**Sheridan City Planning Commission**
**Meeting Agenda**
**September 11, 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 August 14, 2023 meeting.

   Motion by:

   Second:

   Vote:

**Old Business**

**New Business**

4. Consideration of PL-23-30, Resolution 45-23. The applicant, FP Little Goose LLC is requesting approval of Teal Spring Subdivision Planning Unit Development, to subdivide 64.99 acres from 2 tracts to 59 lots, 6 outlets and 2 tracts. Located south of 2340 Wetlands Dr, from Brundage Ave to 3060 Coffeen Ave. PIN 55840221100500 and 55840232101000.

   Motion by:

   Second:

   Vote:

5. Consideration of PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision. The applicant, Cove Court Manor LLC, is requesting to subdivide .17 acres from 1 lot into 3 lots, zoned R-3 Residence District. Located at 1342-1344 Cove Ct. PIN 56842140100600.

   Motion by:

   Second:

   Vote:

6. Comments from commissioners and staff.

7. Adjourn

# MEMO

**TO:** Planning Commission
**FROM:** Thomas Morneau, City Engineer
**RE:** Review, correction, and approval of minutes of the August 14, 2023 meeting.

Motion by:

Second:

Vote:

**Attachments**

minutes

**CITY OF SHERIDAN**

**MINUTES OF PLANNING COMMISSION MEETING**

**7:00 PM – CITY HALL COUNCIL CHAMBERS**

**AUGUST 14, 2023**

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1. Commissioner Chair Todd Windsor called the meeting to order at 7:02 PM with a quorum as follows: Evelyn Gernaat, James Schrodt, Ryan Franklin, and Margaret Morneau. Commissioners Bev Leichtnam and Daniel Kerbs were absent.

2. Commissioner Gernaat moved, seconded by Commissioner Schrodt, to approve the agenda. Voice vote: unanimous.

3. The minutes of the July 24 meeting were approved by unanimous consent.

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.

   Public Works Director Hanns Mercer presented information regarding the project.

   The applicant spoke regarding some of the issues with sewer access in constructing the plat.

   Jesse Holzemer with Morton Buildings stated that he does not have issues with the subdivision, but there are concerns regarding vacating the turnaround at the cul-de-sac. This will limit his ability to use the section as a water check station for Game and Fish as well as limiting turnaround space for larger trucks.

   Discussion occurred regarding the cul-de-sac and access to commercial properties. Public Works Director Hanns Mercer recommended that the applicant's engineer bring options to the table for issues with access.

   The Chair called for a motion for consideration of PL-23-17, the preliminary plat of the Valley View Affordable Housing Addition. Commissioner Franklin moved, seconded by Commissioner Gernaat, to approve PL-23-17, the preliminary plat of the Valley View Affordable Housing Addition as presented with variances.

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

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.

Public Works Director Hanns Mercer presented information regarding the project.

Laura Lehan owns a property on Brundage near the proposed plat. She expressed concerns regarding congestion due to the ice rink and other businesses in the area. Smaller footprints may be better for affordable housing. Chris Medved, the developer, explained that the houses have garages. Public Works Director Hanns Mercer stated that the density meets the original plan outlined on the PUD.

The Chair called for a motion for consideration of PL-23-25; RES 43-23 Final plat of the Whitney Project Subdivision. Commissioner Morneau moved, seconded by Commissioner Franklin, to approve PL-23-25; RES 43-23 Final plat of the Whitney Project Subdivision.

Voice Vote: four ayes and one nay. Commissioner Schrodt voted in opposition of the motion. The motion passed to provide a positive recommendation for the subdivision.

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.

Public Works Director Hanns Mercer presented information regarding the project.

Doug Carlton explained the plat and construction of housing further.

The Chair called for a motion for consideration of PL-23-28, Resolution 44-23 final plat of the Sheridan Hills Subdivision. Commissioner Gernaat moved, seconded by Commissioner Franklin, to approve PL-23-28, Resolution 44-23 final plat of the Sheridan Hills Subdivision with the requested variances.

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

7. Comments from commissioners and staff.

A. There were no comments.

8. The meeting was adjourned at 8:01 PM.

_____

Tod Windsor, Planning Commission Chairperson

Attest: _____
City Clerk Cecilia Good

# MEMO

**TO:** Planning Commission

**FROM:** Thomas Morneau, City Engineer

**RE:** Consideration of PL-23-30, Resolution 45-23. The applicant, FP Little Goose LLC is requesting approval of Teal Spring Subdivision Planning Unit Development, to subdivide 64.99 acres from 2 tracts to 59 lots, 6 outlets and 2 tracts. Located south of 2340 Wetlands Dr, from Brundage Ave to 3060 Coffeen Ave. PIN 55840221100500 and 55840232101000.

## Staff Recommendation

Staff recommends the Planning Commission provide a recommendation to the City Council for PL-23-30, Resolution 45-23. The applicant, FP Little Goose LLC is requesting approval of Teal Spring Subdivision Planning Unit Development, to subdivide 64.99 acres from 2 tracts to 59 lots, 6 outlets and 2 tracts. Located south of 2340 Wetlands Dr, from Brundage Ave to 3060 Coffeen Ave. PIN 55840221100500 and 55840232101000.

## Background

The Applicant is requesting to subdivide 64.99 acres into 59 buildable lots, 6 non-buildable outlots, and 2 additional tracts (to remain open space). The proposed PUD subdivision is located between Coffeen Avenue and Little Goose Creek, immediately across Coffeen Ave from Sheridan College. PINs 55840221100500 and 55840232101000.

### Easement Vacations

The PUD Final Plat includes a declaration extinguishing pre-existing utility and street easements. Existing utilities placed in previously recorded easements will continue to be protected by easements or roads as shown on the Final Plat. A pre-existing 15-foot-wide pathway easement will be realigned through this PUD Final Plat.

### PUD Regulations

Per the Sheridan Municipal Code, PUDs are intended to provide flexibility in planning and development projects by permitting a combination of uses. PUDs are also expected to apply flexible and diversified land development standards, encourage new techniques for community development, and create quality neighborhoods of lasting value. They should be economical in development, maintenance, street systems, and utility networks; create usable spaces; and provide appropriate vehicular and non-motorized travel.

## Development Specifics

### Lot Sizes

| Lot | Size (SF) | Lot | Size (SF) | Lot | Size (SF) |
|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| 1 *(zoned B1)* | 63156 | 21 | 11,520 | 41 | 13,424 |
| 2 | 18,912 | 22 | 13,404 | 42 | 16,888 |
| 3 | 18,912 | 23 | 14,857 | 43 | 17,295 |
| 4 | 18,912 | 24 | 47,533 | 44 | 17,500 |
| 5 | 17,596 | 25 | 26,592 | 45 | 17,500 |
| 6 | 17,461 | 26 | 23,184 | 46 | 17,500 |
| 7 | 21,678 | 27 | 25,490 | 47 | 17,500 |
| 8 | 16,795 | 28 | 27,691 | 48 | 17,500 |
| 9 | 15,260 | 29 | 25,680 | 49 | 17,500 |
| 10 | 14,813 | 30 | 22,935 | 50 | 17,500 |
| 11 | 14,659 | 31 | 22,475 | 51 | 17,500 |
| 12 | 13,808 | 32 | 24,813 | 52 | 17,233 |
| 13 | 17,015 | 33 | 26,383 | **Outlot/Tract** | **Size (acres)** |
| 14 | 16,871 | 34 | 22,785 | A | 6.86 |
| 15 | 16,704 | 35 | 15,661 | B | 2.15 |
| 16 | 15,324 | 36 | 21,933 | C | 6.27 |
| 17 | 15,137 | 37 | 18,651 | D | 1.32 |
| 18 | 14,256 | 38 | 50,609 | E | 0.38 |
| 19 | 17,864 | 39 | 18,755 | F | 5.55 |
| 20 | 12,897 | 40 | 17,491 | Tract 1 | 6.64 |
| | | | | Tract 2 | 1.96 |

**Proposed Lot Uses**
Single-family homes built in the Teal Springs PUD will be up to two stories tall, between 2,500 and 4,000 square feet in size, and with full-sized finished garages. Homes will be slab-on-grade construction with no basements planned.

52 lots are noted on the Final Plat (the PUD Design Report cites creation of 57 single-family residential lots), ranging in size from 0.33 to 1.16 acres. Three commercial lots—Lot 1, Lot 52, and Tract 2—will be located at the subdivision's entryways. A future senior living community is planned for Tract 1. Six outlots will remain undeveloped, owned, and maintained by an HOA consisting of all members of the subdivision.

**Roadways**
The Applicant is proposing dedication of public rights-of-way through the PUD. Existing Wetlands Drive will be extended into the subdivision from the north, and Teal Spring Drive will provide access to the subdivision from Coffeen Avenue to the east. Four culs-de-sac will be created: Crane Dance Court, Swan Drift Court, and Heron Sedge Court, as well as the terminus of Teal Spring Drive. All rights-of-way will be 60' wide, while the culs-de sac will all have 60' radii.

**Building Setbacks**
Front Setbacks:

- Lots 2-23: 20' setback
- Lots 24-52: 25' setback
- Tract 1: 25' setback
- Tract 2: 25' setback

Rear Setbacks:

- Lots 2-3, 5-23, 35, 37-51: 20' setback
- Lots 4: 45' setback to prevent wetland encroachment
- Tract 1: 25' setback

- Tract 2: 30’ setback

Side Setbacks:

- Lots 2-24, 35-38: 5’ setback
- Lots 39-51: 10’ setback
- Lot 52: 10’ east, 30’ west setback
- Tract 1: 10’ setback
- Tract 2: 10’ east, 20’ west setback

**Structure Heights**
Structure heights shall conform to the following:

- Single-family residential: not exceed two stories and 30’ maximum height
- Multi-family residential: not exceed 45’ or three stories
- Commercial: not exceed 45’, or four stories
- Senior Living Facility: a three-story, pitched roof apartment building 45’ high and one-story patio-style homes

**Street Width**
Streets will comply with the City of Sheridan’s local street standards of a 36’ back-of-curb width (31’ paved width). A small section of un-curbed rural-style roadway will be provided just after the entrance from Coffeen Avenue. Culs-de-sac and on-street parking restrictions provide improved emergency access capability.

**Pedestrian Access**
A 10’ wide shared-use pathway is planned for the east side of Teal Spring Drive, incorporated with connections to the existing Sheridan pathway system. The City of Sheridan will design and construct approximately 1,000’ of hard surface pathway—where soft-surface path already exists—along Wetlands Drive to connect this development.

At the south end of the property, the pathway will connect to the existing system on the Sheridan College property, with no pathway or sidewalk proposed on Teal Spring Drive at the Coffeen Avenue access. Unsurfaced, walking trail access within open-space areas will provide on-site access to environmental features like Dry Creek and Little Goose Creek.

**Sewer Improvements**
The Applicant is proposing utilization of city rights-of-way for installation of 8” PVC sewer mains to run within the development, connecting to an existing interceptor manhole to the northwest of the site via a 30’ easement. Commercial lots will be served by larger service lines as needed, and the senior living village will be serviced by an 8” line. Combined, all services are projecting a peak hour flow rate of 83.5 gpm. Downstream sewer lines have been designed for capacity to accommodate sewer demands from this development.

**Open Space and Landscaping**
All common open space in the development is proposed to be collectively owned by the residents and managed by the HOA. Landscaping is proposed to consist of irrigated grass and trees within the boulevard buffer area. Single-family residential lots will be the responsibility of individual homeowners. However, Lots 1 and 52—as well as Tracts 1 and 2—will be professionally landscaped.

**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. Staff has not received any inquiries.

Staff has no further comments at this time.

