

**Sheridan City Planning Commission
Meeting Agenda
September 26, 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 September 12, 2022 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-22-29, Resolution 45-22, The Headquarters. The applicant, John, E Rice, Inc is requesting to subdivide 48.56 acres into 2 tracts, zoned Gateway District. Located at 3200 N Main St. PIN 56841520000102.

Motion by:

Second:

Vote:

5. Consideration of PL-22-31, Resolution 46-22, Bender Subdivision. The applicant, Hartland Enterprises, LLC and Scott Gerber and Ayme Ahrens, are requesting to subdivide 1.71 acres of unplanted land into 7 lots and 3 outlets, zoned R-3 residence District. Located at 1700 Bender Lane. PIN 56843530001933.

Motion by:

Second:

Vote:

6. Consideration of PL-22-32, Resolution 51-22, Sheridan Motors subdivision. The applicant, Gone Fishing LLC is requesting to subdivide 11.16 acres into 2 lots, zoned Gateway District. Located at 3270 Wrench Dr. PIN 56841530000100.

Motion by:

Second:

Vote:

7. Comments from commissioners and staff.
8. Adjourn



MEMO

TO: Planning Commission
FROM: Wade Sanner, Community Development Director
RE: Review, correction, and approval of minutes of the September 12, 2022 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

DRAFT

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

COUNCIL CHAMBERS

7:02 P.M.

August 22, 2022

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

Present: Evelyn Gernaat, Mike Giorgis, Daniel Kerbs, Jon Oman, James Schrodt and Tod Windsor.

Absent: Ryan Franklin.

Item #2: Approval of Agenda as Presented

Evelyn Gernaat moved the Agenda be approved as presented. James Schrodt seconded the motion. Unanimous voice vote in favor of the motion.

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

Jon Oman moved the minutes of July 25, 2022 be approved as presented. James Schrodt seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of PL-22-18; Green Wing Minor Subdivision. The applicant, Teal Ponds, LLC is requesting to subdivide 35.40 acres from 1 tract into 5 lots, zoned B-1 Business District. Located at 2340 Wetlands Drive. PIN 56840221600425.

The property is located southwest of the intersection of Brundage Lane and Wetlands Drive. The property is zoned B-1 and is listed as Tract 11A of the Blue Wing Minor Subdivision. The property includes a 5,289 sq. ft. office building built in 2003 and a 1,040 sq. ft. storage garage built in 2003. The properties to the west, south and southeast are large lot single-family homes zoned R-1. Properties to the north and east are commercial businesses zoned B-1. Access to the property is from the northeast via Wetlands Drive. No access is permitted to the north onto Brundage Lane.

The applicant is proposing a 5 lot subdivision with a private drive and a number of easements. The proposed subdivision will be “holder” lots for future development and subdivision of the land. The applicant is proposing the following lot sizes:

Lot #	Lot Acres	Lot Sq. Ft.
-------	-----------	-------------

1	0.29	12,753
2	0.86	37,494
3	0.76	33,106
4	10.98	478,289
5	22.06	960,934

The applicant is proposing dedication of the Blue Wing Lane right-of-way, a 30 foot private lane. The applicant is proposing to stub Wetlands Drive, a public right-of-way, in the northeast portion of Lot 5. The applicant is proposing a utility easement agreement, recorded in 2018, to extend the future right-of-way at the time of subdivision of Lot 5.

The applicant is proposing to codify the public pathway along the eastern property line of Lot 5, with a 15 ft. public pedestrian pathway easement.

The applicant is proposing the following easements:

- Lot 1: A 30 ft. drainage easement along the northern portion of the property.
A 10 ft. irrigation pipeline easement along the western and southwestern portions of the property.
- Lot 2: A 10 ft. irrigation pipeline easement along the eastern portion of the property.
A 5 ft. utility easement along the western property line.
A 10 ft. utility easement along the northern portion of the property.
A 14 ft. detention pond easement along the southern portion of the property.
- Lot 3: A 5 ft. pond maintenance easement along the northeast property line.
A 10 ft. utility easement along the southern property line, adjacent to Blue Wing Lane.
- Lot 4: A 15 ft. electric line easement along the northern property line along East Brundage Lane.
A 50 ft. utility easement along the western property line.
A utility easement of varying size along the southern portion of Blue Wing Lane.
A 10 ft. detention pond easement at the hammerhead turnaround of Blue Wing Lane.
- Lot 5: A 30 ft. utility easement that extends from the end of Wetland Drive.
A 15 ft. public pedestrian pathway easement that runs along the eastern property line.

Existing water and sewer lines exist in the Wetlands Drive and Blue Wing Lane rights-of way. Future utility connections will connect to these existing lines.

A large portion of Lot 4 is located in the Little Goose Creek Floodway. A portion of Lot 4 and Lot 5 are located in the 100-year flood plain. There are two existing ponds in Lot 4.

Mr. Sanner said the property is zoned B-1 and it is not changing.

Staff sent notices to the 20 property owners within 300 feet, placed a legal notice in the newspaper and posted a sign on the property. No inquiries or objections were received.

Tom Tucker of Prestfeldt Surveying said Lot 1 has a detention pond and an easement. Lot 3 was adjusted to pull back from the pond.

Dan Kerbs asked if drainage is a reason for the large size of the lots.

Mr. Tucker said it is. He said Lot 5 is open for future development.

Tod Windsor asked if there is any problem with flooding of the existing building.

Mr. Tucker said there have been no problems.

David Johnston, 2458 Coffeen, said the property goes back to the walking path. During flooding water comes up to the path and a little into his property. He said years ago water flooded 100 feet.

Mr. Windsor asked if the current owners are keeping Lot 4.

Mr. Tucker said they are.

Mr. Windsor said if any flooding occurred would it probably be Lots 4 and 5.

Mr. Tucker said it would.

Mr. Johnston said his 1.6 acres was just put into the flood zone. He asked why would the City want this land developed.

Mr. Windsor said it is currently zoned B-1 and probably continues with businesses. He said the Planning Commission has to see if the application complies with current zoning, set-backs and easements. He said the Planning Commission is a review committee to make sure it is in compliance. If it is, the Commission gives a positive recommendation to City Council.

No further Public Comments.

Public Comments Closed.

James Schrodt thought there are other properties in the City that could be developed, rather than swamp land.

Jon Oman agreed with Mr. Schrodt but did mention the Commission has limited powers.

Dan Kerbs moved the Planning Commission send a positive recommendation to City Council regarding PL-22-18, Resolution 42-22, Green Wing Minor Subdivision. Mike Giorgis seconded the motion. Voice vote: Yes – 5, No -1. Motion passed.

Mr. Kerbs said maybe it is not the best for development but is the prerogative of the owner. He said he appreciates Mr. Johnston for coming in.

Mr. Windsor said this will go to City Council next Monday night at 7:00 P.M. if they would like to ask questions.

Mr. Johnston said the main problem is people using the walking path and it is used a lot.

Mr. Sanner said the Army Corps of Engineers delineate the flood plain.

Item #5: Comments from commissioners and staff.

None.

Item #6: Adjourn

Mike Giorgis moved to adjourn. Jon Oman seconded the motion.

Meeting adjourned at 7:33 P.M.

Date approved by Planning Commission: _____

Recorded by: _____



MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-22-29, Resolution 45-22, The Headquarters. The applicant, John, E Rice, Inc is requesting to subdivide 48.56 acres into 2 tracts, zoned Gateway District. Located at 3200 N Main St. PIN 56841520000102.

Staff Recommendation

Staff recommends the Planning Commission send a positive recommendation to the City Council regarding PL-22-29, Resolution 45-22, The Headquarters. The applicant, John E. Rice & Sons, Inc. is requesting to subdivide 48.56 acres into 2 tracts, zoned Gateway District. Located at 3200 N. Main St. (PIN 56841520000102).

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 Russell Drive, Real Bird Way, and North Main Street rights-of-way. Future water and sewer connections will tap in to these lines.

Staff has no further comments at this time.

Background

The applicant, John E. Rice & Sons, Inc., is requesting to subdivide 48.56 acres of unplatted land into 2 tracts on the property located at 3200 North Main Street (PIN 56841520000102).

The property is located at the southwest corner of Real Bird Way and North Main Street. The property is zoned Gateway District and part of the Wrench Ranch Master Plan. The property is unplatted land and vacant. Access to the property is accessed via Russel Drive to the south, Real Bird Way to the east, and North Main Street to the north.

PROPOSED LOTS

The applicant is proposing a 2 lot subdivision. Tract 1 is proposed to be 33.56 acres and Tract 2 is proposed to be 15.00 acres. The proposed subdivision will be "holder" lots for future development and subdivision of the land.

EASEMENTS

The applicant is proposing the following easements:

Tract 1: The applicant is proposing a 15-foot building setback and general utility easement to run along the perimeter of the property.

