Sheridan City Planning Commission
Meeting Agenda
August 14, 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 July 24, 2023 meeting.

   Motion by:

   Second:

   Vote:

Old Business

New Business

4. Consideration of PL-23-17, preliminary plat of the Valley View Affordable Housing Addition. The applicants, The Bluffs, LLC and the Ridge, LLC, are requesting to subdivide 8.52 acres from 2 lots into 29 lots and 3 outlots. Zoned B-1 Business District. Located at 647 and 705 Valley View Dr. PIN 56842520800600 and 56842520800500.

   Motion by:

   Second:

   Vote:

5. Consideration of PL-23-25, RES 43-23 Final plat of the Whitney Project Subdivision. The applicants, Caro Land Co II LLC, Second Rung Wyoming LLC, Whitney Plaza Owner Association and Whitney Benefits, Inc, are requesting to subdivide .367 acres from 4 lots and 3 outlets into 16 lots and 2 outlots. Zoned PUD, Planned Unit Development. Located at 421 E Brundage St., 107 and 139 N Custer St. PIN 56842630203925, 56842630000110, 56842630204925, 56842630000310, 56842630204025, 56842630000210.

   Motion by:

   Second:

   Vote:

6. Consideration of PL-23-28, Resolution 44-23 final plat of the Sheridan Hills Subdivision. The applicants, Gateway Partners, LLC, are requesting to subdivide 10.39 acres from 1 tract into 84 lots and 4 outlots. Zoned GD Gateway District. Located at 2955 Real Bird Way, PIN 56841532101925.

   Motion by:

   Second:

   Vote:

7. Comments from commissioners and staff.

8. Adjourn

MEMO

TO: Planning Commission
FROM:
RE: Review, correction, and approval of minutes of the July 24, 2023 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN

MINUTES OF PLANNING COMMISSION MEETING

7:00 PM – CITY HALL COUNCIL CHAMBERS

JULY 24, 2023

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1. Commissioner Chair James Schrodt called the meeting to order at 7:00 PM with a quorum as follows: Evelyn Gernaat, Daniel Kerbs, Ryan Franklin, Bev Leichtnam, and Margaret Morneau. Commissioner Tod Windsor was absent.

2. Commissioner Franklin moved, seconded by Commissioner Kerbs to approve the agenda. Voice vote: unanimous.

3. Commissioner Leichtnam moved, seconded by Commissioner Gernaat to approve the minutes of the July 10 meeting. Voice vote: unanimous.

4. Consideration of PL-23-26; Gardner Minor Subdivision. The applicants, David Johnston and Emily Gardner, are requesting to subdivide 3.78 acres from 1 tract into 2 lots. Zoned B-1 Business District. Located at 2458 Coffeen Ave. PIN 55840222000825.

   Public Works Director Hanns Mercer presented information regarding the project.

   The Chair called for a motion for consideration of PL-23-26; Gardner Minor Subdivision. Commissioner Leichtnam moved, seconded by Commissioner Franklin, to approve PL-23-26; Gardner Minor Subdivision including the depth-to-front ratio variance.

   Voice Vote: unanimous. The Commission approved a positive recommendation for the subdivision.

5. Comments from commissioners and staff.

   A. There were no comments.

6. The meeting was adjourned at 7:08 PM.

_____
Tod Windsor, Planning Commission Chairperson

Attest: _____
City Clerk Cecilia Good

MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-17, preliminary plat of the Valley View Affordable Housing Addition. The applicants, The Bluffs, LLC and the Ridge, LLC, are requesting to subdivide 8.52 acres from 2 lots into 29 lots and 3 outlots. Zoned B-1 Business District. Located at 647 and 705 Valley View Dr. PIN 56842520800600 and 56842520800500.

Staff Recommendation

Staff recommends that the Planning Commission consider PL-23-17, a preliminary plat of the Valley View Affordable Housing Subdivision. The applicants, The Bluffs LLC & The Ridge LLC, are requesting to subdivide 8.52 acres into 29 buildable lots and 3 non-buildable outlots, B-1 Business District. Located at 647 and 705 Valley View Drive, south of East 5th Street and west of East Ridge Road Drive (PIN 56842520800600 and 56842520800500)

Findings of Fact

Per Sheridan City Code Appendix B §202, the Planning Commission shall make the following findings prior to recommending approval of the Final Plat:

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 run along Valley View Drive. Internal water and sewer lines will be installed under the proposed extension of Valley View Drive. Individual homes will be connected to these lines providing service to each individual lot.

Background

The Bluffs LLC & The Ridge LLC—the "Applicant"—is requesting approval to subdivide 8.52 acres into 29 buildable lots and 3 non-buildable outlots. All parcels will remain in the B-1 Zoning District, the district in which the existing parcels are located. The existing parcels are located at 647 and 705 Valley View Drive, south of East 5th Street and west of East Ridge Road.

Adjacent parcels to the north and west are also zoned B-1 and are commercial land uses. Properties to the east are zoned B-2 and are a mix of commercial uses and vacant parcels. Properties to the south are in unincorporated Sheridan County and are zoned Industrial 2.

The Applicant is proposing a 29-lot subdivision with three outlots. The average lot size—excluding Lot 15 and Outlots A, B, and C—is 4,367 ft.2 .The average depth-to-front ratio – excluding Lot 15 – is 3.1 to 1.

Lot #	Depth-to-Front Ratio	Lot Size (ft.^{2})	Lot #	Depth-to-Front Ratio	Lot Size (ft.^{2})	Lot #	Depth-to-Front Ratio	Lot Size (ft.^{2})
1A	2.6	3,684	6B	1.0	3,564	12A	3.3	3,651
1B	3.7	3,993	7A	3.3	3,564	12B	3.3	3,651
2A	3.7	3,993	7B	1.5	5,538	13A	1.5	5,760
2B	1.3	7,118	8A	3.2	4,663	13B	2.1	4,765
3A	1.0	7,269	8B	4.0	4,070	14A	2.4	5,358
3B	3.3	3,564	9A	4.0	4,070	14B	3.0	3,905
4A	3.3	3,564	9B	4.0	4,070	15	2.8	93,654
4B	3.3	3,799	10A	4.0	4,070	OUT-A	-	69,260
5A	4.0	4,292	10B	4.0	4,070	OUT-B	-	5,596
5B	4.1	4,113	11A	4.0	4,070	OUT-C	-	25,445
6A	3.5	3,725	11B	3.5	3,827			

Streets

This major subdivision will have only have one primary access via Valley View Drive. All proposed rights-of-way (ROW) will be 60 feet wide and dedicated to the City of Sheridan and its licensees. Valley View Drive will be 47' BOC-to-BOC.

Street Name	Lots Accessed
Valley View Drive	1A-14B
Bluffs Lane	None

Utilities

Water and sewer lines exist along Valley View Drive. Existing 8” PVC sanitary sewer already runs through the property in an existing 20-foot sewer line easement and ties in at East Ridge Road. The Applicant is proposing to keep the existing sewer and easement in place and extend the 8” water main to the end of the proposed development with a flush hydrant at the end as well as a cap for future expansion and looping of the system.

Easements

The Applicant is proposing a 15-foot utility easement along the front of each lot adjacent to the street ROW. The Applicant is also proposing a 40-foot utility easement along the western portion of the property.

Open Space

Per Appendix B, Section 507 of the Sheridan Municipal Code, the plats of all commercial (B) or industrial (M) zoned subdivisions are exempt from parkland or open space dedication. Provided, if fifty percent or more of the use is residential, the corresponding pertinent residential district parkland or open space requirements shall apply. There is over fifty percent residential use, therefore 10% of the area must be dedicated as park land or open space. The proposed subdivision will have approximately 2.30 acres of open space which provides approximately 26.9% of the area. The proposed major subdivision meets the open space requirements for the subdivision.

Staff Comments: Variance Requirements

For eventual approval of the Final Plat application, four variances must be considered by the Sheridan Planning Commission.

A variance for no secondary access for a major subdivision.

City Code – Appendix B – Article 5 – 504 – E(1): Each major subdivision shall provide one primary and at least one secondary access route to an approved dedicated public street. Any alternate means of satisfying the secondary access options set forth hereunder shall reasonably satisfy the intent and purpose of the fire code adopted by the City of Sheridan.

The secondary access route shall provide access to an approved dedicated public street by one of the following methods:

(a) The physical construction of additional roadway within the boundaries of the subdivision or through adjoining property; or

(b) Access by means of a physical connection to a transportation corridor shown in the transportation plan adopted by the City of Sheridan.

(c) Access route confirmed through the adjoining property with the consent of the adjoining landowner. Said access shall be at a minimum defined by written easement, and plans for the construction of the connecting roadway shall be provided by a civil engineer licensed in the State of Wyoming; or

(d) If a written easement cannot be secured from the adjoining landowner to satisfy alternative (c), above, then the secondary access route requirement may be satisfied only with approval of City Council if the following criteria are satisfied:

1. Evidence that negotiations were attempted with the adjoining landowners to secure a written easement described in alternative (c), above, but such an easement could not be secured;

2. The proposed secondary access point connects to exterior boundary line of the new subdivision in a location which is logical for future road construction/extension through adjoining properties as provided by paragraph (C) above;

3. Written notice was delivered to the landowners owning property adjoining the possible future secondary access point notifying such landowner of (i) the location of the proposed access point and (ii) that approval of the possible secondary access connection to the adjoining landowner's property is being sought by the City Council and the date of the City Council meeting at which the matter will be reviewed. Such notice must be delivered to the adjoining landowner at least forty days prior to City Council's review.

2. A variance to grant approval of the "hammerhead" turnaround design at Bluffs Lane instead of a cul-de-sac.

City Code – Appendix B – Article 5- 504 – E.(9) Dead-end streets are prohibited except where they may be necessary to provide future access to adjacent, undeveloped property. In that event, temporary turnarounds may be required on the dead-end street until the adjacent property is developed and the street is extended. All temporary turnarounds shall meet the minimum radius and dimensions of a permanent cul-de-sac.

3. A variance to grant approval of the length of Valley View Drive to approximately 1000 feet, which would measure longer than what is permissible per Sheridan Subdivision Regulations.

City Code – Appendix B – Article 5- 504 – E.(4) Cul-de-sacs shall be no longer than five hundred feet from the center of the turnaround to the centerline of the last intersecting street which is not a cul-de-sac. All cul-de-sacs shall have a minimum curb radius of fifty feet, a minimum right-of-way radius of sixty feet and be connected to the street right-of-way by a reverse curve of a seventy-fivefoot radius.

4. A variance to permit the proposed depth-to-front ratios of all non-compliant parcels in the subdivision. Parcels 1A, 1B, 2A, 3B, 4A, 4B, 5A, 5B, 6A, 7A, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, & 14B all have depth-to front-ratios greater than 2.5 to 1.

City Code – Appendix B – Article 5- 505 – C.(1) The depth-to-front ratio of lots shall not exceed 2.5 to 1. An average depth shall be determined for irregularly-shaped lots.

Staff Comments

Staff sent out 17 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press and a sign posted on the property.

Attachments

aerial

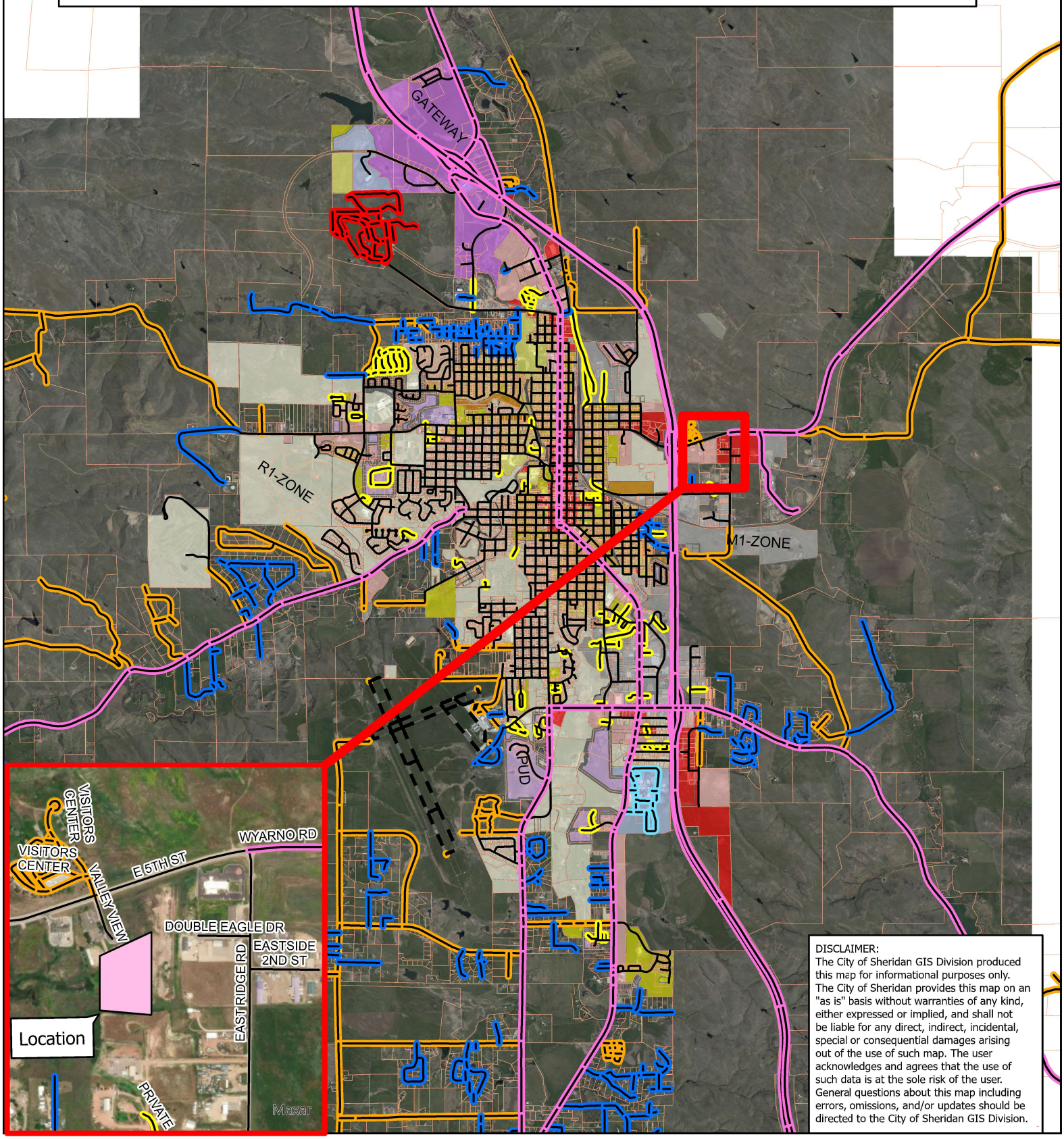
easement letter

Variance request

preliminary plat

Goss easement letter

Valley View Affordable Housing Addition



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.

