hot plant mix bituminous pavement
- In addition to the above, Owner will install City of Sheridan Type "B" curb and gutter along both sides of the roadway and 4"-thick concrete sidewalk along the northern side of the roadway

The roadway will have a 2% crown, which will allow storm drainage and snow melt runoff to drain off of the roadway to the adjacent curb & gutter. The eastern end of this roadway is proposed to have an 84' diameter cul-de-sac, designed to meet City of Sheridan standards.

Right-of-Way for the Proposed Roadway

The proposed right-of-way width for the roadway within the clustered patio homes section is 60' wide. The sections on either side of the roadway would therefore serve as corridors for purposes of "dry" utility installation.

4.1.4 Access Gate

The Owner has discussed the possibility of installing an automated gate at the entrance to the estate lots section of the PUD. Should a gate be installed, requirements outlined in the 2012 International Fire Code, Appendix D would be followed as required. Some of these requirements are as follows:

- Minimum gate width shall be 20'
- Gates shall be of the swinging or sliding type
- Electric gates shall be equipped with an approved means of opening the gate by fire department personnel and other City of Sheridan personnel for emergency access
- Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200

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4.2 Grading & Drainage

Minimal underground storm drain piping is needed as part of the project due to the “preserve” nature of the improvements. The intent will be to control overland storm water and snow melt runoff with a series of strategically-placed vegetated swales and short sections of storm drain piping / culverts. As mentioned previously, the proposed roadway within the estate lots section will have vegetated borrow ditches along both sides, which are intended to act as wide drainage swales to intercept overland storm water flows and snow melt. The grading of these swales is planned to be performed in such a way as to create high and low points within them, where the low points will be drained by reinforced concrete or PVC storm drain pipes with flared ends. These swales should act as a means for storm water detention, as the runoff will be allowed to spread out in them as it is being directed toward the low points. The storm drain pipes are planned to be directed underneath the roadway, then daylighted in additional drainage swales as the runoff is directed toward the southern retention pond and open spaces.

Keeping in mind the fact that there are existing storm drain pipes upstream of the project limits that have historically conveyed storm water and snow melt runoff toward the property in existing drainage swales, proper grading of additional vegetated drainage swales within the PUD will be performed in one or more locations along the western side of the property with the intent of directing the overland flows away from potential locations of proposed homes and other above-ground structures. The grading will be performed with the intent of not inhibiting the upstream runoff as it traverses its historical course toward the existing drainage features within the project limits (such as the northern and southern retention ponds). The intent of these proposed drainage swales will be to provide further means of overland storm water detention within the project limits. Also, all of the vegetated drainage swales will be assumed to add to the amount of open space within the PUD, as they will contribute to the “preserve” feel that the Owner intends to accomplish as part of the PUD.

Certain areas within the project limits have historically shown signs of a higher groundwater table, where the ground surface has stayed moist during summer months. One of these particular areas is within the low-lying area of the old #2 fairway, just downstream of the existing stand of cattails that exists on the neighboring property to the west. These particular types of areas will be considered by the Owner as they are identifying potential locations of above-ground structures within the proposed lots. These types of areas should also be taken into consideration as future lot owners are investigating the types of the foundations to install for their homes (e.g., whether the foundation should be a basement or a crawl space).

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4.3 Landscaping

As mentioned previously, trees have historically lined the fairways of the old golf course. Many of these trees are still in excellent condition. Considering this, it is the Owner's intent to incorporate as many of these existing trees as possible into the new infrastructure within the limits of the project, further expanding upon the idea of maintaining a "preserve" feel. Doing this will allow many, if not all, of the homes to have established shade trees nearby for the enjoyment of the residents. Dedicated common areas for the residents will also incorporate as many of these trees as possible.

Another significant way in which the Owner intends to utilize existing landscape features is by maintaining several of the existing, irrigated golf fairways and greens within the estate lots section. This will add to the harmonious nature of the PUD by allowing residents to utilize the old golf holes. Some slight reconfigurations to the existing irrigation system may be needed, as mentioned previously, in order to properly water the fairways and greens.

Silt fences and / or straw wattles will be installed within certain newly-graded areas as the PUD develops, such as borrow ditches and other drainage swales, as a means of erosion control. These erosion control measures will be left in place until the areas are properly re-vegetated. Furthermore, it is likely that new trees and shrubs will be installed in strategic locations within new drainage swales in order to further assist with erosion control and add to the natural look of the area.

4.4 Utilities

The proposed water and sanitary sewer systems for the PUD are as shown on Sheet C0.2-Utility, included within Appendix B – PUD Utilities. Care was taken during the layout of the proposed systems to provide proper horizontal separation between the utility mains and service lines. Also, preliminary calculations were performed in order to verify that proper cover will be able to be provided above the proposed utilities. The systems are further described as follows:

4.4.1 Water System

Four existing City of Sheridan water mains cross under the project limits in the following approximate locations:

- A 20" ductile iron pipe (DIP) crosses under the approximate boundary between the clustered patio homes and estate lots sections

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- An 8" cast iron pipe (CIP) crosses under the approximate center of the estate lots section
- A 10" CIP and a 16" CIP cross under the southern portion of the estate lots section

The 20" DIP, 8" CIP and 10" CIP are on the City of Sheridan's 4040 pressure zone, while the 16" CIP is on the 3952 pressure zone. Obviously, in order to allow the proposed PUD to have the highest possible pressures, the new 8" DR18 C900 PVC water systems that will serve the clustered patio homes and estate lots sections will connect to the existing water mains that are on the 4040 pressure zone (for reference, this is also the pressure zone that the adjacent Cloud Peak Ranch Subdivision is connected to). Also, the proposed system for the estate lots section will be looped to allow for consistent pressures and flows.

The proposed water system for the clustered patio homes section will be live-tapped into the existing 20" DIP with an 8" tapping sleeve and 8" gate valve. The proposed water system for the estate lots section will connect to the existing 8" CIP with two 8"x8"x8" tees. Approximately 810 lineal feet of this old water main is proposed to be abandoned between the new tees, as the new 8" PVC will be installed under the proposed private roadway in a looped fashion. The intent of abandoning this section of old water main in-place (and filling the ends with concrete) is to keep from disturbing the existing southern retention pond, which would otherwise be disturbed if the old water main section was removed.

Valve spacing for the proposed water systems follows the requirements as set forth in the City of Sheridan Design Standards and Permitting Procedures for Water and Sewer Utility Construction. Fire hydrant spacing for the proposed water systems follows the requirements as set forth in the 2012 International Fire Code, Appendix C. Proposed 1" water services (either copper or HDPE) with curb stops, per City of Sheridan Standards, will be provided to each of the 15 estate-sized lots.