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**Attachments**

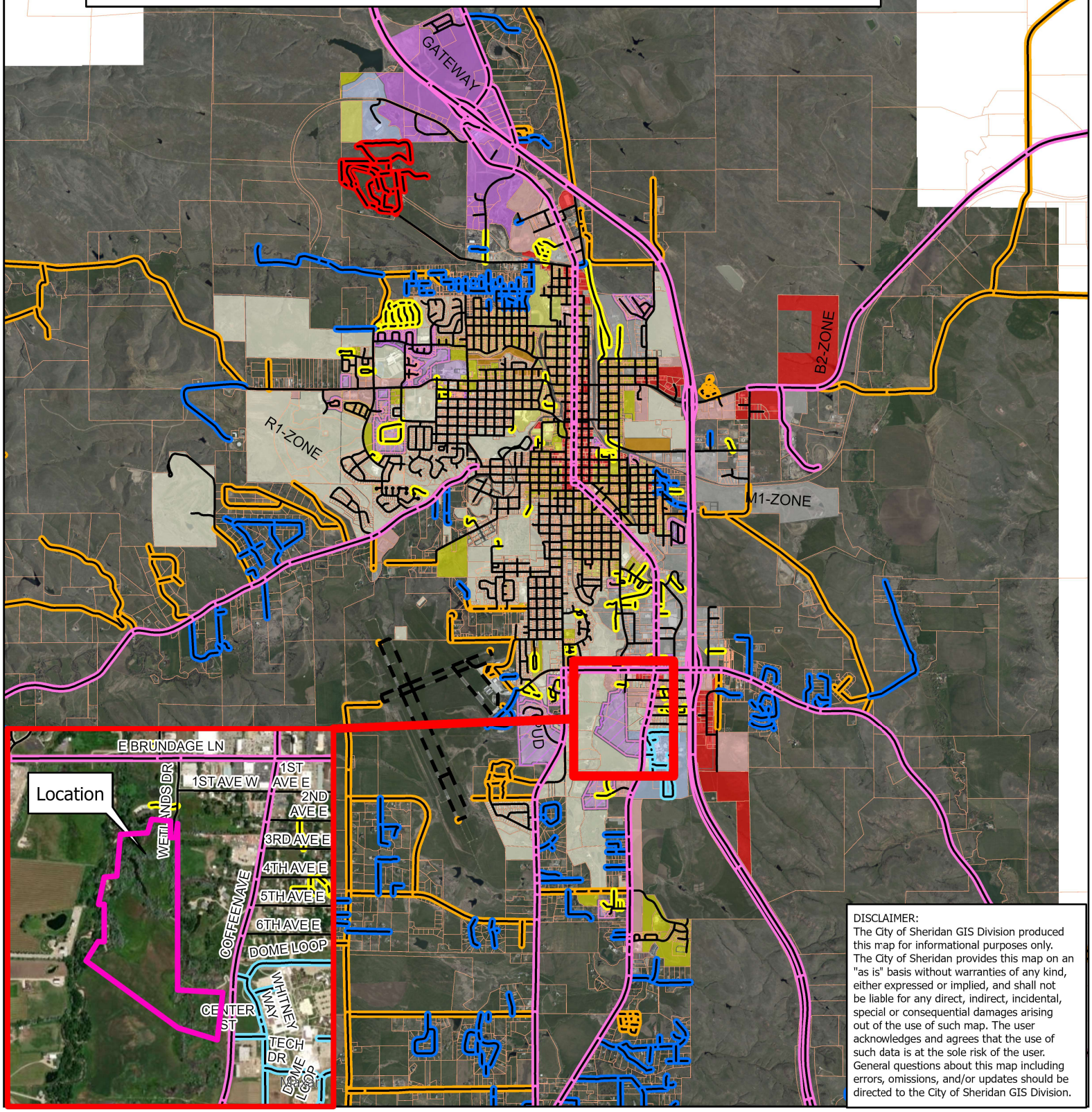
aerial

easement vacations

resolution

final plat

# Teal Spring Subdivision, Planned Unit Development




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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Date: 8/29/2023 1:02 PM User: sgoodman

# Teal Spring Subd Letter

Jordan, Brandon <Brandon.Jordan@mdu.com>

Thu 8/10/2023 11:53 AM

To:Tyson Markham <tmarkham@m-m.net>;Thomas Tucker <thomas@prestfeldt.com>

1 attachments (3 MB)

Teal Spring Subdivision PUD & Easement Vacation 8-9-23.LET.pdf;

Please see the attached letter. Let me know if you need anything further. Thanks;

Brandon Jordan
Engineer, Sr.
Montana-Dakota Utilities Co.
Rocky Mountain Region
Sheridan, WY 82801
(307)751-3885

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

8/9/23

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

**Subject: Teal Spring Subdivision PUD & Easement Vacation**

I have reviewed the final plat of Teal Spring Subdivision Planned Unit Development emailed to me on 8/9/23, located within the City of Sheridan, Wyoming. MDU does approve of the subdivision as presented, including the vacation of some existing easements from prior subdivisions. Easements indicated on the final plat are of adequate size and location to allow MDU to reasonably serve our customers, both within and outside of the subdivision.

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

Sincerely,

Brandon Jordan

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

cc: file

FINAL PLAT OF

# TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING

AREA OF 59 LOTS ±26.73 ACRES
AREA OF 6 OUTLOTS ±22.53 ACRES
AREA OF 2 TRACTS ±0.60 ACRES
AREA OF ROADS ±7.13 ACRES
TOTAL = ±64.99 ACRES

ZONING: PLANNED UNIT DEVELOPMENT
LOT 1, ZONED B1

## CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FP LITTLE GOOSE, 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 **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT**, IS A RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS **±64.99 ACRES** OF LAND, MORE OR LESS.

**TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT**, 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 PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, STREETS AND EASEMENTS.

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

OUTLOTS ARE DRAINAGE EASEMENTS, OTHER EASEMENTS (AS SHOWN & DEFINED), AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT F, IS A DRAINAGE EASEMENT, IRRIGATION EASEMENT, OTHER EASEMENTS (AS SHOWN & DEFINED), AND A OPEN SPACE WHICH IS OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

## 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 _____, ____.

FP LITTLE GOOSE, LLC

BY: _____
MATT FRISBIE, MEMBER

FP LITTLE GOOSE, LLC

BY: _____
SHARI FRISBIE, MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MATT & SHARI FRISBIE BEFORE ME THIS _____ DAY OF _____, ____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

## SIGNED BY AFFIDAVIT

BY: FIRST NORTHERN BANK OF WYOMING
("LIEN HOLDER"), SEE AFFIDAVIT FILED
AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER _____

## 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 (30' RESERVED FOR FUTURE STREET DEVELOPMENT) PER MARSHALL SUBDIVISION, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

4) REALIGNMENT OF A 15.0' PATHWAY EASEMENT AS SHOWN ON SHEET 3 OF 3, ALONG WETLANDS DRIVE AND LOT 8.

## CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

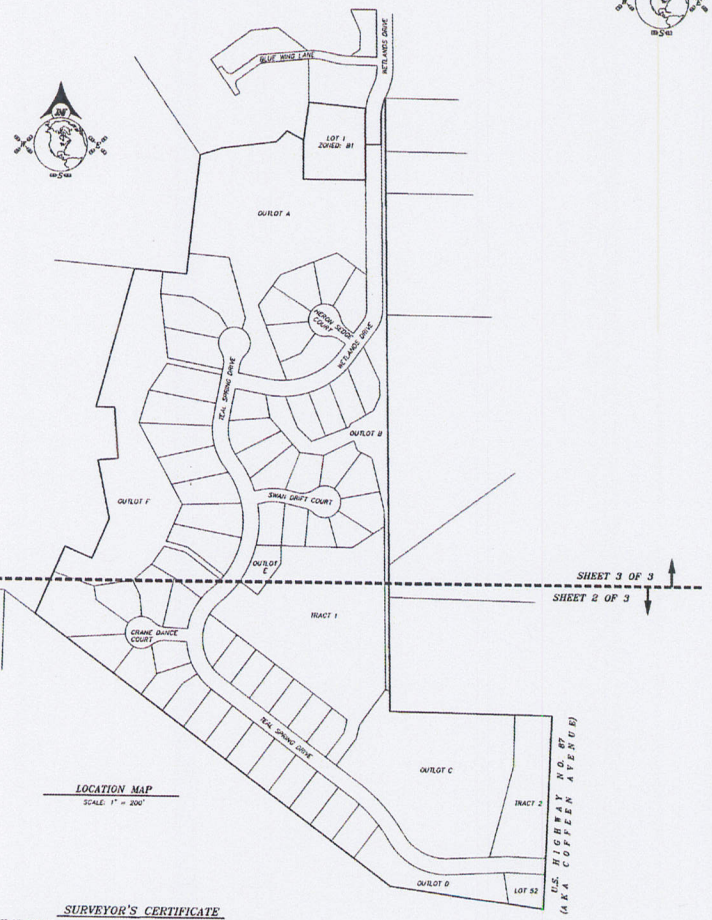
ATTEST: VICE-CHAIRMAN _____ CHAIRMAN _____

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

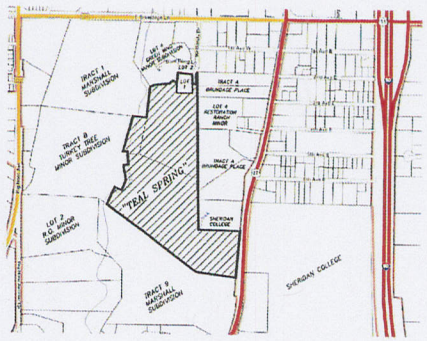
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS ___ DAY OF _____, ____.

ATTEST: CITY CLERK _____ MAYOR _____




LOCATION MAP
SCALE: 1" = 200'

SHEET 3 OF 3
SHEET 2 OF 3




LOCATION MAP
NO TRUE SCALE

## 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 **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT**, 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
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 OF

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING

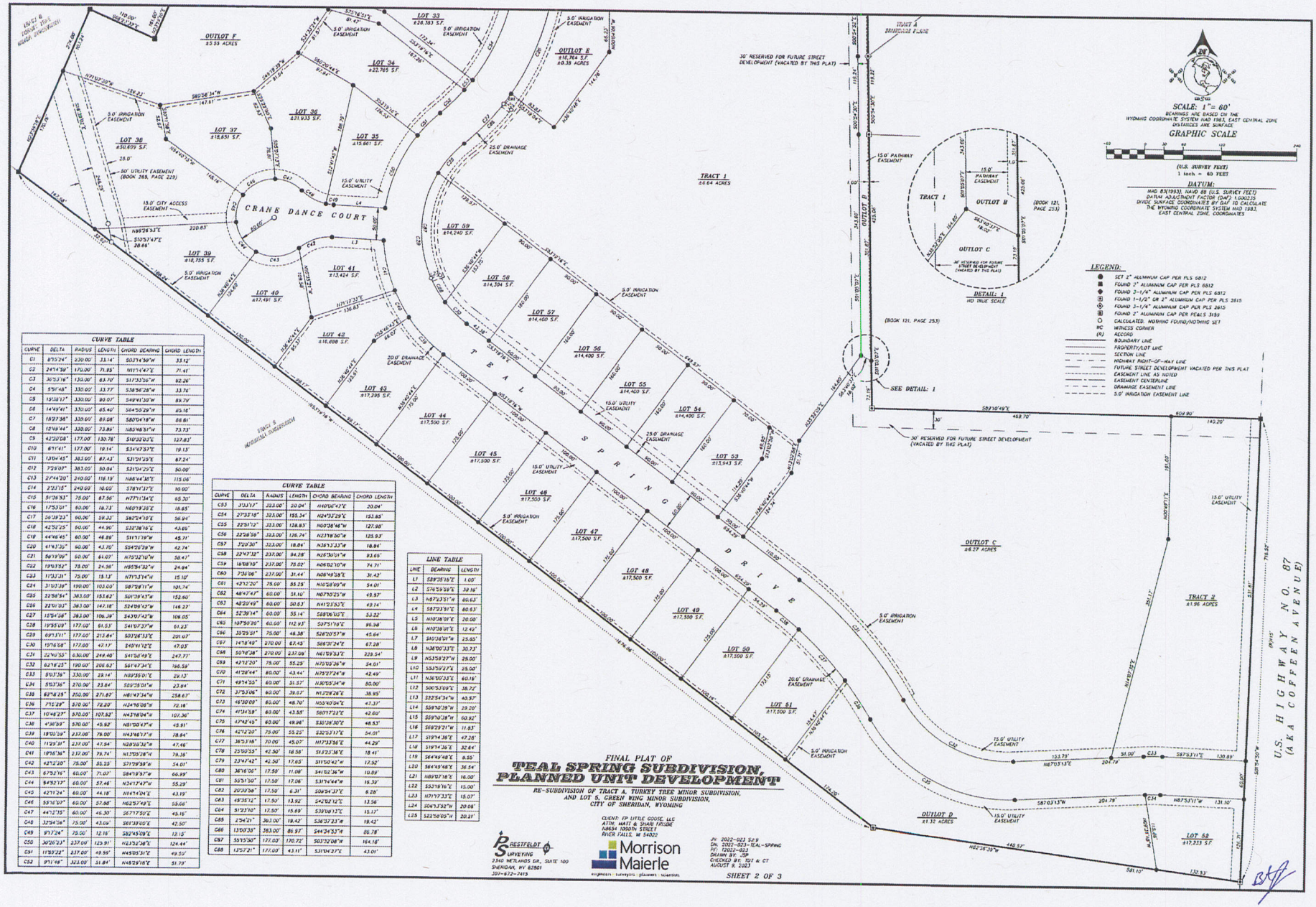
CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI FRISBIE
NINETH LOGAN STREET
RIVER FALLS, WI 54022

