Sheridan City Planning Commission
Meeting Agenda
January 14, 2019
7:00 PM, City Council Chamber, City Hall

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

   Motion by:

   Second:

   Vote:

3.

   Motion by:

   Second:

   Vote:

   Old Business

   New Business

4. Consideration of PL18-48, Ordinance 2197, East Brundage Lane Annexation, annexing approximately 3.84 acres into the City of Sheridan. Zoning said 3.84 acres M-1 Industrial. Located northeast of Commercial Avenue and E Brundage Lane.

   Motion by:

   Second:

   Vote:

5. Consideration of PL-18-49, Valley Park 2nd Addition. A request to subdivide 13.2 acres into 4 lots, zoned B-1 Business District. Located southeast of E 5th Street and Valley View Drive.

   Motion by:

   Second:

   Vote:

6. Comments from commissioners and staff.

7. Adjourn

MEMO

TO: Planning Commission

FROM:

RE: Review, correction, and approval of minutes of the December 10, 2018 meeting.

Motion by:

Second:

Vote:

Attachments

12-10-2018 minutes

DRAFT

CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING

COUNCIL CHAMBERS 7:03 P.M. December 10, 2018

Planning Commission members present: Chairman Mike Giorgis, Clint Beaver, Ryan Franklin, Mike Mellgren, Jon Oman, Paula Whitworth and Tod Windsor. City of Sheridan staff members present: Community Development Director, Brian J. Craig, AICP and Planning Commission Secretary, Carolyn Byrd.

Item #1: Call to Order and Roll Call of Members.

Present: Clint Beaver, Ryan Franklin, Mike Giorgis, Mike Mellgren, Jon Oman, Paula Whitworth and Tod Windsor.

Absent: None.

Item #2: Approval of Agenda as presented.

Tod Windsor moved the Planning Commission approve the Agenda. Ryan Franklin seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the November 13, 2018 meeting.

Clint Beaver noted Page 3, Paragraph 3, should read "*associated*" and Page 3, Paragraph 8 should read "*Mr. Windsor asked why do they want 2 acre parcels and asked about drainage*."

Mr. Beaver moved the minutes be approved as corrected. Tod Windsor seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of **PL-18-46, Resolution 56-18, final plat of TOM Subdivision.** A request to subdivide one lot and unplatted land into 4 lots, on 8.74 acres, zoned GD Gateway District. Located at 1201 Yellowtail Drive, northwest of the interstate interchange.

Ryan Franklin recused himself from discussion and the vote for this item.

Brian Craig gave the following report:

- Property is located at 1201 Yellowtail Drive.
- Request to subdivide ±8.74 acres into 4 lots.
- Zoned GD Gateway District (commercial use).
- Falls under Wrench Ranch Properties Master Plan – Phase II.
- Two variances have been requested:
    - Subdivision regulations require 2 accesses for fire access and turn-around (proposed to be provided as the private properties are developed).
    - Subdivision Regulations have a table of max paved width in relation to the type of road and purpose (commercial road ideally set at 39'. WYDOT set Kinnison Way at 55'.)

Mr. Craig said the Plat is the same as presented on the Preliminary Plat with the addition of the building layout. It is across from the Common Sense Gas Station. They have worked with staff and WYDOT on drainage, grading, traffic and designs and are no significant changes.

Tod Windsor asked if the Engineering Department was OK with no secondary access and the 60' street and turning radius and blockage of access points.

Mr. Craig said they have been addressed and will be shown at the time of requirements for a building permit so fire apparatus can turn around. He said Bill Pugh and Jim Bob Meyer of Wood Group are available for questions.

Mr. Giorgis asked Mr. Pugh had any comments and he did not.

Tod Windsor moved the Planning Commission recommend to City Council approval for PL-18-46, the final plat of TOM Subdivision, a request to subdivide one lot and unplatted land into 4 lots, on ±8.74 acres, zoned GD Gateway District, located at 1201 Yellowtail Drive, northwest of the interstate interchange, with the following variances to be considered by the Council:

1. **A variance from the secondary access requirement found in Sheridan City Code Appendix B, Sec.504(E)(1).**
2. **A variance from the developed width requirement to allow the developed width of Kinnison Way to be 55' Appendix B, Sec.504(D).**

Mike Mellgren seconded the motion. Unanimous voice vote in favor of the motion.

Item #5: Consideration of Resolution #57-18; East Brundage Lane Annexation Report. Contains all of the facts and information as required per W.S. Sec. 15-1-402(c).

Proposed annexation located at the northeast corner of East Brundage Lane and Commercial Avenue.

Staff and applicant have gathered all necessary information to prepare the annexation proposal which will be submitted at the January meeting by the applicant.

- 3.84 unplatted acres. He said the legal excludes the area to be obtained by WYDOT. No new County properties will be brought within the property to be annexed.
- Vacant land located at the entrance to the Sheridan Commercial Park.
- The south 50' of the parcel to be dedicated to WYDOT to match the adjacent ROW.
- M-1 Industrial Zoning.
- The parcel is adjacent to the City limits on the West, North and partially on the South.
- No new infrastructure extensions required.
- Other than service taps, no other private costs for improvements.
- Water, sewer, storm sewer and road infrastructure in place already.
- Customary tap, PIF and monthly service cost.
- City 8 mil property tax.

Mr. Craig said Brundage Lane is a WDOT maintained roadway.

