

**Sheridan City Planning Commission
Meeting Agenda
May 23, 2022
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 9, 2022 meeting.

Motion by:

Second:

Vote:

Old Business

4. Consideration of PL-22-6, Wellspring 2 Subdivision. The applicants, Zachary A Gray and Tatiana Popkova, are requesting to replant 14,506 square feet from 2 lots into 2 lots, zoned R-2 Residence District. Located at 624 Burton St. PIN 56842720901025.

Motion by:

Second:

Vote:

New Business

5. Consideration of PL-22-17, final plat of Cloud Peak Ranch 24th Filing subdivision. The applicant, Ranch at Twin Buttes LLC, is requesting to subdivide 13.23 acres of unplanted land into 57 lots and 3 outlets, zoned R-1 Residence District. Located south of Quail Ridge Rd and adjacent to Covey Run Rd., PIN 56842910000100

Motion by:

Second:

Vote:

6. Comments from commissioners and staff.

7. Adjourn



MEMO

TO: Planning Commission
FROM: Wade Sanner, Community Development Director
RE: Review, correction, and approval of minutes of the May 9, 2022 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

DRAFT

**CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING**

COUNCIL CHAMBERS

7:22 P.M.

May 9, 2022

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

Present: Daniel Kerbs, James Schrodt and Tod Windsor.

Absent: Ryan Franklin, Evelyn Gernaat, Mike Giorgis, and Jon Oman.

Item #2: Approval of Agenda as Presented

Tod Windsor said there is not a quorum so the Commission cannot conduct business.

Item #3: Review, correction, and approval of Minutes of the April 25, 2022 meeting.

James Schrodt moved the minutes of April 25, 2022 be approved as presented. Dan Kerbs seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of PL-22-6, Wellspring 2 Subdivision. The applicants, Zachary A. Gray and Tatiana Popkova, are requesting to replat 14,506 square feet from 2 lots into 2 lots, zoned R-2 Residence District. Located at 624 Burton Street. PIN 56842720901025.

Dan Kerbs moved the Planning Commission table this Agenda Item until the next meeting scheduled for May 23, 2022. James Schrodt seconded the motion. Unanimous voice vote in favor of the motion.

Item #5: Comments from commissioners and staff.

No comments.

Item #6: Adjourn

Dan Kerbs moved the meeting adjourn. James Schrodt seconded the motion.

Unanimous voice vote in favor of the motion.

May 9, 2022

Page 2

Meeting adjourned at 7:24 P.M.

Date approved by Planning Commission: _____

Recorded by: _____



MEMO

TO: Planning Commission
FROM: Wade Sanner, Community Development Director
RE: Consideration of PL-22-6, Wellspring 2 Subdivision. The applicants, Zachary A Gray and Tatiana Popkova, are requesting to replant 14,506 square feet from 2 lots into 2 lots, zoned R-2 Residence District. Located at 624 Burton St. PIN 56842720901025.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation of approval to the City Council for PL-22-6, the Wellspring 2 Minor Subdivision. The applicants, Zachary Gray and Tatiana Popkova, are requesting to subdivide 0.31 (14,506 square feet) from 2 lots to 2 lots. The property is zoned R-2 Residence District, and is located at 624 Burton Street (PIN 56842720901025).

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, staff offers the following comments on the 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.

The proposed subdivision conforms to the Zoning Ordinance.

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 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 lines already exist in the Burton Street right-of-way. Future water and sewer connections will tap in to these lines.

Staff has no further comments at this time.

Background

The applicants, Zachary Gray and Tatiana Popkova, are requesting a subdivision to subdivide 0.31 (13,504 square feet) from 2 lots to 2 lots. The property is located at 624 Burton Street (PIN 56842720901025). The property is zoned R-2. Surrounding properties are single-family homes zoned R-2. The property is listed as Lots 11 and 12 of Block 2 of the Nielsen Heights Subdivision. The property contains a 1,301 square foot single-family home built in 1960. The property also contains a 1,200 square foot metal frame shed built in 1976.

The property is access to the north via Burton Street. The property is further accessed by two 15-foot wide alleyways to the east and south. Water and sewer lines are accessed to the north via Burton Street.

The applicant is proposing to divide the property into two lots. Lot 1 is proposing to be 3,125 square feet, with a 1,259 square foot building envelope. Lot 2 is proposing to be 11,381 square feet. Lot 2 will contain the existing 1,301 square foot home and 1,200 square foot shed.

EASEMENT

The applicant is proposing a 7-foot utility easement to run along the southwestern portion of Lot 2, between the property line and 1,200 square foot garage. This easement is a general utility easement for telephone and fiber optic lines.

UTILITIES

The applicant is proposing to tap into the utilities to the north along Burton Street right-of-way for Lots 1 and 2.

NOTICES

As part of the request to rezone this property, staff sent notices to the 27 property owners within 300 feet, placed a legal notice in the newspaper, and posted a sign on the property. Staff have received no comments or inquiries regarding this application.

