

**Sheridan City Planning Commission
Meeting Agenda
January 9, 2023
7:00 PM, City Council Chamber, City Hall**

1. Call to Order and Roll Call of Members

2. Election of Chairman:

Nominations:

Vote:

3. Election of Vice-Chairman

Nominations:

Vote:

4. Approval of Agenda as Presented

Motion by:

Second:

Vote:

5. Review, correction, and approval of minutes of the October 24, 2022 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

6. Consideration of PL-22-16; Resolution 01-23, Adkins Valley II Minor Subdivision. The applicants, Steve and Tracy Bush, are requesting to subdivide 2.71 acres from 1 tract into 4 tracts. Zoned R-1 Residence District. Located at 7 Woodland Park Rd, PIN 55841130700125.

Motion by:

Second:

Vote:

7. Consideration of PL-22-27; Resolution 03-23, Ali-Minor Subdivision. The applicants, Ali Kamran Kohnjani and Mitra Varamini, are requesting to replant 39,406 sq feet from 3 lots into 2 lots. Zoned R-1 Residence District. Located at 1681 Edwards Dr and S Main St. PIN 56843447211425 and 56843447211925.

Motion by:

Second:

Vote:

8. Comments from commissioners and staff.
9. Adjourn



MEMO

TO: Planning Commission
FROM: Wade Sanner, Community Development Director
RE: Review, correction, and approval of minutes of the October 24, 2022 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

DRAFT

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

COUNCIL CHAMBERS

7:00 P.M.

October 24, 2022

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

Present: Ryan Franklin, Mike Giorgis, Daniel Kerbs, James Schrodtt and Tod Windsor.

Absent: Jon Oman.

Item #2: Approval of Agenda as Presented

Mike Giorgis moved the Agenda be approved as presented. Dan Kerbs seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the September 12, 2022 meeting and September 26, 2022 meeting.

Mike Giorgis moved the Minutes of the September 12, 2022 meeting and September 26, 2022 meeting 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-22-33; Resolution 56-22. The applicant, John E Rice & Sons Inc, is requesting a master plan revision of the Wrench Ranch Properties, Master Plan Phase 1, zoned Gateway District. Located at 910, 1010, 1015, 1080, 1085 Remington Rd and 2810 Real Bird Way. PINs 56841532100425, 56841532100925, 56841532100525, 56841532100825, 56841532100725, 56841532100625, 56841532101025.

The applicant, Bill Pugh for John E. Rice and Sons, Inc., is requesting an amendment to the Wrench Ranch Master Plan – Phase I regarding the Light-Industrial areas of the master Plan.

The Guidelines, Standards and Regulations of the Master Plan contain most of the information needed for Development within the Wrench Ranch Phase I Master Plan area. The Guidelines Standards and Regulations of this Master Plan were written with the

intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained in the City of Sheridan Municipal Code.

Phase One of the Wrench Ranch Master Plan was recorded with Sheridan County on September 16, 2009. The purpose of Phase One of the Master Plan was to address the development pattern for properties to the south and adjacent to the I-90 Corridor, as well as the properties southeast of North Main Street.

The subject property is currently designated as the Light Industrial Planning Area. Per the Wrench Ranch Master Plan: *The Light Industrial Planning Area will provide appropriate areas for industrial activities such as manufacturing, research and development, assembly of materials, goods and equipment as well as warehousing required by residents of the city. The area is to provide employment opportunities within the Master Plan area and to buffer Mixed-Use areas from the existing heavy industry to the south.*

The following changes are being requested to the table of the permitted uses in the Light-Industrial Planning Area:

- Other uses that meet the general intent of this section may be considered if they meet all other requirements.
- Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers shall be permitted.
- Construction Company Equipment/Materials and Operations
- Construction Company Office and Sales Building

Ryan Franklin said this will change these lots so light industrial uses are allowed. He said he may eventually have buyers for some of the lots but doesn't have any ownership in this project but he can recuse himself.

Tod Windsor thought that would be a good idea just to keep it clean.

Bill Pugh said they didn't want heavy industry next to the houses.

Dale Koch said he has 4 lots outside of this property and wondered why just this area will be changes.

Mr. Franklin said this would be an ideal place for light industrial but not heavy industrial.

Mr. Koch said he had talked to a builder about a developer but he said there were too many restrictions.

Mr. Windsor asked if there were further comments.

There were none so Public Comments were closed.

Dan Kerbs moved the Planning Commission send a positive recommendation to the City Council regarding PL-22-33; Resolution 56-22, a request by the applicant, John E Rice & Sons Inc, to revise the Wrench Ranch Properties, Master Plan Phase 1, on the Wrench Ranch Properties, zoned Gateway District. Located at 910, 1010, 1015, 1080, 1085 Remington Rd and 2810 Real Bird Way. PINs 56841532100425, 56841532100925, 56841532100525, 56841532100825, 56841532100725, 56841532100625, 56841532101025. Mike Giorgis seconded the motion. Ryan Franklin recused himself from voting. Unanimous voice vote from remaining Commissioners present, in favor of the motion.