Clint Beaver had questions regarding basic services and projected annual fee or service cost of those services.

Mr. Craig said the basic services are already available at that site and there were no additional upfront costs other than tap fees listed.

Mr. Franklin said he thought existing tap fees were $3,380 and new taps were $3,570 for new taps.

Ryan Franklin moved the Planning Commission recommend to City Council approval for Resolution #57-18 affirming that the East Brundage Lane Annexation Report contains all of the facts and information as required per W.S. Sec.15-1-402(c). Clint Beaver seconded the motion. Unanimous voice vote in favor of the motion.

Item #6: Comments from commissioners and staff. The December 24th Planning Commission meeting is cancelled.

Mr. Craig said Mr. Beaver asked about PUD zoning and said they will be addressed next year in code updates.

Mr. Craig said they held a listening session November 28, 2018 with contractors in the community to determine what obstacles exist for building development and real changes will be made to subdivision and zoning regs and recommendations will be brought back to the Planning Commission and City Council in time for the 2019 building season.

Item #7: Adjourn

Meeting adjourned at 7:19 P.M.

Date approved by Planning Commission: _____

Recorded by: _____

MEMO

TO: Planning Commission
FROM: Brian Craig, Community Development Director
RE: Consideration of PL-18-48, East Brundage Lane Annexation

Staff Recommendation

Staff recommends the Planning Commission make a recommendation of approval to the City Council for PL-18-48 (Ordinance #2197), E. Brundage Lane Annexation, annexing approximately 3.84 acres into the City of Sheridan. Zoning said 3.84 acres M-1 Industrial. Located northeast of Commercial Avenue and East Brundage Lane.

Findings of Fact

With respect to the proposed annexation, the City Council should make the following findings based on the requirements of state statute and City Code:

For the Annexation (From WS §15-1-402):

1. An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;

2. The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town;

3. The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed;

4. The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407;

5. If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410; and

6. The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

Neither state statute, nor city code, contain required findings to be made in assigning zoning during the annexation process. However, the following general zoning requirements from state statute should be kept in mind:

WS §15-1-601(d)

d) All regulations shall be made:

1. *In accordance with a comprehensive plan and designed to:*

1. *Lessen congestion in the streets;*
2. *Secure safety from fire, panic and other dangers;*
3. *Promote health and general welfare;*
4. *Provide adequate light and air;*
5. *Prevent the overcrowding of land;*
6. *Avoid undue concentration of population; and*
7. *Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.*

2. *With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;*

3. *With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and*

4. *With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.*

The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, "*promoting the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* "

Background

The property owner, Northwest Distributing Co., Inc., has formally petitioned for the annexation of 3.84 acres of unplatted land located at the northeast corner of the intersection of Brundage Lane and Commercial Avenue. The owner is working to dedicate the adjacent 50 feet of of private property to the south to WYDOT and as such that 0.45 acres is not included with this annexation request.

This property is currently vacant land at the entrance to the Sheridan Commercial Park. City staff is recommending M-1 Industrial Zoning for this property once annexed into the City in keeping with the remaining Sheridan Commercial Park. At this time, the applicant has not suggested an intended use or submitted an application for subdividing the land. This parcel is adjacent to City limits on the west, north, and partially to the south.

Staff Comments

The City Council must make the findings outlined in WS §15-1-402 in adopting an annexation ordinance. Staff's review indicates that the proposed annexation meets these criteria.

An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town.

New structures built within this areas will be thoroughly inspected for compliance with International Building Code Standards, reducing risk of fire or other adverse damage. Also expanded access to centralized water and sewer service will help protect water quality.

The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town.

The property is adjacent to the city limits on multiple sides.

The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed.

Water and sewer are available in in both adjacent streets. All other customary services will be provided once the lot is occupied.

The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407.

As outlined above, the property is adjacent to the city limits to the north and west .

If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410.

The City will honor its franchise agreements with existing electrical utilities.

The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

At the date of the preparation of this annexation report, the city staff has, and will continue to abide by the state notification requirements.

ZONING

In considering the newly assigned zoning designation to be applied with any annexation staff considers the following criteria, which aligns with state statutory mandates and city code regarding zoning

preserving the character, health, and safety of neighborhoods:

- The zoning of surrounding parcels.
- The actual land use of surrounding parcels.
- Impacts to surrounding properties.
- Consistency with adopted planning documents.
- The ability of existing infrastructure to handle the potential uses

Zoning and Land Use
The private property is presently zoned Agricultural with Industrial-2 county zoning to the east and City M-1 Industrial to the north. across E. Brundage Lane to the south the City zoning is a mix of B-1 and B-2.
Land uses in the area are predominantly industrial and commercial. Adjacent to the west is I-90 and associated drainage ways.

Impacts to Surrounding Properties
The impact to surrounding uses is minor as the intended zoning is consistent with properties to the north and compatible with the business zoing to the south.

Consistency with Adopted Planning Documents
The *Sheridan Land Use Plan* identifies the use in this area as a future commercial center. M-1 Industrial zoning is a fitting zoning designation with this proposed future use.

Infrastructure
Water, sewer, storm sewer, and street infrastructure are complete for this property and no extension of service or road improvements are necessary for the development of the proposed lot

Staff believes this property meets state and local criteria for annexation. The zoning requested is appropriate given the historic land use of surrounding properties. Staff has no further comments at this time.