CITY OF Sheridan WYOMING

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Miles 0 ¾ 1½

Date: 7/26/2023 12:55 PM

User: sgoodman



From: Darin Morgan darinm@precorp.coop
To: TheBluffs@protonmail.com; Date: Jul 5, 2023, 3:01 PM
0 Attachments

Mr. Shepardson,

We at PRECorp will have respectfully decline widening the easement on our South side. If you hav any further questions or concerns, feel free to contact me.

Thank you for your time,

Darin Morgan

Facilities Manager

Powder River Energy Corporation

200 S. Garner Lake Rd.

Gillette, WY. 82718

Telephone: (307) 685-3553

Cell #: (307) 257-4664

darinm@precorp.coop

From: TheBluffs <TheBluffs@protonmail.com>
Sent: Wednesday, July 5, 2023 12:33 PM

The Bluffs LLC, & The Ridge, LLC
1198 Lower Prairie Dog Rd
Sheridan, WY 82801
(307) 751-1841
thebluffs@protonmail.com

2023-06-14

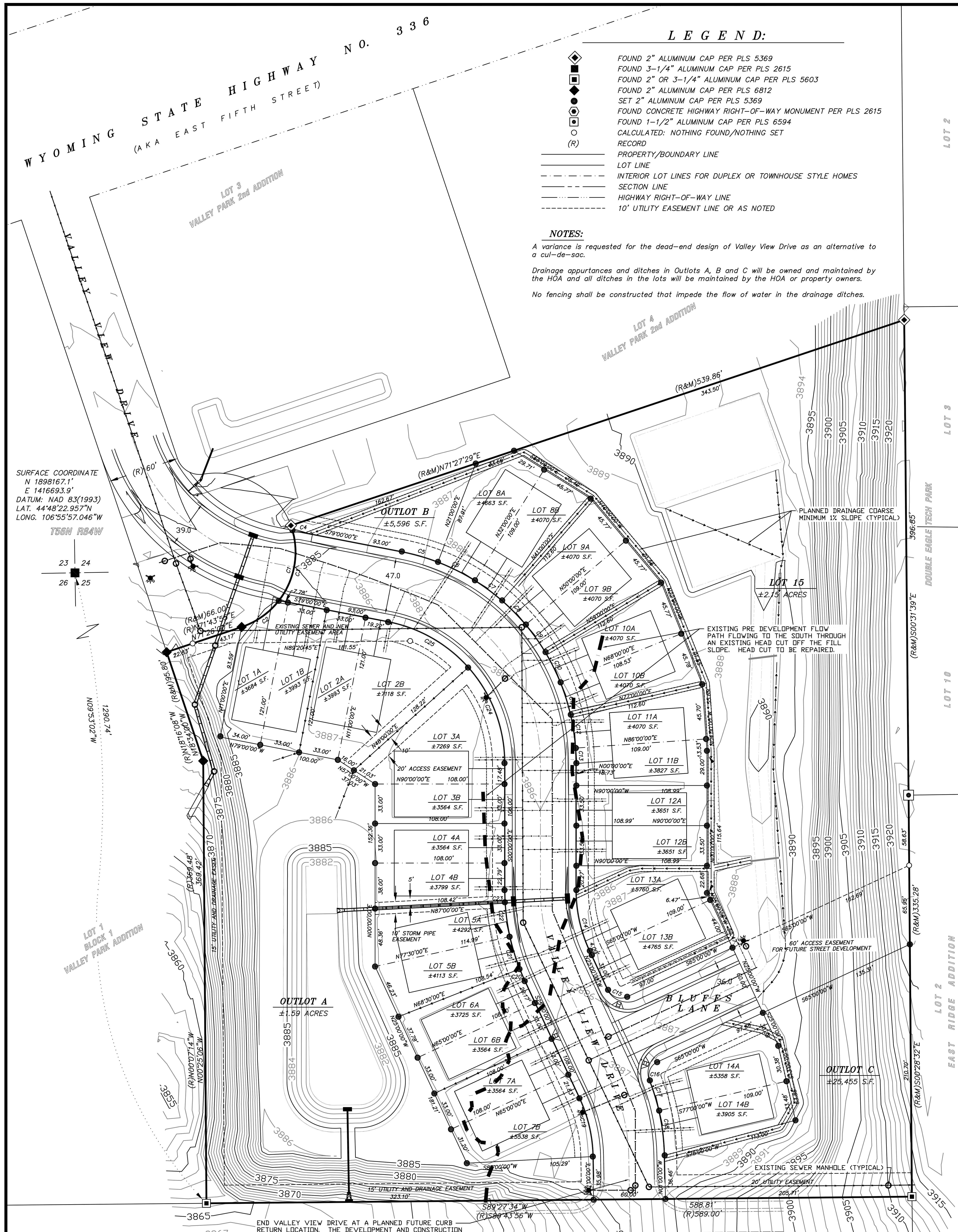
RE: Valley View Affordable Housing Addition, variance request.

To whom it may concern:

We write to you requesting a variance for depth to front ratio per subdivision code requirements. This is in regard to Lots 1A through 14B in the proposed Valley View Affordable Housing Addition subdivision. There will be a single building containing two separate single-family dwellings constructed on two combined lots. For example, Lot 1A and Lot 1B will have a single building constructed on the lot line with the lot line separating ownership of the two single-family dwellings within the building. Likewise, Lot 2A and Lot 2B will have a single building with two single-family dwellings and so forth through Lots 14A and Lot 14B.

Thank you for your consideration,

John Shepardson, Member



LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 5369
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" OR 3-1/4" ALUMINUM CAP PER PLS 5603
- FOUND 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 5369
- FOUND CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT PER PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 6594
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY/BOUNDARY LINE
- LOT LINE
- INTERIOR LOT LINES FOR DUPLEX OR TOWNHOUSE STYLE HOMES
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- 10' UTILITY EASEMENT LINE OR AS NOTED

NOTES:

A variance is requested for the dead-end design of Valley View Drive as an alternative to a cul-de-sac.

Drainage appurtances and ditches in Outlots A, B and C will be owned and maintained by the HOA and all ditches in the lots will be maintained by the HOA or property owners.

No fencing shall be constructed that impede the flow of water in the drainage ditches.

LOT #		MINIMUM SETBACK REQUIREMENTS (FT)			
		FRONT	REAR	SIDE	SIDE*
7A & 7B		15	15	5	0
14A & 14B		15	15	5	0
EXAMPLES ABOVE ARE CONSISTENT WITH ALL LOTS: 1 THRU 14					

* APPLIES WHERE BUILDINGS SHARE A COMMON WALL (A & B)

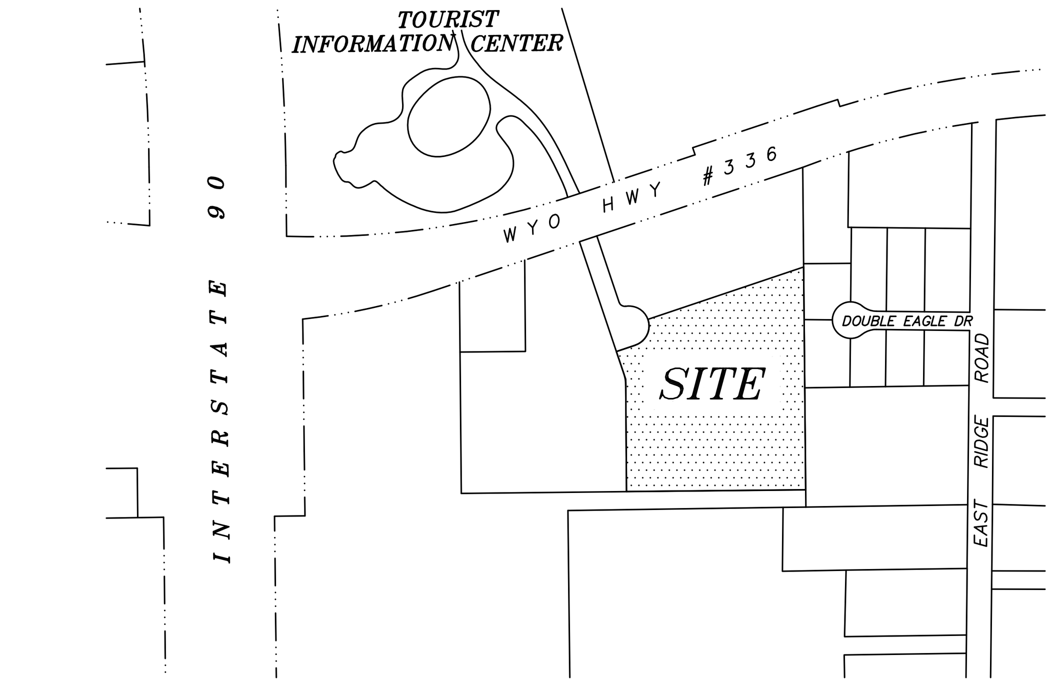
PRELIMINARY PLAT
OF

VALLEY VIEW AFFORDABLE HOUSING ADDITION

TO THE
CITY OF SHERIDAN, WYOMING

REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, WYOMING

AREA OF 29 LOTS = ±5.13 ACRES
AREA OF 3 OUTLOTS = ±2.30 ACRES
AREA OF ROADS = ± 1.09 ACRES
TOTAL = ±8.52 ACRES
ZONED: B-1



LOCATION MAP
NO TRUE SCALE

SCALE: 1"= 50'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, EAST CENTRAL ZONE 1983 (93), DISTANCES ARE ADJUSTED TO SURFACE BY THE DATUM ADJUSTMENT FACTOR OF 1.000235. TO CALCULATE WYOMING PLANE COORDINATES DIVIDE SHOWN SURFACE COORDINATES BY 1.000235.

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED THE BLUFFS, LLC & THE RIDGE, LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTY(S) OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **VALLEY VIEW AFFORDABLE HOUSING ADDITION**, IS A REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID TRACT CONTAINS 8.52 ACRES OF LAND, MORE OR LESS.

THE **VALLEY VIEW AFFORDABLE HOUSING ADDITION**, 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, OUTLOTS, AND EASEMENTS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, AND EASEMENTS.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND IT'S 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 LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

OUTLOT A IS A STORM RETENTION, DRAINAGE EASEMENT, AND OPEN SPACE WHICH IS OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES AND LEGAL ADJUSTMENTS.

OUTLOT B & OUTLOT C ARE UNDEVELOPED OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES AND LEGAL ADJUSTMENTS.

IN TESTIMONY WHEREOF:

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

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _______ DAY OF _______________ , _______ .

____
THE BLUFFS, LLC, & THE RIDGE, LLC
DEBORAH L. SHEPARDSON, _MEMBER_

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _______ DAY OF _______________ , _______ .

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _______________ .

____
NOTARY PUBLIC

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

ATTEST: VICE-CHAIRMAN CHAIRMAN

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 _______________, _________, 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 _______________ , 20_____ .

ATTEST: CITY CLERK MAYOR

DECLARATION EXTINGUISHING PREVIOUS PLATTING

(1) THIS PLAT IS A REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN DRAWER "V", PLAT NUMBER "19" AT THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

(2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THE PLAT.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	91°04'24"	66.00'	104.91'	N25°53'48"E	94.21'
C2	33°23'51"	66.00'	38.47'	N54°44'04"E	37.93'
C3	54°04'17"	66.00'	62.29'	N11°00'00"E	60.00'
C4	3°36'16"	66.00'	4.15'	N17°50'17"W	4.15'
C5	10°00'00"	180.00'	31.42'	N74°00'00"W	31.38'
C6	11°00'00"	180.00'	34.56'	N63°30'00"W	34.50'
C7	9°00'00"	180.00'	28.27'	N53°30'00"W	28.25'
C8	9°00'00"	180.00'	28.27'	N44°30'00"W	28.25'
C9	9°00'00"	180.00'	28.27'	N35°30'00"W	28.25'
C10	9°00'00"	180.00'	28.27'	N26°30'00"W	28.25'
C11	9°00'00"	180.00'	28.27'	N17°30'00"W	28.25'
C12	9°00'00"	180.00'	28.27'	N08°30'00"W	28.25'
C13	4°00'00"	180.00'	12.57'	N02°00'00"W	12.56'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C14	25°00'00"	120.00'	52.36'	S12°30'00"E	51.95'
C15	90°00'00"	12.00'	18.85'	S70°00'00"E	16.97'
C16	86°25'00"	12.00'	18.10'	S21°47'30"W	16.43'
C17	8°25'00"	180.00'	26.44'	N17°12'30"W	26.42'
C18	12°00'00"	180.00'	37.70'	N07°00'00"W	37.63'
C19	24°00'00"	120.00'	50.27'	N13°00'00"W	49.90'
C20	3°30'00"	180.00'	11.00'	S23°15'00"E	10.99'
C21	9°00'00"	180.00'	28.27'	S17°00'00"E	28.25'
C22	9°14'55"	180.00'	29.06'	S07°52'33"E	29.02'
C23	3°15'05"	180.00'	10.21'	S01°37'33"E	10.21'
C24	41°39'45"	120.00'	87.26'	N20°49'52"W	85.35'
C25	37°20'16"	120.00'	78.20'	N60°19'53"W	76.82'

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _______ O'CLOCK ___.M., THIS _______, DAY OF _______________ , 20 _______ , AND IS DULY RECORDED IN PLAT BOOK _______ , PAGE _______

FEE $ _________

_______________________ STAMP RECEIVING NUMBER _______________
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

I, THONE STEWART, DO HEREBY STATE 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 **VALLEY VIEW AFFORDABLE HOUSING ADDITION**, 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, AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
THONE STEWART
5369
PRELIMINARY
Date:
WYOMING

