



**Sheridan City Planning Commission
Meeting Agenda
April 13, 2026
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 February 23, 2026 meeting.

Motion by:

Second:

Vote:

New Business

4. Consideration of PL-26-9. Preliminary plat of the Riverstone Village Subdivision. The applicant, StoneMill Properties, LLC, is requesting to subdivide 13.96 acres into 139 lots and 15 outlots. Zoned Gateway District. Located at 1280 Dovetail Ln. PIN 56840910000103.

Motion by:

Second:

Vote:

5. Comments from Commissioners and Staff

6. Adjourn



MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Review, correction, and approval of minutes of the February 23, 2026 meeting.

Motion by:
Second:
Vote:

Attachments

minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
FEBRUARY 23, 2026

1. Commission Chair Daniel Kerbs called the meeting to order at 7:00 PM with a quorum as follows: Ryan Franklin, Tod Windsor, Lorraine Lehman, Jeff Pederson, Margaret Morneau and Brandy Campbell. Staff present included City Planner Kelly Schroeder and City Engineer Thomas Morneau.
2. The Chair called for nominations for Chair. Commissioner Franklin nominated Commissioner Kerbs as the Chair of the Planning Commission, seconded by Commissioner Campbell. Commissioner Windsor moved, seconded by Commissioner Franklin, to cease nominations. Voice vote: unanimous. With only one candidate, Commissioner Kerbs was unanimously approved as Chair of the Planning Commission.
3. The Chair called for nominations for Vice Chair. Commissioner Windsor nominated Commissioner Franklin as the Vice Chair of the Planning Commission. Voice vote: unanimous. With only one candidate, Commissioner Franklin was unanimously approved as Vice Chair of the Planning Commission.
4. **Approval of Agenda**
Commissioner Franklin moved, seconded by Commissioner Lehman to approve the agenda as presented. Motion carried by unanimous consent.
5. **Approval of the Minutes of February 9, 2026 Meeting**
The Chair asked for any changes or additions to the minutes of February 9, 2026. No changes or additions were noted. Commissioner Pederson moved, seconded by Commissioner Campbell to approve the minutes. Motion carried by unanimous consent.

NEW BUSINESS

6. **Consideration of Resolution 05-26, Sheridan Transportation Master Plan**
City Engineer Thomas Morneau provided an overview of the Sheridan Transportation Master Plan, emphasizing that the maps and projects are conceptual only, with no funding approvals or right-of-way acquisitions in place. He noted the Plan was developed with significant public input and will serve as a guiding document for the Governing Body and Planning Commission in future growth decisions. Morneau also reviewed revisions since the last draft and explained the Plan's relationship to the Joint Planning Area Plan, Future Land Use Map, and Capital Improvement Plan (CIP) for forecasting and prioritization purposes.

Morneau outlined the next steps, noting that the Transportation Master Plan will be presented to the Governing Body next week for comment and adoption, with the Commission's recommendation included.

Commissioner Discussion:

- A. Commissioner Franklin requested that receipt dates for the letters in Appendix C be included. Morneau stated he would consult with the project consultant to determine whether that

information could be added, noting that comments were received through both comment cards and email, with varying levels of date specificity. He clarified that all comments in Appendix C were submitted during the public comment period for the Master Plan.