Attachments

Petition
Annexation Exhibit
Applicant Annexation Report
Annexation Report
Aerial

PETITION FOR ANNEXATION

TO THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING:

Pursuant to the provision of W.S. 15-1-403 et. seq. and other applicable statutes, the undersigned landowner respectfully petitions and shows the City Council as follows:

1. This is a petition for the annexation of eligible territory as determined by W.S. 15-1-402 adjacent to the City of Sheridan, Wyoming with the legal description as follows:

A tract of land situated in the NE¼NE¼ (Lot 1) of Section 2, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears S 26°01'51" W a distance of 944.96 feet from the Northeast corner of said Section 2; thence N 89°55'12" E for a distance of 399.29 feet; thence S 1°02'53" W for a distance of 29.64 feet; thence S 89°33'07" E for a distance of 0.82 feet; thence S 0°59'14" W for a distance of 392.18 feet to a point; thence N 89°57'24" W for a distance of 121.54 feet; thence N 89°51'15" W a distance of 272.75 feet; thence N 0°12'09" E for a distance of 420.42 feet to the point of beginning.

Said tract of land contains 3.84 Acres.

2. Northwest Distributing Co., Inc., a Wyoming corporation, is the sole owner of said described property proposed to be annexed, and therefore constitutes a majority of the landowners owning a majority of the area sought to be annexed.

3. A map of the area sought to be annexed is attached hereto, marked for exhibit, and made a part hereof.

4. Petitioner hereby requests that said land be zoned M-1 upon annexation.

WHEREFORE, petitioner prays that said territory be annexed into the City of Sheridan, Wyoming, pursuant to, and in accordance with the applicable Wyoming Statutes, and that said lands be zoned M-1.

Dated this _____ day of _____ , 2018.

Executed by:
Northwest Distributing Co., Inc, a Wyoming corporation
by _____ .

State of Wyoming)
) ss
County of Sheridan)

On this ____ day of _____ , 2018, before me personally appeared, Torrey W. Moody, to me personally known who, being duly sworn, did say that he is the President of Northwest Distributing Co., Inc, a Wyoming corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said, Torrey W. Moody, acknowledged said instrument to be the free act and deed of said corporation.

Given under my notarial seal this ____ day of _____ , 2018.