BESTFELDT SURVEYING
2340 METLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

Morrison Maierle
engineers · surveyors · planners · scientists

JN: 2022-023 SUB
DN: 2022-023-TEAL-SPRING
FP: 12022-023
DRAWN BY: JSP
CHECKED BY: TDT & CT
AUGUST 8, 2022

SHEET 1 OF 3




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 8°15'24" | 230.00' | 33.14' | S03°14'59"W | 33.12' |
| C2 | 24°14'58" | 170.00' | 71.95' | N11°14'47"E | 71.41' |
| C3 | 36°53'16" | 130.00' | 83.70' | S17°33'09"W | 82.26' |
| C4 | 5°51'48" | 330.00' | 33.77' | S38°56'28"W | 33.76' |
| C5 | 19°38'17" | 330.00' | 90.01' | S49°41'30"W | 89.79' |
| C6 | 14°49'41" | 330.00' | 85.40' | S64°59'29"W | 85.16' |
| C7 | 19°27'58" | 330.00' | 89.98' | S80°04'18"W | 89.61' |
| C8 | 12°58'44" | 330.00' | 73.86' | N80°48'51"W | 73.73' |
| C9 | 42°20'08" | 177.00' | 130.78' | S10°32'03"E | 127.83' |
| C10 | 6°11'41" | 177.00' | 19.14' | S34°47'57"E | 19.13' |
| C11 | 13°04'45" | 383.00' | 87.43' | S31°21'25"E | 87.24' |
| C12 | 7°29'07" | 383.00' | 50.04' | S21°04'25"E | 50.00' |
| C13 | 27°44'20" | 240.00' | 116.19' | N86°44'38"E | 115.06' |
| C14 | 2°23'15" | 240.00' | 10.00' | S78°11'37"E | 10.00' |
| C15 | 51°26'53" | 75.00' | 67.36' | N77°11'34"E | 65.20' |
| C16 | 17°53'01" | 60.00' | 18.73' | N60°19'38"E | 18.65' |
| C17 | 36°39'23" | 60.00' | 38.39' | S62°24'10"E | 36.94' |
| C18 | 42°52'25" | 60.00' | 44.90' | S32°38'16"E | 43.86' |
| C19 | 44°46'45" | 60.00' | 46.89' | S11°11'19"W | 45.71' |
| C20 | 41°47'35" | 60.00' | 43.76' | S24°28'29"W | 42.74' |
| C21 | 56°19'39" | 60.00' | 64.07' | N73°32'10"W | 58.47' |
| C22 | 18°03'52" | 75.00' | 24.98' | N85°54'32"W | 24.64' |
| C23 | 11°33'31" | 75.00' | 15.13' | N71°13'14"W | 15.10' |
| C24 | 31°03'38" | 190.00' | 103.00' | S87°58'31"W | 101.74' |
| C25 | 32°58'54" | 383.00' | 153.62' | S01°39'43"W | 152.60' |
| C26 | 22°01'03" | 383.00' | 147.18' | S24°09'42"W | 146.27' |
| C27 | 15°34'08" | 383.00' | 106.39' | S43°07'42"W | 106.05' |
| C28 | 19°35'09" | 177.00' | 61.53' | S41°07'27"W | 61.23' |
| C29 | 69°13'11" | 177.00' | 213.84' | S03°26'33"E | 201.07' |
| C30 | 15°16'58" | 177.00' | 47.17' | S49°11'12"E | 47.03' |
| C31 | 22°49'55" | 630.00' | 249.40' | S41°58'49"E | 247.77' |
| C32 | 62°18'23" | 190.00' | 206.62' | S61°47'34"E | 196.59' |
| C33 | 5°03'36" | 330.00' | 29.14' | N83°35'01"E | 29.13' |
| C34 | 5°03'36" | 270.00' | 23.84' | S83°35'01"W | 23.84' |
| C35 | 62°18'23" | 250.00' | 271.87' | N61°47'34"W | 258.67' |
| C36 | 7°12'29" | 370.00' | 72.20' | N34°16'08"W | 72.18' |
| C37 | 10°48'27" | 370.00' | 107.52' | N43°16'04"W | 107.36' |
| C38 | 4°36'59" | 570.00' | 45.92' | N51°09'47"W | 45.91' |
| C39 | 13°00'39" | 237.00' | 78.00' | N43°46'17"W | 78.64' |
| C40 | 11°29'31" | 237.00' | 47.94' | N28°28'32"W | 47.46' |
| C41 | 19°16'36" | 237.00' | 79.74' | N13°05'28"W | 79.38' |
| C42 | 42°23'20" | 75.00' | 55.25' | S71°29'38"W | 54.01' |
| C43 | 67°52'16" | 60.00' | 71.07' | S84°19'37"W | 66.99' |
| C44 | 54°52'17" | 60.00' | 57.46' | N34°17'47"W | 55.29' |
| C45 | 42°11'24" | 60.00' | 44.18' | N14°41'04"E | 43.19' |
| C46 | 55°16'07" | 60.00' | 57.88' | N62°57'49"E | 55.66' |
| C47 | 44°12'35" | 60.00' | 46.30' | S67°17'50"E | 45.16' |
| C48 | 32°34'36" | 75.00' | 42.64' | S61°39'00"E | 42.07' |
| C49 | 9°17'24" | 75.00' | 12.16' | S82°45'09"E | 12.15' |
| C50 | 30°26'23" | 237.00' | 125.91' | N83°52'36"E | 124.44' |
| C51 | 11°33'22" | 237.00' | 49.59' | N45°05'31"E | 49.50' |
| C52 | 9°11'48" | 323.00' | 51.84' | N46°29'16"E | 51.79' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH |
| C53 | 3°33'13" | 323.00' | 20.04' | N60°06'47"E | 20.04' |
| C54 | 27°33'18" | 323.00' | 155.34' | N74°32'29"E | 153.85' |
| C55 | 22°51'12" | 323.00' | 128.83' | N03°38'48"W | 127.98' |
| C56 | 22°58'06" | 323.00' | 126.74' | N23°18'50"W | 125.93' |
| C57 | 3°20'30" | 323.00' | 18.84' | N36°13'33"W | 18.84' |
| C58 | 22°47'32" | 237.00' | 94.28' | N25°30'01"W | 93.65' |
| C59 | 18°58'10" | 237.00' | 78.02' | N06°02'10"W | 74.71' |
| C60 | 7°36'06" | 237.00' | 31.44' | N08°48'28"E | 31.42' |
| C61 | 42°12'20" | 75.00' | 55.25' | N10°28'09"W | 54.01' |
| C62 | 48°47'47" | 60.00' | 51.10' | N07°10'23"W | 49.57' |
| C63 | 48°29'49" | 60.00' | 50.53' | N41°23'53"E | 49.04' |
| C64 | 52°39'14" | 60.00' | 55.14' | S88°06'03"E | 53.22' |
| C65 | 107°50'29" | 60.00' | 112.93' | S07°51'16"E | 96.98' |
| C66 | 35°25'51" | 75.00' | 46.36' | S26°20'57"W | 45.64' |
| C67 | 147°8'49" | 270.00' | 69.43' | S86°31'24"E | 67.28' |
| C68 | 50°8'38" | 270.00' | 237.09' | N61°59'33"E | 229.54' |
| C69 | 42°12'20" | 75.00' | 55.25' | N73°05'29"W | 54.01' |
| C70 | 41°28'44" | 60.00' | 43.44' | N75°27'24"W | 42.49' |
| C71 | 49°4'55" | 60.00' | 51.37' | N30°05'34"W | 50.00' |
| C72 | 37°53'06" | 60.00' | 39.67' | N13°28'26"E | 38.95' |
| C73 | 46°30'00" | 60.00' | 48.70' | N55°40'04"E | 47.37' |
| C74 | 41°34'58" | 60.00' | 43.55' | S80°17'23"E | 42.60' |
| C75 | 47°48'45" | 60.00' | 49.98' | S35°38'30"E | 48.53' |
| C76 | 42°12'20" | 75.00' | 55.25' | S32°53'17"E | 54.01' |
| C77 | 36°53'16" | 70.00' | 45.07' | N17°33'56"E | 44.29' |
| C78 | 23°00'55" | 42.50' | 16.58' | S13°23'38"E | 16.41' |
| C79 | 23°47'42" | 42.50' | 17.65' | S11°50'42"W | 17.52' |
| C80 | 36°16'06" | 17.50' | 11.08' | S41°02'36"W | 10.89' |
| C81 | 55°51'50" | 17.50' | 17.06' | S31°14'44"W | 16.39' |
| C82 | 20°39'56" | 17.50' | 6.31' | S08°34'37"E | 6.28' |
| C83 | 45°35'12" | 17.50' | 13.92' | S42°02'12"E | 13.56' |
| C84 | 51°23'10" | 17.50' | 15.69' | S38°08'13"E | 15.17' |
| C85 | 2°54'21" | 383.00' | 19.42' | S36°37'23"W | 19.42' |
| C86 | 13°03'38" | 383.00' | 86.97' | S44°34'53"W | 86.78' |
| C87 | 55°53'50" | 177.00' | 170.72' | S03°32'08"W | 164.18' |
| C88 | 13°57'21" | 177.00' | 43.11' | S31°34'27"E | 43.01' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S89°35'19"E | 1.00' |
| L2 | S76°59'59"E | 39.16' |
| L3 | N87°23'51"W | 80.63' |
| L4 | S87°23'51"E | 80.63' |
| L5 | N10°36'01"E | 20.00' |
| L6 | N10°38'01"E | 12.42' |
| L7 | S10°36'01"W | 25.60' |
| L8 | N36°00'33"E | 30.73' |
| L9 | N53°59'27"W | 25.00' |
| L10 | S53°59'27"E | 25.00' |
| L11 | N36°00'33"E | 60.16' |
| L12 | S00°53'08"E | 38.72' |
| L13 | S22°54'34"W | 40.87' |
| L14 | S89°30'28"W | 29.20' |
| L15 | S89°30'28"W | 60.92' |
| L16 | S68°23'21"W | 11.83' |
| L17 | S19°14'26"E | 47.28' |
| L18 | S19°14'26"E | 32.64' |
| L19 | S64°49'48"E | 8.55' |
| L20 | S64°49'48"E | 36.54' |
| L21 | N89°01'16"E | 16.00' |
| L22 | S53°19'16"E | 15.00' |
| L23 | N71°17'33"E | 15.07' |
| L24 | S06°13'32"W | 20.08' |
| L25 | S22°50'05"W | 20.21' |

FINAL PLAT OF
# TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT
RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING

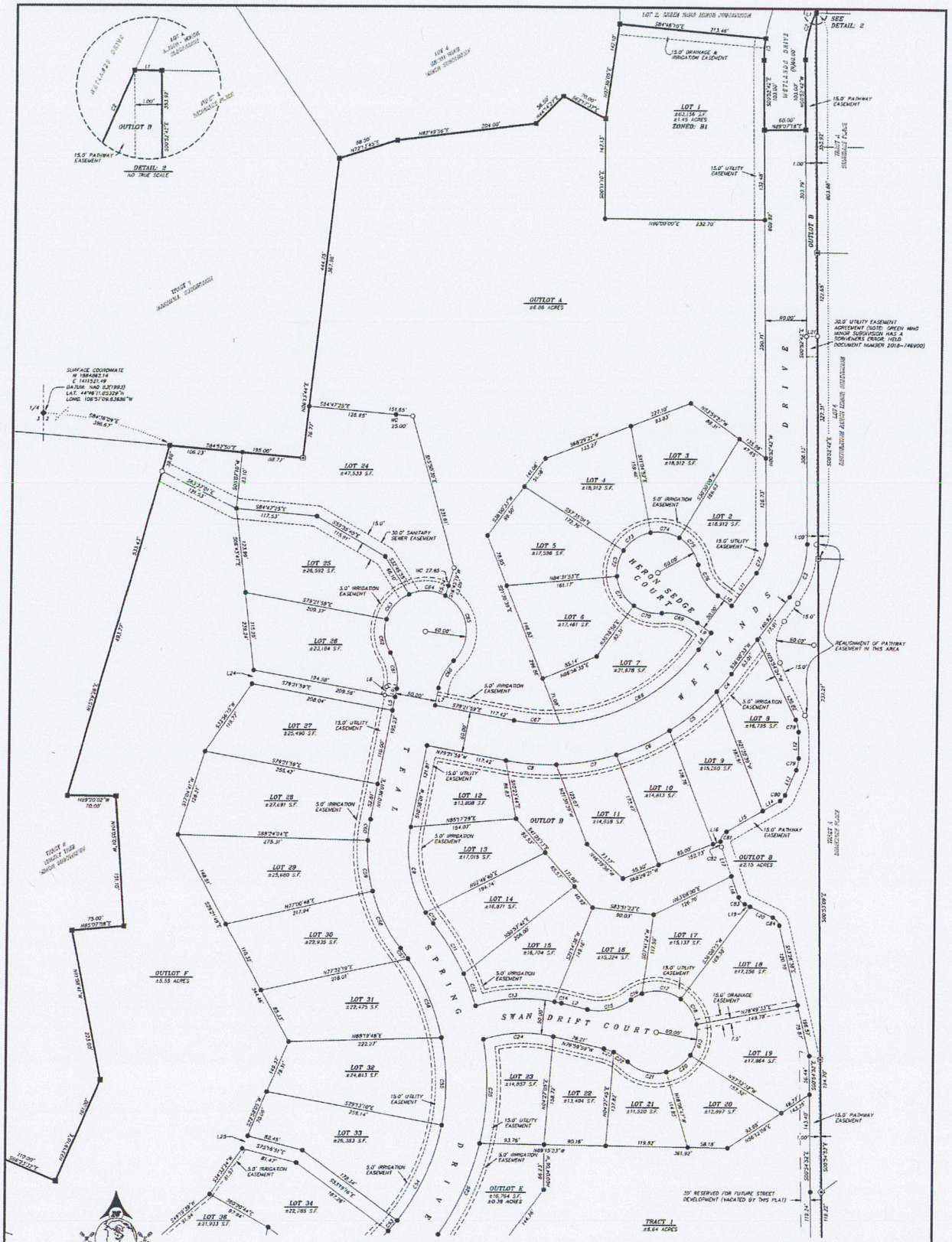
CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI TRISBE
NINEH 1800N STREET
RIVER FALLS, WI 54022