- B. Commissioner Windsor noted that land acquisition could be challenging if owners are unwilling to sell or provide easements. City Engineer Morneau responded that the Master Plan is a high-level planning tool to guide the City as development opportunities arise, noting that projects may shift based on land sales, development patterns, and other impacts, and that some may only become feasible as circumstances change in the future.
- C. Considerable discussion occurred regarding railroad crossings, including why relocating the railway outside city limits is neither logistically nor financially feasible. While revising the Fifth Street crossing would most directly address traffic concerns, significant barriers make it infeasible at this time. Fort Road is prioritized based on feasibility and functional considerations, and additional connector roads are intended to help alleviate congestion. City Engineer Morneau noted that project prioritization is an initial, needs-based framework informed by public and consultant input that will evolve as growth and conditions change. The Plan will guide future CIP development and serve as a reference for Joint Planning Area coordination, including City and County zoning and potential corridor impacts.
- D. Commissioner Franklin inquired how removal of the concrete chutes might affect potential road realignment in that area. City Engineer Morneau explained the chutes are managed by the Army Corps of Engineers and that roadway impacts are unknown at this time should removal occur. He reminded the Commission that some listed projects may never be realized, timelines may extend decades, priorities must remain flexible as needs evolve, and that some impacts are simply unknowable given how circumstances may change in the future.
- E. Commission Chair Kerbs questioned why the Sheridan Avenue Extension (Project 14) is not prioritized above the Sugarland Drive South Extension (Project 32), noting Sheridan Avenue's role as a primary corridor, and asked whether the Commission could amend the prioritization. City Engineer Morneau explained that rankings reflect consultant analysis of existing conditions and anticipated needs and are intended to evolve over time. He noted that while Project 14 would benefit the network, factors such as railroad coordination and private property ownership affect feasibility and timing, and that inclusion in the Plan helps preserve future right of way as development occurs. Commissioners Morneau and Campbell concurred that there was no need for the Planning Commission to renumber projects at this time. City Engineer Morneau emphasized that project sequencing will ultimately be guided through the Capital Improvement Plan (CIP), making revisions to current Master Plan rankings largely unnecessary, and that staff intend to budget for a new CIP in FY27.

Following discussion among the Commission and staff, City Planning staff recommended that Resolution 05-26 be forwarded to the Governing Body with a positive recommendation for consideration and adoption.

Commissioner Windsor moved, seconded by Commissioner Pederson, to send a positive recommendation to City Council regarding Resolution 05-26. Voice Vote, unanimous.

General Comments from Commissioners and Staff:

- A. City Planner Kelly Schroeder provided upcoming planning updates, emphasizing the importance of Commission feedback as the City and County prepare to update the Joint Planning Area (JPA). While the Planning Commission does not review subdivisions within the one-mile area, their input will help guide future updates to the document. Schroeder also

noted the City intends to update its Land Use Plan, which the Commission will be involved in, and anticipates beginning discussions in the coming weeks as the City and County finalize JPA cost-sharing. If approved, the City will issue a Request for Qualifications to select a firm and budget for the update in the upcoming fiscal year.

- B.** City Planner Schroeder addressed the Board's Rules of Practice and Procedure update, noting that the proposed revisions lost traction on the City's end. She stated she will research potential next steps for moving the amendments forward and that, if the Planning Commission wishes to proceed, the item can be placed on a future agenda for further consideration.
- C.** City Planner Schroeder noted there are no items scheduled for the March 9, 2026 meeting and reminded Commissioners to activate their microphones when speaking to ensure comments are clearly heard during the public meeting.
- D.** Commissioner Franklin inquired about WYDOT's planned median installation along Coffeen Avenue and the City's level of involvement. Commissioner Campbell noted the project has been advertised and that the public has had opportunity to comment. City Engineer Morneau confirmed the project is state-run and has been part of the Statewide Transportation Improvement Plan (STIP) process for some time, with timelines adjusted through updates. He explained the project has recently gained momentum, and the City has been informed in order to coordinate access and provide staff-level input, with median plans recently shared. WYDOT will present the STIP at the upcoming City Council meeting and is focusing on traffic movement and collision mitigation based on crash and safety data, while remaining open to public comment. Commissioner Campbell added that Coffeen is a state highway, and Commission Chair Kerbs asked whether it functions as the I-90 Business Loop from Brundage through Coffeen and Fifth Street. Morneau confirmed Coffeen is a state highway to Main Street and emphasized the importance of working collaboratively with the State, as the roadway and right of way are under State jurisdiction.

7. The meeting adjourned at 8.07 pm.

APPROVED:

Daniel Kerbs, Planning Commission Chair

ATTEST:

Ashlee Foster, City Clerk



MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-26-9. Preliminary plat of the Riverstone Village Subdivision. The applicant, StoneMill Properties, LLC, is requesting to subdivide 13.96 acres into 139 lots and 15 outlots. Zoned Gateway District. Located at 1280 Dovetail Ln. PIN 56840910000103.