Tract 2: The applicant is proposing a 15-foot building setback and general utility easement along the perimeter of the property.

NOTICES

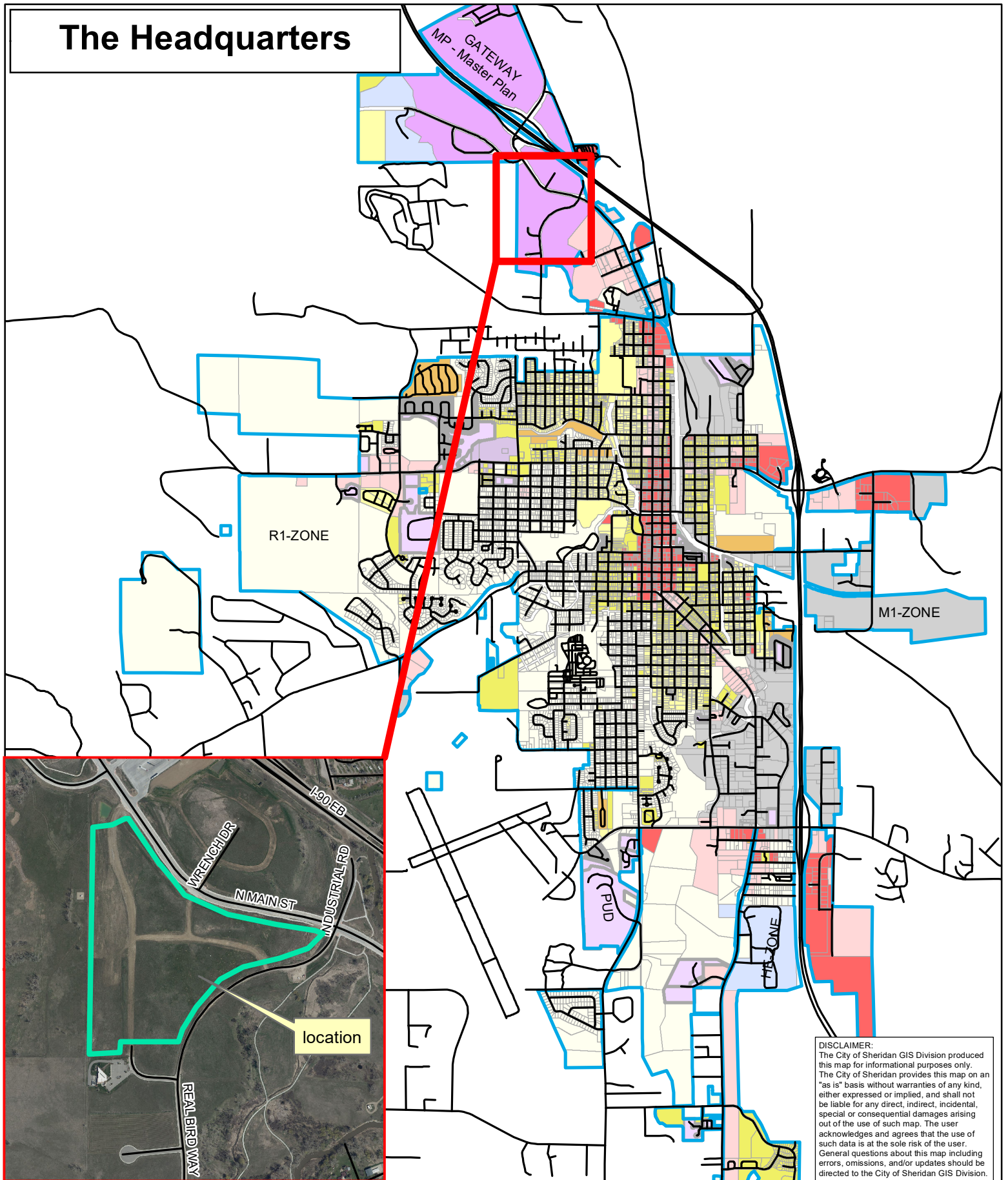
As part of the request to subdivide this property, staff sent notices to the 8 property owners within 300 feet, placed a legal notice in the newspaper, and posted a sign on the property. Staff have received no comments or inquiries regarding this application.

Attachments

aerial

final plat

The Headquarters



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 0.2 0.4 0.8 Miles

Name: sgoodman

Date: 08/29/2022

CERTIFICATE OF OWNER

Know by all men by these presents that the undersigned being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify: That the foregoing plat designated as THE HEADQUARTERS

A TRACT OF LAND LOCATED IN A PART OF THE NW1/4, SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING and more particularly described as follows:

BEGINNING At A Point Which is Located S 00°21'59" W, 95.02 Feet From The Northwest Corner Of Said Section 15, Said Point Being On The South Right Of Way Of Yellowtail Drive;

Thence With Said South Right Of Way With A Non-integer Curve Turning To The Left With An Arc Length Of 132.83 Feet, A Radius Of 500.00 Feet, A Chord Bearing Of North 66°34'52" East, A Chord Length Of 132.24 Feet To The Intersection Of Yellowtail Drive And North Main Street;

Thence With The South Right Of North Main Street South 34°26'49" East, A Distance Of 700.90 Feet To A Point;

Thence Continuing With Said South Right Of Way North 55°33'11" East, A Distance Of 89.85 Feet To A Point;

Thence Continuing With Said South Right Of Way South 34°26'49" East, A Distance Of 160.88 Feet To A Point;

Thence Continuing With Said South Right Of Way With A Curve Turning To The Left With An Arc Length Of 628.85 Feet, A Radius Of 810.00 Feet, A Chord Bearing Of South 56°11'17" East, A Chord Length Of 613.18 Feet;

Thence Continuing With Said South Right Of Way South 78°55'46" East, A Distance Of 366.89 Feet To A Point;

Thence Continuing With Said South Right Of Way South 11°04'14" West, A Distance Of 30.00 Feet To A Point;

Thence Continuing With Said South Right Of Way South 78°55'46" East, A Distance Of 30.00 Feet To A Point;

Thence Continuing With Said South Right Of Way With A Curve Turning To The Right With An Arc Length Of 236.08 Feet, A Radius Of 1910.00 Feet, A Chord Bearing Of South 7°5'23"18" East, A Chord Length Of 235.53 Feet To The Intersection Of The West Right Of Way Of Real Bird Way;

Thence With Said West Right Of Way South 11°04'14" West, A Distance Of 38.14 Feet To A Point;

Thence Continuing With Said West Right Of Way With A Curve Turning To The Right With An Arc Length Of 358.43 Feet, A Radius Of 2700.00 Feet, A Chord Bearing Of South 49°05'04" West, A Chord Length Of 352.68 Feet;

Thence Continuing With Said West Right Of Way With A Reverse Curve Turning To The Left With An Arc Length Of 1287.97 Feet, A Radius Of 1030.00 Feet, A Chord Bearing Of South 51°18'32" West, A Chord Length Of 1205.68 Feet To The Northeast Corner Of Lot 1, Block 3, Wench Ranch Hills-Phase 1;

Thence With The North Line Of Said Lot 1, Block 3 North 71°55'00" East, A Distance Of 183.86 Feet To The North West Corner Of Said Lot 1, Block 3;

Thence With The North Line Of Lot 2, Block 3, Wench Ranch Hills-Phase 1 North 89°39'51" West, A Distance Of 182.31 Feet To The Northwest Corner Of Said Lot 2, Block 3, Also Being On The East Right Of Way Of Russell Drive;

Thence North 89°39'51" West, A Distance Of 60.00 Feet To A Point On The West Right Of Way Of Said Russell Drive;

Thence With Said West Right Of Way South 00°20'09" West, A Distance Of 106.14 Feet To A Point To The Northeast Corner Of Lot 9, Block 2, Wench Ranch Hills-1;

Thence With The North Line Of Said Lot 9, Block 2 WEST A Distance Of 35.65 Feet To The Northwest Corner Of Said Lot 9, Block 2, Also Being On The West Line Of Section 15;

Thence With Said West Line North 00°22'00" East, A Distance Of 2224.45 Feet To The Point Of Beginning, Having An Area Of 48.56 Acres more or less.

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, and certified this day of 2022, by the Director of Public Works of Sheridan, Wyoming.

Director of Public Works

CITY OF SHERIDAN

PLANNING COMMISSION

CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this day of 2022.

Chairman

County Clerk

CERTIFICATE OF RECORDER

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. _____.

