Sheridan City Planning Commission
Virtual **Meeting Agenda**
June 8, 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 May 26, 2020 meeting.

   Motion by:

   Second:

   Vote:

   Old Business

   New Business

4. Consideration of PL-20-7. Vale Subdivision. a request to subdivide 14,334 square feet from 1 lot and portions of 3 lots into 3 lots, zoned R-1 Residence District. Located at 989 W Loucks St and 9 Vale St.

   Motion by:

   Second:

   Vote:

5. Comments from commissioners and staff.

6. Adjourn

MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-20-7. Vale Subdivision. a request to subdivide 14,334 square feet from 1 lot and portions of 3 lots into 3 lots, zoned R-1 Residence District. Located at 989 W Loucks St and 9 Vale St.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation for approval to the City Council for PL 20-7, the Vale Subdivision, a minor subdivision, dividing one lot and portions of 3 lots into 3 lots, zoned R-1 Residence District.

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:

A. 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.

B. 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.

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

D. 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

The properties were originally platted as the Western Addition to Sheridan Wyoming Subdivision platted in 1892. The applicant is requesting to subdivide 14,334 square feet from 1 lot and portions of 3 lots into 3 lots.

The property lies at the northwest corner of Loucks Street and Highland Avenue. Along the west side of the property is Vale Avenue an unimproved dirt road. Abutting the north side of the property is an unimproved alley. Overhead powerlines run the length of the alley. The alley way is designated right-of-way, but has not been paved or improved. The subject property consists of the following addresses: 9 Vale Street, 989 West Loucks and an unaddressed property at the corner of Loucks Street and Highland Avenue.

Lot 1 (9 Vale Street):
The lot has an area of 2,550 square feet with a width of 34 feet and a length of 75 feet. The property located at 9 Vale Street contains a 656 square foot 1-story home built in 1969. The home faces Vale Street (west), and encroaches in to the alley by 3 feet. The home does not meet the front yard and sideyard setbacks for a home in the R-1 zone district. The new configuration of Lot 1 will have an area of 4,945 square feet, with the width to remain 34 feet, but the length will extend to 145 feet.

Variance 1: Per Appendix B, Sec. 505 of the Sheridan City Municipal Code, the depth-to-front ratio of lots shall not exceed 2.5 to 1. The applicant is requesting lot to have a depth-to-front ratio to be 4.16:1.

Variance 2: Per Appendix A, Sec. 4.1 of the Sheridan City Municipal Code, each one-family dwelling shall be located on a lot having an area of not less than six thousand (6,000) square feet. The applicant is requesting that the area of lot one being 4,945 square foot.

Variance 3: Per Appendix B, Sec. 505 of the Sheridan City Municipal Code, the minimum lot width at the building setback line in the R-1 zone district shall be sixty feet.

Lot 2 (989 West Loucks Street):
The existing lot has a 50 foot frontage and an area of 5,350 square feet. The reconfiguration of this lot will widen the frontage to 60 feet and widen the lot to 90 feet. The property contains a 732 square foot single-family home built in 1933. The home does not meet the sideyard setback on the east side of the property, and does not meet the frontyard setback for a home in the R-1 zone district. The proposed lot area will be 5,400 square feet. The new lot is proposed to have a depth-to-front ratio of 1.5:1.

Variance 1: Per Appendix A, Sec. 4.1 of the Sheridan City Municipal Code, each one-family dwelling shall be located on a lot having an area of not less than six thousand (6,000) square feet. The applicant is requesting that the area of lot two being 5,400 square foot.

Lot 3 (Not Addressed Vacant Lot):
Lot 3 is an irregularly shaped parcel that was created when Highland Drive was realigned. The parcel is 6,432 square feet with a lot width of 66 feet that tapers to 37 feet. The parcel is vacant. The applicant is proposing to reduce the lot area to 4,122 square feet with a lot width of 56 feet at the lots widest point and 35 feet at the narrowest point. The reduction of 2,310 square feet will be incorporated in to the square footage of Lot 1 and Lot 2, the proposed depth-to-front ratio of 1.77:1.

