



**Sheridan City Planning Commission  
Meeting Agenda  
May 12, 2025  
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 April 28, 2025 meeting.

Motion by:

Second:

Vote:

**Old Business**

**New Business**

4. Consideration of PL25-7, Resolution 14-25, the final plat of Riverstone Park Phase II Subdivision. The applicant, StoneMill Properties, LLC is requesting to subdivide 98.41 acres into 39 lots. Zoned GD Gateway District. Located on Dovetail Ln. PIN 56840910000121.

Motion by:

Second:

Vote:

5. Comments from commissioners and staff.

6. Adjourn



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## MEMO

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**TO:** Planning Commission  
**FROM:** Kelly Schroeder, Planning Director  
**RE:** Review, correction, and approval of minutes of the April 28, 2025 meeting.

Motion by:

Second:

Vote:

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### Attachments

Minutes

**CITY OF SHERIDAN**  
**MINUTES OF PLANNING COMMISSION MEETING**  
**CITY HALL COUNCIL CHAMBERS**

**APRIL 28, 2025**

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1. Commission Chair Daniel Kerbs called the meeting to order at 7:00 PM with a quorum as follows: Margaret Morneau, Lorraine Lehman, and Jeff Pederson. Commissioners Tod Windsor, Ryan Franklin and Brandy Campbell were absent. Staff present included City Planner Kelly Schroeder and various other City staff.
2. Approval of Agenda  
Commissioner Lehman moved, Commissioner Morneau seconded approval of the agenda; Agenda was approved by unanimous consent.
3. Approval of the Minutes of March 24, 2025.  
The Chair asked for any changes or additions to the minutes of March 24, 2025, none were offered. Commissioner Morneau moved, seconded by Commissioner Lehman to approve the minutes. Voice vote to approve the minutes, unanimous.
4. Comments from commissioners and staff.  
City Planner Kelly Schroeder introduced suggested changes to the Rules and Regulations for Planning Commission. Topics discussed:
  - Ex-Parte Communication
  - Term Limits
  - Timeline for Rules of Procedure adoption

The next meeting is planned for May 12.

5. The meeting was adjourned at 7:22 p.m.

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Daniel Kerbs, Planning Commission Chairperson

Attest: \_\_\_\_\_  
Candace Ainslie, Deputy City Clerk



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## MEMO

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**TO:** Planning Commission

**FROM:** Kelly Schroeder, Planning Director

**RE:** Consideration of PL25-7, Resolution 14-25, the final plat of Riverstone Park Phase II Subdivision. The applicant, StoneMill Properties, LLC is requesting to subdivide 98.41 acres into 39 lots. Zoned GD Gateway District. Located on Dovetail Ln. PIN 56840910000121.

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### **Background**

Dowl, on behalf of StoneMill Properties, LLC, has submitted an application for Riverstone Park Phase II major subdivision, located at 1150 Dovetail Lane (PIN 56840910000121). The subject property is currently platted as The Villages Phase II Subdivision Tract 1A and is 98.41 acres in size. It is zoned Gateway District and is located in the Villages Master Plan area. The applicant seeks to divide the property into 39 lots, 37 of which will be single-family residential lots. The remaining two lots fall within the Commercial and Mixed-Use areas of the Villages Master Plan and will be part of future development projects. The 37 single-family lots range from approximately 8,000 square feet to approximately 15,000 square feet in size. The proposed subdivision will also include an extension of Dovetail Lane, the addition of Timberland Drive, and a cul-de-sac to be known as Kearny Court.

### **Staff Comments**

#### **Planning Items**

The proposed development is primarily located within the Residential area of the Villages Master Plan. Permitted uses in this area include a variety of housing types, educational facilities, and accessory uses. Allowable density is determined by the proposed building type. In the case of single-family detached homes as this development proposes, the gross density shall be 5 units per acre maximum. This area of the subdivision is 10.66 acres, which means there can be a maximum of 53 single-family detached lots. The proposed number of 37 single-family lots is well within this limit. Setback requirements are 15 feet from the front, 5 feet from the sides, and 15 feet from the rear and will apply at the time of a building permit application.

The City of Sheridan subdivision regulations require that open space be provided for major residential subdivisions. The Villages Master Plan outlines a parks and open space concept for the entire area that will result in 21.3 acres of open space to be met through a combination of city parks, pathways, and other areas. No open space will be dedicated with this plat of Riverstone Park Phase II subdivision, however, the proposed future city park area will be dedicated with the next subdivision as indicated on the final plat.