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

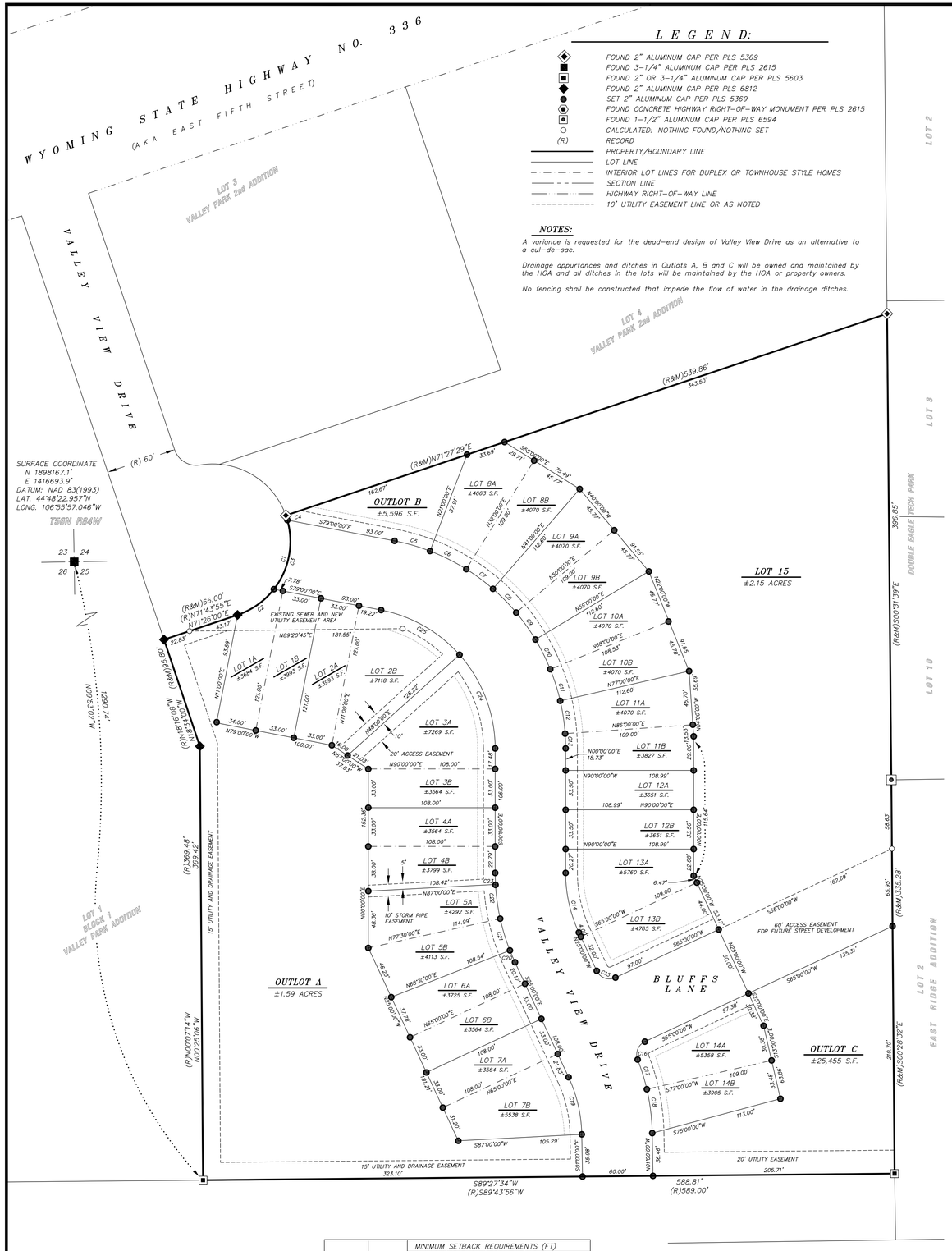
PRELIMINARY PLAT
OF
VALLEY VIEW AFFORDABLE HOUSING ADDITION
TO THE
CITY OF SHERIDAN, WYOMING

REPLAT OF LOT 5 & LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, WYOMING

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: THE BLUFFS, LLC & THE RIDGE, LLC
ATTN: JOHN SHEPARDSON
1198 LOWER PRAIRIE DOG ROAD
SHERIDAN, WY 82801

JN: 2018-013
DF: 2018-013D-Replat
TAB: Final Plat
PF: T2018-013
APRIL, 2023



L E G E N D:

- FOUND 2" ALUMINUM CAP PER PLS 5369
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" OR 3-1/4" ALUMINUM CAP PER PLS 5603
- FOUND 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 5369
- FOUND CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT PER PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 6594
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY/BOUNDARY LINE
- LOT LINE
- INTERIOR LOT LINES FOR DUPLEX OR TOWNHOUSE STYLE HOMES
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- 10' UTILITY EASEMENT LINE OR AS NOTED

NOTES:

A variance is requested for the dead-end design of Valley View Drive as an alternative to a cul-de-sac.

Drainage appurtances and ditches in Outlots A, B and C will be owned and maintained by the HOA and all ditches in the lots will be maintained by the HOA or property owners.

No fencing shall be constructed that impede the flow of water in the drainage ditches.

LOT #		MINIMUM SETBACK REQUIREMENTS (FT)			
		FRONT	REAR	SIDE	SIDE*
7A & 7B		15	15	5	0
14A & 14B		15	15	5	0
EXAMPLES ABOVE ARE CONSISTENT WITH ALL LOTS: 1 THRU 14					

* APPLIES WHERE BUILDINGS SHARE A COMMON WALL (A & B)

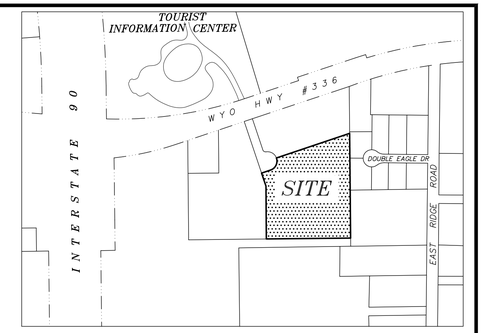
PRELIMINARY PLAT
OF

VALLEY VIEW AFFORDABLE HOUSING ADDITION

TO THE
CITY OF SHERIDAN, WYOMING

REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, WYOMING

AREA OF 29 LOTS = ±5.13 ACRES
AREA OF 3 OUTLOTS = ±2.30 ACRES
AREA OF ROADS = ± 1.09 ACRES
TOTAL = ±8.52 ACRES
ZONED: B-1



LOCATION MAP
NO TRUE SCALE

SCALE: 1"= 50'

−50 0 25 50 100 200

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, EAST CENTRAL ZONE 1983 (93). DISTANCES ARE ADJUSTED TO SURFACE BY THE DATUM ADJUSTMENT FACTOR OF 1.000235. TO CALCULATE WYOMING PLANE COORDINATES DIVIDE SHOWN SURFACE COORDINATES BY 1.000235.

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED THE BLUFFS, LLC & THE RIDGE, LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTY(S) OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **VALLEY VIEW AFFORDABLE HOUSING ADDITION**, IS A REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID TRACT CONTAINS 8.52 ACRES OF LAND, MORE OR LESS.

THE **VALLEY VIEW AFFORDABLE HOUSING ADDITION**, 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, OUTLOTS, AND EASEMENTS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, AND EASEMENTS.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND IT'S 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 LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

OUTLOT A IS A STORM RETENTION, DRAINAGE EASEMENT, AND OPEN SPACE WHICH IS OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES AND LEGAL ADJUSTMENTS.

OUTLOT B & OUTLOT C ARE UNDEVELOPED OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES AND LEGAL ADJUSTMENTS.

IN TESTIMONY WHEREOF:

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

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____ , _____ .

_____
THE BLUFFS, LLC, & THE RIDGE, LLC
DEBORAH L. SHEPARDSON, _MEMBER_

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , _____ .

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____ .

_____
NOTARY PUBLIC

DECLARATION EXTINGUISHING PREVIOUS PLATTING

(1) THIS PLAT IS A REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN DRAWER "V", PLAT NUMBER "19" AT THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

(2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THE PLAT.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	91°04'24"	66.00'	104.91'	N25°53'48"E	94.21'
C2	33°23'51"	66.00'	38.47'	N54°44'04"E	37.93'
C3	54°04'17"	66.00'	62.29'	N11°00'00"E	60.00'
C4	3°36'16"	66.00'	4.15'	N17°50'17"W	4.15'
C5	10°00'00"	180.00'	31.42'	N74°00'00"W	31.38'
C6	11°00'00"	180.00'	34.56'	N63°30'00"W	34.50'
C7	9°00'00"	180.00'	28.27'	N53°30'00"W	28.25'
C8	9°00'00"	180.00'	28.27'	N44°30'00"W	28.25'
C9	9°00'00"	180.00'	28.27'	N35°30'00"W	28.25'
C10	9°00'00"	180.00'	28.27'	N26°30'00"W	28.25'
C11	9°00'00"	180.00'	28.27'	N17°30'00"W	28.25'
C12	9°00'00"	180.00'	28.27'	N08°30'00"W	28.25'
C13	4°00'00"	180.00'	12.57'	N02°00'00"W	12.56'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C14	25°00'00"	120.00'	52.36'	S12°30'00"E	51.95'
C15	90°00'00"	12.00'	18.85'	S70°00'00"E	16.97'
C16	86°25'00"	12.00'	18.10'	S21°47'30"W	16.43'
C17	8°25'00"	180.00'	26.44'	N17°12'30"W	26.42'
C18	12°00'00"	180.00'	37.70'	N07°00'00"W	37.63'
C19	24°00'00"	120.00'	50.27'	N13°00'00"W	49.90'
C20	3°30'00"	180.00'	11.00'	S23°15'00"E	10.99'
C21	9°00'00"	180.00'	28.27'	S17°00'00"E	28.25'
C22	9°14'55"	180.00'	29.06'	S07°52'33"E	29.02'
C23	3°15'05"	180.00'	10.21'	S01°37'33"E	10.21'
C24	41°39'45"	120.00'	87.26'	N20°49'52"W	85.35'
C25	37°20'16"	120.00'	78.20'	N60°19'53"W	76.82'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THONE STEWART, DO HEREBY STATE 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 **VALLEY VIEW AFFORDABLE HOUSING ADDITION**, 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, AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
THONE STEWART
5369
PRELIMINARY
Date:
WYOMING

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

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

_____ _____
ATTEST: VICE-CHAIRMAN CHAIRMAN

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 _____, _____, 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 _____ , 20_____ .

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

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

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

FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

PRELIMINARY PLAT
OF

VALLEY VIEW AFFORDABLE HOUSING ADDITION

TO THE
CITY OF SHERIDAN, WYOMING

REPLAT OF LOT 5 & LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, WYOMING

RESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: THE BLUFFS, LLC & THE RIDGE, LLC
ATTN: JOHN SHEPARDSON
1198 LOWER PRAIRIE DOG ROAD
SHERIDAN, WY 82801

JN: 2018-01.3
DF: 2018-01.3D-Replat
TAB: Final Plat
PF: T2018-01.3
APRIL, 2023

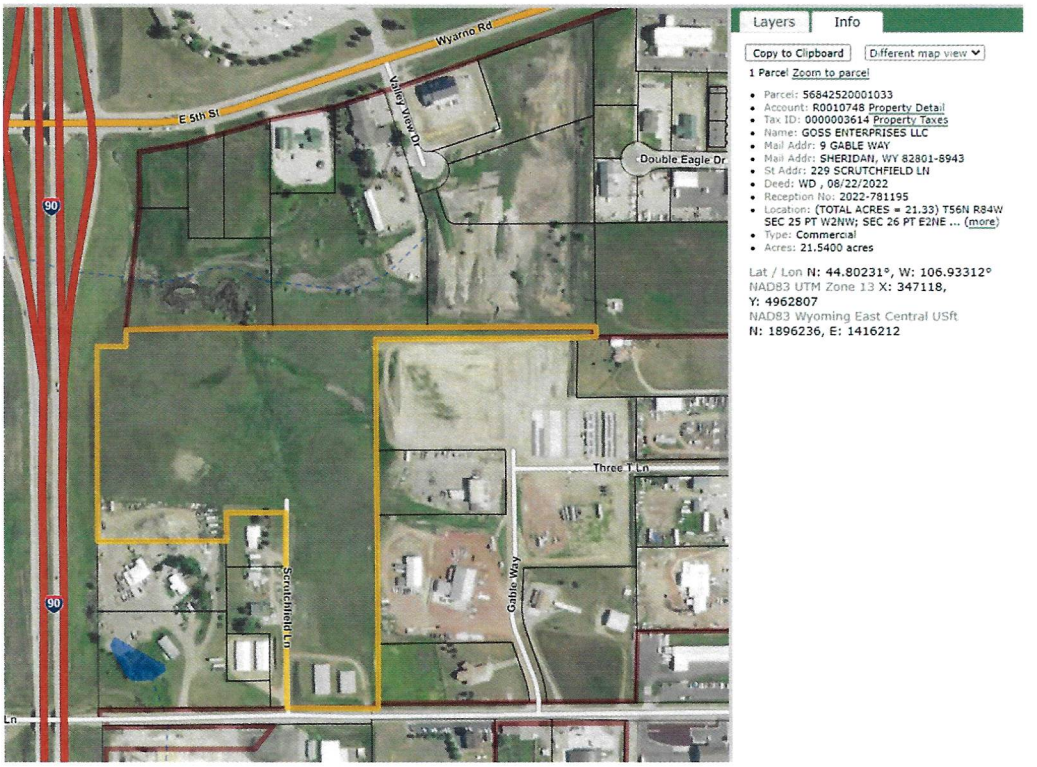
The Bluffs, LLC, & The Ridge, LLC
1198 Lower Prairie Dog Rd
Sheridan, WY 82801
(307) 751-1841
thebluffs@protonmail.com

2023-06-15

RE: Valley View Affordable Housing Addition, request for easement onto Goss Enterprises, LLC.

To whom it may concern:

On February 7, 2023, The Bluffs, LLC & The Ridge, LLC. contacted Goss Enterprises, LLC about obtaining an easement or right-of-way on there property to extend Valley View Drive for future expansion and development. Then with a follow up in person meeting with Goss Enterprises, LLC, it was stated that Goss Enterprises, LLC was not interested, at this time, to allow access from Valley View Drive onto their property or the desire to extend Valley View Drive.



Respectfully,

John Shepardson, Member

MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-25, RES 43-23 Final plat of the Whitney Project Subdivision. The applicants, Caro Land Co II LLC, Second Rung Wyoming LLC, Whitney Plaza Owner Association and Whitney Benefits, Inc, are requesting to subdivide .367 acres from 4 lots and 3 outlets into 16 lots and 2 outlots. Zoned PUD, Planned Unit Development. Located at 421 E Brundage St., 107 and 139 N Custer St. PIN 56842630203925, 56842630000110, 56842630204925, 56842630000310, 56842630204025, 56842630000210.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation to the City Council for PL-23-25, Resolution 43-23 Whitney Project Subdivision. The applicants, Caro Land Co II LLC, Second Rung Wyoming LLC, Whitney Plaza Owner Association and Whitney Benefits, Inc, are requesting to subdivide .367 acres from 4 lots and 3 outlets into 16 lots and 2 outlots. Zoned PUD, Planned Unit Development. Located at 421 E Brundage St., 107 and 139 N Custer St. PIN 56842630203925, 56842630000110, 56842630204925, 56842630000310, 56842630204025, 56842630000210.

Background

The Planning Commission considered and approved the preliminary plat for the Whitney Project Subdivision at their May 8th meeting. At that time the Commission did not place any particular conditions that would require revisions to the final plat, and the lot and configuration appears essentially unchanged from the preliminary plat.

To provide access to the 16 lots, the applicant is proposing that Outlot 1 (3101 square feet) and Outlot 2 (504 square feet) as access and utility easements, with Outlot 1 being a 20’ access and utility easement. Outlot 1 will be a private drive that is owned and maintained by the Homeowners Association (HOA) and will provide access to both Park Lane (Outlot F) and Brundage Street.

The property is .367 acres (15,986.52 square feet) of vacant property at the southwest corner of Brundage St and Custer St. The property is previously platted and zoned as a Planned Unit Development (PUD). The East Side PUD Submittal dated March, 2007 allows attached residential land use options. The property was previously Lot 31, Outlot 1, Outlot F, and Lot 32 of the Whitney Plaza Subdivision and Lot 1, Outlot 2, Lot 2, and Outlot FF of the Whitney Plaza Two Subdivision.

Lot 1: A 715 square foot lot on the northwest corner of the property.
Lots 2-8: Are 676 square foot lots on the west side of the property between Lots 1 and 9.
Lot 9: A 716 square foot lot on the southwest corner of the property.
Lot 10: A 1072 square foot lot on the northeast corner of the property.
Lots 11-12: Are 818 square foot lots on the east side of the property between Lots 10 and 13.
Lots 13-15: Are 817 square foot lots on the east side of the property between Lots 12 and 16.