PRESTFELDT SURVEYING
2340 METLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

Morrison Maierle
engineers · surveyors · planners · scientists


PP: 2022-023 S2.0
DN: 2022-023-TEAL-SPRING
PF: 12022-023
DRAWN BY: JSP
CHECKED BY: TDT & CT
AUGUST 9, 2023

SHEET 2 OF 3




FINAL PLAT OF

# TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 3, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING

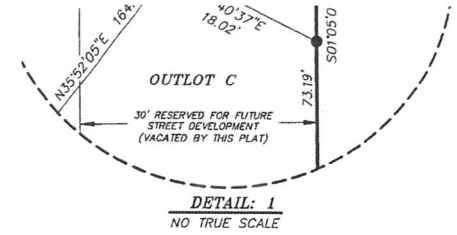
CLIENT: FP LITTLE GOOSE, LLC
ATTN: JANET & DAVID FIRSBIE
N6654 109OTH STREET
RIVER FALLS, WI 54022


WESTERFELDT SURVEYING
3340 METLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

Morrison Maierle
engineers · surveyors · planners · scientists


JN: 2022-023 SUB
DW: 2022-023-TEAL-SPRING
FP: 12022-023
DRAWN BY: JDP
CHECKED BY: TDT & CT
AUGUST 3, 2023

SHEET 3 OF 3



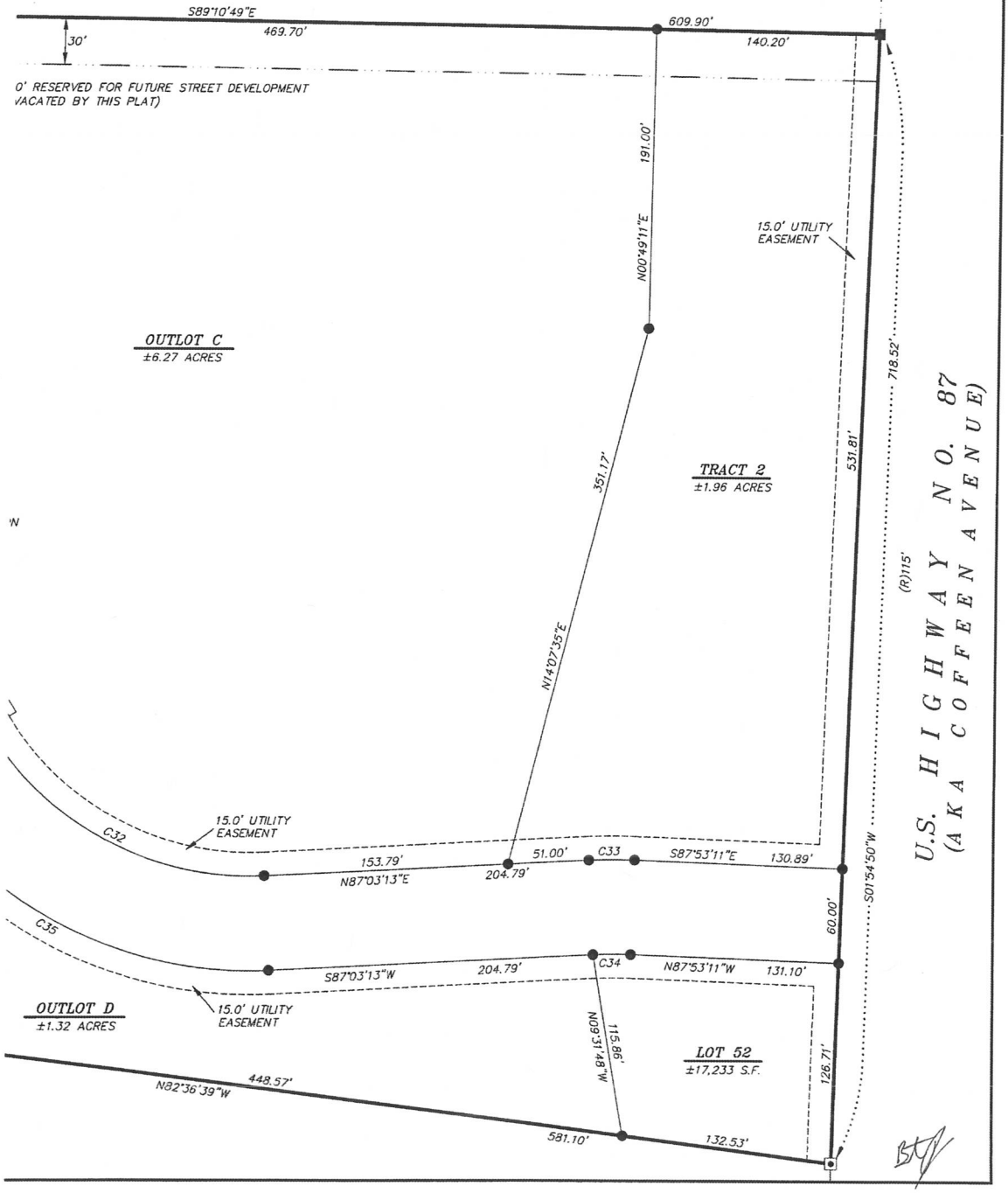

**DETAIL: 1**
NO TRUE SCALE

PAGE 253)

**LEGEND:**

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- FUTURE STREET DEVELOPMENT VACATED PER THIS PLAT
- EASEMENT LINE AS NOTED
- EASEMENT CENTERLINE
- DRAINAGE EASEMENT LINE
- 5.0' IRRIGATION EASEMENT LINE

TAIL: 1



LUMEN

July 19, 2023

Prestfeldt Surveying, LLC
Attn Thomas Tucker, PLS

Re: Teal Spring Subd PUD 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

## Thomas Tucker

**From:** Allen, Shelby <Shelby.Allen@lumen.com>
**Sent:** Wednesday, July 19, 2023 10:38 AM
**To:** Thomas Tucker
**Subject:** RE: Vacation of Platted Easements (Teal Spring)
**Attachments:** teal-spring-vacation.pdf

**Mr. Shelby Allen**
OSP Engineering
Gillette Wyoming
Ph: 307-682-7241
Cell: 307-299-8468

LUMEN

---

**From:** Thomas Tucker <thomas@prestfeldt.com>
**Sent:** Wednesday, July 19, 2023 9:40 AM
**To:** Allen, Shelby <Shelby.Allen@lumen.com>; MDU: Chris Lawler (christopher.lawler@mdu.com) <christopher.lawler@mdu.com>; MDU: Brandon Jordan (brandon.jordan@mdu.com) <brandon.jordan@mdu.com>
**Subject:** FW: Vacation of Platted Easements (Teal Spring)

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Shelby, Chris & Brandon,
I'm following up on the request for vacation of platted Easements on the Turkey Tree Minor Subdivision for the proposed Teal Spring Subdivision.
See correspondence below.

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

---

**From:** Thomas Tucker
**Sent:** Thursday, July 6, 2023 4:31 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>; City:

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 A, Turkey Tree Minor Subdivision, Teal Spring Subdivision
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 A, Turkey Tree Minor Subdivision, and Teal Spring Subdivision as received by our office and dated July 6, 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

## Thomas Tucker

**From:** Cindy Steinmetz <cindy.steinmetz@range.net>
**Sent:** Monday, July 10, 2023 11:12 AM
**To:** Thomas Tucker
**Cc:** Zjon May
**Subject:** Vacatiion Easements / Wrench Ranch and Turkey Tree Minor and Teal Spring Subdivisions
**Attachments:** Range Vacation letter for Presteldt Surveying Wrench Ranch Hills.docx; Range Vacation letter for Presteldt Surveying Tract A, Turkey Tree, and Teal Spring Subdivisions.docx

Hello Thomas,

Please find attached letters of Vacation Easement for Wrench Ranch Hills, Turkey Tree Minor, and Teal Springs Subdivisions.

If you should need anything else, please let us know.

Kind Regards,

RANGE

RANGE.NET

Cindy Steinmetz
FACILITIES & ENGINEERING CLERK

290 N Brooks St • Sheridan, WY 82801
O 307.6730910 • D 307.6750903

cindy.steinmetz@range.net

## Thomas Tucker

**From:** Pierson, Nathan A <Nathan.Pierson@charter.com>
**Sent:** Friday, July 7, 2023 8:49 AM
**To:** Thomas Tucker
**Subject:** RE: Vacation of Platted Easements (Teal Spring)

Hello Thomas. Charter/Spectrum does not have any issues vacating existing utility easements situated in Tract A, Turkey Tree Minor Subdivision.

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

---

**From:** Thomas Tucker <thomas@prestfeldt.com>
**Sent:** Thursday, July 6, 2023 4:31 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>; City: Hanns Mercer (hmercer@sheridanwy.net) <hmercer@sheridanwy.net>; tmorneau@sheridanwy.gov
**Cc:** Tyson Markham <tmarkham@m-m.net>; jfeck@m-m.net
**Subject:** [EXTERNAL] Vacation of Platted Easements (Teal Spring)

**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,

I would like to request an email letter acknowledging that you do not have an issue with vacating existing utility easements situated in Tract A, Turkey Tree Minor Subdivision (highlighted in yellow on the attached plat). The existing easements as highlighted in yellow on said plat DO NOT have utilities.
Sheet 1 of 3 (Teal Spring Subd., PUD) shows the approximate location of the easements that are requested to be vacated.
Sheet 2 of 3 and 3 of 3 (Teal Spring Subd., PUD) shows where the proposed easements will be placed which is a separate issue.
If you have any questions concerning the proposed easements, please contact Tyson as Morrison-Maierle.

A portion of the existing Pathway easement will be realigned (highlighted in pink on Sheet 3 of 3) which is a separate issue.

If you have any questions concerning the proposed realignment, please contact Tyson as Morrison-Maierle.

All easements in the Green Wing Minor Subdivision will either be absorbed within street rights-of-way or will not change as shown on the Teal Spring Subdivision, Planned Unit Development plat.

Let me know if you have any questions or concerns.
Thanks for your time,
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

Sue Goodman <sgoodman@sheridanwy.gov>

# Permission to Vacate Easements

3 messages

**Thomas Tucker** <thomas@prestfeldt.com> Tue, Sep 5, 2023 at 11:03 AM
To: "SAWS: Dan Coughlin" <dcoughlin@sheridancountywy.gov>, "SAWS: Rebecca Thomas" <rthomas@sheridancountywy.gov>
Cc: "City: Tom Morneau" <tmorneau@sheridanwy.gov>, Sue Goodman <sgoodman@sheridanwy.gov>, Tyson Markham <tmarkham@m-m.net>

Hello Dan,
I was wondering if SAWS has any issues with us vacating the existing easements in Tract 10 of Marshall Subdivision and Lot 5, Green Wing Minor Subdivision.
Both subdivisions are within the City limits and there isn't any waterlines situated within the boundary of the proposed subdivision (Teal Spring Subdivision, Planned Unit Development).

All of the other utility companies have given permission but we wanted to make sure and check with you (SAWS).
If you have any questions, please let me know as time is of the essence.

