Sheridan City Planning Commission
Meeting Agenda
August 24, 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 July 27, and August 10, 2026 meeting.

   Motion by:

   Second:

   Vote:

Old Business

New Business

4. Consideration of PL-26-26, RES 15-26, Final plat for the Falcons Nest 2 Minor Subdivision. The applicants, Derek Hall, Hannah Hall and Dereck Gilbert, are requesting to subdivide 30.46 acres from 1 lot and unplatted land into 3 lots. Zoned R-1 Residence District. Located at 426 Kingfisher Ave and 2100 Pheasant Draw Rd. PIN 56842830000200, and 56842830000500.

   Motion by:

   Second:

   Vote:

5. Consideration of Petition for De-Annexation, Ordinance 2306-26. The applicant, KW Capital LTD is requesting to de-annex 1.5 acres of unplatted land, currently zoned R-3 Residence District. Located at 4672 Coffeen Ave. PIN 55841420000333.

   Motion by:

   Second:

Vote:

6. Consideration of PL-26-29, RES 17-26, High Eagle Minor Subdivision. The applicant, John E Rice & Sons, Inc., is requesting to subdivide 15.35 acres of unplatted land into 3 lots, zoned Gateway District. Located at 4101 and 4103 Yellowtail Dr. PIN 56840910000300 and 56840920000400.

   Motion by:

   Second:

   Vote:

7. Consideration of PL-26-22, RES 16-26, Story House No. 1 subdivision. The applicant, Story House Property Company, LLC, is requesting to subdivide 130.69 acres of unplatted land into 2 lots, zoned B-2 Business District. Located at 2300 Story House Rd. PIN 56842410000333.

   Motion by:

   Second:

   Vote:

8. Comments from Commissioners and Staff

9. Adjourn

MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Review, correction, and approval of minutes of the July 27, and August 10, 2026 meeting.

Motion by:
Second:
Vote:

Attachments

07272026 minutes
08102026 minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
JULY 27, 2026

1. Commission Vice Chair Ryan Franklin called the meeting to order at 7:00 PM with a quorum as follows: Adam Benson, Jeff Pederson, Brandy Campbell and Rio Franzman. Staff present included City Planner Kelly Schroeder and City Clerk Ashlee Foster.

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

3. **Approval of the Minutes of July 13, 2026 Meeting**
   Commission Vice Chair Ryan Franklin asked for any changes or additions to the minutes of July 13, 2026. One spelling error was noted to be corrected. Commissioner Franzman moved, seconded by Commissioner Campbell, to approve the minutes. Motion carried by unanimous consent.

4. **Consideration of PL-26-24. A preliminary plat of Black Tooth Business Park.** The applicant, Heartland Assets, LLC is requesting to subdivide 53.72 acres of unplatted land into 15 lots. Zoned B-2 Business District. Located at 3150 Heartland Dr. PIN 55841110000133 - City Planner Kelly Schroeder presented and noted both the applicant and their agent were present.

   Commissioner Discussion:

   A. Commissioner Franklin verified with the agent that water and sewer capacity would be sufficient to support all uses.

   B. Commissioner Benson inquired about the easements and ROW on Lot 12. Staff and Commissioners discussed the ROW and how it would encompass utilities. Commissioner Benson also inquired if there would be any issue with the nearby Natural Gas Facility and the proposed sewer lines. DOWL's Drew Homola verified the sewer would be approximately 8 feet deep and the gas line is far more shallow around 36-48" deep.

   C. Commissioner Franzman inquired about the plan to use gravel for Dry Ranch Road. Staff verified that Heartland Dr. will continue to serve as the primary access and all would be paved and improved up to the cul-de-sac on Heartland Dr. While Dry Ranch Road will not be paved, the gravel will still serve as an improvement for the area.

   Public Comment:

   A. Jessica Romney, a nearby property owner, inquired about how the proposed development might impact her property. Staff and Commissioners clarified that the development would not affect her easement and would improve access to her property.

   B. Brian Davidson, owner of Heartland Kubota, expressed his support for the project, stating it would be a "real win" for Sheridan, a great improvement for the area, and a positive avenue for the community's continued expansion.

   C. Aliya Moffett, a nearby property owner, inquired about references to future development, asking what that could include and how it might impact road traffic, population, and whether the area would be developed for commercial or residential use. Commissioner Franklin clarified that any future development would only occur if the property owner chose to subdivide or sell the property for development, and that no future development would occur unless the property owner decided to pursue it.

Commission Vice Chair Ryan Franklin asked for a motion relating to the issue. Commissioner Pederson moved, seconded by Commissioner Benson to approve PL-26-24 Black Tooth Business Park Preliminary Plat. Voice vote, unanimous. Motion passes.

5. **Comments from Commissioners and Staff:**

   A. City Planner Schroeder let commissioners know there was an item listed for 2 weeks from now. Commissioners Campbell and Benson will be unable to attend. If a quorum is not present, the item will be moved to the following meeting.

6. The meeting adjourned at 7:25 P.M.

APPROVED:

_____
Commission Vice Chair Ryan Franklin

ATTEST:

_____
Ashlee Foster, City Clerk

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
AUGUST 10, 2026

1. Chairperson Kerbs called the meeting to order at 7:00 PM. Only Commissioners Ryan Franklin and Rio Franzman were present, so the meeting did not have a quorum. City staff included City Planner Kelly Schroeder, Public Works Director Hanns Merecer, and Fleet & Administrative Coordinator Heather Czaplinski.

2. Comments from Commissioners and Staff:

A. City Planner Schroeder stated that since a quorum was not present, the meeting could not be held, nor could they present the agenda item. Chairperson Kerbs added that since a quorum was not present, they could not approve the agenda, minutes from the last meeting, or vote on any items on the current agenda. Schroeder stated that the agenda item would be rescheduled to the August 24, 2026 meeting, and will be on the September 8, 2026 Council meeting agenda. Schroeder explained that letters already received will be included in the packet and any additional letters are welcome. Ads will be published again with the new meeting dates and all residents will be receiving letters again from the Planning office. Schroeder encouraged anyone with questions, concerns, or who want to see the proposed plans, to please stop by her office during business hours.

3. The meeting adjourned at 7:06 P.M.

APPROVED:

_____
Commission Vice Chair Ryan Franklin

ATTEST:

_____
City of Sheridan

MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-26-26, RES 15-26, Final plat for the Falcons Nest 2 Minor Subdivision. The applicants, Derek Hall, Hannah Hall and Dereck Gilbert, are requesting to subdivide 30.46 acres from 1 lot and unplatted land into 3 lots. Zoned R-1 Residence District. Located at 426 Kingfisher Ave and 2100 Pheasant Draw Rd. PIN 56842830000200, and 56842830000500.

Background

Cannon Consulting on behalf of the property owners, Derek Gilbert, Derek Hall, and Hannah Hall, has submitted a final plat application for the following location:

Address: 426 Kingfisher Ave. and 2100 Pheasant Draw Rd., Sheridan, WY 82801
Legal: Tract 2, Falcons Nest Minor, and 9.72 acres unplatted land
PIN: 56842830000200 and 56842830000500

The applicant is proposing to divide 30.46 acres into 3 residential use lots with the following lot sizes:
- Lot 1: 5.77 acres
- Lot 2: 6.02 acres
- Lot 3: 18.67 acres

There are existing single-family homes on Lots 1 and 3, while Lot 2 will be vacant residential land intended for future subdivision. Additional details can be found in the attached staff report and supporting documents.

Attachments

Staff Report
final plat
Draft Resolution
Public Comment Letters
aerial

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning Division

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Planning Commission
Date: August 24, 2026

Re: PL-26-26, Resolution 15-26 Falcons Nest 2 Minor Subdivision Staff Report

Background

Cannon Consulting on behalf of the property owners, Derek Gilbert, Derek Hall, and Hannah Hall, has submitted a final plat application for the following location:

Address:	426 Kingfisher Ave. and 2100 Pheasant Draw Rd., Sheridan, WY 82801
Legal:	Tract 2, Falcons Nest Minor, and 9.72 acres unplatted land
PIN:	56842830000200 and 56842830000500

The applicant is proposing to divide 30.46 acres into 3 residential use lots with the following lot sizes:

- Lot 1: 5.77 acres
- Lot 2: 6.02 acres
- Lot 3: 18.67 acres

There are existing single-family homes on Lots 1 and 3, while Lot 2 will be vacant residential land intended for future subdivision.