Lot 16: A 1077 square foot lot on the southeast corner of the property.

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.

Future water will be connected to existing utilities in E. Brundage Lane and will be available to all lots. Future sewer will be connected to existing utilities in Park Lane and will be available to all lots. Staff sent out 23 nearest neighbor notifications as part of this application.

Staff Comments

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 and a sign posted on the property.

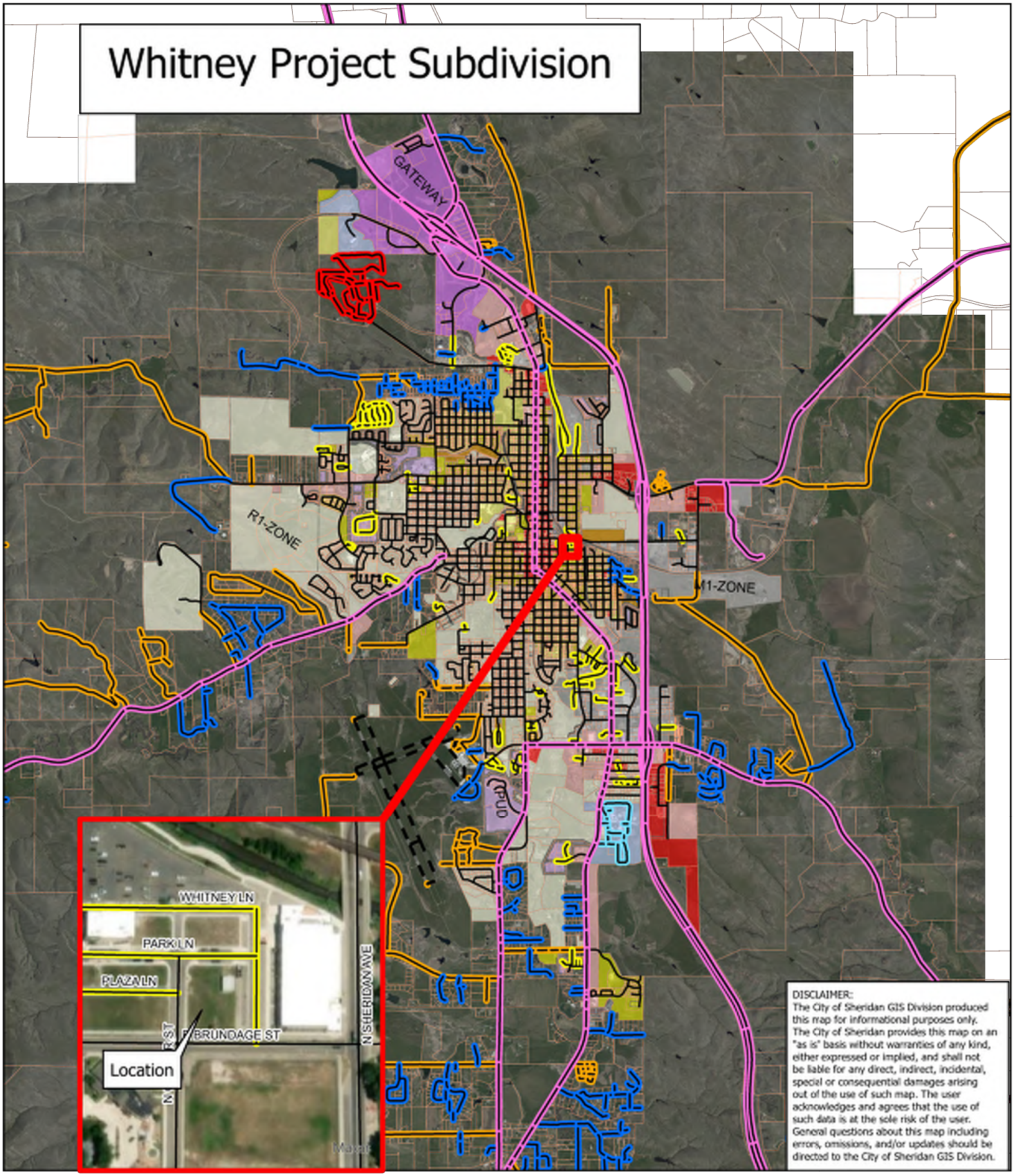
Attachments

aerial

final plat

resolution

Whitney Project 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.

CITY OF Sheridan WYOMING

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 ¾ 1½

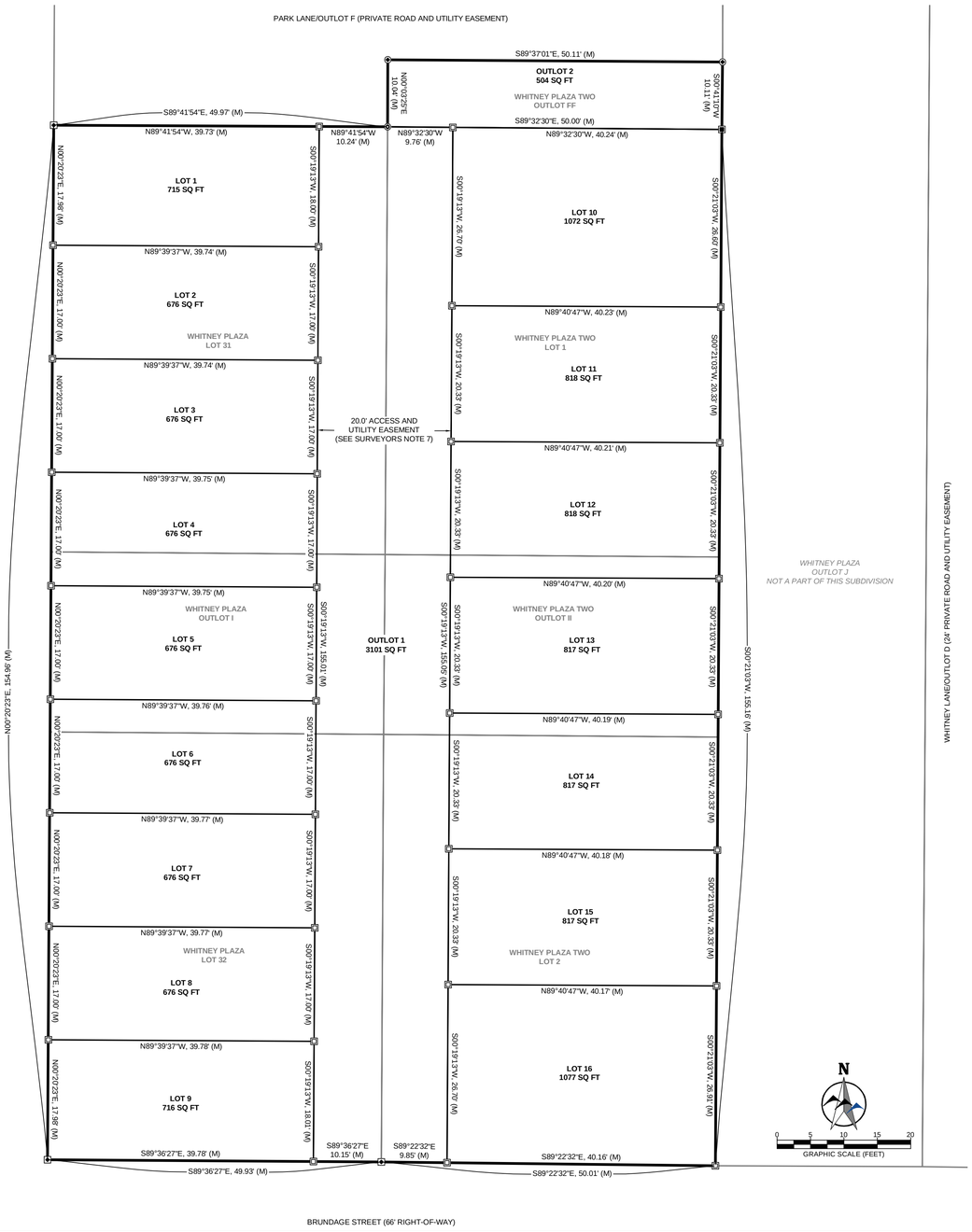
Date: 04/14/2023 10:35 AMUser: sgoodman

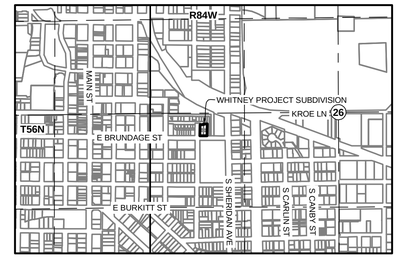
FINAL PLAT OF WHITNEY PROJECT SUBDIVISION

BEING LOTS 1 & 2, OUTLOT II, AND OUTLOT FF, WHITNEY PLAZA TWO AND LOTS 31 & 32 AND OUTLOT I, BLOCK 2, WHITNEY PLAZA TO THE CITY OF SHERIDAN WITHIN THE NW1/4SW1/4 OF SECTION 26, T56N, R84W, 6TH P.M. CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

LEGEND

- SET 2-1/2" ALUMINUM CAP PLS 14277
- FOUND 2" ALUMINUM CAP PLS 3864
- FOUND 2" ALUMINUM CAP PLS 3159
- FOUND REBAR
- FOUND MAG NAIL AND WASHER
- (M) MEASURED DISTANCE
- SUBDIVISION BOUNDARY





VICINITY MAP
1"=1000'

LANDOWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CARO LAND CO. II, LLC, SECOND RUNG WYOMING, LLC, WHITNEY PLAZA OWNER ASSOCIATION, AND WHITNEY BENEFITS, INC., BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS WHITNEY PROJECT SUBDIVISION IS LOCATED IN THE NW1/4SW1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 & 2, OUTLOT II, AND OUTLOT FF, WHITNEY PLAZA TWO TO THE CITY OF SHERIDAN WITHIN THE NW1/4SW1/4, SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

AND

LOTS 31 & 32 AND OUTLOT I, BLOCK 2, WHITNEY PLAZA TO THE CITY OF SHERIDAN WITHIN THE NW1/4SW1/4, SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

AND CONTAINS AN AREA OF 0.367 ACRE, MORE OR LESS, 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, 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.

EXECUTED THIS _____ DAY OF _____, 20_____, BY:

_____
CARO LAND CO. II, LLC, OWNER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 20_____, BY:

_____
WHITNEY PLAZA OWNER ASSOCIATION, OWNER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 20_____, BY:

_____
SECOND RUNG WYOMING, LLC, OWNER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 20_____, BY:

_____
WHITNEY BENEFITS, INC., OWNER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CERTIFICATE OF RECORDER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK THIS _____ DAY OF _____, 20____, AND IS DULY RECORDED IN BOOK _____, PAGE NO. _____, (OR AS PLAT NO. _____)

_____
COUNTY CLERK

MAYORAL CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS_____ DAY OF _____, 20_____.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATE OF CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THIS CITY OF SHERIDAN PLANNING COMMISSIONERS THIS_____ DAY OF _____, 20____.

ATTEST:

_____ _____
VICE-CHAIRMAN CHAIRMAN

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

ATTEST:

_____
DIRECTOR OF PUBLIC WORKS

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOTS 1 & 2, OUTLOT II, AND OUTLOT FF, WHITNEY PLAZA TWO TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AS RECORDED IN BOOK W, PLAT 76, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ADDITIONALLY THIS PLAT IS THE RE-SUBDIVISION OF LOTS 31 & 32 AND OUTLOT I, BLOCK 2, WHITNEY PLAZA TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AS RECORDED IN BOOK W, PLAT #59, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

I, DIRK THOMPSON, 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 WHITNEY PROJECT 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.

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

Professional Land Surveyor
DIRK THOMPSON
14277
Date
WYOMING

SURVEYORS NOTES

1. BASIS OF BEARING IS WYOMING STATE PLANE (EAST CENTRAL ZONE) (NAD83), GROUND DISTANCES. ELEVATION BASED ON NAVD88 DATUM.
2. LOTS ARE ZONED PUD.
3. SURVEY PERFORMED IN ACCORDANCE TO SHERIDAN CITY CODE APPENDIX B, SECTION 403.
4. RECORD OWNER: CARO LAND CO. II, LLC (WARRANTY DEED DOCUMENT #2021-771939), SECOND RUNG WYOMING, LLC (WARRANTY DEED DOCUMENT #2019-747653 AND WARRANTY DEED DOCUMENT #2021-771975), WHITNEY PLAZA OWNER ASSOCIATION (QUITCLAIM DEED DOCUMENT #605365) AND WHITNEY BENEFITS, INC. (WHITNEY PLAZA TWO RECORDED IN BOOK W, PAGE 76).
5. TOTAL ACREAGE OF SUBDIVISION = 0.367 ACRE.
6. TOTAL NUMBER OF LOTS = 18
7. OUTLOT 1 & 2 ARE DESIGNATED AS ACCESS AND UTILITY EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

WHITNEY PROJECT SUBDIVISION

PREPARED FOR:

INCLINE CIVIL, LLC.
101 EAST LOUCKS STREET #300
SHERIDAN, WY 82801

PREPARED BY:

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

NO.	REVISION	BY	DATE

SURVEYED BY: DCC
DRAWN BY: CJG
CHECKED BY: JPC
DATE: 5/11/2023

SHEET
1 of 1

CITY OF SHERIDAN
RESOLUTION 43-23

A RESOLUTION approving PL-23-25, the minor plat of the Whitney Project Subdivision, subdividing .367 acres from 4 lots and 3 outlots to 16 lots and 2 outlots. Zoned PUD Planned Unit Development. Located at 421 E Brundage St, 107 and 139 N Custer St.

WHEREAS, the minor plat of the Whitney Project 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 Whitney Project Subdivision, subdividing .367 acres from 4 lots and 3 outlots to 16 lots and 2 outlots, located at 421 E Brundage St, 107 and 139 N Custer St.

In approving the Whitney Project 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.

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 21st of August 2023.

_____

Richard Bridger, Mayor

ATTEST:

_____

Cecilia Good, City Clerk

MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-28, Resolution 44-23 final plat of the Sheridan Hills Subdivision. The applicants, Gateway Partners, LLC, are requesting to subdivide 10.39 acres from 1 tract into 84 lots and 4 outlots. Zoned GD Gateway District. Located at 2955 Real Bird Way, PIN 56841532101925.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation to the City Council for PL-23-28, Resolution 44-23 final plat of the Sheridan Hills Subdivision. The applicants, Gateway Partners, LLC, are requesting to subdivide 10.39 acres from 1 tract into 84 lots and 4 outlots. Zoned GD Gateway District. Located at 2955 Real Bird Way, PIN 56841532101925.

Findings of Fact

Prior to approving the final plat, the Planning Commission 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 official 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 run along Real Bird Way. Internal water and sewer lines will be installed under the proposed street network. Individual homes will be connected to these lines providing service to each individual lot.

Staff has no further comments at this time.