Item #5: Consideration of Ordinance 2255, revision of the following Sheridan Municipal Code sections regarding Open Space: Appendix A, 2 Definitions; Appendix A, 9C Gateway District; Appendix B, Article 507 Park Land and Open Space Dedication; and Appendix B, Article 805 PUD Development Standards.

The proposed Definitions:

Open Space – Land that is preserved or undeveloped in order to protect and conserve resources and provide passive or active recreation. Open space can be owned or managed by both private and public entities, which may or may not have public access. Open space could include detention ponds, sensitive slopes, healthy forested lands, habitat conservation areas, and open grasslands. Open space is preserved in order to:

- Conserve and enhance natural or scenic resources.
- Protect and preserve stream corridors and floodplains.
- Protect and stabilize hillside slopes.
- Promote conservation of soils and wetlands.
- Enhance the impact of the natural environment to the abutting neighboring parks, forests, and wildlife preserves.
- Serve as trail corridors.
- Provide buffers from adjacent land uses.

Park or Park Land – Land that has been designated as a park pursuant to W.S. 15-7-301 et.al. Parks shall be dedicated for public use and access available for active recreational, educational, cultural, or aesthetic uses. Parks contain natural vegetation and landscaping materials constructed facilities designed to serve the active recreational needs of the residents of the community. Parks could include the following: community parks,

athletic fields, swimming pools, amphitheaters, multi-use court, playground equipment and gazebos.

Payment Lieu – Cash payments that may be required of the owner or developer as a substitute for the dedication of land or physical improvements.

Open Space Dedication

(2) Except as otherwise provided herein, the plats of all subdivisions of lands within the City which are zoned for commercial (B) or industrial (M) purposes are exempted from parkland or open space dedication. Provided, if 50% or more of the use is residential, the corresponding pertinent residential district parkland or open space requirements shall apply.

- (a) Proposed open space or parkland shall be reviewed by the City Public Works Director or delegated official. The City Public Works Director or delegated official shall recommend to the Planning Commission and City Governing Body, respectively, whether the proposed open space meets the intent of this article.

(D) Payment in Lieu. Payment in lieu of dedication shall be made to a fund to be known as the Park Land Dedication Fund, which shall be used only for acquisition of park land or open space facilities, and/or park land or open space facilities improvements.

- A certified payment may be made at the time the subdivision final plat is approved, computed at the fair market value, or as established by the City Governing Body, of the land as of date of the submission of the final plat.

PUD Article 805.5 Changes

- (A) Required. Each PUD Master Plan shall provide for a minimum amount of parks/open space. A minimum of 20% of the gross area of the PUD shall be open space. At its discretion, City Governing Body may approve a decrease in the amount of required parks/open space when the PUD Master Plan addresses specific infill needs or includes unique design features or amenities that achieve an especially attractive and desirable development such as, but not limited to, terraces, sculptures, water features, or preservation and enhancement of unusual natural features. Public right-of-way, except that provided solely for pedestrian pathways or trails, shall not count towards required open space.
- (B) Access. Park and open space areas shall have direct access from public streets and shall be well buffered from moving vehicles.
- (C) Park Dedication. No open space shall be deemed a Park as defined by W.S. 15-7-301 unless specifically designated as such by Resolution or adopted PUD Master Plan by the Governing Body. Open space shall be maintained by the Developer or future Homeowners Association unless the Governing Body has specifically accepted the dedication of open space to the City by Resolution or per the PUD Master Plan.

Appendix A, Article 9 (C)(A) Changes

- A. Purpose. To create a mixes use district that constitutes a natural social and economic part of the community and encourages development that preserves community character, natural space and scenic vistas of gateway areas by requiring adequate open space, context sensitive design, and appropriate land use. The Gateway District may be applied to any land located along or near a major entrance into the City of Sheridan, primarily I-90, Main Street, 5th Street, Brundage Lane, Big Horn or Coffeen Avenue.
- 1. Park Dedication. No open space shall be deemed a Park as defined by W.S. 15-7-301 unless specifically designated as such by Resolution or adopted Final Plat by the Governing Body. Open Space shall be maintained by the Developer or future Homeowners Association unless the Governing Body has specifically accepted the dedication of open space to the City by Resolution or per the Final Plat.

Mr. Windsor called for Public Comments.

Bill Pugh asked if this will go before the City Council three times.

Mr. Sanner said yes. The first will be on Monday.

Mr. Pugh said he always thought payments-in-lieu should be used for parks. He asked Mr. Sanner if land between two buildings in a PUD could be labeled as open space.

Mr. Sanner said in case of a PUD it can be common land used as open space depending on the circumstance.

Carolyn Byrd asked if money received as a payment-in-lieu can be used in another area.

Mr. Sanner said it can.

Mr. Windsor asked if there are other Public Comments.

There were none so he closed Public Comments.

Mr. Franklin and Mr. Windsor agreed 17% in R-3 seemed a little excessive.

Mr. Sanner said a request for a waiver or reduction would be possible. He said these are the percentages in the current code.