Discussion

The property is zoned R-1 Residential, which has a minimum lot size of 6,000 square feet. All three proposed lots currently have access to dedicated public streets and utility infrastructure; therefore, no new improvements are being proposed with this subdivision. Open space dedication is not required, as it is classified as a minor subdivision.

The proposed subdivision will preserve the existing 60-foot access and utility easement that connects Bluebird Lane to Kingfisher Avenue. The existing license agreement between the current property owner and the City of Sheridan to provide a walking trail will also remain in effect.

The subdivision will establish a new 60-foot access and utility easement to provide future access to undeveloped land to the north. Preserving this future connection is needed to re-establish

secondary access for the Osprey Hill neighborhood. Osprey Hill One subdivision (2005) identified a 20-foot-wide emergency access north connecting through land currently owned by Systems Land, LLC. The Osprey Hill Two subdivision (2006) did not carry this secondary emergency access through, so since that time, this subdivision has been without secondary access.

Furthermore, the intent to provide future connection north has been well-established in the Cloud Peak Ranch Master Plan (2008) and the 2026 Transportation Plan. The Cloud Peak Ranch Master Plan shows various residential subdivision layout concepts with a connection to the Osprey Hill neighborhood. These concepts show this connection from Bluebird Lane to other residential streets within a future subdivision. The 2026 Transportation Master Plan further identifies a need to establish an extension of Bluebird Lane.

It is important to note that this access and utilities easement does not include any improvements with this subdivision. Future development of Lot 2 will help determine what level of improvements would be necessary, including the potential to reduce the size of the easement to accommodate a 20-foot emergency-only access road. Until development plans for Lot 2 are submitted, the easement as established via this plat gives the property owner the greatest flexibility in considering future development options while ensuring that secondary access for the existing Osprey Hill subdivision can be re-established.

The Future Land Use Map from 2017 indicates that this area is appropriate for residential use. The subdivision and proposed use of the property align with the Future Land Use Plan as well as the 2026 Transportation Master Plan.

Staff Review Comments

Staff comments during the internal review of this final plat application were related to minor corrections needed for the plat and future utility requirements should Lot 2 be further subdivided. All staff comments have been adequately addressed.

Public Notice

Staff sent notices to 120 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.

At the time of publishing this report, staff have received 14 public comment letters on the final plat. Neighboring property owners primarily shared concerns relating to the proposed access and utilities easement connecting the subdivision to the property to the north. These letters have been included as attachments to the staff report.

Staff Recommendation

Staff recommend that Planning Commission recommend approval of PL-26-26, Resolution 15-26 Falcons Nest 2 Minor Subdivision Final Plat to the Governing Body.

Sample Motions

1. Positive Recommendation
   "I motion to recommend approval of PL-26-26, Resolution 15-26 Falcons Nest 2 Minor Subdivision Final Plat to the Governing Body."

2. Positive Recommendation with Conditions
   "I motion to recommend approval of PL-26-26, Resolution 15-26 Falcons Nest 2 Minor Subdivision Final Plat to the Governing Body with the following conditions: [state conditions]"

3. Negative Recommendation
   "I motion to recommend denial of PL-26-26, Resolution 15-26 Falcons Nest 2 Minor Subdivision Final Plat to the Governing Body for the following reasons [state reasons]"

Anticipated Meeting Schedule

Monday, August 10, 2026, 5:30pm - City Council Study Session
Monday, August 24, 2026, 7:00pm - Planning Commission Public Hearing and Consideration
Tuesday, September 8, 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.

FINAL PLAT OF

FALCONS NEST 2 MINOR SUBDIVISION

BEING THE REPLAT OF TRACT 2, FALCONS NEST MINOR SUBDIVISION AND A TRACT OF LAND DESCRIBED IN DEED NO. 2025–799720 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 29, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) SECTION 28 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW14) OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING. TOTAL AREA ±30.46 ACRES.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DEREK GILBERT, DEREK AND HANNAH HALL BEING THE OWNERS, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS FALCONS NEST 2 MINOR SUBDIVISION, BEING THE REPLAT OF TRACT 2, FALCONS NEST MINOR SUBDIVISION AND A TRACT OF LAND DESCRIBED IN DEED NO. 2025–799720 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 29, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) SECTION 28 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW14) OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING. TOTAL AREA ±30.46 ACRES. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, MONUMENTED WITH A 3.25" ALUMINUM CAP (PLS 3864); THENCE N 83°42'16" E, 118.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2, FALCONS NEST MINOR SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 55°39'45" W, 1040.02 FEET ALONG THE SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE N 28°03'23" E, 295.86 FEET ALONG THE WEST LINE OF SAID TRACT 2; THENCE S 67°08'38" E, 200.02 FEET ALONG THE NORTH LINE OF SAID TRACT 2; THENCE N 22°52'27" E, 119.95 FEET ALONG THE WEST LINE OF SAID TRACT 2; THENCE N 67°07'27" W, 84.90 FEET ALONG THE WEST LINE OF SAID TRACT 2; THENCE N 06°37'18" E, 428.51 FEET ALONG THE WEST LINE TO THE NORTHWEST CORNER OF SAID TRACT 2; THENCE S 88°23'44" E, 418.90 FEET ALONG THE NORTH LINE OF SAID TRACT 2 TO THE SOUTHEAST SIXTEENTH CORNER (SE1/16) OF SAID SECTION 29; THENCE S 89°19'37" E, 108.97 FEET ALONG THE NORTH LINE OF SAID TRACT 2; THENCE S 89°19'37" E, 413.50 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE S 89°16'34" E, 84.06 FEET ALONG NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN DEED NO. 2025–799720; THENCE S 89°19'08" E, 452.81 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND; THENCE S 89°21'56" E, 295.42 FEET ALONG THE NORTH LINE TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE S 00°52'12" E, 140.00 FEET ALONG THE WEST LINE OF SPARROW HAWK HILL PHASE THREE SUBDIVISION; THENCE S 00°55'54" E, 100.13 FEET ALONG THE WEST LINE OF SPARROW HAWK HILL PHASE THREE SUBDIVISION; THENCE S 01°08'31" E, 114.90 FEET ALONG THE WEST LINE OF SPARROW HAWK HILL PHASE THREE SUBDIVISION; THENCE S 00°56'18"E, 60.03 FEET ALONG THE WEST LINE OF THE SUMMIT AT SPARROWHAWK SUBDIVISION; THENCE S 01°00'20" E, 285.10 FEET ALONG THE WEST LINE OF THE SUMMIT AT SPARROWHAWK SUBDIVISION; THENCE S 00°57'16" E, 87.65 FEET ALONG THE WEST LINE OF THE SUMMIT AT SPARROWHAWK SUBDIVISION; THENCE S 01°01'31" E, 577.90 FEET ALONG THE WEST LINE OF THE SUMMIT AT SPARROWHAWK SUBDIVISION; THENCE S 84°57'02" W, 60.27 FEET ALONG THE SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N 14°58'55" W, 105.79 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND; THENCE N 25°49'31" W, 218.84 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND; THENCE N 21°03'10" W, 28.81 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND; THENCE N 20°59'58" W, 11.74 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND TO THE SOUTHEAST CORNER OF SAID TRACT 2, FALCONS NEST MINOR SUBDIVISION; THENCE THE FOLLOWING SEVENTEEN (17) BEARINGS AND DISTANCES: N 70°02'16" W, 308.97 FEET; THENCE S 81°30'28" W, 85.60 FEET; THENCE N 03°05'35" E, 20.25 FEET; THENCE N 03°18'02" E, 209.70 FEET; THENCE N 26°50'01" W, 66.62 FEET; THENCE N 26°49'29" W, 34.24 FEET; THENCE N 34°53'01" W, 59.40 FEET; THENCE N 35°28'11" W, 27.75 FEET; THENCE N 45°46'34" W, 52.52 FEET; THENCE N 45°53'40" W, 77.05 FEET; THENCE N 47°41'00" W, 79.90 FEET; THENCE N 47°19'22" W, 80.48 FEET; THENCE N 47°47'32" W, 241.92 FEET ALONG THE SOUTH LINE OF SAID TRACT 2 TO A CORNER MONUMENTED WITH A 2" ALUMINUM CAP (LS 5300); THENCE THE FOLLOWING 8 BEARINGS AND DISTANCES: S 41°42'47" W, 126.78 FEET; THENCE S 41°42'47" W, 60.00 FEET; THENCE S 41°30'54" W, 85.02 FEET; THENCE S 56°54'17" W, 213.78 FEET; THENCE N 83°09'52" W, 16.23 FEET; THENCE N 83°38'12" W, 33.31 FEET; THENCE N 69°26'26" W, 63.58 FEET; THENCE N 69°17'40" W, 92.95 FEET ALONG SAID SOUTH LINE OF TRACT 2 TO A CORNER MONUMENTED WITH A 1.5" ALUMINUM CAP (LS 10287); THENCE ALONG SAID SOUTH LINE THROUGH A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 33.72 FEET, A CHORD OF S 29°12'18" W, 33.66 FEET AND A DELTA OF 11°21'48"; THENCE S 22°45'48" W, 50.42 FEET ALONG SAID SOUTH LINE; THENCE S 22°46'21" W, 79.55 FEET ALONG SAID SOUTH LINE; THENCE S 18°47'44" W, 60.55 FEET ALONG SAID SOUTH LINE; THENCE S 22°46'48" W, 168.17 FEET ALONG SAID SOUTH LINE TO A CORNER MONUMENTED WITH A 2" ALUMINUM CAP (LS 5300); THENCE S 67°02'50" E, 108.36 FEET ALONG SAID SOUTH LINE; THENCE S 66°48'00" E, 16.75 FEET ALONG SAID SOUTH LINE; THENCE S 62°30'00" E, 88.88 FEET ALONG SAID SOUTH LINE; THENCE S 63°17'18" E, 97.53 FEET ALONG SAID SOUTH LINE; THENCE S 61°12'54" E, 107.99 FEET ALONG SAID SOUTH LINE; THENCE S 61°14'46" E, 166.19 FEET ALONG SAID SOUTH LINE TO A CORNER MONUMENTED WITH A 2" ALUMINUM CAP (LS 5300); THENCE S 35°36'58" E, 81.02 FEET: THENCE S 35°36'08" W, 131.20 FEET ALONG SOUTH LINE TO THE POINT OF BEGINNING, TOTAL AREA ±30.46 ACRES.