Attachments

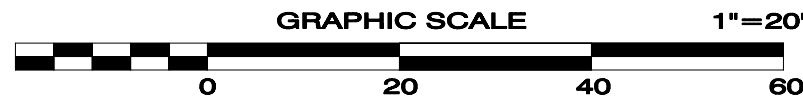
final plat

Variance request

utility letter

aerial

DETAIL



WEST 1/2 OF LOT 1, BLOCK 9, SHERIDAN LAND COMPANY'S 1ST ADDITION

EAST 1/2 OF LOT 1, BLOCK 9, SHERIDAN LAND COMPANY'S 1ST ADDITION

LOT 10, BLOCK 8, SHERIDAN LAND COMPANY'S 1ST ADDITION

ALLEY
20'

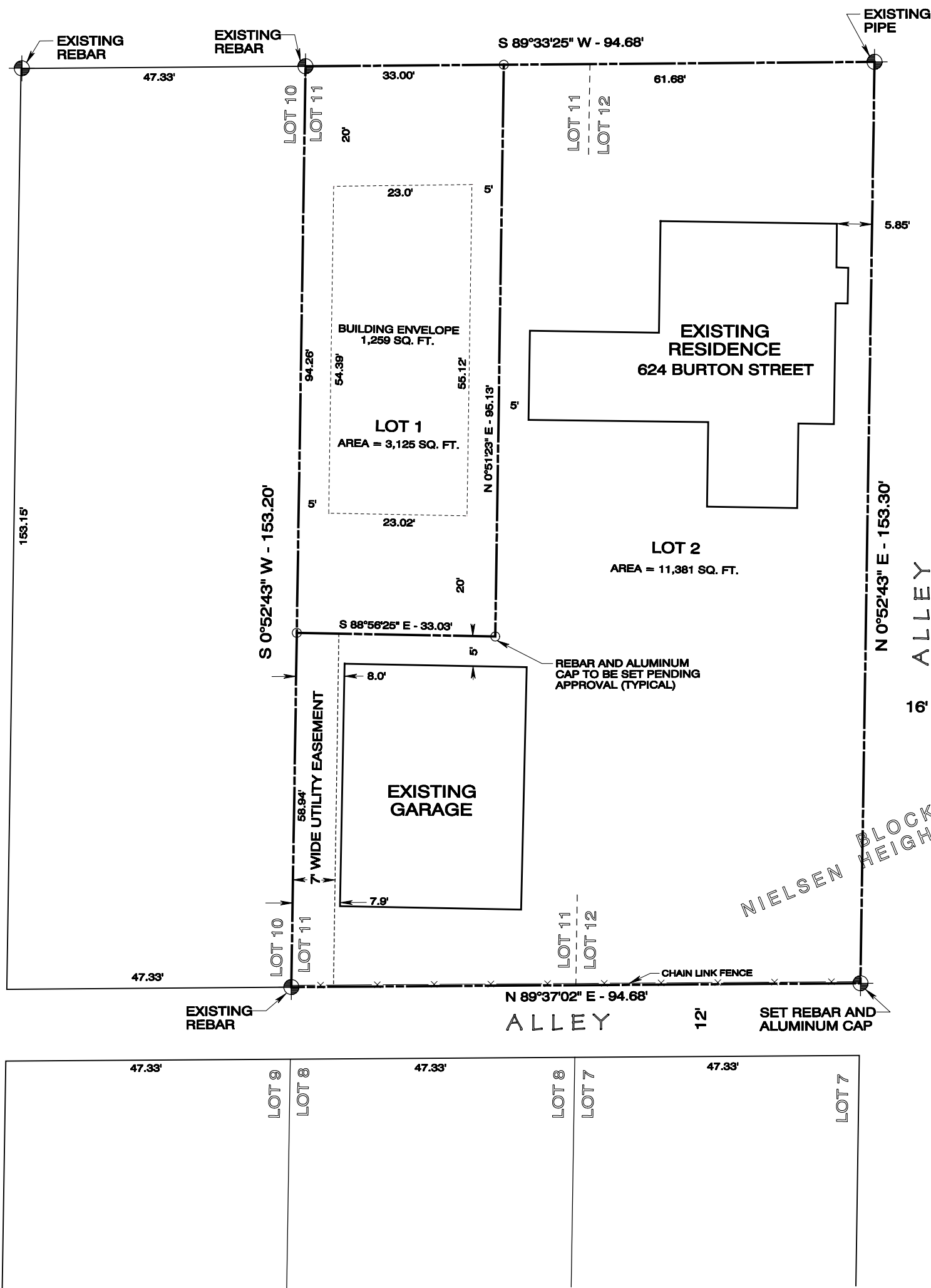
139.95'

EXISTING REBAR

BURTON STREET 80'

CLARENDON AVENUE

80'



DECLARATION VACATING PREVIOUS PLATTING

This plat is a Replat of Lots 11 and 12, Block 2 of Nielsen Heights Addition to the City of Sheridan, Wyoming, as recorded in Drawer "N" of Plats, Map No. 3, 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
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 Wellspring 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 September of 2018 and January and February of 2022 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

WELLSPRING 2 SUBDIVISION

CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Zachary A. Gray and Tatiana Popkova, being the owners, proprietors and parties of interest in the land shown on this plat, do hereby certify:
That the foregoing plat designated as Wellspring 2 Subdivision, being a Replat of Lots 11 and 12, Block 2 of Nielsen Heights 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 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 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, 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 forms 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 _____, 2022, by:

Zachary A. Gray (Owner)

Tatiana Popkova (Owner)

State of Wyoming } ss
County of Sheridan }

The foregoing plat was acknowledged before me this _____ day of _____, 2022, by Zachary A. Gray.