The Future Land Use Map indicates that this area is ideal for a combination of commercial and residential development. The Future Land Use Plan also describes a set of guiding principals for new development related to transportation, open space, commercial nodes, and housing. Being part of the Gateway District, a master plan was required for this area that details the long-term vision for development. The Villages Master Plan for this area was adopted in April 2024 and illustrates a

development concept that is designed to incorporate a variety of uses that are well connected to transportation networks and that will preserve the community character, natural space, and scenic vistas of the north end of Sheridan. The proposed development adheres to the objectives outlined in the Future Land Use Plan as well as the vision detailed throughout the Villages Master Plan.

### **Engineering Items**

The Riverstone Park Phase II Subdivision is the third phase of a subdivision within *The Villages Master Plan* area. *The Villages Master Plan* included a traffic report that has been reviewed and approved by WYDOT and the City of Sheridan. Riverstone Park Phase II aligns with the assumptions made in the traffic report.

Dovetail Lane will be extended 1100 LF and will be a 39 foot wide road with sidewalk on both sides, Kearny Court will be 350 LF and be a 36 foot wide road with sidewalk on both sides and will terminate with a 60' radius cul-de-sac right-of-way, and Timberland Drive will be a 36 foot wide road and will provide future access to a future phase. All proposed streets will have a 60-foot wide right-of-way (ROW).

### **Public Notices & Hearings**

Planning Commission held a public hearing for the Preliminary Plat of Riverstone Phase II subdivision on February 10, 2025. No members of the public provided comment. The Commission asked some clarifying questions regarding the alignment of Dovetail Lane. Planning Commission then voted unanimously in favor of approving the preliminary plat of Riverstone Park Phase II subdivision, allowing the applicant to move forward with submitting a final plat for further review and approval by City Council.

Staff sent notices to 26 nearby property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing. A public notice sign was also posted on the property. To date, staff has received no questions or comments regarding the proposed development.

### **Staff Recommendation**

The City of Sheridan Municipal Code Appendix B, Section 202A Review of City Subdivision Conditions lists the following criteria for subdivisions of land located within the City. City staff comments regarding the proposed subdivision in relation to these requirements are in italics.

- A. 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.*

- B. 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.*

- C. 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.*

- D. 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 will be extended throughout the subdivision and provided to all lots.*

Staff recommends that Planning Commission find that the application PL-25-7 Riverstone Park Phase II subdivision is in accordance with the City of Sheridan Municipal Code Appendix B, Section 202A governing subdivision review criteria, and that the Commission recommend approval of the subdivision to City Council.