CITY OF SHERIDAN

CERTIFICATE OF APPROVAL

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

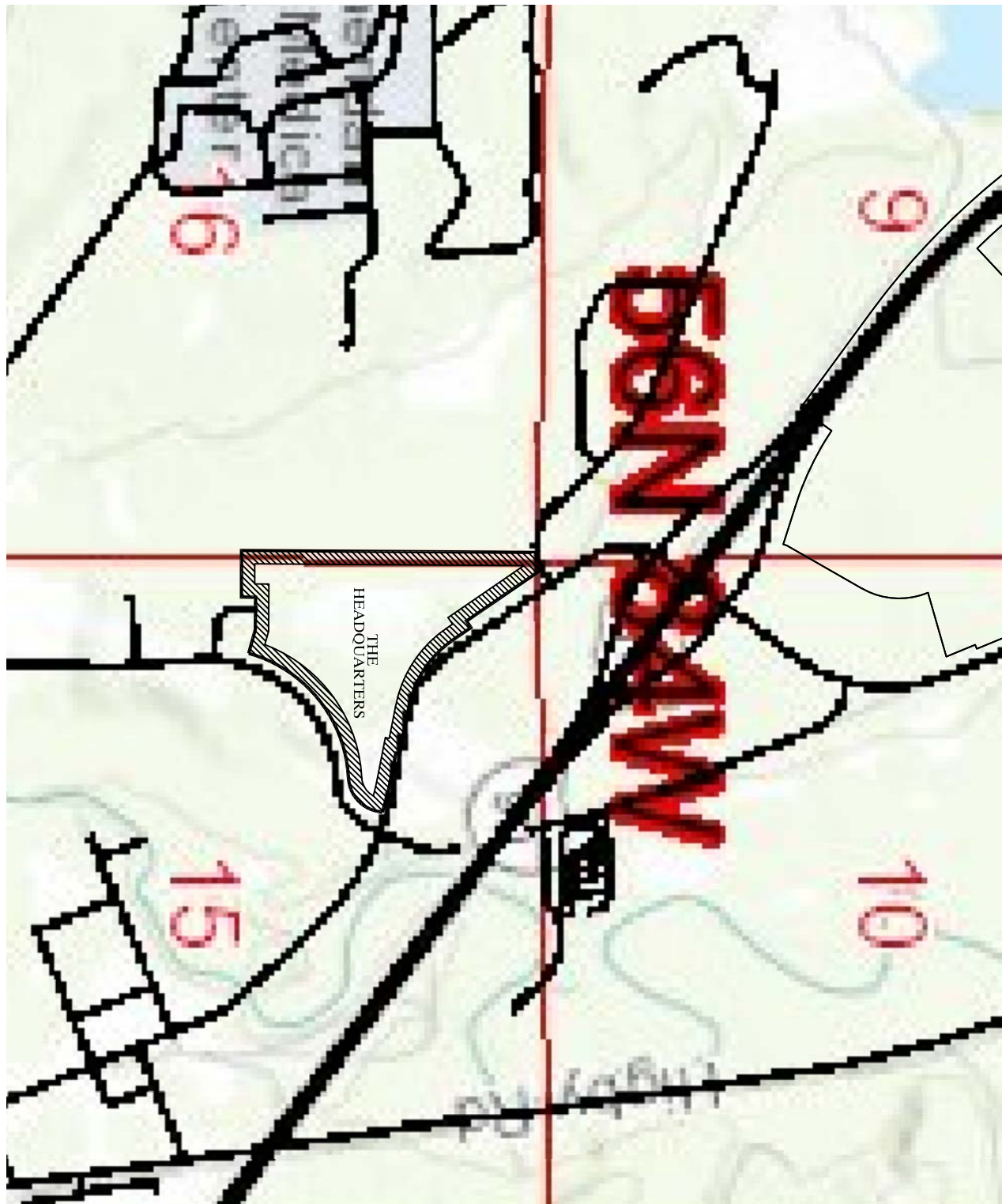
Mayor

City Clerk

FINAL PLAT

The Headquarters

LOCATED IN A PART OF THE
NW1/4 Section 15, Township 56 North, Range 84 West
6 TH. P.M., SHERIDAN COUNTY, WYOMING



LOCATION MAP NTS

AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THESE FREELY ASSIGNED LOTS, BLOCKS, STREETS AND EASEMENTS, 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(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE THE INDICATED PURPOSES, EASEMENTS, AND EASEMENTS OF THIS 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 SEWER, WATER LINES, GAS LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WANTED AND RELEASED.

EXECUTED THIS DAY OF 2022 BY,

OWNER,

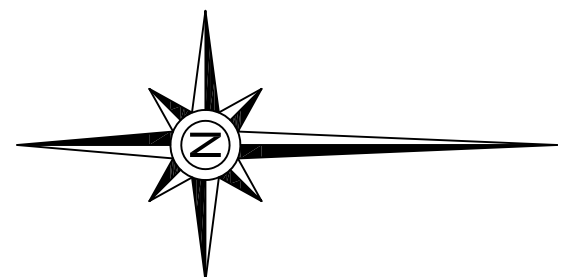
STATE OF WYOMING) SS.

SHERIDAN COUNTY)

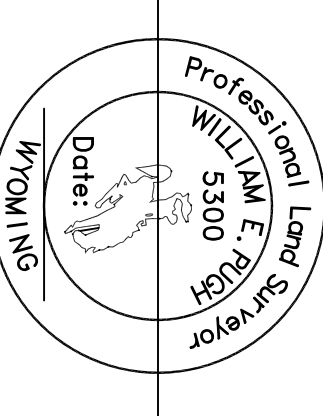
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2022 BY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



SCALE 1" = 200'
If this does not measure 1"
scale is not correct.
Basis of Bearing: NAD 83
Wyoming State East Central Zone

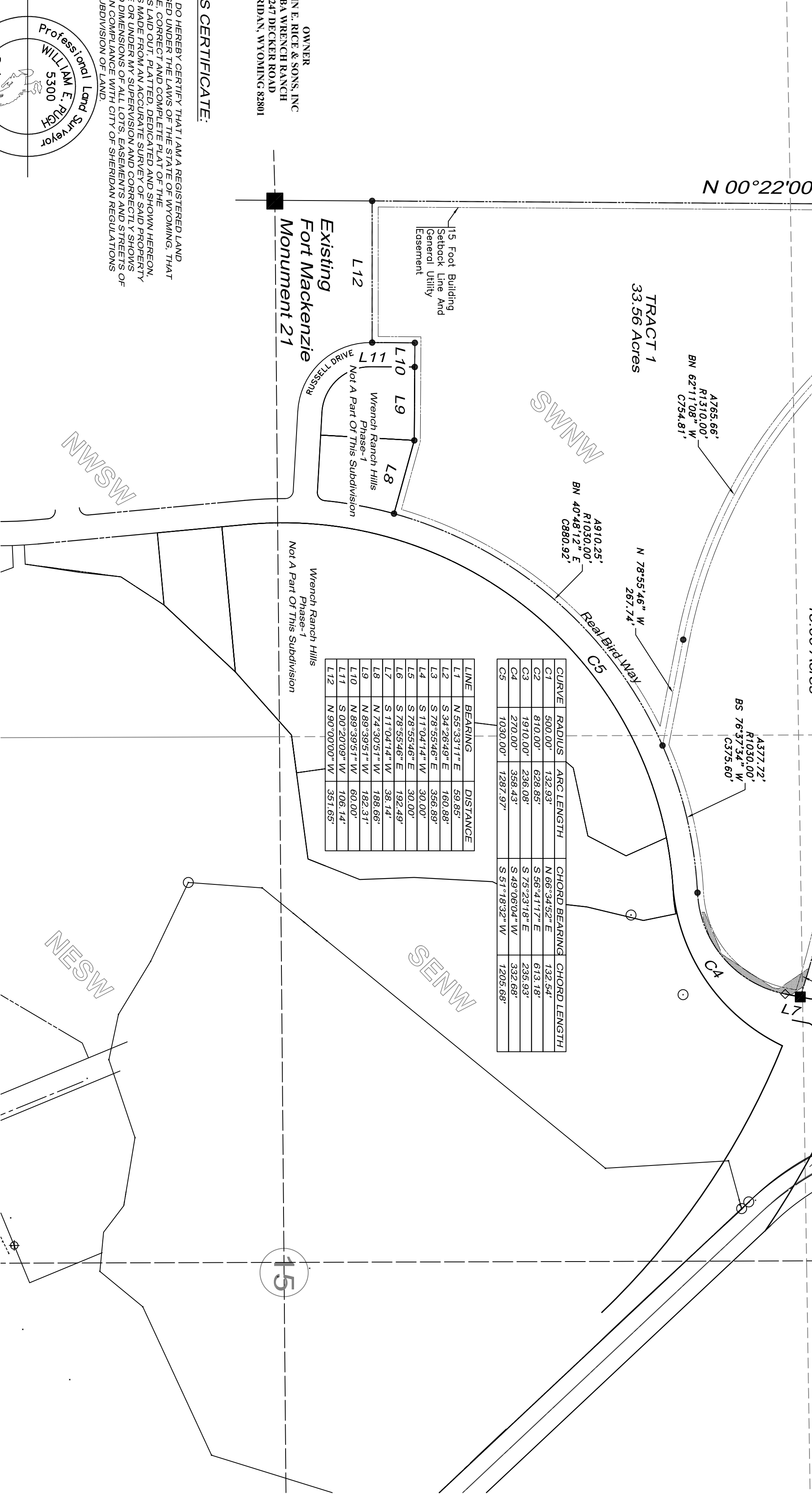


UNLESS SIGNED, SEALED AND DATED
THIS IS A PRELIMINARY PLAT.