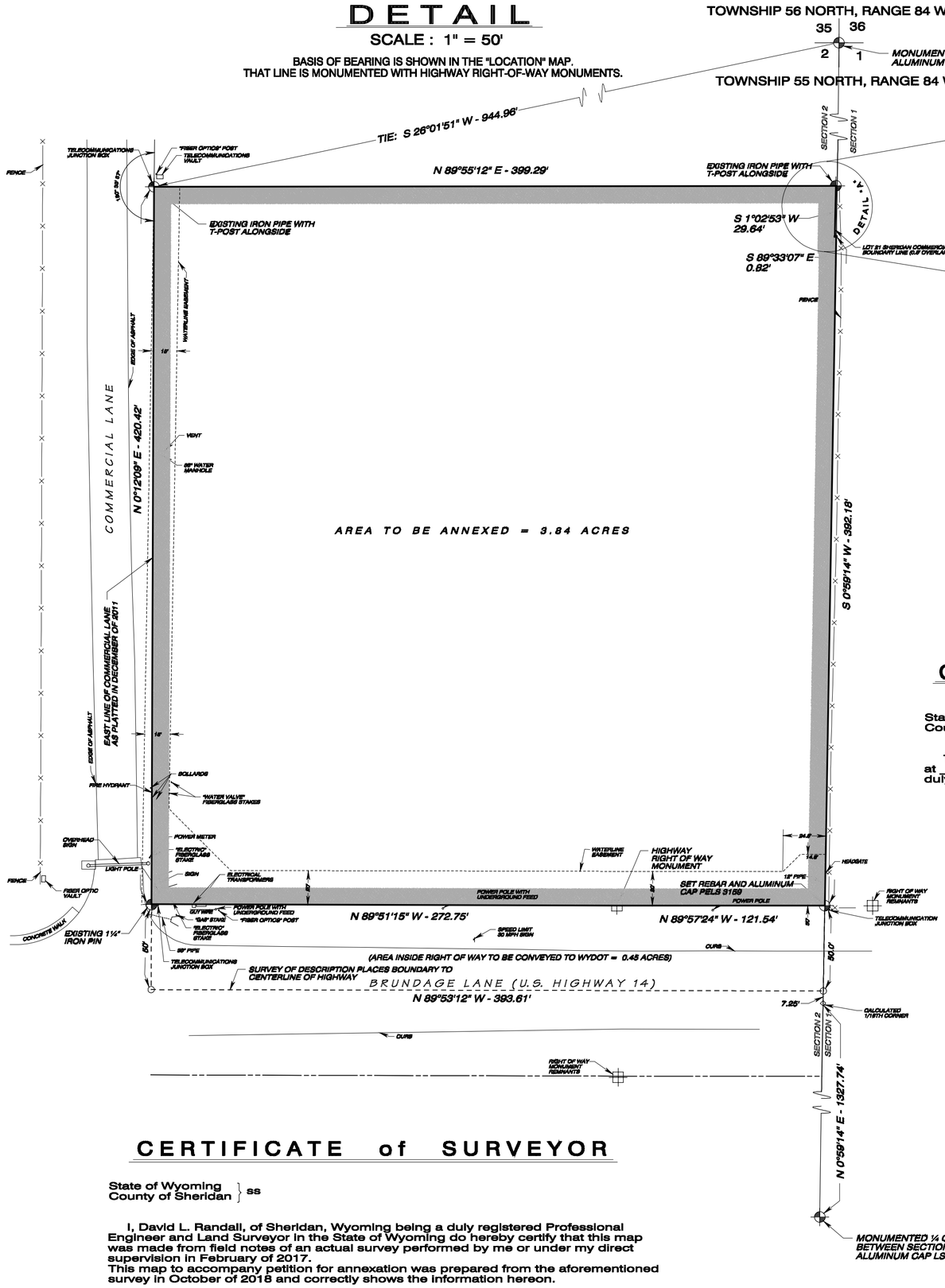
_____
Notary Public

My Commission Expires:_____

DETAIL

SCALE : 1" = 50'

BASIS OF BEARING IS SHOWN IN THE "LOCATION" MAP.
THAT LINE IS MONUMENTED WITH HIGHWAY RIGHT-OF-WAY MONUMENTS.

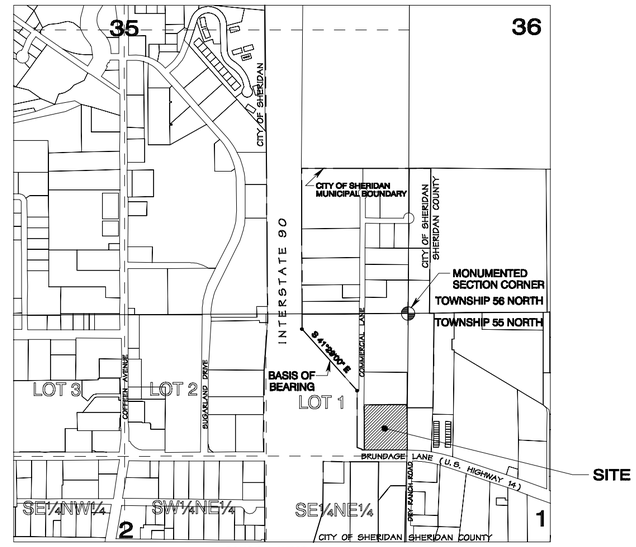


DETAIL "A"

SCALE : 1" = 20'

LOCATION

SCALE : 1" = 1000'



CERTIFICATE of RECORDER

State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at _____ O'Clock ___ M., this _____ day of _____ , 2018, and is duly recorded in Book _____, Page No. ___ .

COUNTY CLERK

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this map was made from field notes of an actual survey performed by me or under my direct supervision in February of 2017.
This map to accompany petition for annexation was prepared from the aforementioned survey in October of 2018 and correctly shows the information hereon.

Registration No. 3159 PE & LS

CIVIL ENGINEER and LAND SURVEYOR

N

MAP

to accompany

PETITION for ANNEXATION

of a

TRACT of LAND

situated in the

NE¼NE¼ (LOT 1) of SECTION 2 TOWNSHIP 55 NORTH, RANGE 84 WEST

of the

SIXTH PRINCIPAL MERIDIAN SHERIDAN COUNTY, WYOMING

for

NORTHWEST DISTRIBUTING COMPANY, INC

2161 COFFEEN AVENUE, SUITE 503
SHERIDAN, WY 82801

DRAWN BY REX RANDALL - NOVEMBER 29, 2018
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

ANNEXATION REPORT
for
NORTHWEST DISTRIBUTING COMPANY, INC

Prepared for:
Northwest Distributing Company, Inc.
2161 Coffeen Avenue, Suite 503
Sheridan, WY 82801

Prepared by:
Randall Engineering Surveys
722 Monte Vista
Sheridan, WY 82801

November 29, 2018

Location:

A tract of land situated in the NE¼NE¼ (Lot 1) of Section 2, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears S 26°01'51" W a distance of 944.96 feet from the Northeast Corner of said Section 2; thence N 89°55'12" E a distance of 399.29 feet; thence S 1°02'53" W a distance of 29.64 feet; thence s 89°33'07" E a distance of 0.82 feet; thence S 0°59'14" W a distance of 392.18 feet; thence N 89°57'24" W a distance of 121.54 feet; thence N 89°51'15" W a distance of 272.75 feet; thence N 0°12'09" E a distance of 420.42 feet to the point of beginning.

Said tract contains 3.84 Acres.

Proposed Zoning: M-1 (Consistent with adjacent City Zoning)

Areas

Commercial Acreage:	3.84 Acres
Commercial Square Footage:	167,256 Square Feet
Estimated Number of Commercial Lots:	2
Estimated Net Residential Acreage:	0
Estimated Residential Density:	0
Estimated Number of Residential Lots:	0
Estimated Park Land and Open Space:	0

Streets and Utilities:

Commercial Lane and Brundage Lane are already developed. All water and sewer infrastructure has been built during the build-out of Sheridan Commercial Park and are located in Commercial Lane. Private water and sewer infrastructure are unknown but will be built by private companies at the time they propose to build.