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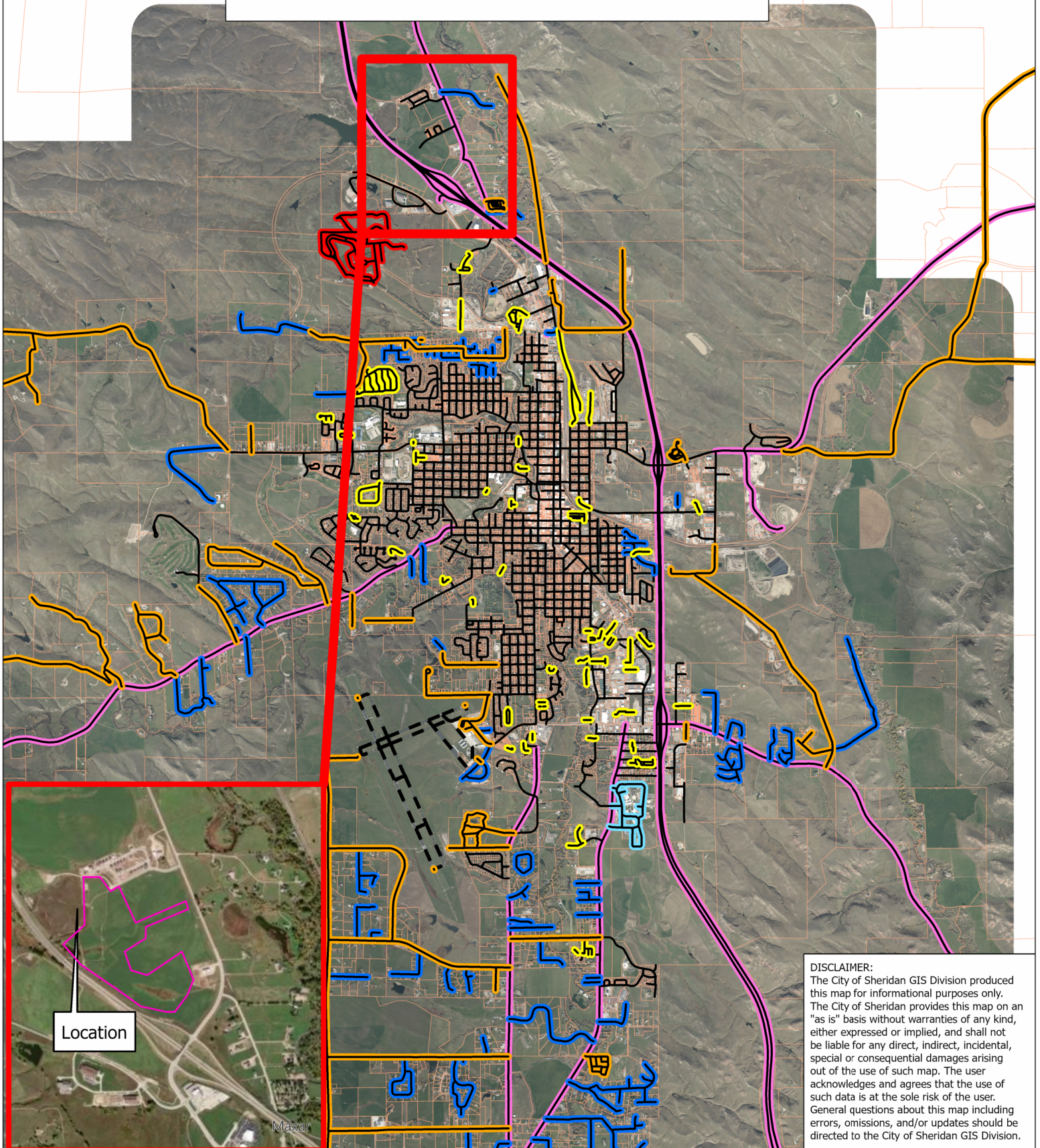
**Attachments**

aerial

final plat

Draft Resolution

# Riverstone Park Phase II



**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.



RIVERSTONE PARK PHASE II SUBDIVISION  
FINAL PLAT

A RESUBDIVISION OF TRACT 1A OF THE VILLAGES PHASE II SUBDIVISION  
AND LOCATED IN THE NE¼ OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN.  
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF TRACT 1 OF THE VILLAGES PHASE II SUBDIVISION, AS RECORDED PLAT V, NUMBER 23, IN THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

OWNER

STONEMILL PROPERTIES, LLC  
1150 DOVETAIL LANE  
SHERIDAN, WYOMING, 82801

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STONEMILL PROPERTIES, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY.

