Sheridan City Planning Commission
Meeting Agenda
February 24, 2020
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. Review, correction, and approval of minutes of the January 27, 2020 meeting.

   Motion by:

   Second:

   Vote:

   Old Business

   New Business

   0. Consideration of PL-20-03, Olivecan 2 Subdivision. A request to replat 17,750 square feet from 2 lots into 4 lots. Zoned R-2 Residence District. Located on the south-west corner of Olive and Canby St.

      Motion by:

      Second:

      Vote:

   0. Consideration of PL-20-6, Parker Flats preliminary plat. A request to replat 24,600 square feet from 4 lots to 8 lots. Zoned R-2 Residence District. Located at 1405-1425 Parker Avenue.

      Motion by:

      Second:

      Vote:

4. Comments from commissioners and staff.

5. Adjourn

MEMO

TO: Planning Commission

FROM:

RE: Review, correction, and approval of minutes of the January 27, 2020 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

DRAFT

CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING

COUNCIL CHAMBERS 7:00 P.M. January 27, 2020

Planning Commission members present: Chairman Mike Giorgis, Jason Boucher, Jon Oman, Paula Whitworth and Tod Windsor. City of Sheridan staff members present: Director or Public Works, Lane Thompson and Planning Commission Secretary, Carolyn Byrd.

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

Present: Jason Boucher, Mike Giorgis, Jon Oman, Paula Whitworth and Tod Windsor.

Absent: None.

Item #2: Election of Chairman

Nominations: Jason Boucher nominated Tod Windsor. Jon Oman seconded the motion.

Unanimous voice vote in favor of the election of Tod Windsor as Chairman.

Item #3: Election of Vice-Chairman

Nominations: Tod Windsor nominated Jon Oman. Jason Boucher seconded the motion.

Unanimous voice vote in favor of the election of Jon Oman as Vice-Chairman.

Item #4: Approval of Agenda as presented.

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

Item #5: Review, correction, and approval of Minutes of the November 25, 2019 meeting.

Jason Boucher moved the minutes be approved as corrected. Paula Whitworth seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #6: Consideration of PL-19-31, Hill Court ROW vacation. A request to vacate a total of .45 acres of the unimproved Hill Court right-of-way. Located in the Colony South Addition, in the 1400 block of South Main Street.

The owners are requesting to vacate a total of .45 acres of the unimproved Hill Court right-of-way located in the Colony South Addition in the 1400 block of South Main Street. Hill Court was originally platted in 1976 as part of the Colony South Addition, as a cul de sac for 10 lots off of South Main Street. The right of way is located on a hill and remains in its native vegetative state. The owner requested this vacation and staff recommends the waiver of the $2.00 per square foot fee. This is due to the geographic challenges with this property. In return for the fee waiver, the developer has agreed to put the hill side into a conservation easement on the accompanying plat. This will prevent future building on the slope. The drainage ditch will remain.

City code requires that the area vacated shall be conveyed to all lots or parcels adjacent to the street or alley being vacated in equal proportions or as prescribed by the petitioners. In this case, the adjacent owners have an agreement on how this right-of-way will be divided. This vacated area will be included in the Kaden Court Minor Subdivision.

Tod Windsor moved the Planning Commission recommend to City Council approval of PL-19-31, Hill Court ROW vacation, a request to vacate a total of .45 acres of the unimproved Hill Court right-of-way, located in the Colony South Addition, in the 1400 block of South Main Street. Jason Boucher seconded the motion. Unanimous voice vote in favor of the motion.

Item #7: Consideration of PL-19-32, Kaden Court Minor Subdivision. A request to replat 3.20 acres, from 10 lots and the Hill Court ROW into 2 lots and 2 outlots. Zoned R-1 Residence District. Located in the Colony South Addition, in the 1400 block of South Main Street.

This proposed minor subdivision seeks to replat 3.20 acres from the current 10 lots and the Hill Court ROW into 2 lots. This property is zoned R-1 Residence District and is located in the Colony South Addition in the 1400 block of South Main Street.