Attachments

Staff Report
preliminary plat
deadend variance
Variance request
affordable home density
aerial



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801

Planning Division

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Planning Commission
Date: April 13, 2026

Re: PL-26-9 Riverstone Village Preliminary Plat Staff Report

Background

DOWL, on behalf of the property owner, StoneMill Properties, LLC, has submitted a preliminary plat application for the following location:

Address: 1280 Dovetail Lane, Sheridan, WY 82801
Legal: The Villages Phase I, Tract 3
PIN: 56840910000103

The applicant is proposing to divide 13.9 acres into 139 townhouse-style lots and 15 outlots. The proposed subdivision will establish a new public street, Stillwater Loop, that will provide access and utilities to the subdivision.

Discussion

Subdivision Details

The proposed Riverstone Village subdivision is 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. Minimum lot size is determined by the proposed building type. This development is proposing 139 townhouse-style homes (single-family attached). The Villages Master Plan dictates that single-family attached homes shall have a maximum gross density of 8 units per acre, unless they are considered affordable homes, in which case, the maximum gross density shall be no greater than 10 units per acre.

Neither the Villages Master Plan nor City code contains a definition for affordable housing. StoneMill properties included a letter with the subdivision application detailing how this development qualifies under the “affordable” density provisions in the Master Plan to allow up to 10 units per acre. This letter is attached for reference. Staff believe that for the reasons outlined in the letter, this development qualifies as affordable housing and therefore recommend granting the additional density to allow for up to 10 units per acre, which would be equal to the proposed 139 units on 13.9 acres.

Lots are required to have a depth-to-front ratio that does not exceed 2.5:1. The applicant has submitted a subdivision variance request letter for the depth-to-front requirement for many lots in this subdivision, as the townhouse-style development requires long and narrow lots. This subdivision variance will be reviewed and approved at the time of the Final Plat application.

Setback, height, and parking requirements will be addressed at the time of a building permit application for any of the lots.

Per the Villages Master Plan, this tract requires 1 acre of open space to be dedicated within the bounds of the subdivision. The development is currently proposing 1.56 acres to be dedicated as open space over 4 outlots that will be owned and maintained by the HOA. Additionally, this development includes a 12-foot pathway easement in the southwest corner to provide future pathway connectivity to the City park to the south.

Engineering

The proposed subdivision includes the construction of a new public street, Stillwater Loop, within a 60-foot-wide public right-of-way. The roadway will be built to City standards with a 39-foot-wide paved section and detached sidewalks on both sides.

In addition, several private access roads will be constructed within easements to serve the townhouse clusters. These access easements are proposed to be 27 feet wide, with a 25-foot-wide paved driving surface.

Stillwater Loop is designed to accommodate on-street parking along both sides and will operate under stop control at its intersection with Dovetail Lane. Outlot H is intended to provide a future connection to the parcel to the west, allowing for secondary access to a potential future school site. The remaining outlots containing access easements meet the requirements of the International Fire Code (IFC) for pavement width and access distance and will be designated as "No Parking – Fire Lane."

The RiverStone Village Subdivision represents the third phase of development within The Villages Master Plan area. The proposal includes 139 single-family attached townhome units and is located within the Residential designation of the Master Plan. A traffic impact analysis was previously completed as part of The Villages Master Plan and was reviewed and approved by both WYDOT and the City of Sheridan. Based on current estimates, the proposed subdivision is expected to generate approximately 36–40% less traffic than originally projected in the Master Plan traffic report.

Utilities

The proposed subdivision includes the extension of municipal water and sanitary sewer mains. These services are available for extension into the development as submitted, subject to standard design, permitting, and construction requirements.

In coordination with the developer, it is currently proposed that solid waste services will be provided via roadside pickup along Stillwater Loop and within the 2 interior alleys. Collection vehicles will not enter the dead-end drives (Outlots). Sanitation and recycling services will be

accommodated within the subdivision, with the potential for separate collection days for trash and recycling.