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD,

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

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. THIS_____ DAY OF_____, 2026

_____
DEREK HALL

STATE OF WYOMING)
:ss
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:_____.

_____
HANNAH HALL

STATE OF WYOMING)
:ss
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:_____.

_____
DEREK GILBERT

STATE OF WYOMING)
:ss
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:_____.

CERTIFICATE OF MORTGAGEE

FIRST FEDERAL BANK AND TRUST, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX–OFFICIO RECORDER OF DEEDS FILED AS DOCUMENT #2025–799721. MORTGAGEE, 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 AFORMENTIONED MORTGAGE.

FOR FIRST FEDERAL BANK AND TRUST:

_____

CERTIFICATE OF MORTGAGEE

FIRST NORTHTERN 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 FILED AS DOCUMENT #2024–791523 & 2026–806768. MORTGAGEE, 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 AFORMENTIONED MORTGAGE.

FOR FIRST NORTHERN BANK: _____

CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS DAY OF _____, 2026, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERDAN, WYOMING THIS_____DAY OF_____,2026.

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF CITY PLANNING COMMISSION APPROVAL

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS_____DAY OF_____,2026.

_____ _____
CHAIRMAN ATTEST: VICE CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING)
:ss
COUNTY OF SHERIDAN)

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK THIS _____ DAY OF _____, 2026 AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____.

_____ _____
COUNTY CLERK STAMP RECEIVING NUMBER

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND , do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of the FALCONS NEST 2 MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots and easements of said subdivision in compliance with City of Sheridan subdivision regulations.

Clayton Rosenlund

REGISTERED LAND SURVEYOR

NO.____14250_____.

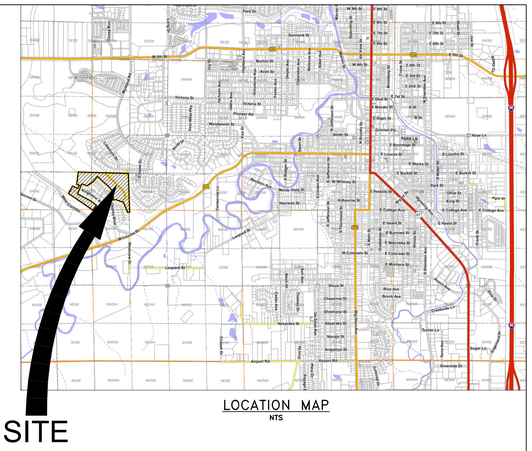
Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 07/21/26
WYOMING

Cannon Consulting LLC
Making every shot count

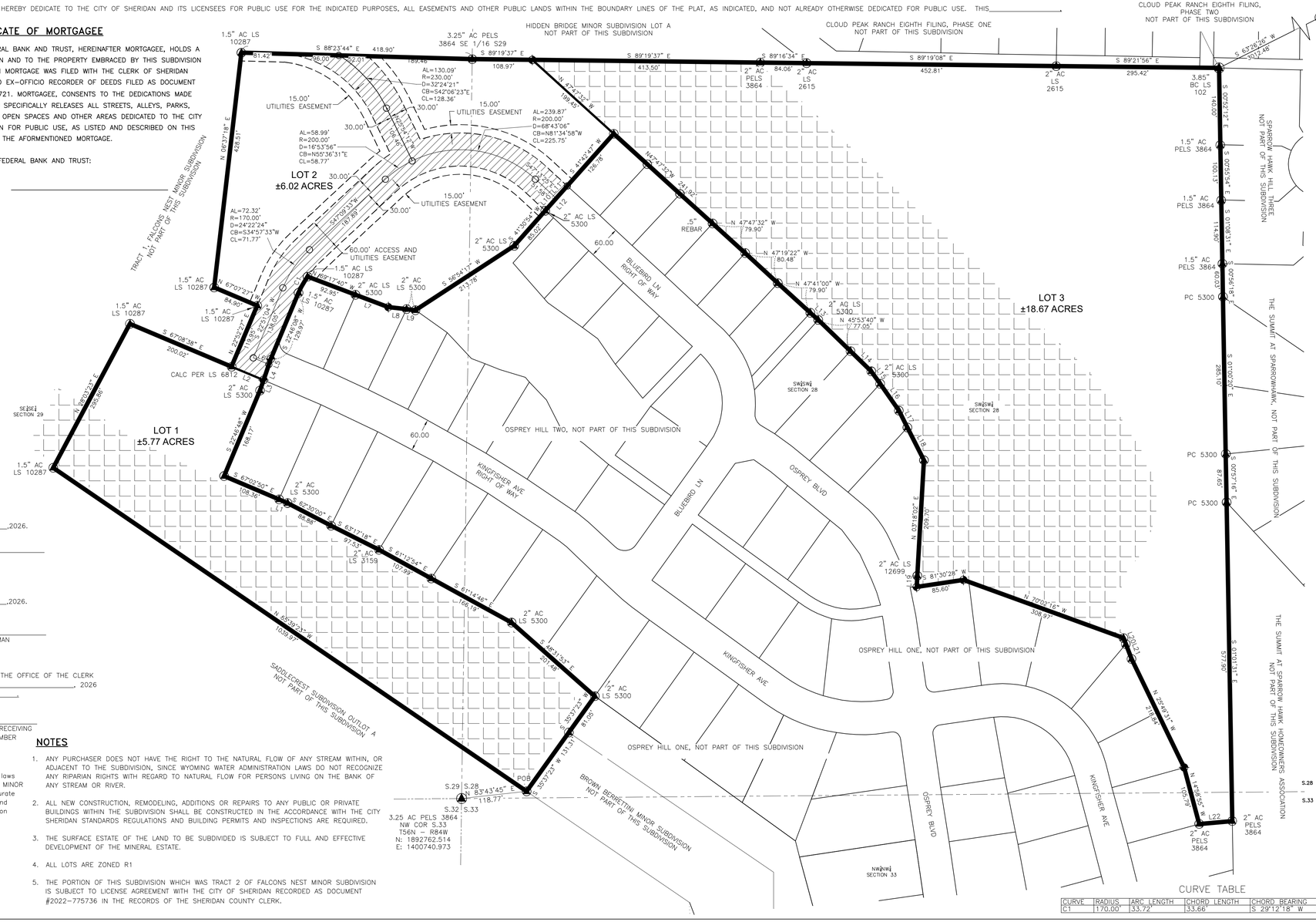
Prepared by Cannon Consulting LLC / (307) 752-0109

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE–SUBDIVISION OF TRACT 2, FALCONS NEST MINOR SUBDIVISION, RECORDED ON MAP 1, POCKET NO. 3, FOLDER NO. 4, IN THE RECORDS OF SHERIDAN COUNTY CLERK AND A TRACT OF LAND DESCRIBED IN DEED NO 2025–799720; ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.