Available fire flows @ 20 psi for nearby fire hydrants (just downstream of the proposed PUD) were calculated, utilizing recent flow test data that was provided by the City of Sheridan Utility Maintenance Department. It is assumed that similar flows and pressures will be available within the project limits, considering that the new water systems will be connected to existing water mains that are on the 4040 pressure zone. Supporting calculations for this, as well as other supplemental information, is included within Appendix D – Water System Design.

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4.4.2 Sanitary Sewer System

There are no existing City of Sheridan sanitary sewer mains within the limits of the proposed PUD. That being the case, the proposed 8" SDR35 PVC sanitary sewer mains will connect to the existing sanitary sewer system to the east of the project limits, within Long Drive. Pipe sizes and material types of the existing sanitary sewer main within Long Drive are as follows:

- Northern $\pm 1/3$ of Long Drive, south of West 5th Street, 8" PVC
- Southern $\pm 2/3$ of Long Drive, north of Victoria Street, 8" vitrified clay pipe (VCP)

The existing sanitary sewer main within the northern $\pm 1/3$ of Long Drive flows from north to south. The existing sanitary sewer main within the southern $\pm 2/3$ of Long Drive flows from south to north. The Long Drive sanitary sewer system (between West 5th Street and Victoria Street) currently serves single-family residences and several apartment complexes. Sanitary sewer flows from these establishments ultimately converge in an existing manhole within Long Drive (near the existing apartment complexes in that vicinity), where the flows are then directed to the east, underneath the Sheridan County Fairgrounds in an 8" VCP. Ultimately, flows within this sanitary sewer pipe combines with those in the pipe network within the residential section east of the Fairgrounds. This system eventually connects to West 5th Street at Delphi Avenue.

For the PUD, two separate 8" sanitary sewer mains are proposed:

- One that is planned to collect the combined sanitary sewer flows from the clustered patio homes and Church sections, eventually connecting at its downstream end to the existing sanitary sewer main described within the northern $\pm 1/3$ of Long Drive with a new manhole
 - The downstream ± 500 lineal feet of this proposed system will be installed through the neighboring property to the east of the Church by properly securing an easement
- One that is planned to collect the sanitary sewer flows from the estate lots section, eventually connecting at its downstream end to the existing sanitary sewer manhole at the intersection of Long Drive and Fairway Lane (within the southern $\pm 2/3$ of Long Drive described previously)

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Within the clustered patio homes section, 8" PVC sewer main stubs are proposed to serve each of the four lots. These stubs would be capped, for future use as the patio homes are developed.

Within the Church section, a new 4" Schedule 40 PVC sanitary sewer service with clean out is proposed to serve the existing buildings (the old clubhouse and pro shop). The new service will ultimately connect to the existing 4" Schedule 40 PVC that exits under the northeast corner of the old clubhouse. A grease interceptor already exists for this building, which is downstream of the existing kitchen. The intent of this new service is to take the place of the old septic system that currently serves the buildings, which is located to the southeast of the buildings. This old septic system has had some problems with capacity in recent years and is intended to be abandoned by the Church when they make the connection to this new sanitary sewer service.

Within the estate lots section, new 4" Schedule 40 PVC sanitary sewer services with clean outs will be provided to each of the 15 estate-sized lots.

Sanitary sewer main / service sizing and minimum slopes, as well as manhole spacing, follows the requirements as set forth in the City of Sheridan Design Standards and Permitting Procedures for Water and Sewer Utility Construction.

Capacity of Existing Sanitary Sewer System

DOWL HKM, of Sheridan, prepared the "City of Sheridan Wastewater Collection System Assessment" in December 2008. As part of that assessment, they monitored the sewer flows within the existing 8" VCP that connects to West 5th Street at Delphi Avenue. They found the following with regard to this particular pipe:

- Flow Capacity at 100% Full: **405 gallons per minute (GPM)**
- Measured Peak Hour Flow Rate: **169 GPM**
- Remaining Capacity at Measured Peak Hr. Flow Rate: **58%**

They also projected what the flow would be in this pipe under an extreme flow scenario, where extreme flows take into account increased flows resulting from inflow (from building and roof drains, sump pumps, storm water runoff into manhole covers, etc.) and increased infiltration during extreme wet weather events (from groundwater entering through damaged pipe joints, cracked pipes, etc.). Considering an extreme flow scenario, they found the following with regard to this particular pipe:

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- Flow Capacity at 100% Full: **405 GPM** (obviously, the same as above)
- Projected Peak Hour + Extreme Flow Rate: **265 GPM**
- Remaining Capacity at Projected Peak Hr. + Extreme Flow Rate: **35%**

Calculated Peak Hour sanitary sewer flow rates from the proposed PUD are as follows (Peak Hour Flow Rates = Average Day Flow Rates multiplied by a peaking factor of 4.0, which is common):

- Church Section
 - $0.012 \text{ ft}^3/\text{s} = \mathbf{5.84 \text{ GPM}}$
- Clustered Patio Homes Section
 - $0.068 \text{ ft}^3/\text{s} = \mathbf{30.00 \text{ GPM}}$
- Estate Lots Section
 - $0.084 \text{ ft}^3/\text{s} = \mathbf{38.32 \text{ GPM}}$

The total projected Peak Hour sanitary sewer flow rate from the proposed PUD is therefore:

- $0.164 \text{ ft}^3/\text{s} = \mathbf{74.16 \text{ GPM}}$
 - **35.84 GPM** from the proposed sanitary sewer system for the Church and clustered patio homes sections
 - **38.32 GPM** from the proposed sanitary sewer system for the estate lots section
 - These proposed flows would ultimately converge in an existing manhole within Long Drive (near the existing apartment complexes), as described previously

This projected Peak Hour flow rate from the PUD projects the worst-case, most conservative flow rate from the proposed PUD as follows:

- For the Church section, this Peak Hour flow rate is based on the assumption of a seat count of 300 people. This is very conservative at this point, but is a reasonable estimation for the future, according to representatives with the Church.
- For the clustered patio homes section, this Peak Hour flow rate is based on the assumption of having a maximum of 24 future dwelling units (6 dwelling units on each of the 4 proposed lots within this section of the PUD). It is possible that there may not be this many future dwelling units on these lots.

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- For the estate lots section, this Peak Hour flow rate is based on the assumption of having a maximum of 23 future single-family dwellings. This is conservative, considering that the Owner's plan right now is to have 15 estate-sized lots and maintain the 8 smaller lots within the old #4 fairway as buffer lots, as discussed later on in this report.

