

**Sheridan City Planning Commission
Meeting Agenda
June 12, 2023
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 22, 2023 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-22-16; Resolution 24-23, 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:

5. Consideration of PL-23-18, Resolution 31-23. The applicant, Citco Federal Credit Union, requests an approval for an Electronic Message Center sign with 300 feet of a single family residence. Located at 502 N Main St. Zoned B-1 Business District. PIN 56842713800425

Motion by:

Second:

Vote:

6. Consideration of PL-23-13, Resolution 32-23, Cove Court Manor I Subdivision. The applicant, Ronald Elliott, is requesting to subdivide .39 acres from 2 lots into 4 lots, Zoned R-3 Residence District. Located at 1368-1386 Cove Ct. PIN 56842140100601, and 56842140100600.

Motion by:

Second:

Vote:

7. Comments from commissioners and staff.
8. Adjourn



MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE: Review, correction, and approval of minutes of the May 22, 2023 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

DRAFT

**Sheridan City Planning Commission
Meeting Agenda
May 22, 2023
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 8, 2023 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-23-9, Ordinance 2268, Story House Properties annexation. Annexing 175.56 acres into the City of Sheridan. To be zoned B-2 Business District. Located at 2423 E 5th St., SE1/4, S1/2NE1/4, Section 24, Township 56 North, Range 84 West.

Motion by:

Second:

Vote:

5. Consideration of PL-23-13, Resolution 24-23, Cove Court Manor 1 Subdivision. The applicant, Ronald H. Elliott is requesting to subdivide .39 acres from 2 lots into 4 lots. Zoned R-3 Residence District. Located at 1368-1386 Cove Court. PIN 56842140100601 and 56842140100600.

Motion by:

Second:

Vote:

6. Consideraton of PL-23-16; Resolution 25-23, Poll Motor Subdivision. The applicants, Lynette Neighbors and TC Neighbors Trustees, are requesting to subdivide 6.7 acres from unplatted land and 1 lot into 2 lots. Zoned M-1, Industrial District. Located at 1808, 1810, 1812 and 1858 Coffeen Ave. (PIN 56843530005500, 56843536500225)

Motion by:

Second:

Vote:

7. Comments from commissioners and staff.
8. Adjourn



MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE: Consideration of PL-22-16; Resolution 24-23, 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.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation of approval to the City Council for PL-22-16; Resolution 24-23, 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)

Background

The applicants, Steve and Tracy Bush, are requesting to subdivide 2.71 acres from 1 Tract into 4 Tracts. R-1 Residence District. Located at 7 Woodland Park Rd. (PIN 55841130700125)

The property is listed as Tract 1 of the Replat of Tracts 5-8, Adkins Valley Subdivision, zoned R-1 Residence District.

Access to the properties will be from a 30' access and utility easement with a 26' wide paved surface via Woodland Park Road.

Discussion:

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 .

Future water and sewer will be connected to existing utilities in Woodland Park Road and will be available to all the lots.

Staff sent out 22 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press. Staff has not received any inquiries.

Staff has no further comments at this time.

Attachments

final plat

aerial

resolution

fire hydrant info

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

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°15'18" 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°03'58" W, 131.50 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

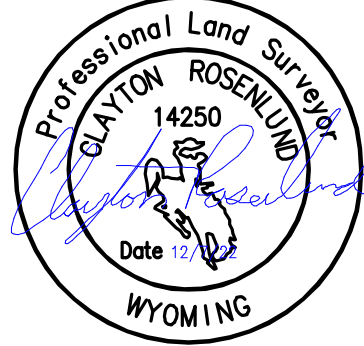
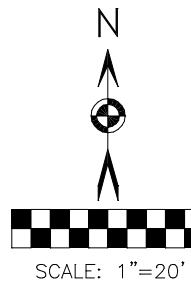
DECLARATION VACATING PREVIOUS PLATTING AND EASEMENTS

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.

