Sheridan City Planning Commission
Meeting Agenda
September 25, 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 September 11, 2023 meeting.

   Motion by:

   Second:

   Vote:

Old Business

New Business

4. Consideration of PL-23-33, Resolution 52-23 Eagle View Subdivision. The applicant, John E Rice & Sons, Inc is requesting to subdivide 97.76 acres of unplatted land into 3 lots. Zoned Gateway Master Plan, Higher Education District and R-3 Residence District. Located at 4200 Yellowtail Dr. PIN 56840920000400 and 56840920000100.

   Motion by:

   Second:

   Vote:

5. Consideration of PL-23-35, Resolution 54-23, Valley Park 3rd Addition, final plat. The applicant, The Bluffs LLC & 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:

6. Comments from commissioners and staff.

7. Adjourn

MEMO

TO: Planning Commission

FROM:

RE: Review, correction, and approval of minutes of the September 11, 2023 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN

MINUTES OF PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

SEPTEMBER 11, 2023

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

2. The agenda for the September 11, 2023 meeting was approved by unanimous consent.

3. Commissioner Franklin moved, seconded by Commissioner Schrodt, to approve the minutes of the August 14, 2023 Planning Commission meeting. Voice vote: unanimous.

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.

   Public Works Director Hanns Mercer presented information regarding the project.

   The applicant, Matt Frisbee, introduced himself to the Commission.

   Gage Reichenberg stated that a park or community garden in the area would be beneficial to the community.

   Jay Manthei asked how high the dike would be in the floodplain and if it would flood another area. Public Works Director Hanns Mercer stated that the fill would be approximately one foot and it would not have impacts upstream or downstream of the creek. The applicant explained that there are no dikes or dams in the area, the area will be increased with fill. Jeff Baron with WWC explained that FEMA has completed modeling that included floodway that is anticipated to be filled and not impact property upstream or downstream. The base flood elevation will increase, and it will reduce the insurance impact on property owners. Jeff Baron further explained the FEMA mapping system and how bankers and real estate agents can access up to date information.

   Beth Manthei asked what the discrepancy between the largest to the smallest lots, or how large the lots will be. Public Works Director Hanns Mercer stated that the range of sizing varies from 0.33 to 1.16 acres.

   The Chair called for a motion for Consideration of PL-23-30, Resolution 45-23. Commissioner Kerbs moved, seconded by Commissioner Gernaat to approve PL-23-30, Resolution 45-23.

Voice Vote: unanimous to provide a positive recommendation to City Council.

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.

Public Works Director Hanns Mercer presented information regarding the project.

Emma Sherry asked the property owner if she could buy lot 7. The property owner stated that he is not willing to sell at this point.

Beth Manthei asked how many stories the properties will be and what the setbacks are for the property. She also expressed concerns regarding parking.

Penny Hannefy expressed further concerns regarding the parking situation.

Gage Reichenberg spoke regarding the congestion in the area. Chairman Windsor explained the consideration and approval process for subdivisions and how the process relates to City Code.

Further discussion occurred regarding the issues in the area.

The Chair called for a motion for consideration PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision. Commissioner Kerbs moved, seconded by Commissioner Morneau, to approve PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision including variances for depth to front ratio and the length of street frontage.

Voice Vote: unanimous to provide a positive recommendation to City Council.

6. Comments from commissioners and staff.

A. Commissioner Leichtnam thanked staff for posting the signs on the properties discussed to inform the public.

7. The meeting was adjourned at 8:00 PM.

_____
Tod Windsor, Planning Commission Chairperson

Attest: _____
City Clerk Cecilia Good

MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-33, Resolution 52-23 Eagle View Subdivision. The applicant, John E Rice & Sons, Inc is requesting to subdivide 97.76 acres of unplatted land into 3 lots. Zoned Gateway Master Plan, Higher Education District and R-3 Residence District. Located at 4200 Yellowtail Dr. PIN 56840920000400 and 56840920000100.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation to the City Council for PL-23-33, Resolution 52-23 Eagle View Subdivision. The applicant, John E Rice & Sons, Inc is requesting to subdivide 97.76 acres of unplatted land into 3 lots. Zoned Gateway Master Plan, Higher Education District and R-3 Residence District. Located at 4200 Yellowtail Dr. PIN 56840920000400 and 56840920000100.

Background

The applicant, John E. Rice & Sons, Inc., is requesting to subdivide ± 97.76 acres of unplatted land into 3 lots. Zoned Gateway/Master Plan, , Higher Education District and R-3 Residence District, located at 4200 Yellowtail Drive. (PIN 56840910000300 and 56840920000100)

The property is listed as Parcel 4 of the Wrench Ranch Properties Master Plan Phase II. The zoning is Gateway/Master Plan, , Higher Education District and R-3 Residence District.

The surrounding properties in the north, south, and east are zoned Gateway/Master Plan. The properties to the west are zoned HE-Higher Education and R-3 Residential District. The applicant is proposing to subdivide unplatted land into 3 lots. The applicant is proposing the following lot sizes:

- Lot 1 – 26.30 acres
- Lot 2 – 45.29 acres
- Lot 3 – 26.17 acres

Lot 1 will be split zoned. On the western portion of the lot there is approximately a 70’ wide and 342.58’ long strip of land that will remain zoned R-3 Residence District.

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

The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

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

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

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

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

The proposed subdivision conforms to the Zoning Ordinance 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 Yellowtail Drive right-of-way. Future water and sewer connections will tap into these lines.

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. Staff has not received any inquiries.

Staff has no further comments at this time.