My commission expires: _____.

NOTARY PUBLIC

State of Wyoming } ss
County of Sheridan }

The foregoing plat was acknowledged before me this _____ day of _____, 2022, by Tatiana Popkova.

My commission expires: _____.

NOTARY PUBLIC

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 _____, 2022 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 _____, 2022.

VICE-CHAIRMAN

CHAIRMAN

CITY of SHERIDAN
CERTIFICATE of APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 2022.

VICE CITY CLERK

MAYOR

CERTIFICATE of RECORDER

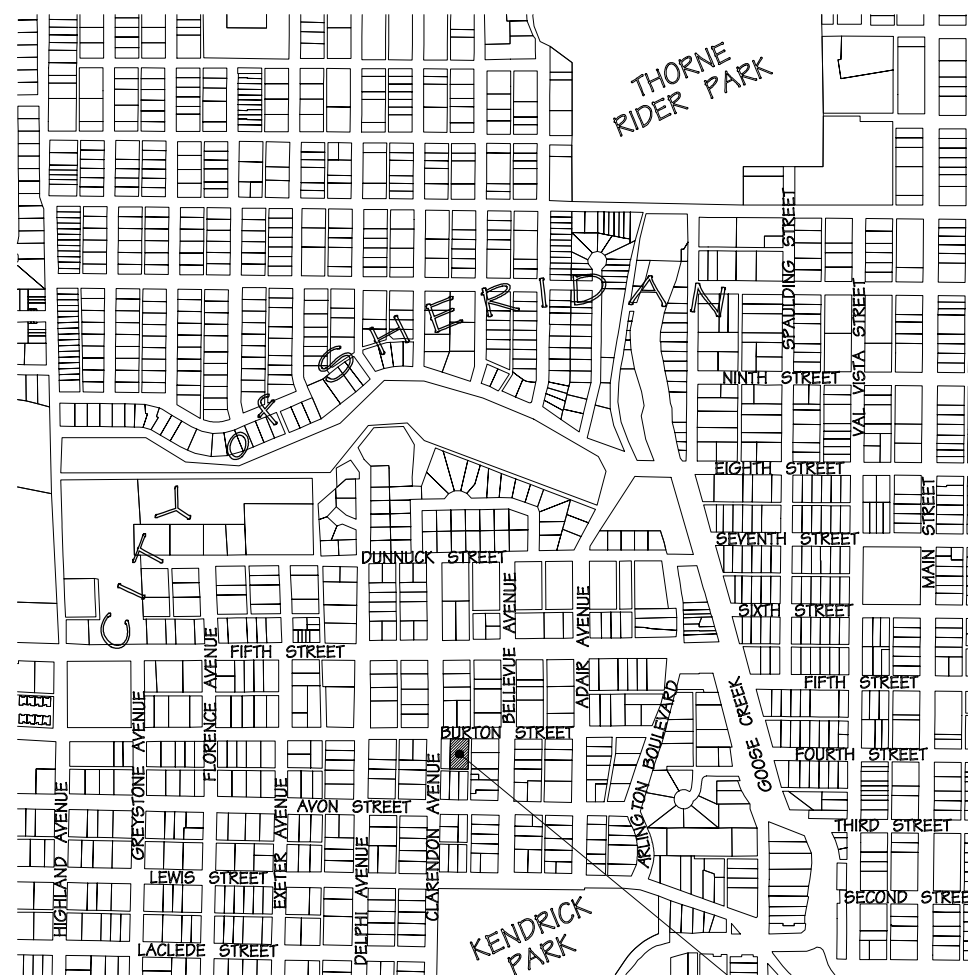
State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at _____ O'clock _____ M., this _____ day of _____, 2022, and is duly recorded in Book _____, Page No. _____.
Receiving Number _____.

COUNTY CLERK

LOCATION

SCALE : 1" = 1000'



WELLSPRING 2 SUBDIVISION

N



PLAT

of the

WELLSPRING 2 SUBDIVISION

being a REPLAT of

LOTS 11 and 12, BLOCK 2

of

NIELSEN HEIGHTS ADDITION

to the

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

addressed as

624 BURTON STREET

for

ZACHARY A. GRAY and TATIANA POPKOVA

334 SHOSHONE STREET
SHERIDAN, WYOMING 82801

RANDALL ENGINEERING SURVEYS

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

2/28/22

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

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

This letter is to serve as a request for a variance from Subdivision Regulations. The variance being sought is from the required maximum 2.5 to 1 depth to front ratio for the proposed Lot 1 of Wellspring s Subdivision. This is a requirement in the City of Sheridan Subdivision Regulations. I am forwarding this to you on behalf of Zachary A. Gray and Tatiana Popkova and am acting as their agent regarding the plat submittal.