Estimated Construction Costs for Public Improvements:

Right-of-way grading estimate	None
Sanitary Sewer On-Site	None
Sanitary Sewer Off-Site	None
Water Lines On-Site	None
Water Lines Off-Site	None
Storm Drain Estimated Costs	None
Curb/Gutter/Sidewalks	None
Paving Estimate	None

E. Brundage Lane Annexation Report
Prepared 12/6/2018

The following items were prepared in order to satisfy the requirement in Wyoming Statute contained in §15-1-402(c) that must precede the processing of an annexation request.

Applicant: **Northwest Distributing Co.**
Annexation Petition Date: **11/30/2018**

Legal Description of Proposed Annexation Area:

> **A tract of land situated in the NE¼NE¼ (Lot 1) of Section 2, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:**
>
> **Beginning at a point which bears S 26°01'51" W a distance of 944.96 feet from the Northeast corner of said Section 2; thence N 89°55'12" E for a distance of 399.29 feet; thence S 1°02'53" W for a distance of 29.64 feet; thence S 89°33'07" E for a distance of 0.82 feet; thence S 0°59'14" W for a distance of 392.18 feet to a point; thence N 89°57'24" W for a distance of 121.54 feet; thence N 89°51'15" W a distance of 272.75 feet; thence N 0°12'09" E for a distance of 420.42 feet to the point of beginning.**
>
> **Said tract of land contains 3.84 Acres.**

(1) A map of the property, including landmarks and boundaries which, as a result of the annexation, will be brought within 1⁄2 mile of the town boundaries
A map of the property boundary and the adjacent county properties within 1/2 mile of the subject property is attached to this report as Exhibit A.

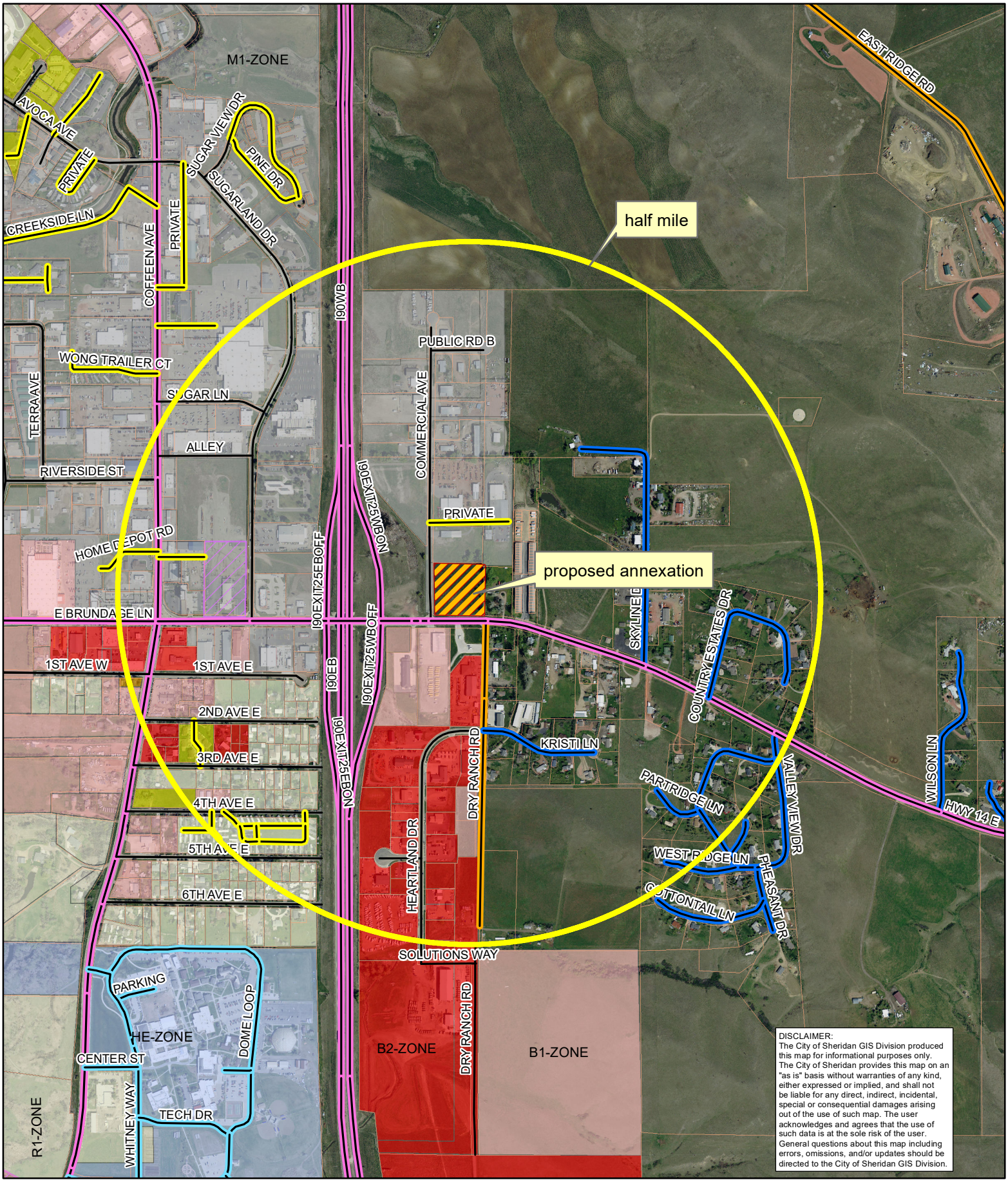
(2) The total estimated cost of infrastructure improvements related to the annexation, required of all landowners by the annexing municipality
Other than the new service taps discussed below, no new infrastructure extensions are needed to serve this property, thus no cost will be incurred by landowners other than those necessary to create new water and sewer service taps.