Adequate space must be provided along public streets to support safe and efficient pickup operations. A minimum of approximately three (3) linear feet per container is required. To meet this requirement, parking restrictions and appropriate signage and markings will be necessary along small portions of Stillwater Loop during designated collection times.

Future Land Use

The Future Land Use Map from 2017 indicates that this area is appropriate for residential use. The proposed subdivision will consist of 139 single-family attached lots, which is both in conformance with the Future Land Use Map and compatible with surrounding residential development.

Staff Review Comments

Staff comments during the internal review of this preliminary plat application were related to additional details needed on sidewalk and roadway design, solid waste collection, master plan requirements, and minor corrections needed for the plat. All staff comments have been adequately addressed at this time, with the exception that minor adjustments related to solid waste and recycling collection may still be necessary.

Public Notice

Staff sent notices to 37 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing schedule. A sign was also posted on the property. To date, staff have received no questions or comments regarding the proposed development.

Staff Recommendation

The City of Sheridan Municipal Code Appendix B, Section 303C Preliminary Project Submittal states that the Planning Commission shall consider both staff and public comments and determine whether the information and data in the preliminary project submittal indicates that the proposed development will be consistent with and promote the planning and policy objectives set forth in the Master Plan (Sheridan Land Use Plan) and the requirements for development set forth in the Ordinances of the City. The Planning Commission shall approve, conditionally approve, or disapprove the preliminary project submittal.

Staff recommends that Planning Commission find that the preliminary plat of Riverstone Village demonstrates that the project will be consistent with the Future Land Use Plan and the Ordinances of the City of Sheridan, and that they **approve** the preliminary plat **with the condition that any adjustments to the solid waste and recycling plan be worked out prior to approval of the final plat**. This action will allow the applicant to move forward with submitting a Final Plat application, which will again come before Planning Commission to review and make a recommendation on prior to consideration by the Governing Body.

Sample Motions

1. Positive Recommendation

"I motion to approve PL-26-9 Riverstone Village Preliminary Plat"

2. Positive Recommendation with Conditions (**recommended**)

"I motion to approve PL-26-9 Riverstone Village Preliminary Plat with the following condition: any adjustments to the solid waste and recycling plan shall be worked out prior to approval of the final plat"

3. Negative Recommendation

"I motion to deny PL-26-9 Riverstone Village Preliminary Plat for the following reasons [state reasons]"

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT STONEMILL PROPERTIES, LLC BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY: THAT THE FOREGOING PLAT IS DESIGNATED AS RIVERSTONE VILLAGE, BEING A REPLAT OF TRACT 3, THE VILLAGES - PHASE I MINOR SUBDIVISION AND BEING WITHIN SECTIONS 9 AND 10, T56N, R84W, 6TH PRINCIPLE MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9, SAID POINT MONUMENTED WITH AN ALUMINUM CAP PER PLS#8612, THENCE: S12°29'25"E, 329.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DECKER ROAD AND THE SOUTHERLY RIGHT OF WAY LINE OF DOVETAIL LANE AND THE POINT OF BEGINNING, THENCE S22°22'04"E ALONG THE WESTERLY RIGHT OF WAY LINE OF DECKER ROAD, 638.06 FEET TO A 2" ALUM CAP PER PLS#15057, THENCE S87°37'32"W, 541.53 FEET TO A 2" ALUM CAP PER PLS#15057, THENCE S83°23'15"W, 258.41 FEET TO A 2" ALUM CAP PER PLS#15057, THENCE N26°37'59"W, 830.66 FEET TO A 2.5" ALUM CAP PER PLS#15057 ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DOVETAIL LANE, THENCE ALONG SAID RIGHT OF WAY, N83°22'02"E, 212.92 FEET TO A POINT, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY, 177.42 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT, WHICH CHORD BEARS N83°34'49"E, 173.72 FEET TO A POINT, THENCE ALONG SAID RIGHT OF WAY, S76°02'11"E, 117.09 FEET TO A POINT, THENCE ALONG SAID RIGHT OF WAY, S13°57'49"W, 5.00 FEET TO A POINT, THENCE ALONG SAID RIGHT OF WAY, NORTHEASTERLY ALONG THE ARC OF A 315.00 FOOT RADIUS CURVE TO THE LEFT, WHICH CHORD BEARS N89°29'23"E, 203.65 FEET TO A POINT, THENCE ALONG SAID RIGHT OF WAY, N67°37'53"E, 197.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.96 ACRES MORE OR LESS.