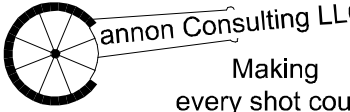
CLAYTON P. ROSENBLUND
REGISTERED LAND SURVEYOR
NO. 14250



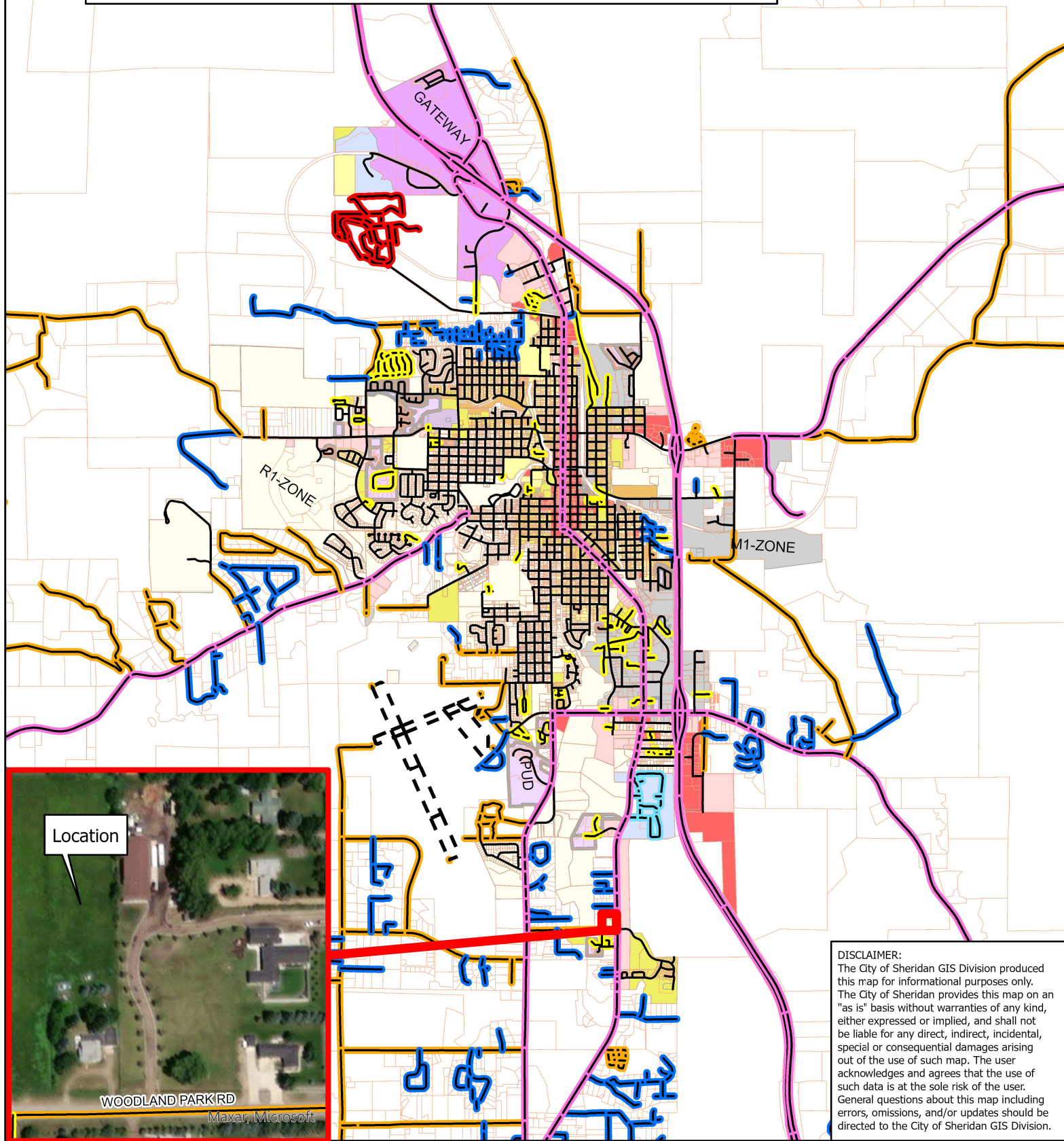
BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
COORDINATES AND DISTANCES
ARE GROUND (US SURVEY FEET)
PAF:1.000235

RECORD OWNER:

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



Adkins Valley II Minor 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

 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

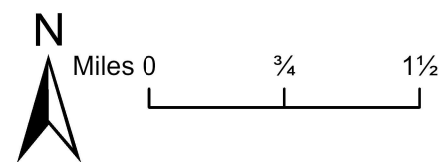
 R1 - Residence District

 R2 - Residence District

 R3 - Residence District

 R4 - Residence District

 B1 - Business District



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

**CITY OF SHERIDAN
RESOLUTION 24-23**

A RESOLUTION approving PL-22-16, the minor plat of the Adkins Valley II Subdivision, dividing $\pm$ 2.71 acres from 1 tract into 4 lots. Zoned R-1 Residence District, located at 7 Woodland Park Road.

WHEREAS, the minor plat of the Adkins Valley II Subdivision has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat, have been met and all documents meet the applicable requirements in Appendix B (Subdivision Regulations).

Be it resolved by the City Council of the City of Sheridan:

That the minor plat of the Adkins Valley II Subdivision, dividing $\pm$ 2.71 from 1 tract into 4 lots. The property is zoned R-1 Residence District, located at 7 Woodland Park Road.

In approving the Adkins Valley II Subdivision, the City Council finds the following as required by Sheridan City Code Appendix B §202:

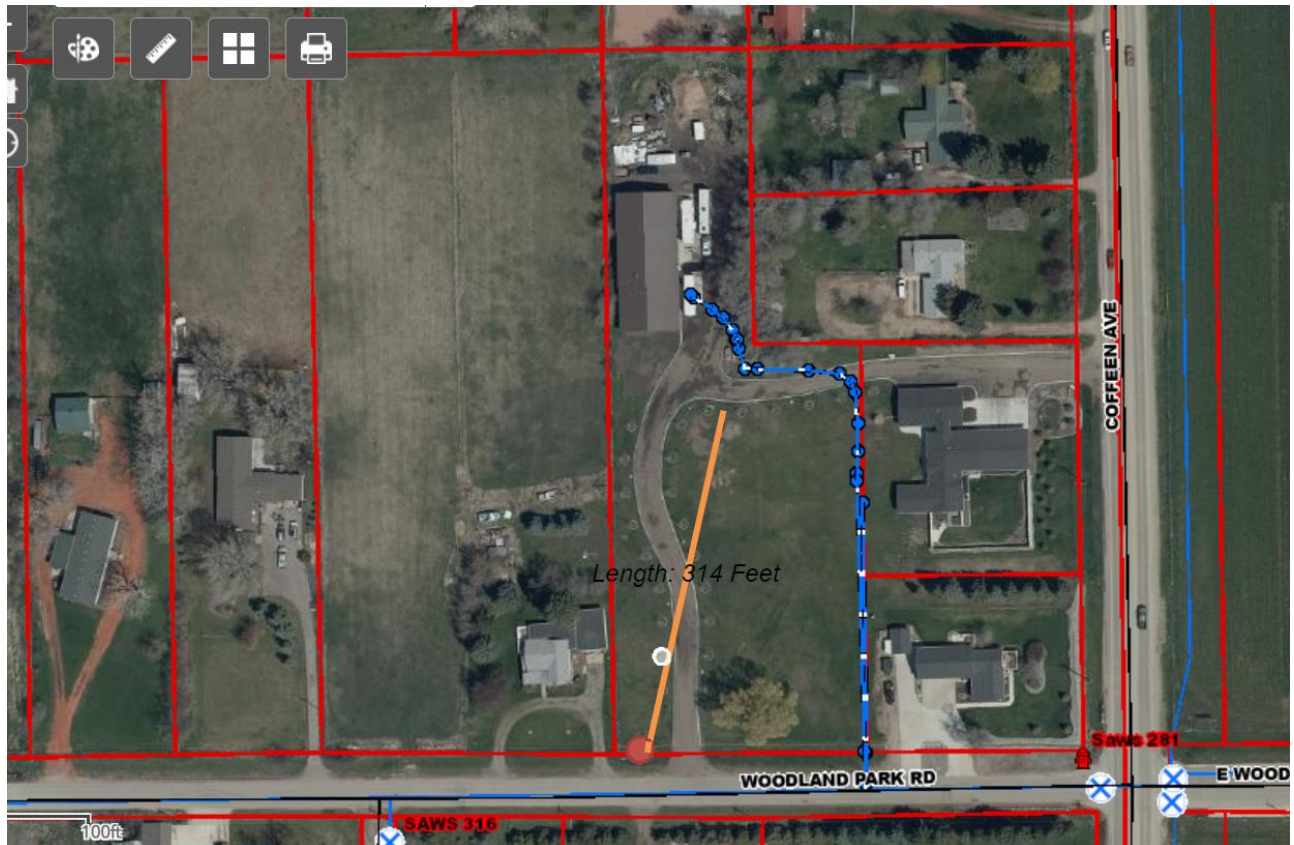
- A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
- B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variances granted.
- C. The subdivision falls outside of the Airport Influence Area.
- D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, APPROVED, AND ADOPTED this 19th day of June, 2023.