(3) A list of basic and other services customarily available to residents of the City and a timetable of when those services would be available
Water, sewer, and road infrastructure to serve this annexation area are in place to serve this property already. No further public improvements will be necessary to provide additional municipal services. The service cost for future public utilities connections will be dependent on ultimate use and configuration; however, for new construction, minimum costs of water and sewer connections would be $3,380 for water service when lines are stubbed out to the lot currently, $3,570 for new taps, and $3,050 for sewer service connections beyond those already purchased for the property. Solid waste collection rates will be as per Resolution 48-11. The adjacent Brundage Lane right-of-way is WYDOT controlled street right-of-way.

(4) The projected annual fee or service cost of those services
Any new construction will be subject to one-time user fees for City taps of at least $3570 for water and $3050 for sewer for sewer service connections beyond those already purchased for the property. Minimum ongoing user fees are estimated at $226.56 for water and $156.60 for sewer per customer per year, and minimum residential solid waste collection fees are $237 per year.

(5) The current and projected tax mill levies imposed by the municipality
The City of Sheridan presently has an 8 mil property tax levy based on assessed value.

(6) The cost of infrastructure improvements required within the current City boundary in order to accommodate the annexation
As the utility and road infrastructure are already in place to serve this property, no new costs will be incurred for infrastructure improvements.



CITY OF Sheridan WYOMING

Annexation map

N

0 0.05 0.1 0.2 Miles

Name: sgoodman Date: 12/17/2018

MEMO

TO: Planning Commission
FROM: Brian Craig, Community Development Director
RE: Consideration of PL-18-49, Valley Park 2nd Addition

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation of approval to the City Council for PL-18-49 (Resolution #02-19), the Valley Park Minor Subdivision, a request to subdivide ± 13.2 acres into 4 lots, being zoned B-1 Business District. Located southeast of E. 5th Street and Valley View Drive.

Findings of Fact

Prior to approving the final plat, the City Council will need to make the following findings per Sheridan City Code Appendix B §202:

1. The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

2. The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly acknowledged agreement not to contest future annexation proceedings.

3. Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

4. All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

5. No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.

Background

This proposed subdivision application seeks to create four lots. Uniquely, the lot numbering is proposed to start with 'Lot 3' as to distinguish these lots from Lots 1 and 2 of Valley Park Addition to the west. This land is currently vacant. Due to the nature of the cul-de-sac access road frontage, Lots 4, 5, and 6 exceed the depth-to-front ratio outlined in the Subdivision Regulations; a variance request letter has been submitted. At this time no indication of future uses on the site has been identified, although the zoning will allow for commerical uses.

Direct notification was sent to 14 property owners, in addition to newspaper notification. To date, no responses have been received.

Staff Comments

Staff offers the following comments on final plat required findings:

1. *The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.*

This property falls completely within the City limits, so this condition does not apply.

2. *The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly acknowledged agreement not to contest future annexation proceedings.*

Again, not applicable in this case, the property is within the city limits.

3. *Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.*

The subdivision proposal is accompanied by a depth-to-front ratio variance for Lots 4-6. Staff is recommending accepatance of the request.

4. *All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.*

This proposed subdivision is outside of the Airport influence area.

