Sheridan City Planning Commission
Meeting Agenda
June 8, 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 April 13, 2026 meeting.
   Motion by:
   Second:
   Vote:

New Business

4. Consideration of PL-26-18, Resolution 09-26. Final plat for the Westhaven Estates Subdivision. The applicant, Excalibur Construction, Inc., is requesting to subdivide 23.30 acres of unplatted land into 91 lots and 4 outlots. Zoned R-1 Residence District. Located west of Hill Pond Dr. PIN 56842910000100.

   Motion by:
   Second:
   Vote:

5. Consideration of PL-26-19, Resolution 10-26. Final plat for 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:

6. Consideration of Award to Interstate Engineering for the Joint Land Use Plan Update Project in the amount of $200,000.

   Motion by:

   Second:

Vote:

7. Comments from Commissioners and Staff

8. Adjourn

MEMO

TO: Planning Commission
FROM:
RE: Review, correction, and approval of minutes of the April 13, 2026 meeting.

Motion by:
Second:
Vote:

Attachments

minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
APRIL 13, 2026

1. Commission Vice Chair Ryan Franklin called the meeting to order at 7:00 PM with a quorum as follows: Lorraine Lehman, Jeff Pederson, and Brandy Campbell. Staff present included City Public Works Director Hanss Mercer and Assistant City Clerk Michaele Shapiro.

2. **Approval of Agenda**
   Commissioner Campbell moved, seconded by Commissioner Lehman to approve the agenda as presented. Motion carried by unanimous consent.

3. **Approval of the Minutes of February 23, 2026 Meeting**
   The Vice Chair asked for any changes or additions to the minutes of February 23, 2026. No changes or additions were noted. Commissioner Pederson moved, seconded by Commissioner Lehman to approve the minutes. Motion carried by unanimous consent.

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.

   City Public Works Director Hanss Mercer presented an overview of the application. The proposed subdivision will include 139 single family attached (townhouse) lots. Lots will require a variance for depth-to-front ratio. Open space requirements will be met. The applicant has requested an "affordable housing" density provision. City Staff supports this provision.

   Utility capacity is sufficient to serve the proposed use of the property. Additional details on the solid waste and recycling collection plan may still be necessary and will be resolved with the final plat application.

   Staff sent notification to 37 surrounding property owners, a legal ad was published in *The Sheridan Press*, and a sign was posted on the property. Staff received no questions, comments or concerns.

   Public Works Director Hanss Mercer recommended approval of PL-26-9, the Preliminary Plat of the Riverstone Village Subdivision, with the condition that any adjustments to the solid waste and recycling plan be worked out prior to approval to the final plat.

   Commissioner & Applicant Discussion:

   A. Commission Vice Chair Franklin inquired whether each rectangle on the plat represents one building. Swayne Redinger, representing StoneMill Construction, explained that each rectangle represents a block of four to six units. The zoning allows six, and none will exceed that.

   B. Commissioner Pederson asked for clarification about the parking plan. Developer Redinger stated that there will be two spots in front of each garage. There will be one- and two-car garages, in addition to street parking available. City Public Works Director Mercer stated that

the Master Plan calls for two spaces per dwelling unit, and there will be an additional 76 on-street spaces for guests and visitors.

5. Comments from Commissioners and Staff:
There was no further discussion.

Commission Vice Chair Franklin asked for a motion relating to the issue. Commissioner Lehman moved, seconded by Commissioner Pederson to approve PL-26-9, Preliminary Plat of the Riverstone Village Subdivision. Voice vote, unanimous. Motion passes

6. The meeting adjourned at 7:16 P.M.

APPROVED:

_____
Ryan Franklin, Planning Commission Vice Chair

ATTEST:

_____
Michaele Shapiro, Assistant City Clerk

MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-26-18, Resolution 09-26. Final plat for the Westhaven Estates Subdivision. The applicant, Excalibur Construction, Inc., is requesting to subdivide 23.30 acres of unplatted land into 91 lots and 4 outlots. Zoned R-1 Residence District. Located west of Hill Pond Dr. PIN 56842910000100.

Attachments

Staff Report
Draft Resolution
final plat
Variance request
aerial
Ebzery Comment Letter
Madrigal Comments
Stephenson Comments

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: June 8, 2026

Re: PL-26-18, Resolution 09-26 Westhaven Estates Final Plat Staff Report

Background

Morrison-Maierle, on behalf of the property owner, Excalibur Construction, has submitted a final plat application for the following location:

Address:	Mydland Rd. west of Hill Pond Dr., Sheridan, WY 82801
Legal:	Unplatted land
PIN:	56842910000100

The applicant is proposing to divide 23.30 acres into 91 residential use lots and four outlots. The proposed subdivision will extend Hill Pond Drive to the west and establish six new public streets to be built to City standard which will provide access and utilities to the subdivision.

Discussion

Subdivision Details

The proposed Westhaven Estates subdivision is located in the R-1 Residence zone district where the minimum lot size requirement is 6,000 sf. The majority of the lots within the subdivision will be at or just above 6,000 sf in size, while 21 of the lots will be 11,351 sf to 16,220 sf to account for a drainage area where no building will be permitted. Setback, height, and parking requirements will be addressed at the time of a building permit application for any of the lots.

Lots are required to have a depth-to-front ratio that does not exceed 2.5:1, and lots within the R-1 Residence zone district are required to have a minimum lot width of 60 feet measured at the building setback line. The applicant has submitted a subdivision variance request letter for the depth-to-front requirement for lots 71-91 as these lots encompass an undevelopable drainage area.

The Open Space requirements for this subdivision have been previously met through the dedication of Blacktooth Park, Hidden Bridge Golf Course, and neighborhood pathway segments. The subject property was part of Cloud Peak Phase I, which was annexed into the City in December 2003. Per Article 4.2 of the Cloud Peak Ranch Universal Annexation agreement

adopted by City Council in January 2021, Cloud Peak Phase I, II, and South Cloud Peak Phase III, have sufficient open space as required by municipal code and no additional open space shall be required for subdivisions within these areas.

Engineering

The proposed subdivision will extend Hill Pond Drive to the west and establish a new street, Westhaven Drive, to provide two access points to the subdivision. Hill Pond Drive and Westhaven Drive will serve as future through streets to property to the west. Both roads will be located in 60-foot rights-of-way and be built to City standard at 39 feet with attached sidewalks on both sides.

Five additional connector streets, Sagremor, Pellinore, Galahad, Bedivere, and Arthur Streets, are also proposed within the subdivision and will be located in 60-foot rights-of-way and built to a local street City standard of 36 feet wide with attached sidewalks on both sides.

Improvements to the west side of Mydland Road will include sidewalk, curb, and gutter to maintain pedestrian access along Mydland to the Hill Pond crossing.

The Alliance Lateral Ditch runs along the southern portion of the property and conveys both existing irrigation and off-site drainage. Westhaven Estates will utilize the existing drainage patterns of the site in addition to new stormwater control measures such as piping and detention. All drainage infrastructure will be sized in accordance with the City of Sheridan Storm Drainage Design Criteria.

Utilities

The subdivision will be served by municipal water and sanitary sewer systems. The existing 12-inch water transmission main will be relocated to align with the proposed Hill Pond Drive right-of-way. Water distribution within the subdivision will be provided by 8-inch water mains, with multiple looped connections to the 12-inch main along Hill Pond Drive.

Sanitary sewer service will connect to an existing sewer stub located at the southeast corner of the property. From this connection, a network of 8-inch sanitary sewer mains will be installed throughout the subdivision to serve the proposed lots and be extended to the end of the property to allow for development beyond this subdivision.

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 91 single-family 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 final plat application were related to minor corrections needed for the plat and traffic report. All staff comments have been adequately addressed at this time.

Public Notice

Staff sent notices to 31 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 public comments on the final plat. However, during the preliminary plat public notice period, one written comment from a nearby property owner was received with concerns about traffic, density, and water pressure. This comment letter is included as an attachment to this staff report.

Staff Recommendation

Staff recommends that Planning Commission recommend approval of PL-26-18, Resolution 09-26 Westhaven Estates Final Plat and the requested subdivision variance to the depth-to-front ratio for lots 71-91 to the Governing Body.

Sample Motions

1. Positive Recommendation
   "I motion to recommend approval of PL-26-18, Resolution 09-26 Westhaven Estates Final Plat and the requested subdivision variance to the depth-to-front ratio for lots 71-91 to the Governing Body."

2. Positive Recommendation with Conditions
   "I motion to recommend approval of PL-26-18, Resolution 09-26 Westhaven Estates Final Plat and the requested subdivision variance to the depth-to-front ratio for lots 71-91 to the Governing Body with the following conditions: [state conditions]"

3. Negative Recommendation
   "I motion to recommend denial of PL-26-18, Resolution 09-26 Westhaven Estates Final Plat to the Governing Body for the following reasons [state reasons]"

Anticipated Meeting Schedule

Monday, June 8, 2026, 5:30pm - City Council Study Session
Monday, June 8, 2026, 7:00pm - Planning Commission Public Hearing and Consideration
Monday, June 15, 2026, 5:30pm - City Council Public Hearing and Consideration

All meetings are held in the City Council Chambers on the 3rd Floor of City Hall. Located at 55 Grinnell Plaza, Sheridan, WY 82801.

CITY OF SHERIDAN
RESOLUTION 09-26

A RESOLUTION APPROVING PL-26-18, THE FINAL PLAT OF WESTHAVEN ESTATES, DIVIDING 23.30 ACRES OF UNPLATTED LAND, INTO 91 LOTS AND 4 OUTLOTS WITH A MAJOR SUBDIVISION. ZONED R-1 RESIDENCE DISTRICT. LOCATED ON MYDLAND ROAD WEST OF HILL POND DRIVE (PIN 56842910000100).

WHEREAS, The final plat of Westhaven Estates 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 Westhaven Estates subdivision, dividing 23.30 acres of unplatted land into 91 lots and 4 outlots.