SURVEYORS CERTIFICATE:

I, WILLIAM E. PUGH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY, AND THAT THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION COMPLY WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

OWNER
JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WYOMING 82801



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00'	132.83'	N 68°34'52" E	132.84'
C2	1910.00'	236.08'	S 7°5'23"18" E	235.53'
C3	2700.00'	358.43'	S 49°05'04" W	352.68'
C4	1030.00'	1287.97'	S 51°18'32" W	1205.68'

LINE	BEARING	DISTANCE
L1	N 55°33'11" E	89.85'
L2	S 34°26'49" E	160.88'
L3	S 78°55'46" E	366.89'
L4	S 11°04'14" W	30.00'
L5	S 78°55'46" E	30.00'
L6	S 78°55'46" E	182.49'
L7	N 71°55'00" E	183.86'
L8	N 74°30'51" W	168.66'
L9	N 89°39'51" W	182.31'
L10	N 89°39'51" W	60.00'
L11	N 90°00'00" W	351.65'
L12	N 90°00'00" W	351.65'

Client:

JOHN E RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801

Prepared By:

wood.
2615 Aviation Dr. Sheridan, WY 82801
(307) 675-6400 www.woodplc.com

Rev.

Date

Description

By

Proj. Engr.

Check

Rev. Request

Client PM: WEP

P7/41376

Drawn: WEP

Checked:

Approval: WEP

Date: 7/22/2022

Sheet: 1 OF 1

Rev: 0



MEMO

TO: Planning Commission
FROM: Wade Sanner, Community Development Director
RE: Consideration of PL-22-31, Resolution 46-22, Bender Subdivision. The applicant, Hartland Enterprises, LLC and Scott Gerber and Ayme Ahrens, are requesting to subdivide 1.71 acres of unplanted land into 7 lots and 3 outlets, zoned R-3 residence District. Located at 1700 Bender Lane. PIN 56843530001933.

Staff Recommendation

Staff recommends the Planning Commission send a positive recommendation to the City Council regarding PL-22-31, Resolution 46-22, Bender Subdivision. The applicants, Hartland Enterprises, LLC and Scott Gerber and Ayme Ahrens, are requesting to subdivide 1.71 acres of unplatted land into 7 lots and 3 outlots, zoned R-3 Residence District. Located at 1700 Bender Lane (PIN 56843530001933).

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 Sheridan right-of-way. Future water and sewer lines will be extended along the Bender Lane right-of-way along the eastern side of the property. Water and sewer lines will also be installed along the private street on the south side of the property, and through the center of the property.

Staff has no further comments at this time.

Background

The applicants, Hartland Enterprises, LLC and Scott Gerber and Ayme Ahrens, are requesting to subdivide 1.71 acres of unplatted land into 7 lots and 3 outlots, zoned R-3 Residence District. Located at 1700 Bender Lane (PIN 56843530001933).

The property is located west of Sheridan Avenue, just south of Little Goose Creek. The property was recently rezoned from M-1 to R-3. The surrounding properties are large lot single-family homes zoned M-1. The subject property has not been platted.

The applicant is proposing a 10 lot subdivision. The proposed lot sizes are listed below, with an average lot size of 6,863 square feet:

Lot #	Size (Sq. Ft.)		Outlot	Size (Sq. Ft.)
1	6,687		A	11,536
2	5,768		B	7,859
3	6,468		C	6,743
4	6,743			
5	5,894			
6	5,129			
7	5,806			

OUTLOTS

Outlot A is proposed to be the interior "T"-shaped private drive that is accessed via Bender Lane and provides access to lots 1-3 and lots 5-7. Outlots B and C will be designated as open space, with a portion of the Little Goose Creek floodway.

RIGHT-OF-WAY

The applicant is proposing to access the property on Bender Lane, via Sheridan Avenue. Bender Lane runs in a north/south direction. Bender Lane is proposed to terminate to the north approximately 87 feet from Little Goose Creek. Approximately 200 feet north of the bend in Turner Land and Bender Lane, a private road is proposed to intersect and provide access to the site and the property to the west. A second private road intersects to provide north/south access through the site. Portions of Bender Lane's ownership, adjacent to the northeast corner of the property, were called into question by the surrounding property owners. This was rectified by a quiet title action, filed by the applicant.

The property is accessed via Bender Lane via Sheridan Avenue and Turner Lane. The applicant is proposing a 30-foot T-shaped right-of-way that accesses the southern and central portion of the property. The southern private road will provide access to the property to the west. The applicant is proposing to dedicate the northern portion of Bender Lane, a 40-foot wide public right-of-way dedicated per the proposed plat. In addition to the paved road network, the applicant is also constructing the curb, gutter

and sidewalk along Bender Lane.

SETBACK

The property was rezoned from M-1 to R-3 by the City Council on June 20, 2022. Per Appendix A, Section 6(C) of the Sheridan Municipal Code, the following R-3 zone district setbacks apply in the :

1. Front yard. The minimum front yard depth shall be fifteen (15) feet. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance to the building faces as established per the building permit, and the depth shall be at least fifteen (15) feet.
2. Rear yard. The minimum rear yard depth shall be fifteen (15) feet.
3. Side yard. If the building height is not greater than thirty-five (35) feet, the minimum width of the side yard on each side of the building shall be five (5) feet, except in the case of a common or party wall shared between two single-family attached units. For each additional foot of height where the building exceeds thirty-five (35) feet, each side yard shall be increased one (1) foot in width.

UTILITIES

Utilities are located in the Turner Lane right-of-way to the south, and in the Sheridan Avenue right-of-way to the east. The applicant is proposing to extend utilities up Bender Lane to service the properties from the east. Water and sewer are proposed to be extended into the Outlot A right-of-way.

EASEMENTS

The applicant is proposing the following easements: A 27.5-foot access and utility easement along the eastern portions of Lots 1-3, as well as the western portions of Lots 5-7. This easement will be utilized for sidewalk and on-site parking. A 10-foot utility easement along the western portion of lots 1-3, and the eastern portion of Lots 5-7. A 5-foot utility easement along the northern and southern portions of Lots 1-3 and 5-7. A 2-foot access and utility easement along the southern portion of Lots 1 and 7. A 10-foot by 10-foot fire hydrant easement in the southeast corner of Lot 7.

STORMWATER DETENTION

The applicant is proposing a stormwater detention pond on the southeast corner of Outlot B to accommodate stormwater runoff.

SLOPE

The property has a 10-foot grade change with a 5% slope. The most significant grade change is adjacent to Little Goose Creek, which constitutes the creek bank. Overall, the property is relatively flat with a gentle slope to the north with approximately a 2 to 4-foot grade change.

PRELIMINARY PLAT

The Bender Subdivision preliminary plat was reviewed by the Planning Commission on July 25, 2022. The Planning Commission sent a positive recommendation to the request. However, there were subsequent consultations with staff before the final plat was submitted. Further, the applicant was waiting for the Quiet Title on Bender Lane that needed to be rectified. Once these were rectified, then the final plat continued through the public process.