This plat will incorporate the proposed vacated Hill Court into a buildable area for two homes. The steep terrain and geotechnical issues have been an issue with previous owners as they try to develop the area into more housing. Excalibur Construction, the owner of the proposed Kaden Court Minor is platting just two buildable lots and has agreed to deed to the two adjacent landowners to the northeast a small section to enlarge their back yards, seen on the plat as Outlot A and B.

Mr. Thompson said this land is in the City limits so it does not need to be annexed. Lots 1 and 2 are already connected to an existing road so no infrastructure is required. It is outside of the Airport Influence Area. This property is currently platted for 10 lots but

they are just asking to build two single family homes. No further buildings can be built on the preservation easement.

Bob Kosma said his home is in the same general area where a slide occurred in 1980 destroying the Bill Phillips home. He said there was a judgment of negligence against the City of Sheridan and ABC builder and wondered how the City and Excalibur Construction propose to protect the integrity of his home.

Mr. Kosma said the storm drain on his property gathers water from Big Horn Avenue through Steffen Court to the storm drain in his yard and during heavy rains, runs down the hill of the proposed subdivision. He said he would like the results of the hydrology report about the water from the storm drain given to him in writing as to what the results are and how the City interprets them or if they choose not to explore the water problem with a hydrologist he would like both the City and Excalibur to inform him in writing.

Jason Boucher asked Mr. Kosma if there is a grate on the drain.

Mr. Kosma said there is not a grate and it is right in his front yard.

Mr. Boucher said if water hits your property you have to allow it to run its course.

Mr. Kosma said he just wants a letter that states he is not liable.

Mr. Windsor asked if Mr. Kosma thought the hill was a problem.

Mr. Kosma said he thought it was ok if they don't shave it off. He is just concerned about any liability.

Mr. Boucher said he can pass his concerns on to City Council and the mayor.

Kari Nelson of Excalibur said they are reducing the number of lots from 10 to 2 lots. The water issue will be addressed at the building permit process.

Jon Oman moved the Planning Commission recommend to City Council approval of PL-19-32, Kaden Court Minor Subdivision, a request to replat 3.20 acres, from 10 lots and the Hill Court ROW into 2 lots and 2 outlots, zoned R-1 Residence District located in the Colony South Addition, in the 1400 block of South Main Street. Jason Boucher seconded the motion. Unanimous voice vote in favor of the motion.

Item #8: Consideration of PL-20-2, Circle 8 ROW vacation. A request to vacate a total of .06 acres of the remaining unimproved Circle 8 right-of-way. Located in the Shelter Acres Subdivision, in the 1400 block of S. Main Street.

Mr. Thompson said the City of Sheridan is requesting to vacate a total of .06 acres in the remaining unimproved Circle 8 right-of-way. This is located in the Sheltered Acres Subdivision. In 1976 Colony South Addition replatted a portion of the Sheltered Acres, but left off a few lots and a small portion of the Circle 8 ROW. Over time that area has been incorporated into the adjacent owner's property and has been maintained by them. As the Hill Court vacation and Kaden Court move forward, staff felt this is a good time to clean up the ownership of the remaining right-of-way.

Staff recommended that the $2.00 per square foot for this vacation be waived. The current owners of these properties were not a party to the original vacation, they have maintained this property as their own, and the City of Sheridan has no interest in keeping these areas as is not connected to any other right of way.

Tod Windsor moved the Planning Commission recommend to City Council approval of PL-20-2, Circle 8 ROW vacation, a request to vacate a total of .06 acres of the remaining unimproved Circle 8 right-of-way, located in the Shelter Acres Subdivision, in the 1400 block of S. Main Street. Paula Whitworth seconded the motion. Unanimous voice vote in favor of the motion.

Item #9: Comments from commissioners and staff.

Mr. Thompson said the new Community Planner, Wade Sanner, will be on board the first Monday in March.

Item #7: Adjourn

Meeting adjourned at 7:24 P.M.