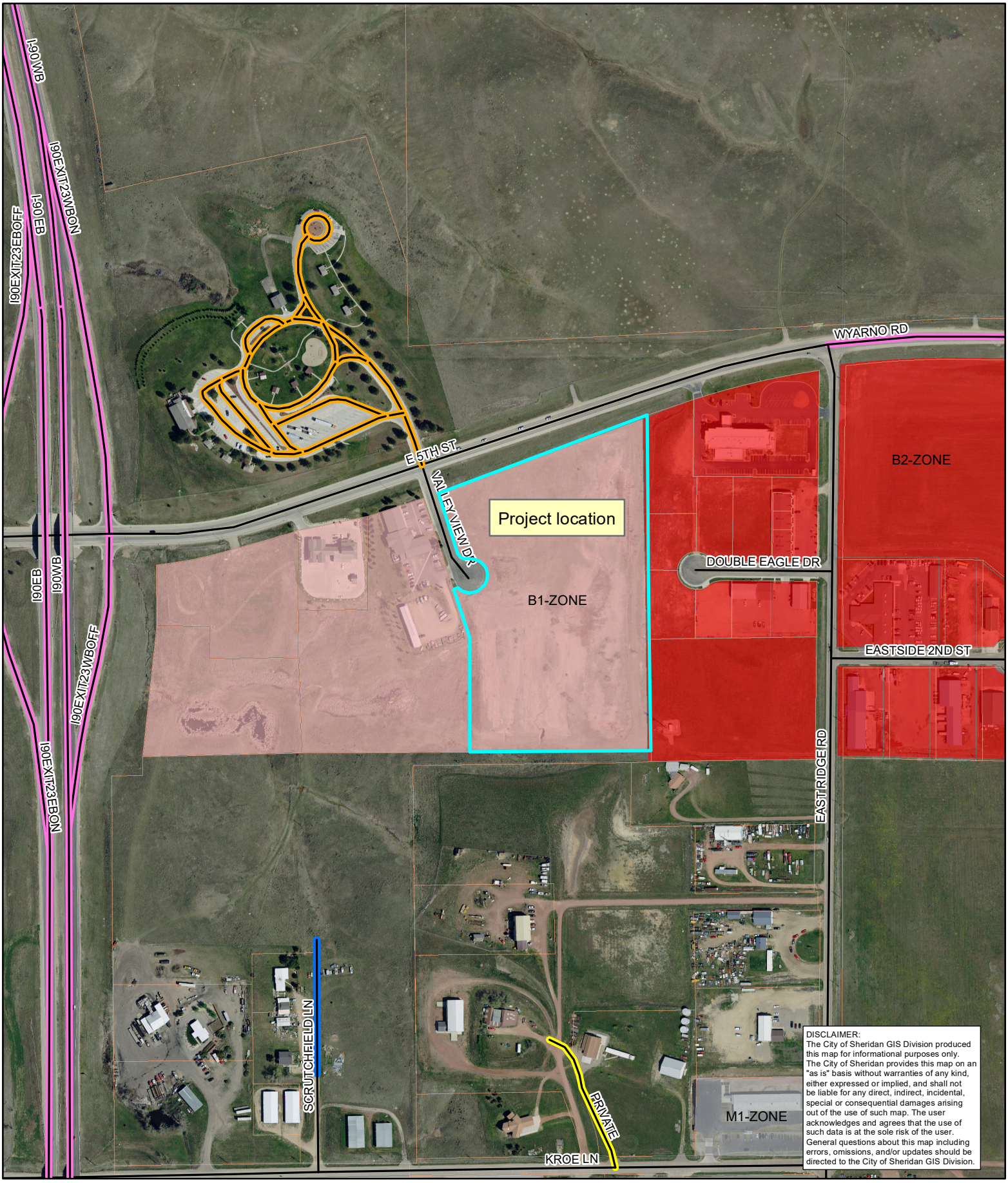
5. *No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.*

Adequate water and sewer service is readily available for all lots from Valley View Drive.

Staff has no further comments at this time.