Mr. Pugh asked if the Committee looked at other cities to compare percentages.

Mr. Sanner said they did and said they range typically around 20%.

Mr. Franklin asked about boulevards.

Mr. Pugh said that is considered a right-of-way.

Dan Kerbs moved the Planning Commission send a positive recommendation to the City Council regarding Ordinance 2255, Revision of the following Sheridan Municipal Code sections regarding Open Space: Appendix A, 2 Definitions; Appendix A, 9C Gateway District; Appendix B, Article 507 Park Land and Open Space Dedication; and Appendix B, Article 805 PUD Development Standards. Ryan Franklin seconded the motion. Unanimous voice vote in favor of the motion.

Dan Kerbs moved the Planning Commission amend the motion with a recommendation to change the Open Space requirement in R-3 to 12% and provide rationale for specifying percentages. Ryan Franklin seconded the motion. Unanimous voice vote in favor of the motion,

Dan Kerbs moved the Planning Commission send a positive recommendation to the City Council regarding Ordinance 2255, Revision of the following Sheridan Municipal Code sections regarding Open Space: Appendix A, 2 Definitions; Appendix A, 9C Gateway District; Appendix B, Article 507 Park Land and Open Space Dedication; and Appendix B, Article 805 PUD Development Standards, with a recommendation to change the Open Space requirement in R-3 to 12% and provide rationale for specifying percentages. Ryan Franklin seconded the motion. Unanimous voice vote in favor of the motion.

Item #6: Comments from commissioners and staff.

None.

Item #7: Adjourn

James Schrodtt moved the meeting adjourn.

Meeting adjourned at 8:35 P.M.

Date approved by Planning Commission: _____

Recorded by: _____



MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: This item to be tabled.

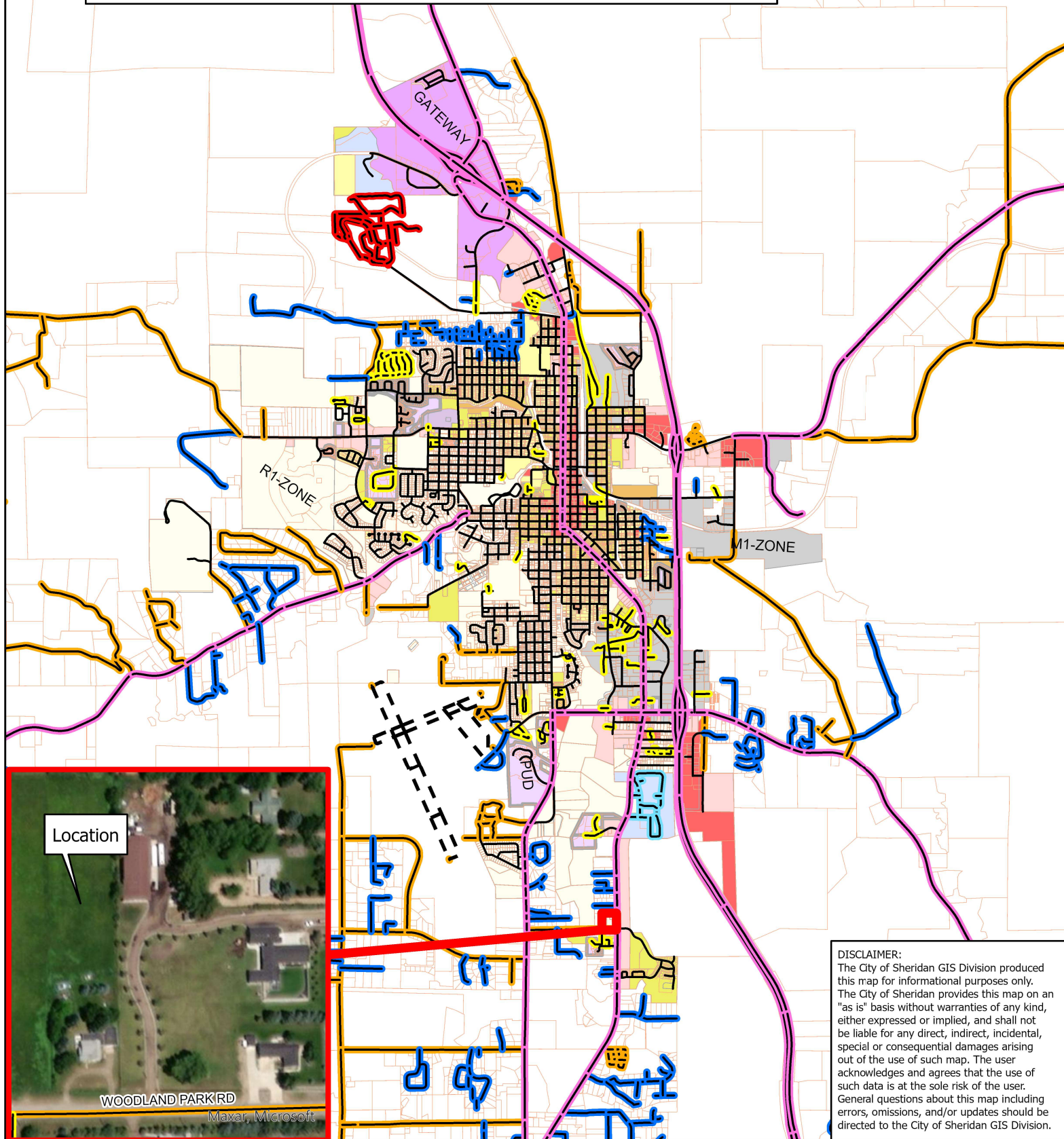
Consideration of PL-22-16; Resolution 01-23, Adkins Valley II Minor Subdivision. The applicants, Steve and Tracy Bush, are requesting to subdivide 2.71 acres from 1 tract into 4 tracts. Zoned R-1 Residence District. Located at 7 Woodland Park Rd, PIN 55841130700125.