I respectfully request the variance for the following reasons:

1. The proposed Lot 1 of Wellspring 2 Subdivision has a depth to frontage ratio of 2.87:1 which is a 15% deviation from the requirements, but with current R-2 Residential Zoning requirements, still allows for a residential unit to be built while meeting all setback requirements and helps to fulfill Sheridan's need for affordable housing.

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

Respectfully yours,

David L. Randall

Engineering Department
P.O. Box 848
55 Grinnell Plaza
Sheridan, WY 82801



Ph. (307) 674-6843
www.sheridanwy.gov

Dave Randall
722 Monte Vista St.
Sheridan, WY 82801

RE: Utilities in ROW

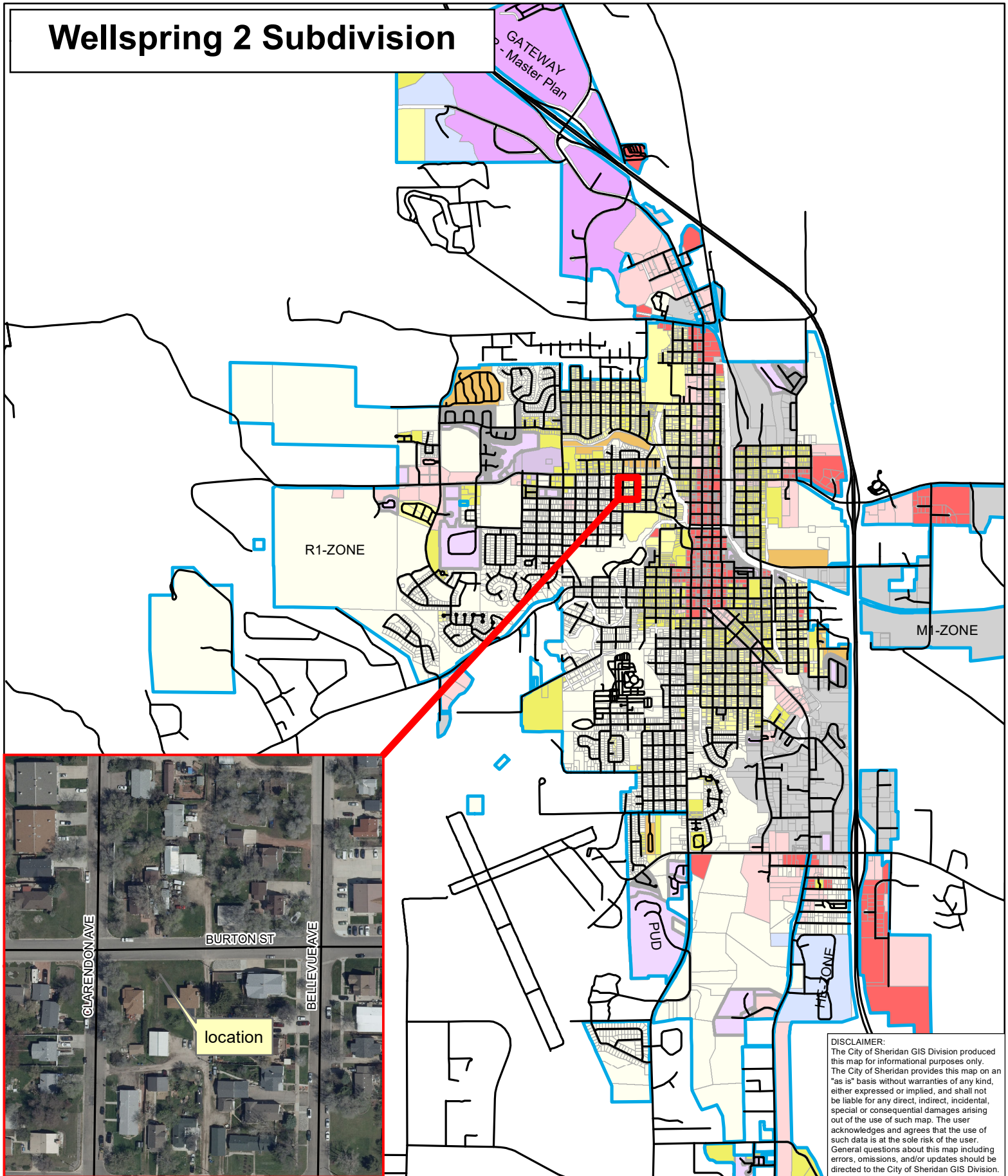
Dear Dave,

Regarding the utility installation within the ROW at 624 Burton St. and adjacent lot created by subdivision, connecting to the 20" watermain on Burton St. is not allowed. The city will authorize the installation of two water services within the City ROW from the watermain on Clarendon Ave.

A handwritten signature in blue ink that reads "Hanns Mercer". The signature is fluid and cursive, with the first name "Hanns" and last name "Mercer" clearly distinguishable.

Hanns Mercer, PE
City Engineer

Wellspring 2 Subdivision



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.