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk



A fire hydrant will be installed in the right of way of Woodland Park Rd. at the entrance of the replat property. This will accommodate the appropriate distance from the furthest corner of a new house. The existing paved access will be utilized for the new platted lots. You can also note on the above GIS map that this access easement extends and connects to Coffeen Ave. to accommodate emergency services.



MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE: Consideration of PL-23-18, Resolution 31-23. The applicant, Citco Federal Credit Union, requests an approval for an Electronic Message Center sign with 300 feet of a single family residence. Located at 502 N Main St. Zoned B-1 Business District. PIN 56842713800425

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation of approval to the City Council for PL-23-18, Resolution 31-23. The applicant, Citco Federal Credit Union, are requesting approval for an Electronic Message Center sign within 300 feet of a single family residence. Located at 502 N Main St. Zoned B-1 Business District. PIN 56842713800425

Findings of Fact

Per Chapter 3-11.A of the Sheridan Municipal Code Electronic Message Center (EMC) Signs are regulated by the following requirements. Specifically, Chapter 3-11.A(5) of the Sheridan Municipal Code, states: No electronic message center shall be erected within three hundred feet of a single-family residence.

For the reference of the City Council and Planning Commission, the following regulations apply to EMC signs:

(2) The process for EMC approval by the city council and planning commission shall be as follows:

(A) In addition to the information required by Sheridan City Code section 3-10(c)(1)(C), an applicant for an electronic message center shall submit the following to the city planning division:

- (i) A completed application in a form provided by the planning division.
- (ii) Schematic drawings identifying the size of any signage to be installed, along with color and materials of the EMC, framing and decorative elements.
- (iii) Building elevations or photographs with the proposed location of any signage shown.
- (iv) Technical specifications of the EMC with sufficient information to establish compliance with the provisions of this section.
- (v) A list of record properties' owners within three hundred feet of the lot or legal parcel for which the EMC is proposed.

(vi) Any other item determined by planning division staff to be necessary to evaluate the application.

(B) Once a submittal has been deemed complete by planning division staff, the application and supporting materials will be scheduled for consideration at the next regularly scheduled planning commission meeting for which public notice can be given.

(C) Prior to consideration by the planning commission, notice of public hearing shall be given no later than seven days prior to the planning commission meeting. Notice shall be given by publication in a newspaper in general circulation in the community, and direct mailing to property owners within three hundred feet of the lot or legal parcel for which the EMC is proposed.

(D) The planning commission may recommend approval, approval with conditions, or denial to the city council. A recommendation of approval of issuance of a permit may only be made upon finding that the proposed EMC meets the following criteria:

(i) An EMC, or sign incorporating an EMC, installed on a building or structure shall have framing and decorative elements that are complimentary to the facade of the building on which it is to be installed. An EMC, or sign incorporating an EMC, installed as a freestanding sign shall have a decorative base of masonry or stone.

(ii) Any information displayed on the EMC shall be static, and messages displayed shall not change more frequently than once per hour.

(iii) Messages displayed must be monochromatic (a single color, value, and hue) and the background of the EMC must likewise be of a single color, value or hue.

(iv) The maximum pixel spacing (pixel pitch) shall not exceed 10 mm for a EMC-RGB or 20 mm EMC-Mono.

(v) The minimum legal lot or parcel size for which an EMC, or sign incorporating an EMC, can be installed in a R-O Rural Residence, R-1 Residence, R-2 Residence, R-3 Residence, R-4 Residence district, or residential use area of a planned unit development, is one acre.

(vi) The EMC will conform in all other ways with the provisions of this section and applicable city code.

(E) Following recommendation by the planning commission, the application and supporting materials will be scheduled for consideration at the next city council meeting for which public notice can be given.

(F) Prior to consideration by the city council, notice of public hearing shall be given no later than seven days prior to the city council meeting. Notice shall be given by publication in a newspaper in general circulation in the community, and direct mailing to property owners within three hundred feet of the lot or legal parcel for which the EMC is proposed.

(G) Once approved by the city council, the criteria found in subsection (a)(2)(D), along with any conditions of approval by the city council, shall become the operating requirements of the EMC and shall be maintained in perpetuity as long as the EMC is in operation. Any change to the EMC other than routine maintenance of existing components, or complete removal, shall require approval by the city council.

(b) General requirements for electronic message centers in all zoning districts.

(1) The sign area of any EMC shall count towards the maximum allowed total sign area of wall, roof, projecting or freestanding signage.

(2) Only one stand alone EMC, or a single sign incorporating one or more electronic message centers, shall be allowed per lot or legal parcel, except as otherwise approved as part of the master plan for a Higher Education HE or MA Medical Arts district.