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 OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS; AND

THAT THE UNDERSIGNED OWNERS 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, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION 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 ____, 2026 BY:

STONEMILL PROPERTIES, LLC
SWAYNE REDINGER, MEMBER

STATE OF WYOMING } SS:
COUNTY OF SHERIDAN

ON THIS, THE ____ DAY OF ____, 2026, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SWAYNE REDINGER, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE DESCRIBED HEREIN.

IN WITNESS WHEREOF, I SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

THE UNDERSIGNED, FIRST NORTHERN BANK, 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 BOOK ____ OF MORTGAGES, AT PAGE ____ 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.

EXECUTED THIS ____ DAY OF ____, 2026 BY:

_____, FIRST NORTHERN BANK

STATE OF WYOMING } SS:
COUNTY OF SHERIDAN

ON THIS, THE ____ DAY OF ____, 2026, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE DESCRIBED HEREIN.

IN WITNESS WHEREOF, I SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS ____ DAY OF ____, 2026.

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 ____, 2026, 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 ____, 2026.

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 ____, 2026, AND IS RECORDED IN PLAT BOOK ____ PAGE ____

COUNTY CLERK _____ STAMP RECEIVING NUMBER _____

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A REPLAT OF TRACT 3, THE VILLAGES - PHASE I MINOR SUBDIVISION AS RECORDED IN BOOK V OF PLATS, PAGE 22, SHERIDAN COUNTY RECORDS, BEING WITHIN THE NE1/4 OF THE NE1/4 OF SECTION 9, AND THE NW1/4 OF THE NW1/4 OF SECTION 10, T56N, R84W, 6TH PRINCIPLE MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