Variance 1: Per Appendix A, Sec. 4.1 of the Sheridan City Municipal Code, each one-family dwelling shall be located on a lot having an area of not less than six thousand (6,000) square feet. The applicant is requesting that the area of lot three being 4,122 square foot.

The applicant is requesting the subdivision to allow for financing of the homes, as well as clean up the existing property lines. The encroachment of the home on Lot 1 into the alleyway will be rectified in the future with a right-of-way vacation to be pursued after the approval of the subdivision. Lot 3 is proposed to remain vacant with no plans to construct a home on the lot.

Staff Comments

Staff offers the following comments on final plat required findings:

A. *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.

B. *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.

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

The proposed lots will allow for adequate setbacks and development on the lot for single-family residential uses. The property is zoned R-1. Any future improvement will be reviewed and approved through the building permit process as required.

D. *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 subdivision is outside of the Airport influence area.

E. *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.*

The Utilities Department has determined there is adequate water and sewer capacity to serve all three lots.

Staff has no further comments at this time.

Attachments

final plat
variance request letter
aerial
Resolution 22-20

VALE SUBDIVISION

being a

REPLAT of LOT 9 and PORTIONS of LOTS 8, 10 and 11
BLOCK 6, WESTERN ADDITION

to the TOWN, now

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

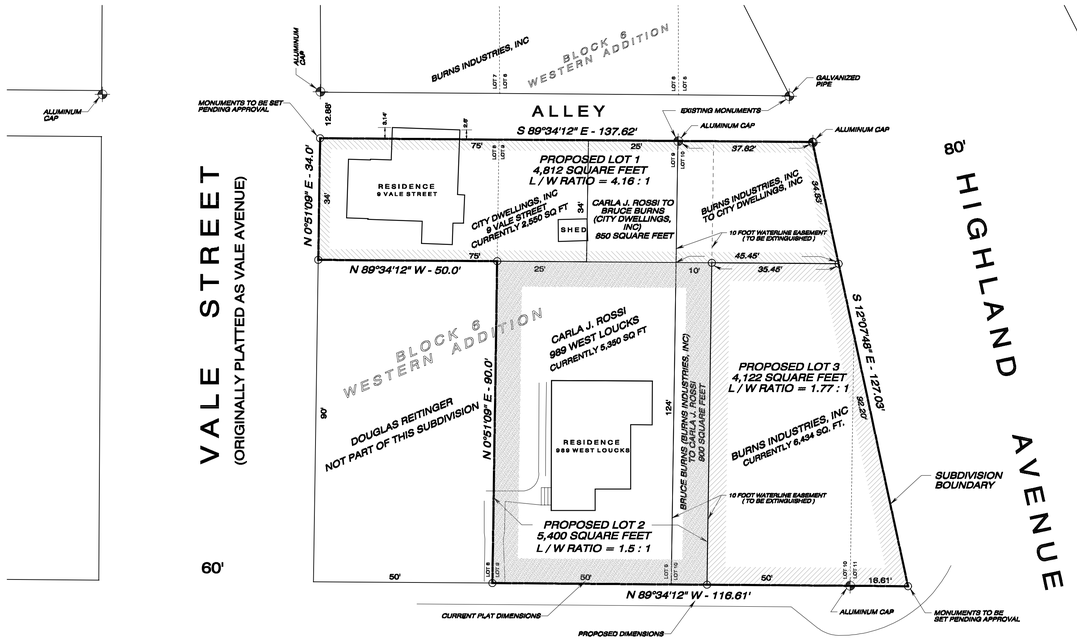
DETAIL

GRAPHIC SCALE 1"=20'

0 20 40 60

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

PROPERTY IS ZONED R-1.



CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Carla J. Rossi, City Dwellings, Inc and Burns Industries, Inc, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Vale Subdivision, being a Replat of all of Lot 9 and Portions of Lots 8, 10 and 11, Block 6 of the Western Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, and

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

That the undersigned owners 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, 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:

_____
Carla J. Rossi (owner)

State of Wyoming
County of Sheridan } ss

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Carla J. Rossi.

_____
NOTARY PUBLIC

My commission expires _____ .

Also executed by:
City Dwellings, Inc (Owner)
by _____ .

State of Wyoming
County of Sheridan } ss

On this _____ day of _____ , 2020, before me personally appeared _____ to me personally known who, being duly sworn, did say that he is the _____ of City Dwellings, Inc and that he does hereby acknowledge said instrument to be the free act and deed of said City Dwellings, Inc.

_____
NOTARY PUBLIC

My commission expires _____ .

Also executed by:
Burns Industries, Inc (Owner)
by _____ .

State of Wyoming
County of Sheridan } ss

On this _____ day of _____ , 2020, before me personally appeared _____ to me personally known who, being duly sworn, did say that he is the _____ of Burns Industries, Inc and that he does hereby acknowledge said instrument to be the free act and deed of said Burns Industries, Inc.

_____
NOTARY PUBLIC

My commission expires _____ .

LOCATION

SCALE: 1" = 1000'





DECLARATION VACATING PREVIOUS PLATTING

This Plat is a replat of Lot 9 and Portions of Lots 8, 10 and 11, Block 6, Western Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, as recorded in Drawer "W" of Plats, Map No. 1, of the records of the Sheridan County Clerk. All earlier plats of portions thereof encompassed by the boundaries of this plat are hereby vacated.

CERTIFICATE of SURVEYOR

State of Wyoming
County of Sheridan } ss

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 the Vale Subdivision as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property performed by me in 2019 and 2020 and from records on file in the Sheridan County Clerk's Office, Sheridan, Wyoming; and that this map correctly represents all of the data shown hereon.

Registration No. 3159 PE & LS

_____
CIVIL ENGINEER and LAND SURVEYOR

CERTIFICATE of the CITY of SHERIDAN PLANNING COMMISSION

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

_____ _____
Attest: VICE-CHAIRMAN CHAIRMAN

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

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
County of Sheridan } ss

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

PLAT

of the

VALE SUBDIVISION

being a

REPLAT

of

ALL of LOT 9 and PORTIONS of LOTS 8, 10 and 11
BLOCK 6

of

WESTERN ADDITION

to the

TOWN, now CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

for

CARLA J. ROSSI
1527 HIGHLAND AVENUE
SHERIDAN, WYOMING 82801

and

CITY DWELLINGS, INC
P.O. BOX 6027
SHERIDAN, WYOMING 82801

and

BURNS INDUSTRIES, INC
P.O. BOX 6027
SHERIDAN, WYOMING 82801

DRAWN BY REX RANDALL - JANUARY 31, 2020
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

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

January 31, 2020

Sue Goodman, Planning Technician
55 Grinnell Plaza
City of Sheridan
Sheridan, Wyoming 82801

Re: Variance Requests for Lots in the Proposed Vale Subdivision being Submitted for City of Sheridan Approval.

This letter comes to you as a formal request for 3 proposed lots shown on the accompanying plat to be known as "Vale Subdivision". All 3 proposed lots and have a need for variances from requirements in the City of Sheridan Subdivision Regulations. Proposed configurations of all 3 lots are as follows:

Lot 1:

The current lot that is addressed as 9 Vale Street has an area of 2,550 square feet. It is restricted to a width of 34 feet and is now 75 feet in length. The Proposed Lot 1 would have an area of 4,812 square feet, which would allow for placement of an accessory structure such as a garage on the rear portion of the lot. That would make the property more usable and thus more desirable.

Variance requests for this lot are listed below:

The first variance is from the requirement to maintain a maximum of a 2½:1 ratio for lot depth to width. The proposal is to allow 4.16:1.