(3) When used as part of a freestanding sign, electronic message centers must be integrated into the design of the larger sign face and structure. They must not be a separate stand alone element of the sign. If located at the top of the sign, they must include a frame or capping element of similar materials and colors as the rest of the sign face and structure.

(4) Electronic message centers shall avoid concentration of illumination and not produce glare, constituting a traffic hazard or nuisance or is otherwise detrimental to public health, safety or welfare.

(5) Unless approved through the process described in subsection (a), no electronic message center shall be erected within three hundred feet of a single-family residence.

(6) Electronic message centers may not change their message or copy more than once per ten seconds. Transitions between messages shall occur in two seconds or less.

- (7) No animation, video, animation or non static display shall be allowed.
- (8) Electronic message centers shall not utilize any audio components that produce sound.
- (9) Electronic message centers shall comply with all provisions of any electrical or other technical code adopted by the city.
- (10) Electronic message centers must be equipped with a sensor or other device which detects ambient light conditions and software which controls brightness for nighttime viewing and other lighting conditions. An EMC in a R-O Rural Residence, R-1 Residence, R-2 Residence, R-3 Residence, R-4 Residence, NC-1 Neighborhood Commercial district, or residential use area of a planned unit development or GD Gateway District, may not actively display a message or be illuminated after 9:00 p.m.
- (11) No electronic message center sign installed after (June 19, 2017), shall exceed 0.3 foot candles above ambient light, as measured using a foot candle (Lux) meter at a preset distance depending on sign area. The measurement distance shall be calculated with the following formula: The square root of the product of the sign area and one hundred. Example using a twelve square foot sign: Measurement Distance = $\sqrt{(12 \text{ sq. ft.} \times 100)} = 34.6 \text{ feet}$. Conformity with these illumination levels may be established by submittal of a manufacturer's certification that the sign is incapable of exceeding the stated limits.
- (12) Outside of the Downtown Business district, the maximum pixel spacing (pixel pitch) shall not exceed 16 mm for EMC-RGB or 20 mm an EMC-Mono. (Ord. No. 2177, § 1, 6-19-17.)

Background

The applicant, Citco Federal Credit Union, requests approval for an Electronic Message Center (EMC) sign within 300 feet of a single family residence. The property is located on N. Main Street at the northwest of the intersection with N. Main Street and W. 1st Street. The property is listed as Lots 8, 9, 10 and part lot 11 of the Sheridan Land Company's Addition. The property is zoned B-2 and is located in the downtown development district. The property is accessed by either N. Main Street from the east or from W. 1st Street from the south.

Adjacent to the property to the north, south, and east are commercial businesses zoned B-2. There are properties to the west that are single-family homes zoned B-2. The proposed EMC sign will be within 300 feet from single-family homes. Existing on the property freestanding sign which the EMC sign will be attached to.

Staff sent out 22 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press. Staff has not received any inquiries.

Attachments

sign size
sign
specs
site plan
sign brightness letter
aerial
resolution

FINAL DESIGN

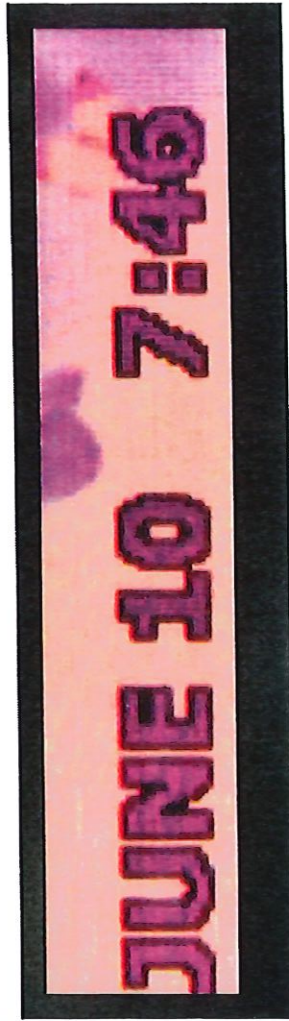
Client Signature *[Signature]*
 Date *7/2/04*
 Design *3*
 Print # *1*



5'-3"

21293 17"

12" X 5'-0"
VIEWING AREA



ELECTRONIC MESSAGE UNITS SCALE 1"= 1'-0"

A PROVIDE AND INSTALL TWIN PAK(2) ELECTRONIC MESSAGE UNITS. WATCHFIRE SERIES FULL COLOR LED UNITS. 10MM PIXEL PITCH WITH A 30X 150 LAMP MATRIX. CAPABLE OF 2.8" HIGH COPY AND LARGER AND FULL ANIMATED GRAPHICS. CONTROLLING IGNITE SOFTWARE, WIRELESS MODEM WITH 4G LIFE OF UNIT CELLULAR CONTRACT COMMUNICATIONS. TEMP SENSOR WITH 100 STEP PHOTO CELL AND WEB BASED TRAINING ALL INCLUDED. MOUNT UNITS TO POLE COVER UNDER MAIN CABINET AS SHOWN.



SIGN PRODUCTS, INC.
 1425 MONAD, BILLINGS, MT 59104
 Phone: (406) 252-6348 Fax: (406) 252-6654

CLIENT
 CITGO FCU
 SHERIDAN, WY

DATE 03-08-23
 SCALE SHOWN

DESIGN # 20011-23
 SALES TONY D.

DESIGNER TP
 SHEET # 1 OF 1

This design is the property of Sign Products Inc. and all rights to its use or reproduction are reserved

FINAL DESIGN

Client Signature

Sales

Design

PRINT #

_____ of _____



B ADD WHITE BLOCK BASE AROUND BOTTOM OF SIGN - BLOCK TO MATCH BLOCK ON BUILDING. MASONRY WORK BY OTHERS.

