

**CITY OF SHERIDAN  
RESOLUTION 13-25**

A RESOLUTION, AUTHORIZING CITY INITIATED SPECIAL EXEMPTIONS FOR PROPERTY OWNERS DIRECTLY AFFECTED BY THE APPROVAL OF CITY ORDINANCE NO. 2287.

WHEREAS, the Governing Body of the City of Sheridan (the "City") has approved Ordinance No. 2287 amending the M-1 Industrial District (the "Amendment");

WHEREAS, the Amendment added "Heavy industrial uses as defined by these regulations" to the list of Special Exemption uses that require additional review and approval;

WHEREAS, the Amendment may have made property owners' uses within the M-1 Industrial District whose existing use is Heavy Industrial nonconforming; and

WHEREAS, to prevent nonconforming uses and City Staff from having to regulate nonconforming uses, the Governing Body desires to have City initiated Special Exemptions for any property owner whose existing use was made nonconforming as a result of City Ordinance No. 2287.

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

The City authorizes City initiated Special Exemptions for any property owner whose existing use was made nonconforming as a result of City Ordinance No. 2287. This City initiated Special Exemption shall only apply to those property owners within the M-1 Industrial District whose existing use prior to the adoption of City Ordinance No. 2287 was conforming, but only after the approval City Ordinance No. 2287 became nonconforming. This City initiated Special Exemption shall be at no cost to the applicable property owners.

This City initiated Special Exemption shall only be open for six (6) months beginning on April 7, 2025, and terminating on October 6, 2025. City Staff shall support and bring before the Governing Body any and all Special Exemptions on behalf of the applicable property owners for the Governing Body's approval. City Staff may bring said Special Exemptions before the Governing Body at any time during this six (6) month period.

Any property owner who believes they were directly affected by City Ordinance No. 2287 and the Amendment shall apply for the City initiated Special Exemption with the City Planner, Kelly Schroeder, via email at [kschroeder@sheridanwy.gov](mailto:kschroeder@sheridanwy.gov) or telephone at (307) 675-4248.

All applications for the City initiated Special Exemption shall include the following information:

1. Applicant's Name;
2. Property Owner's Name, if different than the applicant's name;
3. Address of Property the Special Exemption is for;
4. The Use on the Property that is believed to be "Heavy Industrial;" and
5. When or for how long the "Heavy Industrial" Use has been conducted on the Property.

City Staff retains the right to investigate any and all applications made under this Resolution, and City Staff retains the right to deny any application that is not complete or in conformity with the purpose of this Resolution and the City initiated Special Exemptions. All applications made under this Resolution that are not complete by or made after October 6, 2025, shall not be eligible for a City initiated Special Exemption to be approved by the Governing Body. Special Exemption requests received after October 6, 2025, shall go before the Board of Adjustment and all costs associated with said request shall be the responsibility of the property owner.

PASSED, APPROVED AND ADOPTED this 7th day of April 2025

City of Sheridan

ATTEST:

  
Ashlee Foster, City Clerk



  
Richard Bridger, Mayor