Attachments

aerial
plat



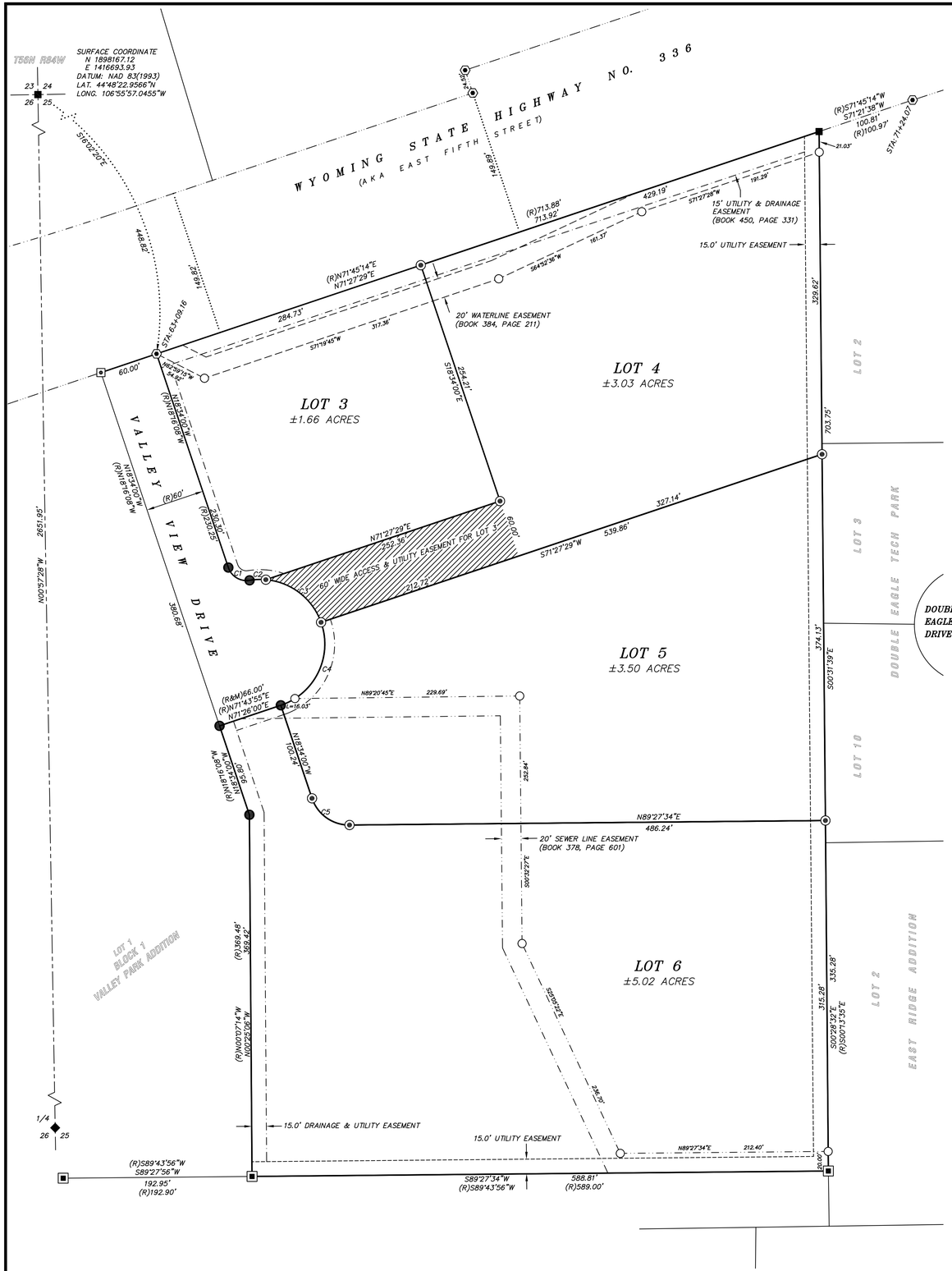
CITY OF Sheridan WYOMING

Valley Park 2nd Addition

N

0 0.025 0.05 0.1 Miles

Name: sgoodman Date: 12/27/2018



FINAL PLAT
OF
VALLEY PARK 2nd ADDITION
TO THE
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

REPLAT OF LOT 1, BLOCK 2, VALLEY PARK ADDITION,
TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

TOTAL = ±13.20 ACRES
AREA OF LOTS = ±13.20 ACRES
ZONED B-1

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED THE BLUFFS, LLC & THE RIDGE, LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTY(S) OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **VALLEY PARK 2nd ADDITION**, IS A REPLAT OF LOT 1, BLOCK 2, VALLEY PARK ADDITION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID TRACT CONTAINS 13.20 ACRES OF LAND, MORE OR LESS.

THE **VALLEY PARK 2nd ADDITION**, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, AND EASEMENTS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, AND EASEMENTS.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND IT'S LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.
THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____ , _____ .

_____
THE BLUFFS, LLC
DEBORAH L. SHEPARDSON, _OWNER_

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , _____ .

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____ .

_____
NOTARY PUBLIC

SCALE: 1"= 60'

-60 0 30 60 120 240

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, EAST CENTRAL ZONE 1983 (93). DISTANCES ARE ADJUSTED TO SURFACE BY THE DATUM ADJUSTMENT FACTOR OF 1.000235. TO CALCULATE WYOMING PLANE COORDINATES DIVIDE SHOWN SURFACE COORDINATES BY 1.000235.

LEGEND:

- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" OR 3-1/4" ALUMINUM CAP PER PLS 5603
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 5369
- FOUND CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT, PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 6594
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY/BOUNDARY LINE
- LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- 15' UTILITY EASEMENT LINE
- 20' SEWER EASEMENT LINE
- 15' UTILITY & DRAINAGE EASEMENT LINE
- 20' WATERLINE EASEMENT LINE

CURVE TABLE

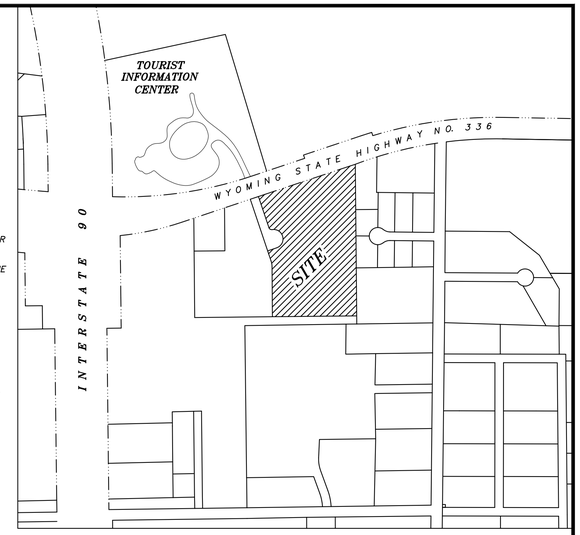
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	80°54'03"	19.50'	27.53'	S59°01'02"E	25.30'
C2	14°27'42"	66.00'	16.66'	S87°44'56"W	16.61'
C3	65°22'48"	66.00'	75.31'	N52°19'49"W	71.29'
C4	91°04'24"	66.00'	104.91'	N25°53'48"E	94.21'
C5	71°58'26"	40.00'	50.25'	S54°33'13"E	47.01'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

I, THONE STEWART, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **VALLEY PARK 2nd ADDITION**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
THONE STEWART
5369
Date:
WYOMING



LOCATION MAP
NO TRUE SCALE

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____ DAY OF _____ , 20____ .

_____ _____
ATTEST: VICE-CHAIRMAN CHAIRMAN

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS _____ DAY OF _____, _____, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS _____ DAY OF _____ , 20____ .

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ___.M.,
THIS _____, DAY OF _____ , 20 _____, AND IS DULY RECORDED IN DRAWER _____, PLAT NO. _____
FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A REPLAT OF LOT 1, BLOCK 2, VALLEY PARK ADDITION, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN DRAWER "V", PLAT NUMBER "14" AT THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

FINAL PLAT
OF
VALLEY PARK 2nd ADDITION
TO THE
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

REPLAT OF LOT 1, BLOCK 2, VALLEY PARK ADDITION,
TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

CLIENT: THE BLUFFS, LLC & THE RIDGE, LLC
ATTN: JOHN SHERPARDSON
PO BOX 602
LINGLE, WY 82223

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2018-013
DF: 2018-013D
TAB: 24x36
PF: T2018-013
MAY 8, 2018
REVISED: 12/23/18