Background

The applicant, Sheridan Hills LLC, is requesting to subdivide 10.39 acres of unplatted land into 84 lots and 4 outlots, zoned MP (Master Plan) Gateway District. Located at 2955 Real Bird Way. PIN 56841532101925

The property is located to the east of Real Bird Way opposite Russell Drive, and to the west of Malcolm Wallop Park. The property is zoned MP Gateway District.

The applicant is proposing an 84-lot subdivision with 4 outlots.

Lot #	**Lot Type**	**Lot Size (Sq. Ft.)**	**Lot #**	**Lot Type**	**Lot Size (Sq. Ft.)**
1	SF	4,500	21	SF	4,443
2	SF	4,298	22	SF	4,700
3	SF	4,298	23	SF	4,378
4	SF	4,298	24	SF	4,675
5	SF	4,298	25A	DUP	4,538
6	SF	4,298	25B	DUP	5,086
7	SF	4,298	26A	DUP	4,316
8	SF	4,298	26B	DUP	3,480
9	SF	4,298	27A	DUP	3,274
10	SF	4,298	27B	DUP	4,101
11	SF	4,298	28A	DUP	4,881
12	SF	4,298	28B	DUP	4,770
13	SF	4,500	29A	DUP	5,386
14A	DUP	3,225	29B	DUP	4600,
14B	DUP	3,062	30A	TH	1,458
15	SF	4,764	30B	TH	1,284
16	SF	4,394	30C	TH	1,284
17	SF	4,411	30D	TH	1,284
18	SF	4,699	30E	TH	1,284
19	SF	4,362	30F	TH	1,458
20	SF	4,382	31A	TH	1,194
Lot #	Lot Type	Lot Size (Sq. Ft.)	Lot #	Lot Type	Lot Size (Sq. Ft.)
31B	TH	1,194	36B	TH	1,356
31C	TH	1,194	36C	TH	1,356
31D	TH	1,194	36D	TH	1,540
31E	TH	1,194	37A	TH	1,540
32A	TH	1,270	37B	TH	1,356
32B	TH	1,270	37C	TH	1,540
32C	TH	1,228	38A	TH	1,540
32D	TH	1,133	38B	TH	1,356
32E	TH	1,039	38C	TH	1,540
33A	TH	1,540	39A	TH	1,540

33B	TH	1,356	39B	TH	1,356
33C	TH	1,356	39C	TH	1,356
33D	TH	1,540	39D	TH	1,540
34A	TH	1,540	40A	TH	1,512
34B	TH	1,356	40B	TH	1,332
34C	TH	1,540	40C	TH	1,332
35A	TH	1,540	40D	TH	1,512
35B	TH	1,356	41A	TH	1,512
35C	TH	1,356	41B	TH	1,332
35D	TH	1,540	41C	TH	1,332
36A	TH	1,540	41D	TH	1,512

Lot type: SF – single family, DUP – duplex-style, TH – townhome-style

Per Appendix B Article 505 of the Sheridan Municipal Code, Every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least twenty-five feet on a public street or an unobstructed private easement or right-of-way of at least a twenty-five-foot width extending to a public street. The applicant is requesting the following width variances for the following lots:

Lot # Width at Front Setback

25B 22.6’
28A 21.9’
28B 20.8’
29A 22.5’

Per the Wrench Ranch Master Plan Phase 1, the mixed use planning area should have a rear yard setback of 15'. The applicant is requesting the following rear yard setback for lots 35A to 41D to be reduced from 15' to 10' to allow for an additional 5' building envelope. This variance will allow the developer to incorporate an optional single-family lot option in the Lots 35A-41D. As market conditions dictate, these lots may be re-platted in the future to provide for separated single-family homes, and a reduced setback can provide a larger building envelope and be more attractive to buyers. This variance, put in place now reduces the effort for this to an Administrative Replat per City Code, in lieu of requiring a complete Major Subdivision for this area.

A “limited exception” request is being sought based on conversation with City staff and interpretation of the Gateway Zoning District and Wrench Ranch Phase 1 Master Plan. The Master Plan zoning criteria is meant to support mixed-use home varieties, however in a townhome-style scheme the intent is to provide lots that encompass the building footprint and leaving no defined setback, while much of the yard area surrounding each building is owned and maintained by the subdivision HOA. The current Master Plan does not address this, and that while keeping within the height restrictions of the plan, viewshed impacts from the site neighboring properties/roadways will be limited to non-existent.

STREETS

The property will be accessed via Real Bird Way. Internal circulation will be via Pine Hills Drive and Russell Loop. All proposed right-of-ways (ROW) will have a 50-foot width and will be privately owned and maintained by the Home Owner's Association (HOA).

Street Name Lots Accessed

Pine Hills Drive 1-13, 14A/B, 15-24
Russell Loop 30-41 (All Units)
Real Bird Way (circle drive) 25A/B – 29A/B

UTILITIES

Water and sewer lines exist along Real Bird Way and a water main extends through the site. The applicant is proposing extensions of these lines into the development for their use.

EASEMENTS

The applicant is proposing a 10-foot utility easement along the front of each lot adjacent to the street ROW. The applicant is also proposing 30-foot utility easements and a 20-foot water easement within the site to extend water and sewer to townhome lots.

OPENSPACE

Per the Wrench Ranch Phase 1 Master Plan, 17% of the area must be dedicated as open space. The

proposed layout provides +/- 32% open space.

Staff has no further comment.

Staff Comments

Staff sent out 11 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press and a sign posted on the property.

Attachments

aerial
utility letters
Variance request
final plat
Resolution

Sheridan Hills Subdivision



GATEWAY

R1-ZONE

M1-ZONE

PUD

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.

CITY OF Sheridan WYOMING

N

Miles 0 ¾ 1½

Date: 05/02/2023 2:47 PM

User: sgoodman

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists

1470 SUGARLAND DRIVE, SUITE 1 • SHERIDAN, WY 82801
307.672.9310 • www.m-m.net

August 1, 2023

John E Rice and Sons
PO Box 4039
Sheridan, WY 82801

CERTIFIED MAIL
TRACKING NO:
70223330000049329377

Re: 2nd Notice - Proposed Easement Vacation
Tract 1, Wrench Ranch Hills ~ Phase 1

To Whom it May Concern:

In accordance with City of Sheridan Municipal Code Appendix B, Section 205 (c), this letter serves to request acknowledgment that there is no issue with vacating existing underground irrigation easements situated in Tract 1, Wrench Ranch Hills ~ Phase 1 in Sheridan, Wyoming (highlighted in yellow on the attached plat).

Our research indicates the existing easement highlighted in yellow on said plat DO NOT have active facilities and water rights within the area have been detached.

If you have any questions concerning the proposed easement vacation, please contact me at 307-675-7716. Please respond in writing, email preferred to tmarkham@m-m.net by 8/10/23.

Thanks for your time.

Sincerely,

Morrison-Maierle
Tyson Markham, PE
Project Engineer

Enc. Highlighted Plat – Wrench Ranch Hills ~ Phase 1

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists

1470 SUGARLAND DRIVE, SUITE 1 • SHERIDAN, WY 82801
307.672.9310 • www.m-m.net

July 13, 2023

John E Rice and Sons
PO Box 4039
Sheridan, WY 82801

Re: Proposed Easement Vacation
Tract 1, Wrench Ranch Hills ~ Phase 1

To Whom it May Concern:

In accordance with City of Sheridan Municipal Code Appendix B, Section 205 (c), this letter serves to request acknowledgment that there is no issue with vacating existing underground irrigation easements situated in Tract 1, Wrench Ranch Hills ~ Phase 1 in Sheridan, Wyoming (highlighted in yellow on the attached plat).

Utility locates indicate the existing easement highlighted in yellow on said plat DO NOT have active facilities and water rights within the area have been detached.

If you have any questions concerning the proposed easement vacation, please contact me at 307-675-7716. Please respond in writing, email preferred to tmarkham@m-m.net by 7/21/23.

Thanks for your time.

Sincerely,

Morrison-Maierle
Tyson Markham, PE
Project Engineer

Enc. Highlighted Plat – Wrench Ranch Hills ~ Phase 1

FINAL PLAT
WRENCH RANCH HILLS ~ PHASE 1
LOCATED IN A PORTION OF THE W1/2, SECTION 15, T56N, R84W, 6TH P.M., SHERIDAN WYOMING

CERTIFICATE OF OWNER

Know by all men by these presents that the undersigned John E. Rice & Sons, Inc., being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Wrench Ranch Hills ~ Phase One, is located in a part of W½, Section 15, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

BEGINNING at a point which is located South 00°20'09" West a distance of 2319.44 feet from the Southeast Corner of Section 9, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming;
Thence North 90°00'00" East 350.40 feet;
Thence North 00°20'09" East 106.14 feet;
Thence South 89°39'51" East 60.00 feet;
Thence South 89°39'51" East 182.31 feet;
Thence South 74°30'51" East 188.66 feet;
Thence with a non-tangent curve to the right with an arc length of 1287.97 feet, a radius of 1030.00 feet, a delta angle of 71°38'45", a chord bearing of North 51°18'32" East and a chord length of 1205.68 feet;
Thence with a reverse curve to the left with an arc length of 358.43 feet, a radius of 270.00 feet, a delta angle of 76°03'40", a chord bearing of North 49°06'04" East and a chord length of 332.68 feet;
Thence North 11°04'14" East 62.52 feet;
Thence with a curve to the left with an arc length of 31.42 feet, a radius of 20.00 feet, a delta angle of 90°00'00", a chord bearing of North 33°55'46" West and a chord length of 28.28 feet;
Thence North 11°04'14" East 120.00 feet;
Thence North 78°55'46" West 379.72 feet;
Thence North 11°04'14" East 42.17 feet;
Thence North 65°23'00" East 106.12 feet;
Thence North 11°04'14" East 547.86 feet;
Thence North 14°29'45" West 187.12 feet to a point on the South Right-of-Way of Interstate 90;
Thence along said Right-of-Way South 53°45'27" East 464.48 feet to a Point on the West Right-of-Way of State Highway 338 (aka Decker Highway);
Thence along said Right-of-Way South 14°56'04" East 592.90 feet;
Thence continuing along said Right-of-Way with a curve to the left with an arc length of 373.01 feet, a radius of 761.61 feet, a delta angle of 28°03'42", a chord bearing of South 29°04'04" East and a chord length of 369.30 feet;
Thence leaving said Right-of-Way South 72°24'01" West 109.06 feet;
Thence South 03°39'08" East 323.67 feet;
Thence South 39°14'29" West 1100.62 feet;
Thence South 04°12'01" West 183.91 feet;
Thence South 64°27'22" East 217.23 feet;
Thence South 58°44'18" East 153.78 feet;
Thence South 78°04'17" East 86.48 feet;
Thence South 22°29'12" East 61.36 feet;
Thence South 67°30'48" West 40.00 feet;
Thence South 30°31'53" West 282.13 feet;
Thence South 20°02'04" East 55.00 feet;
Thence South 14°57'56" West 160.00 feet;
Thence South 10°57'56" West 360.00 feet;
Thence South 00°02'04" East 290.00 feet;
Thence South 15°52'17" West 93.52 feet;
Thence North 19°26'21" West 559.82 feet;
Thence North 42°09'56" West 252.66 feet;
Thence North 87°02'04" West 165.64 feet;
Thence North 57°15'04" West 69.12 feet;
Thence South 89°29'31" West 286.90 feet;
Thence South 00°45'50" West 394.13 feet;
Thence with a non-tangent curve to the left with an arc length of 126.82 feet, a radius of 1023.40 feet, a delta angle of 07°06'01", a chord bearing of North 59°55'06" West and a chord length of 126.74 feet;
Thence South 00°20'07" West 49.31 feet;
Thence with a non-tangent curve to the left with an arc length of 368.06 feet, a radius of 979.40 feet, a delta angle of 21°31'55", a chord bearing of North 72°57'39" West and a chord length of 365.90 feet;
Thence North 83°12'24" West 513.04 feet to a point on the West line of Section 15;
Thence along Said West line North 00°20'09" East 1115.21 feet;
Thence continuing along said West line North 00°20'09" East 241.50
to the point of BEGINNING, having an area of 94.99 Acres, more or less, 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, blocks, streets and easements, and

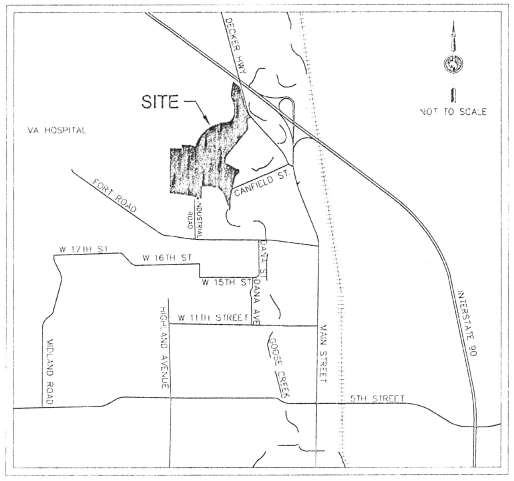
That the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lanes within the boundary lines of the plat, as indicated, and not a reacy 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, reinstaling, 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 and portions of Outlot A, Outlot B, and Outlot C are hereby dedicated to the City of Sheridan and its licensees for public use, to accommodate the drainage facilities, surface flow, and/or storage of storm waters. Drainage areas shall be kept free of all structures or other impediments not related to drainage.

Outlot A, Outlot B, and Outlot C, as designated on this plat, are hereby dedicated to the City of Sheridan as open space.

Tracts 2 and 3, as designated on this plat, are reserved by John E. Rice and Sons, Inc. as future open space and/or public right-of-way. Maintenance and interim use of said tracts by John E. Rice and Sons, Inc. per Wrench Ranch Phase I Master Plan.



Irrigation easements, both underground and ditch, as designated on this plat are hereby reserved by John E. Rice & Sons, Inc. and its licensees for private use, to accommodate the flow or storage of irrigation waters and shall be kept free of all structures or other impediments not related to irrigation.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 23 day of November, 2009.

By: Nettje, President

STATE OF WYOMING)
) ss.
SHERIDAN COUNTY)

The foregoing instrument was acknowledged before me on this 23 day of November, 2009, by Nettje

Witness my hand and official seal.

Notary Public

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, and certified this 17 day of February, 2010, 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 9 day of Nov. 2009.

Attest: Vice-Chairman

Chairman

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

Approved by the City of Sheridan, Wyoming, this 18 day of February, 2009.

Attest: City Clerk

Mayor

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 4:00 o'clock P. m., This 18 day of FEBRUARY, 2009. And is duly recorded in Book W 2010 Page No. 64.

County Clerk

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of a part of Block 1, SUBURBAN HOMES COMPANY ADDITION, as recorded in Book "A" of Plats, Page 36, Plat S-36, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

CERTIFICATE OF SURVEY

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 is a true, correct and complete plat of Wrench Ranch Hills ~ Phase One, 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.