In approving the Westhaven Estates subdivision, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202A:

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 Utilities Department staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

In addition to approving the Westhaven Estates subdivision, the Governing Body is also approving a depth-to-front ratio variance for Lots 71-91 to allow a depth-to-front ratio greater than 2.5:1.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2026.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

WESTHAVEN ESTATES SUBDIVISION

A PORTION OF THE NW1/4SW1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

AREA OF 91 LOTS ±16.10 ACRES
AREA OF 4 OUTLOTS ±0.52 ACRES
AREA OF PRIVATE ROAD ±0.41 ACRES
AREA OF PUBLIC ROADS ±6.27 ACRES
TOTAL = ±23.30 ACRES

ZONED: R-1 RESIDENTIAL
FRONT YARD: 25.0'
REAR YARD: 20.0'
SIDE YARD: 5.0'

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED EXCALIBUR CONSTRUCTION, INC., BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **WESTHAVEN ESTATES SUBDIVISION**, IS A SUBDIVISION OF A TRACT OF LAND SITUATED IN THE NW¼SW¼ OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 21 (MONUMENTED WITH A 3" ALUMINUM CAP PER PE&LS 551); THENCE N88°06'29"E, 1327.56 FEET ALONG THE NORTH LINE OF SAID NW¼SW¼ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID NW¼SW¼ (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S00°30'29"E, 768.05 FEET ALONG THE EAST LINE OF SAID NW¼SW¼ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF CLOUD PEAK RANCH, SIXTH FILING P.U.D.; THENCE N90°00'00"W, 32.63 FEET ALONG THE NORTH LINE OF SAID CLOUD PEAK RANCH, SIXTH FILING P.U.D. TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF OUT LOT A, CLOUD PEAK RANCH, SIXTH FILING P.U.D.; THENCE, CONTINUE N90°00'00"W, 495.80 FEET ALONG SAID NORTH LINE OF CLOUD PEAK RANCH, SIXTH FILING P.U.D. TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF CLOUD PEAK RANCH, TWENTIETH FILING MINOR SUBDIVISION; THENCE, CONTINUE N90°00'00"W, 359.00 FEET ALONG THE NORTH LINE OF SAID CLOUD PEAK RANCH, TWENTIETH FILING MINOR SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID CLOUD PEAK RANCH, TWENTIETH FILING MINOR SUBDIVISION; THENCE S00°00'00"E, 28.88 FEET ALONG THE WEST LINE OF SAID CLOUD PEAK RANCH, TWENTIETH FILING MINOR SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF CLOUD PEAK RANCH TWELFTH FILING; THENCE N90°00'00"W, 35.00 FEET ALONG THE NORTH LINE OF SAID CLOUD PEAK RANCH TWELFTH FILING TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, CLOUD PEAK RANCH TWELFTH FILING; THENCE S82°46'22"W, 411.10 FEET ALONG THE NORTH LINE OF SAID LOT 1, CLOUD PEAK RANCH TWELFTH FILING TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, CLOUD PEAK RANCH TWELFTH FILING AND LYING ON THE WEST LINE OF SAID NW¼SW¼; THENCE N00°14'28"W, 804.80 FEET ALONG SAID WEST LINE OF THE NW¼SW¼ TO THE POINT OF BEGINNING OF SAID TRACT.

SAID WESTHAVEN ESTATES SUBDIVISION CONTAINS **23.30 ACRES** OF LAND, MORE OR LESS.

WESTHAVEN ESTATES 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 PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOT'S, STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE A STRIP OF LAND AS A PRIVATE RIGHT-OF-WAY FOR THE BENEFIT OF LAND OWNERS LYING NORTH AND WEST OF OUTLOT A, AND LOTS 1 THRU 21, WESTHAVEN ESTATES SUBDIVISION. NO PUBLIC MAINTENANCE OF THIS AREA BY THE CITY OF SHERIDAN AND ITS LICENSEES. THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES A UTILITY, DRAINAGE AND IRRIGATION EASEMENT.

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, EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

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

OUTLOT A: IS AN OPEN SPACE, DRAINAGE, AND UTILITY EASEMENT, OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT B: IS AN OPEN SPACE, DRAINAGE, AND UTILITY EASEMENT, OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT C: IS AN OPEN SPACE, DRAINAGE, AND UTILITY EASEMENT, OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT D: IS AN OPEN SPACE, DRAINAGE, AND UTILITY EASEMENT, OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. SEE NOTE 5 (SHEET 2 OF 2)

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 _____, _____.

EXCALIBUR CONSTRUCTION, INC.

BY: _____
ANDREW McFAUL, PRESIDENT

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ANDREW McFAUL BEFORE ME THIS_____DAY OF _____, _____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

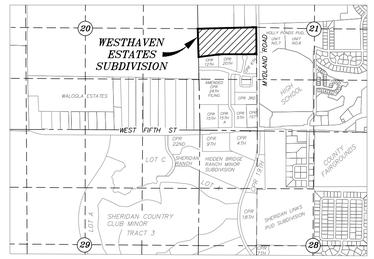


SITE MAP:

SCALE: 1" = 100'



T56N R84W



LOCATION MAP

NO TRUE SCALE

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

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

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

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

_____ _____
ATTEST: VICE-CHAIRMAN CHAIRMAN

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS_____DAY OF_____, _____, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PUBLIC WORKS

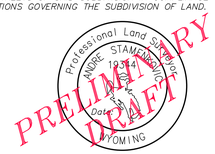
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS___DAY OF_____, _____.

_____ _____
ATTEST: CITY CLERK MAYOR

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, ANDRE STAMENKOVIC, 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 **WESTHAVEN ESTATES SUBDIVISION**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

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

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

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

FINAL PLAT

WESTHAVEN ESTATES SUBDIVISION

A PORTION OF THE NW1/4SW1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

CLIENT: MORRISON – MAIERLE
1470 SUGARLAND DRIVE, SUITE 2
SHERIDAN, WYOMING 82801

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

Morrison Maierle
engineers • surveyors • planners • scientists

JN: 2025-012 S.I.3
DN: 2025-012-WHES
PF: T2025-012
DRAWN BY: TDT
CHECKED BY: TDT & CT
MAY 14, 2026

SURFACE COORDINATE
N 1900645.73
E 1400807.83
DATUM: NAD 83(1993)
LAT 44°48'48.1400"N
LONG. 106°59'37.1997"W

SW1/4NW1/4 SECTION 21

RECORD OF SURVEY RECORDED IN PLAT BOOK "X", PAGE NUMBER "391 & 451"

NOTES:

1. THIS AREA IS DEDICATED AS PRIVATE RIGHT-OF-WAY FOR INGRESS AND EGRESS, AND SERVICES TO BENEFIT THE ADJOINING LAND OWNERS.
2. OWNERS OF LOTS 1 THRU 21, WESTHAVEN ESTATES SUBDIVISION ARE RESTRICTED FROM USING THIS ARE FOR INGRESS AND EGRESS.
3. THIS AREA IS ALSO A UTILITY, DRAINAGE AND IRRIGATION EASEMENT TO BENEFIT THE ADJOINING LAND OWNERS AND WESTHAVEN ESTATES SUBDIVISION.

SEE DETAIL

RECORD OF SURVEY RECORDED IN PLAT BOOK "X", PAGE NUMBER "515"

N

SCALE: 1" = 50'
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE
-50 0 25 50 100
(U.S. SURVEY FEET)

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

W E S T H A V E N D R I V E

S A G E M O R E S T R E E T

P E L L I N O R E S T R E E T

G A L A H A D S T R E E T

B E D I V E R E S T R E E T

A R T H U R S T R E E T

H I L L P O N D D R I V E

B O B W H I T E C O U R T

M Y D L A N D R O A D (A K A C O U N T Y R O A D N O . 8 0)

SHERIDAN HEIGHTS DRIVE

NE1/4SE1/4 SECTION 20

ALLIANCE LATERAL DITCH

ALLIANCE LATERAL DITCH

(NO BUILD ZONE, DRAINAGE EASEMENT) (SEE NOTE: 4)

PUBLIC PATHWAY EASEMENT (BOOK 544, PAGE 588)

DRAINAGE EASEMENT (BOOK 516, PAGE 269)

STORM SEWER EASEMENT (BOOK 530, PAGE 561)

HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT NO. SEVEN

TRACT B HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT NO. SEVEN

SHERIDAN COUNTY SCHOOL DISTRICT NO. 2

CLOUD PEAK RANCH, TWENTIETH FILLING MINOR SUBDIVISION

CLOUD PEAK RANCH, SIXTH FILING P.U.D.

BLOCK 1 CLOUD PEAK RANCH, SIXTH FILING P.U.D.

OUT LOT A, BLOCK 1 CLOUD PEAK RANCH, SIXTH FILING P.U.D.

LOT 1 CLOUD PEAK RANCH TWELFTH FILING

OUTLOT "A" CLOUD PEAK RANCH TWELFTH FILING

S H I R L E Y C O V E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°22'49"	1040.00'	79.51'	S87°04'47"W	79.49'
C2	3°35'32"	980.00'	61.44'	N86°23'12"E	61.43'
C3	1°05'13"	980.00'	18.59'	N88°43'35"E	18.59'

NOTES:

4. THE "NO BUILD ZONE, POND, IRRIGATION AND DRAINAGE EASEMENT" IS SUBSERVIENT TO ALL EXISTING EASEMENTS IMPACTING THIS AREA AS SHOWN WITHIN THE WESTHAVEN ESTATES SUBDIVISION PLAT BOUNDARY. EXISTING EASEMENTS HAVE SENIOR RIGHTS.

5. THE NORTH TWENTY (20.0) FEET OF LOT 21 AND THE WEST SIXTEEN (16.0) FEET OF LOTS 21 THRU 25 AND OUTLOT D IS A TELEPHONE EASEMENT. THE EASEMENT IS TO PROTECT THE TELEPHONE RIGHT-OF-WAY EASEMENT PER (BOOK 207, PAGE 390) WHICH HAS SENIOR RIGHTS. ALL ITEMS ADDRESSED IN (BOOK 207, PAGE 390) ARE STILL BINDING UPON SAID LOTS 21 THRU 25 AND OUTLOT D.

DETAIL:
NO TRUE SCALE

LEGEND:
- SET 2" ALUMINUM CAP PER PLS 19344
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3" ALUMINUM CAP PER PE&LS 551
- FOUND 2" ALUMINUM CAP PER PLS 5369
- FOUND 2" ALUMINUM CAP PER PE&LS 3864
- CALCULATED: NOTHING FOUND/NOTHING SET
- BOUNDARY LINE
- PROPERTY/BLOCK/LOT LINE
- EASEMENT LINE AS NOTED
- NO BUILD ZONE, DRAINAGE EASEMENT LINE
- DRAINAGE EASEMENT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- INTERIOR SECTION LINE

FINAL PLAT

WESTHAVEN ESTATES SUBDIVISION

A PORTION OF THE NW1/4SW1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

CLIENT: MORRISON – MAIERLE
1470 SUGARLAND DRIVE, SUITE 2
SHERIDAN, WYOMING 82801

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

Morrison Maierle
engineers · surveyors · planners · scientists

JN: 2025-012 SJ:3
DN: 2025-012-WHES
PF: T2025-012
DRAWN BY: TDT
CHECKED BY: TDT & CT
MAY 14, 2026

May 14, 2026

City of Sheridan
Mr. Hanns Mercer, PE – Director of Public Works
55 Grinnell Plaza
Sheridan, WY 82801

Re: Westhaven Estates Subdivision Variance Request – Lot Depth to Frontage Ratio

Dear Hanns,

This letter constitutes a variance request for consideration by the City of Sheridan Planning Commission on the above-referenced project. This variance pertains to the depth-to-front (D:F) ratio for 21 proposed parcels (Lots 71-91) shown on the Preliminary Plat drawing of Westhaven Estates Subdivision.

Per the Sheridan Municipal Code, Appendix B Subdivision Regulations, §505(C)(1), the depth-to-front (D:F) ratio of lots shall not exceed 2.5 to 1. The table below presents the actual D:F ratio for the aforementioned lots.

LOT #	D:F RATIO
71-83	±3.2:1
84	3.4:1
85	3.7:1
86	3.8:1
87	3.9:1
88	4.0:1
89	4.1:1
90	4.2:1
91	4.3:1

As the southern area of the property is generally undevelopable, rather than excluding this area as open space, we are depicting it on the plat as a “no-build zone.” This would be accomplished via deed restriction at the time of sale for lots 71-91.

The developer is requesting a variance for the following reasons:

- Deed-restricted areas maintain private ownership of the green space but still providing the natural beauty and views.
- Reduced Maintenance Burden on HOA: Maintenance responsibilities for these areas will be managed by individual owners, reducing the burden on the HOA.
- Compliance with Intent of Code: The proposal aligns with the intent of the subdivision regulations by ensuring that the development is uniform in nature and built area.
- Market Differentiation within the subdivision: This approach can enhance the marketability and development of specific lots.

We appreciate your consideration of this request. Please let us know if you have any questions.