Adding the projected total Peak Hour sanitary sewer flow rate from the proposed PUD to the measured Peak Hour Flow Rate within the existing 8" VCP that connects to West 5th Street at Delphi Avenue (as presented in the report mentioned previously) yields the following:

- Flow Capacity at 100% Full: **405 GPM**
- Measured Peak Hour Flow Rate: **169 GPM**
- Projected Total Peak Hour Flow Rate from PUD: **74 GPM**
- Combined Total Peak Hour Flow Rate: **243 GPM**
- Remaining Capacity at Combined Total Peak Hr. Flow Rate: **40%**

Adding the projected total Peak Hour sanitary sewer flow rate from the proposed PUD to the projected Peak Hour + Extreme Flow Rate within the existing 8" VCP that connects to West 5th Street at Delphi Avenue (as presented in the report mentioned previously) yields the following:

- Flow Capacity at 100% Full: **405 GPM**
- Projected Peak Hour + Extreme Flow Rate: **265 GPM**
- Projected Total Peak Hour Flow Rate from PUD: **74 GPM**
- Combined Total Peak Hour Flow Rate + Extreme Flow Rate: **339 GPM**
- Remaining Cap. at Combined Total Pk. Hr. + Extreme Flow Rate: **16%**

Supporting calculations for the above information, including relevant assumptions made, are included within Appendix E – Sanitary Sewer System Design.

4.5 Open Space

Per requirements outlined in Appendix A-1 – Planned Unit Development of the Sheridan Municipal Code, for residential uses, a minimum of twenty percent (20%) of the total land area shall be retained as useable open space. This requirement applies to two of the three proposed sections of the PUD; the estate lots and the clustered patio homes sections shall include not less than the 20% required. For as long as the Church section is not used as residential, it shall not be required to set aside 20% open space. A color-coded

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visual of the proposed open spaces within the PUD are shown on Sheet C0.1-Conceptual Plan, included within Appendix A – PUD Conceptual Plan. Open drainage swales that are planned as part of this PUD (designed for the control of storm water) will also be included as part of the proposed open spaces for the project. These particular locations are color-coded on the Conceptual Plan sheet and are identified with notes.

Also included within portions of these open spaces within the estate lots and clustered patio homes sections of the PUD will be common areas for the residents to enjoy. Maintenance of the open spaces, such as irrigation, golf maintenance, lawn mowing, etc., are anticipated to be completed by the HOA and in accordance with covenants. Further, considering that as many as four of the old golf fairways will be utilized by the residents within the estate lots section, the amount of actual open space within the PUD will far exceed the 20% requirement.

4.6 Buffer Areas

Another proposed way of preserving an open feel within the PUD, and provide additional open space, is to provide two buffer areas between the development and the adjoining neighbors. These areas, which are shown on Sheet C0.1-Conceptual Plan, are located along the old #4 and #8 fairways. The Owner's intent within these areas is to allow the neighbors an opportunity to purchase an open space easement or fee ownership of the areas shown on the attachment and to coordinate with those neighbors to rehabilitate, rebuild and utilize them as playable golf holes. Regardless of the neighbors' decision to participate in the buffer offerings, the Owner will provide a minimum 15' width of buffer area along the old #4 and #9 fairways to remain as open space and to serve as potential locations for "dry" utility easements.

4.7 Easements

As shown on Sheet C0.1-Conceptual Plan, various easements either exist or are proposed as part of this project.

4.7.1 Existing Easements

Some of the specific existing easements are as follows:

- An easement protecting the existing 8" CIP water main
- An easement protecting the existing 10" and 16" CIP water mains

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4.7.2 Proposed Easements

Some of the specific proposed easements are as follows:

- An easement to protect the existing 20" DIP water main
- An easement to protect the existing underground irrigation piping that supplies irrigation water to the new 9-hole golf course that is west of Mydland Road
- An easement between the estate lots and clustered patio homes sections to allow for the provision for possible future secondary access
- An easement through the neighboring Cloud Peak Ranch Subdivision for the proposed roadway to the clustered patio homes section
- An easement along the western and northern sides of the clustered patio homes section for a possible future 10' wide City of Sheridan pathway
- An easement through the neighboring property to the east of the Church section of the PUD for the proposed sanitary sewer main that will serve the clustered patio homes and Church sections of the PUD; the hope of the Owner is to have this easement double as an easement for the extension of a possible future 10' wide City of Sheridan pathway through this property; the Owner is currently coordinating with the neighboring landowner regarding this easement
- An easement through the Church section of the PUD for future access to the clustered patio homes section
- Easements for any proposed water and sanitary sewer mains that fall outside of proposed roadway rights-of-way (such as those particular utilities that will serve the clustered patio homes section) will also be provided

5.0 Roadway Maintenance

With regard to the roadway maintenance for the private roadway within the estate lots section of the PUD (periodic roadway shaping to remove washboards and potholes and to re-establish proper crown, dust control, snow removal, etc.), this work will be performed by the HOA that will be established by the Owner. The HOA will provide its own equipment to perform this work.

For any public roadway, if so dedicated, within the clustered patio homes section, the City of Sheridan would perform its standard maintenance activities.

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6.0 City of Sheridan Pathways System

Due to the proximity of West 5th Street and Mydland Road, and the existing wide sidewalks and pedestrian pathways along the same, the public benefit of additional pathways through the PUD is not high. However, to allow for the possibility for any pathway extensions that may be required through the proposed PUD in the future, a 10' wide easement will be granted for this purpose along the western and northern sides of the clustered patio homes section of the PUD. A color-coded visual of this easement location is shown on Sheet C0.1-Conceptual Plan, included within Appendix A – PUD Conceptual Plan.

7.0 Provisions for Secondary Access

The 2012 International Fire Code, Appendix D, Sections D106 and D107, discusses secondary access requirements. Per that document, neither the clustered patio homes section, nor the estate lots section of the proposed PUD is required to have a secondary access. It states that “multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads”. This does not apply to the proposed PUD, since a maximum of 20-24 clustered patio home units are planned. It also states that “developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads”. This also does not apply to the proposed PUD, since a maximum of 15 estate lots (and possible buffer lots) with one-family dwelling units are planned.

Though secondary access is not a requirement per the 2012 International Fire Code, a 24'-wide access easement is planned as part of the PUD between the clustered patio homes and estate lots sections. Potentially, this easement could provide for a future secondary access between these two sections of the PUD. Further, a 60'-wide access and utility easement has been granted within the Church section, which could serve as a secondary access between West 5th Street and the clustered patio homes section.