Professional Land Surveyor WILLIAM E. PUGH 5300 WYOMING

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

FINAL PLAT
FOR
WRENCH RANCH HILLS ~ PHASE 1

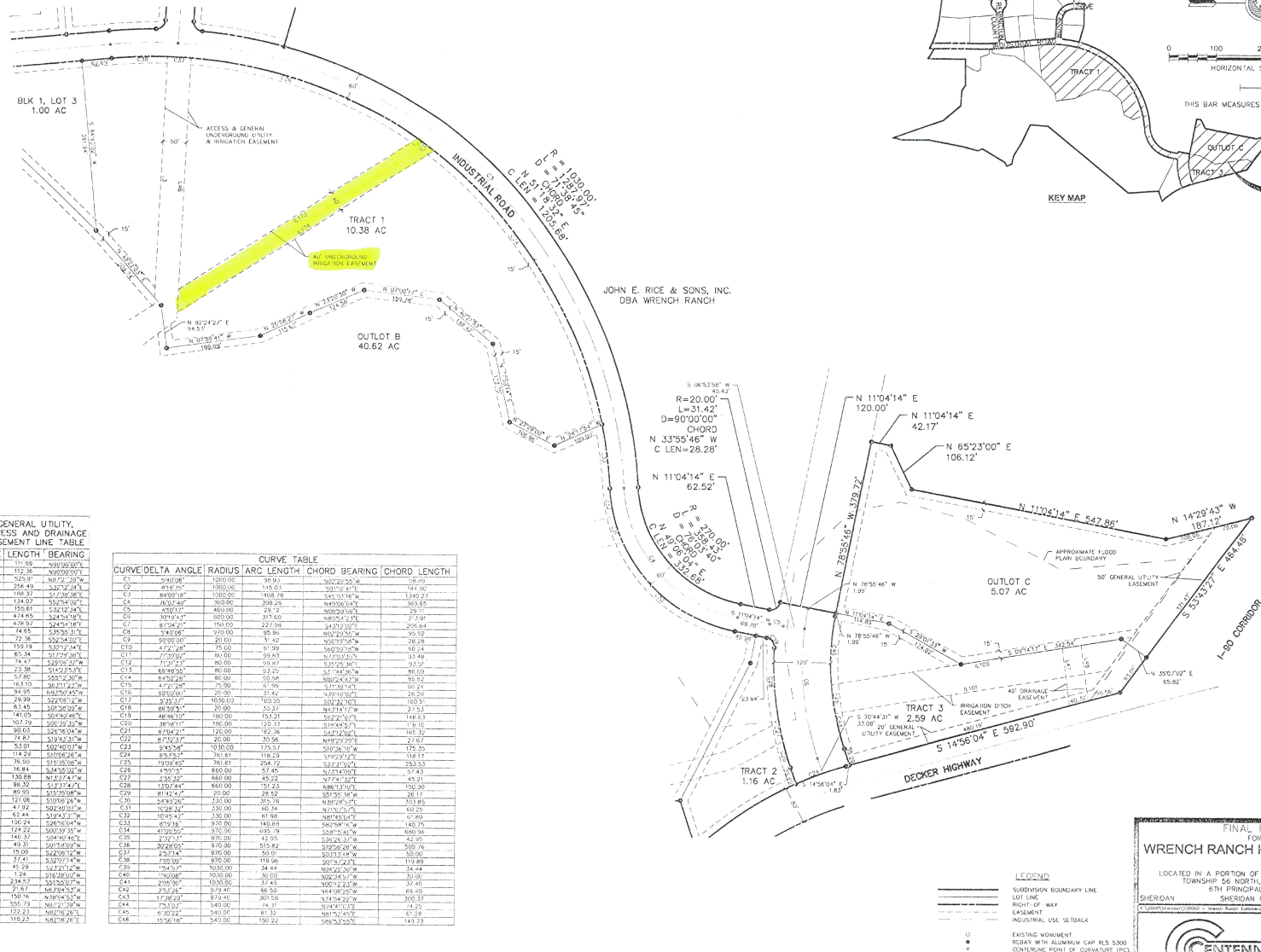
LOCATED IN A PORTION OF THE W1/2, SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN
SHERIDAN SHERIDAN COUNTY WYOMING

X:\2007\Version\500000 - Wrench Ranch Commercial Subdivision\dwg\070500 - FINAL PLAT.dwg

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307) 672-1711

DATE 11/23/09 12:12 pm
SHEET 1 OF 4

W-644
1-4



IRRIGATION EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
IL100	642.79	S09°31'57"E
IL101	581.61	S09°14'17"E
IL102	23.64	S40°05'08"E
IL103	109.11	S27°47'51"E
IL104	171.60	S14°11'00"E
IL105	33.08	S53°52'28"W
IL106	126.25	S82°01'33"W
IL107	94.37	N84°00'30"W
IL108	124.51	S53°35'52"W
IL109	66.73	S73°47'35"W
IL110	86.54	S24°55'00"W
IL111	76.90	S15°55'09"W
IL112	114.29	S10°06'26"W
IL113	53.01	S02°40'07"W
IL114	74.87	S19°43'31"W
IL115	90.03	S26°16'04"W
IL116	107.79	S09°39'39"W
IL117	141.06	S04°40'46"E
IL118	63.45	S01°58'09"W
IL119	31.00	S22°06'12"W
IL120	38.97	S32°07'14"W
IL121	37.17	S23°27'17"W
IL122	42.62	S16°38'00"W
IL123	137.76	S6°31'21"W
IL124	103.90	S35°52'20"W
IL125	49.37	S40°46'25"W
IL126	58.76	S64°22'49"W
IL127	78.26	S45°34'09"W
IL128	124.02	S33°37'04"W
IL129	158.59	S17°52'35"W
IL130	71.51	S23°36'18"W
IL131	121.13	S18°21'25"E
IL132	69.28	S05°20'35"E
IL133	76.32	S28°17'18"W
IL134	139.45	S10°13'46"E
IL135	6.87	S42°05'08"E
IL136	118.19	S27°47'51"E
IL137	203.39	S14°11'00"E
IL138	70.12	S53°52'28"W
IL139	141.16	S62°01'33"W
IL140	83.75	N84°00'30"W
IL141	116.12	S53°35'52"W
IL142	59.74	S73°47'35"W
IL143	67.51	S24°55'00"W
IL144	66.16	S15°55'09"W
IL145	109.78	S10°06'26"W
IL146	56.41	S02°40'07"W
IL147	83.15	S19°43'31"W
IL148	83.23	S26°16'04"W
IL149	96.84	S09°39'39"W
IL150	141.51	S04°40'46"E
IL151	72.88	S01°58'09"W
IL152	41.61	S22°06'12"W
IL153	38.51	S32°07'14"W
IL154	31.75	S23°27'17"W
IL155	57.48	S16°38'00"W
IL156	152.18	S6°31'21"W
IL157	96.04	S35°52'20"W
IL158	52.66	S40°46'25"W
IL159	60.49	S64°22'49"W
IL160	67.31	S45°34'09"W
IL161	114.31	S33°37'04"W
IL162	154.99	S17°52'35"W
IL163	58.16	S23°36'18"W
IL164	110.61	S18°21'25"E
IL165	89.91	S06°20'35"E
IL166	74.57	S38°17'18"W
IL167	66.75	S10°13'46"E
IL168	2.22	N89°20'31"E
IL169	70.43	S5°10'04"E
IL170	171.52	S8°02'04"E
IL171	277.21	S42°08'36"E
IL172	506.99	S10°26'21"E
IL173	593.05	S32°12'34"E
IL174	636.53	S32°12'34"E

GENERAL UTILITY, ACCESS AND DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	111.99	N90°00'00"E
L2	112.36	N90°00'00"E
L3	525.8'	N87°22'39"W
L4	256.49	S32°12'34"E
L5	166.37	S12°08'38"E
L6	134.07	S52°54'09"E
L7	155.61	S32°12'34"E
L8	424.65	S24°54'18"E
L9	428.97	S24°54'18"E
L10	74.65	S35°55'31"E
L11	72.36	S52°54'09"E
L12	159.19	S32°12'34"E
L13	65.34	S17°59'36"E
L14	74.47	S29°06'36"E
L15	23.38	S14°23'53"E
L16	57.80	S55°22'50"W
L17	163.10	S8°31'22"W
L18	94.95	N83°56'45"W
L19	29.99	S22°58'12"W
L20	63.45	S01°58'09"W
L21	141.05	S04°40'46"E
L22	107.79	S09°39'39"W
L23	90.03	S26°16'04"W
L24	74.87	S19°43'31"W
L25	53.01	S02°40'07"W
L26	114.29	S10°06'26"W
L27	76.90	S15°55'09"W
L28	16.84	S34°53'09"W
L29	130.88	N13°37'47"W
L30	98.32	S12°37'47"E
L31	89.99	S15°55'09"W
L32	121.06	S10°06'26"W
L33	47.92	S02°40'07"W
L34	62.44	S19°43'31"W
L35	100.24	S26°16'04"W
L36	124.22	S09°39'39"W
L37	140.37	S04°40'46"E
L38	49.31	S01°58'09"W
L39	15.09	S82°06'12"W
L40	37.41	S32°07'14"W
L41	45.29	S23°27'17"W
L42	1.24	S16°38'00"W
L43	234.57	S61°50'07"W
L44	21.67	N87°04'53"W
L45	150.16	N38°04'53"W
L46	555.79	N82°21'09"W
L47	122.23	N82°18'26"E
L48	119.23	N82°18'26"E

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°40'08"	1000.00	98.92	N00°22'50"W	98.88
C2	8°38'05"	1000.00	145.03	S01°10'41"E	144.90
C3	84°03'16"	1000.00	1468.28	S45°13'16"W	1340.27
C4	76°30'46"	300.00	398.76	N49°08'04"E	369.65
C5	4°50'17"	400.00	29.72	N08°29'08"E	29.71
C6	50°11'39"	400.00	317.60	N30°54'23"E	307.69
C7	87°04'21"	150.00	227.98	S43°37'05"E	206.64
C8	5°40'08"	970.00	95.96	N00°22'50"W	95.92
C9	90°00'00"	20.00	31.42	N56°10'54"W	28.28
C10	67°21'28"	75.00	81.99	S60°50'10"W	50.24
C11	21°00'02"	80.00	29.83	N33°03'53"E	29.48
C12	71°31'13"	80.00	99.87	S35°05'36"E	93.51
C13	86°48'50"	80.00	93.20	S21°44'36"W	88.09
C14	84°52'26"	80.00	98.96	N80°24'43"W	90.82
C15	47°27'28"	75.00	61.99	S71°10'14"E	60.24
C16	90°00'00"	20.00	31.42	N39°10'09"E	28.28
C17	5°35'17"	1030.00	100.50	S00°32'10"E	100.51
C18	86°39'51"	20.00	30.37	N43°14'17"W	27.63
C19	48°46'10"	180.00	153.21	S62°22'30"E	148.63
C20	38°14'11"	180.00	120.13	S18°45'53"E	118.00
C21	8°04'21"	120.00	182.36	S45°12'09"E	165.32
C22	87°32'37"	20.00	30.56	N49°20'39"E	27.67
C23	9°45'08"	1030.00	175.37	S10°36'10"W	175.15
C24	85°57'27"	761.61	118.29	S19°29'12"E	118.17
C25	19°09'45"	761.61	254.72	S33°31'50"E	253.53
C26	8°14'22"	680.00	57.45	N75°14'09"E	57.43
C27	4°36'32"	660.00	45.22	N77°41'32"E	45.21
C28	13°07'44"	660.00	151.23	N86°13'10"E	150.90
C29	81°43'52"	20.00	28.52	S51°55'38"W	26.17
C30	54°49'26"	330.00	315.76	N38°28'57"E	303.85
C31	10°28'32"	330.00	60.34	N70°10'42"E	60.25
C32	10°45'42"	330.00	61.98	N81°49'04"E	61.89
C33	6°19'16"	970.00	146.84	S82°58'16"W	146.71
C34	41°35'50"	970.00	695.78	S58°15'41"W	680.98
C35	2°12'11"	970.00	42.95	S36°26'37"W	42.95
C36	30°26'05"	970.00	515.82	S19°56'28"W	509.76
C37	2°32'14"	970.00	50.01	S03°13'54"W	50.00
C38	7°05'09"	970.00	119.96	S01°47'23"E	119.89
C39	1°54'57"	1030.00	34.44	N04°22'30"W	34.44
C40	1°40'08"	1030.00	30.00	N02°36'57"W	30.00
C41	2°05'06"	1030.00	37.45	N00°42'23"W	37.45
C42	3°57'26"	979.40	66.50	N64°08'26"W	66.49
C43	17°58'29"	979.40	301.56	N74°54'22"W	300.37
C44	7°53'03"	540.00	74.31	N74°41'03"E	74.25
C45	6°30'22"	540.00	61.32	N67°57'45"E	61.28
C46	15°36'18"	540.00	150.22	S69°53'55"E	149.73

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY
- EASEMENT
- INDUSTRIAL USE SETBACK
- EXISTING MONUMENT
- RCBAY WITH ALUMINUM CAP RLS 5300 CENTERLINE POINT OF CURVATURE (PCC), POINT OF TANGENCY (PT) OR POINT OF INTERSECTION (PI)

FINAL PLAT
FOR
WRENCH RANCH HILLS ~ PHASE 1

LOCATED IN A PORTION OF THE W1/2, SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN

SHERIDAN — SHERIDAN COUNTY — WYOMING

K:\2020\Drawings\20080 - Wrench Ranch Commercial Subdivision\dwg\20820 - FINAL PLAT.dwg

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307)672-1713
890 South Miller Ave. - Gillette, WY 82716 - (307)682-1141

DATE 11/23/09 11:11 am

SHEET 4 OF 4

W-64-4-4

Thomas Tucker

From: Pierson, Nathan A <Nathan.Pierson@charter.com>
Sent: Wednesday, July 5, 2023 3:55 PM
To: Thomas Tucker
Subject: RE: Vacation of Platted Easements

Hello Thomas. Charter/Spectrum has no issues with the vacation of easements in Tract 1, Wrench Ranch Hills - Phase 1.

Nathan Pierson
Construction Coordinator
Charter Communications
140 E Loucks St
Sheridan, WY 82801
(307)752-8900

From: Thomas Tucker <thomas@prestfeldt.com>
Sent: Wednesday, July 5, 2023 2:20 PM
To: MDU: Chris Lawler (christopher.lawler@mdu.com) <christopher.lawler@mdu.com>; MDU: Brandon Jordan (brandon.jordan@mdu.com) <brandon.jordan@mdu.com>; Allen, Shelby <Shelby.Allen@lumen.com>; Pierson, Nathan A <Nathan.Pierson@charter.com>; Zjon May <zjon.may@range.net>; Nathan Rager <nrager@sheridanwy.gov>
Subject: [EXTERNAL] Vacation of Platted Easements

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

To whom it may concern,
At the eleventh hour I'm tasked to reaching out concerning the Vacation of Easements in Tract 1, Wrench Ranch Hills ~ Phase 1.

If I can get an acceptance letter ASAP it would be "GRATLY APPRECIATED" as now this is the only thing holding up the Final Plat submittal.

If you have any questions, please let me know.