Legend	
— Roads	B2 - Business District
City of Sheridan Boundary	M1 - Industrial District
R1 - Residence District	MA - Medical Arts District
R2 - Residence District	HE - Higher Education District
R3 - Residence District	RUCA - Restricted Use Control Area
R4 - Residence District	PUD - Planned Unit Development
B1 - Business District	GATEWAY - Gateway District



0 0.275 0.55 1.1 Miles



MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-22-17, final plat of Cloud Peak Ranch 24th Filing subdivision. The applicant, Ranch at Twin Buttes LLC, is requesting to subdivide 13.23 acres of unplanted land into 57 lots and 3 outlets, zoned R-1 Residence District. Located south of Quail Ridge Rd and adjacent to Covey Run Road (PIN 56842910000100).

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation of approval to the City Council for PL-22-17, the final plat of Cloud Peak Ranch 24th Filing subdivision. The applicant, Ranch at Twin Buttes LLC, is requesting to subdivide 13.23 acres of unplanted land into 57 lots and 3 outlets, zoned R-1 Residence District. Located south of Quail Ridge Rd and adjacent to Covey Run Road (PIN 56842910000100).

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, staff offers the following comments on the required findings:

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

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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 the Airport influence area.

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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 lines already exist to the north along the Quail Ridge Drive right-of-way. Future water and sewer connections will tap in to these lines.

Staff has no further comments at this time.

Background

The applicant, Ranch at Twin Buttes, LLC, is requesting to subdivide 13.23 acres of unplatted land into 57 lots and 3 outlets. The property is located south of Quail Ridge Road, and adjacent to Covey Run Road (PIN 56842910000100).

The property is located to the southwest Quail Ridge Road and Covey Run Road. The property is zoned R-1. The property is unplatted land. The adjacent properties to the south are vacant, zoned PUD and B-1. The adjacent properties to the west are large-lot single-family homes under Sheridan County jurisdiction. The adjacent property to the northwest is a large-lot vacant property zoned R-1. Adjacent properties to the north are senior living facilities zoned R-3. The adjacent property to the northeast is vacant, platted land zoned R-3. The adjacent properties to the east are single-family homes zoned R-1 and B-1.

PROPOSED LOTS

The applicant is proposing a 57 lot subdivision with 3 outlots. The average lot size is 7,034 square feet. The applicant is proposing the following lot sizes:

Lot #	Lot Sq. Ft.	Lot #	Lot Sq. Ft.	Lot #	Lot Sq. Ft.
1	6,213	21	7,662	41	6,600
2	6,196	22	7,770	42	6,601
3	6,626	23	8,547	43	12,817
4	6,626	24	8,082	44	7,210
5	6,626	25	7,500	45	7,056
6	6,626	26	7,500	46	7,063
7	6,626	27	7,611	47	7,071
8	6,626	28	7,772	48	7,078
9	6,626	29	13,523	49	7,086
10	6,626	30	6,610	50	7,639
11	6,626	31	6,681	51	7,281
12	6,626	32	6,600	52	7,086
13	6,600	33	6,600	53	7,078
14	6,600	34	6,611	54	7,071
15	6,600	35	6,600	55	7,063
16	6,600	36	6,669	56	7,056
17	6,600	37	9,292	57	7,206
18	6,611	38	13,789	Outlot A	1,507
19	6,600	39	7,685	Outlot B	1,089
20	7,662	40	6,628	Outlot C	1,089

VARIANCES

Per Appendix B, Section 505.C.1 of the Sheridan Municipal Code, the depth-to-front ratio of lots shall not exceed 2.5 to 1. In addition, this subsection requires a minimum lot width at the building setback line of sixty (60') feet in R-1 zoning. The applicant is proposing the following depth-to-front ratio and lot width variances for the following lots:

Lot #	D:F Ratio	Width at Front Setback
28	5.49 to 1	34.5
29	7.25 to 1	28.7
30	5.10 to 1	31.6
37	2.98 to 1	66
38	6.00 to 1	31.6
39	3.92 to 1	46

Staff attached the applicant's justification letter to this staff report.

STREET NETWORK

The applicant is proposing the following standard 60-foot right-of-way: Covey Run Road, Grouse Way, and Pheasant Tail Circle. Covey Run Road is proposed to run north and south on the eastern portion of the property. Pheasant Tail Circle is a circular road along the western portion of the property. Grouse Way is proposed to run in the middle of the property east to west, to connect Pheasant Tail Circle and Covey Run Road. The following lots will be accessed by the proposed streets: Lots 1-23 by Covey Run Road, and Lots 24-50 by Pheasant Tail Circle. Pheasant Tail Circle and Covey Run Road will access Quail Ridge Drive to the north. Covey Run Road will connect to 5th Street to the south.

TRAFFIC

In the Universal Annexation Agreement executed between the City and System Land, LLC (December 2020), it was agreed that updated or additional traffic studies would only be required when proposed traffic impact from a new subdivision may be greater than was projected in the 2012 study. The area of the proposed Cloud Peak Ranch 24th Filing was projected in the 2012 Delich study as Parcel C to develop with an estimated 56 single-family dwelling units, which matches the proposed 57 lots almost exactly. The Traffic Analysis Report recommends that traffic generated from the new development will operate at an acceptable Level of Service (LOS).