8.0 Flood Plain Information

Per information obtained from the Federal Emergency Management Agency (FEMA) website, Flood Insurance Rate Map (FIRM) #560047 0013 C for Sheridan County, the project limits are located entirely within Flood Plain Zone X. Exhibits of this FIRM are included within Appendix F – Flood Plain Information.

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9.0 Dry Utilities

Preliminary coordination with local utility companies (power, gas, telephone / fiber optics, cable television, etc.) has been performed in order to discuss the preferred ways of providing these services to the property. For now, it is assumed that these utilities will be installed within the proposed easements / rights-of-way along the proposed roadways. As noted within section 3.1 of this report, there are several existing telephone junction boxes and power transformers within the property, as well as nearby on neighboring properties.

10.0 Traffic Study

10.1 Estimated Amount of Traffic Generated by the Proposed PUD

The amount of traffic that will be generated by the proposed PUD was estimated using data and equations from Trip Generation, 8th Edition, a publication by the Institute of Transportation Engineers (ITE). A summary of this information, broken out by each section of the PUD, is as follows:

CHURCH SECTION								
LAND USE	SIZE	AVERAGE DAILY TRAFFIC (ADT)	GENERATED TRAFFIC (AM PEAK HOUR)			GENERATED TRAFFIC (PM PEAK HOUR)		
			ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
	22 (1000 SF) PARKING LOT	200	62%	38%		48%	52%	
CHURCH			8	5	13	0	0	0

Based on the estimates shown above, it can be assumed that during the AM Peak Hour (7:15 a.m. – 8:15 a.m.) 8 vehicles will enter the Church section of the PUD and 5 will exit. This totals 13 new generated trips during the AM Peak Hour to or from West 5th Street. During the PM Peak Hour (4:30 p.m. – 5:30 p.m.), it is estimated that no new trips will be generated. The data presented shows that new trips generated for an average day for the Church section of the PUD is 200 vehicles. The average day estimate (200 vehicles) is conservative in nature, as it would account for future expansion of the Church, and its members, up to a 300-person seat count (this is an assumed maximum seat count based on information provided by the Church).

The data presented estimates that during the AM Peak Hour (7:15 a.m. – 8:15 a.m.) 4 vehicles will enter the estate lots section of the PUD and 13 will exit. This totals 17 new generated trips during the AM Peak Hour to or from the intersection of Long Drive and Victoria Street. During the PM Peak Hour (4:30 p.m. – 5:30 p.m.), it is estimated that 15 vehicles will enter this section of the PUD from the Long Drive / Victoria Street intersection, and 4 will exit to this location, for a total of 24 new generated trips. Further, new trips generated for an average day for this section of the PUD is estimated to be 220 vehicles. This number is most likely conservative, as it assumes that the 8 proposed buffer lots along the old #4 fairway will be developed in the future as a home site rather

ESTATE LOTS SECTION									
LAND USE	NUMBER OF UNITS	AVERAGE DAILY TRAFFIC (ADT)	GENERATED TRAFFIC (AM PEAK HOUR)			GENERATED TRAFFIC (PM PEAK HOUR)			SINGLE FAMILY HOMES
			ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	
			25%	75%		63%	37%		
									24
									15
									9
									17
									13
									4
									220
									23 (UNITS)

Based on the estimates provided, it can be assumed that during the AM Peak Hour (7:15 a.m. – 8:15 a.m.) 2 vehicles will enter the clustered patio homes section of the PUD and 9 will exit. This totals 11 new generated trips during the AM Peak Hour to or from Mydland Road. During the PM Peak Hour (4:30 p.m. – 5:30 p.m.), it is estimated that 8 vehicles will enter this section of the PUD from Mydland Road, and 4 will exit onto Mydland Road, for a total of 12 new generated trips. Further, new trips generated for an average day for this section of the PUD is estimated to be 139 vehicles.

CLUSTERED PATIO HOMES SECTION									
LAND USE	NUMBER OF UNITS	AVERAGE DAILY TRAFFIC (ADT)	GENERATED TRAFFIC (AM PEAK HOUR)			GENERATED TRAFFIC (PM PEAK HOUR)			RESIDENTIAL CONDO / TOWNHOUSE
			ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	
			17%	83%		67%	33%		
									12
									4
									8
									11
									9
									2
									139
									24 (UNITS)

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than open space / golf, increasing the number of residential units within this section of the PUD from 15 to 23, which is highly unlikely.

10.2 Existing Intersection Volumes

The following table summarizes existing traffic volumes at the intersection of Mydland Road and West 5th Street. The data was obtained from the *Wyoming Department of Transportation Final Reconnaissance Inspection Report*, for the Sheridan Streets – 5th Street Project (Soldier Creek Road to Kentucky Avenue), dated May 16, 2012:

INTERSECTION VOLUMES OF MYDLAND ROAD AND WEST 5TH STREET					
DATA SOURCE	YEAR				
	2007	2008	2009	2011	2031 (PROJECTED)
PER CITY OF SHERIDAN (TRAFFIC ACCESSIBILITY & PARKING STUDY FOR SHERIDAN HIGH SCHOOL, 2009)			1000 ADT		
PER SHERIDAN COUNTY (6/1/2012)	393 ADT	326 ADT		420 ADT	
PER WYDOT'S TRAFFIC PROGRAM (3/5/2012)				900 AADT ⁽¹⁾	1330 AADT ⁽¹⁾

1. AADT = Average Annual Daily Traffic

10.3 Existing Traffic Counts on Roadways Adjacent to the Proposed PUD

Through coordination with the City of Sheridan, existing traffic counts on roadways adjacent to the proposed PUD were obtained. The available information is summarized as follows:

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TRAFFIC COUNTS ON STREETS ADJACENT TO THE PROJECT AREA (PROVIDED BY THE CITY OF SHERIDAN)					
		YEAR			
ROUTE	TRAFFIC COUNTER LOCATION	2011	2008	2005	2002
W. 5TH STREET	WEST OF KENTUCKY AVENUE	6253	7131	6402	5288
W. 5TH STREET	EAST OF MYDLAND ROAD	3998	4390	3440	3054
W. 5TH STREET	WEST OF MYDLAND ROAD	909	1107	1156	1120

By estimating the amount of traffic that will be generated by the proposed PUD and reviewing the existing traffic data adjacent to the project, it does not appear that the PUD will have a significant impact on the intersections and roadways in the adjacent area.