Thanks,
Thomas

PRESTFELDT SURVEYING, LLC
Thomas D. Tucker, PLS
2340 Wetlands Drive, Suite 100
Sheridan, WY 82801 USA
Phone (307)672-7415 Ext.3
thomas@prestfeldt.com
Registered in Wyoming,
Montana & Idaho

LUMEN

July 10, 2023

Prestfeldt Surveying, LLC
Attn Thomas Tucker, PLS

Re: Tract 1, Wrench Ranch Hills easement vacation

The above-mentioned Easement Vacation falls within CenturyLink's certified territory and can be provided telephone service under the Land Development Tariff on file with the Wyoming Public Service commission as of 1/28/2008. The easement shown on the proposed vacation is satisfactory for CenturyLink's purposes.

Please feel free to call me on 307-682-7241 if you have any questions or need more specific information.

Sincerely,

Shelby Allen

Shelby Allen
Field Engineer
Gillette Wyoming
Ph: 307-682-7241
Cell: 307-299-8468

MONTANA-DAKOTA
UTILITIES CO.
A Division of MDU Resources Group, Inc.

7/13/23

Thomas Tucker
Prestfeldt Surveying
2340 Wetlands Drive., Suite 100
PO Box 3082
Sheridan, WY 82801

Subject: Sheridan Hills Subdivision

I have reviewed the final plat of the proposed Sheridan Hills Subdivision, located within Sheridan County, Wyoming. MDU currently has electric and natural gas utilities along Real Bird Way, placed in easements from the Wrench Ranch Hills Subdivision. All existing utilities must be protected within easements shown in the Sheridan Hills Subdivision plat. MDU does approve of the plat as provided to us. Indicated easements are of adequate size and location to allow MDU to reasonably serve the customers within the subdivision and the surrounding area.

If you need anything further from me, please don't hesitate to ask.

Sincerely,

Brandon Jordan
Electric Engineer, Sr.
Montana-Dakota Utilities Co.
Sheridan, WY
307-674-3546

cc: file

RANGE

July 10, 2023

Thomas D. Tucker, PLS
Prestfeldt Surveying, LLC
2340 Wetlands Drive, STE 100
Sheridan, WY 82801

RE: Vacation of Easement in Tract 1, Wrench Ranch Hills ~ Phase 1
Sheridan, WY 82801

Mr. Tucker;

This letter serves to notify all parties involved, that A.C.T. (Advanced Communications Technology), DBA Range, approves of the vacation request for Tract 1, Wrench Ranch Hills ~ Phase 1, as received by our office and dated July 5, 2023. We do not currently have facilities in these corridors.

If you have any questions or comments, please contact me at (307) 673-0910 or email zjon.may@range.net Thank you.

Sincerely,

Zjon May

Zjon May
Regional Engineering Manager
Sheridan

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists

1470 SUGARLAND DRIVE, SUITE 1 • SHERIDAN, WY 82801
307.672.9310 • www.m-m.net

August 9, 2023

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

Re: Sheridan Hills Subdivision
M-M Project No. 10311.001

Dear Hanns:

This letter constitutes both a variance and "limited exception" request for consideration by the City of Sheridan Planning Commission on the above referenced project. The variances include the following:

- Lot widths at the front yard setback line for the four lots listed below and as shown on the enclosed drawing of Sheridan Hills Subdivision.
- A 10' rear setback variance for Lots 35-41, if a future single-family lot option is re-platted.

Lot Frontage Width Variance

Per Sheridan Municipal Code, Appendix B Subdivision Regulations, §505(5)(c), "Every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least twenty-five feet on a public street or an unobstructed private easement or right-of-way of at least a twenty-five-foot width extending to a public street".

The table below presents the actual frontage width at the setback as proposed for the subdivision.

Lot #	Width at Front Setback
25B	22.6'
28A	21.9'
28B	20.8'
29A	22.5'

These A/B designated lots are intended to be duplex-style homes, with a shared wall and driveway. As such, a shared driveway will likely span between 20' to 24' of the nearly 50' of frontage that each dual frontage covers.

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

1. No undue hardship is created for the development of the four lots in question. These lots are meant to be shared, and they become larger as the lot moves further back to approximately double in width. These lot sizes are expected to be desirable to both buyers and builders.

2. We have discussed this variance request with City staff and believe it is consistent with previous approved subdivisions throughout the community.

10' Rear Setback Variance

This variance was discussed with City Staff to incorporate an optional single-family lot option in the Lot 35-41 locations. As market conditions dictate, these lots may be re-platted in the future to provide for separated single-family homes, and a reduced setback can provide a larger building envelope and be more attractive to buyers. This variance, put in place now reduces the effort for this to an Administrative Replat per City Code, in lieu of requiring a complete Major Subdivision for this area.

The "limited exception" request is based on conversation with City staff and interpretation of the Gateway Zoning District and Wrench Ranch Phase 1 Master Plan. The Gateway District zoning criteria is meant to support mixed-use home varieties, however in a townhome-style scheme the intent is to provide lots that encompass the building footprint and leaving no defined setback, while much of the yard area surrounding each building is owned and maintained by the subdivision HOA. The current Master Plan does not address this, and we believe that while keeping within the height restrictions of the height and area restrictions of the plan, viewshed impacts from the site or neighboring properties/roadways will be limited to non-existent.

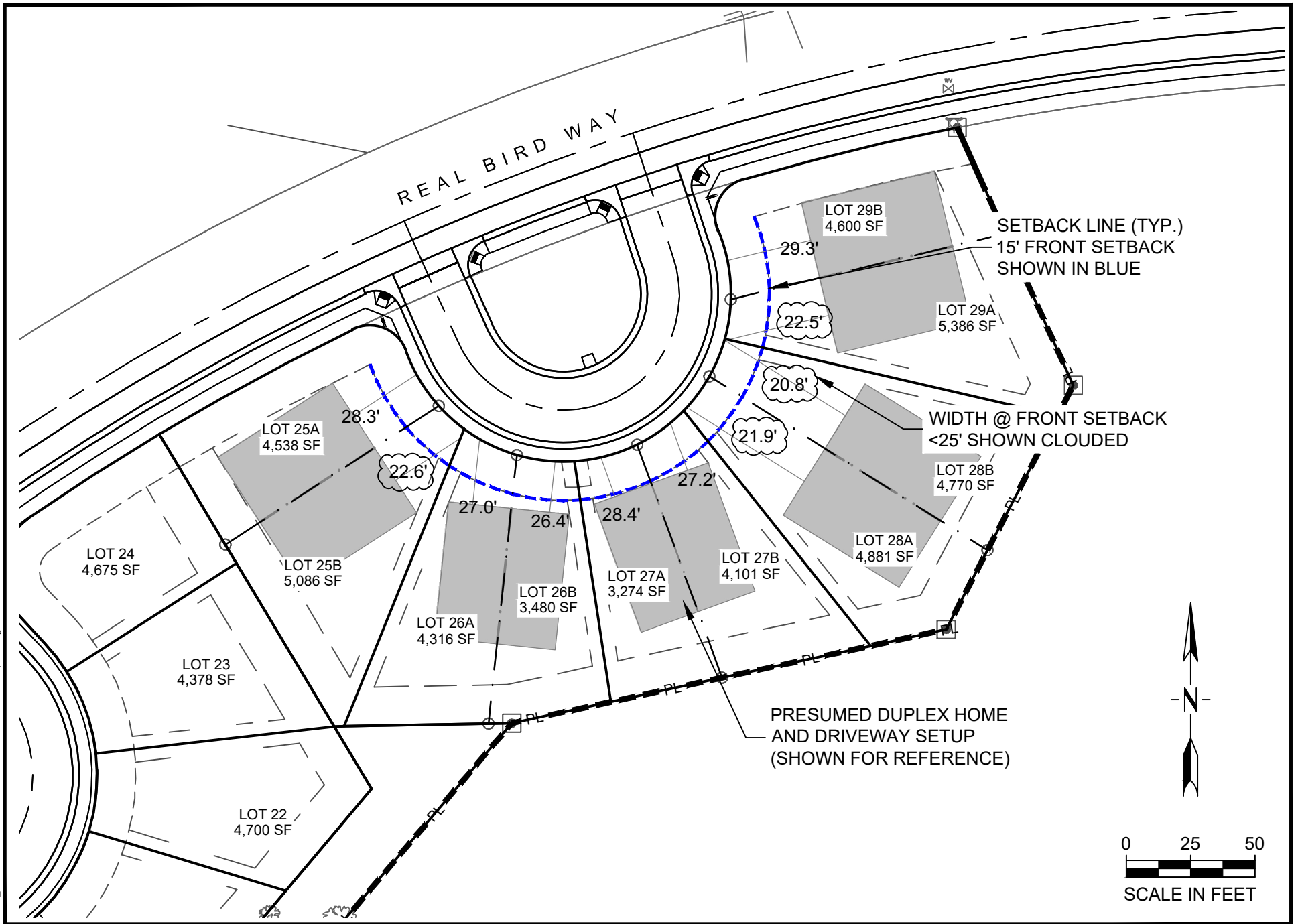
We welcome your feedback and consideration of this variance and limited exception. Please let us know if you have any questions.

Sincerely,

Morrison-Maierle
Tyson Markham, PE
Project Engineer

Enc. Figure 1 - Variance Request

ec: Thomas Morneau, PE – City Engineer, City of Sheridan
Doug Carlton – Sheridan Hills, LLC



Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1470 Sugarland Drive, Suite 1
Sheridan, WY 82801
307.672.9310
www.m-m.net

COPYRIGHT © MORRISON-MAIERLE, 2023

DRAWN BY: TEM
DSGN. BY: TEM
APPR. BY: JMF
DATE: 04/2023

SHERIDAN HILLS SUBDIVISION
SHERIDAN WYOMING

VARIANCE REQUEST

PROJECT NO.
10311.001

FIGURE NUMBER
1

Plotted by tyson markham on Aug/4/2023

W:\10311 Sheridan Hills LLC\001_Sheridan Hills Ph1 Dev\ACAD\Exhibits\001-VarianceRequest.dwg

CARLTON CONSTRUCTION

PO Box 708 Big Horn, WY 82833

Contact: 307-763-3263

Sheridan Hills Sister plat request:

Lots 35-41 (19 lots)

41 lots	80' x 31'4" (2512sf)
40 lots	62' x 31'4" (1946sf)
39 lots	62' x 31'4" (1946sf)
38 lots	62' x 37 (2294sf)
37 lots	62' x 37'. (2294sf)
36 lots	80' x 34'8" (2780sf)
35 lots	80' x 34'8" (2780sf)

Variance request:

1. Reduce 15' backyard setback to 10' to allow for an additional 5' building envelope.

SCALE: 1"= 60

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

−60 0 30 60 120

(U.S. SURVEY FEET)

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

LOT #	TYPE	MINIMUM SETBACK REQUIREMENTS (FT) FRONT	REAR	SIDE	*SIDE OR *REAR
1 & 13	COR	15	15	5	N−A
2−12	INT	15	15	5	N−A
14A & 14B	DUP	15	15	5	0
15−24	INT	15	15	5	N−A
25A−29B	DUP	15	15	5	0
30A−41D	TH	SEE NOTE BELOW			0
35A−41D	INT	15	10	5	N−A

* APPLIES WHERE BUILDINGS SHARE A COMMON WALL
** APPLIES TO ANY FUTURE REPLAT TO SINGLE−FAMILY HOME

COR − INDICATES: CORNER SINGLE−FAMILY HOME LOTS. SIDE YARD IS ADJACENT TO ADJOINING LOT.

INT − INDICATES: INTERIOR SINGLE−FAMILY HOME LOTS

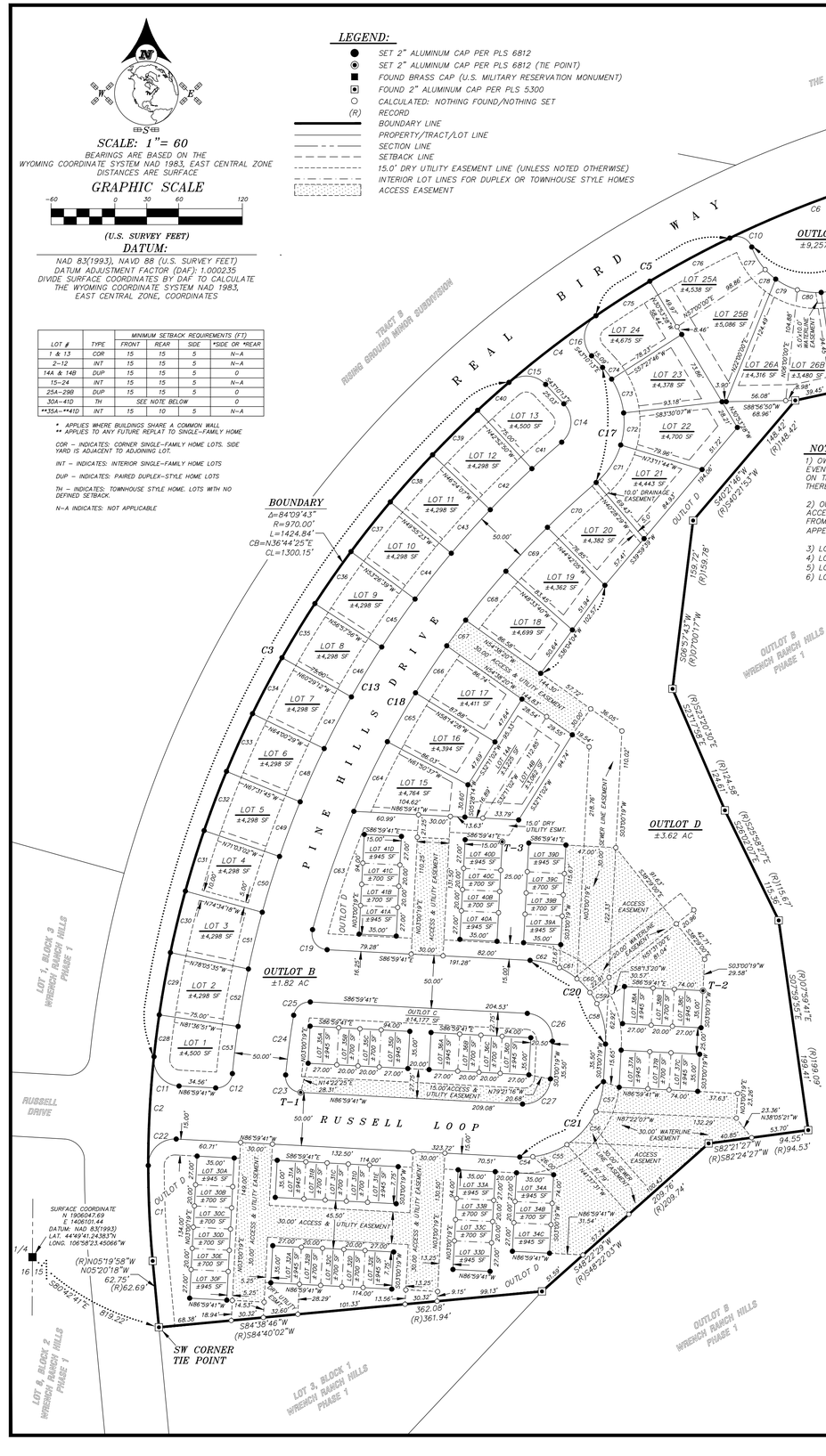
DUP − INDICATES: PAIRED DUPLEX−STYLE HOME LOTS

TH − INDICATES: TOWNHOUSE STYLE HOME; LOTS WITH NO DEFINED SETBACK.