Proposed Trip Generation Volumes

57 Single Family Dwelling Units	
Average Daily Traffic (ADT)	543 50% entering / 50% exiting
AM Peak Hour	44 26% entering / 74% exiting
PM Peak Hour	59 64% entering / 36% exiting
Saturday	565 50% entering / 50% exiting
Sunday	492 50% entering / 50% exiting

The applicant is proposing a 5-foot sidewalk on both sides of the internal streets with ADA ramps at street intersections, for internal pedestrian circulation.

STORMWATER

The property is relatively flat with a 10-foot grade change, with a 1% slope. Water flows from the northwest to the southeast corner. Further details of site drainage are detailed in the *Drainage Report to accompany the Final Plat of Cloud Peak Ranch 24th Filing Subdivision* attached to this staff report.

EASEMENTS

The applicant is proposing a 15-foot utility easement along the street frontages of each lot. The applicant is also proposing a 40-foot easement along the western portion of Lot 43. Outlot A accommodates the 15-foot utility easement. Outlots B and C are proposed to accommodate 5 feet of the utility easement

along Grouse Way. Various lots have differing sized easements. Staff has illustrated each lot with its accompanying easement in the chart below:

Lot #	Front (ft.)	Side 1 (Ft.)	Side 2 (Ft.)	Rear (Ft.)	Lot #	Front (ft.)	Side 1 (Ft.)	Side 2 (Ft.)	Rear (Ft.)	Lot #	Front (ft.)	Side 1 (Ft.)	Side 2 (Ft.)	Rear (Ft.)
1	15	0	5	10	21	15	5	10	5	41	15	5	5	10
2	15	5	5	10	22	15	5	5	5	42	15	5	5	10
3	15	5	5	10	23	15	15	5	5	43	15	40	5	10
4	15	5	5	10	24	15	15	5	15	44	15	5	15	5
5	15	5	5	10	25	15	5	5	15	45	15	5	5	5
6	15	5	5	10	26	15	5	5	15	46	15	5	5	5
7	15	5	5	10	27	15	5	5	15	47	15	5	5	5
8	15	5	5	10	28	15	5	5	15	48	15	5	5	5
9	15	5	5	10	29	15	5	5	15	49	15	5	5	5
10	15	5	5	10	30	15	5	5	5	50	15	15	5	5
11	15	5	5	10	31	15	5	5	5	51	15	15	5	5
12	15	5	5	10	32	15	5	5	5	52	15	5	5	5
13	15	5	10	5	33	15	5	15	5	53	15	5	5	5
14	15	5	5	5	34	15	15	5	5	54	15	5	5	5
15	15	5	5	5	35	15	5	5	5	55	15	5	5	5
16	15	5	5	5	36	15	5	5	5	56	15	5	5	5
17	15	5	5	5	37	15	5	5	5	57	15	5	15	5
18	15	10	5	5	38	15	5	5	10					
19	15	5	10	5	39	15	5	5	10					
20	15	5	5	5	40	15	5	5	10					

SEWER

The proposed sewer system configuration will consist of a series of 8-inch PVC sanitary sewer mains as shown on the enclosed construction plans. The new sewer main will connect to an existing sewer line stub in Covey Run Road at Quail Ridge Drive. The existing sewer main was stubbed south and installed in anticipation of serving additional development south of the road. The development will also connect to a sewer line stub south of the development (north side of Cloud Peak Ranch 5th and 15th Filings) which was also placed in anticipation of development of this area.

WATER

The proposed water system configuration will consist of a series of 8-inch PVC water mains as shown on the enclosed construction plans. The proposed water main will connect to two existing water main stubs which were placed in anticipation of future development, and one live tap at a third location. Two of the three connections will occur in Quail Ridge Drive, one being the connection to an 8" stub in Covey Run Road and one live tap connection at the Pheasant Tail Circle intersection. The third connection is to an existing stub at the south end of the 3 proposed subdivisions along Covey Run Road (north side of Cloud Peak Ranch 5th and 15th Filings). Fire hydrant and valve locations are shown on the plans.

OPEN SPACE

The open space requirements do not apply to this subdivision per paragraph 4.2.3 of Article IV - Open Space, of the Universal Annexation Agreement executed by System Land, LLC and the City of Sheridan in January 2021. The dedication of Black Tooth Park for the Cloud Peak Ranch area meets the intent of the open space requirement for the proposed Cloud Peak 24th Filing Subdivision. Appendix B, Section 507 of the Sheridan Municipal Code states: The minimum landscaping percentage for R-1 zoned properties would be 8%, if required.

NOTICES

As part of the request to subdivide this property, staff sent notices to the 32 property owners within 300 feet, placed a legal notice in the newspaper, and posted a sign on the property. Staff have received no

comments or inquiries regarding this application.