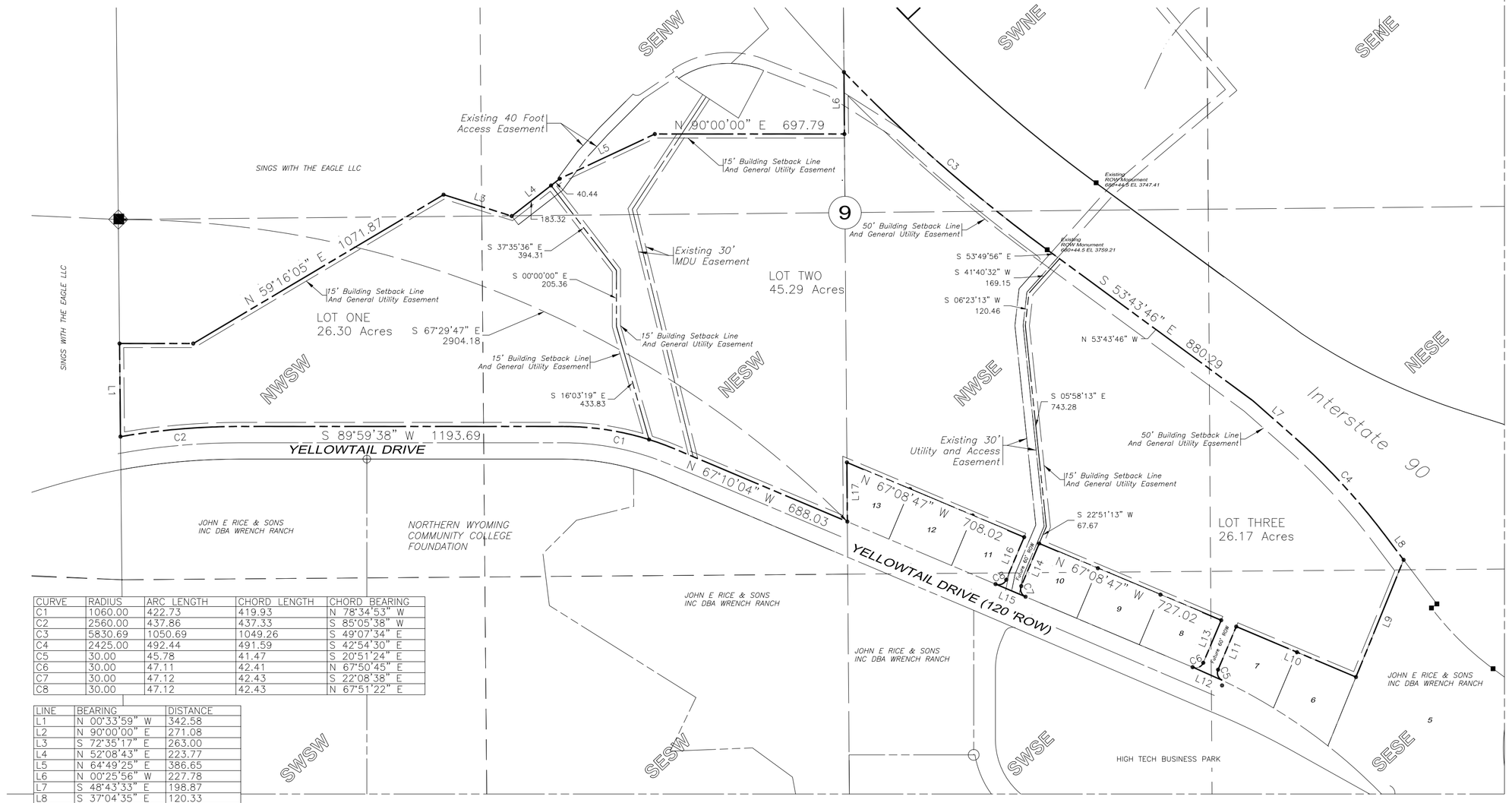
Attachments

final plat
aerial
resolution

FINAL PLAT

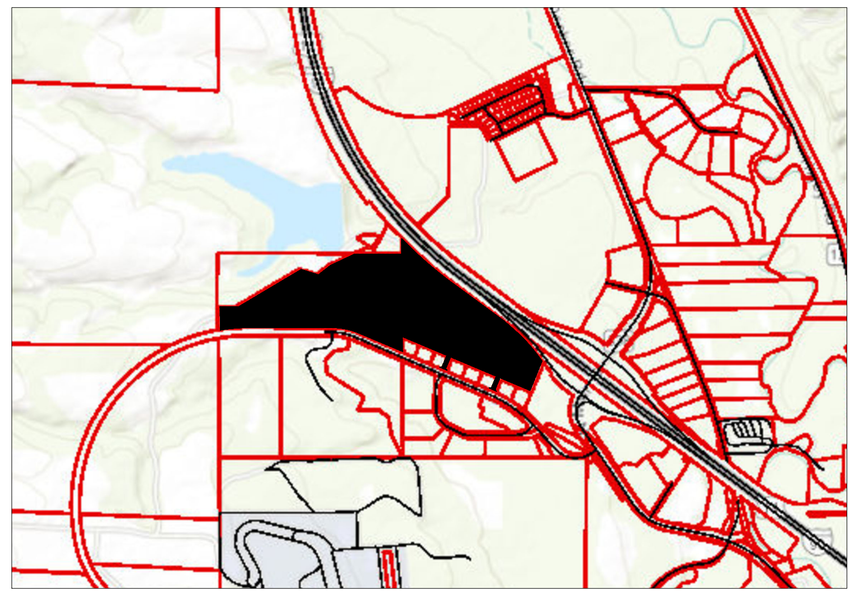
EAGLE VIEW SUBDIVISION

LOCATED IN A PART OF THE
Section 9
Township 56 North, Range 84 West
6 TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1060.00	422.73	419.93	N 78°34'53" W
C2	2560.00	437.86	437.33	S 85°05'38" W
C3	5830.69	1050.69	1049.26	S 49°07'34" E
C4	2425.00	492.44	491.59	S 42°54'30" E
C5	30.00	45.78	41.47	S 20°51'24" E
C6	30.00	47.11	42.41	N 67°50'45" E
C7	30.00	47.12	42.43	S 22°08'38" E
C8	30.00	47.12	42.43	N 67°51'22" E

LINE	BEARING	DISTANCE
L1	N 00°33'59" W	342.58
L2	N 90°00'00" E	271.08
L3	S 72°35'17" E	263.00
L4	N 52°08'43" E	223.77
L5	N 64°49'25" E	386.65
L6	N 00°25'56" W	227.78
L7	S 48°43'33" E	198.87
L8	S 37°04'35" E	120.33
L9	S 22°08'49" W	465.31
L10	N 67°08'47" W	478.13
L11	S 22°51'47" W	172.10
L12	N 66°09'04" W	118.66
L13	N 22°51'47" E	170.01
L14	S 22°51'13" W	170.07
L15	N 67°08'36" W	120.00
L16	N 22°51'20" E	170.07
L17	S 00°25'57" E	217.78



LOCATION MAP
NTS

CERTIFICATE OF OWNER

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

A TRACT OF LAND LOCATED IN A PART OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As:

Beginning At A Point Which Is Located South 67°29'47" East, A Distance Of 2904.18 Feet From The West Quarter Corner Of Said Section 9, Said Point Being On the North Right Of Way Of Yellowtail Drive, Also Being The Southwest Of Lot 13, Of WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With Said North Right Of Way, North 67°10'04" West, A Distance Of 688.03 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 422.73 Feet, A Radius Of 1060.00 Feet, A Chord Bearing Of North 78°34'53" West, A Chord Length Of 419.93 Feet;

Thence Continuing With Said Right Of Way South 89°59'38" West, A Distance Of 1193.69 Feet To The P.C. Of A With A Curve Turning To The Left With An Arc Length Of 437.86 Feet, A Radius Of 2560.00 Feet, A Chord Bearing Of South 85°05'38" West, A Chord Length Of 437.33 Feet To A Point On The West Section Line Of Said Section 9;

Thence Leaving Said Right Of Way And With Said West Section Line North 00°33'59" West, A Distance Of 342.58 Feet To A Point;

Thence Leaving Said Section Line EAST A Distance Of 271.08 Feet To A Point;

Thence North 59°16'05" East, A Distance Of 1071.87 Feet To A Point;

Thence South 72°35'17" East, A Distance Of 263.00 Feet To A Point;

Thence North 52°08'43" East, A Distance Of 223.77 Feet To A Point;

Thence North 64°49'25" East, A Distance Of 386.65 Feet To A Point;

Thence EAST A Distance Of 697.79 Feet To A Point;

Thence North 00°25'56" West, A Distance Of 227.78 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence With Said West Right Of Way With A Non-tangent Curve Turning To The Left
With An Arc Length Of 1050.69 Feet, A Radius Of 5830.69 Feet, A Chord Bearing Of South 49°07'34" East, A Chord Length Of 1049.26 Feet;

Thence Continuing With Said West Right Of Way South 53°43'46" East, A Distance Of 880.29 Feet To A Point;

Thence Continuing With Said West Right Of Way South 48°43'33" East, A Distance Of 198.87 Feet To A Point;

Thence Continuing With Said West Right Of Way With A Curve Turning To The Right
With An Arc Length Of 492.44 Feet, A Radius Of 2425.00 Feet, A Chord Bearing Of South 42°54'30" East, A Chord Length Of 491.59 Feet;

Thence Continuing With Said West Right Of Way South 37°04'35" East, A Distance Of 120.33 Feet To A Point;

Thence Leaving Said Right Of Way And With The West Line Of Lot 5, Of WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE, South 22°08'49" West, A Distance Of 465.31 Feet To Northeast Corner Of Lot 6, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence North 67°08'47" West, A Distance Of 478.13 Feet To The Northwest Corner Of Lot 7, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With The West Line Of Said Lot 7, South 22°51'47" West, A Distance Of 172.10 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 45.78 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of South 20°51'24" East, A Chord Length Of 41.47 Feet To A Point On The North Right Of Way Of Yellowtail Drive;

Thence With Said North Right Of Way, North 66°09'04" West, A Distance Of 118.66 Feet To A Point;

Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 47.11 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of North 67°50'45" East, A Chord Length Of 42.41 Feet;

Thence North 22°51'47" East, A Distance Of 170.01 Feet To The Northeast Corner Of Lot 8, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence North 67°08'47" West, A Distance Of 727.02 Feet To The Northwest Corner Of Lot 10, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence South 22°51'13" West, A Distance Of 170.07 Feet To The P.C. Of A Curve
Turning To The Left With An Arc Length Of 47.12 Feet, A Radius Of 30.00 Feet,
A Chord Bearing Of South 22°08'38" East, A Chord Length Of 42.43 Feet To A Point On The North Right of Way Of Yellowtail Drive;

Thence With Said North Right Of Way North 67°08'36" West, A Distance Of 120.00 Feet To A Point;

Thence Leaving Said North Right Of Way With A Non-tangent Curve
Turning To The Left With An Arc Length Of 47.12 Feet, A Radius Of 30.00 Feet,
A Chord Bearing Of North 67°51'22" East, A Chord Length Of 42.43 Feet;

Thence North 22°51'20" East, A Distance Of 170.07 Feet To The Northeast Corner Of Lot 11, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence North 67°08'47" West, A Distance Of 708.02 Feet To The Northwest Corner Of Lot 13, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With The West Line Of Said Lot 13, South 00°25'57" East, A Distance Of 217.78 Feet To The Point Of **Beginning**, Having An Area Of 4258333.03 Square Feet, 97.76 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 DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THIS PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

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

EXECUTED THIS ____ DAY OF _____, 2023 BY,

_____
OWNER

STATE OF WYOMING)
) SS.
SHERIDAN COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____, DAY OF _____, 2023, BY

_____,
WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

EXECUTED THIS ____ DAY OF _____, 2023 BY,

OWNER
JOHN E. RICE AND SONS INC
DBA WRENCH RANCH
P.O. Box 4039, Sheridan, WY 82801

DIRECTOR OF PUBLIC WORKS
CERTIFICATE OF APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, and certified this _____ day of _____, 2023, by the Director of Public Works of Sheridan, Wyoming.

_____
Director of Public Works

CITY OF SHERIDAN
CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 2023.

_____ _____
Attest:City Clerk Mayor

CITY OF SHERIDAN
PLANNING COMMISSION
CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this _____ day of _____, 2023.

_____ _____
Attest:Vice-Chairman Chairman

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock ___.m., This _____ day of _____, 2023. And is duly recorded in Book _____, Page No. _____ .

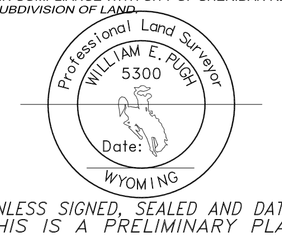
_____
County Clerk



SCALE 1" = 300'
0 300 600 900
If this does not measure 1" scale is not correct.
Basis of Bearing: NAD 83
Wyoming State East Central Zone

SURVEYOR'S CERTIFICATE:

I, WILLIAM E. PUGH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF EAGLE VIEW SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT HIS 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.