Date approved by Planning Commission: _____

Recorded by: _____

MEMO

TO: Planning Commission
FROM: Sue Goodman, Planning Tech
RE: Olivecan 2 Subdivision

Staff Recommendation

Staff recommends approval of PL-20-3 Olivecan 2 Subdivision. A request to replat 17,750 square feet from 2 lots into 4 lots, zoned R-2 Residence District and located on the south-west corner of Olive and Canby St. with the following condition: sidewalks be installed.

Findings of Fact

Potential 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:

- 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.
- 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.
- Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.
- 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.
- 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 is a replat of the Olivecan Subdivision. Originally platted as two lots, the owner is taking advantage of recent changes to the zoning code to add two more residential lots.
In January of 2017 the City Council approved the Sheridan Land Use Plan. This document encourages compact urban development. It was followed in 2019 by the approval of Ordinance 2200, which removed the minimum lot sizes per family dwelling.

Staff sent out 41 direct nearest neighbor notifications as part of this application, in addition to advertising in the Press and a sign posted on the property. A neighbors response is attached.

Staff Comments

Staff offers the following comments on final plat required findings:

- *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.

- 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.

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

Proposed Lots 1A and 1B will exceed the depth to front ratio of 2.5 to 1. Staff has no objections to this request. A variance request letter has been provided by the applicant. Staff is requesting that sidewalks along both streets be installed.

- 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.

- 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.

Water and sewer is readily available to all the lots.

Staff has no further comments at this time.

Attachments

final plat
variance request letter
aerial
neighbor letter

OLIVECAN 2 SUBDIVISION

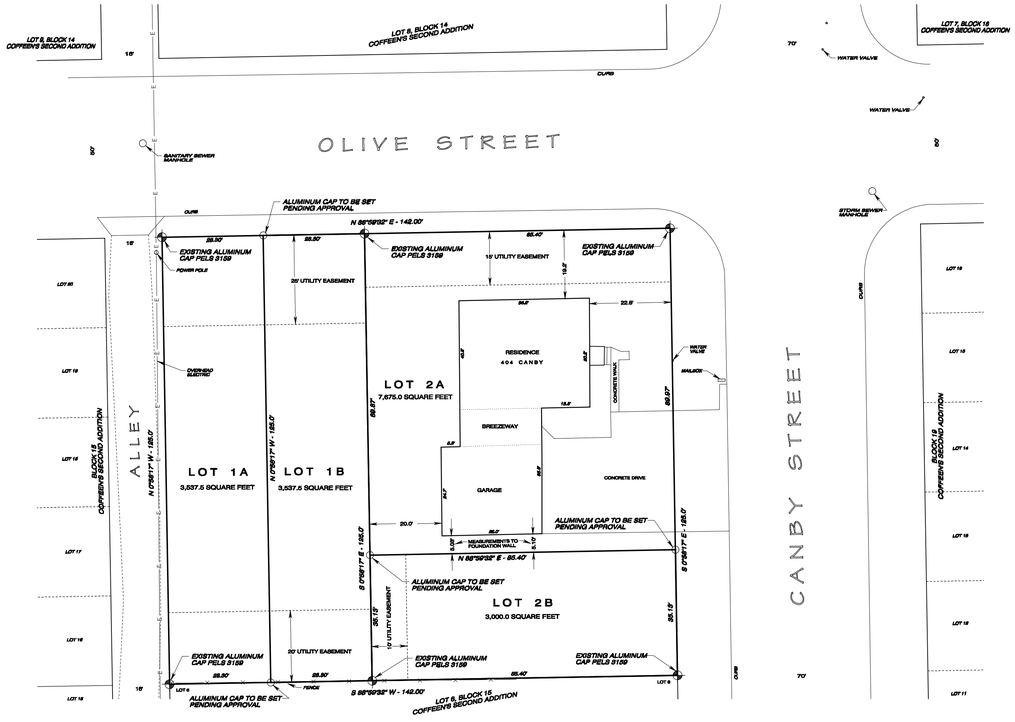
DETAIL

GRAPHIC SCALE 1"=20'

0 20 40 60

BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).