Attachments

aerial

final plat

Adkins Valley II Minor Subdivision



Legend

Roads

- County Road
- Forest Service Road
- Private Road
- PUBLIC ROAD
- City of Sheridan Road
- Sheridan County Airport
- State of Wyoming Road
- VA Road
- Parcels

Zoning City

- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District
- B1 - Business District



Miles 0

$\frac{3}{4}$

$1\frac{1}{2}$

Date: 12/14/2022 1:59 PM User: sgoodman

ADKINS VALLEY II MINOR SUBDIVISION

A SUBDIVISION OF TRACT 1 OF REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW4), SECTION 11, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±2.71 ACRES
NUMBER OF LOTS: 4

LOT 16
AMENDED PLAT OF TRACTS 11-15
ADKINS VALLEY SUBDIVISION
NOT PART OF THIS SUBDIVISION
132°X396'

S 89°10'35" W 131.96'

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STEVE & TRACY BUSH, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS ADKINS VALLEY II MINOR SUBDIVISION, BEING A SUBDIVISION OF LOT 1 OF THE REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW4), SECTION 11, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE S 89°35'01" W, 1509.32 FEET TO A POINT ON THE NORTH LINE OF WOODLAND PARK ROAD RIGHT-OF-WAY; SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT; THENCE N 01°15'18" W 366.34 FEET ALONG THE WEST LINE OF LOTS 2 & 3 OF SAID REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION; THENCE S 89°01'12" W, 95.65 FEET ALONG THE SOUTH LINE OF TRACT 9 OF ADKINS VALLEY SUBDIVISION; THENCE N 01°15'59" W, 264.28 FEET ALONG THE WEST LINE OF LOTS 9 & 10 OF ADKINS VALLEY SUBDIVISION TO THE SOUTH LINE OF THE AMENDED PLAT AND SUBDIVISION OF TRACTS 11-15, ADKINS VALLEY SUBDIVISION; THENCE S 89°10'35" W, 131.96 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF TRACT 4 OF SAID ADKINS VALLEY SUBDIVISION; THENCE S 01°17'07" E, 629.98 FEET ALONG THE EAST LINE OF SAID TRACT 4 OF ADKINS VALLEY SUBDIVISION TO THE NORTH LINE OF SAID WOODLAND PARK ROAD RIGHT-OF-WAY; THENCE N 89°14'31" E, 227.17 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; SUBJECT TRACT CONTAINING ±2.71 ACRES

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS, CONVEYANCES, 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 OWNER(S) AND PROPRIETOR(S), AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS 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 EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

THIS _____ DAY OF _____, 2023

STEVE BUSH (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THE UNDERSIGNED MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS DOCUMENT #2022-775455. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

(SECURITY STATE BANK)

TRACY BUSH (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____
THIS _____ DAY OF _____, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

CHAIRMAN

ATTEST: VICE CHAIRMAN

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 _____, 2023, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS _____ DAY OF _____, 2023.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____, THIS _____ DAY OF _____, 2023 AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____. (OR AS PLAT NO. _____)

COUNTY CLERK

STAMP RECEIVING NUMBER

CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

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 _____, 2023.

DIRECTOR OF PUBLIC WORKS

LEGEND

- FOUND 1.5" AC-PLS 10287
- ▲ FOUND EVIDENCE AS NOTED
- ◆ FOUND 1.5" AC PLS 6812
- ⬤ SET 1.5" AC-LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- SUBDIVISION BOUNDARY LINE
- - - ADJOINING PROPERTY LINE
- INTERIOR TRACT LINE
- x x x FENCE LINE
- - - UTILITIES EASEMENT
- - - ACCESS EASEMENT (26' WIDE PAVED SURFACE REQUIRED)
- - - DITCH
- GRAVEL DRIVEWAY

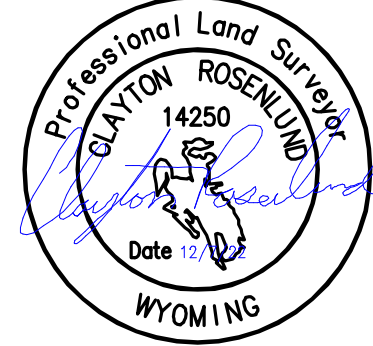
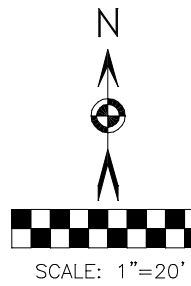
DECLARATION VACATING PREVIOUS PLATTING AND EASEMENTS