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

**MX-2615N_20230706_154050 (1).pdf**
9128K

**Thomas Morneau** <tmorneau@sheridanwy.gov> Tue, Sep 5, 2023 at 1:10 PM
To: Thomas Tucker <thomas@prestfeldt.com>
Cc: "SAWS: Dan Coughlin" <dcoughlin@sheridancountywy.gov>, "SAWS: Rebecca Thomas" <rthomas@sheridancountywy.gov>, Sue Goodman <sgoodman@sheridanwy.gov>, Tyson Markham <tmarkham@m-m.net>

Hi Dan,

The City has this subdivision on the agenda for Sept 11 for the Planning Commission, so we want to make sure we have everything lined up and ready before then (Our agenda deadline is tomorrow at 2 PM) and that SAWS has no issues with the vacation of easements.

Regards,

Thomas L. Morneau, P.E.
(307)-675-4228

City Engineer
CITY OF Sheridan
WYOMING

[Quoted text hidden]

---

**Dan Coughlin** <dcoughlin@sheridancountywy.gov> Tue, Sep 5, 2023 at 2:01 PM
To: Thomas Morneau <tmorneau@sheridanwy.gov>, Thomas Tucker <thomas@prestfeldt.com>
Cc: Renee Obermueller <robermueller@sheridancountywy.gov>, Sue Goodman <sgoodman@sheridanwy.gov>, Tyson Markham <tmarkham@m-m.net>

Thomas,

I did not find any SAWSJPB record of any easements specifically held by SAWSJPB or dedicated to the public which would affect SAWWJPB operations. Therefore, SAWSJPB has no objection to the vacation of easements within the subject properties.

*Dan Coughlin*

Administrator

307-675-2931

dcoughlin@sheridancountywy.gov

SAWSJPB Web Site: SAWS (Sheridan Area Water Supply) - Sheridan County Wyoming

Sheridan County Mapping:https://maps.greenwoodmap.com/sheridan/

City of Sheridan Mapping: City Of Sheridan, WY (sheridanwy.net)

---

**From:** Thomas Morneau <tmorneau@sheridanwy.gov>
**Sent:** Tuesday, September 5, 2023 1:11 PM
**To:** Thomas Tucker <thomas@prestfeldt.com>
**Cc:** Dan Coughlin <dcoughlin@sheridancountywy.gov>; Renee Obermueller <robermueller@sheridancountywy.gov>; Sue Goodman <sgoodman@sheridanwy.gov>; Tyson Markham <tmarkham@m-m.net>
**Subject:** Re: Permission to Vacate Easements

[Quoted text hidden]

**CITY OF SHERIDAN**
**RESOLUTION 45-23**

A RESOLUTION approving PL-23-30, the final plat of the Teal Spring Subdivision, Planned Unit Development, dividing 64.99 acres from 1 tract and 1 lot into 59 lots, 6 outlots and 2 tracts. Zoned PUD, Planned Unit Development. Located on Wetlands Dr to 3060 Coffeen Ave. PIN 55840221100500, 55840232101000.

**WHEREAS**, the minor plat of the Teal Spring Subdivision, Planned Unit Development, 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 of Sheridan Governing Body:**

That the final plat of the Teal Spring Subdivision, Planned Unit Development, dividing 64.99 acres from 1 tract and 1 lot into 59 lots, 6 outlots and 2 tracts located on Wetlands Dr to 3060 Coffeen Ave. PIN 55840221100500, 55840232101000.

In approving the Teal Spring Subdivision, Planned Unit Development, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202:

A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.

B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variances granted.

C. The subdivision falls outside of the Airport Influence Area.

D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, APPROVED, AND ADOPTED this 18th of September 2023.

_____

Richard Bridger, Mayor

ATTEST:

_____

Cecilia Good, City Clerk

FINAL PLAT OF

# TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION,
AND LOT 5, GREEN WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

AREA OF 59 LOTS ±26.73 ACRES
AREA OF 6 OUTLOTS ±22.53 ACRES
AREA OF 2 TRACTS ±8.60 ACRES
AREA OF ROADS ±7.13 ACRES
TOTAL = ±64.99 ACRES

ZONING: PLANNED UNIT DEVELOPMENT
LOT 1, ZONED B1

## CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FP LITTLE GOOSE, 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 **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT,** IS A RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS **±64.99 ACRES** OF LAND, MORE OR LESS.

**TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT,** 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 PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, STREETS AND EASEMENTS.

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

OUTLOTS ARE DRAINAGE EASEMENTS, OTHER EASEMENTS (AS SHOWN & DEFINED), AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT F: IS A DRAINAGE EASEMENT, IRRIGATION EASEMENT, OTHER EASEMENTS (AS SHOWN & DEFINED), AND A OPEN SPACE WHICH IS OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

## 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 _____ , _____ .

FP LITTLE GOOSE, LLC
BY: _____
MATT FRISBIE, MEMBER

FP LITTLE GOOSE, LLC
BY: _____
SHARI FRISBIE, MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MATT & SHARI FRISBIE BEFORE ME THIS _____ DAY OF _____ , _____ .

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

## SIGNED BY AFFIDAVIT

BY: FIRST NORTHERN BANK OF WYOMING
("LIEN HOLDER"), SEE AFFIDAVIT FILED
AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: _____

## 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 (30' RESERVED FOR FUTURE STREET DEVELOPMENT) PER MARSHALL SUBDIVISION, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.
4) REALIGNMENT OF A 15.0' PATHWAY EASEMENT AS SHOWN ON SHEET 3 OF 3, ALONG WETLANDS DRIVE AND LOT 8.

## CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

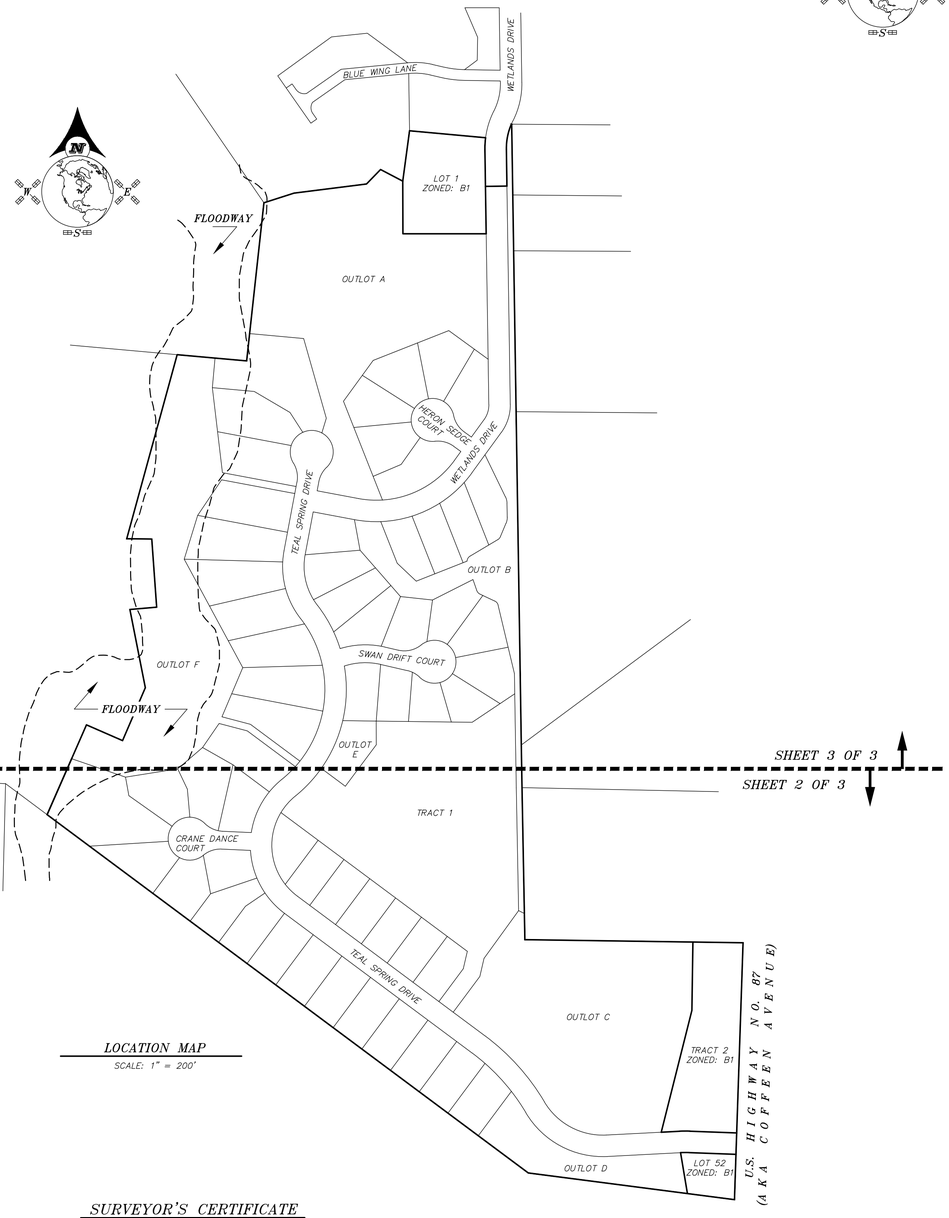
_____ ATTEST: VICE-CHAIRMAN
_____ CHAIRMAN

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

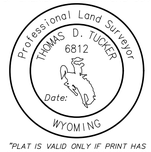



LOCATION MAP
SCALE: 1" = 200'

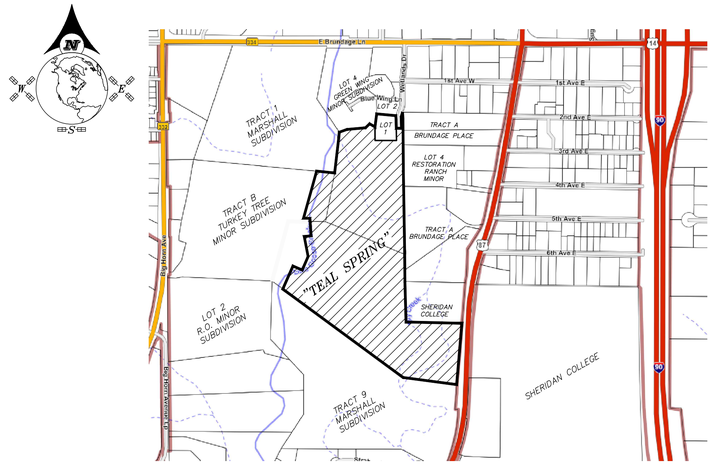
## SURVEYOR'S CERTIFICATE

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 **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT,** 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.




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




LOCATION MAP
NO TRUE SCALE

**NOTE:**

STRUCTURES BUILT WITHIN THE 100 TO 500-YEAR FLOODPLAIN WILL BE REQUIRED TO ACQUIRE A CERTIFIED ELEVATION CERTIFICATE AND TO BUILD A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE).

**NOTE:**

LOT OWNERS IN THIS SUBDIVISION ARE PROHIBITED FROM FLOODWAY ENCROACHMENTS THAT INCREASE OR DECREASE BASE FLOOD ELEVATIONS OR ALTER FLOODWAY BOUNDARIES.