PROPERTY IS ZONED R - 2.



DECLARATION VACATING PREVIOUS PLATTING

This plat is a Replat of Lots 1 and 2 of Olivecan Subdivision in the City of Sheridan, Wyoming, as recorded in Drawer "O" of Plats, Map No. 21, of the Records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundary of this plat are hereby vacated.

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of Olivecan 2 Subdivision as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me in October of 2015, April of 2016 and January 2020 and that this plat correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with the City of Sheridan regulations governing the subdivision of land.

Registration No. 3159 PE & LS

CIVIL ENGINEER and LAND SURVEYOR

CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Grimshaw Investments, LLC, a Wyoming limited liability company, being the owner of interest in the land shown on this plat, does hereby certify:

That the foregoing plat designated as Olivecan 2 Subdivision, being a Replat of Lots 1 and 2 of Olivecan Subdivision in the City of Sheridan, Sheridan County, Wyoming.

That this subdivision, 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 and proprietor; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner of the land shown and described on this plat does hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use,

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its 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 lines and other froms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 2020, by:

Grimshaw Investments, LLC, a Wyoming limited liability company (Owner)
by _____.

State of Wyoming }
County of Sheridan } ss

On this _____ day of _____, 2020, before me personally appeared _____ of Grimshaw Investments, LLC, a Wyoming limited liability company and that he does hereby acknowledge said instrument to be the free act and deed of said Grimshaw Investments, LLC, a Wyoming limited liability company.

NOTARY PUBLIC

My commission expires: _____.

DIRECTOR of PUBLIC WORKS CERTIFICATE of APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the subdivision regulations of the City of Sheridan, Wyoming and certified this _____ day of _____, 2020 by the Director of Public Works of Sheridan, Wyoming.

DIRECTOR of PUBLIC WORKS

CERTIFICATE of the CITY of SHERIDAN PLANNING COMMISSION

Reviewed by the City of Sheridan Planning Commission this _____ day of _____, 2020.

Attest: VICE-CHAIRMAN

CHAIRMAN

CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 2020.

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 _____, 2020, and is duly recorded in Book _____, Page No. ___.

COUNTY CLERK

LOCATION

SCALE : 1" = 1000'





PLAT
of the
OLIVECAN 2 SUBDIVISION
being a REPLAT of
LOTS 1 and 2
of
OLIVECAN SUBDIVISION
in the
CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING
addressed as
404 SOUTH CANBY STREET
and
752 OLIVE STREET
for
GRIMSHAW INVESTMENTS, LLC
39 EAST FIRST STREET
SHERIDAN, WYOMING 82801

DRAWN BY REX RANDALL - FEBRUARY 10, 2020
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

RANDALL ENGINEERING SURVEYS

722 Monte Vista
Sheridan, Wyoming 82801
Phone 307-672-6003
Fax 307-672-6003

January 15, 2020

Sue Goodman, Planning Division
City of Sheridan
55 East Grinnell
Sheridan, Wyoming 82801

Re: Variance Request to Accompany the Olivecan 2 Subdivision Submittal.

This letter is to serve as a request for a variance of the required maximum 2.5 to 1 depth to width ratio for the proposed Lots1A and 1B of Olivecan 2 Subdivision. This is a requirement in the City of Sheridan Subdivision Regulations. I am forwarding this to you on behalf of Grimshaw Investments, LLC and am acting as their agent regarding the plat submittal.