Sincerely,

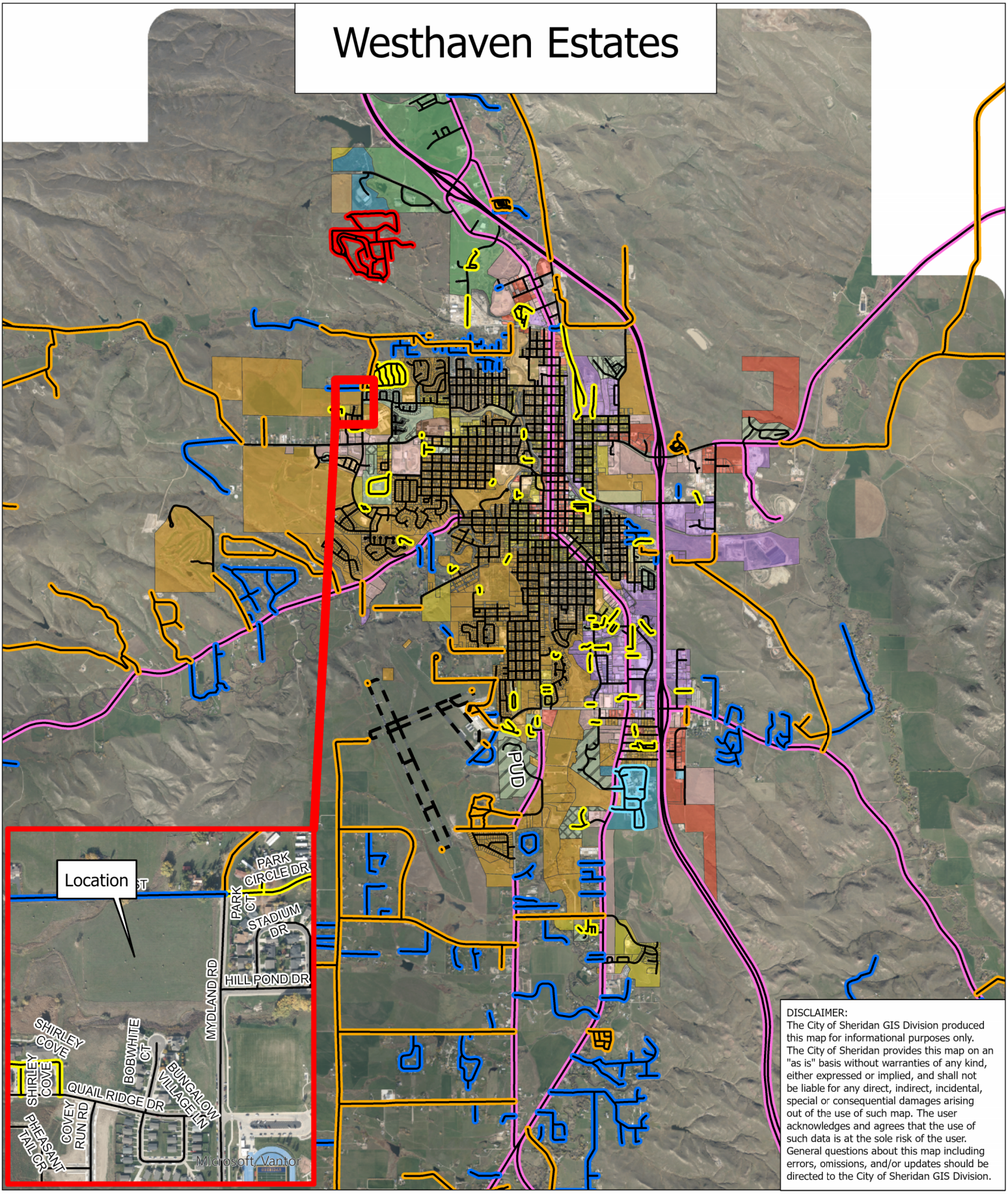


Tyson Markham, PE
Project Manager
tmarkham@m-m.net
(307) 761-4130

Attachments

ec: Andrew McFaul, Excalibur Construction

Westhaven Estates



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 0.7 1.4

Date: 12/24/2025 10:01 AM User: sgoodman

2/6/2026

Dear Members of the Sheridan Planning Commission,

I am writing to respectfully urge the Planning Commission to delay or deny approval of the proposed new housing development until Sheridan's housing policies are updated and existing housing conditions are more fully evaluated. Current market data, combined with the City's own housing studies spanning nearly two decades, indicate that approving additional residential development at this time would be premature and inconsistent with documented community needs.

Current market conditions show that Sheridan already has substantial housing inventory available. According to Realtor.com, there are approximately **285 active residential listings** in Sheridan, including **108 homes priced under $350,000**, **195 homes priced under $500,000**, and **88 homes priced over $500,000**. Approximately **94 homes are located on lots smaller than 7,500 square feet**, demonstrating that higher-density housing options are already present within the existing supply. These figures raise legitimate concerns regarding market saturation and absorption.

Excalibur Construction's own website further reflects significant unabsorbed inventory. The site lists **27 homes currently for sale**, including **18 homes in Hidden Bridge Ranch priced between approximately $500,000 and $811,000**, and **9 homes in The Meadows priced between approximately $379,750 and $416,750**. Additionally, **77 vacant residential lots are actively marketed**, including **35 lots in Hidden Bridge Ranch and 42 lots in The Meadows**. This represents a considerable amount of entitled and market-ready land that remains undeveloped or unsold.

Sheridan's official housing studies reinforce that the City's housing challenge is not simply a lack of units, but a persistent mismatch between housing costs and local incomes. The *Final Report on Housing Conditions and Needs* (2021) found that households earning **$35,000 or less can only afford homes valued at roughly $170,000**, while households earning **$75,000 annually can afford homes up to approximately $365,000**. The report also shows that **median household income in Sheridan County declined slightly in inflation-adjusted terms between 1999 and 2019**, demonstrating that wages have not kept pace with rising housing costs.

Importantly, the 2021 report concludes that **adding additional market-rate or higher-priced housing does not address the core affordability gap**, particularly for lower- and moderate-income households. The report also notes the presence of existing vacant and unabsorbed units, suggesting that current inventory has not yet been fully utilized.

These findings are not new. Sheridan's *Housing Needs Assessment* from **2006** reached similar conclusions nearly twenty years ago. That assessment cautioned against approving

new residential development without demonstrated demand aligned with local incomes, emphasized that affordability — not total unit count — was the primary housing issue, and recommended prioritizing the absorption of existing entitled land before opening new areas for development. The report also warned that infrastructure capacity and public services should be carefully evaluated prior to approving additional growth, particularly at the edges of the city.

Together, these studies show a consistent and long-standing pattern: Sheridan's housing challenges stem from affordability, wage alignment, and absorption — not a shortage of entitled land or market-rate units. Proceeding with additional development without addressing these issues risks repeating outcomes the City has already identified as problematic.

Finally, I am concerned that **Sheridan's Land Use Plan 2017** is outdated and was not properly updated on a five year basis, as directed in the document. I understand this document is expected to be updated this year. Given the significant changes in housing costs, income trends, and inventory since 2017, **I strongly believe that any new housing development approvals should be evaluated against an updated Plan, rather than one that is outdated or unavailable to the public.**

The proposed plan, in my opinion, raises multiple unresolved and site-specific concerns, including **traffic impacts, fire safety risks, utility capacity and usage—particularly water and drainage, soil composition challenges, the presence of a buried irrigation line along the entire northern boundary, potential negative effects on neighborhood property values and marketability, and pressures on school district enrollment.** Until these issues are thoroughly studied and meaningfully addressed, approving this development would place unnecessary risk on existing residents, public infrastructure, and the long-term stability of the surrounding community.

For these reasons, I respectfully ask the Planning Commission to delay or deny the proposed development. Thank you for your time, service, and careful consideration.

Sincerely,

Matt & Denise Ebzery
Sheridan, Wyoming

Kelly Schroeder <kschroeder@sheridanwy.gov>

Westhaven Estates Subdivision

Salvador Madrigal <salmadmsu@hotmail.com> Fri, Feb 6, 2026 at 3:10 PM
To: "kschroeder@sheridanwy.gov" <kschroeder@sheridanwy.gov>

Esteemed Sheridan Planning Commission,

Sheridan's housing market data along with the City's extensive housing studies clearly show that approving new residential developments at this point in time would not go along with documented community needs!

We are writing to you to urge you deny or delay approval of the new housing development (Westhaven Estates Subdivision).
Sheridan's Land Use Plan 2017 is outdated and has not been properly updated as it was specified to do so every 5 years, which is now overdue. There have been substantial changes in housing costs, demands, income trends, cost of living and housing inventory since 2017. It is undeniable that any new housing development approvals should be evaluated using an updated plan, not one that is obsolete. Thoughtful, sustainable and quality growth requires guidance through current policy, transparency, and alignment with community needs.

Sheridan's housing market conditions show that there is already a healthy housing inventory available. All it takes is a search on Realtor.com to learn that there are roughly **285 active residential listings,** including **108 homes priced under $350,000.00**, **195 homes priced under $500,000.00** and **88 homes priced above $500,000.00**. A deeper dive in these numbers shows that roughly **94 homes are on lots smaller that 7,500 square feet** proving that high density options are present in the current market. All of these figures raise concerns about market saturation and rate of absorption. Excalibur Construction's website details that they currently have substantial unabsorbed inventory. Their website lists **27 homes for sale**, **18 of which are in Hidden Bridge Ranch priced between $500,000.00 and $811,000.00. Another 9 homes are available in The Meadows and they are priced between $379,750.00 and $416,750.00. Additionally, there are 77 vacant residential lots; 35 of them in Hidden Bridge Ranch and 42 lots in The Meadows**. Both of these recent residential developments are within easy walking distance of the proposed Westhaven Estates location. **There is an ample volume of homes and entitled, market ready lots within a mile of the proposed location!**

The issues that Sheridan faces with housing issues is not the availability of homes and/or lots, it is a mismatch between housing costs and income. Sheridan's official housing studies show that this is the case! Wages in the Sheridan area have not kept pace with the rising housing costs and adding more of the already available options will not help that issue at all. *Sheridan's Housing Needs Assessment* reached similar conclusions almost two decades ago, in 2006. This assessment cautioned against residential development without demonstrated demand aligned with local incomes. It also defined that **affordability** , not unit cost, **was the primary housing issue**. The assessment recommended that prioritizing absorption of existing, entitled land before opening new areas for development. Another point of consideration brought up by the study was a warning of infrastructure capacity and public services should be carefully evaluated before approving additional growth, especially in the outskirts of the city. **Adding additional market-rate or higher priced homes does not address the affordability gap, particularly for low- and moderate-income households.** The *Final Report on Housing Conditions and Needs (2021)* notes the above conclusions as well

as **noting the presence of existing vacant and unabsorbed units pointing at the fact that current inventory is not absorbed.**

Furthermore, We have several questions such as:

Sagebrush Elementary School is already at student capacity, where will the new families moving into the proposed subdivision send their children? The current, existing schools in the area cannot accommodate the volume of children that the proposed development would bring and we know that maintaining our excellent public education is a priority.
How will the children get to said schools? There are no sidewalks or appropriate signage in the proposed area and there is already considerable traffic along Mydland Road.
These new crossings and pedestrian areas will have an effect on the traffic, what has been done to mitigate those changes?
Water availability for 90 plus new homes. Can SAWS supply that while maintaining the services that they already provide?
What about water for emergency services such as fire hydrants?
Access for emergency response teams such as firefighters?
The existing land use plan, **Sheridan's Land Use Plan 2017 is almost 5 years obsolete!** We firmly believe that that should be updated, as is directed in the document, every 5 years. Should that not happen before approving any new subdevelopments??