## 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 _____

_____ COUNTY CLERK
STAMP RECEIVING NUMBER _____

FINAL PLAT OF

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

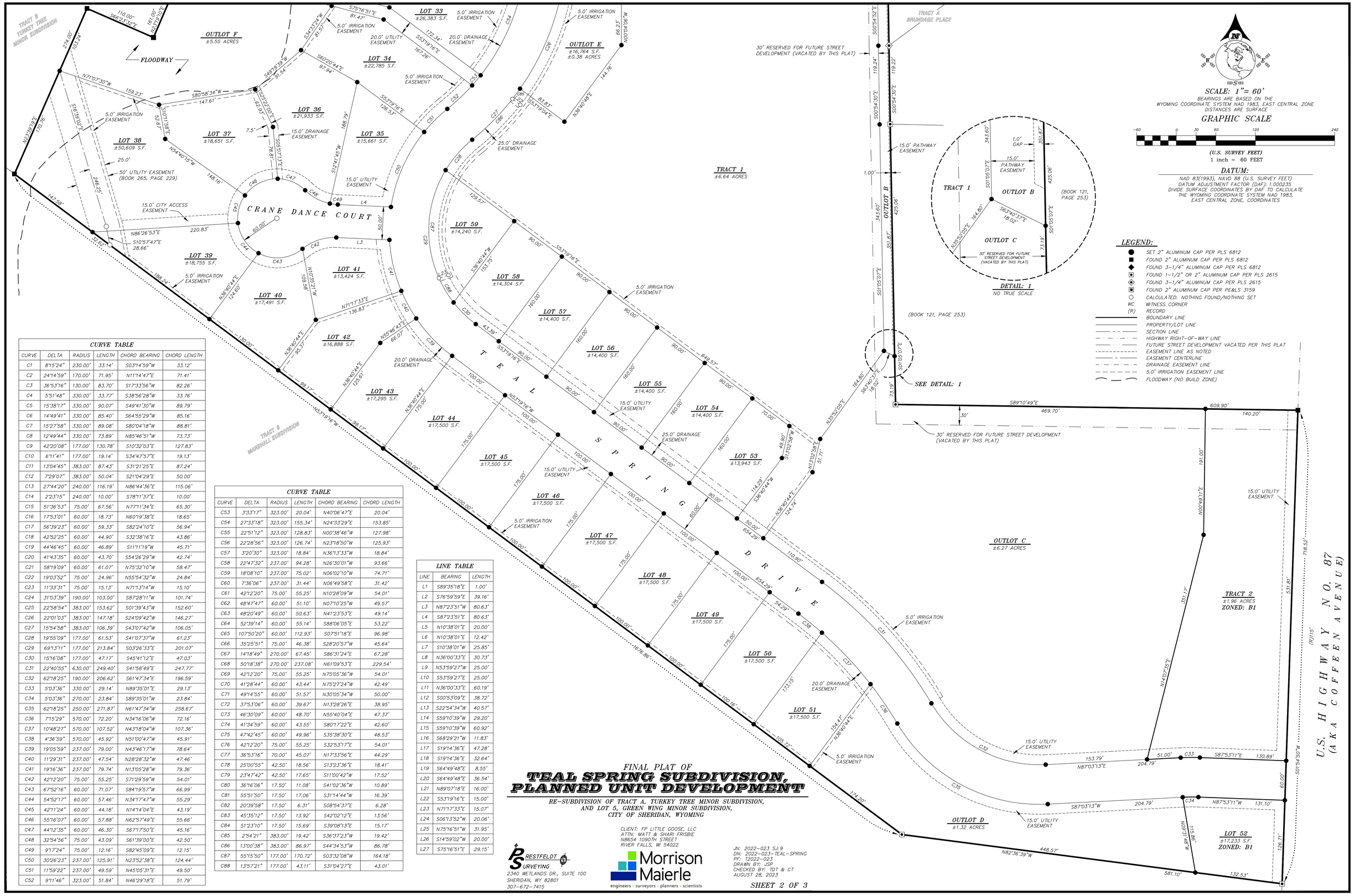
RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION,
AND LOT 5, GREEN WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI FRISBIE
N8654 1090TH STREET
RIVER FALLS, WI 54022

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

Morrison Maierle
engineers • surveyors • planners • scientists

JN: 2022-023 S.I.9
DN: 2022-023-TEAL-SPRING
PF: T2022-023
DRAWN BY: JSP
CHECKED BY: TDT & CT
AUGUST 28, 2023




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 8°15'24" | 230.00' | 33.14' | S03°14'59"W | 33.12' |
| C2 | 24°14'59" | 170.00' | 71.95' | N11°14'47"E | 71.41' |
| C3 | 36°53'16" | 130.00' | 83.70' | S17°33'56"W | 82.26' |
| C4 | 5°51'48" | 330.00' | 33.77' | S38°56'28"W | 33.76' |
| C5 | 15°38'17" | 330.00' | 90.07' | S49°41'30"W | 89.79' |
| C6 | 14°49'41" | 330.00' | 85.40' | S64°55'29"W | 85.16' |
| C7 | 15°27'58" | 330.00' | 89.08' | S80°04'18"W | 88.81' |
| C8 | 12°49'44" | 330.00' | 73.89' | N85°46'51"W | 73.73' |
| C9 | 42°20'08" | 177.00' | 130.78' | S10°32'03"E | 127.83' |
| C10 | 6°11'41" | 177.00' | 19.14' | S34°47'57"E | 19.13' |
| C11 | 13°04'45" | 383.00' | 87.43' | S31°21'25"E | 87.24' |
| C12 | 7°29'07" | 383.00' | 50.04' | S21°04'29"E | 50.00' |
| C13 | 27°44'20" | 240.00' | 116.19' | N86°44'36"E | 115.06' |
| C14 | 2°23'15" | 240.00' | 10.00' | S78°11'37"E | 10.00' |
| C15 | 51°36'53" | 75.00' | 67.56' | N77°11'34"E | 65.30' |
| C16 | 17°53'01" | 60.00' | 18.73' | N60°19'38"E | 18.65' |
| C17 | 56°39'23" | 60.00' | 59.33' | S82°24'10"E | 56.94' |
| C18 | 42°52'25" | 60.00' | 44.90' | S32°38'16"E | 43.86' |
| C19 | 44°46'45" | 60.00' | 46.89' | S11°11'19"W | 45.71' |
| C20 | 41°43'35" | 60.00' | 43.70' | S54°26'29"W | 42.74' |
| C21 | 58°19'09" | 60.00' | 61.07' | N75°32'10"W | 58.47' |
| C22 | 19°03'52" | 75.00' | 24.96' | N55°54'32"W | 24.84' |
| C23 | 11°33'31" | 75.00' | 15.13' | N71°13'14"W | 15.10' |
| C24 | 31°03'39" | 190.00' | 103.00' | S87°28'11"W | 101.74' |
| C25 | 22°58'54" | 383.00' | 153.62' | S01°39'43"W | 152.60' |
| C26 | 22°01'03" | 383.00' | 147.18' | S24°09'42"W | 146.27' |
| C27 | 15°54'58" | 383.00' | 106.39' | S43°07'42"W | 106.05' |
| C28 | 19°55'09" | 177.00' | 61.53' | S41°07'37"W | 61.23' |
| C29 | 69°13'11" | 177.00' | 213.84' | S03°26'33"E | 201.07' |
| C30 | 15°16'08" | 177.00' | 47.17' | S45°41'12"E | 47.03' |
| C31 | 22°40'55" | 630.00' | 249.40' | S41°58'49"E | 247.77' |
| C32 | 62°18'25" | 190.00' | 206.62' | S61°47'34"E | 196.59' |
| C33 | 5°03'36" | 330.00' | 29.14' | N89°35'01"E | 29.13' |
| C34 | 5°03'36" | 270.00' | 23.84' | S89°35'01"W | 23.84' |
| C35 | 62°18'25" | 250.00' | 271.87' | N61°47'34"W | 258.67' |
| C36 | 7°15'29" | 570.00' | 72.20' | N34°16'06"W | 72.16' |
| C37 | 10°48'27" | 570.00' | 107.52' | N43°18'04"W | 107.36' |
| C38 | 4°36'59" | 570.00' | 45.92' | N51°00'47"W | 45.91' |
| C39 | 19°05'59" | 237.00' | 79.00' | N43°46'17"W | 78.64' |
| C40 | 11°29'31" | 237.00' | 47.54' | N28°28'32"W | 47.46' |
| C41 | 19°16'36" | 237.00' | 79.74' | N13°05'28"W | 79.36' |
| C42 | 42°12'20" | 75.00' | 55.25' | S71°29'59"W | 54.01' |
| C43 | 67°52'16" | 60.00' | 71.07' | S84°19'57"W | 66.99' |
| C44 | 54°52'17" | 60.00' | 57.46' | N34°17'47"W | 55.29' |
| C45 | 42°11'24" | 60.00' | 44.18' | N14°14'04"E | 43.19' |
| C46 | 55°16'07" | 60.00' | 57.88' | N62°57'49"E | 55.66' |
| C47 | 44°12'35" | 60.00' | 46.30' | S67°17'50"E | 45.16' |
| C48 | 32°54'56" | 75.00' | 43.09' | S61°39'00"E | 42.50' |
| C49 | 9°17'24" | 75.00' | 12.16' | S82°45'09"E | 12.15' |
| C50 | 30°26'23" | 237.00' | 125.91' | N23°52'38"E | 124.44' |
| C51 | 11°59'22" | 237.00' | 49.59' | N45°05'31"E | 49.50' |
| C52 | 9°11'46" | 323.00' | 51.84' | N46°29'18"E | 51.79' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH |
| C53 | 3°33'17" | 323.00' | 20.04' | N40°06'47"E | 20.04' |
| C54 | 27°33'18" | 323.00' | 155.34' | N24°33'29"E | 153.85' |
| C55 | 22°51'12" | 323.00' | 128.83' | N00°38'46"W | 127.98' |
| C56 | 22°28'56" | 323.00' | 126.74' | N23°18'50"W | 125.93' |
| C57 | 3°20'30" | 323.00' | 18.84' | N36°13'33"W | 18.84' |
| C58 | 22°47'32" | 237.00' | 94.28' | N26°30'01"W | 93.66' |
| C59 | 18°08'10" | 237.00' | 75.02' | N06°02'10"W | 74.71' |
| C60 | 7°36'06" | 237.00' | 31.44' | N06°49'58"E | 31.42' |
| C61 | 42°12'20" | 75.00' | 55.25' | N10°28'09"W | 54.01' |
| C62 | 48°47'47" | 60.00' | 51.10' | N07°10'25"W | 49.57' |
| C63 | 48°20'49" | 60.00' | 50.63' | N41°23'53"E | 49.14' |
| C64 | 52°39'14" | 60.00' | 55.14' | S88°06'05"E | 53.22' |
| C65 | 107°50'20" | 60.00' | 112.93' | S07°51'18"E | 96.98' |
| C66 | 35°25'51" | 75.00' | 46.38' | S28°20'57"W | 45.64' |
| C67 | 14°18'49" | 270.00' | 67.45' | S86°31'24"E | 67.28' |
| C68 | 50°18'38" | 270.00' | 237.08' | N61°09'53"E | 229.54' |
| C69 | 42°12'20" | 75.00' | 55.25' | N75°05'36"W | 54.01' |
| C70 | 41°28'44" | 60.00' | 43.44' | N75°27'24"W | 42.49' |
| C71 | 49°14'55" | 60.00' | 51.57' | N30°05'34"W | 50.00' |
| C72 | 37°53'06" | 60.00' | 39.67' | N13°28'26"E | 38.95' |
| C73 | 46°30'09" | 60.00' | 48.70' | N55°40'04"E | 47.37' |
| C74 | 41°34'59" | 60.00' | 43.55' | S80°17'22"E | 42.60' |
| C75 | 47°42'45" | 60.00' | 49.96' | S35°38'30"E | 48.53' |
| C76 | 42°12'20" | 75.00' | 55.25' | S32°53'17"E | 54.01' |
| C77 | 36°53'16" | 70.00' | 45.07' | N17°33'56"E | 44.29' |
| C78 | 25°00'55" | 42.50' | 18.56' | S13°23'36"E | 18.41' |
| C79 | 23°47'42" | 42.50' | 17.65' | S11°00'42"W | 17.52' |
| C80 | 36°16'06" | 17.50' | 11.08' | S41°02'36"W | 10.89' |
| C81 | 55°51'50" | 17.50' | 17.06' | S31°14'44"W | 16.39' |
| C82 | 20°39'58" | 17.50' | 6.31' | S08°54'37"E | 6.28' |
| C83 | 45°35'12" | 17.50' | 13.92' | S42°02'12"E | 13.56' |
| C84 | 51°23'10" | 17.50' | 15.69' | S39°08'13"E | 15.17' |
| C85 | 2°54'21" | 383.00' | 19.42' | S36°37'23"W | 19.42' |
| C86 | 13°00'38" | 383.00' | 86.97' | S44°34'53"W | 86.78' |
| C87 | 55°15'50" | 177.00' | 170.72' | S03°32'08"W | 164.18' |
| C88 | 13°57'21" | 177.00' | 43.11' | S31°04'27"E | 43.01' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S89°35'18"E | 1.00' |
| L2 | S76°59'59"E | 39.16' |
| L3 | N87°23'51"W | 80.63' |
| L4 | S87°23'51"E | 80.63' |
| L5 | N10°38'01"E | 20.00' |
| L6 | N10°38'01"E | 12.42' |
| L7 | S10°38'01"W | 25.85' |
| L8 | N36°00'33"E | 30.73' |
| L9 | N53°59'27"W | 25.00' |
| L10 | S53°59'27"E | 25.00' |
| L11 | N36°00'33"E | 60.19' |
| L12 | S00°53'09"E | 38.72' |
| L13 | S22°54'34"W | 40.57' |
| L14 | S59°10'39"W | 29.20' |
| L15 | S59°10'39"W | 60.92' |
| L16 | S68°29'21"W | 11.83' |
| L17 | S19°14'36"E | 47.28' |
| L18 | S19°14'36"E | 32.64' |
| L19 | S64°49'48"E | 8.55' |
| L20 | S64°49'48"E | 36.54' |
| L21 | N89°07'18"E | 16.00' |
| L22 | S53°19'16"E | 15.00' |
| L23 | N71°17'33"E | 15.07' |
| L24 | S06°13'52"W | 20.06' |
| L25 | N75°16'51"W | 31.95' |
| L26 | S14°59'02"W | 20.00' |
| L27 | S75°16'51"E | 29.15' |