LOCATION MAP
NTS



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

LEGEND

- FOUND 2" AC PER PLS 5300 OR AS NOTED
- CALCULATED CORNER
- SET 2" AC–LS 14250
- AC ALUMINUM CAP
- POB POINT OF BEGINNING
- ADJOINING LOT LINE
- ORIGIINAL LOT LINE
- REPLAT BOUNDARY
- SECTION LINE
- ACCESS & UTILITIES EASEMENT
- APPROXIMATE AREA OF STEEP SLOPE PER CITY CODE: APPENDIX B, ARTICLE 5, SECTION 509

LINE TABLE

LINE	BEARING	DISTANCE
L1	N66°48'00"W	16.75'
L2	S67°09'01"E	62.96'
L3	S18°47'44"W	20.00'
L4	S18°47'44"W	30.00'
L5	S18°47'44"W	10.55'
L6	N67°08'56"W	30.69'
L7	N69°26'26"W	63.58'
L8	N83°38'12"W	33.31'
L9	N83°09'52"W	16.23'
L10	S41°42'47"W	30.00'
L11	S41°42'47"W	30.00'
L12	N41°42'24"E	60.00
L13	S47°47'21"E	23.54'
L14	S45°46'34"E	52.52'
L15	S35°28'11"E	27.75'
L16	S34°53'01"E	59.40'
L17	S26°49'29"E	34.24'
L18	S26°50'01"E	66.62'
L19	N03°05'35"E	20.25'
L20	N20°59'58"W	11.74'
L21	N21°03'10"W	28.81'
L22	S84°57'02"W	60.27'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00'	33.72'	33.66'	S 29°12'18" W	11°21'48"

NOTES

1. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
2. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN THE ACCORDANCE WITH THE CITY SHERIDAN STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
4. ALL LOTS ARE ZONED R1
5. THE PORTION OF THIS SUBDIVISION WHICH WAS TRACT 2 OF FALCONS NEST MINOR SUBDIVISION IS SUBJECT TO LICENSE AGREEMENT WITH THE CITY OF SHERIDAN RECORDED AS DOCUMENT #2022–775736 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK.

RECORD OWNERS:

HALL, DEREK R & HANNAH M,
&
GILBERT, DEREK H.
SHERIDAN, WYOMING 82801

DATE PREPARED: 07/21/26

CITY OF SHERIDAN
RESOLUTION 15-26

A RESOLUTION APPROVING PL-26-26, THE FINAL PLAT OF FALCONS NEST 2 MINOR SUBDIVISION, DIVIDING TRACT 2 OF FALCONS NEST MINOR AND 9.2 ACRES OF UNPLATTED LAND INTO 3 LOTS. ZONED R-1 RESIDENTIAL DISTRICT. LOCATED AT 426 KINGFISHER AVENUE AND 2100 PHEASANT DRAW ROAD. (PIN 56842830000200 AND 56842830000500).

WHEREAS, The final plat of Falcons Nest 2 Minor Subdivision has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat have been met and all documents meet 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 Falcons Nest 2 Minor Subdivision, dividing Tract 2 of Falcons Nest Minor and 9.2 acres of unplatted land into 3 lots.

In approving Falcons Nest 2 Minor 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.

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

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

Kelly Schroeder <kschroeder@sheridanwy.gov>

Application #: PL-26-26, final plat for Falcons Nest 2 Minor Subdivision

Glenn & Carol Bredin <wyobredins@vcn.com> Mon, Aug 3, 2026 at 4:45 PM
To: kschroeder@sheridanwy.gov

Dear Ms Schroeder:

We are writing to you concerning the application for the final plat for Falcons Nest 2 Minor Subdivision. We live at 478 Bluebird Lane, in Osprey Hills.

We understand Derek Gilbert's desire to produce income from his 30.46 acres, much of which is not being utilized at present. We do not really like the idea of 15 additional homes being constructed on this property, contributing to a lot of disruption due to additional traffic, noise, etc. However, **WHAT WE VIGOROUSLY OBJECT TO** is the idea of **a public 60 foot wide Access & Utilities Easement, which will be used as a Right-of-Way for a full-sized road connecting Bluebird Lane to either the proposed West Side Corridor or a potential future housing development to the west.**

We appreciate and often use the walking path that exists between Bluebird Lane and the golf course. It could be paved like other paths in the area, however making that access into a **street** that goes nowhere is a waste of our taxpayers' money. If, in the future there *is* a West Side Corridor, traffic in our area will be able to get onto that Corridor just a few more yards west on Loucks, at Saddlecrest. Another access so close to the planned one is unnecessary and wasteful.

Currently Bluebird Lane is a very quiet neighborhood where young children can play in their yards and sometimes in the street. With your plans, there will be a constant movement of traffic through the neighborhood, significantly changing our treasured quality of life.

Please seriously consider our objection to this part of the application.

Sincerely,

Glenn and Carol Bredin

Sue Goodman <sgoodman@sheridanwy.gov>

Opposition to the right a way in osprey subdivision

2 messages

Ronnie Ronnie <riames@hotmail.com> Mon, Aug 3, 2026 at 12:30 PM
To: "kschroeder@sheridanwy.gov" <kschroeder@sheridanwy.gov>, "sgoodman@sheridanwy.gov" <sgoodman@sheridanwy.gov>

To the Members of the City Council and Planning Commission,

Unfortunately, I am unable to attend the meeting on the 10th.

I am writing to express my strong opposition to the proposed right-of-way that we all know in the long run would create a major roadway through our subdivision. If you want a restricted access road for emergency use only so be it, however a road way through our subdivision would be going directly against with what the residents of the subdivision want.

Homeowners purchased property in this neighborhood with the expectation of living in a safe, quiet residential community. Converting our subdivision into a corridor for through traffic would fundamentally change the character of the neighborhood and negatively impact the quality of life for every resident.

A major roadway would significantly increase traffic volume, noise, and air pollution while creating additional safety concerns for children, pedestrians, cyclists, and families who use our neighborhood streets every day. It would also reduce privacy and diminish the peaceful environment that attracted many of us to this community.

In addition, this proposal has the potential to decrease property values by making our subdivision less desirable to current and future homeowners. Residents have invested their savings into their homes with the expectation that the surrounding neighborhood would remain a residential community—not become a route for heavy traffic.

I respectfully ask the City to consider alternative routes that minimize the impact on established neighborhoods. Growth and transportation improvements are important, but they should not come at the expense of the safety, property values, and quality of life of existing residents.

Please listen to the concerns of the homeowners who will be directly affected by this decision and reject the proposed right-of-way through our subdivision.

Thank you for your time and consideration.

Sincerely,

Ronnie and Jessica Iames

604 kingfisher Avenue

Get Outlook for iOS

Kelly Schroeder <kschroeder@sheridanwy.gov> Mon, Aug 3, 2026 at 12:56 PM

To: Ronnie Ronnie <riames@hotmail.com>
Cc: "sgoodman@sheridanwy.gov" <sgoodman@sheridanwy.gov>

Hi Ronnie and Jessica,

Thank you for sharing your comments. These will be included in the agenda packets for the Planning Commission and City Council meetings.