THIS PLAT IS THE SUBDIVISION OF LOT 1, REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION, SHERIDAN COUNTY, RECORDED ON BOOK _____ A PLAT NO. _____ 40; CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

I, CLAYTON P. ROSENBLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF ADKINS VALLEY II MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

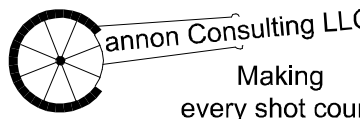
CLAYTON P. ROSENBLUND
REGISTERED LAND SURVEYOR
NO. 14250



BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
COORDINATES AND DISTANCES
ARE GROUND (US SURVEY FEET)
PAF:1.000235

RECORD OWNER:

STEVE AND TRACY BUSH
PO BOX 82,
SHERIDAN, WY 82801
DATE PREPARED: 12/7/22





MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-22-27; Resolution 03-23, Ali-Minor Subdivision. The applicants, Ali Kamran Kohnjani and Mitra Varamini, are requesting to replat 39,406 sq feet from 3 lots into 2 lots. Zoned R-1 Residence District. Located at 1681 Edwards Dr and S Main St. PIN 56843447211425 and 56843447211925.

Staff Recommendation

Staff recommends that the Planning Commission send a positive recommendation to the City Council regarding PL-22-27, Resolution 03-23, Ali-Minor Subdivision. A request to replat 39,406 square feet from 3 lots into 2 lots. Located at 1681 Edwards Dr. and S. Main St. (PIN 56843447211425 and 56843447211925).

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 South Main 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, Ali Kamran Kohnjani and Mitra Varamini, are requesting to replat 39,406 sq feet from 3 lots into 2 lots. Located at 1681 Edwards Dr. and S. Main St. (PIN 56843447211425 and 56843447211925). The property is listed as Lots 12, 16 and 17 of the Colony South Addition Subdivision, zoned R-1 Residence District.

Properties to the west, south and east are single-family homes zoned R-1. The properties to the north are vacant properties zoned R-1. Per Sheridan County Assessor, the property (Lot 12) contains a 2,471 square foot home built in 1977, Lots 16 and 17 are vacant. The applicant is proposing to consolidate Lots 16 and 17 into one lot, while shifting the northern property line of Lot 12 to the north. The applicant is proposing the following lot sizes:

	Acres	Sq. Ft.
Lot 1	0.5	21,782
Lot 2	0.4	17,624

EASEMENTS

The applicant is proposing a 20-foot wide cable television and utility easement, which currently exists along the northern property of Lot 12 (future Lot 2). An existing utility line currently exists in the easement, the applicant is codifying the location of the existing utility line in the proposed subdivision.

DEPTH-TO-FRONT RATIO VARIANCE

The applicant is proposing a depth-to-front ratio variance for Lot 2. Per Appendix B, Section 505 of the Sheridan Municipal Code, the depth-to-front ratio of lots shall not exceed 2.5 to 1. The applicant is proposing a depth-to-front ratio of 3.6 to 1.

ACCESS

Lot 2 is accessed to the south via Edwards Drive, utilizing the existing drive. Access to the north of Lot 1 will be via South Main Street.