NOTES

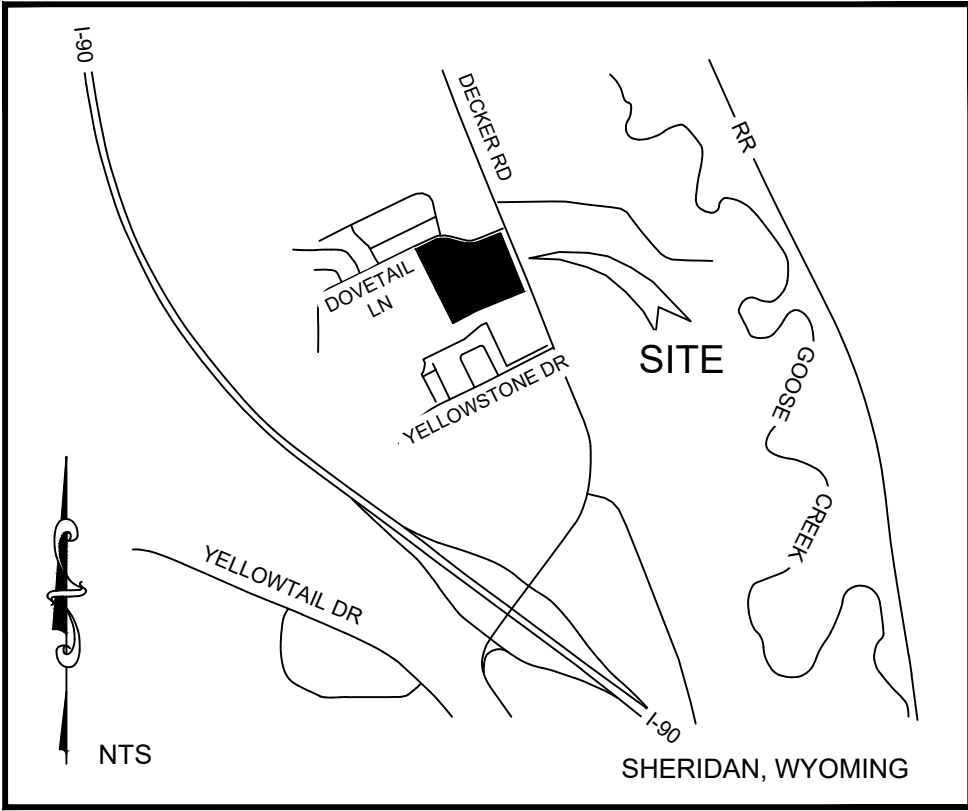
- TOTAL AREA = 13.96 ACRES
- TOTAL LOTS = 139, TOTAL OUTLOTS = 15
- DEVELOPMENT IMPROVEMENTS SHALL FOLLOW THE VILLAGES MASTER PLAN.
- ALL PUBLIC UTILITIES ARE AVAILABLE FOR ALL LOTS.
- NO WATER RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
- OUTLOTS "A" - "D", TOTALING 66 ACRES ARE DESIGNATED AS OPEN SPACE FOR THE BENEFIT OF ALL LOTS AND SHALL BE MANAGED BY THE HOA.
- OUTLOTS "E" - "O" ARE DESIGNATED AS PRIVATE ACCESS AND PUBLIC UTILITY, AND DRAINAGE, SIDEWALK EASEMENTS. THESE OUTLOTS ARE TO BE OWNED, MANAGED, AND MAINTAINED BY THE HOA.
- SHERIDAN COUNTY SCHOOL DISTRICT NO. 2 (OWNER OF TRACT 2 - THE VILLAGES - PHASE I MINOR SUBDIVISION) SHALL HAVE THROUGH OUTLOT "H" (27 FOOT WIDE) AT THE LOCATION SHOWN, INCLUDING THE RIGHT TO USE STILLWATER LOOP IN ITS ENTIRETY.
- STILLWATER LOOP (60' WIDE TYPICAL) AS SHOWN ENCOMPASS 2.02+ ACRES AND IS DESIGNATED AS PUBLIC RIGHT-OF-WAY.

SCSD2
ACCESS
POINT
SEE
NOTE 8

PRELIMINARY PLAT

RIVERSTONE VILLAGE

A REPLAT OF TRACT 3, THE VILLAGES - PHASE I MINOR SUBDIVISION,
BEING WITHIN THE NE1/4 OF THE NE1/4 OF SECTION 9, AND THE NW1/4 OF THE NW1/4 OF SECTION 10,
T56N, R84W, 6TH PRINCIPLE MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