I respectfully request the variance for the following reasons:

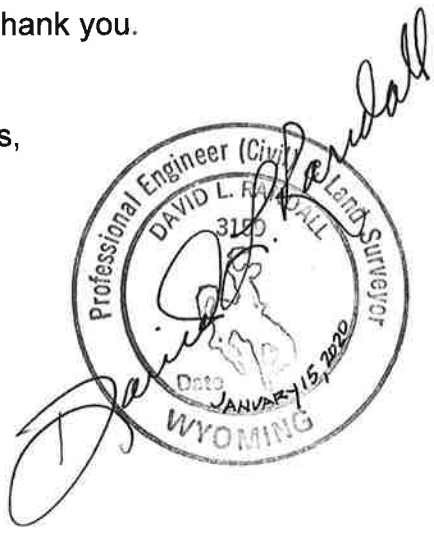
1. The proposed Lots 1A and 1B each have an area of 3,537.5 square feet and have depth to front ratios of 4.42:1. These lots are intended to be used for a pair of townhouses with a shared wall in between the two lots. Townhouses typically do not need as much lot width due to the reduction of sideyard setbacks on one side. This is in harmony with the newly adopted rules regarding townhouses in R-2 zoning.

2. The lots as proposed on the Olivecan 2 Subdivision plat allow for ample backyards and meet all other requirements of city zoning.

If you have any questions feel free to contact me. Thank you.

Respectfully yours,

David L. Randall





DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

CITY OF Sheridan WYOMING

Olivecan 2 subdivision

N

0 35 70 140 Feet

Name: sgoodman Date: 01/16/2020

Hello,

I am responding to the mail I received concerning the replat of this property. I cannot support this for the following reasons: 1. From viewing other quadrants on the map, I see no other quadrants that support 4 separate lots.

2. There would be a dramatic increase in traffic to and from these residences that would be detrimental to the neighborhood.

3. The size of the lots would be too small.

4. It is the northeast quadrant of the block, not the southwest

I urge you to deny this request.

Thank You,

M. Niehay

337 S. Carlin St.

MEMO

TO:	Planning Commission
FROM:	Sue Goodman, Planning Tech
RE:	Parker Flats preliminary plat.

Staff Recommendation

Staff recommends approval of PL-20-6, Parker Flats preliminary plat. A request to replat 24,600 square feet from 4 lots to 8 lots, zoned R-2 Residence District. Located at 1405-1425 Parker Avenue.

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:

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

Mr. Grimshaw also owns the neighboring apartments to the north. This project will continue the sidewalks, and provide additional housing.

In an effort to increase affordable housing options, the City Council approved Ordinance 2200, which removed the minimum lot sizes per family dwelling and allows for common or party walls shared between two single-family attached units. This project creates smaller lots for duplex construction in an area that previously contained a single home on 24,600 square feet parcel.

Staff sent out 38 direct nearest neighbor notifications as part of this application, in addition to advertising in the Press and a sign posted on the property. No comments or questions of any kind have been

received in response.

Staff Comments

Staff offers the following comments on final plat required findings:

- *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.

- 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.

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

Proposed Lots 1 through 8 will exceed the depth to front ratio of 2.5 to 1. The corner lot will not have extra width and a variance from the side street setback on Lot 8 is requested. Staff has no objections to these requests. A variance request letter has been provided by the applicant.

- 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.

- 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.

Water and sewer is readily available to all the lots.

Staff has no further comments at this time.