11.0 PUD Conceptual Plan / Annexation Plat

The PUD Conceptual Plan is incorporated into Sheet C0.1-Conceptual Plan. The proposed layouts of the interior lots, roadways, buffer areas, open spaces, easements, etc. are included on this sheet. As mentioned previously, Prestfeldt Surveying is performing the work for the proposed annexation plat. Eight (8) 24"x36" copies of this document are included as an attachment to this report. Also, an 11"x17" exhibit of this document, with an aerial photo background, is included within Appendix G – Annexation Plat. Upon acceptance of the final plat by the City of Sheridan, Prestfeldt Surveying will install all of the monumentation for the property within the project limits (along the outer boundary, as well as the interior lot corners).

12.0 Uses within the PUD

Because the PUD is being developed pursuant to Appendix A-1 of the City Code, permissible uses for each section of the PUD are as set forth in the Conceptual Design Report approved by the City. Zoning terms are per those defined in the City Code. The intended permissible uses for each section of the PUD are as follows:

12.1 Church Section

Any use otherwise permitted within the "B-1 Business" section of City Code, with the exception of Adult-Oriented Businesses.

12.2 Clustered Patio Homes Section

Any use otherwise permitted within the "R-3 Residence" section of City Code, with the following exceptions / conditions: (a) no lot shall have more than six (6) dwellings / units either in clustered patio homes or in a configuration utilizing common walls; (b) no

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building shall exceed two stories in height, as an accommodation to the adjoining neighbors; and (c) limited business activities may be permitted by the covenants burdening this section (for example, home occupations or business activities ancillary to the primary residential occupancy; and / or the operation of elder-living residential units).

12.3 Estate Lots Section

Any use otherwise permitted within the "R-1 Residence" section of City Code.

12.4 Outlots

There are six outlots within the PUD that are labeled on Sheet C0.1-Conceptual Plan. Uses for these outlots are intended to be as follows:

12.4.1 Outlot AA

Will be owned by Declarant, or its successors and assigns, and may be used for such purposes including, but not limited to, a common mail delivery, buildings for the storage of machinery / equipment, a golfing green if the existing golf hole is left in play, and such other uses ancillary to the development as directed by the Declarant and in accord with the covenants affecting the Old Course Phase.

12.4.2 Outlot BB

Will be designated open space and will be owned and maintained by the Homeowners' Association, as directed by Declarant and in accord with the covenants affecting the Old Course Phase.

12.4.3 Outlot CC

Will be designated common open space and will be owned and maintained by the Homeowners' Association, as directed by Declarant and in accord with the covenants affecting the Old Course Phase.

12.4.4 Outlot DD

Will be designated common open space and will be owned and maintained by the Homeowners' Association, as directed by Declarant and in accord with the covenants affecting the Old Course Phase.

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12.4.5 Outlot EE

Open space on the Conceptual Plan will be designated common open space and will be owned and maintained by the Homeowners' Association, as directed by Declarant and in accord with the covenants affecting the Old Course.

12.4.6 Outlot FF

Buildable space shall be owned by Declarant, or its successors and assigns, and may be utilized for any of the permitted uses within the Church and clustered patio homes sections of the PUD, B-1 Business and R-3 Residence.

13.0 Existing Zoning of Adjacent Properties

Zoning of the existing properties adjacent to the proposed PUD are as follows:

- *Cloud Peak Ranch Subdivision*; neighboring property to the west and south of the project limits; areas of R-1 Residence District, R-3 Residence District and B-1 Business District
- *Country Club Addition Subdivision*; neighboring property to the east of the project limits; R-1 Residence District
- *Country Club Estates Subdivision*; neighboring property to the east of the project limits; R-1 Residence District and R-3 Residence District

Exhibits showing the existing zoning of adjacent properties are included within Appendix H – Existing Zoning. One of these exhibits was obtained from the Sheridan County GIS website and the other was obtained from the City of Sheridan website.

14.0 Estimated Areas within Each Section of the PUD

14.1 Church Section (Grace Anglican Phase)

Total Acreage:	±5.0 acres
Commercial Acreage:	±3.5 acres
Parking Lot Acreage:	±0.9 acres
Easement Acreage:	±0.6 acres

14.2 Clustered Patio Homes Section (Sheridan Links Phase)

Total Acreage:	±9.3 acres
Commercial Acreage (assumed):	±0.3 acres
Net Residential Acreage:	±6.0 acres

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Number of Residential Lots:	4
Roadway Right-of-Way Acreage:	±0.5 acres
Open Space Acreage:	±2.3 acres
Ratio of Open Space to Total Acreage (%):	±25%%
Easement Acreage:	±0.5 acres

14.3 Estate Lots Section (Old Course Phase)

Total Acreage:	±42.9 acres
Net Residential Acreage:	±27.7 acres
Number of Residential Lots:	15
Roadway Acreage (to edge of roadway):	±1.9 acres
Open Space Acreage (incl. roadway borrow ditches):	±10.9 acres
Ratio of Open Space to Total Acreage (%):	±25%
Buffer Lot Acreage:	±5.2 acres
Easement Acreage:	±1.0 acres

As mentioned previously, the clustered patio homes and estate lots sections shall not have less than 20% open space. Further, considering that as many as four of the old golf fairways will be utilized by the residents within the estate lots section (and buffer areas that will be preserved), an abundance of open space will be maintained by this PUD.

15.0 Types, Sizes and Mixture of Dwelling Units within Each Section of the PUD

15.1 Church Section

This section has pre-existing buildings and improvements constructed, which are intended to remain. Additional structures may be built in accordance with City Code, but the immediate use of the property will be the operation of a church and its ancillary functions and any other use permitted. Residential use is not anticipated, other than as may be ancillary to the Church's operations.

15.2 Clustered Patio Homes Section

These lots average ±1.5 acres and each shall have no less than one single-family home and no more than six dwelling units (whether as clustered patio homes or as connected units with common party walls). The dwelling units are intended to be clustered single-story units but shall not exceed two stories. It is generally anticipated that the residences will not be massing – anticipated average is between 1,200 and 1,900 square feet of finished living space.

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15.3 Estate Lots Section

The majority of the estate lots will be approximately 2 acres in total area (some of the lots will be slightly smaller). The homes and outbuildings will be located within a ± 0.5 -acre building envelope with the intent of providing more of a "preserve" feel with the balance of the lots being left for golf use or open space. There will be fifteen single-family homes on the estate lots, with the covenants allowing for one outbuilding and guest quarters.

The buffer area lots shown on Sheet C0.1-Conceptual Plan are intended to be offered for the neighbors' protection as open space, but could, if the rehabilitation and preservation of the golf holes is not desired by the neighbors and Owner in the future, be improved with one single-family residence developed / constructed in accordance with City Code.