Regards,

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



[Quoted text hidden]

Kelly Schroeder <kschroeder@sheridanwy.gov>

Objections to PL-26-26, Falcons Nest 2 Minor Subdivision

Jane Johlman <cobblej77@gmail.com> Mon, Aug 3, 2026 at 4:06 PM
To: Jane Johlman <cobblej77@gmail.com>

Dear Sue,

Please pass this on to Members of the Planning Commission,

We object to the final plat for the Falcons Nest 2 Minor Subdivision because it includes a 60 foot wide access and utilities easement between Osprey Hill and System Land LLC. No, this is not a Right-of-Way and it is not yet a road, but this 60 foot easement is laying the groundwork for such a project.

The Draft Map for the most recent Transportation Plan included a connector road from Bluebird Lane to the planned West Side Corridor. Thomas Morneau reported that he only received OBJECTIONS to this road. The residents have said for years they would welcome a limited access, emergency only road. But that is not what this is. This 60 foot easement is laying the ground for a 60 foot, full-size road. If this full size road is built, Bluebird Lane will become a busy through-street as soon as other developments are established to the west of Osprey Hill.

We are asking you to reduce the size of the access and utilities easement to 30 feet in order to facilitate an emergency only road, one that will be gated or have barriers in place.

The rest of Falcons Nest 2 Minor is fine. The 60 foot easement (that will become a road) that connects Bluebird Lane to Kingfisher Ave is fine. The section that goes from the curved road to System Land LLC is what I am objecting to.

Osprey Hill is a quiet neighborhood with many children who like to play outdoors and go visit other kids down the street. We have many elderly people who walk quite regularly. Families feel secure because anybody who drives this far into a dead end has a reason to be here. This is the atmosphere and culture we bought into when we purchased our homes here. We do not want to see an end to our security because somebody downtown thinks it looks logical on paper to make Osprey Blvd and Bluebird Lane a connector road to further development. The quantity and speed of traffic from a connector road are not logical to the people who actually live here.

Please, do the right thing and reduce the easement going towards Land Systems LLC from 60 feet to 30 feet.

Respectfully,

Janie Johlman
Ed Johlman
428 Kingfisher Ave
307-752-6488

Fwd: Object to the Falcon’s nest

Gloria K <gloria.kraft@charter.net> Sun, Aug 2, 2026 at 7:39 PM
To: kschroeder@sheridanwy.gov

Sent from my iPhone

Begin forwarded message:

From: Gloria K <gloria.kraft@charter.net>
Date: August 2, 2026 at 6:26:22 PM MDT
To: sgoodman@sheridanwy.gov
Subject: Object to the Falcon’s nest

I object to the final plat for the Falcon's Nest 2 Minor Subdivision
Gloria Kraft
490 Bluebird Ln
Sheridan WY
Home owner

Sent from my iPhone

Kelly Schroeder <kschroeder@sheridanwy.gov>

Falcon's Nest 2 Minor

Margaret MaGee <alshati1@yahoo.com> Mon, Aug 3, 2026 at 12:56 PM
To: "kschroeder@sheridanwy.gov" <kschroeder@sheridanwy.gov>

Ms. Schroeder,

I am writing to express opposition against a 60ft right-of-way proposed shown on this platt. This would set a precedent for such a road to become a thoroughfare from Loucks to 5th street, should the land between the golf course and Hidden Hoot Trailhead be developed. Originally, such a route was touted as an emergency exit for Osprey neighborhood, which does not require 60 ft.

Osprey Hill has children and residents who use the sidewalks and streets to catch school buses and to access recreation trails. We would no longer be able to do this, safely, with through traffic using a 60ft road from Loucks to where ever it would lead. One could view this proposed 60ft road as a potential substitute for the proposed West Side Corridor, if and until that ever occurs. Osprey would not have safe streets, which is one of the goals surely intended by the city's acceptance of the Safe Streets for All grant award in the amount of $200,000 (9/25). Constructing a 60 ft right-of-way in what is currently a cul-de-sac is NOT safe.

Additionally, a through road would increase traffic with individuals "cutting through the neighborhood" and increasing the potential for car to car and car-pedestrian/biker/scooter riders, skateboarders accidents.

To be clear, I am NOT against the development, only the requirement for a 60 ft road.

Please forward this to the planning committee members. I looked for their contact information on the city's website planning and zoning page but that information was not listed. I might suggest that those emails and or phone numbers be added for direct contact with committee members.

Thank you. I will await confirmation that you received this and forwarded it to the proper individuals.

Margaret MaGee
3076797016

Virus-free.www.avg.com

Sue Goodman <sgoodman@sheridanwy.gov>

Falcon's Nest 2 Minor Subdivision

1 message

swatt@wavecom.net <swatt@wavecom.net> Mon, Aug 3, 2026 at 8:21 AM
To: "sgoodman@sheridanwy.gov" <sgoodman@sheridanwy.gov>

I am a homeowner on Kingfisher Ave. I am against the approval of a public 60' wide access and utility easement for this subdivision. I do not want to see Bluebird Lane turned into a thoroughfare connecting Osprey subdivision to the Hidden Bridge golf course property and beyond.

I have lived in the Osprey subdivision for almost 20 years, and the gravel road that extends beyond Bluebird Lane has been identified as a limited access road for emergency use only. I support maintaining this gravel road as is.

Martha Robison

Kelly Schroeder <kschroeder@sheridanwy.gov>

Final Plat Opposition to the Falcon's Nest 2 Minor Subdivision

Joshua Scott <josh.a.scott@gmail.com> Tue, Aug 4, 2026 at 12:56 PM
To: kschroeder@sheridanwy.gov

Mrs. Schroeder,

I am currently a resident and homeowner on Osprey Hill.

I am writing to inform you that I respectfully oppose approval of the Falcon's Nest 2 Minor Subdivision Final Plat as currently proposed.

My primary concern is the inclusion of the proposed 60-foot Access & Utilities Easement, which appears intended to serve as a future public roadway connecting Bluebird Lane to the West Side Corridor or future development. This represents a significant change with long-term consequences that extends well beyond a simple subdivision of three lots.

Approving this easement now would effectively establish the corridor for a connector road that could substantially increase traffic through the existing neighborhood, affecting safety, noise, and the residential character of the area. If a connector road is ultimately deemed necessary, I believe it should be evaluated through a separate, transparent public process with a full analysis of traffic impacts and alternatives, rather than being established through this plat approval.

For these reasons, I ask that the Planning Department deny or postpone approval of the final plat until the roadway proposal has been fully evaluated with meaningful public input.

Thank you for your consideration.

Sincerely,

Joshua Scott

638 Osprey Blvd

Kelly Schroeder <kschroeder@sheridanwy.gov>

Public Comment & Formal Opposition: Falcons Nest 2 Minor Subdivision — Proposed 60-Foot Access & Utilities Easement off of Bluebird lane.

Lauren Nieves-Steinert <lauren.nieves88@gmail.com> Wed, Aug 5, 2026 at 11:25 PM
To: "kschroeder@sheridanwy.gov" <kschroeder@sheridanwy.gov>, sgoodman@sheridanwy.gov, tmorneau@sheridanwy.gov
Cc: Lauren Nieves-Steinert <lauren.nieves88@gmail.com>

To whom it may concern,

I am writing to formally submit public comments regarding the final plat for the Falcons Nest 2 Minor Subdivision mailing.

Neighboring residents do not oppose the underlying subdivision or its development. Our concern lies specifically with the proposed—and unmentioned on the record—60-foot-wide Access & Utilities Easement designed to connect the new development directly to Bluebird Lane, and eventually beyond.

Connecting a 60-foot easement to Bluebird Lane creates a dedicated, high-capacity right-of-way that will effectively convert a low-density, quiet residential street into a major traffic thoroughfare. We strongly oppose configuring this easement for full public access and urge the City to restrict this connection to a maximum 30-foot width designated strictly for Emergency Access Only, consistent with prior staff findings and reports.