N−A INDICATES: NOT APPLICABLE

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812 (TIE POINT)
- FOUND BRASS CAP (U.S. MILITARY RESERVATION MONUMENT)
- FOUND 2" ALUMINUM CAP PER PLS 5300
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/TRACT/LOT LINE
- SECTION LINE
- SETBACK LINE
- 15.0' DRY UTILITY EASEMENT LINE (UNLESS NOTED OTHERWISE)
- INTERIOR LOT LINES FOR DUPLEX OR TOWNHOUSE STYLE HOMES
- ACCESS EASEMENT



NOTES:

1) OWNERS OF THE PAIRED DUPLEX OR TOWNHOUSE STYLE HOMES AGREE THAT IN AN EVENT THERE IS A DISCREPANCY IN THE LOCATION OF ANY INTERIOR LOT LINE SET OUT ON THE SHERIDAN HILLS SUBDIVISION PLAT AND THE ACTUAL PHYSICAL LOCATION THEREOF, THE PHYSICAL LOCATION SHALL SUPERSEDE THE DEPICTION OF THE LOCATION.

2) OUTLOT D AND ALL LOTS ADJOINING REAL BIRD WAY ARE RESTRICTED FROM DIRECT ACCESS TO SAID REAL BIRD WAY AND SHALL NOT BE GRANTED AN ACCESS PERMIT FROM THE CITY OF SHERIDAN WHICH IS PROHIBITED BY SHERIDAN MUNICIPAL CODE APPENDIX B, SECTION 505(C)(4).

3) LOT 1 SHALL ACCESS FROM PINE HILLS DRIVE WITHIN CURVE #53 (C53).
4) LOT 13 SHALL ACCESS FROM PINE HILLS DRIVE WITHIN CURVE #41 (C41).
5) LOT 24 SHALL ACCESS FROM PINE HILLS DRIVE SOUTHEAST OF CURVE #16 (C16).
6) LOTS 29A THRU 29B SHALL BE GRANTED INGRESS AND EGRESS THROUGH OUTLOT A.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°18'47"	970.00'	89.95'	N02°41'03"W	89.92'
C2	6°03'57"	970.00'	102.69'	N03°00'19"E	102.65'
C3	43°24'57"	970.00'	735.02'	N27°44'46"E	717.56'
C4	6°05'45"	970.00'	103.20'	N52°30'07"E	103.15'
C5	8°36'40"	970.00'	145.78'	N59°51'19"E	145.65'
C6	9°36'31"	970.00'	162.67'	N68°57'54"E	162.48'
C7	5°03'07"	970.00'	85.53'	N76°17'43"E	85.50'
C8	95°58'56"	15.00'	25.13'	S25°46'41"W	22.29'
C9	182°21'22"	65.00'	206.88'	S68°57'54"W	129.97'
C10	95°58'56"	15.00'	25.13'	N67°50'53"W	22.29'
C11	9°31'59"	25.00'	40.59'	N40°28'42"W	36.28'
C12	87°28'56"	15.00'	22.90'	S49°15'53"W	20.74'
C13	44°00'03"	895.00'	687.32'	S27°31'30"W	670.56'
C14	92°41'44"	25.00'	40.45'	S03°10'39"W	36.18'
C15	87°22'33"	25.00'	38.12'	S86°51'29"E	34.54'
C16	98°43'12"	25.00'	43.07'	S06°11'23"W	37.94'
C17	92°41'44"	75.00'	121.34'	S03°10'39"W	108.53'
C18	34°18'47"	845.00'	506.05'	S32°22'08"W	498.52'
C19	102°12'26"	15.00'	26.76'	S35°53'29"E	23.35'
C20	90°00'00"	75.00'	117.81'	S41°59'41"E	106.07'
C21	90°00'00"	75.00'	117.81'	S48°00'19"W	106.07'
C22	93°01'59"	25.00'	40.59'	S46°29'19"W	36.28'
C23	92°45'44"	15.00'	24.29'	N40°36'49"W	21.72'
C24	3°50'41"	845.00'	56.70'	N07°41'24"E	56.69'
C25	83°23'34"	15.00'	21.83'	N51°18'31"E	19.96'
C26	90°00'00"	25.00'	39.27'	S41°59'41"E	35.36'
C27	90°00'00"	25.00'	39.27'	S48°00'19"W	35.36'
C28	2°20'52"	970.00'	39.74'	N07°12'43"E	39.74'
C29	3°31'16"	970.00'	59.61'	N10°08'47"E	59.60'
C30	3°31'16"	970.00'	59.61'	N13°40'03"E	59.60'
C31	3°31'16"	970.00'	59.61'	N17°11'20"E	59.60'
C32	3°31'16"	970.00'	59.61'	N20°42'36"E	59.60'
C33	3°31'16"	970.00'	59.61'	N24°13'53"E	59.60'
C34	3°31'16"	970.00'	59.61'	N27°45'09"E	59.60'
C35	3°31'16"	970.00'	59.61'	N31°16'26"E	59.60'
C36	3°31'16"	970.00'	59.61'	N34°47'42"E	59.60'
C37	3°31'16"	970.00'	59.61'	N38°18'59"E	59.60'
C38	3°31'16"	970.00'	59.61'	N41°50'15"E	59.60'
C39	3°31'16"	970.00'	59.61'	N45°21'32"E	59.60'
C40	2°20'04"	970.00'	39.52'	N48°17'12"E	39.52'
C41	2°24'21"	895.00'	37.58'	S48°19'21"W	37.58'
C42	3°31'16"	895.00'	55.00'	S45°21'32"W	55.00'
C43	3°31'16"	895.00'	55.00'	S41°50'15"W	55.00'
C44	3°31'16"	895.00'	55.00'	S38°18'59"W	55.00'
C45	3°31'16"	895.00'	55.00'	S34°47'42"W	55.00'
C46	3°31'16"	895.00'	55.00'	S31°16'26"W	55.00'
C47	3°31'16"	895.00'	55.00'	S27°45'09"W	55.00'
C48	3°31'16"	895.00'	55.00'	S24°13'53"W	55.00'
C49	3°31'16"	895.00'	55.00'	S20°42'36"W	55.00'
C50	3°31'16"	895.00'	55.00'	S17°11'20"W	55.00'
C51	3°31'16"	895.00'	55.00'	S13°40'03"W	55.00'
C52	3°31'16"	895.00'	55.00'	S10°08'47"W	55.00'
C53	2°51'41"	895.00'	44.70'	S06°57'18"W	44.69'
C54	9°24'03"	75.00'	12.31'	S88°18'17"W	12.29'
C55	26°13'38"	75.00'	34.33'	S70°29'26"W	34.03'
C56	31°57'42"	75.00'	41.84'	S41°23'46"W	41.30'
C57	22°24'36"	75.00'	29.33'	S14°12'37"W	29.15'
C58	30°05'12"	75.00'	39.38'	S12°02'17"E	38.93'
C59	9°27'11"	75.00'	12.37'	S31°48'29"E	12.36'
C60	13°35'25"	75.00'	17.79'	S43°19'47"E	17.75'

TIE TABLE FROM SW CORNER

TIE	BEARING	DISTANCE
T−1	N31°05'15"E	258.29'
T−2	N58°14'07"E	602.19'
T−3	N35°14'25"E	559.93'

FINAL PLAT

SHERIDAN HILLS SUBDIVISION

RE−SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1,
CITY OF SHERIDAN, WYOMING

AREA OF 84 LOTS: ±4.53 ACRES
AREA OF OUTLOTS C & D: ±3.83 ACRES
AREA OF OUTLOTS A & B − ROADS: ±2.03 ACRES
TOTAL = ±10.39 ACRES

ZONED: GD "GATEWAY"

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED GATEWAY PARTNERS, LLC BEING THE OWNER(S), PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **SHERIDAN HILLS SUBDIVISION** IS A RE−SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE−SUBDIVISION CONTAINS **±10.39 ACRES** OF LAND, MORE OR LESS.

SHERIDAN HILLS 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, OUTLOTS, PRIVATE STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THE PLAT, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN AND IT'S LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING WATERLINES, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

NO PUBLIC MAINTENANCE OF STREETS, ROADS OR PARKING AREAS. THE STREETS, ROADS AND PARKING AREAS SHALL BE ACCESSIBLE FOR PUBLIC AND PRIVATE SERVICES, PUBLIC PARKING, GUESTS AND LOT OWNERS OF SHERIDAN HILLS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NO PUBLIC MAINTENANCE OF STREETS, ROADS OR PARKING AREAS: OUTLOT A (DRIVEWAY APPROACH) & OUTLOT B (PINE HILLS DRIVE & RUSSELL LOOP) ARE PRIVATE ROADS AND EASEMENTS TO BE DEDICATED FOR PUBLIC INGRESS, EGRESS AND SERVICE TO BENEFIT SHERIDAN HILLS SUBDIVISION. OUTLOT A (DRIVEWAY APPROACH) & OUTLOT B (PINE HILLS DRIVE & RUSSELL LOOP) ARE ALSO UTILITY, DRAINAGE, SANITATION ACCESS AND EMERGENCY VEHICLES EASEMENTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT C & OUTLOT D ARE DRAINAGE EASEMENTS, AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES, AND LEGAL ADJUSTMENTS.

IN TESTIMONY WHEREOF:

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

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS_____ DAY OF _____, _____ .

GATEWAY PARTNERS, LLC

BY:_____
DOUG CARLTON, MANAGING MEMBER

GATEWAY PARTNERS, LLC

BY:_____
JIM SPELL, MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DOUG CARLTON BEFORE ME THIS_____DAY OF _____, _____ .

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

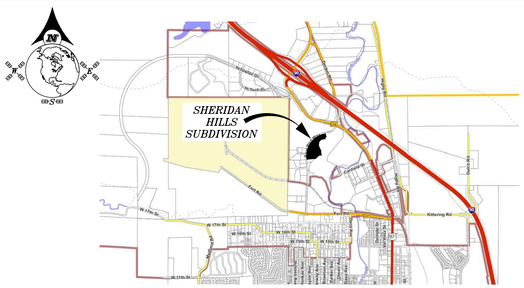
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JIM SPELL BEFORE ME THIS_____DAY OF _____, _____ .

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C61	14°56'55"	75.00'	19.57'	S57°35'57"E	19.51'
C62	21°55'17"	75.00'	28.69'	S76°10'03"E	28.52'
C63	8°00'32"	845.00'	118.12'	S19°13'00"W	118.02'
C64	4°56'06"	845.00'	72.78'	S25°41'20"W	72.76'
C65	3°36'08"	845.00'	53.13'	S29°57'27"W	53.12'
C66	3°36'08"	845.00'	53.13'	S33°33'36"W	53.12'
C67	2°02'05"	845.00'	30.01'	S36°22'42"W	30.00'
C68	4°02'36"	845.00'	59.63'	S39°25'02"W	59.62'
C69	3°51'35"	845.00'	56.93'	S43°22'08"W	56.91'
C70	4°13'36"	845.00'	62.33'	S47°24'43"W	62.32'
C71	32°43'15"	75.00'	42.83'	S33°09'54"W	42.25'
C72	23°18'09"	75.00'	30.50'	S05°09'12"W	30.29'
C73	26°02'21"	75.00'	34.09'	S19°31'03"E	33.79'
C74	10°58'00"	75.00'	13.92'	S37°51'13"E	13.90'
C75	3°33'33"	970.00'	60.25'	N57°19'45"E	60.24'
C76	5°03'07"	970.00'	85.53'	N61°38'05"E	85.50'
C77	21°57'19"	65.00'	24.91'	N30°50'04"W	24.76'
C78	11°48'19"	65.00'	13.39'	N47°42'53"W	13.37'
C79	20°09'38"	65.00'	22.87'	N63°41'51"W	22.75'
C80	19°56'20"	65.00'	22.62'	N83°44'50"W	22.51'
C81	22°24'59"	65.00'	25.43'	S75°04'31"W	25.27'
C82	19°44'01"	65.00'	22.39'	S54°00'01"W	22.28'
C83	14°48'44"	65.00'	16.80'	S36°43'38"W	16.76'
C84	13°56'47"	65.00'	15.82'	S22°20'52"W	15.78'
C85	13°41'09"	65.00'	15.53'	S08°31'54"W	15.49'
C86	23°54'06"	65.00'	27.12'	S10°15'44"E	26.92'



LOCATION MAP
NO TRUE SCALE

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.

3) A "40' UNDERGROUND IRRIGATION EASEMENT" PER WRENCH RANCH HILLS ~ PHASE 1, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

4) AN "ACCESS & GENERAL UNDERGROUND UTILITY & IRRIGATION EASEMENT" PER WRENCH RANCH HILLS ~ PHASE 1, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

_____ _____
ATTEST: VICE−CHAIRMAN CHAIRMAN

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_____, _____, 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_____, ____.

_____ _____
ATTEST: CITY CLERK MAYOR

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, DO HEREBY STATE 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 **SHERIDAN HILLS 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 TRACTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
THOMAS D. TUCKER
6812
&
STATE OF WYOMING

PRELIMINARY DRAFT

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

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT_____ O'CLOCK ___M.,

THIS_____, DAY OF _____, 20_____, AND IS RECORDED IN PLAT BOOK _____, PAGE _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

FINAL PLAT

SHERIDAN HILLS SUBDIVISION

RE−SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1,
CITY OF SHERIDAN, WYOMING

CLIENT: SHERIDAN HILLS, LLC
ATTN: DOUG CARLTON
P.O. BOX 708
BIG HORN, WY 82833

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307−672−7415

Morrison Maierle
engineers • surveyors • planners • scientists

JN: 2022−062 Sh 4 & 6
DN: 2022−062−SH
TAB: PLAT
PF: T2022−062
DRAWN BY: TDT
CHECKED BY: CT
AUGUST 9, 2023

CITY OF SHERIDAN
RESOLUTION 44-23

A RESOLUTION approving PL-23-28, the Sheridan Hills Subdivision, dividing 10.39 acres from 1 tract into 84 lots and 4 outlots. Zoned GD Gateway District. Located at 2955 Real Bird Way.

WHEREAS, the minor plat of the Sheridan Hills 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 Sheridan Hills Subdivision, dividing 10.39 acres from 1 tract into 84 lots and 4 outlots. Zoned GD Gateway District. Located at 2955 Real Bird Way.

In approving the Sheridan Hills 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 Sheridan Hills Subdivision, the City Council is also approving variances for the frontage requirement of 25 foot width extending to a public street for lots 25B, 28A, 28B and 29A, a rear yard setback requirement from 15 foot width to a 10 foot width for lots 35A to 41D, and a "limited exception" request for townhome-style scheme with no defined setbacks.

PASSED, APPROVED, AND ADOPTED this 21st of August 2023.

_____

Richard Bridger, Mayor

ATTEST:

_____

Cecilia Good, City Clerk