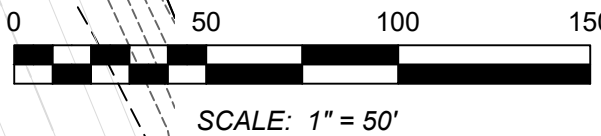


VICINITY MAP

Curve #	Length	Radius	Chord Length	Chord Bearing
C38	61.27	130.00	60.71	S81° 07' 40.87\"W
C39	43.85	130.00	43.64	N75° 42' 22.61\"W
C40	14.02	10.00	12.90	N54° 27' 43.53\"E
C41	48.25	63.50	47.10	S36° 03' 41.05\"E
C42	43.54	25.00	38.25	S72° 16' 21.58\"E
C43	6.14	63.50	6.13	N60° 35' 52.64\"E
C44	31.26	36.50	30.31	N38° 49' 48.95\"E
C45	14.02	10.00	12.90	N25° 52' 28.78\"W
C46	37.19	130.00	37.06	N57° 50' 54.02\"W
C47	52.23	130.00	51.88	N38° 08' 36.31\"W
C48	15.71	10.00	14.14	N71° 37' 59.49\"W
C49	15.71	10.00	14.14	S18° 22' 00.51\"W
C50	15.71	10.00	14.14	N71° 37' 59.49\"W
C51	15.71	10.00	14.14	N18° 22' 00.51\"E
C52	27.18	130.00	27.13	N20° 38' 34.74\"W
C53	14.44	20.00	14.13	N35° 20' 07.88\"W
C54	21.16	20.00	20.19	N88° 19' 32.62\"W
C55	7.16	20.00	37.17	S53° 04' 55.41\"W
C56	7.37	20.00	37.17	S32° 14' 44.67\"W
C57	5.28	20.00	5.27	N14° 07' 04.55\"E
C58	14.55	20.00	14.23	N42° 31' 49.78\"E
C59	41.75	130.00	41.57	S62° 39' 27.47\"E
C60	30.53	10.00	39.97	S10° 02' 44.72\"E
C61	104.76	70.00	85.25	S89° 30' 13.71\"E
C62	109.95	70.00	85.99	N22° 37' 43.91\"E
C63	204.16	130.00	183.84	S22° 37' 43.91\"E
C64	194.54	130.00	176.89	N69° 30' 13.71\"W

LEGEND:

- FOUND 3\"ALUMINUM CAP PER PLS#8612
- FOUND 2\"ALUMINUM CAP PER PLS#15057
- FOUND 2\"ALUMINUM CAP PER PLS#XXXXX
- SET 2\"ALUMINUM CAP PER LS#10287
- MEASURED
- RECORD
- UTILITIES EASEMENT
- SIDEWALK/PATHWAY EASEMENT
- SECTION LINE
- PROPOSED PROPERTY LINE
- PROPOSED EXTERIOR BOUNDARY
- EXISTING CONTOUR (2' & 1')



BEARINGS ARE BASED ON WYOMING STATE PLANE COORDINATE SYSTEM, NAD 83, EAST CENTRAL ZONE. DISTANCES ARE SURFACE.

SURVEYOR'S CERTIFICATE:

STATE OF WYOMING } SS:
COUNTY OF SHERIDAN

I, JASON D. LEVANEN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF RIVERSTONE VILLAGE, 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 COMELIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

JASON D. LEVANEN
REGISTERED LAND SURVEYOR
WY PLS 10287



RIVERSTONE VILLAGE

A REPLAT OF TRACT 3, THE VILLAGES - PHASE I MINOR SUBDIVISION, BEING WITHIN THE NE1/4 OF THE NE1/4 OF SECTION 9, AND THE NW1/4 OF THE NW1/4 OF SECTION 10, T56N, R84W, 6TH PRINCIPLE MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

StoneMill

DP - PreliminaryPlat.dwg
Date: 3/27/2026



03/27/2026

Mr. Josh Patterson
City of Sheridan
55 Grinnell Plaza
Sheridan, WY 82801

**Subject: RiverStone Village
DOWL Project #5063.000853.01**

Dear Mr. Patterson:

This letter formally requests a variance to allow dead-end water mains serving domestic services within the RiverStone Village project area. The preliminary design includes nine (9) locations where 4-inch PVC mains terminate at a flushing hydrant. The lengths of each dead-end main and the number of connected services are listed below:

- 1.) 111 LF with 5 services
- 2.) 176 LF with 11 services
- 3.) 174 LF with 10 services
- 4.) 176 LF with 10 services
- 5.) 177 LF with 10 services
- 6.) 129 LF with 4 services**
- 7.) 155 LF with 8 services
- 8.) 112 LF with 4 services
- 9.) 212 LF with 10 services

The dead-end line with the least number of services per foot of pipe is #6. This line holds approximately 84 gallons of water. Using the City of Sheridan's average daily domestic demand of 114 gallons per capita per day (gpcpd) and 2.19 persons per dwelling unit, the average daily consumption is around 999 gallons per day. This means that the volume of water within the dead-end segment of pipe will be replaced around every 2 hours.

The last service for each dead-end main will be placed near the 2-inch flushing hydrant and 4-inch cap.

Sincerely,

A handwritten signature in black ink that reads "Drew Homola".