5'-3"



17"

12" X 5'-0"
VIEWING AREA

ELECTRONIC MESSAGE UNITS SCALE 1"= 1'-0"

- A** PROVIDE AND INSTALL TWIN PAK(2) ELECTRONIC MESSAGE UNITS. WATCHFIRE SERIES FULL COLOR LED UNITS. 10MM PIXEL PITCH WITH A 30X 150 LAMP MATRIX. CAPABLE OF 2.8" HIGH COPY AND LARGER AND FULL ANIMATED GRAPHICS. CONTROLLING IGNITE SOFTWARE. WIRELESS MODEM WITH 4G LIFE OF UNIT CELLULAR CONTRACT COMMUNICATIONS. TEMP SENSOR WITH 100 STEP PHOTO CELL AND WEB BASED TRAINING ALL INCLUDED. MOUNT UNITS TO POLE COVER UNDER MAIN CABINET AS SHOWN.

On Premise Quote



QUOTE NUMBER: 2304757.0 (Version 0) DATE: 3/9/2023

SIGN ID: 1753882 W10-S

Sign Products Inc 30100
Tony Duncan, Sales
PO Box 20955
Billings, MT 59104-0955
3076723145
tduncan@signproductsinc.com

Shipping Destination
Sign Products Inc
1425 Monad Rd
Billings, MT 59101-3227

Job Site
Name: Citco FCU
Address:
City: Sheridan
State: WY Zip:

PRODUCT SPECIFICATIONS

Pixel Pitch:	W10mm LED RGB
Pixel Matrix:	30 X 150
Ventilation Style:	Front Ventilation
Cabinet Size:	17in H x 5ft 3in L x 5in D
Viewing Area:	12in H x 5ft L
Cabinet Style:	Double Face (Slim)
Character Size:	3 lines / 30.0 Characters at a 3" type
Approx. Weight:	246.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	3-5 weeks (after this document is signed & returned and receipt of down payment).
Electrical Service:	120 VOLT 6.0 amps (3.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. <i>Example: 3.7 KWHrs a day x \$0.07 = \$0.26/Day</i>

OPTIONS

Software	Ignite OPx (cloud-based, single region)
Software Training	Web Based Software Training
Communications	OPx - 4G Wireless with Watchfire Cellular Data Plan
Wireless Data Plan	Life-of-sign Data Plan
Cabinet Separation	Standard Up To 15 Feet
Power Requirements	Standard As Quoted
Temperature Sensor	w/100-Step Photocell w/15 ft Cable
Sign Mounting Kit	Not Ordered / Not Required
Warranty	Standard 5-Year Parts Warranty
Technician On-Site	Not Ordered

STANDARD FEATURES

Brightness	Daytime 7000 NITs Maximum; Nighttime 700 NITs Maximum
Color	LED RGB
Color Capability	Min. 1.2 Quintillion
Includes	Ignite Graphics Software
Video	Up to 30FPS
Viewing Angles	150 Horizontal/95 Vertical

ORDER ACCEPTANCE

QUOTE VALID UNTIL 4/23/2023

System Price: 10mm Highbrightness Color LED Message Center - Front Ventilation

To order Sign ID 1753882, sign here and return with down payment

Signature: _____ Date: _____

Buyer acknowledges that prior to executing this Agreement Buyer has read or has had the opportunity and means to review the TERMS OF SALE and Seller's LIMITED WARRANTY, SOFTWARE LICENSE, AND LIMITATION OF LIABILITIES AND REMEDIES at <http://watchfiresigns.com/terms-and-conditions-of-sale> or in the alternative, a hard copy has been provided to Buyer and its receipt is acknowledged.

This quote/offer is expressly limited to the acceptance by the buyer of its exact terms, including the terms of sale and seller's limited warranty, software license, and limitation of liabilities and remedies, all of which are a part of the agreement. Any purchase order or related documents buyer issues to seller (even if it contains terms in addition to or inconsistent with the terms of this agreement) for this transaction shall constitute buyer's unconditional agreement to be bound exclusively by the seller's terms and conditions of this agreement, and buyer hereby agrees that such additional or inconsistent terms shall not apply nor become a part of this agreement.