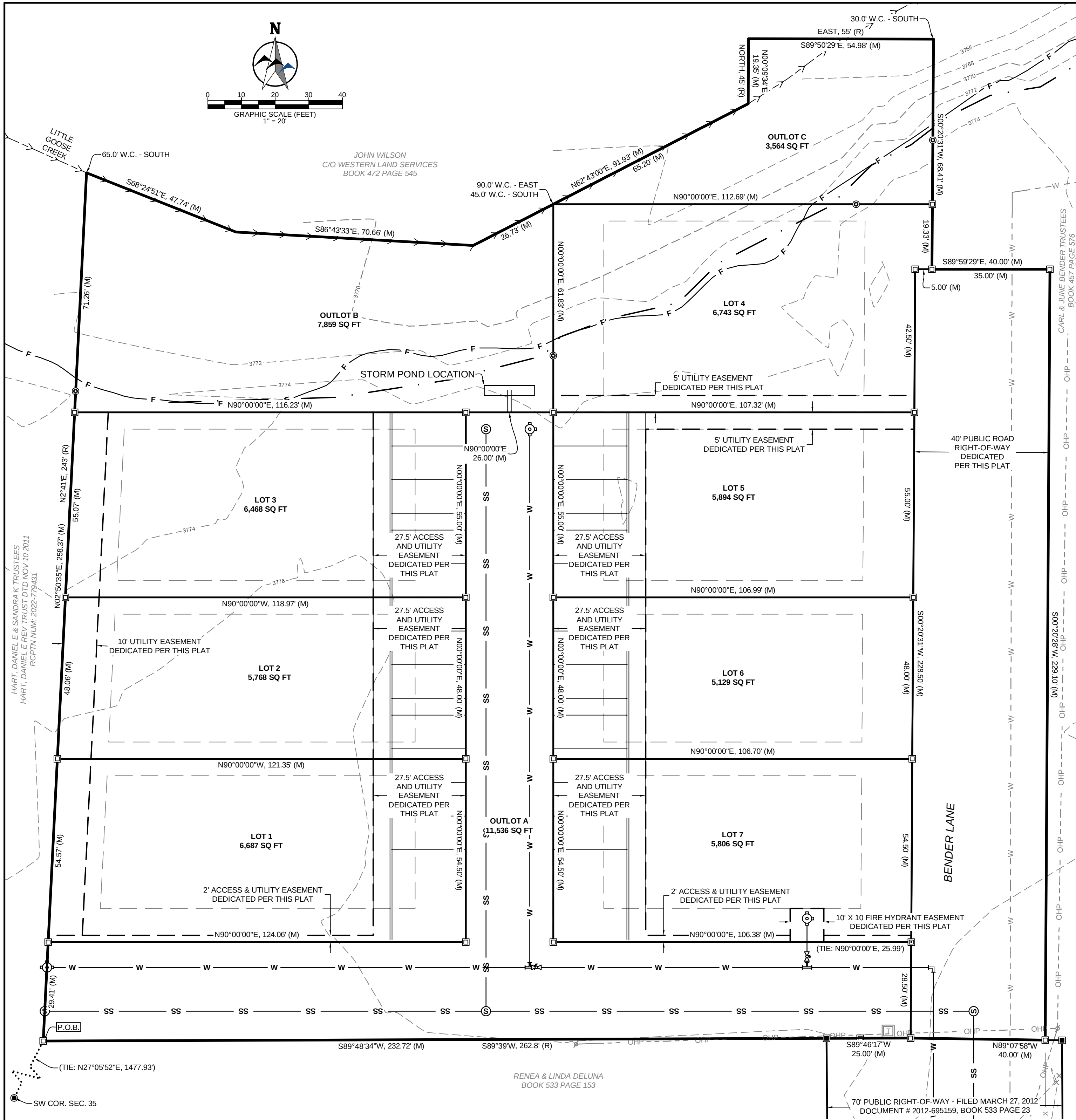
NOTICES

In addition to posting a sign on the property and notices in the newspaper, staff sent 10 notices to the nearest neighbors. At the time of writing this staff report, no inquiries or objections were received by staff.

Attachments

final plat

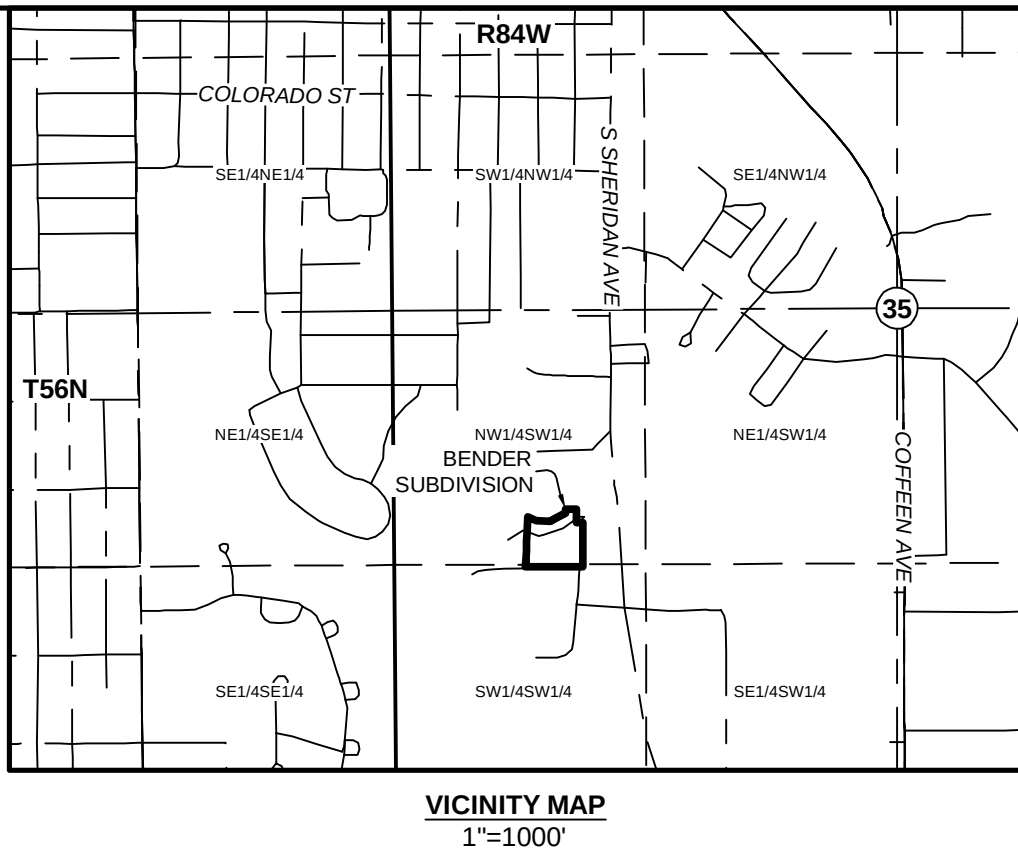
aerial



BENDER SUBDIVISION

WITHIN THE NW1/4SW1/4 OF SECTION 35, T56N, R84W, 6TH P.M.
COUNTY OF SHERIDAN, WYOMING
ZONE: R-3

PREPARED FOR OWNERS: HARTLAND ENTERPRISES, LLC,
SCOTT GERBER, AND Ayme ARHENS
DATE SURVEYED: MAY 2021
PREPARED BY: WWC ENGINEERING
DATE OF PREPARATION: JUNE 2022



LEGAL DESCRIPTION AND PROPERTY OWNERS CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned Hartland Enterprises, LLC, Scott Gerber, Ayme Arhens, and Carl R. Bender as trustee of Bender Living Trust Dated October 25, 2004, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:
That the foregoing plat designated as Bender is located in the NW1/4SW1/4 of Section 35, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County Wyoming, more particularly described as follows:
A tract of land in the NW1/4SW1/4 of Section 35, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County Wyoming, more particularly described as follows:
Beginning at a point which bears N27°05'52"E, 1477.93 feet from the southwest corner of said Section 35.
Thence N02°50'35"E, 258.37 feet; thence S88°24'51"E, 47.74 feet; thence S88°43'33"E, 70.66 feet; thence N62°43'00"E, 91.93 feet; thence N03°09'34"E, 19.35 feet; S89°50'25"W, 54.98 feet; thence S02°27'31"W, 68.43 feet; thence S89°52'27"E, 35.00 feet; thence S00°02'25"W, 229.10 feet; thence N89°10'58"W, 40.00 feet; thence S89°48'17"W, 25.00 feet; thence S89°48'54"E, 220.71 feet to the point of beginning.
Containing 1.71 acres more or less.

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(s) and proprietor(s); 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(s) of the land shown and described on this plat does (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.
Drainage easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use, to accommodate the flow or storage of storm waters and shall be kept free of all structures or other impediments not related to drainage.

CERTIFICATE OF CITY OF SHERIDAN PLANNING COMMISSION

Reviewed by this City of Sheridan Planning Commissioners this _____ day of _____, 20____.

Attest:

Vice-Chairman

Chairman

CERTIFICATE OF CITY COUNCIL OF SHERIDAN

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 20____.

Attest:

City Clerk

Mayor

CERTIFICATE OF SHERIDAN COUNTY CLERK

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock this _____ day of _____, 20____, and is duly recorded in Book _____ Page No. _____ (or as Plat No. _____)

County Clerk

HOMESTEAD EXEMPTION

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 _____, 20____.

by _____

CERTIFICATE OF SURVEYOR

I, Paul A. Heiniz, do hereby certify 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 Bender Subdivision, 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 supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

Land Surveyor

No. _____

STATE OF WYOMING)

COUNTY OF NATRONA) SS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____.

Witness my hand and official seal.