16.0 Preliminary Construction Cost Estimate

A copy of the Preliminary Construction Cost Estimate for the project is included within Appendix 1 – Preliminary Construction Cost Estimate. Quantities and unit prices for various items are broken out for the three proposed sections of the PUD; items are as follows (all items may not be included within all three proposed sections of the PUD):

- Right-of-way grading
- Topsoil stripping
- Subgrade preparation
- Crushed aggregate base course
- 3" recycled asphalt pavement blend
- 4" hot plant mix bituminous pavement
- 6" concrete pavement
- Reinforced concrete double gutter
- Reinforced concrete fillet
- Concrete sidewalk – 4"
- Curb & gutter Type B
- Irrigation pipe sleeves
- 8" gate valve (on-site)
- 8"x8"x8" tee (on-site)
- 8" tapping sleeve with 8" gate valve (on-site)
- Connect to existing water main (on-site)
- Fire hydrant assembly (on-site)
- 8" DR18 C900 PVC (on-site)
- 1" water service with curb stop (on-site)
- 48" sanitary sewer manhole (on-site)

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- 48" sanitary sewer manhole (off-site)
- Connect to existing sanitary sewer manhole (off-site)
- Connect to existing sanitary sewer main (off-site)
- 8" SDR35 PVC (on-site)
- 8" SDR35 PVC (off-site)
- 4" SCH40 sanitary sewer service with clean out (on-site)
- Restoration of asphalt surface – 4" (off-site)
- 12" RCP storm drain pipe (on-site)
- 18" RCP storm drain pipe (on-site)
- 12" RCP flared end (on-site)
- 18" RCP flared end (on-site)

17.0 Schedule for Completion of Proposed Improvements

A proposed schedule for completion of the proposed improvements within each section of the PUD is as follows:

17.1 Church Section

The Church expects to complete the abandonment of the existing septic system and new connection to City sanitary sewer no later than December 31, 2013.

17.2 Clustered Patio Homes Section

The Owner expects to complete the connection to City sanitary sewer at approximately the same time as the Church, as noted above, and complete the connection to City water at approximately the same time as the estate lots section, as noted below. The roadway is expected to be completed no later than July 31, 2014.

17.3 Estate Lots Section

The Owner expects to commence the proposed improvements for the estate lots no later than August 31, 2013 and complete the same no later than one year thereafter.

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18.0 General Description and Responsible Party for the Construction and Maintenance of Physical Improvements

18.1 Church Section

The Church is the responsible party for the construction and maintenance of physical improvements for this section, which includes connection to sanitary sewer. There are no additional improvements required initially due to the existing City water connection and existing road improvements.

18.2 Clustered Patio Homes Section

The Owner is the responsible party for the construction and maintenance of physical improvements described herein. After initial construction, the HOA for this section and the estate lots section shall assume responsibility for maintenance thereof.

18.3 Estate Lots Section

The Owner is the responsible party for the construction and maintenance of physical improvements described herein. After initial construction, the HOA for this section and the clustered patio homes section shall assume responsibility for maintenance thereof.

19.0 Certificate of Title and Warranty Deed

A Certificate of Title and Warranty Deed for this property are included within Appendix J – Certificate of Title and Warranty Deed. The legal description of the property to be annexed is as provided in the Certificate of Title.

20.0 List of Property Owners within ½ Mile of the Property to be Annexed

A list of names and addresses of all property owners of unincorporated land within ½ mile of the boundary of the property proposed to be annexed, as well as owners of incorporated property adjacent to the property to be annexed, is included within Appendix K – Surrounding Property Owners.

21.0 Conclusion

As golf courses do, that within the former Sheridan Country Club property has historically provided a natural open area where people have been able to enjoy the outdoors. Rather than purchasing the property with the intent of densely subdividing it, Sheridan Links, LLC purchased the property with the hopes of rehabilitating and preserving as much of the grounds as financially

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possible, in that approximately 75% of the proposed PUD is planned to have large, open residential lots (within the estate lots section). The goal of having these large lots is to preserve as much of the historical open feel as possible. The majority of the lots within the estate lots section will be upward of 2 acres in area, which will set this development apart from most developments within the Sheridan City Limits in terms of lot size.

Abundant open spaces (some of which incorporate the existing storm / irrigation water retention ponds) are planned within the estate lots and clustered patio homes sections. These will allow for the creation of common areas that residents can enjoy. The creation of buffer areas, utilization of several existing golf holes, and maintaining as many of the existing trees as possible that line the old fairways will only add to the preservation of the historical open feel. A private roadway within the estate lots section, with a ditch section along both sides, will provide a means for controlling storm water and allow places for snow storage. A concrete pavement transition section, with a hammerhead turn-around, constructed at the entryway to the estate lots will allow for an effective surfacing for utilization by mail delivery vehicles.

The northern section of the proposed PUD, which was purchased by Grace Anglican Church, has provided the Church a new location for their congregation; they are utilizing the existing buildings within this portion of the property. The Church's intent of abandoning the aged septic system that has historically provided sanitary sewer service to the buildings on the property, then replacing it with a new sewer service and mainline piping that will connect to the City of Sheridan sewer system, will allow for a much more effective and trouble-free way of providing sewer service. The Church plans to continue to utilize the existing buildings. Further, they have adequate space within their property to meet any future needs for expansion that they may have.

Water service to the estate lots and clustered patio homes sections will be quite similar, in terms of available flow rates and pressures, to the adjacent subdivisions in the area. The new water mains for the development will connect to existing City of Sheridan water mains that serve the adjacent subdivisions, which are on the 4040 pressure zone. The new sanitary sewer mains that will serve each of the three sections of the development will connect to a downstream sewer system that appears to have sufficient available capacity, upon comparing the proposed flow rates from the PUD to flow rates in the existing downstream system that were measured in 2008 by City of Sheridan crews. Minimal underground storm drain piping, strategically-placed and connected in series with large, open, vegetated swales and the roadway ditch sections will further add to the "preserve" feel of the development.

Annexation of this 57-acre property will make for a great addition to the City of Sheridan.

**CITY OF SHERIDAN, WYOMING
MINUTES OF REGULAR COUNCIL MEETING
"DRAFT"**

COUNCIL CHAMBERS

7:00 P.M.

June 03, 2013

The Pledge of Allegiance to the Flag was led by Council President Heath.

Invocation was given by Councilor Webster.

The meeting was called to order with a quorum as follows: Council President Heath presiding with Councilors Dominguez, Lee, Kelly, Smith and Webster with Mayor Kinskey absent. Also present were Police Chief Adriaens, Fire and Emergency Services Director Lenhart, City Treasurer Reed, Human Resources Director Doke, City Clerk Badley, and various other City staff.