Sustainable, high-quality growth that aligns with community demands requires current, up-to-date policy guidance, proper planning for all repercussions and transparency of plans for tomorrow. We respectfully request that The Planning Commission prioritize updating **The Land Use Plan**, evaluating all existing housing inventories, and addressing school concerns before considering any additional residential developments.
For these reasons, we respectfully ask the Planning Commission to deny or delay the proposed development.

Thank you for your service and care for our community. We appreciate your time and careful consideration.

Sincerely,

Salvador and Jayde Madrigal

Sue Goodman <sgoodman@sheridanwy.gov>

Fwd: Application #PL-25-39. Westview Estates Subdivision

1 message

Kelly Schroeder <kschroeder@sheridanwy.gov> Tue, Feb 3, 2026 at 8:12 AM
To: Sue Goodman <sgoodman@sheridanwy.gov>

Kelly Schroeder, AICP
City Planner
P (307) 675-4248

---------- Forwarded message ---------
From: **Bob Stephenson** <bobbyandmar@gmail.com>
Date: Tue, Feb 3, 2026 at 7:37 AM
Subject: Fwd: Application #PL-25-39. Westview Estates Subdivision
To: <kschroeder@sheridanwy.gov>

---------- Forwarded message ---------
From: **Bob Stephenson** <bobbyandmar@gmail.com>
Date: Tue, Feb 3, 2026, 7:35 AM
Subject: Re: Application #PL-25-39. Westview Estates Subdivision
To: <kschroeder@sheridangov.com>

On Mon, Feb 2, 2026, 10:56 AM <bobbyandmar@gmail.com> wrote:

> We are writing to submit some questions and concerns about this subdivision plan.
> We know Sheridan is going to grow and are not opposed to growth but feel that this is an excessive amount of houses for this property. Is Hillpond going to be the only entry and exit point to this large proposed development?
>
> This will greatly increase the traffic on Mydland and Hillpond. We already see cars waiting on Hillpond to enter Mydland and we see school buses going back and forth on Hillpond to Sage Elementary. This will put more traffic by this Elementary school and more students in the system. Are these single family homes, multi family, low income. Is this developer local, out of state, is the project funded by foreign investors?
>
> When we saw there was activity on the property we expected maybe 40 houses would be built in this area NOT 92!!!!! Our water pressure is low in the summer when we try to water our lawn and cannot imagine how much water a development of this size would require???
>
> We respectfully request that the city consider very carefully the impact this LARGE development would have in our area.
>
> Thank you for your consideration.
>
> The Stephenson's
> 1997 Stadium Dr.
> Sheridan, WY

Sent from my iPad

MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-26-19, Resolution 10-26. Final plat for 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
Draft Resolution
final plat
Variance request
dead end road variance
aerial
Affordable Density Letter
SCSD2 Letter

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: June 8, 2026

Re: PL-26-19, Resolution 10-26 Riverstone Village Final Plat Staff Report

Background

DOWL, on behalf of the property owner, StoneMill Properties, LLC, has submitted a final 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.

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.”

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 is 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 are implemented through along 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 final plat application were related to minor corrections needed for the plat. All staff comments have been adequately addressed at this time.

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

Staff recommends that Planning Commission recommend approval of PL-26-19, Resolution 10-26 Riverstone Village Final Plat and the requested subdivision variance to the depth-to-front ratio to the Governing Body.

Sample Motions

1. Positive Recommendation
   "I motion to recommend approval of PL-26-19, Resolution 10-26 Riverstone Village Final Plat and the requested subdivision variance to the depth-to-front ratio to the Governing Body."

2. Positive Recommendation with Conditions
   "I motion to recommend approval of PL-26-19, Resolution 10-26 Riverstone Village Final Plat and the requested subdivision variance to the depth-to-front ratio to the Governing Body with the following conditions: [state conditions]."

3. Negative Recommendation
   "I motion to recommend denial of PL-26-19, Resolution 10-26 Riverstone Village Final Plat to the Governing Body for the following reasons [state reasons]."

Anticipated Meeting Schedule

Monday, June 8, 2026, 5:30pm - City Council Study Session

Monday, June 8, 2026, 7:00pm - Planning Commission Public Hearing and Consideration
Monday, June 15, 2026, 5:30pm - City Council Public Hearing and Consideration

All meetings are held in the City Council Chambers on the 3rd Floor of City Hall. Located at 55 Grinnell Plaza, Sheridan, WY 82801.

CITY OF SHERIDAN
RESOLUTION 10-26

A RESOLUTION APPROVING PL-26-19, THE FINAL PLAT OF RIVERSTONE VILLAGE, DIVIDING TRACT 3 OF THE VILLAGES PHASE I, TOTALLING 13.9 ACRES, INTO 139 TOWNHOUSE LOTS AND 15 OUTLOTS. ZONED GATEWAY DISTRICT. LOCATED AT 1280 DOVETAIL LANE (PIN 56840910000103).

WHEREAS, The final plat of Riverstone Village 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 Village, dividing Tract 3 of the Villages Phase I, totalling 13.90 acres, into 139 townhouse lots and 15 outlots.

In approving Riverstone Village, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202A:

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 Utilities Department staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

In addition to approving Riverstone Village, the Governing Body is also approving a depth-to-front ratio variance for the lots within the subdivision to allow a depth-to-front ratio greater than 2.5:1.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2026.

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

FINAL 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

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 1 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:

COMMECING AT THE NORTHEAST CORNER OF SAID SECTION 9, SAID POINT MONUMENTED WITH AN ALUMINUM CAP PER PLS#6812, THENCE S12°29'28"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, 638.05 FEET TO A 2" ALUM CAP PER PELS#15057; THENCE S67°37'32"W, 541.50 FEET TO A 2" ALUM CAP PER PELS#15057; THENCE S63°23'15"W, 258.45 FEET TO A 2" ALUM CAP PER PELS#15057; THENCE N26°37'59"W, 830.73 FEET TO A 2.5" ALUM CAP PER PELS#15057 ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DOVETAIL LANE; THENCE ALONG SAID RIGHT OF WAY, N63°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 N86°29'23"E, 203.65 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY, N67°37'53"E, 197.56 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 AND PUBLIC EASEMENTS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

OUTLOTS "A" - "C", TOTALING 0.78 ACRES± ARE DESIGNATED AS OPEN SPACE FOR THE BENEFIT OF ALL LOTS AND SHALL BE MANAGED BY THE HOA. OUTLOT "D", TOTALING 0.78 ACRES IS DESIGNATED AS OPEN SPACE FOR THE BENEFIT OF ALL LOTS AND DRAINAGE EASEMENT FOR THE CONVEYANCE OF STORMWATER AND SHALL BE MANAGED BY THE HOA. OUTLOTS "E" - "O" ARE DESIGNATED AS PRIVATE ACCESS AND PUBLIC UTILITY, DRAINAGE AND SIDEWALK EASEMENTS AND ARE TO BE OWNED, MANAGED, AND MAINTAINED BY THE HOA.

PATHWAY 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 AND REPLACING PATHWAYS NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

SIDEWALK EASEMENTS, AS DESIGNATED ON THIS PLAT ARE TO BE OWNED, MANAGED, AND MAINTAINED BY THE HOA.

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. BUILDING EAVES CAN OVERHANG AND ENCROACH ON EASEMENTS UP TO 18 INCHES.

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 }
COUNTY OF SHERIDAN } SS:

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 HEREOF, 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 }
COUNTY OF SHERIDAN } SS:

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 HEREOF, 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

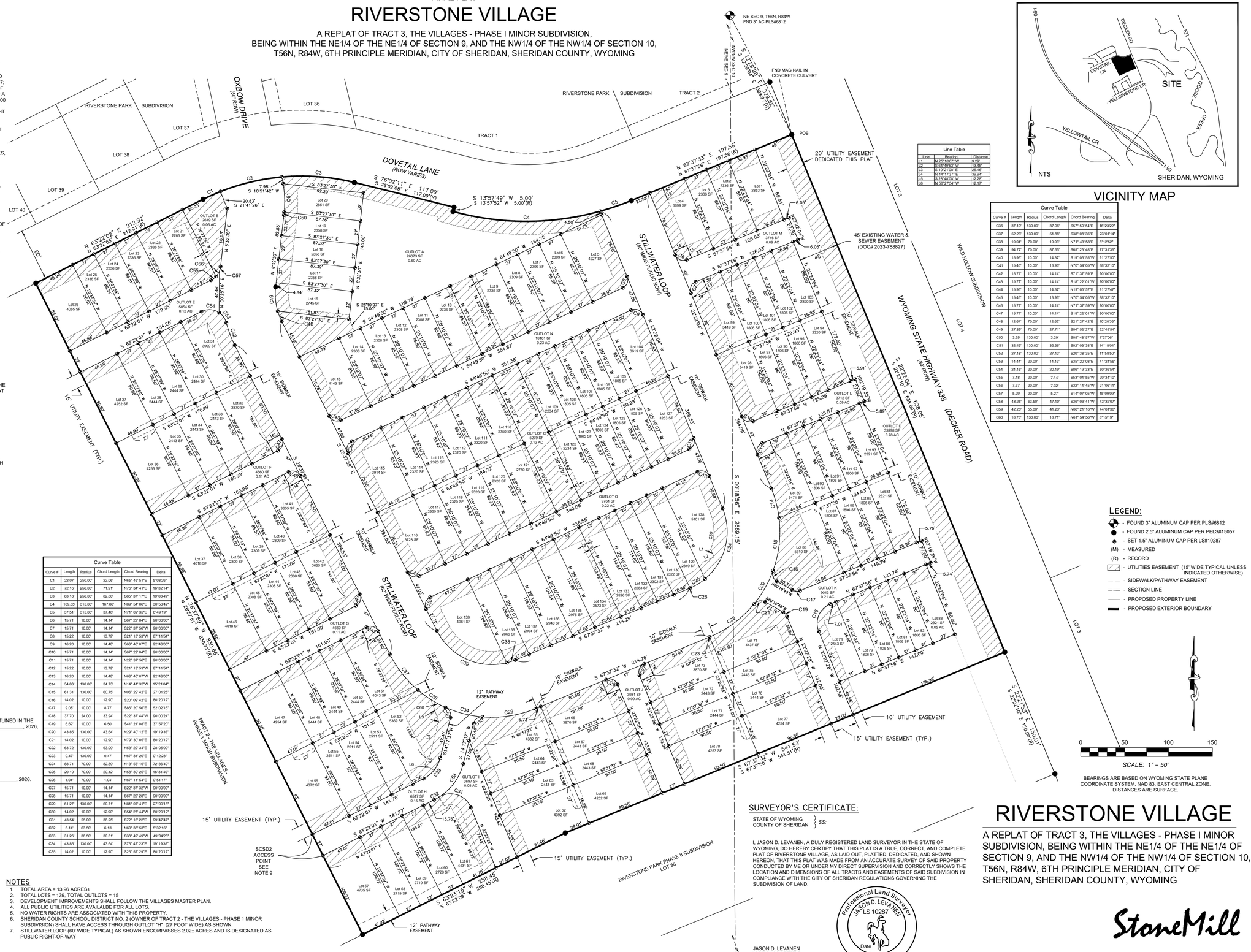
STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ___.M., THIS _____ DAY OF _____, 2026, AND IS RECORDED IN PLAT BOOK _____, PAGE _____.