Notary Public

My commission expires: _____

BASIS OF BEARING
WYOMING STATE PLANE COORDINATE SYSTEM
EAST CENTRAL ZONE
DISTANCES ARE U.S. SURVEY FEET, GRID
VERTICAL DATUM
NAVD88 GEOID 18

LEGEND

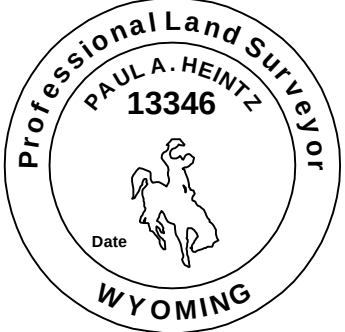
- RECOVERED ALUMINUM CAP
- BRASS CAP
- SET W.C. = WITNESS CORNER
- SET REBAR WITH ALUMINUM CAP PLS #13346
- MEASURED DISTANCE
- RECORD DISTANCE PER CERTIFICATE OF TITLE
- SUBDIVISION BOUNDARY
- LOT LINE
- PROPOSED EASEMENT
- SETBACK BOUNDARY
- APPROXIMATE CREEK CENTERLINE
- SPECIAL FLOOD HAZARD AREA
- NUMBER 5603C0762E PANEL 0762E
- EFFECTIVE DATE 1/16/2014
- APPROXIMATE LITTLE GOOSE CREEK SOUTH BANK
- PROPOSED WATER PIPE
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- EXISTING OVERHEAD POWER
- EXISTING WATER PIPE

REGULATORY NOTES

- 1.) BUILDING SETBACK ARE AS FOLLOWS
-FRONT YARD SETBACK = 15'
-REAR YARD SETBACK = 15'
-SIDE YARD SETBACK = 5'
- 2.) MAXIMUM BUILDING HEIGHT 35'
- 3.) PUBLIC OPEN SPACE REQUIREMENTS OF 17% OF SUBDIVISION AREA FOR R-3 RESIDENTIAL DISTRICT IS SHOWN ABOVE. MINIMUM AREA = 10,388 SQ FT. AREA DEDICATED = 11,423 SQ FT. PROPOSED DEVELOPMENT AND MAINTENANCE OF ANY PRIVATE OPEN SPACES WILL BE REGULATED BY A HOA AGREEMENT.
- 4.) ALL ADJACENT PROPERTIES ARE ZONED M-1 INDUSTRIAL DISTRICT.
- 5.) OUTLOT A IS A PRIVATE ROAD THAT GRANTS PUBLIC ACCESS TO PARCELS CONTAINED WITHIN SUBDIVISION AND PARCEL DESCRIBED IN BOOK 470 PAGE 103. OUTLOT A IS ALSO UTILITY AND DRAINAGE EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- 6.) OUTLOTS B & C WILL BE DESIGNATED AS OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- 7.) TOTAL PARKING SPACES = 26, 6 OF WHICH ARE ADA.
- 8.) PREVIOUSLY UNPLATTED LANDS.

SURVEYORS NOTES

- 1.) TOTAL ACREAGE OF SUBDIVISION = 1.71 ACRES.
TOTAL NUMBER OF LOTS = 11
AREAS OF LOTS = 1.71 ACRES



BENDER SUBDIVISION

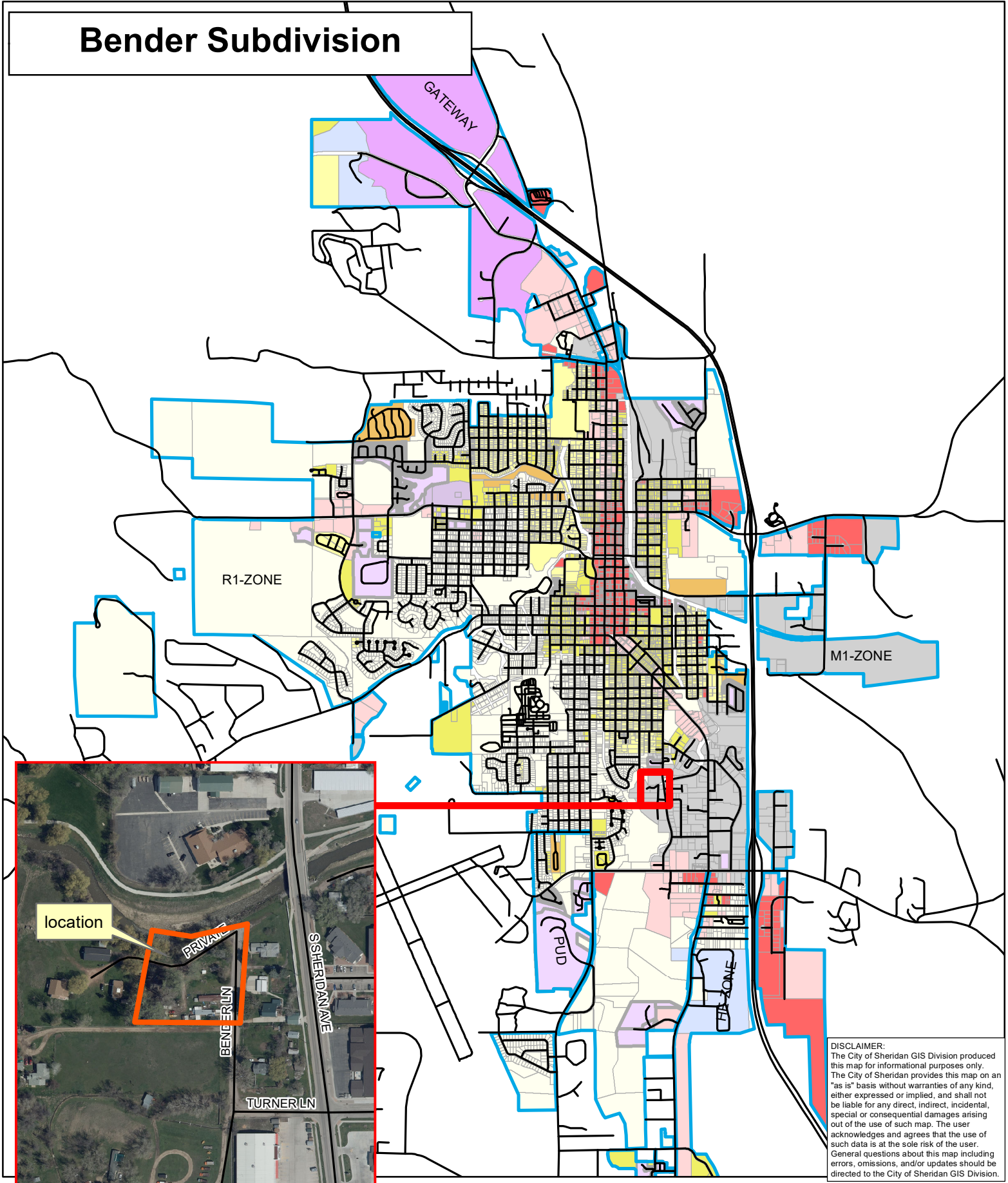
PREPARED FOR:
HARTLAND ENTERPRISES, LLC
PO BOX 95
UPTON, WY 82730

SCOTT GERBER AND Ayme ARHENS
820 SOUTH THURMOND ST
SHERIDAN, WY 82801

PREPARED BY:
WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801
(307) 672-0761
www.wwcengineering.com

NO.	REVISION	BY	DATE	DESIGNED BY:
				CIG
				JPC
				8/4/2022
				SHEET
				1 of 1

Bender 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 0.25 0.5 1 Miles



MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-22-32, Resolution 51-22, Sheridan Motors subdivision. The applicant, Gone Fishing LLC is requesting to subdivide 11.16 acres into 2 lots, zoned Gateway District. Located at 3270 Wrench Dr. (PIN 56841530000100).

Staff Recommendation

Staff recommends the Planning Commission send a positive recommendation to the City Council regarding PL-22-32, Resolution 51-22, Sheridan Motors subdivision. The applicant, Gone Fishing LLC is requesting to subdivide 11.16 acres into 2 lots, zoned Gateway District. Located at 3270 Wrench Dr. (PIN 56841530000100).

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 North Main Street right-of-way. Future water and sewer connections will tap into these lines.

Staff has no further comments at this time.

Background

The applicant, Gone Fishing, LLC, is requesting to subdivide 11.16 acres from 1 lot into 2 lots on the property located at 3270 Wrench Drive (PIN 56841530000100).

The property is located at the northeast corner of Wrench Drive and North Main Street intersection, and accessed via Wrench Drive. The property is zoned Gateway District and part of the Wrench Ranch Master Plan. The property is listed as Lot 1 of the Marketplace Subdivision. The property is the location of the Sheridan Motors car dealership. The applicant is proposing the subdivision in order to create a separate lot for the General Motors Building.