Council President Heath recommended the award of bid for Mavrakis Pond project be moved to the first item on New Business. Councilor Dominguez moved, seconded by Councilor Lee, approval of the agenda as modified. Council approved the motion; voice vote, unanimous.

Council President Heath then read the consent items:

- A. Agenda
- B. Minutes of Regular Council Meeting 05/20/2013
- C. Claims

Councilor Kelly moved, seconded by Councilor Lee, approval of the consent agenda. Council approved the motion; roll call vote, unanimous.

... REGULAR PAYROLL 05/31/13 ...

Claimant	Combined Total
Aflac	629.16
Blue Cross Blue Shield of Wyoming	2,671.70
CITCO FCU	5,252.13
ICMA Retirement Trust 300698	8,100.19
IRS 941	65,405.77
Orchard Trust	409.37
Sheridan County District Court	312.85
VSP	66.60
Workers' Safety	3,916.66
Wyoming Retirement System	46,046.97
	\$132,811.40

...CLAIMS...

Claimant	Purpose	Am't of Bill & Am't Allowed
A&M Service & Supply	Supplies & repairs	1,306.90
Ace Hardware-Newkirk	Supplies	65.48
Adsit Construction	Remove & dispose of cattle guard	4,700.00
All State Fire Equipment	Water deposit refund	52.26
American Welding & Gas	Parts	195.24
Amy Rose	Water deposit refund	40.95
Andrew Githens	Overpayment Refund	49.15
Ashley Kelley	Water deposit refund	19.98
Back Country Bicycles	Tires & bike repair	161.40

Backflow Consulting Testing	Backflow device testing	100.00
Bently Systems	Quarterly software renewal	1,080.00
Bloedorn Lumber	Supplies	26.28
Bob Brotherton	Overpayment Refund	6.77
Brian's Boot & Shoe	Safety boots	120.00
Brittany Hooker	Overpayment Refund	56.31
Burgess Design Group	Ads & services	13,172.36
Burns & Mc Donnell	Professional services	29,366.17
C H Guernsey & Co.	Econ Feasibility Study & Power Supply	6,090.00
Cameron Duff	Water deposit refund	65.45
Captain Clean	Carpet cleaning	552.40
Carquest Auto Parts	Parts & supplies	176.69
Carroll Realty	Overpayment Refund	331.70
Cartridge World of Wyoming	Color toner cartridges	287.97
Casper Star-Tribune	Classified ad (Asst Treasurer) Mar-Apr	673.20
CH Diagnostics & Consulting	Giardia & Crypto analysis	510.00
Charlene Byrnes	Water deposit refund	68.56
Chris Drell	Travel reimburse	152.39
Christine Fadden	Water deposit refund	58.24
Collection Professionals	Collection fees	83.97
Craftco Metals Services	Pathway railing Kendrick Park to Jr. High	5,425.29
Crescent Electric	Light bulbs	47.05
Croell Redi-Mix	Bracing for gas train	79.00
Cummins Rocky Mountain	Repair emergency generator	1,361.62
David K Peterson	Kendrick tree carvings	588.06
Days Inn Hot Springs Convention	Lodging for Perry-class conference	154.00
Dixon Land Mgmt & Consulting	Mowing small parks	682.50
Doormen Overhead	Service garage door	142.50
Dowl HKM	Professional services	12,864.25
DXP Enterprises	Servicing air compressor	792.53
ECS Engineers	High Tech Bus Pk Environment Site Assess	1,500.00
Ed Hammer	Bezel handle	32.16
EK Investments	Overpayment Refund	49.73
Emma Jean Hando	Publications/Promo-bulk mail distribution	308.06
Energy Laboratories	Sample analysis	160.00
Entech	Professional services	23,155.00
Farmers Co-op Oil	Fuel (NL) & 2 gates	6,621.00
Fastenal Industrial Supplies	Parts	192.56
Fedex Freight West	Shipping fees	167.48
FFF Photography	SFR Dept Group Photography	70.00
Fiberpipe Internet Services	Virtual Domain Hosting-May	46.50
First National Bank of Sheridan	Retainage-Sheridan Commercial Park	1,310.48
Fletcher Construction	West Downtown phase pay app 10	141,270.69
Goddard, Wages & Vogel	Court appt. attorney	368.00
HDR Engineering	Engineering services-Recycling study proj	2,411.15
Health Education Design Solutions	HS 1st aid class	63.00
Heather & Edward Bujans	Water deposit refund	64.96
Heather Doke	Nichole & Heather Leap Into Leadership	50.00
Hometown Heating & Air	Repair air cond. Thermostat	295.50
InfoSend	Data processing/print/mail service	5,534.10
Infrastructure Management Services	Project setup/GIS linkage	6,220.00
Inter-Mountain Laboratories	TTHM-HAA5-volatile compounds	2,400.00
IWorQ Systems	Iworq mgmt annual agreement	3,159.00
Jennifer Nagra	Overpayment refund	39.77
John & Mikklana Matthews	Water deposit refund	15.83
John Deere Financial	Supplies	410.65
John E Reid & Associates	Course fees	550.00
Jose Sanchez	Publications/Promo-mileage reimburse	66.93