Attachments

preliminary plat
variance request letter
aerial

DETAIL

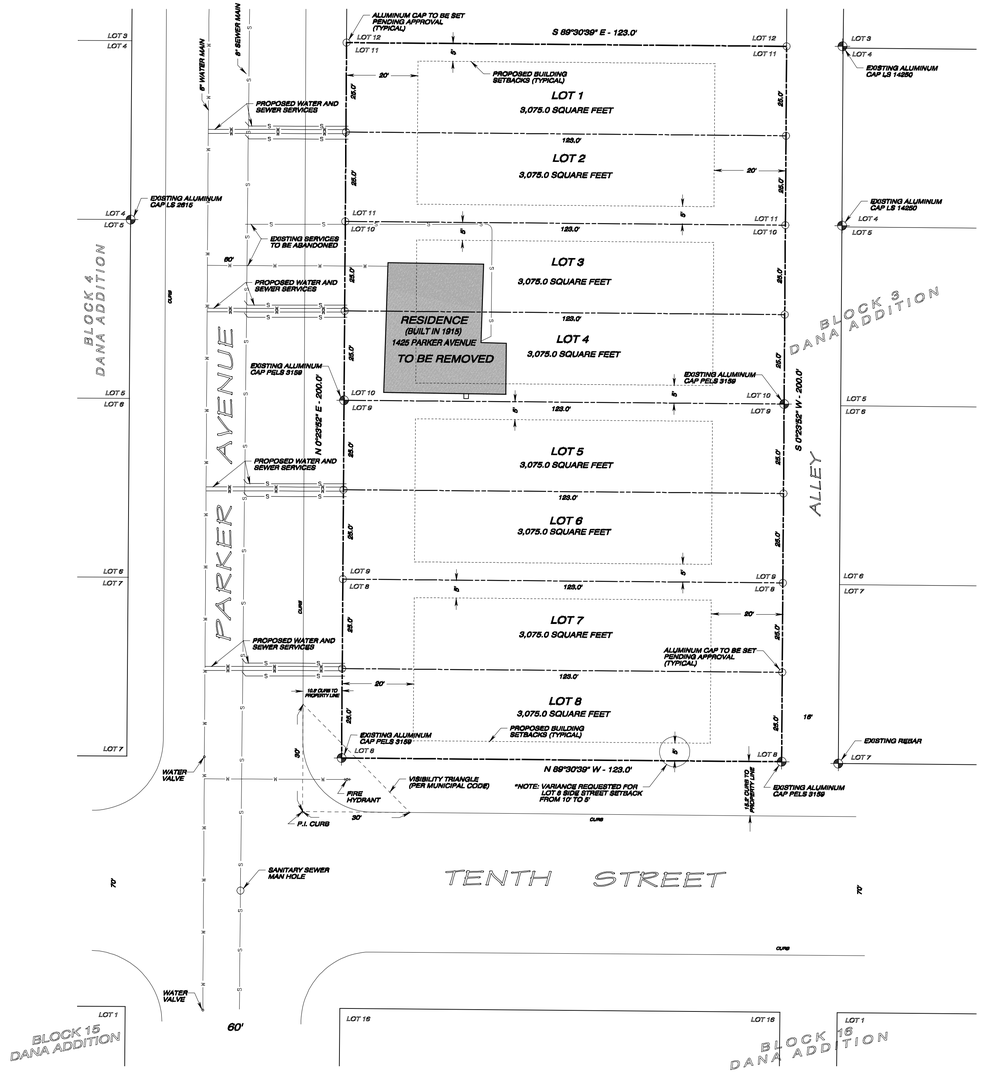
GRAPHIC SCALE 1"=20'

0 20 40 60

BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).

PROPERTY IS ZONED R - 2.

*NOTE: UTILITY SERVICE INFORMATION SHOWN FROM CITY OF SHERIDAN RECORDS.



DECLARATION VACATING PREVIOUS PLATTING

This plat is a Replat of Lots 8 through 11, Block 3 of Dana Addition to the City of Sheridan, Wyoming, as recorded in Drawer "D" of Plats, Map No. 1, of the Records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundary of this plat are hereby vacated.

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of Parker Flats as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me in June of 2018 and January of 2020 and that this plat correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with the City of Sheridan regulations governing the subdivision of land.

Registration No. 3159 PE & LS

CIVIL ENGINEER and LAND SURVEYOR

PARKER FLATS

CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Stephen Grimshaw, being the owner of interest in the land shown on this plat, does hereby certify:

That the foregoing plat designated as Parker Flats, being a Replat of Lots 8 through 11, Block 3 of Dana Addition to the City of Sheridan, Sheridan County, Wyoming.

That this subdivision, 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 and proprietor; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner of the land shown and described on this plat does hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use,

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its 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 lines and other froms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 2020, by:

Stephen Grimshaw

State of Wyoming } ss
County of Sheridan }

The foregoing plat was acknowledged before me this _____ day of _____, 2020, by Stephen Grimshaw.

NOTARY PUBLIC

My commission expires: _____.