THAT THE FORGOING PLAT DESIGNATED AS RIVERSTONE PARK PHASE II, IS LOCATED IN SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF DECKER ROAD (AKA STATE HIGHWAY 338), AND THE TRUE POINT OF BEGINNING;  
THENCE ALONG SAID WEST RIGHT OF WAY S 22°22'10" E, 150.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 67°37'50" W, 541.50 FEET; THENCE S 50°36'47" W, 226.14 FEET; THENCE S 63°13'38" W, 448.56 FEET; THENCE 156.59 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 60°34'59", A CHORD BEARING OF S 08°33'30" W, AND A CHORD LENGTH OF 151.31 FEET; THENCE S 28°52'59" E, 314.71 FEET; THENCE 447.91 FEET THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 1033.00 FEET, A CENTRAL ANGLE OF 24°50'37", A CHORD BEARING OF S 48°41'42" W, AND A CHORD LENGTH OF 444.41 FEET; THENCE S 36°16'24" W, 121.24 FEET; THENCE S 53°43'36" E, 66.00 FEET; THENCE N 36°16'24" E, 121.24 FEET; THENCE 456.92 FEET, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 967.00 FEET, A CENTRAL ANGLE OF 27°04'24", A CHORD BEARING OF N 49°48'36" E, AND A CHORD LENGTH OF 452.68 FEET; THENCE N 63°20'48" E, 641.35 FEET; THENCE S 22°36'02" E, 642.57 FEET, TO THE NORTHWEST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE; THENCE ALONG THE WEST LINE OF SAID LOT 1 THROUGH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 545.88 FEET, A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 52°07'39", A CHORD BEARING OF S 3°42'19" W, AND A CHORD LENGTH OF 527.25 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF SAID SUBDIVISION, S 29°44'09" W, 686.87 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID RIGHT OF WAY, S 17°36'11" W, 29.98 FEET; THENCE N 72°23'12" W, 317.23 FEET; THENCE 668.94 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2400.00 FEET, A CENTRAL ANGLE OF 15°58'11", A CHORD BEARING OF N 64°24'06" W, AND A CHORD LENGTH OF 666.77 FEET; THENCE N 53°43'25" W, 938.67 FEET; THENCE 919.04 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5550.12 FEET, A CENTRAL ANGLE OF 9°29'15", A CHORD BEARING OF N 48°58'45" W, AND A CHORD LENGTH OF 917.99 FEET; THENCE LEAVING SAID RIGHT OF WAY, N 46°57'09" E, 639.11 FEET, ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF SHERIDAN'S DOUBLEDAY SPORTS COMPLEX; THENCE NORTH N 00°00'01" E, 1007.12 FEET; THENCE N 89°25'31" E, 383.38 FEET; THENCE 156.24 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.98 FEET, A CENTRAL ANGLE OF 63°57'00", A CHORD BEARING OF S 58°36'08" E, AND A CHORD LENGTH OF 148.26 FEET; THENCE S 26°38'08" E, 97.62 FEET; THENCE 47.12 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.01 FEET, A CENTRAL ANGLE OF 89°57'32", A CHORD BEARING OF S 18°22'09" W, AND A CHORD LENGTH OF 42.43 FEET; THENCE S 26°37'51" EAST, 60.00 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF DOVETAIL LANE; THENCE ALONG SAID RIGHT OF WAY, N 63°25'53" E, 150.00 FEET, TO THE NORTHWEST CORNER OF TRACT 2 OF THE VILLAGES PHASE II; THENCE ALONG THE WEST LINE OF SAID TRACT 2 S 28°37'51" E, 850.73 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, N 63°22'09" E, 524.36 FEET; THENCE N 63°22'09" E, 258.45 FEET; THENCE N 67°37'50" E, 541.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.  
CONTAINING 98.41 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 UTILITIES EASEMENTS, AS DESIGNATED ON THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN DOCUMENT #2022-777449, 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.

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 \_\_\_\_\_, 2025. BY:

StoneMill Properties, LLC

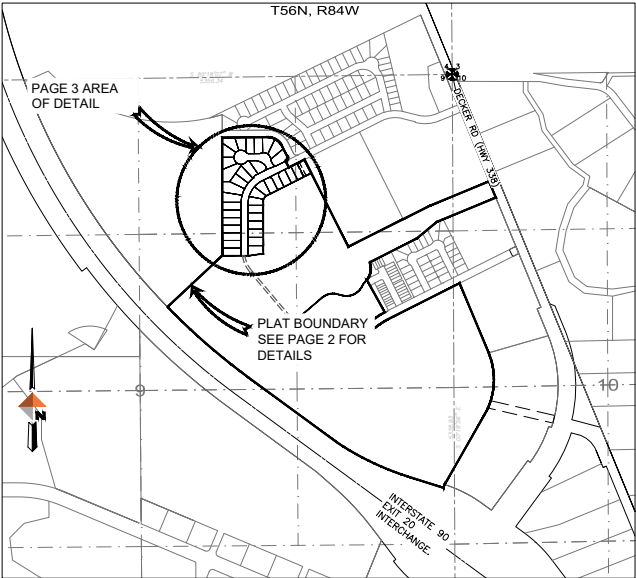
By: Swoyne Redinger, Member

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC



BASIS OF BEARING

NAD83 WYOMING STATE PLANE COORDINATE SYSTEM; EAST CENTRAL ZONE; PAF 1.000235

ZONING

GATEWAY DISTRICT, LOCATED WITHIN THE VILLAGES MASTER PLAN

WATER RIGHTS

THERE ARE NO WATER RIGHTS ASSOCIATED WITH THIS PROPERTY

APPROVAL OF MORTGAGEE

THE UNDERSIGNED, FIRST NORTHERN BANK OF WYOMING, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN DOCUMENT #2022-777449, 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.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE  
CITY OF SHERIDAN, WYOMING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: VICE-CHAIRMAN

CHAIRMAN

CERTIFICATE OF RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

AND IS DULY RECORDED AS PLAT \_\_\_\_\_, NUMBER \_\_\_\_\_

DOCUMENT #:

COUNTY CLERK

LAND SURVEYOR CERTIFICATE

I, TAD R. ROSENBLUM, 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 RIVERSTONE PARK PHASE II 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 THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



| REVISIONS |         | DESCRIPTION          | BY  |
|-----------|---------|----------------------|-----|
| REV       | DATE    | DESCRIPTION          | BY  |
| 1         | 3/13/25 | FINAL PLAT           | TRR |
| 2         | 4/14/25 | FINAL PLAT REVISIONS | TRR |
|           |         |                      |     |
|           |         |                      |     |
|           |         |                      |     |

**DOWL**  
www.dowl.com  
1833 S. Sheridan Ave.  
Sheridan, Wyoming 82801  
307-972-8006

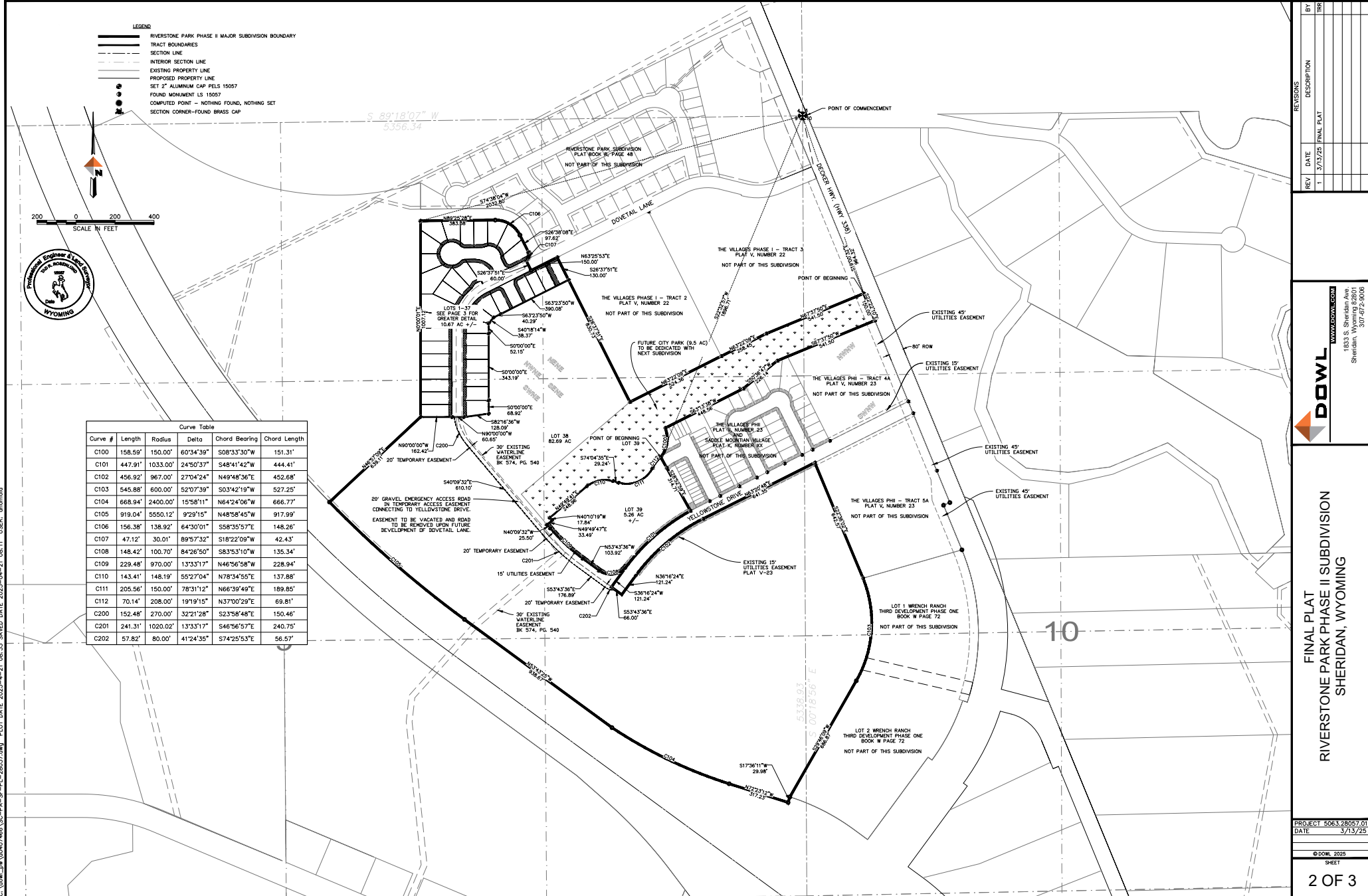
FINAL PLAT  
RIVERSTONE PARK PHASE II SUBDIVISION  
SHERIDAN, WYOMING

PROJECT 5063.28057.01  
DATE 4/14/25

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SHEET

1 OF 3

C:\dow\lpa\26057\26057.dwg USER: drowl DATE: 2025-04-21 TIME: 08:11



| Curve Table |         |          |           |               |              |
|-------------|---------|----------|-----------|---------------|--------------|
| Curve #     | Length  | Radius   | Delta     | Chord Bearing | Chord Length |
| C100        | 158.59' | 150.00'  | 60°34'39" | S08°33'30"W   | 151.31'      |
| C101        | 447.91' | 1033.00' | 24°50'37" | S48°41'42"W   | 444.41'      |
| C102        | 456.92' | 967.00'  | 27°04'24" | N49°48'36"E   | 452.68'      |
| C103        | 545.88' | 600.00'  | 52°07'39" | S03°42'19"W   | 527.25'      |
| C104        | 668.94' | 2400.00' | 15°58'11" | N64°24'06"W   | 666.77'      |
| C105        | 919.04' | 5550.12' | 9°29'15"  | N48°58'45"W   | 917.99'      |
| C106        | 156.38' | 138.92'  | 64°30'01" | S58°35'57"E   | 148.26'      |
| C107        | 47.12'  | 30.01'   | 89°57'32" | S18°22'09"W   | 42.43'       |
| C108        | 148.42' | 100.70'  | 84°26'50" | S83°53'10"W   | 135.34'      |
| C109        | 229.48' | 970.00'  | 13°33'17" | N46°56'58"W   | 228.94'      |