Judith A. May	Clean City Hall & public bathrooms	696.00
Ken & Robin Lehmann	Water deposit refund	10.51
Knox Company	Boxes-Schools-SPD Access	446.00
Kody Lamb	2013 WPSDA Dues	60.00
Kois Brothers Equipment	Parts	779.54
Landons Greenhouse	Staples	95.00
Lannan's Supply	Supplies	113.34
Laurie L Schwabauer	Janitorial services-May	400.00
Law Office of Rex O. Arney	SEEDA legal services	300.00
Leon A. Schatz	Publications/Promo-Video Production	335.00
Loco Printing, Typesetting & Graphics	Court envelopes	218.00
Long Building Technologies	Start-up cooling towers	180.00
Lonny Paulson	Overpayment refund	49.87
Mallory Nelson	Water deposit refund	61.07
Malone, Belton, Abel P.C.	WYO Theater Renovation Phase 2	40,553.65
Margie Rogers	Water deposit refund	48.46
Max Fire Apparatus	Bezel	45.38
MC2 Engineering	Pathways projects	8,800.00
McDonalds Restaurant	Overpayment refund	21.34
Melvin Adami	Overpayment refund	50.31
Memorial Hospital of Sheridan Cty	Case related fees	1,175.00
Motor Power Equipment	Tie rod ends	194.86
Mountain View Building	Sheridan Commercial Park project	11,794.29
Mullinax Concrete	Concrete/erosion mat/drill bit	1,157.92
Namgyal Sangha	Water deposit refund	48.93
Napa Auto Parts	Parts & supplies	758.32
Norco	Supplies	41.57
Normont Equipment	Parts	629.80
O'Dell Construction	WYO Theatre Renovations Phase I	132,685.20
Pat Burke Trucking	Haul glass for recycling	1,200.00
Perry Owings	Travel reimburse-class in Thermopolis	115.00
Physio-Control	Annual Tech service-Life Pak	495.02
Plow Handle Gates	Auxiliary gate controller	500.00
Powder River Power	Parts & supplies	1,136.11
Ptolemy Data Systems	Monitors	569.85
Public Health Nursing Ser	Hepatitis shots	240.00
Quality Code Publishing	Municipal Code Suppl. No 26	1,754.45
Rachel Eldridge	Water deposit refund	63.49
Randall Engineering	Reset property pins	440.00
Remona Teague & Victoria Holloway	Overpayment refund	25.00
Ridgepoint Consulting	Professional services for R&O	3,994.36
Ronnie Fisher	Water deposit refund	34.69
Rotary Club of Sheridan Wyoming	Field of Honor Sponsorship	1,000.00
Ruth C Kreger	Overpayment refund	49.60
Sandra Bonvillain & Samantha Olsen	Water deposit refund	63.72
Servall	Rugs	432.46
Shawn Buckley	Contractual & professional services	2,750.00
Sheridan Commercial	Supplies & tools	495.18
Sheridan County Weed	Golf Course weed control	84.20
Sheridan Econ-O-Wash	Rug service-April	50.50
Sheridan Media	Utility E-bill ads	1,008.00
Sheridan Tent & Awning	Install new awnings	850.00
Sheridan Trolley	Park 2 Park Event support	225.00
Sheridan Winnelson	Supplies	357.33
Stacey & Charles Bassett	Overpayment refund	60.46
Steve's Truck Service	Recap tires/tire repairs & mount/balance	1,339.80
Thatcher Company	Soda ash	9,717.45
The Business Center	Park 2 Park promotion printing	89.20

Tire Rama	Tires & repairs	172.95
Top Office Products	Supplies & copier chgs.	592.50
Valley Motor Honda	Unit 47 repair	382.98
Verizon Wireless	Wireless phone charges	508.31
Visionary Communications	Internet services	499.90
Vista West Engineering	Professional svcs-N Sheridan interchange	4,414.00
Voyager Fleet Systems	Fleet card charges-April	129.83
Waterworks Industries	Screens	24.43
Way Oil	Fuel (diesel)	8,191.30
Western Extinguisher	10# ABC fire extinguishers	195.00
William Perry	Install range gate	80.00
Wood Group PSN	Professional services	5,020.82
WWC Engineering	Professional services-WY/Park reconstruct	48,229.62
WY DOT	Professional svcs-Lewis St bridge	8,829.27
Wyoming Air Quality Division	Permit application review fee	957.00
Wyoming Law	Training	255.00
Wyoming Machinery	Repairs & maintenance-compact/#4-84	660.56
		\$588,272.87

...PREPAID CLAIMS...

Claimant	Purpose	Am't of Bill & Am't Allowed
Montana Dakota Utilities	Electricity bills	3,725.83
Sheridan Newspapers Inc	Display, Legal & Construction ads	7,636.39
		\$11,362.22

Junior Councilors reported final exams concluded last week, next week is Girls State in Powell and the football team will scrimmage with Gillette this week before attending a camp in Chadron, Nebraska.

Councilor Lee moved, seconded by Councilor Dominguez, to award the bid for Mavrakis Pond Parking Area Paving Project to Fletcher Construction of Sheridan in the amount of \$252,730 with funding from CWSRF Grant and One Cent Funds. City Engineer Thompson explained the paving project will use a new porous pavement to assist in filtering out sediment before reaching the ponds. Mr. Thompson noted the funding from half of the Clean Water State Revolving Fund will be forgiven and the plan is to pay off the remaining half with One Cent Funding in FY 2015. Council approved the motion: voice vote, unanimous.

Council President Heath opened a Public Hearing to consider Ordinance No. 2133 consideration of PL 13-7 Sheridan Links Planned Unit Development Annexation, annexing approximately 57.48 acres as an addition to the City of Sheridan, zoning said 57.48 acres as a Planned Unit Development District and to consider the Conceptual Plan. Conceptual Design Report for the Sheridan Links Planned Unit Development at 7:10 PM. City Planner Briggs reviewed the proposed annexation, the three phase development plan and answered questions on zoning and open space. Developers representative Engineer Ryan Christensen, Ridge Point Consulting, answered questions on the dedication of the street off of Mydland Road, private roads serving the estate lots, proposed pathways easements, open space lots and confirmed that a set of covenants will be instituted for the development. Council requested that the developer be present at the next reading of Ordinance No. 2133. The Public Hearing was closed at 7:42 PM.

Councilor Lee introduced Ordinance 2133 consideration of PL 13-7 Sheridan Links Planned Unit Development Annexation, annexing approximately 57.48 acres as an addition to the City of Sheridan. Additionally, zoning said 57.48 acres as a Planned Unit Development District. City Clerk Badley then read the title of the ordinance. Councilor Webster moved, seconded by Councilor Smith, the approval of Ordinance No. 2133 on first reading. Council approved the motion: roll call vote, unanimous.

Councilor Dominguez moved, seconded by Councilor Smith, approval of a Conceptual Plan, Conceptual Design Report for the Sheridan Links PUD. Council approved the motion: voice vote; unanimous.

Council President Heath opened a Public Hearing to consider Ordinance 2135, 8 Mill Property Tax for FY2014 Development at 7:44 PM. There being no public comment the Public Hearing was closed at 7:44 PM.

Councilor Lee introduced Ordinance 2135, 8 Mill Property Tax for FY2014 Development. City Clerk Badley then read the title of the ordinance. Councilor Webster moved, seconded by Councilor Dominguez, the approval of Ordinance No. 2135. Council approved the motion; roll call vote, unanimous.

Councilor Smith noted her son and Junior Councilor Lindly were attending Boys State this week. Councilor Kelly encouraged everyone to participate in the Park to Park event this Saturday starting at 8:30 A.M. in South Park with the Run/Bike/Stoll to North Park and back to South Park. The Trolley will provide service back to South Park for those wanting to ride back.

There being no further business, Council adjourned at 7:48 P.M.

APPROVED:

Dave Kinskey, Mayor

ATTEST:

Scott Badley, City Clerk
SB/rkb