DIRECTOR of PUBLIC WORKS CERTIFICATE of APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the subdivision regulations of the City of Sheridan, Wyoming and certified this _____ day of _____, 2020 by the Director of Public Works of Sheridan, Wyoming.

DIRECTOR of PUBLIC WORKS

CERTIFICATE of the CITY of SHERIDAN PLANNING COMMISSION

Reviewed by the City of Sheridan Planning Commission this _____ day of _____, 2020.

Attest: VICE-CHAIRMAN

CHAIRMAN

CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 2020.

Attest: CITY CLERK

MAYOR

CERTIFICATE of RECORDER

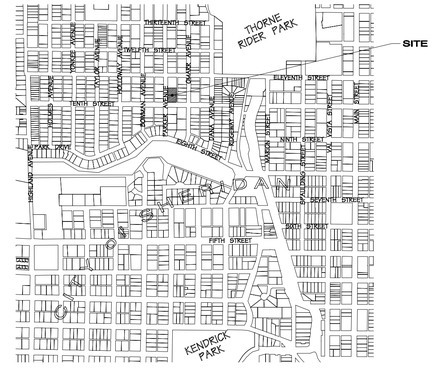
State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at _____ O'Clock ___ M., this ____ day of _____, 2020, and is duly recorded in Book _____, Page No. ___ .

COUNTY CLERK

LOCATION

SCALE : 1" = 1000'





PLAT
of the
PARKER FLATS
being a REPLAT of
LOTS 8 through 11, BLOCK 3
of
DANA ADDITION
to the
CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING
addressed as
1405 PARKER AVENUE
and
1425 PARKER AVENUE
for
STEPHEN GRIMSHAW
39 EAST FIRST STREET
SHERIDAN, WYOMING 82801

DRAWN BY REX RANDALL - JANUARY 28, 2020
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

RANDALL ENGINEERING SURVEYS

722 Monte Vista
Sheridan, Wyoming 82801
Phone 307-672-6003
Fax 307-672-6003

January 27, 2020

Sue Goodman, Planning Division
City of Sheridan
55 East Grinnell
Sheridan, Wyoming 82801

Re: Variance Request to Accompany the Parker Flats Subdivision Submittal.

This letter is to serve as a request for two variances from the City of Sheridan Subdivision Regulations. The first being a variance of the required maximum 2.5 to 1 depth to width ratio for the proposed Lots 1 through 8 of Parker Flats Subdivision. The second being a variance from the side street setback on Lot 8 adjacent to Tenth Street. I am forwarding this to you on behalf of Stephen Grimshaw and am acting as his agent regarding the plat submittal.

I respectfully request the two variances for the following reasons:

1. The proposed Lots 1 through 8 each have an ample area of 3,075 square feet and have depth to front ratios of 4.92:1. These lots are intended to be used for townhouses with a shared wall in between every two lots. Townhouses typically do not need as much lot width due to the reduction of sideyard setbacks on one side. This is in harmony with the newly adopted rules regarding townhouses in R-2 zoning.

2. The lots as proposed on the Parker Flats Subdivision plat allow for large backyards and allow for a 20' wide townhouse unit on each lot. These will be utilized as affordable housing and have the ability to be sold individually.

3. Lot 8 that abuts Tenth Street is proposed to be the same width as all the other lots in Parker Flats. In order to make development more affordable it is the desire of our client to allow a 20' building envelope on this lot as well to utilize the same footprint as the other townhouses.

4. The requested variance from side street setback on Lot 8 would not hinder the visibility triangle requirements as laid out in City Code. Traffic visibility would be maintained to all traffic on both Parker Avenue and Tenth Street as well as any traffic leaving the alley.

If you have any questions feel free to contact me. Thank you.

Respectfully yours,

David L. Randall





CITY OF Sheridan WYOMING

Parker Flats Subdivision

N

0 35 70 140 Feet

Name: sgoodman Date: 02/13/2020

MEMO

TO: Planning Commission
FROM:
RE: **New Business**