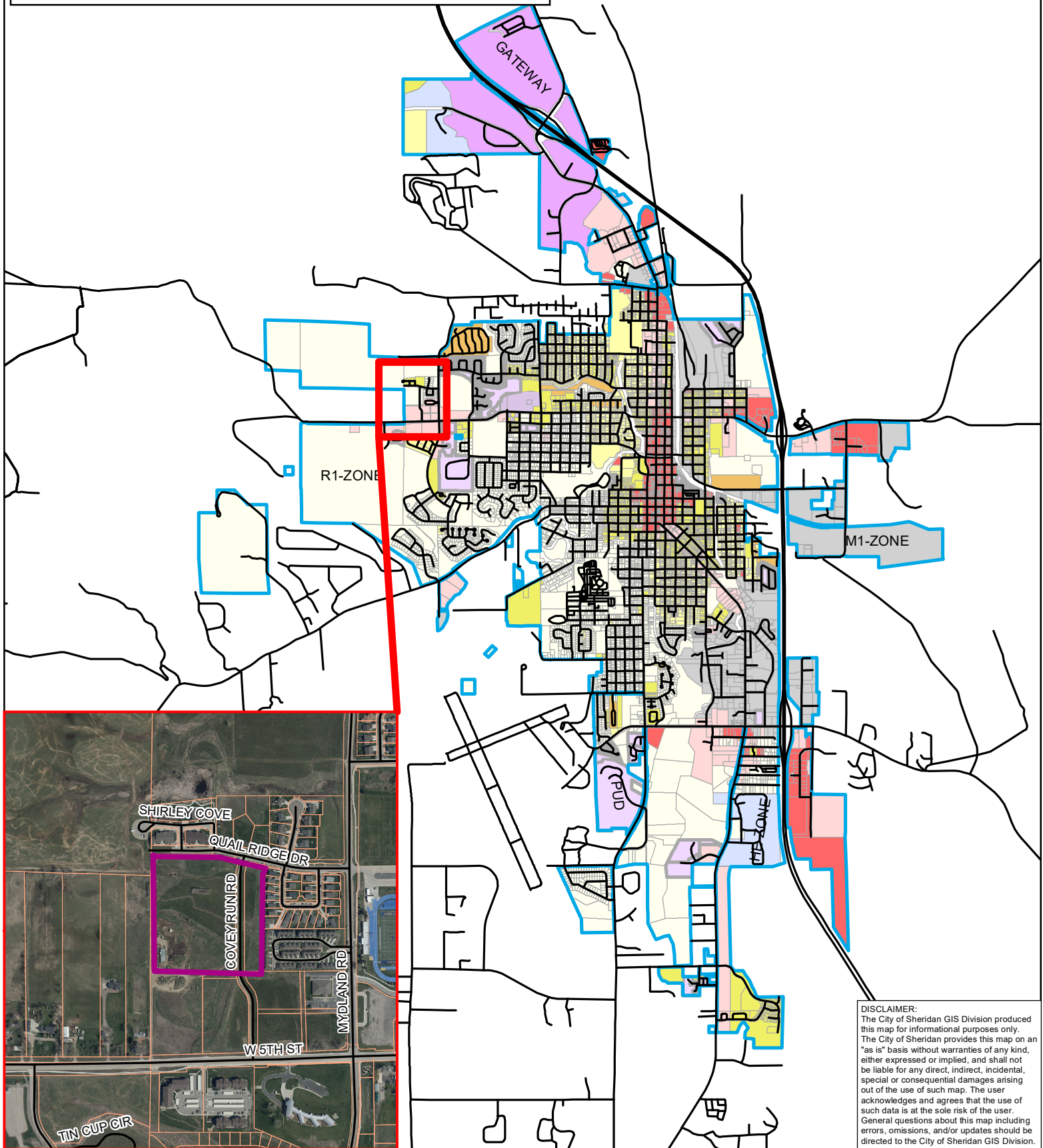
Attachments

Aerial

Final Plat

Variance Letter

Cloud Peak Ranch 24th Filing



JN: 2021-073
DN: 2021-073-CPR-24
TAB: CPR-24
PF: T2021-072
REVIEWED BY: JSP & CT
APRIL 12, 2022

January 14, 2022

Mr. Lane Thompson, PE
Director of Public Works
City of Sheridan
P.O. Box 848
Sheridan, WY 82801

Re: Cloud Peak Ranch – 24th Filing
M-M Project No. 6922.001

Dear Lane:

This letter constitutes a variance request for consideration by the City of Sheridan Planning Commission on the above referenced project. This variance is for depth-to-front (D:F) ratio and lot widths at the front yard setback line for six Lots (28, 29, 30, 37, 38, and 39), as shown on the enclosed drawing of Cloud Peak Ranch, 24th Filing.

Per Sheridan Municipal Code, Appendix B Subdivision Regulations, §505(C)(1), the depth-to-front ratio of lots shall not exceed 2.5 to 1. In addition, this subsection requires a minimum lot width at the building setback line of sixty (60') feet in R-1 zoning. The table below presents the actual D:F ratio and front setback width as proposed for the subdivision.

Lot #	D:F Ratio	Width at Front Setback
28	~5.49	34.5'
29	~7.25	28.7'
30	~5.10	31.6'
37	~2.98	66.0' (meets)
38	~6.00	31.6'
39	~3.92	46.0'

The shapes of these lots are unavoidable to accommodate the routing of streets and degree of curvature for the corners. We considered adding street “knuckles” at these two corners, but this does not alleviate the lot width and depth issues.