# FINAL PLAT OF
# TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

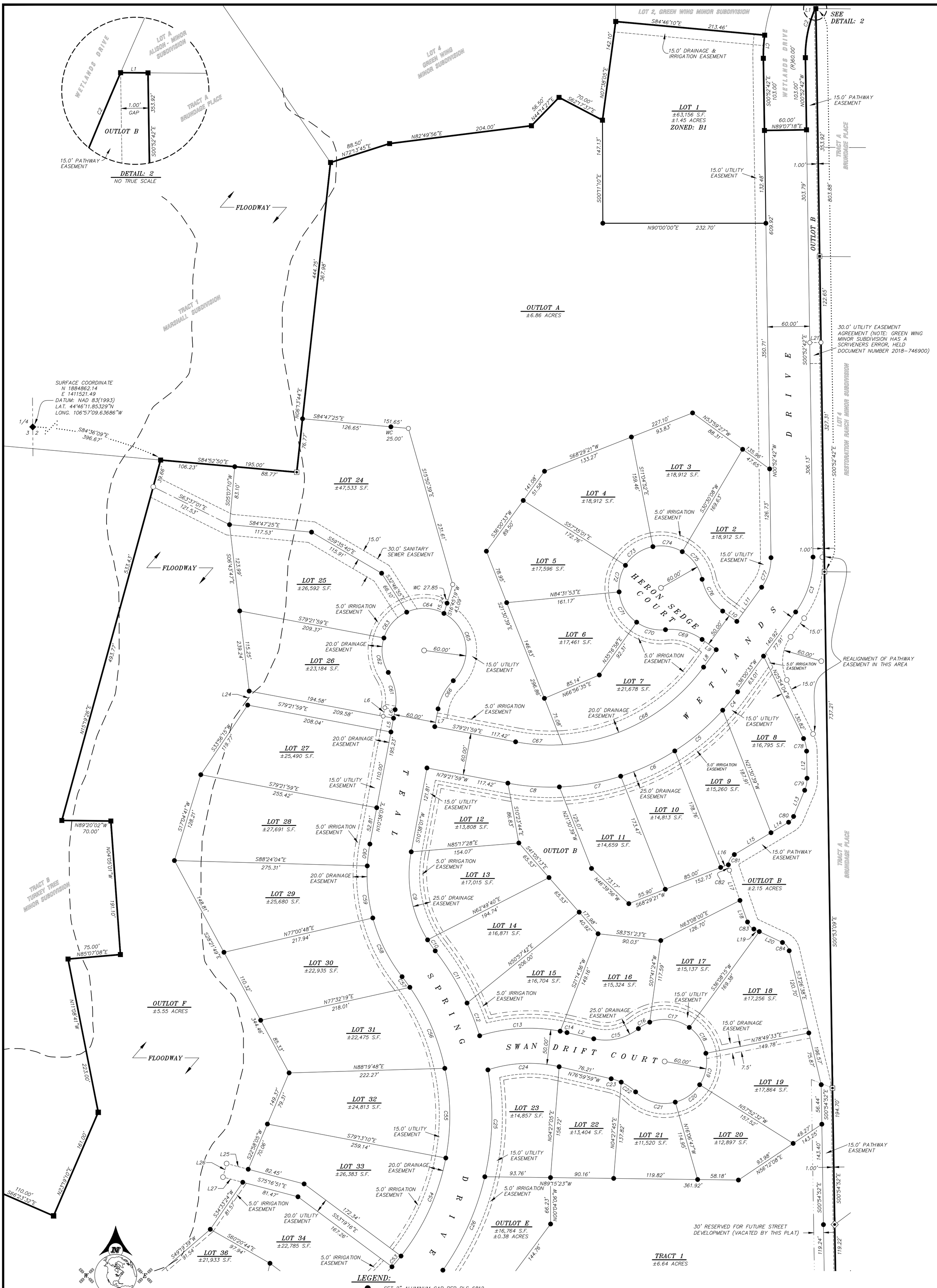
RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION,
AND LOT 5, GREEN WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI FRISBIE
N8654 109OTH STREET
RIVER FALLS, WI 54022

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

Morrison Maierle
engineers · surveyors · planners · scientists

JN: 2022-023 SJ:9
DN: 2022-023-TEAL-SPRING
PF: T2022-023
DRAWN BY: JSP
CHECKED BY: TDT & CT
AUGUST 28, 2023




SCALE: 1"= 60'

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

GRAPHIC SCALE

-60 0 30 60 120 240

(U.S. SURVEY FEET)
1 inch = 60 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

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- FUTURE STREET DEVELOPMENT VACATED PER THIS PLAT
- EASEMENT LINE AS NOTED
- EASEMENT CENTERLINE
- DRAINAGE EASEMENT LINE
- 5.0' IRRIGATION EASEMENT LINE
- FLOODWAY (NO BUILD ZONE)

# FINAL PLAT OF
# TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION,
AND LOT 5, GREEN WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI FRISBIE
N8654 1090TH STREET
RIVER FALLS, WI 54022


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

Morrison Maierle
engineers • surveyors • planners • scientists


JN: 2022-023 SJ: 9
DN: 2022-023-TEAL-SPRING
PF: T2022-023
DRAWN BY: JSP
CHECKED BY: TDT & CT
AUGUST 28, 2023

# MEMO

**TO:** Planning Commission

**FROM:** Thomas Morneau, City Engineer

**RE:** Consideration of PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision. The applicant, Cove Court Manor LLC, is requesting to subdivide .17 acres from 1 lot into 3 lots, zoned R-3 Residence District. Located at 1342-1344 Cove Ct. PIN 56842140100600.

## Staff Recommendation

Staff recommends the Planning Commission provide a recommendation to the City Council for PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision. The applicant, Cove Court Manor LLC, is requesting to subdivide .17 acres from 1 lot into 3 lots, zoned R-3 Residence District. Located at 1342-1344 Cove Ct. PIN 56842140100600.

## Background

The applicant, Ronald Elliott with Cove Court LLC, is requesting to subdivide .17 acres from 1 lots into 3 lots. Zoned R-3 Residence District. Located at 1342-1344 Cove Ct. (PIN 56842140100600)

The property is listed as Lot 8, Block 1 of the Hill Pond Subdivision. The zoning is R-3 Residence District.

Variances being requested for the following:

- Depth to front ratio shall not exceed 2.5 to 1 per City Code - Appendix B - Article 5 - 505(C)(1)
  - Lot 5 - 2.65 to 1
  - Lot 6 - 3.75 to 1
  - Lot 7 - 4.08 to 1
- Access to a publicly dedicated street shall consist of frontage of at least 25 feet per City Code - Appendix B- Article 5 - 505(C)(5)
  - Lot 6 - 24.91’

The surrounding properties are single-family homes zoned R-3 per City zoning. The applicant is proposing to subdivide Lot 8 into 3 lots. The applicant is proposing the following residential lot sizes:

- Lot 5 – 2486 square feet
- Lot 6 – 1908 square feet
- Lot 7 – 2844 square feet

Prior to approving the final plat, the City Council will need to make the following findings per Sheridan City Code Appendix B §202, staff offers the following comments on the required findings:

The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the

application is accompanied by a properly-acknowledged petition for annexation to the City.

This property falls completely within the city limits, so this condition does not apply.

The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly-acknowledged agreement not to contest future annexation proceedings.

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

Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

The proposed subdivision conforms to the Zoning Ordinance with the requested variances.

All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

This proposed subdivision is outside the Airport influence area.

No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision in accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination .

Water and sewer lines already exist in the Cove Court right-of-way.  Future water and sewer connections will tap into these lines.

Staff sent out 59 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.  Staff has not received any inquiries.

Staff has no further comments at this time.

---

**Attachments**

Variance request
aerial
final plat
site plan
resolution

Aug 7, 2023

To: City of Sheridan
55 Grinnell Plaza
Sheridan, Wy 82801 Planning Division

Re: Variance application for
Lot 8 Block 1 Hillpond subdivision
1384, 1386, 1388 Cove Court

In an attempt to address the need for affordable housing, I am proposing a minor subdivision of lot 8 into thirds. Design will include 3 attached approximate 1700 sqft 3 bedroom townhome units. Each will include an attached single car garage. Surface drainage is carefully designed and allows for an expanded concrete driveway area in front of each unit providing 2 tandum parking spaces.

Sincerely,

Ronald M. Scott, Pres.
Cove Court Manor, LLC

## SIGNATURE

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or final plat approval. I hereby authorize the listed agent to act on my behalf throughout the City review and approval process for this application and supporting documents. I understand that all communication regarding this application and supporting documents will be transmitted to my listed agent, unless I specify differently in writing.

Pres — Aug 7 2025
(Signature of Property Owner) (Date)

Cove Court Manor, LLC — Aug 7 2023
(Signature of Property Owner) (Date)

## APPLICATION INFORMATION

Pre-application Conference

Pre-application conferences are recommended prior to submittal of variance applications. The purpose of these meetings is to discuss the requested variance, and to become familiar with city code requirements and procedures. Applicants are strongly encouraged to avail themselves of the City's Development Review Committee (DRC), which allows the applicant to speak with all City divisions that may review the variance application. Pre-application and DRC appointments can be scheduled by contacting Sue Goodman, Planning Technician, at (307) 675-4226 or by e-mail at sgoodman@sheridanwy.net.

Submission review

All applications are subject to completeness review prior to acceptance by the Planning Office for routing and review. The variance application checklist details the required number of copies and documents needed to complete the application submittal. In order to ensure clarity and efficiency in the review process, application submissions will be received **by appointment only**. The applicable checklist must be submitted with this application. Incomplete application submissions will not be accepted, and will be returned to the applicant.

Contested Case Hearings

Since Board of Adjustment meetings may involve appeals of City staff interpretations or enforcement of the Zoning Ordinance, a meeting may be conducted as a contested case hearing governed by the Board of Adjustment bylaws and state law. Contested cases require additional time and preparation on the part of City staff, as well as securing the services of a court reporter.

Public Hearings and Notice

Variance requests require a single hearing before the Board of Adjustment. Public hearings require notice through newspaper legal ads, nearby property mailings, and signs posted on the property. The City Planning Division will submit the ad for the paper and notify nearby property owners. Due to press and Board of Adjustment requirements, legal notification must be placed approximately three weeks prior to the public hearing. No public hearing will be scheduled until the application has been deemed complete, and staff review comments have been addressed.

# Cove Court Manor II Subdivision




GATEWAY

R1-ZONE

B2-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: 8/28/2023 9:05 AM User: sgoodman

FINAL PLAT OF

# COVE COURT MANOR II MINOR SUBDIVISION

THE SUBDIVISION OF LOT 8 OF BLOCK 1, HILL POND SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY,
LOCATED IN NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼), OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±7238 SQ. FT (±0.17 ACRES)




LOCATION MAP
(NO TRUE SCALE)

LEGEND

- FOUND CORNER AS NOTED
- CALCULATED CORNER
- SET 1.5" AC LS 14250
- AC ALUMINIUM CAP
- P.O.B. POINT OF BEGINNING
- UTILITY EASEMENT
- BOUNDARY OF THIS SUBDIVISION
- ADJOINING LOT LINE
- INTERIOR LOT LINE
- SETBACKS

N

0.0' 7.0' 14.0'

