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# County streamlines development guidelines for property near city

By Bob Gross

Staff reporter

County commissioners approved Tuesday an agreement designed to streamline development in areas within one mile of the contiguous corporate limits of the city of Sheridan.

Commissioners first, however, dropped one sentence from the memorandum of understanding with the city due to concerns from engineers and developers, said board Chairman Terry Cram.

The disputed sentence? "The final plat shall delineate future rights-of-way and easements necessary for traffic circulation and the provision of municipal services at higher densities."

"Some engineers and developers were concerned that would lock them from being able to redesign roads (and

infrastructure) at a future date," said Cram.

Sheridan and Sheridan County both have a say in the planning process in the one-mile zone in the event the city expands and annexes into that area, said Cram.

The memo of understanding allows the county to be in charge of the application process. Subdivision applications within the one-mile area will not be reviewed by the city planning commission.

Sheridan Mayor Dave Kinsky asked that commissioners approve the agreement, calling it "a work in progress."

He said the agreement has been subject to seven or eight revisions, and "if you pass it today, there is an expectation that we will have to meet with other groups."



**Terry Cram**  
County  
Commission  
Chairman

Commissioners at an earlier meeting had tabled the agreement. There was some discussion Tuesday that the agreement again be tabled due to concerns about the sentence referring to final plats and rights of way.

Developer Ron Patterson, however, urged commissioners Tuesday to continue the process.

"I do applaud the county and the city for moving ahead," he said. "I'm glad we took the step forward and let's continue the momentum."

Commissioners were concerned that tabling the agreement would further delay implementation.

"If we table it again, it's going to be another month until we get it done," said Cram.

By removing the sentence, he said, "we get an MOU that covers everything else except that one little part."

He said after the meeting that the agreement will probably be revisited to address engineers' concerns.

"We'd like to get their concerns as well as the title searchers and the abstract companies, what kinds of concerns they will have," said Cram.

"Maybe they can get together and we can get this back in another form."

Commissioners also approved appointing Ryan P. Healy of the Healy Law Firm in Sheridan as a special deputy county attorney to investigate land-use and zoning violations.

"This is a big step in getting things happening," said Commissioner Steve Maier. "We're trying to speed the process up and make it visible to the public we're doing the best we can."