We ask that you evaluate the following critical planning, safety, and financial impacts prior to final decision-making:

1. Child Safety & Pedestrian Vulnerability
Bluebird Lane currently operates with the traffic dynamics of a quiet residential street, where local children play and families spend time outdoors. Urban planning and traffic engineering research consistently demonstrate that introducing pass-through traffic into established residential zones drastically alters pedestrian safety:

* Speed and Severity Correlate Directly with Fatalities: Data from the Federal Highway Administration (FHWA) shows that pedestrian fatality rates drop to roughly 10% when hit by a vehicle traveling at 20 mph, but jump exponentially to over 40% at 30 mph and over 80% at 40 mph. High-capacity, 60-foot rights-of-way naturally encourage higher design speeds and increased traffic volumes, directly endangering neighborhood children.

* Loss of the "Safety Envelope": Cul-de-sacs and limited-access residential streets create a well-documented "safety envelope" where driver awareness is heightened due to local-only traffic. Converting this street to a through-street eliminates this protective barrier.

2. Impaired Driving & Traffic Volumetric Risks (Golf Course Proximity)
Bluebird Lane sits in close proximity to the golf course. The presence of recreational alcohol consumption in that area presents a distinct, localized safety threat:

* High-Risk Cut-Through: Opening Bluebird Lane as a 60-foot arterial through-street invites golf course traffic to utilize our neighborhood as a primary shortcut.

* Elevated Risk Window: Crash data from the National Highway Traffic Safety Administration (NHTSA) highlights that alcohol-impaired driving crashes peak during late afternoon, evening, and weekend hours—precisely when children and families are outdoors. Forcing recreational traffic off primary roads and onto a quiet residential street creates a severe, potentially deadly safety hazard.

3. Financial Impact & Home Value Depreciation

Converting a local residential street into a secondary arterial road carries measurable, negative financial consequences for existing property owners:

* Cul-de-Sac and Low-Traffic Premiums: Research published in the Journal of Real Estate Research and studies by the National Association of Realtors (NAR) show that homes on cul-de-sacs or low-traffic streets command a 10% to 20% price premium over identical homes situated on busy through-streets due to lower noise pollution, enhanced privacy, and safety.

* Loss of Value upon Conversion: Real estate appraisal data indicates that converting a low-traffic residential street into a cut-through route results in an immediate 5% to 15% reduction in residential market value. Decreased property values directly translate to a diminished local property tax base for the city over time.

4. Alignment with Prior Staff Recommendations & Proposed Solution
As previously indicated in city staff reports, an emergency access route satisfies all regulatory requirements for emergency response egress without inflicting severe negative impacts on Bluebird Lane.
We formally request that the City of Sheridan mandate the following conditions for final plat approval:

* Cap Easement Width to 30 Feet: Limit the physical and legal width of the access connection from 60 feet down to a maximum of 30 feet.

* Designate as Emergency Access Only: Restrict the connection strictly to secondary/emergency egress using physical traffic-calming measures (such as breakaway bollards or a gated Knox-box system) to prevent day-to-day vehicular cut-through traffic.

* Utilities Preservation: Allow full utility installation within the dedicated easement while maintaining restricted surface vehicular access.

Conclusion:
The residents of Bluebird Lane support responsible growth in Sheridan, but development must not come at the expense of established neighborhood safety, child welfare, and property values. Restricting the easement to a 30-foot Emergency Access point balances the operational needs of the Falcons Nest 2 Minor Subdivision with the protection of our existing community.

We request that this email and comment be included in the official public record for the Falcons Nest 2 Minor Subdivision proceedings.

Respectfully submitted,

Dr. & Mrs. Steinert
Resident, Bluebird Lane
Sheridan, WY 82801

*Sources upon request, can/will be shared.

Kelly Schroeder <kschroeder@sheridanwy.gov>

Falcon's Nest, 2 Minor Subdivision

byrne711@aol.com <byrne711@aol.com> Wed, Aug 5, 2026 at 9:35 PM
To: "Kschroeder@sheridanwy.gov" <Kschroeder@sheridanwy.gov>, "sgoodman@Sheridanwy.gov" <sgoodman@sheridanwy.gov>
Cc: Osprey Hill Homeowners Association <ospreyhillhoa@gmail.com>, Margaret Wisniewski <byrne711@aol.com>

Dear Ms. Schroeder and Ms. Goodman,

I am writing in reference to the above mentioned. My husband and I recently received a letter from your office regarding the notice of an applicant who intends to subdivide his land which consists of 30.46 acres into three lots. Along with this application, **if you look real close**, this application includes a public 60 foot wide Access and Utilities Easement.

We may not like the subdivision into three lots as this will lead to further development in our quiet and safe neighborhood. The issue we have and, quite frankly, **STRONGLY OPPOSE**; is the fact that this 60 foot easement was not brought to our attention and our quiet, safe neighborhood will be turned into a major artery between Loucks and 5th Street.

We live on the corner of Osprey and Kingfisher Avenue. There is a two-way Stop Sign located at this intersection. I can count on one hand how many folks actually come to a full stop in the morning on the way to work or taking little ones to school In any event, you add additional traffic coming up Osprey from Loucks; this is an accident waiting to happen.

If you must put in an easement, we requests that you put in a 30 foot Emergency Only Access Road for local residents only. I do believe this was done on the original plan but the contractor ran out of funds.

Thank you for your consideration. Look forward to seeing you on August 10 along with a few other concerned local residents.

Sincerely,

Margaret and Henry Wisniewski
603 Kingfisher Avenue
Sheridan, WY 82801
(307) 655-5082

Sue Goodman <sgoodman@sheridanwy.gov>

Falcon's Nest 2 Minor Subdivision

1 message

Gavin Dickman <gdickman@mac.com> Fri, Aug 7, 2026 at 3:01 PM
To: sgoodman@sheridanwy.gov, kschroeder@sheridanwy.gov
Cc: Danielle Dickman <danielle.dickman2@gmail.com>

I am writing to express my opposition to the proposed final plat for the Falcon's Nest 2 Minor Subdivision as it is currently presented.

Our family chose this neighborhood because it is a quiet residential area where our young children can safely play, ride their bikes, and spend time outdoors. We are deeply concerned that creating a public access corridor through Bluebird Lane could significantly increase traffic in our neighborhood and permanently change the character of our community.

Safety is our primary concern. Additional through traffic would increase the number of vehicles traveling on streets where children and families regularly walk, play, and ride bicycles. We believe this would create unnecessary safety risks and reduce the quality of life for the families who already live here.

We are also concerned that establishing this access could pave the way for higher-density development in the future, including apartments or other projects that would substantially increase traffic and demand on neighborhood infrastructure. While we understand that future development proposals would require their own review, approving a roadway connection now could make those future changes much more likely.

We are not opposed to responsible growth or thoughtful development. However, we believe any proposal that creates a through road connecting neighborhoods should be carefully evaluated with the safety of existing residents—especially children—as the highest priority. If a connection is necessary, we encourage the City to consider alternatives that limit access to emergency vehicles rather than creating a general public thoroughfare.

We respectfully ask the Planning Department and Planning Commission to deny the current plat application or require significant modifications that preserve the safety, quiet character, and family-friendly nature of our neighborhood.

Thank you for your time and for considering the concerns of the families who call this community home.

Gavin Dickman

581 Kingfisher Ave.

Sheridan WY 82801

Kelly Schroeder <kschroeder@sheridanwy.gov>

Opposition to 60ft easement

Cheryl Jensen <cherylj@wyoming.com> Fri, Aug 7, 2026 at 10:23 AM
To: sgoodman@sheridanwy.gov, kschroeder@sheridanwy.gov

My home is 597 Kingfisher ave. On the corner of Osprey and Kingfisher.
This 60 ft public wide access & utilities easement which will be used as a Right-of -Way for a full sized road connecting Blue Bird Lane to either the proposed West Side Corridor or a potential future housing development to the west correct?
If approved this will permanently establish a connector road, potentially turning Osprey Blvd and Bluebird Lane into a busy thoroughfare between Big Goose Road and 5th st.
We have many children in our neighborhood. Our young grandchildren visit on a regular basis. I ‘m concerned about their safety.
This proposal is a definite safety issue and should should not progress.
Thank you for your time.
Cheryl Jensen

Sent from my iPhone

Sue Goodman <sgoodman@sheridanwy.gov>

Osprey Hill / Falcon's Nest 2 subdivision

1 message

Shawn Packard <shawn.packard@att.net> Fri, Aug 7, 2026 at 5:22 PM
To: sgoodman@sheridanwy.gov