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A REPLAT OF TRACT 3, THE VILLAGES - PHASE 1 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.



VICINITY MAP

Line Table		
Line	Bearing	Distance
L1	N 25°10'07" W	9.29'
L2	S 64°49'53" W	13.45'
L3	S 19°21'08" E	26.16'
L4	N 14°17'37" E	39.94'
L5	S 28°49'08" W	12.28'
L6	N 58°27'54" W	12.13'

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C1	22.07'	250.00'	22.06'	N65° 46' 51"E	5°03'26"
C2	72.16'	250.00'	71.91'	N76° 34' 41"E	16°32'14"
C3	83.18'	250.00'	82.80'	S85° 37' 17"E	19°03'46"
C4	169.85'	315.00'	167.80'	N89° 54' 06"E	30°53'42"
C5	37.51'	315.00'	37.48'	N71° 02' 35"E	6°49'19"
C6	15.71'	10.00'	14.14'	S67° 22' 04"E	90°00'00"
C7	15.71'	10.00'	14.14'	S22° 37' 56"W	90°00'00"
C8	15.22'	10.00'	13.79'	S21° 13' 53"W	87°11'54"
C9	16.20'	10.00'	14.48'	S68° 46' 07"E	92°48'06"
C10	15.71'	10.00'	14.14'	S67° 22' 04"E	90°00'00"
C11	15.71'	10.00'	14.14'	N22° 37' 56"E	90°00'00"
C12	15.22'	10.00'	13.79'	S21° 13' 53"W	87°11'54"
C13	16.20'	10.00'	14.48'	N68° 46' 07"W	92°48'06"
C14	34.83'	130.00'	34.73'	N14° 41' 32"W	15°21'04"
C15	61.31'	130.00'	60.75'	N06° 29' 42"E	27°01'25"
C16	14.02'	10.00'	12.90'	S20° 09' 42"E	80°20'12"
C17	9.06'	10.00'	8.77'	S80° 20' 56"E	52°02'16"
C18	37.70'	24.00'	33.94'	S22° 37' 44"W	90°00'24"
C19	6.62'	10.00'	6.50'	S41° 21' 08"E	37°57'20"
C20	43.85'	130.00'	43.64'	N29° 40' 12"E	19°19'35"
C21	14.02'	10.00'	12.90'	N79° 30' 05"E	80°20'12"
C22	63.72'	130.00'	63.09'	N53° 22' 34"E	28°05'09"
C23	0.47'	130.00'	0.47'	N67° 31' 20"E	0°12'23"
C24	88.71'	70.00'	82.89'	N13° 56' 16"E	72°36'40"
C25	20.19'	70.00'	20.12'	N58° 30' 25"E	16°31'40"
C26	1.04'	70.00'	1.04'	N67° 11' 54"E	0°51'17"
C27	15.71'	10.00'	14.14'	S22° 37' 32"W	90°00'00"
C28	15.71'	10.00'	14.14'	S67° 22' 28"E	90°00'00"
C29	61.27'	130.00'	60.71'	N81° 07' 41"E	27°00'18"
C30	14.02'	10.00'	12.90'	S54° 27' 44"W	80°20'12"
C31	43.54'	25.00'	38.20'	S72° 16' 22"E	99°47'47"
C32	6.14'	63.50'	6.13'	N60° 35' 53"E	5°32'16"
C33	31.26'	36.50'	30.31'	S38° 49' 49"W	49°04'23"
C34	43.85'	130.00'	43.64'	S75° 42' 23"E	19°19'35"
C35	14.02'	10.00'	12.90'	S25° 52' 29"E	80°20'12"

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C36	37.19'	130.00'	37.06'	S57° 50' 54"E	16°23'22"
C37	52.23'	130.00'	51.88'	S38° 08' 36"E	23°01'14"
C38	10.04'	70.00'	10.03'	N71° 45' 58"E	8°12'52"
C39	94.72'	70.00'	87.65'	S65° 23' 48"E	77°31'36"
C40	15.96'	10.00'	14.32'	S19° 05' 55"W	91°27'50"
C41	15.45'	10.00'	13.96'	N70° 54' 05"W	88°32'10"
C42	15.71'	10.00'	14.14'	S71° 37' 59"E	90°00'00"
C43	15.71'	10.00'	14.14'	S18° 22' 01"W	90°00'00"
C44	15.96'	10.00'	14.32'	N19° 05' 57"E	91°27'47"
C45	15.45'	10.00'	13.96'	N70° 54' 05"W	88°32'10"
C46	15.71'	10.00'	14.14'	N71° 37' 59"W	90°00'00"
C47	15.71'	10.00'	14.14'	S18° 22' 01"W	90°00'00"
C48	12.64'	70.00'	12.62'	S21° 27' 42"E	10°20'36"
C49	27.89'	70.00'	27.71'	S04° 52' 27"E	22°49'54"
C50	3.29'	130.00'	3.29'	S05° 48' 57"W	1°27'00"
C51	32.45'	130.00'	32.36'	S02° 03' 38"E	14°18'04"
C52	27.18'	130.00'	27.13'	S20° 38' 35"E	11°58'50"
C53	14.44'	20.00'	14.13'	S35° 20' 08"E	41°21'56"
C54	21.16'	20.00'	20.19'	S86° 19' 33"E	60°36'54"
C55	7.18'	20.00'	7.14'	S53° 04' 55"W	20°34'10"
C56	7.37'	20.00'	7.32'	S32° 14' 45"W	21°06'11"
C57	5.29'	20.00'	5.27'	S14° 07' 05"W	15°09'09"
C58	48.25'	63.50'	47.10'	S36° 03' 41"W	43°32'07"
C59	42.26'	55.00'	41.23'	N00° 21' 16"W	44°01'36"
C60	18.73'	130.00'	18.71'	N61° 54' 56"W	8°15'19"

NOTES

1. TOTAL AREA = 13.96 ACRES±
2. TOTAL LOTS = 139, TOTAL OUTLOTS = 15
3. DEVELOPMENT IMPROVEMENTS SHALL FOLLOW THE VILLAGES MASTER PLAN.
4. ALL PUBLIC UTILITIES ARE AVAILALBE FOR ALL LOTS.
5. NO WATER RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
6. SHERIDAN COUNTY SCHOOL DISTRICT NO. 2 (OWNER OF TRACT 2 - THE VILLAGES - PHASE 1 MINOR SUBDIVISION) SHALL HAVE ACCESS THROUGH OUTLOT "H" (27 FOOT WIDE) AS SHOWN.
7. STILLWATER LOOP (60' WIDE TYPICAL) AS SHOWN ENCOMPASSES 2.02± ACRES AND IS DESIGNATED AS PUBLIC RIGHT-OF-WAY

LEGEND:

- FOUND 3" ALUMINUM CAP PER PLS#6812
- FOUND 2.5" ALUMINUM CAP PER PELS#15057
- SET 1.5" ALUMINUM CAP PER LS#10287
- (M) - MEASURED
- (R) - RECORD
- UTILITIES EASEMENT (15' WIDE TYPICAL UNLESS INDICATED OTHERWISE)
- SIDEWALK/PATHWAY EASEMENT
- SECTION LINE
- PROPOSED PROPERTY LINE
- PROPOSED EXTERIOR BOUNDARY

0 50 100 150

SCALE: 1" = 50'

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

SURVEYOR'S CERTIFICATE:

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

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 COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
JASON D. LEVANEN
LS 10287
Date
WYOMING

JASON D. LEVANEN
REGISTERED LAND SURVEYOR
WY PLS 10287

E1/4 SEC 9, T56N, R84W
FND 3" AC PLS#6812

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: ...SC-PA-SF-PL-000853.dwg
Date: 5/21/2026

StoneMill
CONSTRUCTION, LLC

1150 DOVETAIL LN
SHERIDAN, WY, 82801
307-672-7518

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

DOWL

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,

Drew Homola

Drew Homola, PE
Project Manager

Riverstone Village



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 0.7 1.4

Date: 5/14/2026 3:38 PM User: sgoodman

StoneMill
CONSTRUCTION, LLC

1150 DOVETAIL LN
SHERIDAN, WY, 82801
307-672-7518

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.

StoneMill
CONSTRUCTION, LLC

1150 DOVETAIL LN
SHERIDAN, WY, 82801
307-672-7518

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

SHERIDAN COUNTY 2 SCHOOL DISTRICT

Scott Stults, Superintendent

Administrative Offices
201 N. Connor St.
Sheridan, WY 82801
Phone 307.674.7405
Fax 307.674.5041

April 3, 2026

Mr. Swayne Redinger
StoneMill Construction, LLC
1150 Dovetail Ln, Sheridan, WY 82801

RE: Approval of Plat –Riverstone Village

Dear StoneMill Construction, LLC

On behalf of Sheridan County School District #2 (SCSD2), I am writing to formally approve the preliminary plat submitted for the Riverstone Village development. Following a comprehensive review, we have determined that the proposed plan aligns with the District's current land-use objectives and our long-term facility plan.

As you transition into 100% design documents and the construction phases of your development, SCSD2 wants to emphasize that student, staff and visitor safety remains our highest priority. To maintain a secure environment, please take note of the following site design requirements that are required by the Wyoming State Construction Department design and security guidelines. These components will be designed and constructed by the state construction department:

- **Perimeter Security:** The school district property will likely require a secure perimeter fence.
- **Controlled Access:** Design must facilitate a single point of entry for all pedestrian traffic. This ensures that all visitors are directed toward the front of the building for proper screening.
- **Pedestrian Pathway Design:** We ask that you remain cognizant of these security constraints when designing walkways. Specifically, please avoid the inclusion of sidewalks that lead to the rear of the school building, as these can compromise our single-access security protocol.
- **First Responder Access Point:** Note 8 in the drawing calls out an additional access point. If utilized, this most likely will be for first responders.

We look forward to collaborating with you to ensure this project serves both the development and the safety of our future students.

Sincerely,

Finney

Brandon Finney
Business Manager
Sheridan County School District No. 2
201 N.Connor St., Suite 100
Sheridan, Wyoming 82801
Email: brandon.finney@scsd2.com
Phone: 307-640-6168

SHERIDAN COUNTY 2

MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of Award to Interstate Engineering for the Joint Land Use Plan Update Project in the amount of $200,000.

Attachments

JPA Update Contract DRAFT

JPA Update Scope

JPA Co-op Agreement

AGREEMENT FOR PROFESSIONAL SERVICES

FOR

Joint Land Use Plan Update

THIS AGREEMENT, made, entered into, and effective this _____day of _____2026, by and between the following:

CITY OF SHERIDAN, a municipal corporation organized under the laws of the State of Wyoming, whose address is 55 Grinnell Plaza, Sheridan, Wyoming 82801, hereinafter referred to as the "Owner,"

and

Interstate Engineering, a professional corporation, whose address is 2161 Coffeen Avenue, Sheridan, WY 82801, hereinafter referred to as the "Consultant."

WITNESSETH:

WHEREAS, the Owner has need for an update to the Joint Land Use Plan, (the "Project");

WHEREAS, the Owner has authority to contract for consulting planning services, and

WHEREAS, the Consultant represents that it is qualified to perform such services, and is willing to furnish such services to the Owner.