We feel the variance request is justified for the following reasons:

1. No undue hardship is created for the development of the six lots in question. They are in fact, larger (being corner lots), with lots 29 and 38 approximately double in size relative to other lots in the subdivision and are expected to be desirable to both buyers and builders. Corner lots with large rear yards and narrow street frontage are unavoidable.
2. The size of the lots in question will allow alternate home and garage layouts that bring interest and variability to the look and feel of the subdivision (for example, side load garages).

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Lane Thompson, PE
January 14, 2022
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3. §505(C)(5) of the subdivision regulations requires that every lot shall have a frontage width and access to the public right of way with a minimum twenty-five (25') foot width. The subdivision layout was prepared to meet or exceed this requirement for all six of the lots in question.
4. We have discussed this variance request with City staff and believe it is consistent with previous approved subdivisions throughout the community.

Please let us know if you have any questions.

Sincerely,

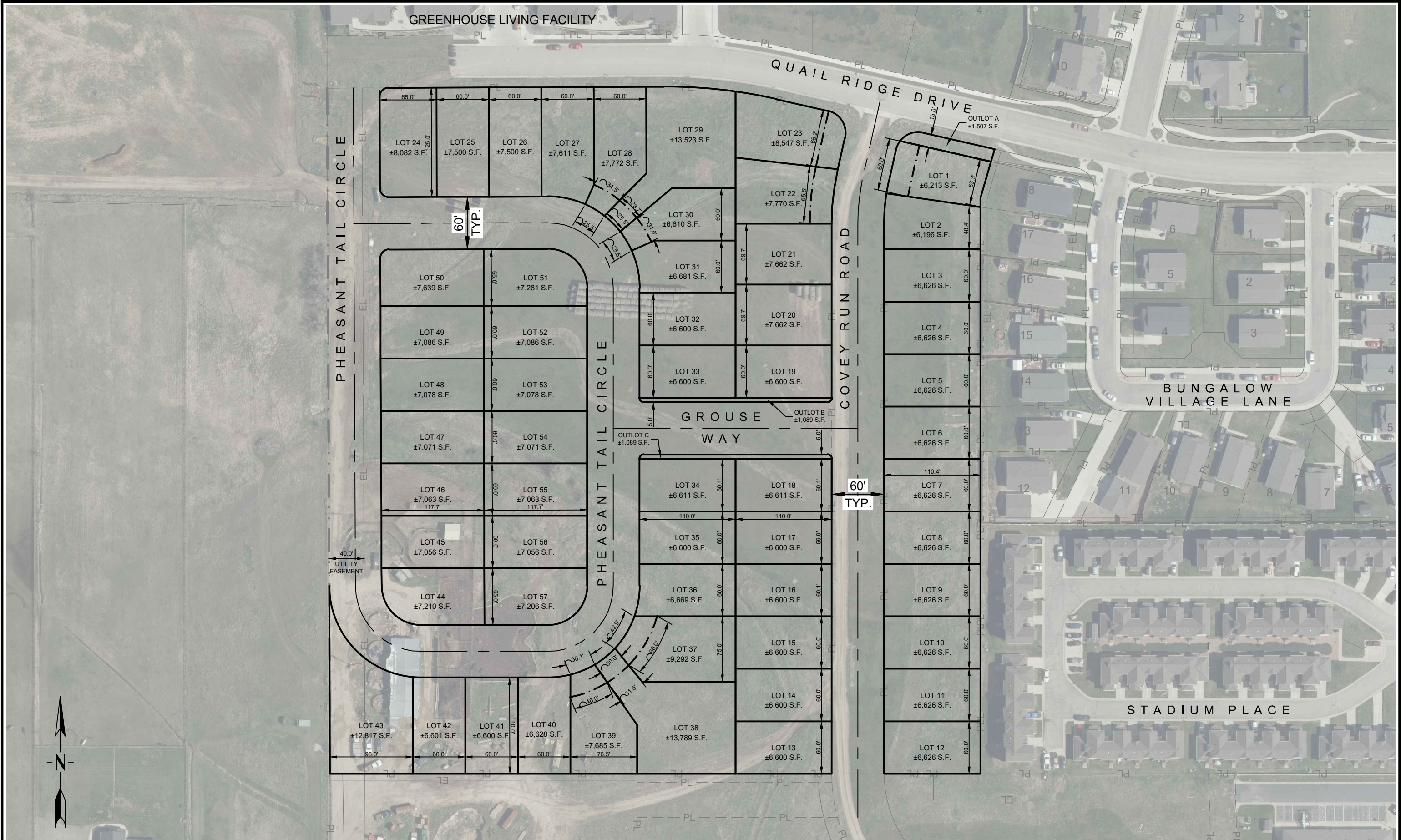


Morrison-Maierle
Tyson Markham, PE
Project Engineer

Enc. Proposed Subdivision Layout, Cloud Peak Ranch – 24th Filing

ec: Wade Sanner, Community Development Director, City of Sheridan
Stan Everitt, Ranch at Twin Buttes LLC
Thomas Tucker, PLS, Prestfeldt Surveying

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DATE: 11/2021

SHERIDAN	CLOUD PEAK RANCH 24TH FILING	WYOMING
PROPOSED SUBDIVISION LAYOUT		

PROJECT NO.
6922.001
FIGURE NUMBER
1