I am writing to share our concerns with the purposed 60' access easement attached to the purposed Falcon's Nest 2 subdivision. We recently move into the Osprey Hill neighborhood. One of the things we have appreciated and valued most is that it is a "closed" neighborhood meaning one way in and one way out. To us this provides a safer place for the neighborhood children to play. Safer place for neighbors and their homes with most of the folks coming and going into the neighborhood having reasons for being there. Safer place because of minimal traffic. A future connecting road would change all of that and turn Osprey Hill into just another thoroughfare. We are not opposed to the developing of Falcon's Nest 2 subdivision just to the negative impact the proposed access easement will have on our families and neighborhood.
Thanks for your consideration,
Shawn and Mary Packard
475 Kingfisher Ave
Sent from my iPhone

Kelly Schroeder <kschroeder@sheridanwy.gov>

Falcons Nest 2 Minor Subdivision

swatt@wavecom.net <swatt@wavecom.net> Thu, Aug 6, 2026 at 11:17 AM
To: "kschroeder@sheridanwy.gov" <kschroeder@sheridanwy.gov>

Kelly,

While I have no objection to the subdivision of one lot into three, I am concerned about future development in this subdivision. Most of the Falcons Nest land is on hillsides and was intended to be open space when the Osprey subdivision was developed. I am concerned about adding additional homes and the impact it will have on our water pressure. Currently, there are times when the water pressure in the Osprey subdivision is very low.

Also, I hope the gravel road off Bluebird Lane to the Hidden Bridge trail system remains an emergency use only road. The trail system next to the Osprey subdivision is a safe, vehicle free area where community members can recreate, and it is also a corridor for a vast array of wildlife.

Thanks for letting the Osprey lot owners know about this proposal.

Martha Robison

Sue Goodman <sgoodman@sheridanwy.gov>

For Daniel Kerbs

1 message

Glenn & Carol Bredin <wyobredins@vcn.com> Wed, Aug 12, 2026 at 9:33 PM
To: Sue Goodman <sgoodman@sheridanwy.gov>

Regarding the Falcons Nest 2 Minor Subdivision

To Daniel Kerbs,

My husband and I watched the video of Kelly Schroeder's presentation at the Sheridan City Council Study Session, Monday 8/10/26. We couldn't agree more with the reservations that Councilman Steve Brantz verbalized at that meeting!!

The proposed 60' wide easement (where the current foot path is located) is just the open invitation to start developing the whole area. If Dr. Gilbert is able to subdivide his Lot #2 into 15 build-able lots, that would greatly increase the congestion on our quiet Bluebird Lane. . .

BUT. . . if that easement is made into a street, you can bet Don Roberts (System Land LLC,) who owns the 13.07 acres just north of Wendling's property will not wait until some future Bypass becomes reality, but will jump at the opportunity to develop his residential land into the 38 proposed lots which are pictured on slide #12 of Kelly's presentation. So then we'd have all the construction traffic and subsequent homeowners using Bluebird Lane and Osprey Boulevard as a thoroughfare to Loucks.

Osprey Hill folk are NOT wanting a 2nd access. We have loved the beautiful, quiet community life we have here. Fire and emergency vehicles can get in and out just fine. Christmas lights' traffic is no issue, but allowing our footpath route (to the walking path around the golf course) to later turn into a major traffic nightmare only benefits Don Roberts / System Land LLC and whoever is pushing so hard for the Bypass.

We do not have a problem with Dr. Gilbert developing his property. What we're asking is for you to work out a compromise to allow him to divide his land into the 3 lots so he can develop Lot #2 and Hall's can buy that Lot #3, but **PLEASE** keep the present footpath as a connection to the Sheridan pathways, NOT a 60' wide easement.

As Councilman Brantz stated, the homes around the golf course will not solve Sheridan's need for affordable housing. If /when the West Corridor becomes reality, access to Don Robert's land will be linked in a way which does not ruin our little neighborhood and destroy our property values and peaceful way of life.

Thank you SO MUCH for listening to those of us who will be adversely affected by this subdivision proposal.

Sincerely,

Carol & Glenn Bredin, 478 Bluebird Ln (307) 672-6288

PS: We would like to invite you to come out and personally visit our street, walk the footpath and the trail toward Hidden Hoot, bordering Wendling's property and System Land LLC. Please call us. We'll be glad to show you around.

August 7, 2026

Planning Department
55 Grinnell Plaza
Sheridan, Wyoming

Dear Planning Commission:

As adjacent property owners we would like to express our concern relative to the request by Falcons Nest 2 Minor Subdivision. Specifically we are adamant that the easement exiting lot 2 to the north remain no wider than 30 feet.
We are losing sleep thinking that should the West Side Corridor fail, the "Osprey Corridor" will emerge as Plan B to remedy the complaints for a city by-pass on our side of Sheridan.

Sincerely,

Mike & Pauline Stadick

Mike & Pauline Stadick
526 Kingfisher Ave
Sheridan, WY
306-461-1083

FINAL PLAT OF

FALCONS NEST 2 MINOR SUBDIVISION

BEING THE REPLAT OF TRACT 2, FALCONS NEST MINOR SUBDIVISION AND A TRACT OF LAND DESCRIBED IN DEED NO 2025-799720 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 29, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) SECTION 28 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 33 TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING TOTAL AREA ±30.46 ACRES

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF TRACT 2 FALCONS NEST MINOR SUBDIVISION RECORDED ON MAP 1 POCKET NO 1 FOLDER NO 4 IN THE RECORDS OF SHERIDAN COUNTY CLERK AND A TRACT OF LAND DESCRIBED IN DEED NO 2025-799720 ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DEREK GILBERT, DEREK AND HANNAH HALL BEING THE OWNERS, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT DO HEREBY CERTIFY

THAT THE FOREGOING PLAT DESIGNATED AS FALCONS NEST 2 MINOR SUBDIVISION BEING THE REPLAT OF TRACT 2 FALCONS NEST MINOR SUBDIVISION AND A TRACT OF LAND DESCRIBED IN DEED NO 2025-799720 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 29, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) SECTION 28 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 33 TOWNSHIP 56 NORTH RANGE 84 WEST 6TH P.M. SHERIDAN COUNTY WYOMING TOTAL AREA ±30.46 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

[illegible]

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD

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

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES ALL EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE THIS ____ DAY OF ______________ 2026

DEREK HALL

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ______________ 2026
WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES

HANNAH HALL

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ______________ 2026
WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES

DEREK GILBERT

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ______________ 2026
WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES

CERTIFICATE OF MORTGAGEE

FIRST FEDERAL BANK AND TRUST HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED AS DOCUMENT #2025-799721 MORTGAGEE 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

FOR FIRST FEDERAL BANK AND TRUST

CERTIFICATE OF MORTGAGEE

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 FILED AS DOCUMENT #2024-791523 & 2026-806768 MORTGAGEE 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

FOR FIRST NORTHERN BANK

CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS ____ DAY OF ______________ 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 CITY PLANNING COMMISSION APPROVAL

REVIEWED BY THE CITY OF SHERIDAN WYOMING PLANNING COMMISSION THIS ____ DAY OF ______________ 2026

CHAIRMAN — ATTEST VICE CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDED AT ______ O'CLOCK THIS ______ DAY OF ______________ 2026 AND IS DULY RECORDED IN PLAT BOOK ______ ON PAGE ______

COUNTY CLERK — STAMP RECEIVING NUMBER

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENCRANS, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of the FALCONS NEST 2 MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots and easements of said subdivision in compliance with City of Sheridan subdivision regulations.