NOW THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein or attached and incorporated herein, the Parties hereto agree as follows:

1. **SCOPE OF WORK**: The professional services to be provided by the Consultant under this Agreement are detailed in the attached Scope of Work (the "Work") and shall include other items incidental and necessary to implement the Project (the "Work"). All documents shall be in accordance with the City's policies and procedures and applicable federal or state laws, guidelines, and standards. The Consultant shall perform the work covered by this agreement which includes:

   A. Work for the Project shall consist of the following components:

      (i) SEE ATTACHED SCOPE OF WORK

   B. Delays affecting the completion of the Scope of Work within the time specified in this Agreement by more than ninety (90) days, not attributable to or caused by the Consultant, may be considered as cause for the renegotiation or termination of this Agreement. If the Consultant is behind on this Agreement due to no fault of the Owner, then the Consultant hereby acknowledges the right of the Owner to withhold future payments and/or contracts to the Consultant in addition to any other remedy until this Agreement is brought back on schedule or otherwise resolved.

2. **SCHEDULE:** The completion date for the Work shall be in accordance with the following schedule (the "Schedule"):

   A. Per the attached Scope of Work, the anticipated completion of the Project will be within 12-14 months from the date of contract execution.

   B. The Schedule may be changed by the parties upon a Change Order signed by both parties providing the updated schedule.

3. **PAYMENT**:

A. Progress Payments: Owner shall make progress payments owed to the Consultant upon receipt of the Consultant's monthly invoice. The monthly invoices shall only be for Work completed by the Consultant and other costs incurred by the Consultant which are pursuant and eligible for payment per this Agreement and the Scope of Work. Owner shall pay the Consultant within forty-five (45) days of receipt of an invoice by Owner.

(i) The Consultant's monthly invoice shall include:

a. the hours spent for that invoice period by each employee or subcontractor of Consultant;

b. the costs incurred for that invoice period;

c. the total amount of the payment due for that invoice period; and

d. any supporting invoices and statements for the items of work and materials being billed that invoice period.

B. Total Payment: The Owner shall not pay and the Consultant shall not invoice the Owner more than $200,000 under this Agreement unless the parties execute a Change Order providing otherwise.

C. Inspection and Audit: Upon request by the Owner, all books, papers, records, payrolls, vouchers, and invoices relating to fees, costs, or expenditures incurred under this Agreement by the Consultant shall be made available to the Owner or their authorized representatives for audit and review at the Consultant's respective offices at all reasonable times during the Agreement schedule and for three (3) years from the date of final payment hereunder.

4. **CONSULTANT RIGHTS AND DUTIES**: the Consultant's duties and responsibilities include the following:

A. To furnish all labor, materials, equipment, supplies, and incidentals necessary to conduct and complete the Work, and to prepare and deliver to the Owner all plans, specifications, bid documents, and other material as designated herein.

B. Ascertain such information as may have a bearing on the Work from local units of government, utility companies, and private organizations and shall be authorized to procure information from other authorities besides the Owner. Consultant shall keep the Owner advised as to the extent of these contacts and the results thereof.

C. Prepare and present such information as may be pertinent and necessary in order for the Owner to pass critical judgment on the features of the Work. The Consultant shall make changes, amendments, or revisions in the detail of the Work as may be required by the Owner. When alternates are being considered, the Owner shall have the right of selection.

D. To perform professional services in connection with the Project and serve as the Owner's representative in those phases of the Project to which this Agreement applies.

E. Where federal funds are involved, the necessary provisions to meet all requirements will be complied with and documents secured and placed in the bidding documents.

F. Submit an estimated progress schedule as to time and costs at the beginning of the Work and monthly progress reports thereafter until complete. The reports will include any problems, potential problems, and delays as foreseen by the Consultant. Reports will be submitted in a timely manner to permit prompt resolution of problems.

G. The Owner shall have the right of review and examine the Work performed by Consultant and records pertaining to this Agreement and Project at all times.

H. Name a Project Manager who shall be the point of contact between the Owner and the Consultant. The Consultant's Project Manager is Brent Moore, AICP.

I. If the Consultant fails to meet the foregoing standards, Consultant will perform at its own cost, and without reimbursement from Owner, the professional services necessary to correct errors and omissions which are caused by Consultant's failure to comply with above standard, and which are reported to Consultant, in writing, within one (1) year from the completion of Consultant's services for the Project.

5. **OWNER RIGHTS AND DUTIES:** The Owner's duties are set forth as follows:

A. To furnish all labor, materials, equipment, supplies, and incidentals necessary to conduct and complete the Owner's Work as designated in this Agreement.

B. Name a Project Manager who shall be the point of contact between the Consultant and the Owner. The Owner's Project Manager is Kelly Schroeder, AICP.

6. **CHANGE IN WORK**: Changes in Work may be accomplished after execution of this Agreement, and without invalidating this Agreement, by executing a Change Order. To integrate a Change Order into this Agreement there must be a written instrument signed by both parties. A Change Order must provide the following information:

(ii) The change in Work;

(iii) Adjustment, if any, in the Total Payment; and

(iv) Adjustment, if any, in the Project Schedule.

7. **EMPLOYMENT**: The Consultant warrants that it has not employed or retained any company or persons, other than a bona fide employee working solely for the Consultant, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than bona fide employees working solely for the Consultant, any commission, percentage, brokerage fee, gifts, or any other considerations contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the Owner shall have the right to annul this Agreement without liability or at its discretion to deduct from the Consultant fee, or otherwise recover the full amount of such commission, percentage, brokerage fee, gift, or contingent fee.

Any and all employees of the Consultant or other persons while engaged in the performance of any work or services required by the Consultant shall be considered employees of the Consultant only and not of the Owner, and any and all claims that may arise under the Workman's Compensation Act on behalf of said employees or other persons while so engaged and any and all claims made by a third party as a consequence of any act or omission on the part of the Consultant's employees or other persons while so engaged on any of the work or services provided to be rendered herein, shall be the sole obligation and responsibility of the Consultant.

The Consultant shall be subject to and comply with Title VI of the Civil Rights Act of 1964; Section 140, Title 23, United States Code, and all regulations promulgated thereunder.

The Consultant shall comply with all provisions of Equal Employment Opportunity (EEO) and Disadvantaged Business Act (DBA - Minority and Women's Business Enterprises), and the Owner's implementation plan of this act.

The Consultant and its employees, subcontractors, and agents are not employees of the Owner in any respect and shall be free from control or direction over the details to the performance of services under this Agreement.

8. **DECLARATION OF NO FINANCIAL INTEREST**: The Consultant hereby declares that the Consultant's partners, principal shareholders, officers and professional engineers assigned to or otherwise working on the projects or in any way associated with Consultant does not own any equitable or legal rights to property within the Project, whether public or private, or have any interest either directly or indirectly in the Project.

9. **SUCCESSORS AND ASSIGNS**: This Agreement and all of the covenants hereof shall inure to the benefit of and be binding upon the Owner and Consultant respectively and his partners, successors, assigns, and legal representatives. Neither the Owner nor the Consultant shall have the right to assign, transfer, or sublet his interest or obligations hereunder without written consent of the other party.

10. **LEGAL RELATIONS**: The Consultant shall comply with all Federal, State, and local laws and ordinances applicable to the work to be done.

11. **INSURANCE**: The Consultant shall secure and furnish to the Owner Certificate of Liability Insurance, therein, naming the Owner as an additional named insured, to include thirty (30) days notice of cancellation or non-renewal. In case of joint ventures, all entities must be named. The limit of liability for Bodily Injury and Property Damage to be One Million Dollars ($1,000,000) single limits to include underground excavation, with any insurance company authorized to do business in the State of Wyoming. The Consultant shall also furnish the Owner proof of Error and Omission Insurance Coverage.

12. **TERMINATION OF AGREEMENT**: The right is reserved by the Owner to terminate this Agreement at any time upon not less than thirty (30) days written notice to the Consultant.

    In the event this Agreement is terminated by the Owner, the Consultant shall be paid for the Work performed or services rendered to the date of termination.

    In the event this Agreement is terminated prior to completion of the Work, the originals of all plans shall remain the property of the Consultant. However, Consultant shall provide the Owner copies of all Work and information relating to the Project that were prepared under the terms of this Agreement or as a result of this Agreement including, but not limited to, schedules, reports, data, recommendations, exhibits, analyses, plans, and specifications. Such copies shall be deemed the property of the Owner. Additionally, reproducible of all notes, reports, plans, and specifications shall be made available at the Owner's request.

13. **ENDORSEMENTS**: The Consultant shall furnish professional stamps, statements, or other suitable means to signify responsible endorsement of Work on all drawings and reports furnished by it.

14. **OWNERSHIP OF DOCUMENTS**: The original tracings of all plans shall remain the property of the Consultant. All copies of information and Work relating to the Project or prepared under the terms of this Agreement, including, but not limited to, schedules, reports, data, recommendations, exhibits, analysis, plans, and specifications, shall be deemed the property of the Owner. Reproducible of all notes, reports, plans, and specifications shall be made available at the Owner's request.

15. **PUBLIC INFORMATION**: The Consultant shall not issue any statements, releases, or information for public dissemination without prior approval of the Owner.

16. **PROPRIETARY RIGHTS**: If patentable discoveries or inventions should result from work required herein, all rights accruing from such discoveries or inventions shall be the property of the Owner.

17. **RECORDS**: The Consultant shall maintain accounting records and other evidence pertaining to the cost incurred and to make the records available at all times during the Agreement schedule and for three (3) years from the date of final payment hereunder. The Consultant shall make available for inspections such accounting records and other evidence pertaining to the cost incurred at the request of the Owner and copies thereof shall be furnished if requested.

18. **ATTORNEY'S FEES AND COSTS**: That in the event it becomes necessary for either Party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing Party or the Party giving notice shall be entitled to reasonable attorney's fees and costs.

19. **GOVERNING LAW, JURISDICTION, AND VENUE**: The parties understand and acknowledge that this Agreement is governed by and construed in accordance with the laws of the State of Wyoming. Furthermore, the parties hereby acknowledge and agree that any lawsuit brought regarding this Agreement shall be brought in the appropriate court in Sheridan County, Wyoming, and the parties submit to the personal jurisdiction of the appropriate court in Sheridan County, Wyoming and waive any objections to jurisdiction and venue in such court.

20. **ADMINISTRATION MEDIATION**: Any disputes concerning the Consultant's performance of the Work between the Consultant and the Owner shall be referred for determination to the Mayor of the City before commencing any legal action to resolve the same.

21. **MODIFICATION AND AMENDMENTS**: Any amendment or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

22. **HOLD HARMLESS PROVISION**: The Consultant shall only be liable for professional services stated specifically under the scope of this Agreement.

    Owner shall indemnify and hold harmless Consultant from all claims, demands, suits, losses, costs, and damages that are directly caused by the negligent acts of the Owner or its employees up to the maximum liability of the Owner provided under the Wyoming Governmental Claims Act.

    Consultant shall indemnify, defend, and hold harmless Owner from all claims, demands, suits, losses, costs, and damages, arising out of, or in any way connected with the work provided by Consultant and/or that are directly caused by the errors, omissions, or negligent acts of Contractor or its officers, directors employees, or agents.

23. **GOVERNMENTAL** I**MMUNITY**: Nothing herein is intended to waive the Owner's governmental immunity granted by Wyoming Statute 1-39-101 *et seq*, and the Owner expressly reserves the right to invoke governmental immunity for any claim arising out of this Agreement pursuant to the Wyoming Governmental Claims Act, W.S. § 1-39-101 *et seq*.