CITCO FCU

add EMC to existing freestanding sign

Legend

502 N Main St

existing sign location

502 N Main St

W 1st St

Google Earth

70 ft





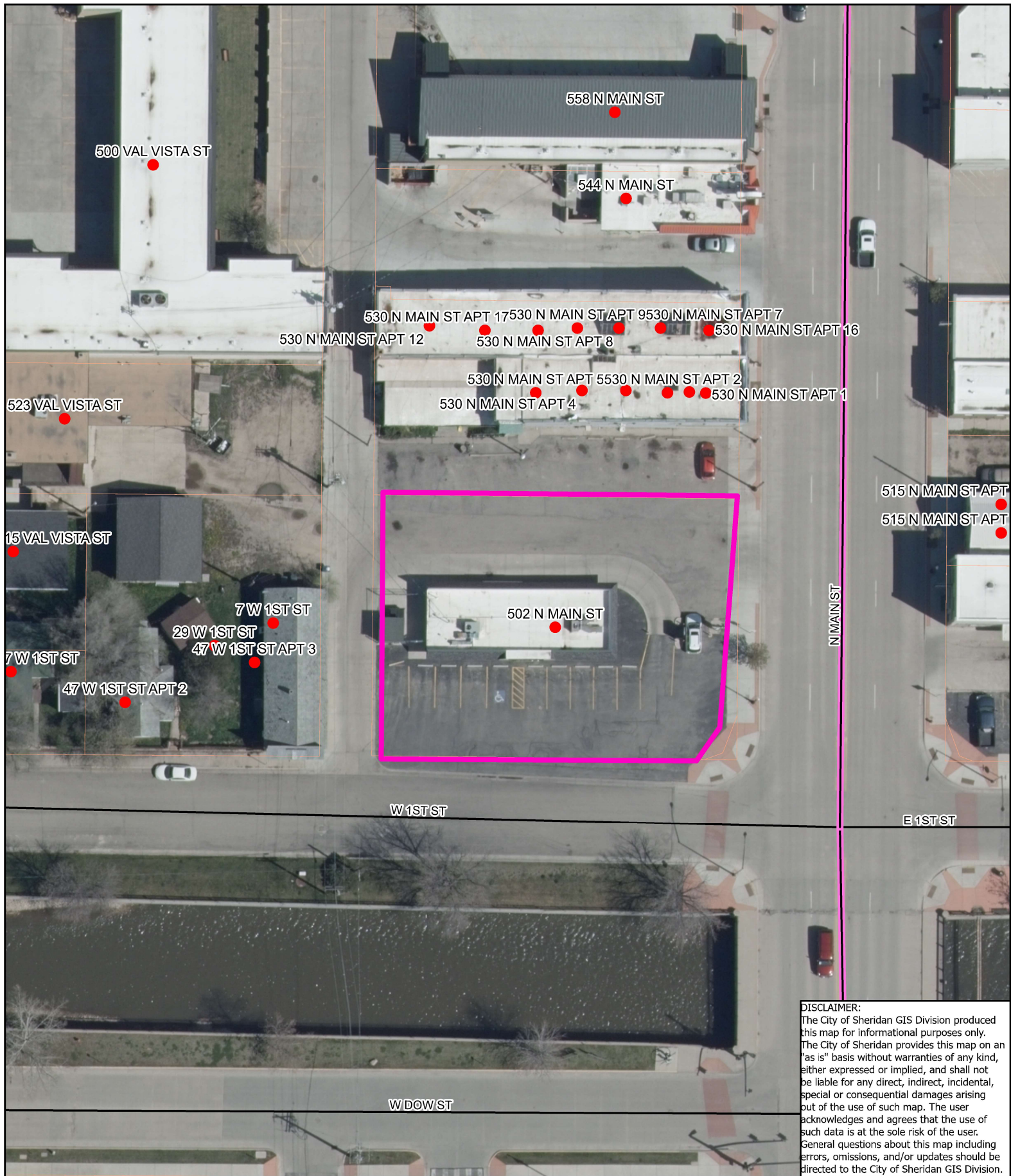
Watchfire displays come equipped with photocell dimming technology that automatically adjusts the display's brightness to .3 foot-candles over ambient light at the sign location. The photocell automatically and immediately adjusts the signs' light levels during the daytime.

Watchfire displays also include a software back up which provides redundant protection should the photocell malfunction. Appropriate brightness when on software back up is determined by sunrise/sunset tables for exact sign location. The use of these brightness control systems protects Watchfire sign operators from having a sign that is too bright for safe viewing.

Please let me know if you have additional questions.

Thank you,

Jason Wisniewski
Sales Director – West Region
Jason.Wisniewski@watchfire.com
Phone: 303-242-9177
watchfiresigns.com



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.



502 N Main St.



Feet 0 30 60

Date: 5/25/2023 3:50 PM User: sgoodman

**CITY OF SHERIDAN
RESOLUTION 31-23**

A RESOLUTION approving PL-23-18, Citco Federal Credit Union Electronic Message Center (EMC) sign. The property is Zoned B-2 Business District, located at 502 N Main St.

WHEREAS, the EMC sign has been reviewed for consistency with Chapter 3-11.A of the Sheridan Municipal Code (EMC Regulations) and other applicable City code; and

WHEREAS, the approval of this resolution constitutes the necessary authorization for the business at 502 N Main St to perform alterations to the sign.

NOW THEREFORE, be it resolved by the City Governing Body of the City of Sheridan:

1. All applicable requirements of the City Municipal Code have been satisfied.
2. The Citco Federal Credit Union EMC sign, located at 502 N Main St is hereby approved by vote of the City of Sheridan's Governing Body.

PASSED, APPROVED, AND ADOPTED this 19th day of June, 2023.

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk



MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE: Consideration of PL-23-13, Resolution 32-23, Cove Court Manor I Subdivision. The applicant, Ronald Elliott, is requesting to subdivide .39 acres from 2 lots into 4 lots, Zoned R-3 Residence District. Located at 1368-1386 Cove Ct. PIN 56842140100601, and 56842140100600.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation of approval to the City Council for PL-23-13; Resolution 32-23, Cove Court Manor I Subdivision. The applicant, Ronald Elliott, is requesting to subdivide .39 acres from 2 lots into 4 lots. Zoned R-3 Residence District. Located at 1368-1386 Cove Ct. PIN 56842140100601, and 56842140100600.

Background

The applicant, Ronald Elliott, is requesting to subdivide .39 acres from 2 lots into 4 lots. Zoned R-3 Residence District. Located at 1368-1386 Cove Ct. (PIN 56842140100601, and 56842140100600)

The property is listed as Lots 6 and 7, Block 1 of the Hill Pond Subdivision. The zoning is R-3 Residence District.

Variances being requested for the following:

- Depth to front ratio shall not exceed 2.5 to 1 per City Code - Appendix B - Article 5 - 505(C)(1)
 - Lot 1 - 5.2 to 1
 - Lot 2 - 7 to 1
 - Lot 3 - 7.2 to 1
 - Lot 4 - 5.2 to 1
- Access to a publicly dedicated street shall consist of frontage of at least 25 feet per City Code - Appendix B- Article 5 - 505(C)(5)
 - Lot 1 - 18.44'
 - Lot 2 - 19.04'
 - Lot 3 - 20.19'
 - Lot 4 - 21.28'

The surrounding properties are single-family homes zoned R-3 per City zoning, but from the Hill Ponds Subdivision plat single family residences are required to meet R-1. The properties to the north are vacant properties zoned R-1 regulations. The applicant is proposing to subdivide Lots 6 and 7 into 4 lots. The applicant is proposing the following residential lot sizes:

- Lot 1 – 3023 square feet
- Lot 2 – 4697 square feet

- Lot 3 – 4758 square feet
- Lot 4 – 4431 square feet

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 with the requested variances.

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 Cove Court right-of-way. Future water and sewer connections will tap into these lines.

Staff sent out 56 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press.

Staff has no further comments at this time.