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

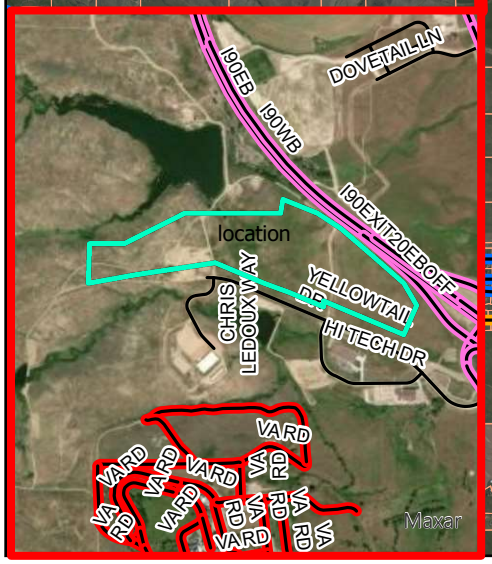
Rev.	Date	Description	By	Proj. Engr.	Check	Rev. Request
1	8/23/23	Add Future Right of Way Note	WEP		WEP	City

Client:
JOHN E. RICE & SONS INC
DBA WRENCH RANCH
PO BOX 4039
SHERIDAN, WYOMING 82801

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

Client PM: WEP	P741376	Drawn: WEP	Checked:	Approval: WEP	Date: 8 AUG, 2023	Sheet: 1 OF 1	Rev: 1

Eagle View 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

Miles 0 ¾ 1½

Date: 9/5/2023 11:03 AM User: sgoodman

CITY OF SHERIDAN
RESOLUTION 52-23

A RESOLUTION approving PL-23-33, the final plat of the Eagle View Subdivision, dividing ± 97.76 acres of unplatted land into 3 lots. Zoned Gateway/Master Plan, Higher Education District and R-3 Residence District, located at 4200 Yellowtail Drive. (PIN 56840920000400 and 56840920000100)

WHEREAS, the final plat of the Eagle View 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 minor plat of the Eagle View Subdivision, dividing ± 97.76 acres from unplatted land into 3 lots. The property is zoned Gateway/Master Plan, Higher Education District and R-3 Residence District, located at 4200 Yellowtail Drive.

In approving the Eagle View 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.

PASSED, APPROVED, AND ADOPTED this 2nd day of October, 2023.

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk

MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-35, Resolution 54-23, Valley Park 3rd Addition, final plat. The applicant, The Bluffs LLC & 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 the Sheridan Planning Commission provide a recommendation to the City Council for PL-23-35, a final plat application submitted by Bridger Field Services, LLC, the "agent" for the owners, The Bluffs LLC and The Ridge LLC, to establish a single-family attached residential subdivision on 8.52 acres, creating 28 single-family townhouse lots, three outlots, and an undevelopable lot.

Background

The Applicant is requesting to subdivide 8.52 acres into 32 lots. The proposed subdivision is located between East 5th Street and Kroe Lane; its primary access roadway is an extension of Valley View Drive. The lots to be subdivided are Lots 5 and 6 of the existing Valley Park 2nd Addition subdivision, PINs 56842520800500 and 56842520800600, respectively.

The proposed subdivision is located entirely within the B-1 zoning district. It is also located partially within the Entryway Corridor District; structures eventually developed in the subdivision will be required to comply with the Entryway Corridor design requirements found in Appendix A, §15 of the Sheridan City Code.

Type of Dwelling Units and Proposed Lot Uses
The Applicant is proposing 28 single-family dwelling units in 14 structures (each structure will contain two single-family dwelling units). The developable lots vary in size from 3,564 ft.^{2} to 7,269 ft.^{2}. Each dwelling unit will share one side wall with an adjacent dwelling unit.

28 of the 32 lots will be developable. Three lots will be undevelopable outlots—Outlot A will contain a stormwater detention pit while Outlots B and C will remain open space—and Lot 15 will remain undeveloped and available for future sale.
Development Specifics
Lot Sizes

Lot	Size (SF)	Lot	Size (SF)	Lot	Size (SF)
1A	3,684	6B	3,564	12A	3,651
1B	3,993	7A	3,564	12B	3,651
2A	3,993	7B	5,538	13A	5,760

2B	7,118	8A	4,663	13B	4,765
3A	7,269	8B	4,070	14A	5,358
3B	3,564	9A	4,070	14B	3,905
4A	3,564	9B	4,070	15 (acres)	2.15
4B	3,799	10A	4,070	Outlot/Tract	Size (SF)
5A	4,292	10B	4,070	A (acres)	1.59
5B	4,113	11A	4,070	B	5,596
6A	3,725	11B	3,827	C	25,455

Roadways and Pedestrian Facilities
The Applicant is proposing dedication of public rights-of-way through the subdivision. Existing Valley View Drive will be extended southward, serving as the only road into the major subdivision. A hammerhead turnaround is proposed near the south terminus of Valley View Drive to accommodate emergency service requirements. The right-of-way will be 60’ wide.

The street surface will vary between 39’ and 47’ wide (varies by station), measured from backs of curb. 6’ wide sidewalks will be included on both sides of the street, and ADA compliant ramps will be installed at at-grade street crossings.

The cul-de-sac into which Valley View Drive currently terminates will be removed, and the street will be redesigned to comply with Sheridan street design standards.

Building Setbacks
- Front: 15’
- Rear: 15’
- Side *(shared wall)*: 0’
- Side *(no shared wall)*: 5’

Structure Heights
Structure heights shall conform to maximum allowable building heights in the B-1 zoning district, which are the same height maximums as found in the R-3 district. No building shall exceed a height of 45’ or four stories.

Easements
10’ wide utility easements will be platted along all property lines fronting Valley View Drive—including the hammerhead turnaround. A 20’ access easement will be platted between Lots 2B and 3A to provide access to the stormwater retention pond. An existing sewer utility easement crossing the fronts of Lots 1A, 1B, 2A, and 2B will be utilized. Additionally, a 20’ utility easement will be platted along the subdivision’s south boundary line east of Valley View Drive, while a 15’ utility and drainage easement will be platted along the west boundary line and the south boundary line west of Valley View Drive.

Sewer Improvements
The Applicant is proposing utilization and extension of an existing 8” PVC sewer main in the city’s right-of-way on Valley View Drive to run within the development. 8” PVC sewer stub out & caps will be installed at the termini of Valley View Drive and the hammerhead to serve future expansion.

Open Space and Landscaping
Drainage appurtenances and ditches in the outlots will be owned and maintained by the HOA. Plats in a Business zoning district are subject to the same open space percentage requirements as their corresponding residential zoning district. In this case, the R-3 and R-4 park land or open space percentage area minimums apply. The minimum percentage area is 10%. The 2.3 total acres of outlots in the subdivision qualifies as “open space”; 2.3 acres is 27% of total land area in the subdivision.

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.

Variance Requests
To avoid undue hardships the city's zoning and subdivision regulations would otherwise cause the Applicant, three variances were approved by Planning Commission on August 14, 2023 with the Preliminary Plat. At the time, the subdivision was titled Valley View Affordable Housing Addition.. The variance requests will be included in the recommendation to the Sheridan City Council for final approval.

Depth-to-Front
A variance to permit the proposed depth-to-front ratios of all non-compliant parcels in the subdivision is requested. According to §505.C.1 of the Sheridan zoning regulations, lots may not exceed a depth-to-front ratio of 2.5:1. The median depth-to-front ratio of the subdivision is currently 3.2:1, a consequence of the attached single-family dwelling layout design. The variance will apply to all parcels that do not meet the 2.5:1 ratio. A depth-to-front ratio variance is requested for the following lots: 1A, 1B, 2A, 3B, 4A, 4B, 5A, 5B, 6A, 7A, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 14B, and 15.

Hammerhead Turnaround
A variance to grant approval of a "hammerhead" turnaround design near the southern terminus of Valley View Drive is requested. The Applicant has satisfied §504.E(9) which requires the development of temporary turnarounds on dead-end streets until the property is developed and the street is extended. A hammerhead design has been approved by the Sheridan City Engineer and the Public Works Director.

Valley View Drive Length
A variance is requested to grant approval of the total length of Valley View Drive, which would otherwise measure longer from the subdivision entryway than is permissible. Culs-de-sac are not permitted to be longer than 500 feet, per §504.E(4). To permit the currently proposed length of Valley View Drive (589 feet), a variance must be granted.

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 received opposition from Wyoming Game and Fish and Morton Buildings for the removal of the existing cul-de-sac.