24. **LIABILITY:** The total aggregate liability of Owner and Consultant to each other arising out of the performance or breach of this Agreement shall not exceed the amount actually paid to Consultant under this Agreement. Notwithstanding any other provision of this Agreement, Owner and Consultant agree that in no event will either party be liable to the other under this Agreement for contingent, consequential or other indirect damages including, without limitation, damages for loss of use, revenue or profit; operating costs and facility downtime; or other similar business interruption losses, however the same may be caused. The limitations and exclusions of liability set forth in this Agreement shall apply regardless of the fault, breach of contract, tort (including the concurrent or sole and exclusive negligence), strict liability or otherwise.

25. **FORCE MAJEURE:** Neither Party shall be in breach of this Agreement if such Party's failure to perform any obligation under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any obligation under this Agreement due to acts of God, floods, storms, fires, sabotage, terrorist attack, strikes, riots, war, pandemics, labor disputes, forces of nature or the authority and orders of government.

26. **SEVERABILITY**: Any provisions of this Agreement prohibited or rendered unenforceable by law, state or federal, shall be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions of this Agreement.

OWNER:

CITY OF SHERIDAN, WYOMING

BY: _____
Kelly Schroeder, AICP, City Planner

DATE: _____

CONSULTANT:

INTERSTATE ENGINEERING

BY: _____

NAME: _____

TITLE: _____

DATE: _____

CITY OF SHERIDAN AND SHERIDAN COUNTY, WYOMING
AND Interstate Engineering, Inc.
SCOPE OF WORK

This Scope of Work (scope) pertains to the update of the Sheridan Joint Planning Areas Land Use Plan between the City of Sheridan, Wyoming ("City"), Sheridan County, Wyoming ("County") and Interstate Engineering, Inc. ("Consultant"). This scope will be the basis for an agreement between the above identified parties. The consultant will develop sub-consulting agreements with Orion Planning + Design and Dowl for portions of the scope.

SCOPE OF WORK:

Per the Statement of Qualifications submitted on April 9th, 2026, the Consultant hereby defines the following scope of work and fees to complete an update to the Sheridan Joint Planning Area Land Use Plan to guide future growth and development within the City of Sheridan and surrounding joint planning area. This scope of work further clarifies phase tasks and fees:

Project Management and Coordination:

- Facilitate regular coordination meetings with City/County staff and project stakeholders throughout the duration of the project.
- Manage all project tasks including planning, infrastructure coordination, GIS analysis, and community engagement.
- Maintain a detailed project schedule and budget aligned with the phased work program.
- Provide ongoing communication and progress updates to the City and County Planning Commissions to ensure alignment with project goals and timelines.

Phase One: Project Initiation and Work Plan Development

- Conduct a project kickoff meeting with City/County staff to confirm goals, expectations, and communication protocols.
- Refine as necessary the work plan, project schedule, and budget framework.
- Confirm public engagement strategy, including identification of key stakeholders, outreach methods, and engagement milestones.

COST: $15,000.00

Phase Two: Existing Conditions, Geographic Analysis, and Infrastructure Analysis

- Conduct a comprehensive review of the existing Joint Planning Area Land Use Plan and related planning documents.
- Inventory existing land uses, population and housing trends, development patterns, housing needs, economic trends, natural resources, and community assets.

- Evaluate existing infrastructure systems using existing information, including water, sewer, transportation, and stormwater, and assess system capacity relative to projected growth.
- Develop GIS-based mapping and analysis to identify growth opportunities, constraints, and service limitations, focused on identifying any infrastructure bottlenecks impeding development.
- Prepare an Existing Conditions Summary and supporting technical documentation to inform subsequent phases, including an issues/opportunities summary.

COST: $34,000.00

Phase Three: Community Engagement

- Develop project branding and messaging to support consistent communication.
- Develop and launch a project website utilizing social pinpoint to share project information, updates, and engagement opportunities.
- Implement a multi-faceted public engagement strategy utilizing public meetings, stakeholder interviews, workshops, and social pinpoint, an online engagement tool.
- Facilitate public meetings, stakeholder roundtables, and visioning workshops to gather input on community priorities, growth concerns, and future opportunities.
- Develop and distribute surveys to capture additional community feedback.
- Document and summarize public input to inform development of goals, policies, and recommendations.
- Maintain engagement records and provide summaries of key themes and findings.
- Develop and maintain an online platform for community communications and project updates.

COST: $53,000.00

Phase Four: Draft Future Land Use Map, Plan Elements and Implementation

- Develop updated community goals, objectives, and policies based on technical analysis and public input.
- Prepare a Future Land Use Map supported by GIS analysis that identifies growth areas, land use patterns, and development priorities.
- Develop land use strategies addressing housing demand, economic development, infrastructure coordination, transportation, and community character.
- Integrate infrastructure considerations, including service capacity, phasing, and cost implications, into land use recommendations.
- Prepare draft plan elements, including narrative sections, maps, and supporting graphics.
- Develop a clear and actionable implementation strategy, including timeframes, responsible parties, and potential funding sources.

COST: $63,000.00

Phase Five: Draft Review and Impact Analysis

- Present the draft plan to City/County staff and stakeholders for review and comment.
- Facilitate public review meetings and engagement opportunities to gather feedback on the draft plan.
- Develop a comment tracking system and prepare a summary of public and stakeholder feedback.

- Conduct impact and feasibility analysis of proposed recommendations, including infrastructure considerations.
- Revise the draft plan based on consolidated feedback.

COST: $18,000.00

Phase Six: Final Plan Development and Approvals

- Prepare the final Joint Planning Area Land Use Plan document, including all narrative content, maps, graphics, and implementation strategies.
- Develop adoption materials and present the final plan to the City of Sheridan and Sheridan County for consideration.
- Incorporate final revisions as directed by the client.
- Deliver final plan documents in electronic format and provide supporting materials as required.

COST: $17,000.00

Deliverables

- Electronic (pdf) copies of the final Joint Planning Area Land Use Plan to the City of Sheridan
- GIS mapping files and supporting technical exhibits developed during the project
- Four (4) printed copies of the final plan document

Compensation

Consultant estimates that the total budget for the planning services provided under this Agreement will not exceed $200,000, excluding travel time and travel expenses. Invoicing and payment terms shall be in accordance with an Agreement to be developed between the parties.

Timeline

Proposed completion of the project is anticipated within approximately **12 to 14 months** from the date of contract execution.

Cooperative Agreement for Long-Range Planning
for the Sheridan Joint Planning Area
Between
Sheridan County
and
The City of Sheridan

This Cooperative Agreement is made and entered into between the City of Sheridan (hereinafter referred to as "City"); and Sheridan County (hereinafter referred to as "County").

Recitals

WHEREAS, the City of Sheridan and Sheridan County are authorized by Wyoming Statutes 15-1-503 and 18-5-202 to undertake master and comprehensive planning; and

WHEREAS, the City and County desire to update the Sheridan Joint Planning Area – Land Use Plan (hereinafter referred to as "Plan") adopted in 2017; and

WHEREAS, the City and County desire to identify the responsibilities, scope of work, geographic area, administrative duties, the work product, funding and payment, cost principles, records and audits, effective date and duration of the agreement, and termination of the agreement associated with said plan update as identified herein; and

NOW, THEREFORE, in consideration of these premises, and of their mutual and dependent needs, the parties hereto contract and agree as follows:

Article I: Statement of Purpose

The City of Sheridan, in cooperation with Sheridan County, shall undertake a long-range planning process for the Sheridan Joint Planning Area in accordance with statutes for city master planning and county comprehensive planning according to the provisions of Wyoming Statutes §§ 15-1-503 and 18-5-202,

as amended, and in accordance with the provisions of this Agreement.

Article II: Overall Responsibilities

A. The City shall be responsible for and shall be considered the lead agency in conducting the planning activities pursuant to the attached scope of work (Exhibit "A"):

1. Formulating an update to the Plan for the Sheridan Joint Planning Area that shall conform to all applicable statutory requirements.

2. Providing a public forum for the preparation of the Plan, and establishing a public involvement process that ensures opportunities for early and continuing involvement of local governmental units and the general public in the review and evaluation of the information and proposed policies throughout the planning process.

3. Enter into a professional services contract with a County-approved firm with demonstrated abilities and credentials to provide the services necessary to complete the scope of work.

4. Act as the fiscal agent for payment and settlement of any and all professional planning contract obligations.

5. Coordinating, or provide for, the development of the schedule and procedures for submittal and interagency review and approval of the Plan work products.

6. Providing existing data relative to the preparation of the Plan update.

7. Developing, establishing and implementing fiscal management and monitoring systems required by state accounting and auditing procedures.

8. Endorsing the Plan update in a timely manner for use as a guide in City land-use planning and programming activities.

B. The County shall be responsible for and shall be considered a participating agency in conducting the planning activities pursuant to the attached scope of work (Exhibit "A"):

1. Provide staff technical assistance for Plan update activities.

2. Provide funds to the City in the amount identified in this Agreement dedicated solely for payment of qualified costs associated with the professional planning contract obligations incurred in the preparation of the Plan update.

3. Providing existing data relative to the preparation of the Plan update.

4. Informing the City and/or the City's planning contractor about County policies, regulations and guidelines, which may bear upon the Plan update.

5. Endorsing the Plan update in a timely manner for use as a guide in County land-use planning and programming activities.

Article III: Scope of Work and Geographic Area

The cooperative Plan update process shall be carried out in accordance with a scope of work (hereinafter referred to as "Scope") approved by the City and County and made a part of this Agreement, to be performed under this Agreement.

It is the intent of this Agreement that the planning process appropriately addresses these objectives:

- Establish a unified direction to include specific goals and actions to implement community values and accepted planning strategies.
- Consistent City and County land-use regulations and procedures for the Joint Planning Area.
- Provide specific directions but are flexible to adapt to changing conditions or unforeseen needs.
- Will be regularly updated (every five years).

A. Upon approval of this Agreement the City shall, in writing, authorize its professional services firm to proceed with the Scope in accordance with the terms and conditions of such approval.

B. The Scope may be amended during the course of the project upon written request of the City and subject to (1) the written concurrence of the County, and (2) the availability of funding, if applicable.

C. The geographic area to be addressed in the Plan shall include the Joint Planning Area as established in the JPA plan adopted in 2017 (Exhibit "B"). This area may be adjusted during the planning process with the mutual written consent of the City and the County.

Article IV: Organization and Administration

A. The City shall appoint and maintain, with consent of the County, such advisory committees as deemed appropriate to effectively carry out the planning process under this Agreement. The County shall be represented on the advisory committee.

B. The City shall enter into a professional service contract to carry out the scope of work under this Agreement with the understanding the City shall remain accountable for completion of planning products in accordance with the Scope.

C. The County shall have the right to review and advise on basic planning methods and procedures.

Article V: Access to Work

The County shall, at all times during the effective period of this Agreement, be accorded proper facilities for inspection of the planning work activities and shall, in accordance with Article IX, have access to all data, information, records, and documents pertaining to the work under this Agreement.

Article VI: Work Product

A. The City shall provide the County the opportunity to review and comment on work produced under this Agreement prior to publication of the final Plan.

B. All reports and documents published under this Agreement shall give credit to each participating agency.

C. Both City and County shall have the royalty-free, nonexclusive, and irrevocable right to reproduce, publish, distribute, or otherwise use, and to authorize others to use, the work produced under this Agreement for government purposes.

Article VII: Funding and Payment

A. The City, using its funds and those contributed by the County, shall expeditiously prosecute and complete the planning work, estimated to be completed within eighteen (18) months, substantially in compliance with the Scope attached as Exhibit "A".