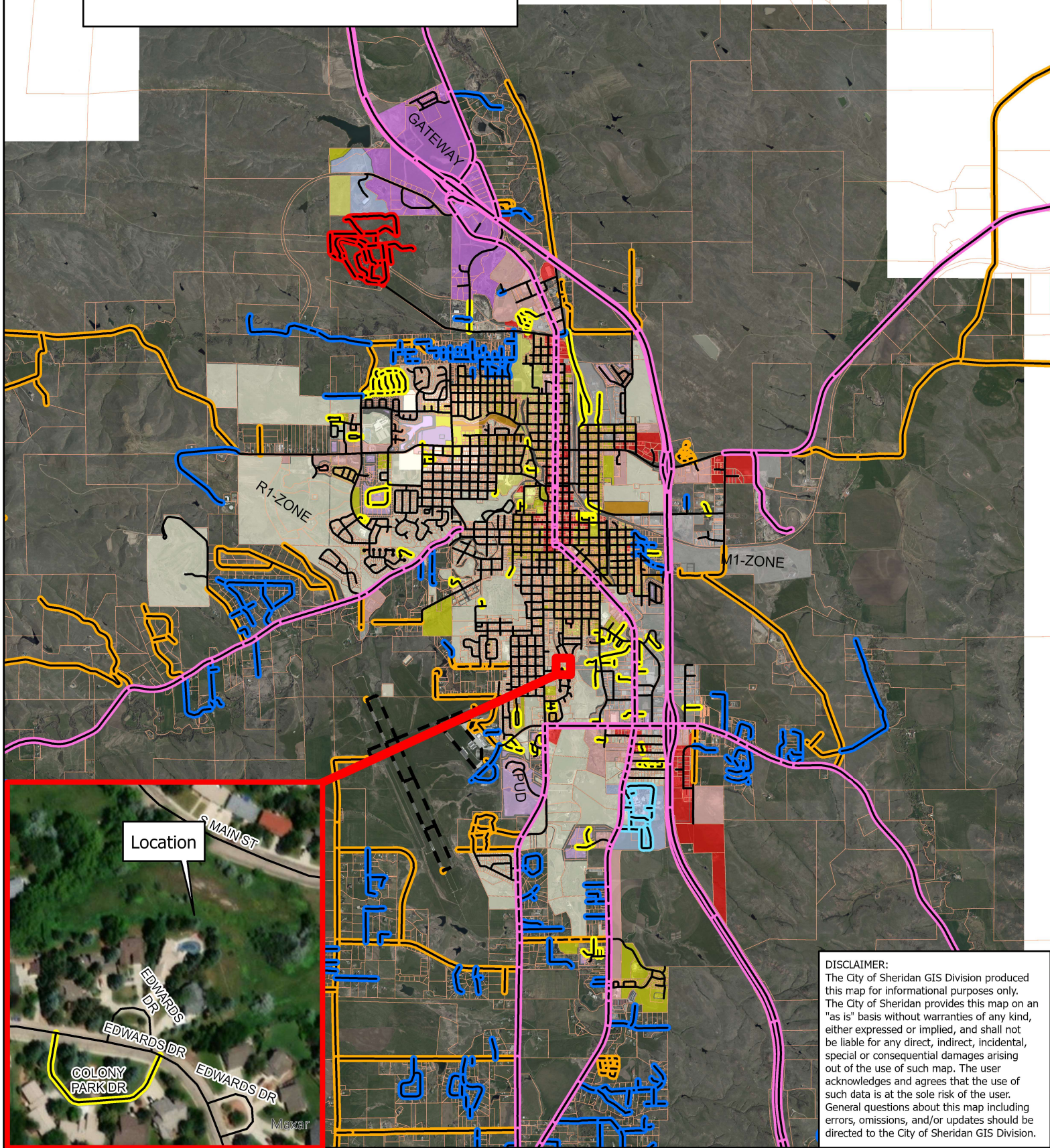
GRADE

There is a 20-foot grade change along the northern portion of Lot 2. Lot 1 levels off and then has a 4-foot grade change to South Main Street.

Attachments

aerial
final plat
Variance request

1681 Edwards Dr



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

- County Road
- Forest Service Road
- Private Road
- PUBLIC ROAD
- City of Sheridan Road

- Sheridan College Road
- Sheridan County Airport
- State of Wyoming Road
- VA Road
- Parcels

Zoning City

- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District
- B1 - Business District



N

Miles 0 3/4 1 1/2

Date: 12/19/2022 11:37 AM User: sgoodman

THIS PLAT IS A RE-SUBDIVISION OF COLONY SOUTH ADDITION, BLOCK 3, LOT 12, LOT 16 & LOT 17, AS RECORDED IN BOOK 1, OF PLATS, PAGE 140, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

LEGEND

◆ FOUND ALUM. CAP (AS NOTED)
● FOUND 5/8" REBAR (AS NOTED)
◎ SET 1 1/2" ALUM. CAP PER PE-LS 6814
WC WITNESS CORNER
(R) RECORD
(M) MEASURED
POB POINT OF BEGINNING
— BOUNDARY LINE
--- EASEMENT OR BUILDING SETBACK OF RECORD

A RESUBDIVISION OF
LOT 12, BLOCK 3, COLONY SOUTH ADDITION,
LOT 16, BLOCK 3, COLONY SOUTH ADDITION,
LOT 17, BLOCK 3, COLONY SOUTH ADDITION,
CITY OF SHERIDAN, WYOMING

**TOTAL AREA = ±39,406 SF
(± 0.90 ACRES)
NUMBER OF LOTS - 2
LOTS ZONED: RESIDENTIAL**

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ALI KAMRAN KOHNJANI AND MITRA VARAMINI BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **ALI - MINOR SUBDIVISION** IS A RESUBDIVISION OF LOT 12, LOT 16 & LOT 17, BLOCK 3, COLONY SOUTH ADDITION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, LOCATED IN THE NESE, SESE, SECTION 34, T.56N., R.84W., 6TH P.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

SAID SUBDIVISION CONTAINS **±39,406 S.F. (±0.90 ACRES)** OF LAND, MORE OR LESS.

THE **ALI - MINOR 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 AND EASEMENTS AS SHOWN.

THE UNDER SIGNED 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 OF ALL EASEMENTS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS WITHIN THE BOUNDARY LINES, 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, WATERLINES, 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 STAT OF WYOMING ARE
HEREBY WAIVED AND RELEASED.
THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20_____.