Drew Homola, PE
Project Manager

March 27, 2026
City of Sheridan Planning Department
55 Grinnell Plaza, Sheridan, WY 82801
RE: Lot Shape Variance Request – Riverstone Village

Dear City of Sheridan Planning Commission, Council, and Staff,

This letter is to formally request a variance for depth-to-front ratio and frontage widths for the proposed Riverstone Village subdivision, as shown in the attached preliminary plat. This proposed development is planned for attached townhome style dwellings. This type of housing product is unable to meet current lot shape requirements. Current code minimums and a description of variances are as follows:

Depth to Front:

- Code 505 C. 1. *Depth to front shall not exceed 2.5 to 1*
- Proposed frontage of nearly all lots in the development exceeds 2.5 to 1.

Frontage

- Code 505 C. 5. *Every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least 25 feet on a public street or an unobstructed private easement or right-of way of at least a twenty-five-foot width extending to a public street.*
- This proposed plat has several lot blocks that contain lots that are 20 or 21' wide, which is less than twenty-five feet.

We have enclosed a preliminary plat depicting the desired lot widths and frontages. We respectfully request approval of these variances. We are more than willing to provide any additional information or address any concerns that may arise during the review process. My contact information is provided below.

Thank you for considering our request.

Sincerely,



Swayne Redinger, P.E.
StoneMill Construction
307-461-0987
swayne@stonemillconstruction.com



March 27, 2026

City of Sheridan Planning Department

55 Grinnell Plaza, Sheridan, WY 82801

RE: Lot Shape Variance Request – Riverstone Village

Dear City of Sheridan Planning Commission, Council, and Staff,

We are pleased to submit this letter in support of the proposed Riverstone Village subdivision, and specifically to justify the project's qualification under the "affordable" density provisions in the Master Plan allowing up to ten (10) units per acre.

The proposed development consists of fee simple townhome units designed to provide attainable homeownership opportunities within the Sheridan market. The project has been intentionally planned and designed to deliver housing at price points and configurations that are accessible to a broad segment of the community, including first-time homebuyers, local workforce households, and downsizing retirees.

The anticipated sales price range for the units is approximately \$290,000 to \$425,000. These price points are meaningfully below the cost of comparatively sized detached single-family homes in the Sheridan market and are intended to provide a realistic entry point into homeownership for moderate-income households.

The development includes a mix of 2-bedroom and 3-bedroom units ranging from approximately 950 to 1,500 square feet. These smaller, efficiently designed floor plans reduce overall construction costs while maintaining livability and functionality. Each unit will include an attached garage, providing practical value without unnecessary excess.

Affordability is achieved through a series of deliberate design and planning decisions, including:

- Smaller individual lot sizes, reducing per-unit land cost
- Shared wall construction (townhome configuration), lowering material and labor costs
- Reduced public infrastructure per unit, including less street frontage and utility extension
- Standardized floor plans and construction methods to improve efficiency
- Consistent and durable exterior materials to control long-term maintenance costs
- Absence of high-cost amenities that would otherwise increase purchase prices

The townhome layout maximizes land efficiency while maintaining a high-quality residential environment. By increasing the number of units per acre, the development spreads land and infrastructure costs across more homes, directly contributing to lower per-unit pricing.



With affordability being achieved through these design and construction efficiencies rather than through subsidies or deed restrictions, this project increases the housing supply in our community at attainable price points without requiring ongoing administrative oversight or regulation.

The proposed development directly supports the City of Sheridan's goals of expanding housing availability for workforce households and maintaining a diverse housing stock. By offering attainable ownership opportunities, the project helps address the gap between rental housing and higher-priced single-family homes.

Based on the factors outlined above, we respectfully request that the City recognize this development as qualifying for the "affordable" density provision of ten (10) units per acre. The project has been carefully designed to meet the intent of this provision by delivering practical, attainable housing solutions for the Sheridan community.

Thank you for considering our request.

Sincerely,



Swayne Redinger, P.E.
StoneMill Construction
307-461-0987
swayne@stonemillconstruction.com