The second variance is from the required 6,000 square foot minimum for a lot in an R-1 zone. It is proposed as 4,812 square feet.

The third variance is from the required 60 foot minimum frontage for a lot width in and R-1 zone.

Lot 2:

This lot is addressed as 989 West Loucks Street.

This lot currently has a 50 foot frontage. It is proposed to be platted with a 60 foot frontage which meets the minimum standard. The lot is proposed to have a Length to Width ratio of 1.5:1 which is within acceptable standards. This lot will require a variance from the minimum square footage in an R-1 zone of 6,000 square feet. It now has an area of 5,350 square feet and is proposed to have an area of 5,400 square feet which is an improvement, but still shy of the minimum requirement.

Lot 3:

This existing parcel which is being replatted was created when Highland Avenue was realigned and portions of lots in Block 6 of the Western Addition were taken by the City for the project. This lot historically has been vacant and my understanding is that access to this lot is not allowed from Highland Avenue.

The current lot is 6,434 square feet in area and has a frontage on Loucks Street of 66.61 feet. It is proposed to have 4,122 square feet which means it requires a variance for in an R-1 zone which has a minimum of 6,000 square feet required. Its frontage would be reduced to 56.61 feet which also needs a variance from the 60 foot requirement in the regulations. The proposed lot will have a length to width ratio of 1.77:1 which satisfies the length to width ratio requirement.

This lot is not intended to be developed at this time.

The reduction in area for proposed Lot 3 is for the benefit of proposed Lot 1 which will become more usable.

If you have any questions or concerns do not hesitate to contact me.
Thank you.

Respectfully yours,



David L. Randall
Civil Engineer and Land Surveyor



CITY OF Sheridan WYOMING

Vale Subdivision

N

0 35 70 140 Feet

Name: sgoodman Date: 02/04/2020

CITY OF SHERIDAN
RESOLUTION 22-20

A RESOLUTION approving PL 20-7, the final plat of Vale Subdivision, dividing ± 14,334 square into 3 lots. Zoned R-1 Residence District, located at 989 Loucks Sttreet.

WHEREAS, the final plat of Vale subdivision has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat, have been met and all documents meet the applicable requirements in Appendix B (Subdivision Regulations); with the exception of the variances from Sheridan City Code Appendix B §505(C)(1) requiring the depth-to-front ratio of lots shall not exceed 2.5 to 1, Appendix A §4.1(C) single-family homes located within the R-1 residential zone district shall be located on lots not less than six thousand (6,000) square feet, and City Code Appendix B §505(C)(1) requiring a minimum lot width at the building setback line to be sixty feet.

Now, therefore, be it resolved by the City Council of the City of Sheridan:

That the final plat of the Val Subdivision, dividing ± 14,334 square feet into 3 lots zoned R-1 Residence District, located at 989 Loucks Street.

Is hereby approved by vote of the City of Sheridan's City Council with the following variance:

> A variance from Sheridan City Code Appendix B §505(C)(1) requiring; the depth-to-front ratio of lots shall not exceed 2.5 to 1, Appendix A §4.1(C) single-family homes located within the R-1 residential zone district shall be located on lots not less than six thousand (6,000) square feet, and City Code Appendix B §505(C)(1) requiring a minimum lot width at the building setback line to be sixty feet.

In approving the variance from the depth to frontage ratio requirements and area variance, the City Council finds the following in accordance with SCC Appendix B §204(A).

1. The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property;

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property in the area; or because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

3. The variance is necessary for reasonable development of the property in question and will alleviate a clearly demonstrable hardship.

In approving the Vale subdivision, the City Council finds the following as required by Sheridan City Code Appendix B §202:

A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.

B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variances granted.

C. The subdivision falls outside of the Airport Influence Area.

D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, APPROVED, AND ADOPTED this 13th day of June 2020.

_____
Roger Miller, Mayor

ATTEST:

_____
Cecilia Good, City Clerk