Attachments

RES 32-23

final plat

Variance request

aerial

**CITY OF SHERIDAN
RESOLUTION 32-23**

A RESOLUTION approving PL-23-13, the minor plat of the Cove Court Manor I Subdivision, dividing .39 acres from 2 lots into 4 lots. Zoned R-3 Residence District. Located at 1368-1386 Cove Ct.

WHEREAS, the minor plat of the Cove Court Manor I Subdivision, has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat, have been met and all documents meet the applicable requirements in Appendix B (Subdivision Regulations).

Be it resolved by the City Council of the City of Sheridan:

That the final plat of the Cove Court Manor I Subdivision, dividing .39 acres from 2 lots into 4 lots on the property located at 1368-1386 Cove Ct.

In approving the Cove Court Manor I Subdivision, the City Council finds the following as required by Sheridan City Code Appendix B §202:

- A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
- B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variances granted.
- C. The subdivision falls outside of the Airport Influence Area.
- D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

In addition to approving the Cove Court Manor I Subdivision, the City Council is also approving a depth-to-front ratio variance and a variance for the frontage. The depth-to-front ratio for Lot 1 of 5.2 to 1, Lot 2 of 7 to 1, Lot 3 of 7.2 to 1, and for Lot 4 of 5.2 to 1. The dedicated street frontage for Lot 1 will be 18.44 feet, Lot 2 will be 19.04 feet, Lot 3 will be 20.19 feet, and Lot 4 will be 21.28 feet.

PASSED, APPROVED, AND ADOPTED this 19th of June 2023.

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk



LOCATION MAP
(NO TRUE SCALE)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	43.31'	42.38'	S 19°57'01" W	41°21'39"
C2	60.00'	18.44'	18.37'	S 09°32'01" E	17°36'26"
C3	60.00'	19.04'	18.96'	N 27°25'45" W	18°11'03"
C4	60.00'	20.19'	20.10'	S 46°09'48" E	19°17'02"
C5	60.00'	21.28'	21.17'	N 65°58'01" W	20°19'24"
C6	60.00'	78.12'	72.71'	S 66°34'25" W	74°35'44"

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED COVE COURT MANOR LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS COVE COURT MANOR I MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING LOTS 6 AND 7, OF HILL POND SUBDIVISION, CITY OF SHERIDAN, BEING LOCATED IN THE BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE N 10°20'03" W, 2073.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7 AND THE POINT OF BEGINNING; THENCE S 89°30'53" W, 134.78 FEET ALONG THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N 00°23'08" W, 139.80 FEET, ALONG THE WEST LINE OF SAID LOTS 7 & 6 TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE N 89°36'22" E, 89.69 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT ON THE WEST LINE OF COVE COURT RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 78.96 FEET, A DELTA OF 75°23'55" AND A CHORD OF S 38°25'45" E, 73.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE S 00°15'26" E, 81.81 FEET ALONG THE EAST LINE OF SAID LOT 7 TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINING ±16911 SQUARE FEET MORE OR LESS

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

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

COVE COURT MANOR LLC.
(MEMBER)

NOTARY PUBLIC

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 SHERDAN, WYOMING THIS _____ DAY OF _____, 2023.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

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

CHAIRMAN

ATTEST: VICE CHAIRMAN

COVE COURT MANOR I SUBDIVISION

THE SUBDIVISION OF LOTS 6 & 7 OF BLOCK 1, OF HILL POND SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, LOCATED IN NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼), OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±16911 SQ. FT. (±0.39 ACRES)

LEGEND

● FOUND CORNER AS NOTED

○ CALCULATED CORNER

⊙ SET 1.5" AC LS 14250

⊙ ALUMINIUM CAP

P.O.B. POINT OF BEGINNING

UTILITY EASEMENT

BOUNDARY OF THIS SUBDIVISION

ADJOINING LOT LINE

INTERIOR LOT LINE

SETBACKS

LOT 16
BLOCK 1 HILL POND SUBDIVISION
NOT PART OF THIS SUBDIVISION

LOT 15
BLOCK 1 HILL POND SUBDIVISION
NOT PART OF THIS SUBDIVISION

LOT 14
BLOCK 1 HILL POND SUBDIVISION
NOT PART OF THIS SUBDIVISION

LOT 13
BLOCK 1 HILL POND SUBDIVISION
NOT PART OF THIS SUBDIVISION

LOT 8
BLOCK 1 HILL POND SUBDIVISION
NOT PART OF THIS SUBDIVISION

NOTES

- ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
- ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SHERIDAN STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- NO EXISTING BUILDINGS (RAW LAND)
- ALL LOTS ARE ZONED R-3
- LOT 1&2 AND 3&4 ARE TO BE TWINHOME LOTS WITH A SHARED FIREWALL

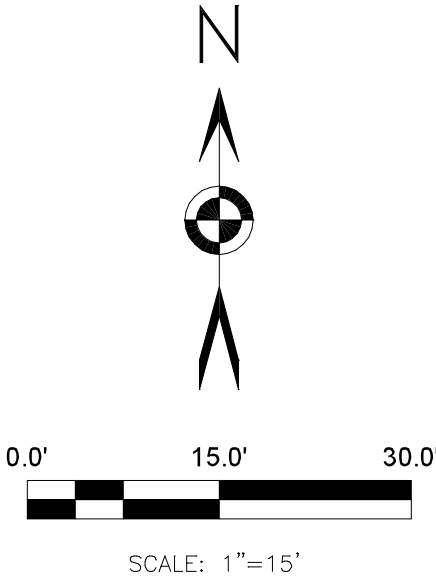
SURVEYOR NOTES

- TOTAL ACREAGE OF SUBDIVISION = ±.39 ACRES
TOTAL NUMBER OF LOTS = 4
AREAS OF LOTS = ±.39 ACRES
- TOTAL ACREAGE FOR DISCLAIM OF INTEREST = ±.39 ACRES

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT OF LOTS 6 AND 7 BLOCK 1 OF HILL POND SUBDIVISION, CITY OF SHERIDAN RECORDED IN DRAWER 1 PLAT NO: 305, IN THE RECORDS OF SHERIDAN COUNTY CLERK, ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

COVE COURT
RIGHT-OF-WAY
60 FOOT RADIUS
CUL-DE-SAC



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

SE CORNER
SECTION 21
3.25' AC LS 2615
N: 1898049.26
E: 1406195.76
LATITUDE: N 44°48'22.27714"
LONGITUDE: W 106°58'22.6366"

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND, 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 COVE COURT MANOR I 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 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.