| C110        | 143.41' | 148.19'  | 55°27'04" | N78°34'55"E   | 137.88'      |
| C111        | 205.56' | 150.00'  | 78°31'12" | N66°39'49"E   | 189.85'      |
| C112        | 70.14'  | 208.00'  | 19°19'15" | N37°00'29"E   | 69.81'       |
| C200        | 152.48' | 270.00'  | 32°21'28" | S23°58'48"E   | 150.46'      |
| C201        | 241.31' | 1020.02' | 13°33'17" | S46°56'57"E   | 240.75'      |
| C202        | 57.82'  | 80.00'   | 41°24'35" | S74°25'53"E   | 56.57'       |

PROJECT 5063.28057.01  
DATE 3/13/25

© DOW 2025  
SHEET

2 OF 3

FINAL PLAT  
RIVERSTONE PARK PHASE II SUBDIVISION  
SHERIDAN, WYOMING

DOWL

WWW.DOWL.CO

1333 S. Sheridan Ave.  
Sheridan, Wyoming 82801  
307-972-9006

| REVISIONS |         |             | BY  |
|-----------|---------|-------------|-----|
| REV       | DATE    | DESCRIPTION |     |
| 1         | 3/13/25 | FINAL PLAT  | THR |



**CITY OF SHERIDAN  
RESOLUTION 14-25**

A RESOLUTION APPROVING PL-25-7, THE FINAL PLAT OF RIVERSTONE PARK PHASE II SUBDIVISION, DIVIDING 98.41 ACRES CURRENTLY PLATTED AS THE VILLAGES PHASE II SUBDIVISION, TRACT A, INTO 39 LOTS WITH A MAJOR SUBDIVISION. ZONED G – GATEWAY DISTRICT AND PART OF THE VILLAGES MASTER PLAN. LOCATED AT 1150 DOVETAIL LANE (PIN 56840910000121).

WHEREAS, The final plat of Riverstone Park Phase II 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 applicable requirements in Appendix B (Subdivision Regulations).

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

The city approves the final plat of Riverstone Park Phase II subdivision, dividing 98.41 acres currently platted as The Villages Phase II Subdivision, Tract A, into 39 lots.

In approving the Riverstone Park Phase II subdivision, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202:

1. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
2. The lots as platted conform to the requirements of the City Zoning Ordinance.
3. The subdivision falls outside the Airport Influence Area.
4. As concluded by 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 \_\_\_\_\_ day of \_\_\_\_\_ 2025.

City of Sheridan

\_\_\_\_\_  
Richard Bridger, Mayor

ATTEST:

\_\_\_\_\_  
Ashlee Foster, City Clerk