Attachments

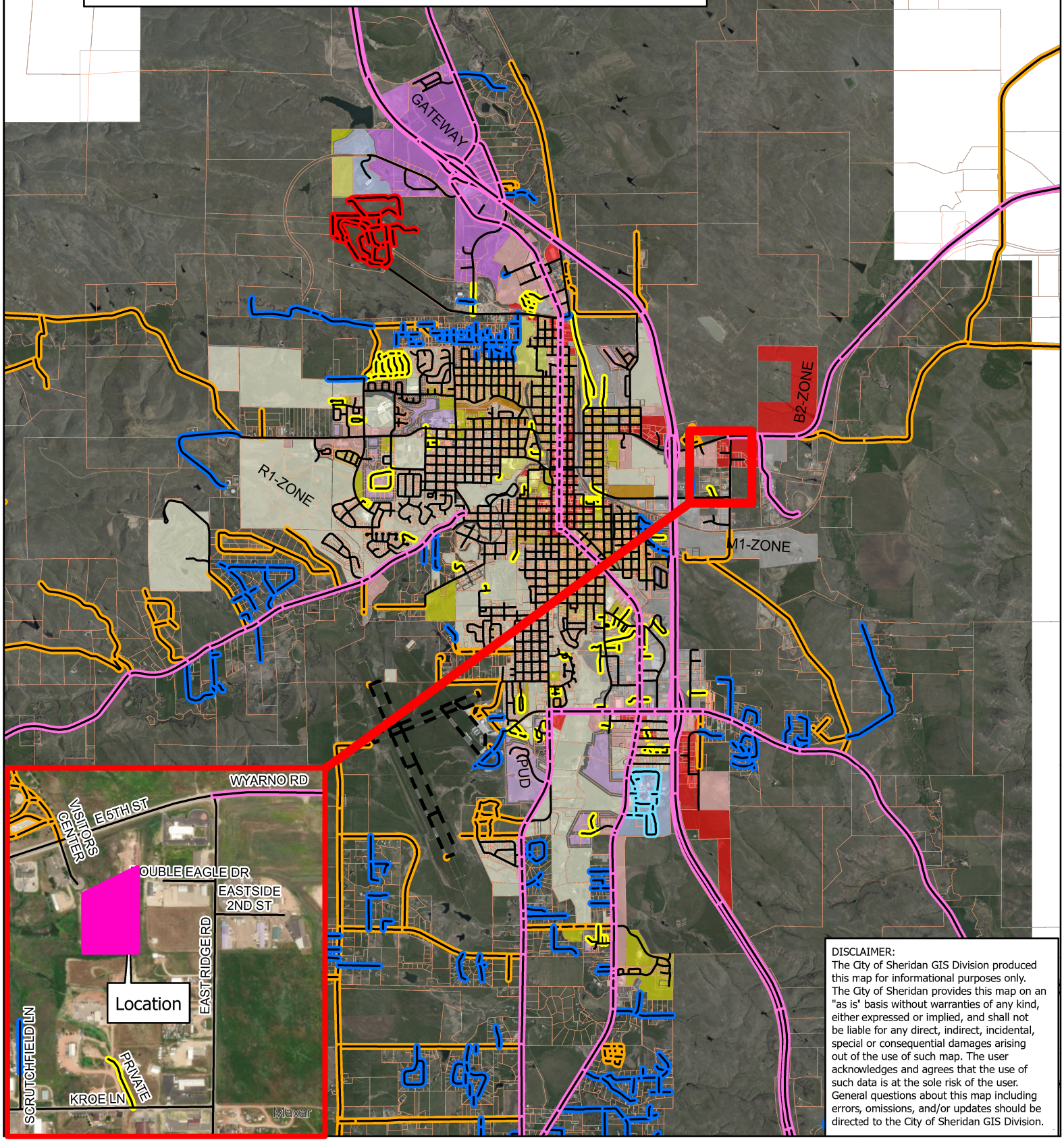
aerial

cul de sac discussion

resolution

final plat

Valley Park 3rd 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

N

Miles 0 ¾ 1½

Date: 9/13/2023 3:53 PM User: sgoodman

VALLEY PARK 3RD ADDITION
The Bluffs, LLC

Date: 2023-08-22

Re: Examples of existing cul-de-sac with roads passing through or examples of knuckles

To City of Sheridan,

The Bluffs, LLC in discussions with the Wyoming Game and Fish Department and Morton Buildings, LLC is providing a list of three existing locations within the City of Sheridan which have a roadway entering and passing through the cul-de-sac which have been built within the city.

Also, there are some other locations which are not a cul-de-sac, but rather a knuckle in the roadway providing access to lot frontages. This style was brought up in the planning meeting but they are not a cul-de-sac. This is merely a quick list to talk about when approaching the City of Sheridan in requesting that the existing cul-de-sac remain in place by the Game & Fish and Morton Buildings, LLC.

Note, there is not enough room to convert the existing cul-de-sac into a true roundabout. If a roundabout was to be considered, traffic flares would be required for entering and or exiting the roundabout, pedestrian crossings would have to installed, all requiring additional space requirements for the roundabout. Additionally, no parking is permitted with in a roundabout.

Another option suggested at the planning meeting was striping of the existing cul-de-sac, to direct traffic within the cul-de-sac.

See examples / images on the following pages;

Jesse Holzemer Morton Buildings

BTS

Dawn Sipe Game & Fish

Wyoming Game & Fish and Morton Buildings preferred option is to leave the cul-de-sac in place with the following items to consider;

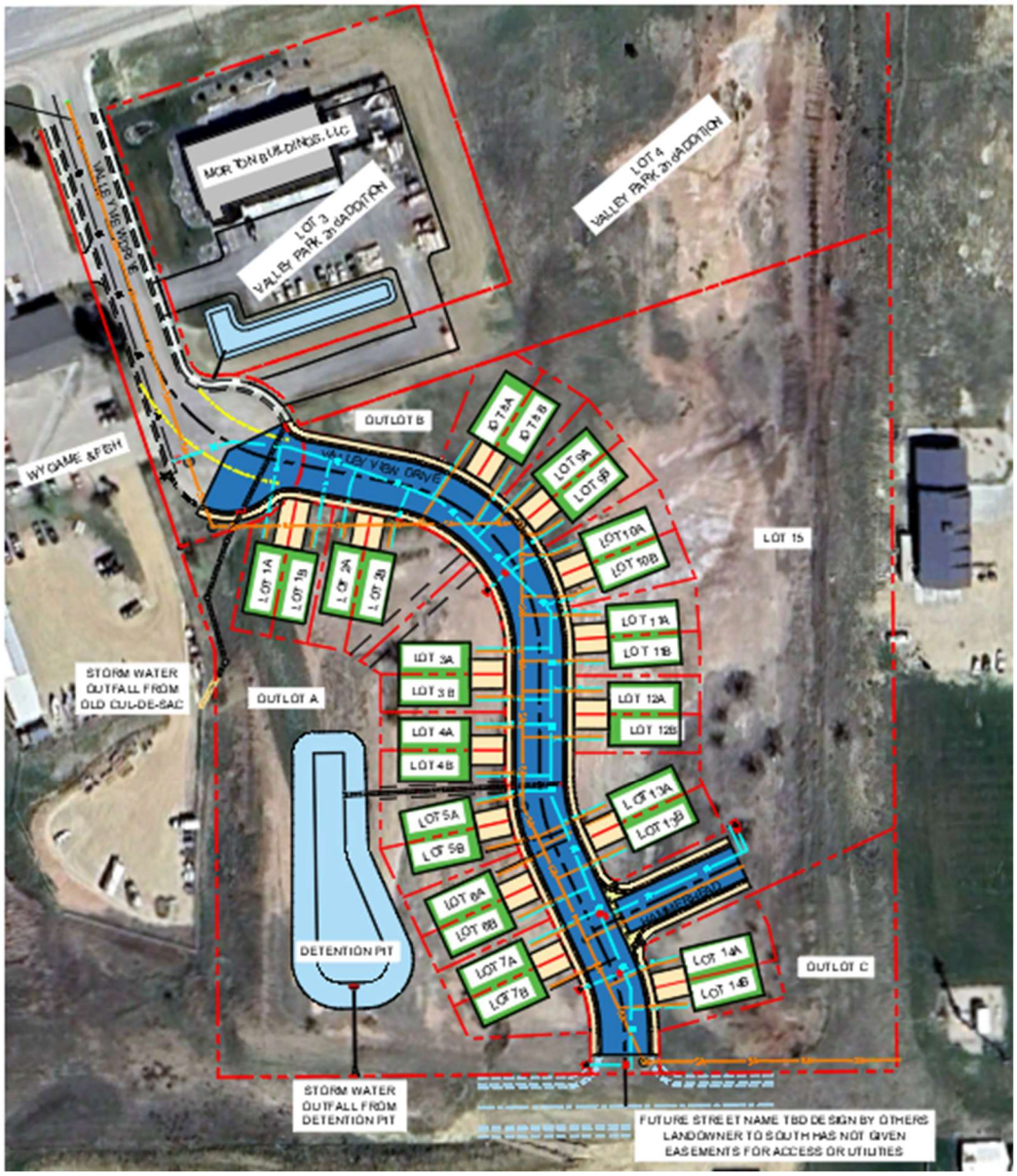
1 - Install a new stormwater drainage system to manage runoff.

2 - Install a stop sign at each of the two driveway accesses coming back onto Valley View Drive.