REGISTERED LAND SURVEYOR

NO. 14250



DATE OF PREPARATION: MAY 30, 2023

RECORD OWNER: COVE COURT MANOR LLC
22 EAST LOUCKS ST, SHERIDAN, WY

51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

APPROVED:

CHERYL TIMM, ADJUDICATION OFFICER

MAP TO ACCOMPANY PETITION TO STATE BOARD OF CONTROL FOR DISCLAIM OF INTEREST OF A PORTION AND AMENDED CERTIFICATE OF THE FRANK MAY APPROPRIATION, CERTIFICATE RECORD 30 PAGE 330, ORDER RECORD 4 PAGE 364, PERMIT NO 1678, PROOF NO.10424

Cannon Consulting
51 Coffeen Ave Suite 002
Sheridan Wyoming 82801
Phone (307) 752-0109

5/10/23

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

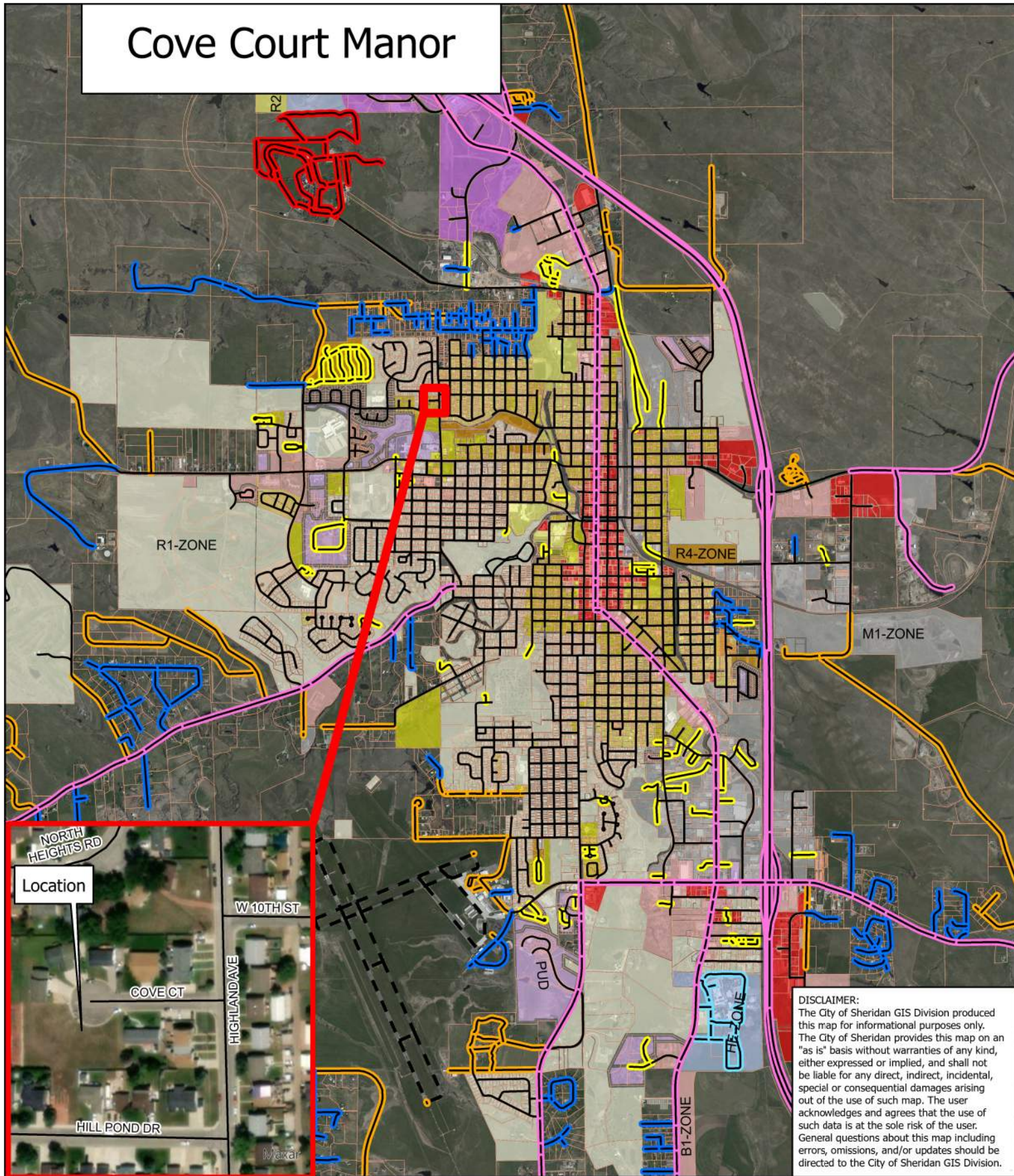
RE: Variance request to accompany the Cove Court Manor Subdivision submittal.

This letter is to serve as a request for two variances, The first one being the required maximum 2.5 to 1 depth to front ratio and secondly the required 25 feet of frontage. We respectfully request these variances for a few different reasons. First one being that the proposed buildings will be a single family attached dwellings and will have a shared firewall effectively cutting the lots in half this combined with having the access to these lots is on a cul-de-sac makes the frontage narrower than usual. As you go toward the back of the lot it widens out to a usable area. This type of structure/use is not unusual in the area as there is a similar townhome on the north side of this cul-de-sac (Welcome Home Subdivision). I am writing this on behalf of Ronald Elliot and am acting as his agent regarding the submittal of this subdivision plat.

Respectfully,

Daniel Kopman
Cannon Consulting LLC

Cove Court Manor



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Miles 0 1/2 1