PROPOSED LOTS

The applicant is proposing 2 lots. Lot 1 is proposed to be 7.42 acres. Lot 2 is proposed to be 3.74 acres.

EASEMENTS

The applicant is proposing the following easements:

Lot 1: The applicant is proposing a 15-foot building setback and general utility easement to run along the perimeter of the property. The applicant is proposing a 65-foot building setback and general utility easement along the northern portion of the property along the I-90 corridor. In addition, the applicant is proposing a 10-foot sanitary sewer easement and a 10-foot waterline easement to accommodate the existing sewer and waterlines on the property.

Lot 2: The applicant is proposing a 15-foot building setback and general utility easement along the perimeter of the property. In addition, the applicant is proposing a 10-foot storm drain easement to accommodate the existing storm drain on the property.

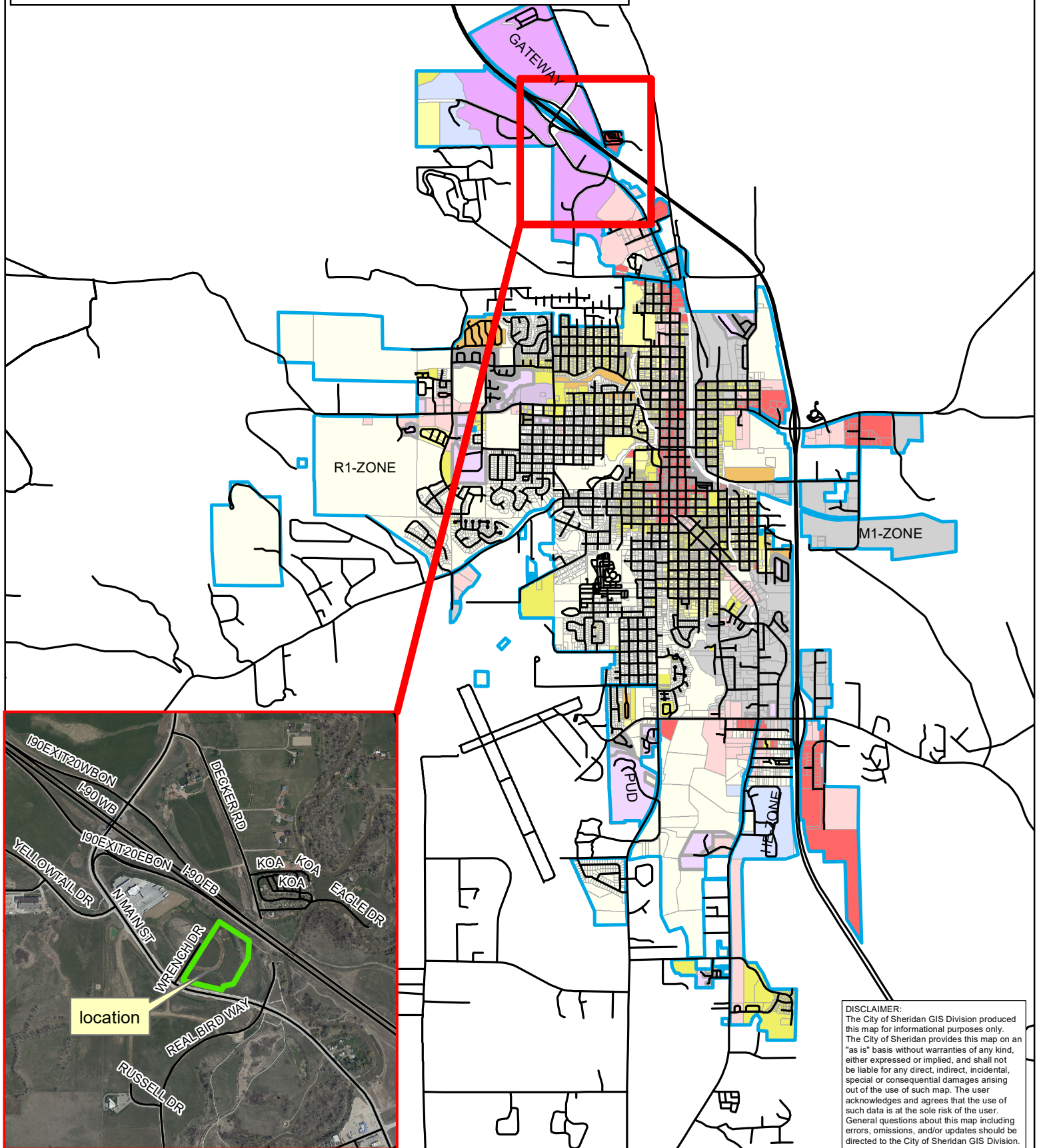
NOTICES

As part of the request to subdivide this property, staff sent notices to the 6 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

Sheridan Motors Subdivision



FINAL PLAT

SHERIDAN MOTORS
LOCATED IN A PART OF THE
S1/2SW1/4, Section 10, And The N1/2NW1/4 Section 15
Township 56 North, Range 84 West
6 TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

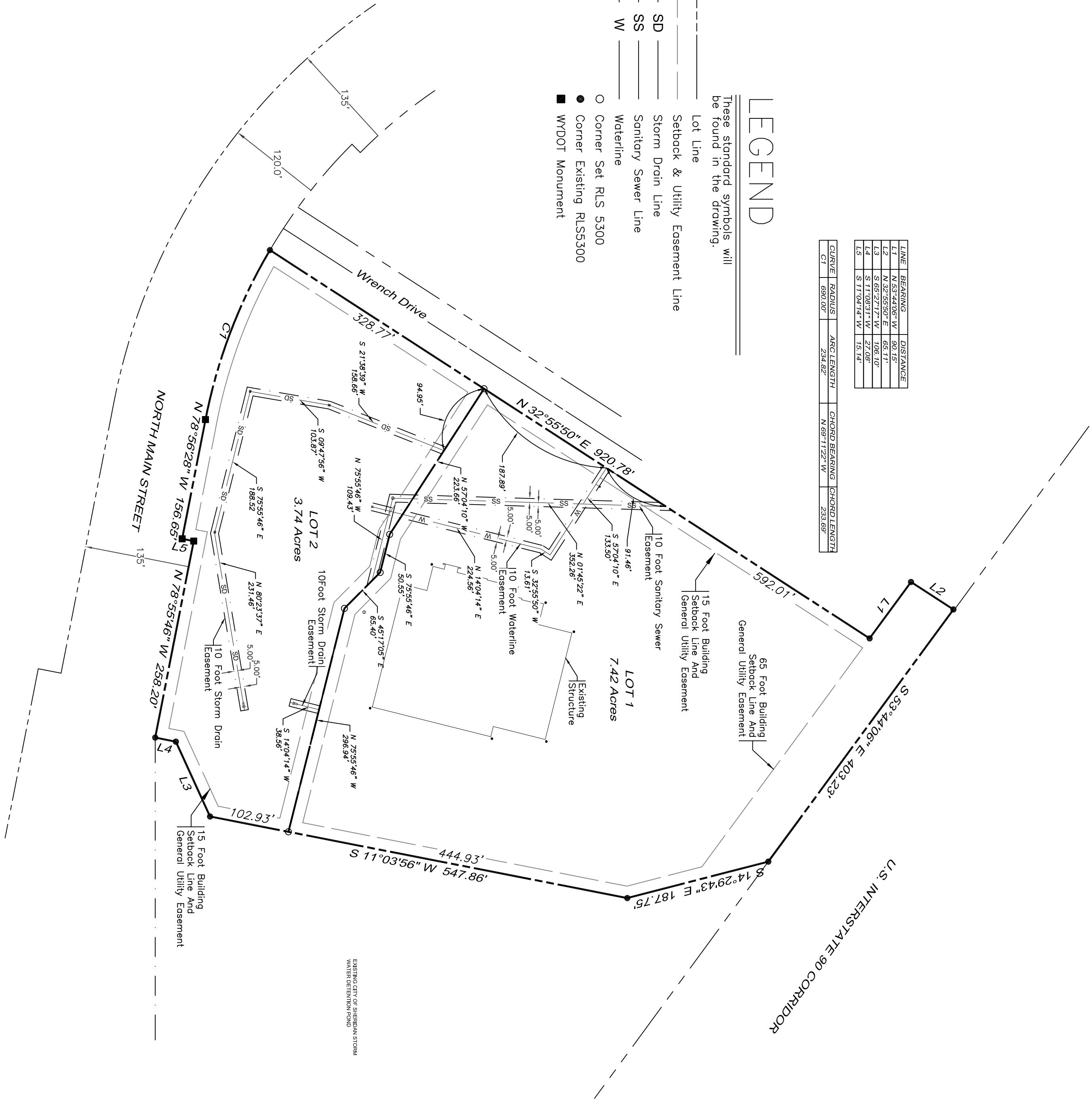
LINE	BEARING	DISTANCE
1-2	N 52°55'00" E	66.17'
2-3	S 82°27'17" W	108.10'
3-4	S 11°03'56" W	11.16'
4-5	S 17°04'47" W	15.14'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	690.00'	234.62'	N 69°17'52" W	233.69'

LEGEND

These standard symbols will be found in the drawing.