ALI KAMRAN KOHNJANI _____ MITRA VARAMINI _____

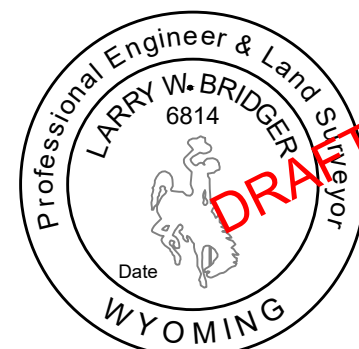
STATE OF WYOMING)
).SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ALI KAMRAN KOHNJANI AND MITRA VARAMINI
KOHNJANI, OWNERS BEFORE ME THIS _____ DAY OF _____, 20_____.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

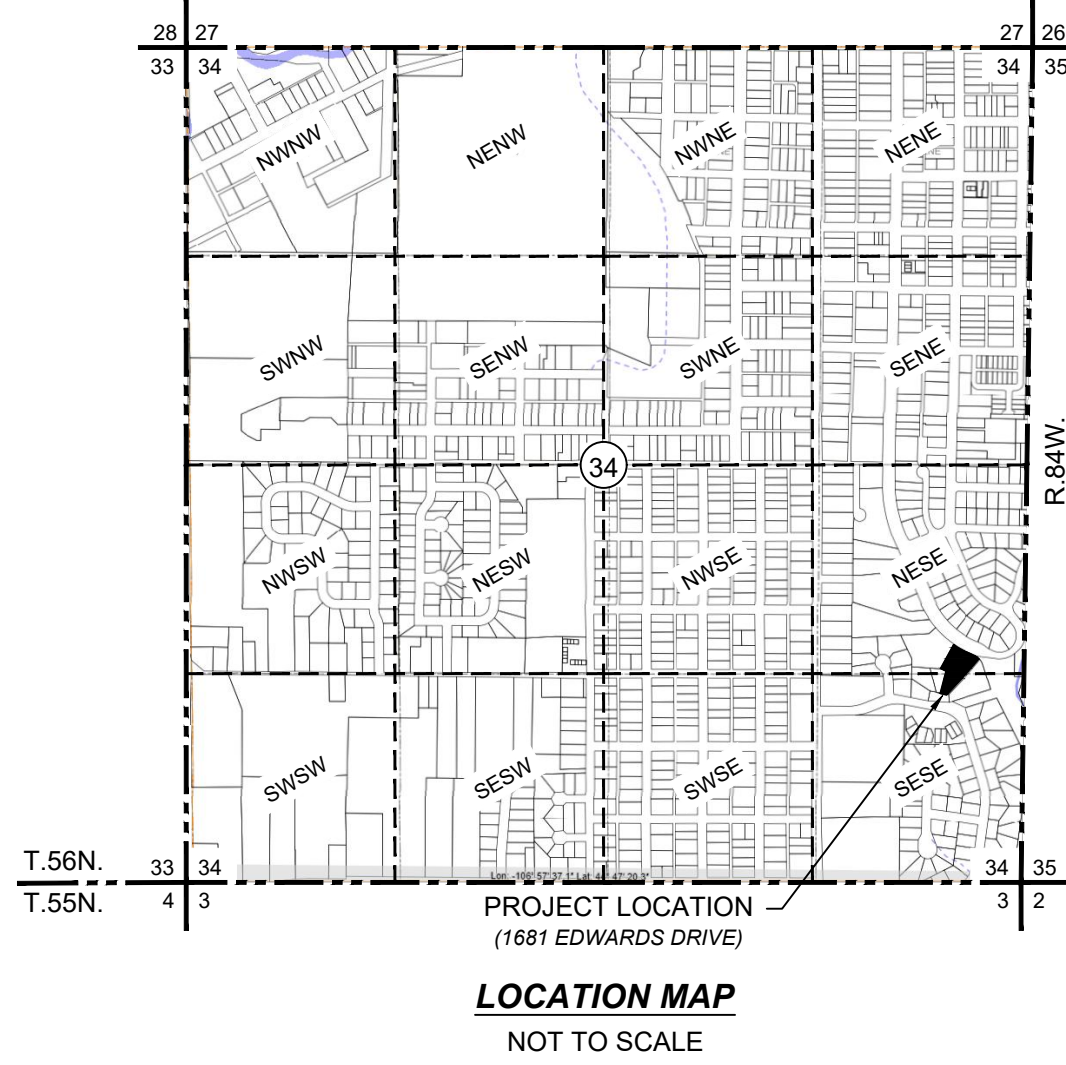
1. BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE SURFACE
2. THE ORIGINAL COMBINED AREA OF LOTS 12, 16 & 17, BLOCK 3 COLONY SOUTH ADDITION WAS ±39,406 S.F. (±0.90 ACRES OF LAND), MORE OR LESS. THE ***ALI - MINOR SUBDIVISION*** LOTS AS SHOWN CONTAIN:
LOT 1, ***ALI - MINOR SUBDIVISION*** = ±21,782 S.F. (±0.50 ACRES OF LAND), MORE OR LESS
LOT 2, ***ALI - MINOR SUBDIVISION*** = ±17,624 S.F. (±0.40 ACRES OF LAND), MORE OR LESS
3. BUILDING LINES AND EASEMENTS OF RECORD OBTAINED FROM THE COLONY SOUTH ADDITION SUBDIVISION PLAT ON RECORD IN THE FILES OF THE SHERIDAN COUNTY CLERK & RECORDERS OFFICE IN PLAT BOOK 1, PAGE 140. NO TITLE SEARCH WAS PERFORMED BY FDL CONSULTING, LLC.
4. A GEOTECHNICAL EVALUATION MUST BE PERFORMED FOR EACH LOT TO ENSURE PROPER FOUNDATION DESIGN PRIOR TO ISSUANCE OF A BUILDING PERMIT.