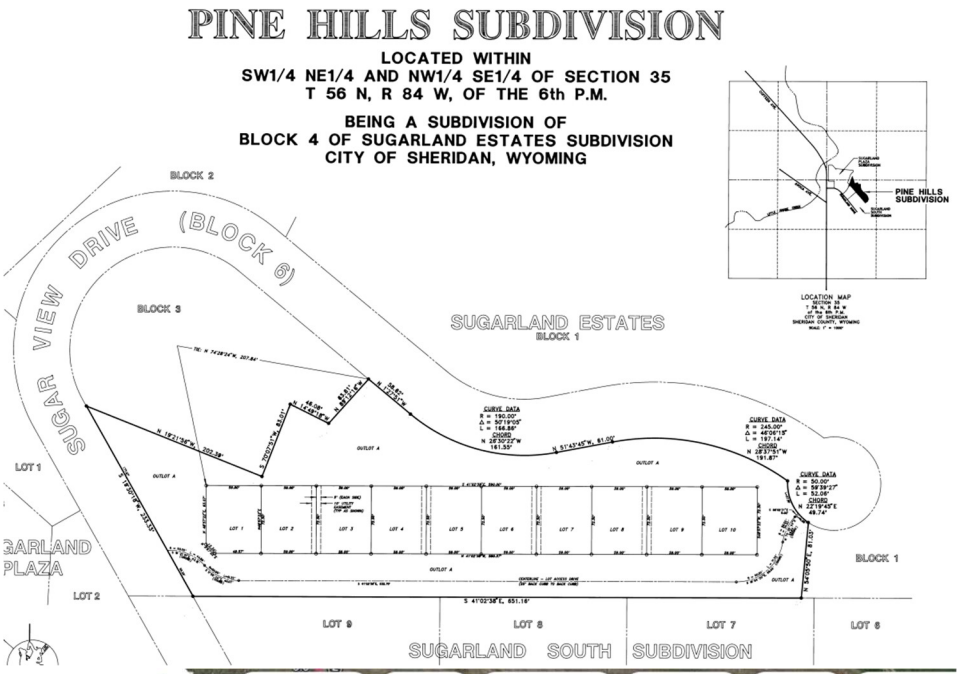
3 - Add Lane stripping through the cul-de-sac area as guidance for Valley Park 3RD Addition residences and visitors.

4 – Install no parking signs south of the Game & Fish driveway access within the cul-de-sac.

5 – Once Valley View Drive is extended south out of VALLEY PARK 3RD Addition onto the property to the south and connecting to an existing public street, re-look at the need to remove the cul-de-sac at that time with City Counsel, Engineering and Public Works.

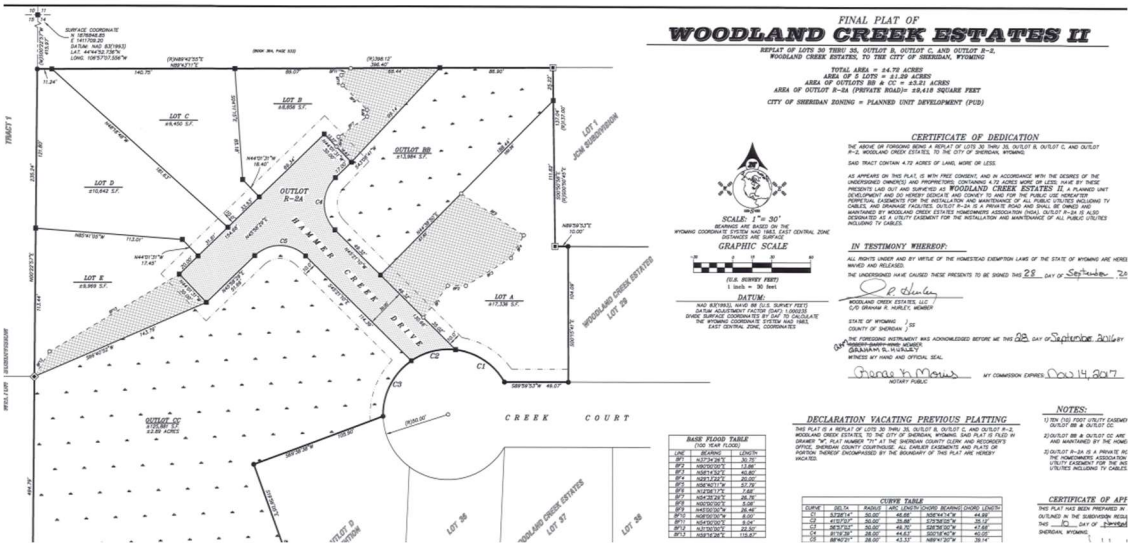


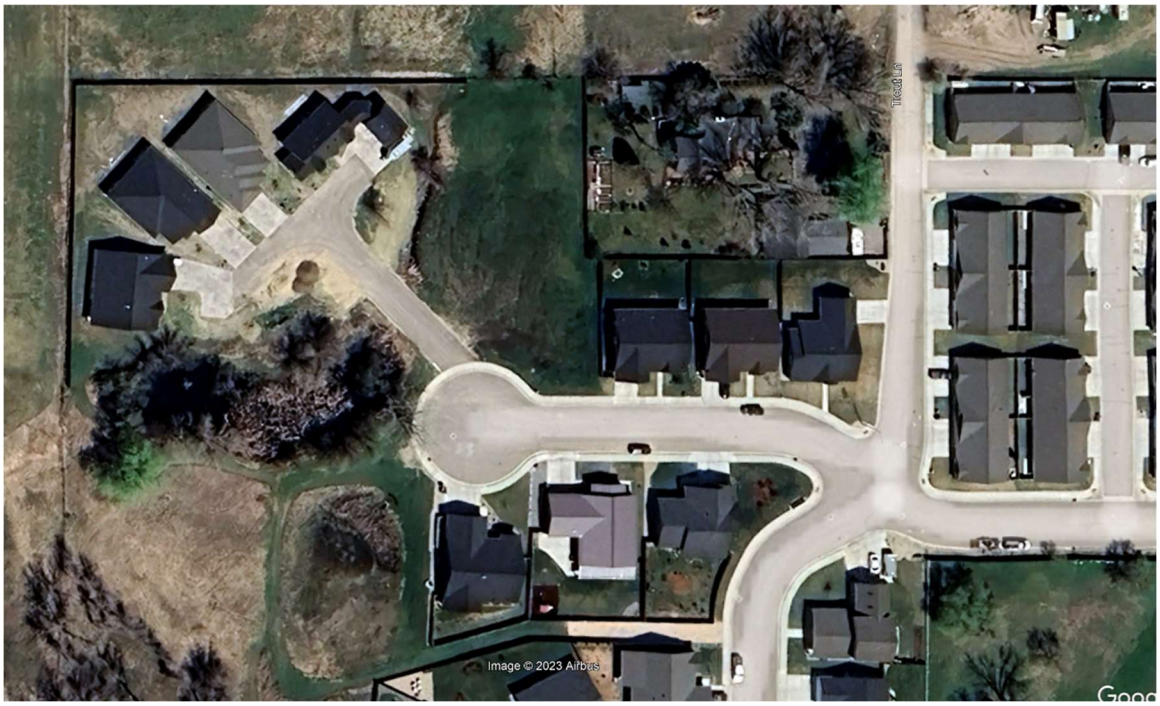
First Location
Steet: Sugar View Drive / Pine Drive
Subdivision: PINE HILLS SUBDIVISION, DATE 1998
Images:



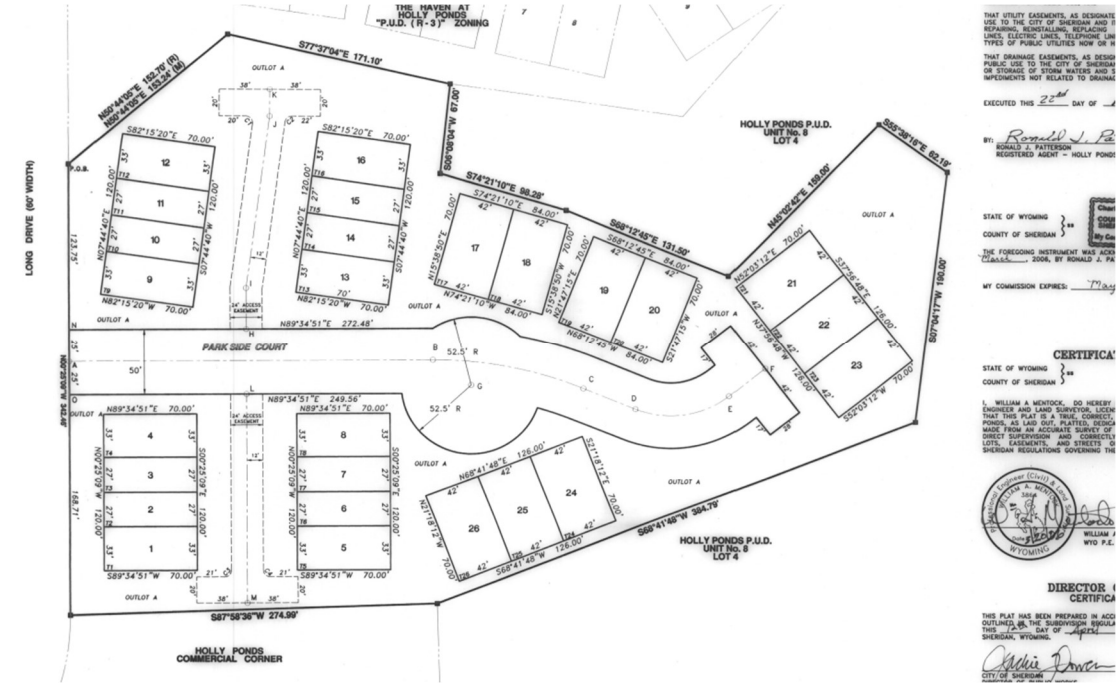


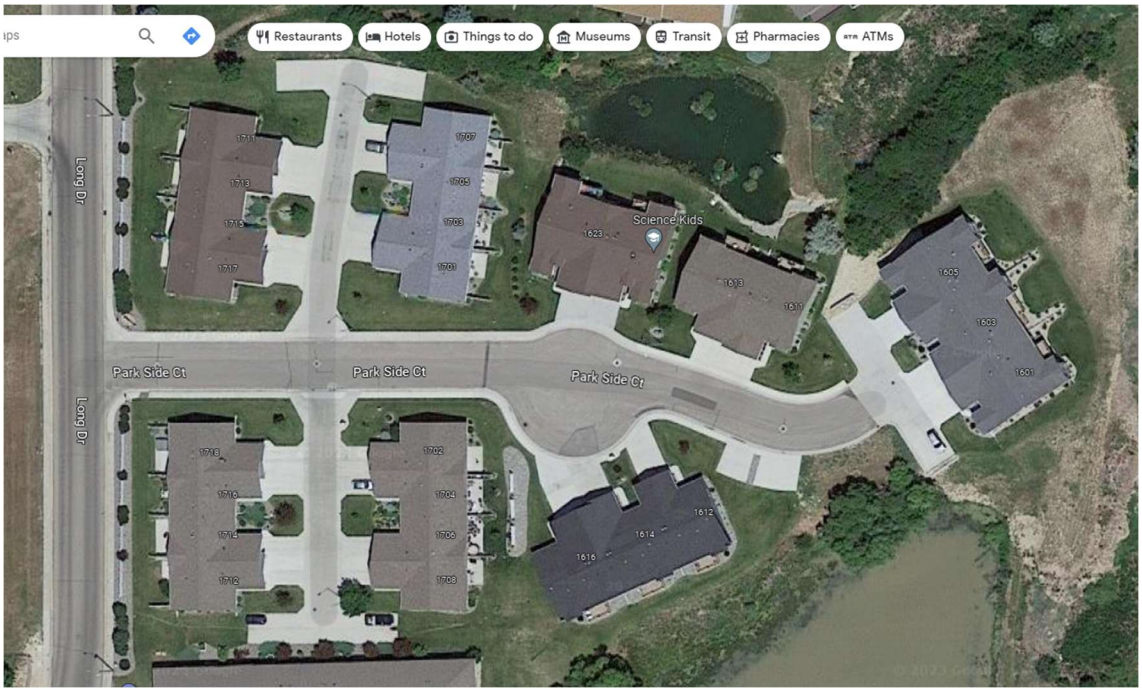
Second Location
Steet: Creek Court / Hammer Creek Drive
Subdivision: WOODLAND CREEK ESTATES II, DATE 2016
Images:



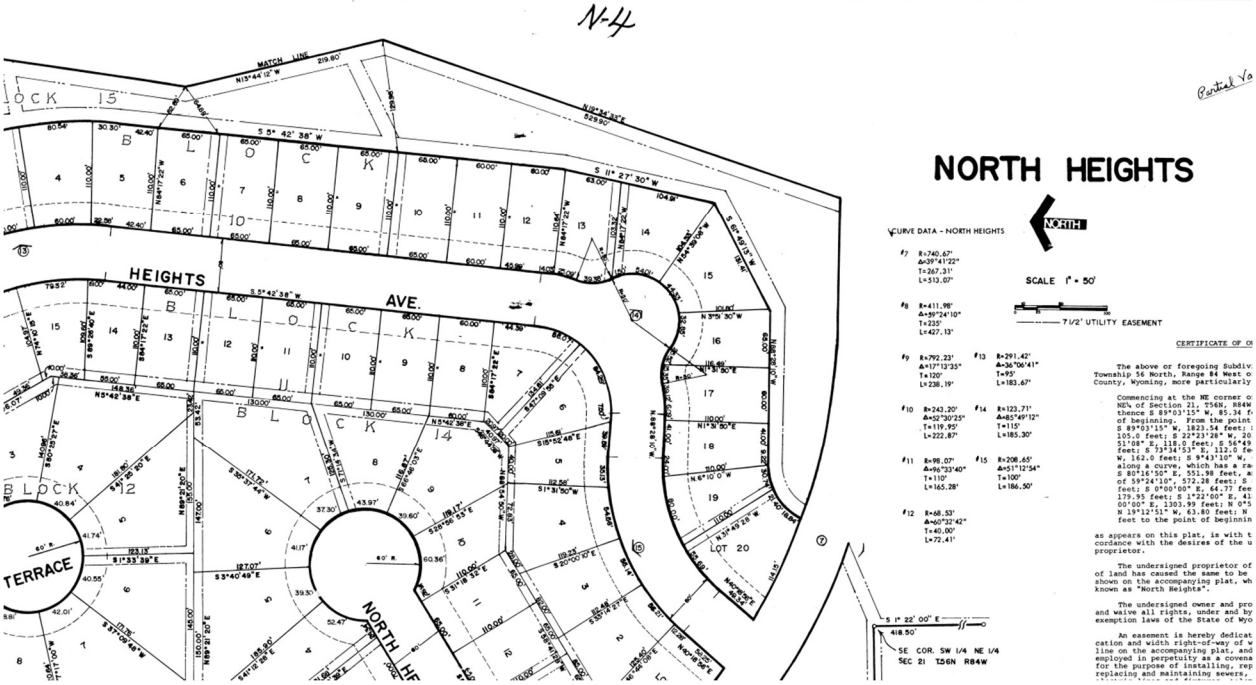


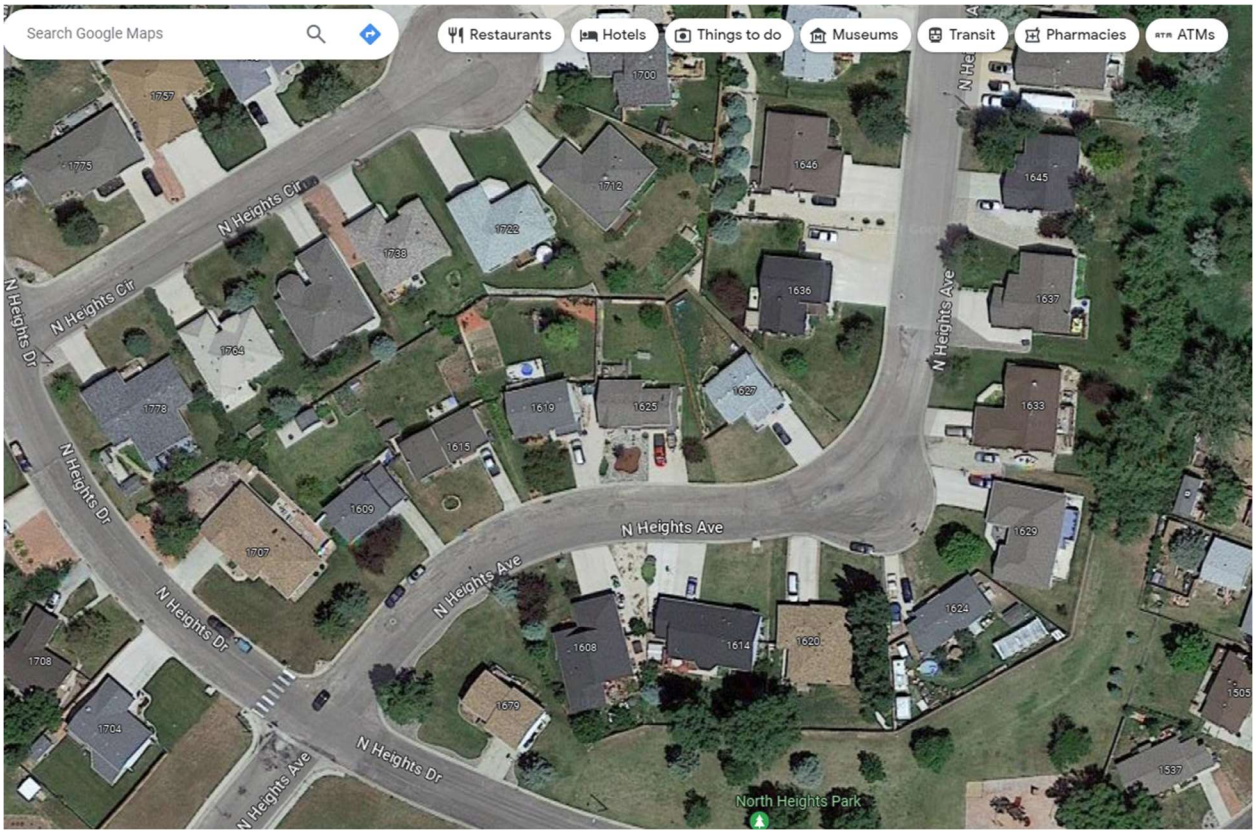
Third Location
Steet: Park Side Court
Subdivision: THE HAVEN II at HOLLY PONDS, DATE 2006
Images:

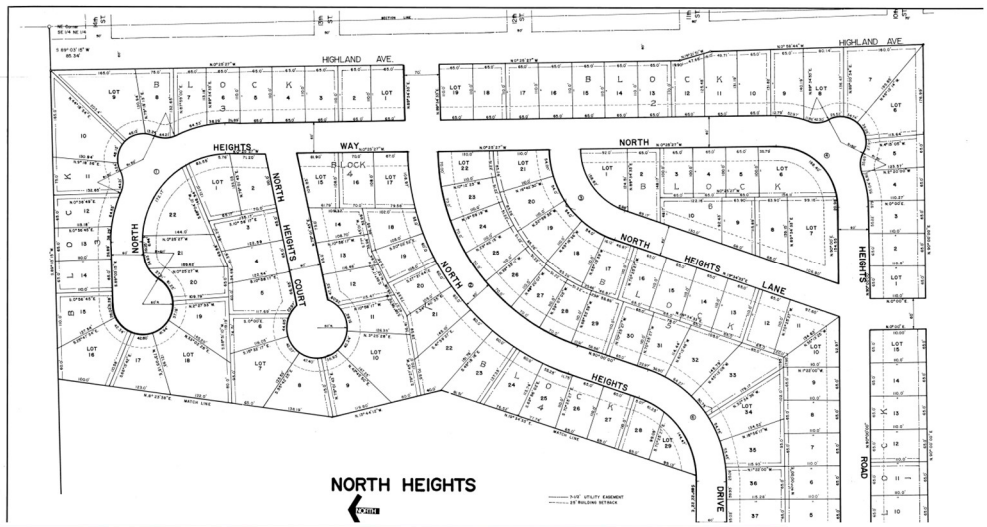


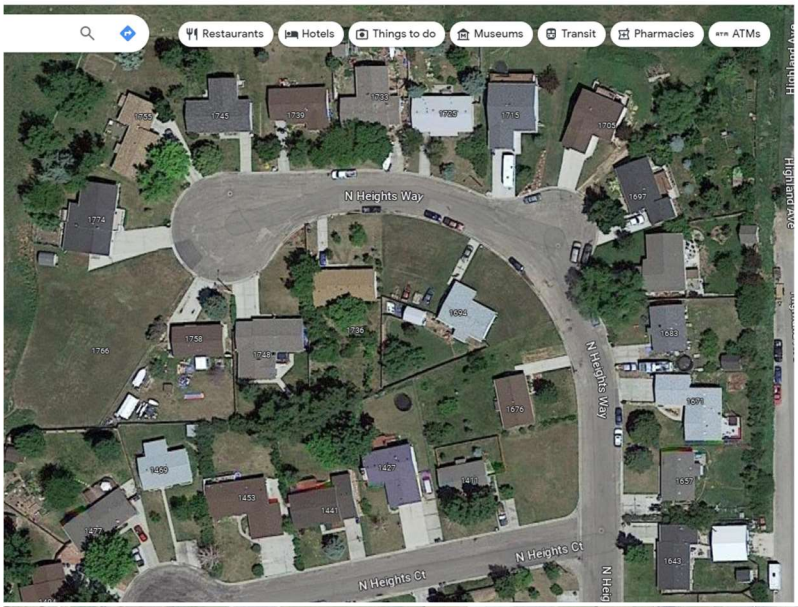


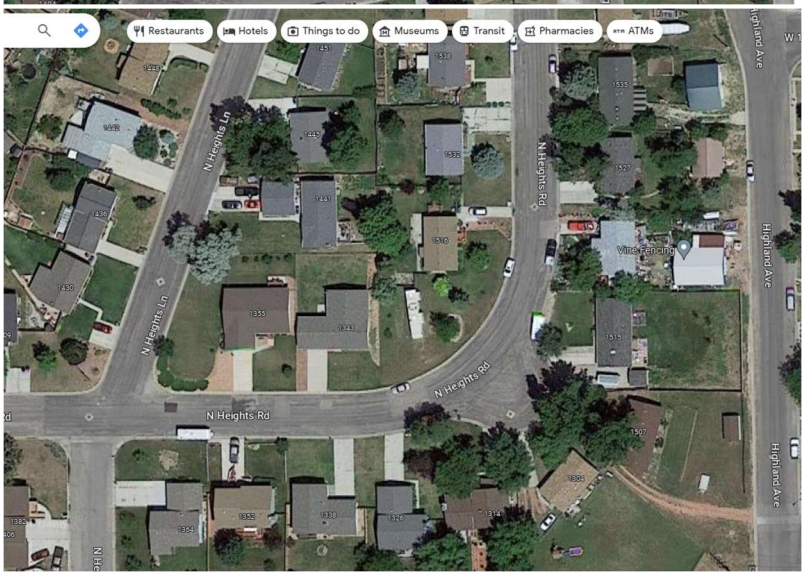
Forth Location
Steet: North Heights Ave, North Heights Way and North Heights Road
Subdivision: NORTH HEIGHTS, DATE 1978
Images:



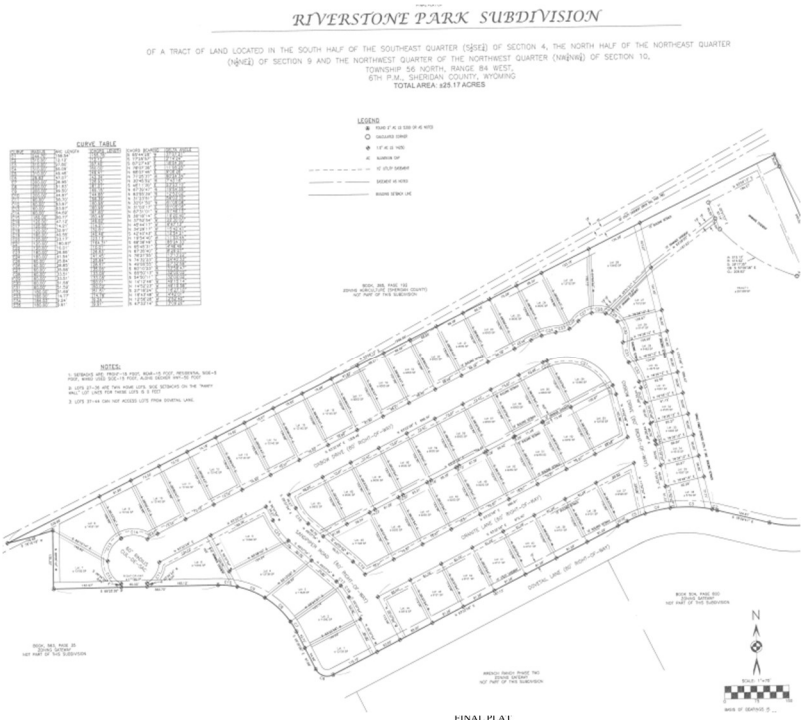


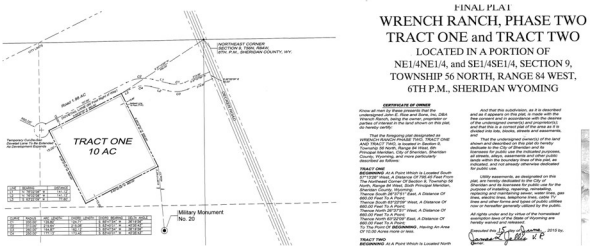

HIGHLAND AVE.
HIGHLAND AVE.
NORTH HEIGHTS WAY
NORTH HEIGHTS COURT
NORTH HEIGHTS LANE
NORTH HEIGHTS DRIVE
NORTH HEIGHTS ROAD
BLOCK 4
BLOCK 2
NORTH HEIGHTS


Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
N Heights Way
N Heights Ct
N Heights Ct
Highland Ave


Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
N Heights Ln
N Heights Rd
N Heights Rd
Vine Fencing
Highland Ave
Highland Ave

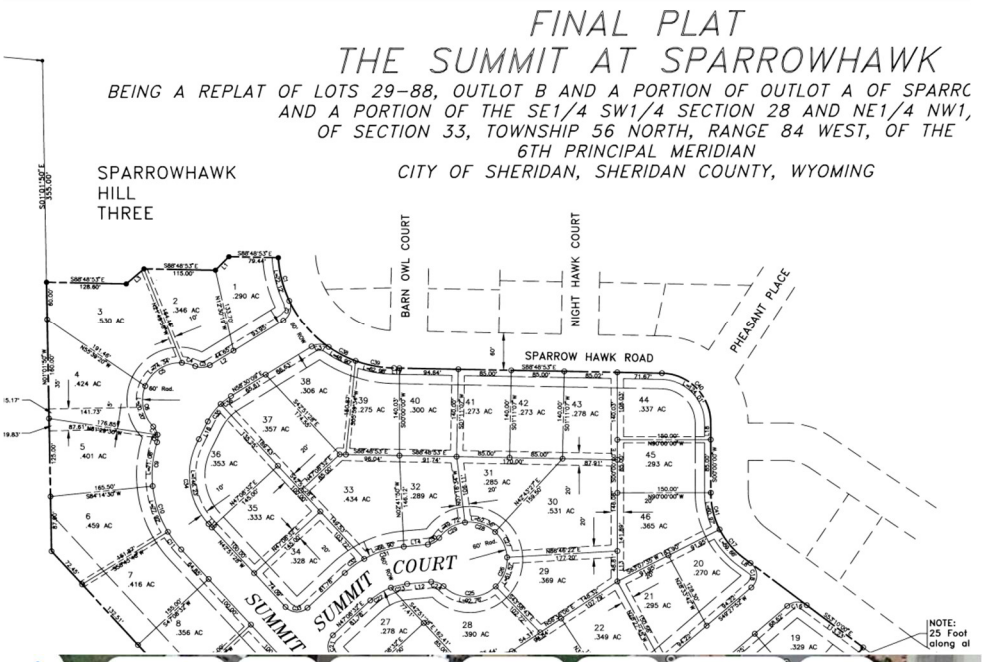
Fifth Location
Steet: Oxbow Drive
Subdivision: RIVERSTONE PARK SUBDIVISION, DATE 2021
Images:

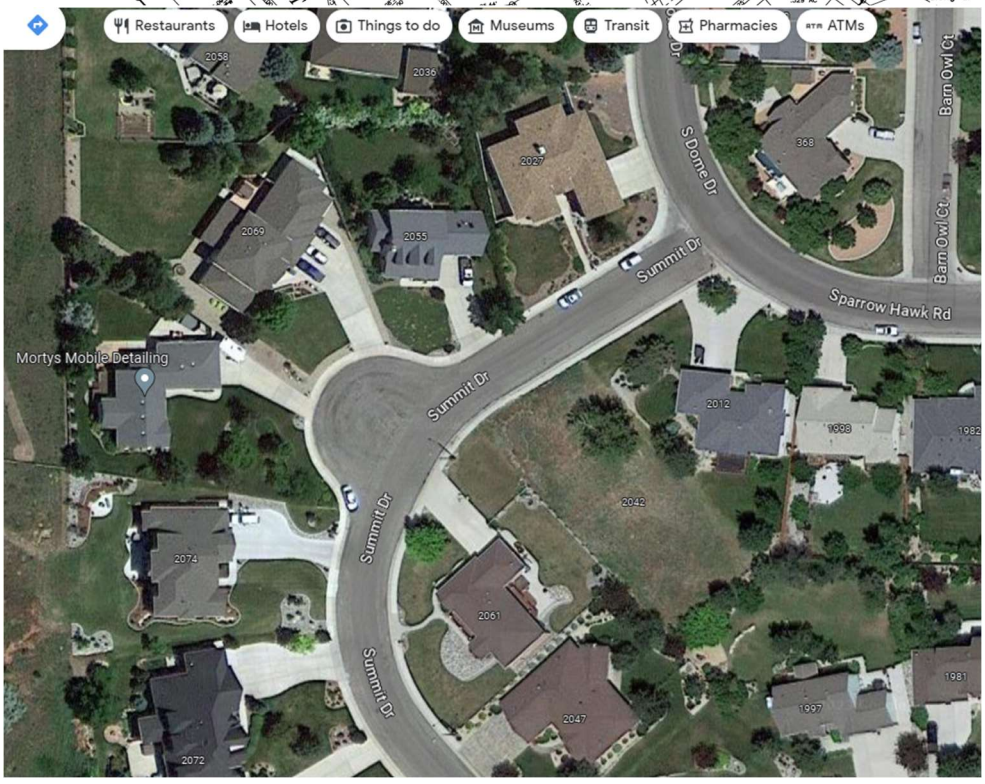






Sixth Location
Steet: Summit Drive
Subdivision: THE SUMMIT AT SPARROWHAWK, DATE 1995
Images:





CITY OF SHERIDAN
RESOLUTION 54-23

A RESOLUTION approving PL-23-35, the final plat of the Valley Park 3rd Addition, dividing ± 8.52 acres into 29 buildable lots and 3 non-buildable outlots. The property is Zoned B-1 Business District, located at 647 and 705 Valley View Drive, south of East 5 Street and west of East Ridge Road Drive (PIN 56842520800600 and 56842520800500)

WHEREAS, the final plat of the Valley Park 3rd Addition has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, the existing cul-de-sac at the end of Valley View Drive will be removed and replaced with a City Standard roadway section; and

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

Now, therefore, be it resolved by the City of Sheridan Governing Body:

That the final plat of the Valley Park 3rd Addition, dividing ± 8.52 acres into 29 buildable lots and 3 non-buildable outlots, on the property located at 647 and 705 Valley View Drive, south of East 5 Street and west of East Ridge Road Drive (PIN 56842520800600 and 56842520800500)

Is hereby approved by vote of the **City of Sheridan Governing Body**. In approving the Valley Park 3rd Addition, 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.

E. A Depth-to-Front Ratio variance for lots: 1A, 1B, 2A, 3B, 4A, 4B, 5A, 5B, 6A, 7A, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 14B, and 15.

F. A variance the length of Valley View Drive, which would otherwise measure longer from the subdivision entryway than is permissible per Sheridan Subdivision Regulations.

G. A variance for the dead-end design of Valley View Drive to use a hammerhead turnaround as an alternative to a cul-de-sac.

H. A request for approval of the City Council to allow for a single access.

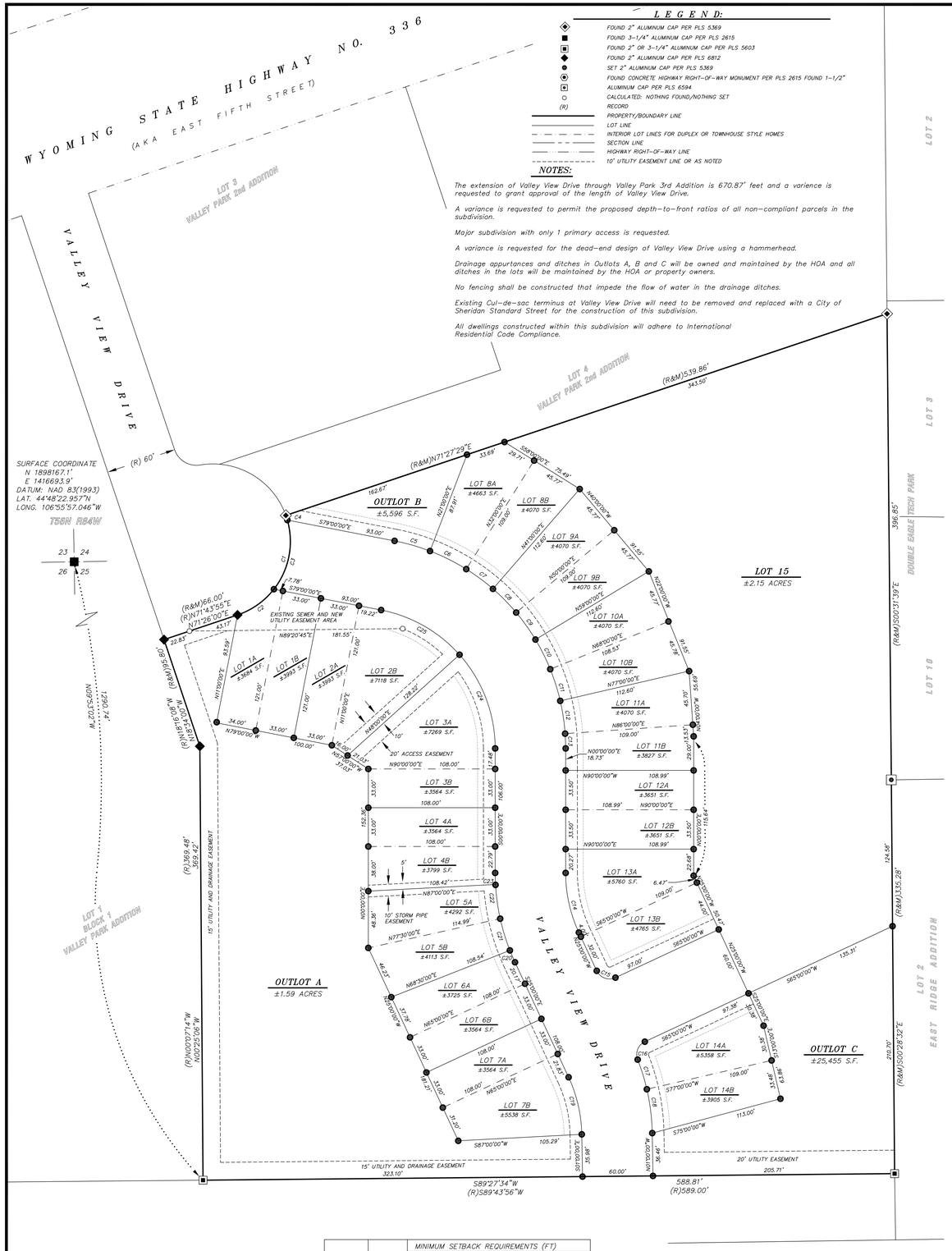
PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2023.

_____
Richard Bridger, Mayor

ATTEST:

_____

Cecilia Good, City Clerk



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:

The extension of Valley View Drive through Valley Park 3rd Addition is 670.87' feet and a varience is requested to grant approval of the length of Valley View Drive.

A variance is requested to permit the proposed depth-to-front ratios of all non-compliant parcels in the subdivision.

Major subdivision with only 1 primary access is requested.

A variance is requested for the dead-end design of Valley View Drive using a hammerhead.

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.

Existing Cul-de-sac terminus at Valley View Drive will need to be removed and replaced with a City of Sheridan Standard Street for the construction of this subdivision.

All dwellings constructed within this subdivision will adhere to International Residential Code Compliance.

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)

FINAL PLAT
OF

VALLEY PARK 3RD 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
(OPEN SPACE =1.16 ACRES)
AREA OF ROADS = ± 1.09 ACRES
TOTAL = ±8.52 ACRES
ZONED: B-1

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 PARK 3RD 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 PARK 3RD 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

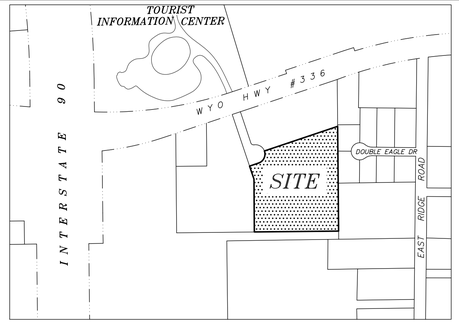
STATE OF WYOMING
COUNTY OF SHERIDAN :ss

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 PARK 3RD 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
WYOMING

PRELIMINARY DRAFT

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



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.

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

FINAL PLAT
OF

VALLEY PARK 3RD 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 Ab
TAB: Final Plat
PF: T2018-013
Sept 19, 2023