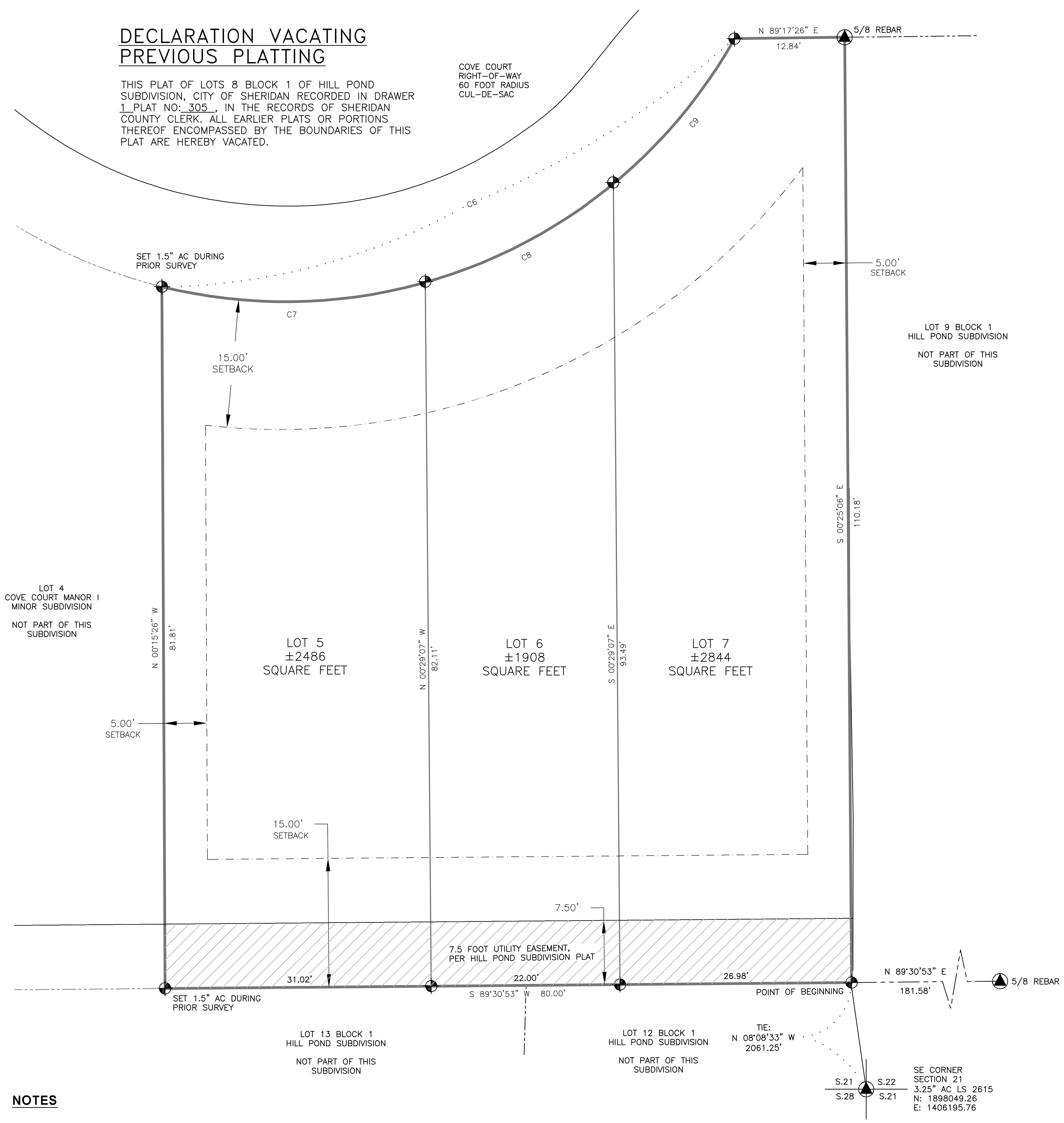
SCALE: 1"=7'

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

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C6 | 60.00' | 78.12' | 72.71' | N 66°34'25" E | 74°35'44" |
| C7 | 59.90' | 31.04' | 30.69' | N 89°03'07" E | 29°41'15" |
| C8 | 60.02' | 24.91' | 24.73' | N 62°20'22" E | 23°46'42" |
| C9 | 60.18' | 22.17' | 22.04' | N 39°51'40" E | 21°06'26" |

## DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT OF LOTS 8 BLOCK 1 OF HILL POND SUBDIVISION, CITY OF SHERIDAN RECORDED IN DRAWER 1 PLAT NO: 305 , IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.




## CERTIFICATE OF DEDICATION

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

THAT THE FOREGOING PLAT DESIGNATED AS COVE COURT MANOR II MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING A SUBDIVISION OF LOT 8, OF BLOCK 1, HILL POND SUBDIVISION, CITY OF SHERIDAN, BEING LOCATED IN THE BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE N 08°08'33" W, 2061.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8 SAID POINT BEING THE POINT OF BEGINNING; THENCE S 89°30'53" W, 80.00 FEET ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N 00°15'26" W, 81.81 FEET ALONG THE WEST LINE OF SAID LOT 8 TO THE SOUTH LINE OF COVE COURT RIGHT-OF-WAY; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 78.12 FEET, A DELTA OF 74°35'44" AND A CHORD OF N 66°34'25" E, 72.71 FEET ALONG SAID SOUTH LINE OF COVE COURT RIGHT-OF-WAY; THENCE N 89°17'26" E, 12.84 FEET ALONG SAID COVE COURT RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S 00°25'06" E, 110.18 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINING ±7238 SQUARE FEET MORE OR LESS

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS, CONVEYANCES, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. THIS__________________, DAY OF__________________, 2023

______________________________
COVE COURT MANNER LLC
(MEMBER)

STATE OF WYOMING )
COUNTY OF SHERIDAN ):ss

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

______________________________
NOTARY PUBLIC

THE UNDERSIGNED THE CHAD M. BRENT PROFIT SHARING, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED 2022-776769, MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

______________________________
(CHAD M. BRENT PROFIT SHARING)

STATE OF WYOMING )
COUNTY OF SHERIDAN ):ss

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

______________________________

## CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS ______ DAY OF _____________, 2023, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

______________________________
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERDAN, WYOMING THIS______ DAY OF_____________,2023.

______________________________
ATTEST: CITY CLERK

______________________________
MAYOR

## CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISION THIS ____DAY OF___________, 2023.

______________________________
CHAIRMAN

______________________________
ATTEST: VICE CHAIRMAN

## CERTIFICATE OF RECORDER

STATE OF WYOMING )
COUNTY OF SHERIDAN ):ss

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _______ O'CLOCK THIS ________ DAY OF ___________________, 2023 AND IS DULY RECORDED IN PLAT BOOK _______ ON PAGE _______.

______________________________
COUNTY CLERK

______________________________
STAMP RECEIVING NUMBER

**NOTES**

**1. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.**

**2. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SHERIDAN STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.**

**3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.**

**4. NO EXISTING BUILDINGS (RAW LAND)**

**5. ALL LOTS ARE ZONED R-3**

**6. LOT 6 WILL SHARE A FIREWALL WITH TOWNHOMES ON LOT 5 AND LOT 7**

## CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND , do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of COVE COURT MANOR II MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

______________________________
REGISTERED LAND SURVEYOR

NO. 14250 .


Cannon Consulting LLC
Making every shot count

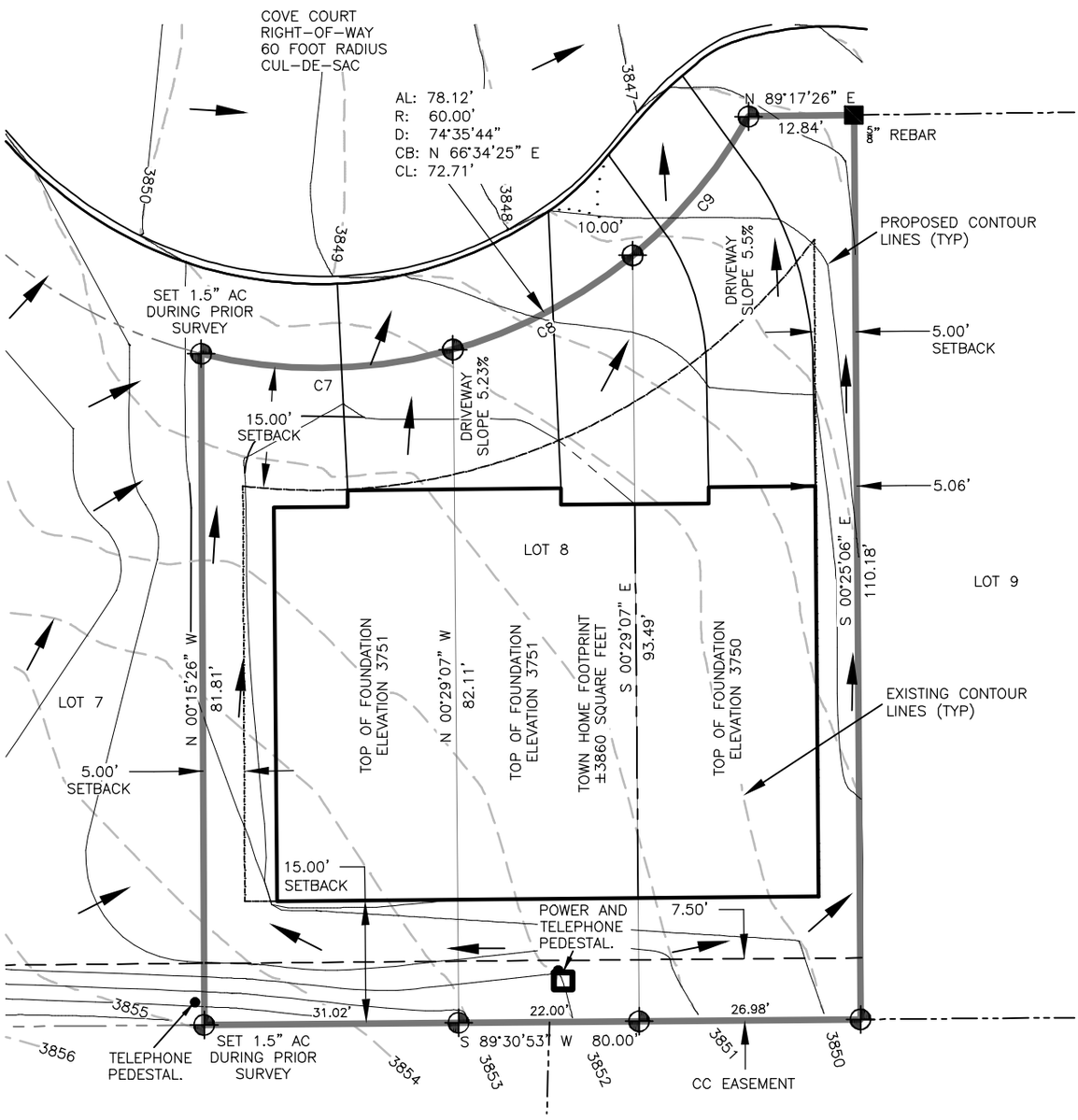
51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801


DATE OF PREPARATION: AUGUST 8, 2023 .

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

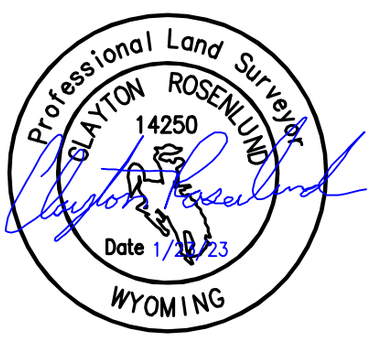
# SITE PLAN

FOR LOT 8, BLOCK 1 OF HILL POND SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LOT 8 CONTAINING ±7238 SQUARE FEET (±.17 ACRES)




| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C7 | 59.90' | 31.04' | 30.69' | N 89°03'07" E | 29°41'15" |
| C8 | 60.02' | 24.91' | 24.73' | N 62°20'22" E | 23°46'42" |
| C9 | 60.18' | 22.17' | 22.04' | N 39°51'40" E | 21°06'26" |

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.




## LEGEND

- SET 1.5" AC LS 14250
- CALCULATED CORNER
- FOUND CORNER AS NOTED
- LOT LINE
- PROPOSED INTERIOR LOT LINES
- ADJOINING LOT LINES
- SETBACK LINES
- DIRECTION OF FLOW

N

SCALE: 1"=20'

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

PREPARED BY:
Cannon Consulting LLC
Making every shot count

Cannon Consulting LLC (307) 752-0109

FOR:
COVE COURT MANOR LLC.
SHERIDAN WYOMING, 82801

Date: 1/23/23

**CITY OF SHERIDAN**
**RESOLUTION 46-23**

A RESOLUTION approving PL-23-31, the final plat of the Cove Court Manor II Subdivision, dividing .17 acres from 1 lot into 3 lots. Zoned R-3 Residence District. Located at 1342-1344 Cove Ct.

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

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

**Be it resolved by the City of Sheridan Governing Body:**

That the final plat of the Cove Court Manor II Subdivision, dividing .17 acres from 1 lot into 3 lots on the property located at 1342-1344 Cove Ct.

In approving the Cove Court Manor II Subdivision, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202:

A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.

B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variances granted.

C. The subdivision falls outside of the Airport Influence Area.

D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

In addition to approving the Cove Court Manor II Subdivision, the City of Sheridan Governing Body is also approving a depth-to-front ratio variance and a variance for the frontage. The depth-to-front ratio for Lot 5 of 2.65 to 1, Lot 6 of 3.75 to 1, and for Lot 7 of 4.08 to 1. The dedicated street frontage for Lot 6 will be 24.91 feet.

PASSED, APPROVED, AND ADOPTED this 18th of September 2023.

_____

Richard Bridger, Mayor

ATTEST:

_____

Cecilia Good, City Clerk