STATE OF WYOMING)
) :SS
COUNTY OF SHERIDAN)

I, LARRY W. BRIDGER, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **ALI - MINOR 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 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND PRIVATE AVENUE OF SAID SUBDIVISION IN COMPLIANCE WITH THE COUNTY OF SHERIDAN REGULATION GOVERNING THE SUBDIVISION OF LAND.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE SIGNED AND DATED"



THE FOREGOING MINOR SUBDIVISION PLAT WAS COMPLETED IN ACCORDANCE WITH CITY OF
SHERIDAN CODE, APPENDIX B SECTION 403, AND IS CERTIFIED TO BE EFFECTIVE AS OF
THIS DAY OF 20 .

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES

THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PUBLIC WORKS
SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

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

ATTEST: VICE-CHAIRMAN _____ CHAIRMAN _____

THE UNDERSIGNED _____, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK _____ OF MORTGAGES, AT PAGE _____, MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENT, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE FOREMENTIONED MORTGAGE.

ALI KAMRAN KOHNJANI

MITRA VARAMINI

STATE OF WYOMING)
) :SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ALI KAMRAN KOHNJANI AND MITRA VARAMIN
KOHNJANI, OWNERS BEFORE ME THIS _____ DAY OF _____, 20 _____.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

STATE OF WYOMING)
) :SS
COUNTY OF SHERIDAN)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ M.

THIS _____, DAY OF _____, 20_____, AND IS DULY RECORDED IN BOOK _____, PAGE _____

(OR AS PLAT NO. _____)

FEE \$ _____

COUNTY CLERK _____ STAMP RECEIVING NUMBER _____

LOT 12, BLOCK 3, COLONY SOUTH ADDITION
LOT 16, BLOCK 3, COLONY SOUTH ADDITION
LOT 17, BLOCK 3, COLONY SOUTH ADDITION
CITY OF SHERIDAN, WYOMING

CLIENT:
ALI & MITRA KOHNJANI
1681 EDWARDS DR.
SHERIDAN, WYOMING 82801



P.O. BOX 7158
SHERIDAN, WY 82801

307.675.6225
www.FDLConsultingWyo.com
info@fdlconsulting.net



Survey and Mapping Proposal/Agreement

Date: October 10, 2022

Client: Ali & Mitra Kohnjani

Client Address: 1681 Edwards Dr., Sheridan, WY 82801

Site location: Lots 12, 16, 17 of Block 3, Colony South Addition, City of Sheridan, WY

City of Sheridan Planning Commission:

The owners of Lots 12, 16 & 17, Block 3, Colony South Addition to the City of Sheridan, WY would like to request a variance from the "depth-to-front" ratio detailed in the City Ordinances, Appendix B, Section 505, paragraph C (1). The platted depth-to-front ratio of said Lot 12, established on the plat of the Colony South Addition dated April 29, 1976, exceeds current standards. The record plat dimensions of Lot 12 equate to a 3.6 to 1 ratio. Current City standards allow for a maximum depth-to-front ratio of 2.5 to 1.

The owners of Lots 12, 16 & 17 desire to sell each individual lot. Lot 12 is developed with a residential home and landscaping. Lots 16 & 17 are vacant lots. It is preferable and advisable to adjust or relocate the northern boundary of Lot 12, which is a shared boundary line with the southern lot lines of Lots 16 & 17. This existing boundary line is currently in conflict with long established improvements consisting of a stone patio, fencing, swimming pool, a retaining wall, and mature landscaping. Therefore, these improvements currently encroach upon Lots 16 & 17 causing potential conflict in the sale of any real property.

The proposed boundary line adjustment shown on the plat, will move the described boundary northeasterly +/-45 feet to the approximate ridge line where the land transitions to a steep slope that moves in the direction across said Lots 16 & 17 towards South Main Street. This adjustment would create enough land area that the described improvements would be contained within Lot 12. However, the depth-to-front ratio would further exceed the current 2.5 to 1 standards. The new depth-to-front would be approximately 4.9 to 1.

The requested variance is to eliminate potential conflict in the sale of real property and not to create more land area within Lot 12 for improvements. Thank you for your consideration.

If you have any questions, please contact Jeremy Quist at 307-675-6225.

PE & LS

FDL Consulting, LLC

Date: October 10, 2022

FDL Consulting, LLC
PO Box 7158 • Sheridan, WY 82801
(307) 675-6225

Initial __JQ__