B. The City and the County shall contribute in cash, 2/3 and 1/3, respectively, for professional service costs.

C. The County's proportionate share of planning work costs will be made available to the City following the receipt of a properly executed invoice and an attached itemized invoice from the City's professional service firm.

Article VIII: Cost Principles

Allowable Costs. Actual professional service contract costs incurred by the City under this Agreement shall be eligible for reimbursement provided the costs meet the following criteria:

1. Are verifiable from the City's records.

2. Are necessary and reasonable for proper and efficient accomplishment of the approved Scope of Work.

3. Are provided for in the approved professional service contract budget.

Article IX: Records and Audits

The City shall, for the planning and programming process, maintain an accounting system, which adequately accounts for all funds provided for, accruing to, or otherwise received from the County under this Agreement. All eligible costs shall be charged to the approved Scope by the City and shall be supported by properly executed invoices or vouchers evidencing in proper detail the nature and propriety of the charges. All accounting records and other evidence pertaining to the costs incurred by the City under this Agreement shall be maintained by the City and shall be clearly identified and readily accessible. The County shall have authority to audit, review, examine, copy and transcribe any pertinent data, information, records or documents relating to this Agreement at any reasonable time. The City shall retain all records and documents applicable to this Agreement for a period of not less than three (3) years after final payment is made.

Article X: Effective Date and Duration of Agreement

This Agreement shall become effective upon execution by both the City and County and shall remain in force until the Plan is adopted by both the City and County, or until superseded by a new Agreement.

This Agreement may be amended from time to time as facts or circumstances warrant or as may be required by state laws, administrative regulations or guidelines having the full force and effect of law.

Article XII: Termination of Agreement

The City or County may terminate this Agreement by giving sixty (60) days written notice of such termination to the other party. In the event of termination, the City will be entitled to receive just and equitable compensation for any satisfactory work completed under this Agreement to the effective date of such termination.

Article XIII: Beyond Term

This Agreement provides a definable benefit to Sheridan County and its citizens and County desires to enter into this agreement beyond the term of this Board of County Commissioners so that the full benefit to Sheridan County might be realized.

IN WITNESS WHEREOF, the parties have hereto caused this Agreement to be executed by their proper officers and representatives.

Approved by the **City of Sheridan** and signed this 2nd day of March, 2026

Richard Bridger

Rich Bridger, Mayor, City of Sheridan, Wyoming

ATTEST:

Ashley Foster

, City Clerk

Approved by **Sheridan County** and signed this 17th day of February, 2026

Christi Haswell

Christi Haswell, Chairman, Board of County Commissioners

ATTEST:

Eda Schunk Thompson

Eda Schunk Thompson, County Clerk

Exhibit "A"

Scope of Work

Scope of Work – Joint Planning Area Land Use Plan Update

The following scope of work is proposed for the update of the 2017 Sheridan Joint Planning Area Land Use Plan. The scope is intended to review the Plan for its success in addressing the following issues as well as to update the Plan where needed to keep it a relevant and used document for guiding land use policies. Issues discussed in the 2017 Plan that should be revisited and updated as necessary include:

- Coordinate the development process to provide for logical growth pattern.
- Identify and plan industrial districts for future jobs and industry.
- Identify locations for housing and neighborhoods.
- Define an urban/rural and agricultural edge for Sheridan that accommodate rural lifestyles near the city.
- Identify existing municipal water and sewer and other infrastructure that have capacity to accommodate new growth.
- Ensure an adequate water supply for current and future generations of residents and businesses.
- Identify open lands and access for recreation.
- Address transportation connectivity between neighborhoods and major activity centers, in addition to transportation routes and networks in general.

In addition, new area plans have been prepared and approved since 2017. The findings of these plans need to be reviewed to determine their relevance for the Joint Planning Area (JPA). In addition, page 39 of the Plan provides for revisiting the document every five years to "*reevaluate the foundations, policies, and strategies contained within this Plan—changing or removing those that are out-of-date, and developing new policies if necessary so the plan will continue to be effective.*"

JOINT PLANNING AREA PLAN REVIEW

Task 1.1	Conduct a workshop with City and County to validate whether the issues identified in the 2017 Plan remain pertinent and to edit and/or delete those that are no longer relevant
Task 1.2	Review and assess plan contents with emphasis on goals, policies, recommended outcomes, and implementation
Task 1.3	Hold a workshop with City and County staff to measure JPA Plan implementation progress and further refine results
Task 1.4	Prepare written summary of review results

Deliverables:

- Workshop with City and County representatives
- Workshop with staff
- Written summary of review results

ADDITIONAL PLAN REVIEWS

Task 2.1	Compile list of special area plans and documents prepared for Sheridan and Sheridan County since 2017
Task 2.2	Review and assess contents of plans and documents for relevance to Joint Planning Area
Task 2.3	Meet with County and City staff to determine to what extent the plans have been implemented
Task 2.4	Prepare summary of results, focusing on recommendations for policies and actions that are recommended for inclusion in the JPA Update

Deliverables:

- Meeting with City and County staff

- Written summary of recommendations

JOINT PLANNING AREA PLAN REVISION

Task 3.1	Confirm location of Urban Service Area that reflects the capacity of the City to provide current and future municipal services
Task 3.2	Assess and update locations of future industrial areas and commercial nodes, paying particular attention to the infrastructure and investment necessary to meet the expectations of these areas
Task 3.3	Update Plan for identification of future land uses and policies
Task 3.4	Identify implementation strategies for achieving policies with timeframes, designation of responsible parties, and action steps

Deliverables:

- Updated Urban Service Area map, as warranted
- Updated text of future land uses and policies
- Summary of implementation strategies and actions

FUTURE LAND USE MAP UPDATE

Task 4.1	Review and update Future Land Use Map
Task 4.2	Conduct a workshop with City and County staff to confirm content of the updated map
Task 4.3	Analysis of Sheridan County's land development codes' ability to implement the proposed Joint Planning Area Update and suggestions for amendments where needed.
Task 4.4	Joint workshop with City and County Planning Commissions to discuss recommendations and receive input

Deliverables:

- Updated future land use map
- Summary of County Zoning Rules and other land development regulations analysis
- Workshop with City and County Planning Commissions

APPENDICES

Task 5.1	Using current data and input from appropriate personnel, update Appendix A (Existing Conditions), B (Maps) , C (Definitions)
Task 5.2	and document public participation in Appendix D (Public Input and Community Outreach)

Deliverables:

- Updated appendices

OUTREACH

Task 6.1	Create and support a dedicated website that posts project background and information, project schedule, upcoming opportunities for public comment, an online interactive means for user feedback, and review results

Task 6.2 Meet with stakeholders identified by City and County staff and Joint Planning Area property owners to discuss and receive input about the future land use of the Joint Planning Area

Task 6.3 Conduct joint workshop with the City and County officials to review and discuss update recommendations

Deliverables:

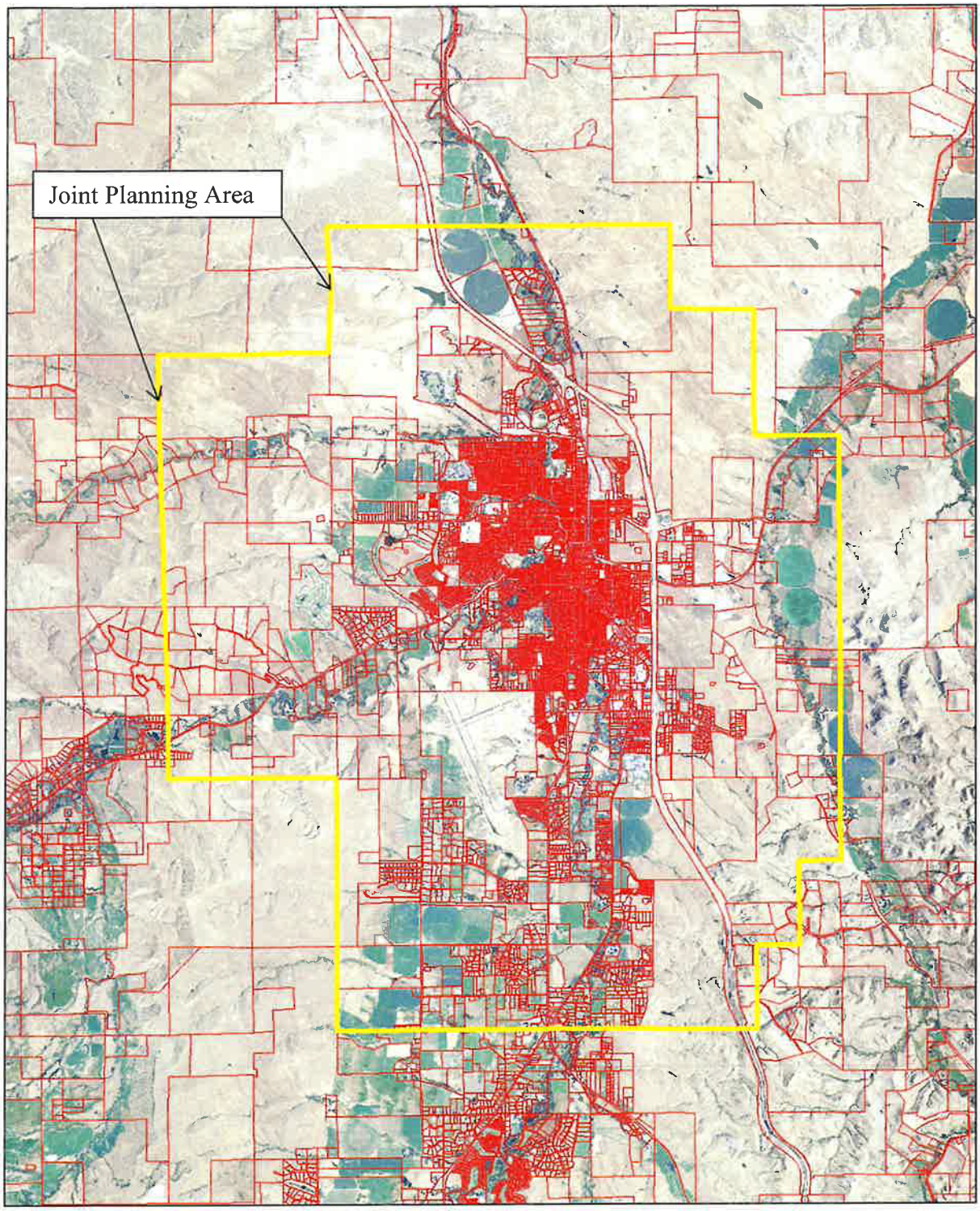
- Established and maintained website
- Stakeholder and property owner meeting(s)
- Public workshop(s)
- Workshop with City and County officials

PROVISION OF SERVICES BY CITY AND COUNTY

1. Appointment of a staff project coordinator for the City and the County
2. List of stakeholders and Joint Planning Area property owners
3. Provision of data and community information including GIS information, as needed
4. Assistance with posting project updates and information on the dedicated website and reviewing website contents as needed
5. Reproduction of handout materials as needed for public meetings and documents
6. Timely review and editing of draft material
7. Preparation and posting of any required legal notices
8. Photocopying and mailing or emailing of information to elected and appointed boards, staff, media and citizens as needed or desired
9. Coordination and/or reservation of meeting space(s) and coordination of other meeting logistics
10. Assistance with public meetings including set-up, registration, recording, and clean-up, and
11. Printing and distribution of the final plan components for elected and appointment boards, citizens, and other users

Exhibit "B"

JPA Geographic Area



Date: 9/16/2014