- Lot Line
- Setback & Utility Easement Line
- SD Storm Drain Line
- SS Sanitary Sewer Line
- W Waterline
- Corner Set RLS 5300
- Corner Existing RLS5300
- WYDOT Monument



CERTIFICATE OF OWNER
Know by all men by these presents that the undersigned being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify that the foregoing plat designated as SHERIDAN MOTORS.

A TRACT OF LAND LOCATED IN A PART OF THE S1/2SW1/4, SECTION 10, AND THE N1/2NW1/4 SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH, PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS:

Lot 1, The Market Place-REV. 1, Recorded as Plat M 81
BEGINNING At The Intersection Of The East Right Of Way Of Wrench Drive And The North Right Of Way Of North Main Street;

Thence With The East Right Of Way Of Wrench Rand Drive North 32°55'50" East, A Distance Of 920.78 Feet To A Point; Thence North 53°44'08" West, A Distance Of 90.15 Feet To A Point;

Thence North 32°55'50" East, A Distance Of 65.11 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence With Said West Right Of Way South 53°44'08" East, A Distance Of 403.23 Feet To A Point;

Thence Leaving Said West Right Of Way South 14°29'43" East, A Distance Of 167.75 Feet To A Point

Thence South 11°03'56" West, A Distance Of 547.86 Feet To A Point;

Thence South 65°27'17" West, A Distance Of 106.10 Feet To A Point;

Thence South 11°08'31" West, A Distance Of 27.08 Feet To A Point On The North Right Of North Main Street;

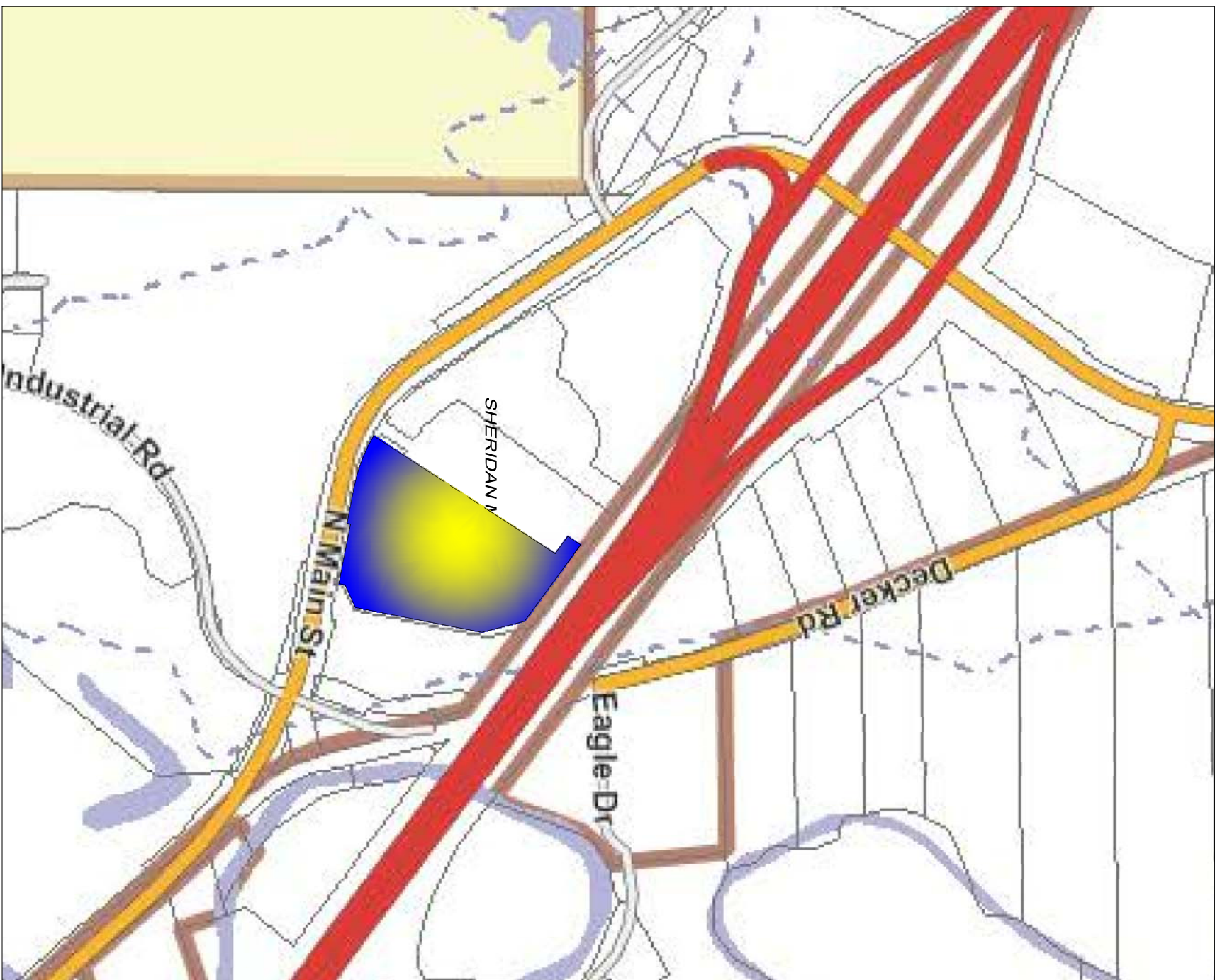
Thence With Said North Right Of Way North 78°55'46" West, A Distance Of 258.20 Feet To A Point;

Thence Continuing With Said North Right Of Way South 11°04'14" West, A Distance Of 15.14 Feet To A Point;

Thence Continuing With Said North Right Of Way North 78°55'23" West, A Distance Of 156.65 Feet To A Point;

Thence Continuing With Said North Right Of Way With A Curve Turning To The Right With An Arc Length Of 234.82 Feet, A Radius Of 690.00 Feet, A Chord Bearing Of North 69°11'22" West, A Chord Length Of 233.69 Feet, To The Point Of **BEGINNING**, Having An Area Of 486327.25 Square Feet, 11.16 Acres more or less.

LOCATION MAP
NTS



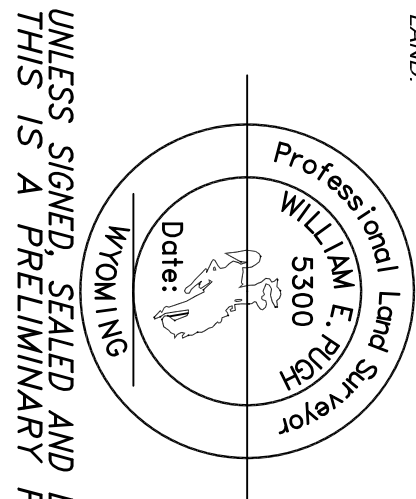
DECLARATION VACATING PREVIOUS PLATTING
This plat is the re-subdivision of Lot 1 of THE MARKET PLACE - REV. 1 subdivision, as recorded as Plat M-81 on 14 July, 2022, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

**CITY OF SHERIDAN
CERTIFICATE OF APPROVAL**
Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 2022.
Attest:City Clerk _____ Mayor

**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, and certified this _____ day of _____, 2022, by the Director of Public Works of Sheridan, Wyoming.
Director of Public Works _____

**CITY OF SHERIDAN
PLAT REVIEW
CERTIFICATE OF REVIEW**
Reviewed by the City of Sheridan Planning Commission this _____ day of _____, 2021.
Attest:Vice-Chairman _____ Chairman

CERTIFICATE OF RECORDER
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. _____.
County Clerk _____



SURVEYOR'S CERTIFICATE:
I, WILLIAM E. RICH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING AND THAT THIS PLAT, AS SHOWN HEREON, WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LAND DESCRIBED HEREON AND THE SUBDIVISION IN SUBDIVISION OF LAND.

OWNER
GONE FISHING, LLC
PO BOX 725
BIG HORN, WYOMING 82831-0725

Client:

GONE FISHING LLC
PO BOX 725
BIG HORN, WY 82833-0725

Prepared By:

wood.
2615 Aviation Dr. Sheridan, WY 82801
(307) 675-6400 www.woodplc.com

Rev.	Date	Description	By	Proj. Engr.	Check	Rev. Request

Client P.M. WEP

247968

Drawn: WEP

Checked:

Approval: WEP

Date: 10 AUG, 2022

Sheet: 1 OF 1

Rev: 0