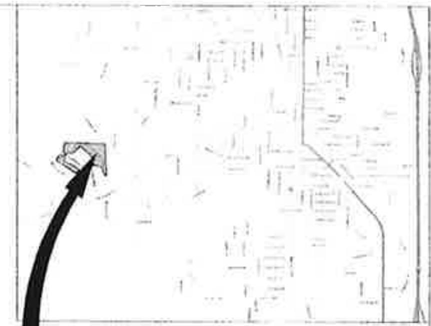
REGISTERED LAND SURVEYOR
NO 14250

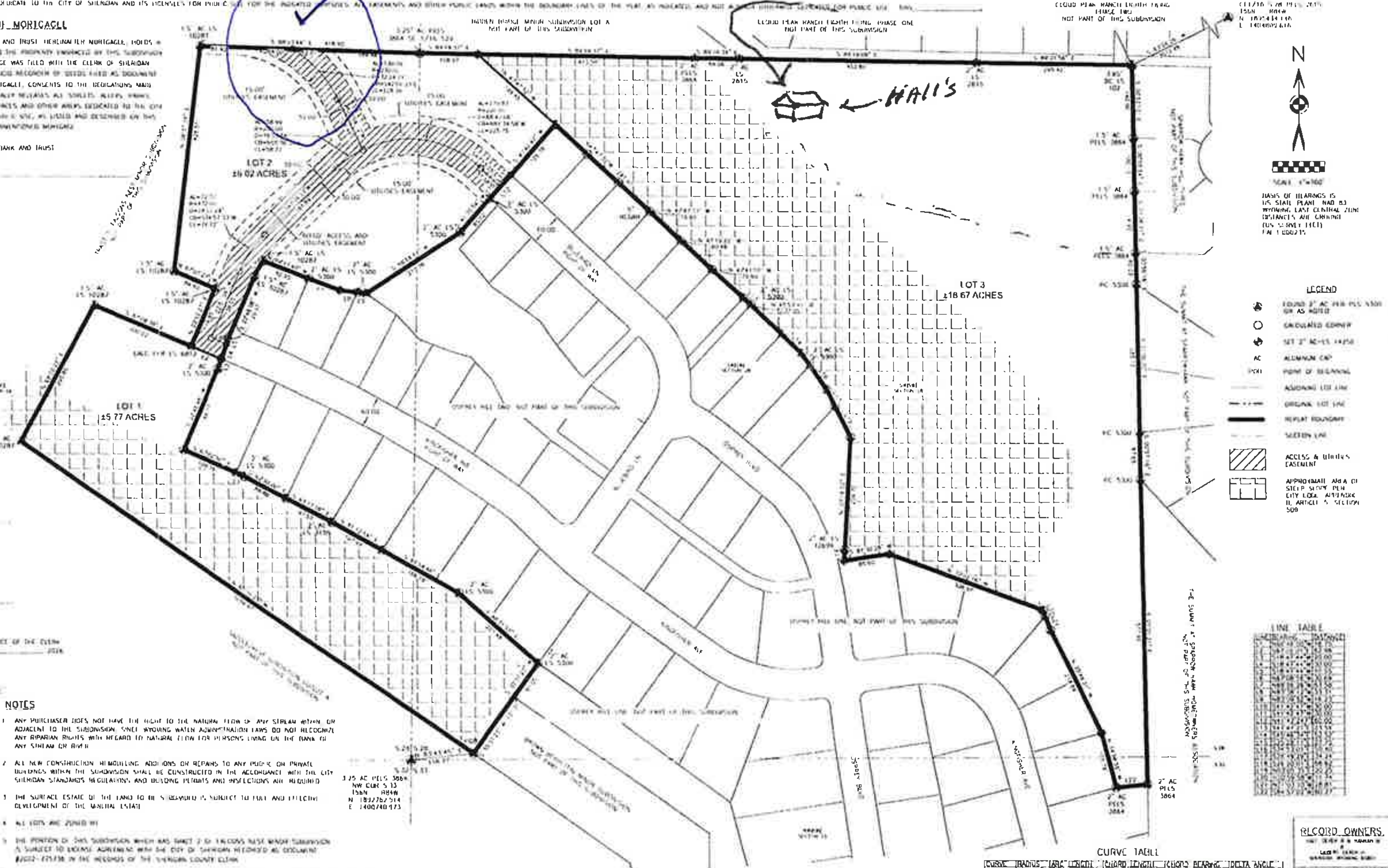
Professional Land Surveyor — CLAYTON ROSENCRANS — 14250 — WYOMING

Prepared by Cannon Consulting LLC / (307) 752 ____

NOTES

1. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION. SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER
2. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN THE ACCORDANCE WITH THE CITY SHERIDAN STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED
3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
4. ALL LOTS ARE ZONED [illegible]
5. THE PORTION OF THIS SUBDIVISION WHICH WAS TRACT 2 OF FALCONS NEST MINOR SUBDIVISION IS SUBJECT TO LICENSE AGREEMENT WITH THE CITY OF SHERIDAN RECORDED AS DOCUMENT #2022-[illegible] IN THE RECORDS OF THE SHERIDAN COUNTY CLERK

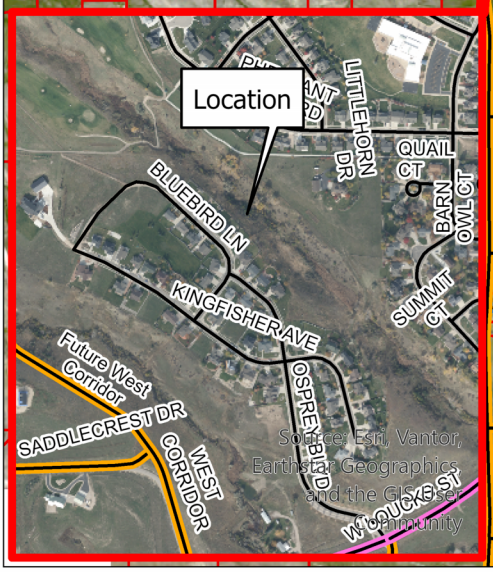




RECORD OWNERS

DATE PREPARED 07/27/26

Falcons Nest 2 Minor



PUD

DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

CITY OF Sheridan WYOMING

N

Miles 0 0.7 1.4

Date: 7/16/2026 1:28 PM User: sgoodman

MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of Petition for De-Annexation, Ordinance 2306-26. The applicant, KW Capital LTD is requesting to de-annex 1.5 acres of unplatted land, currently zoned R-3 Residence District. Located at 4672 Coffeen Ave. PIN 55841420000333.

Background

KW Capital, Ltd. has filed a petition to de-annex the following property:

Address: 4672 Coffeen Ave., Sheridan, WY 82801

Legal: A tract of land in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West of the 6th P.M., described as follows: Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW1/4NW1/4, thence North 103 feet to a point; thence West 630 feet to a point; thence South 103 feet to a point; and thence east 630 feet to the point of beginning. Said tract contains 1.5 acres more or less.

PIN: 55841420000333

Additional details can be found in the attached staff report and supporting documents.

Attachments

Staff Report

BOCC De-Annexation Report

Petition

Draft Ordinance

aerial

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning Division

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Planning Commission
Date: August 24, 2026

Re: Ordinance 2306-26 KW Capital, Ltd. De-Annexation Staff Report

Background

KW Capital, Ltd. has filed a petition to de-annex the following property:

Address: 4672 Coffeen Ave., Sheridan, WY 82801
Legal: A tract of land in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West of the 6th P.M., described as follows:

Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW1/4NW1/4, thence North 103 feet to a point; thence West 630 feet to a point; thence South 103 feet to a point; and thence east 630 feet to the point of beginning.

Said tract contains 1.5 acres more or less.

PIN: 55841420000333

Discussion

The subject property was annexed into the City in 2022 and zoned R-3 Residential.

Since that time, the applicant has discussed various development proposals with City staff for the property. Challenges with developing the property are primarily due to geographical or physical constraints. Access to the back portion of the lot is limited by the narrowness of the lot, the location of the existing home, and the fact that Trout Lane to the West is a private access for the benefit of property owners in the Woodland Creek Estates neighborhood to the south.

As required by state statute, the Sheridan County Board of County Commissioners prepared and approved a de-annexation report for the property on August 19, 2026. The report is included in this staff report package for reference. In summary, the report outlines few to no service or fiscal impacts should the property be de-annexed. The report, however, does note that principals that

define sound community development should also be evaluated and emphasizes that this parcel is part of the Urban Service Area.

Public Notice

A Notice of Petition to De-Annex was published by the petitioner on July 2, 2026 as required by W.S. 15-1-421.

The City published a legal ad with the date of the Planning Commission public hearing as well as the City Council public hearing and first reading. 42 public notice letters were also sent out to property owners within 300 feet. No comments have been received to date from the public on this de-annexation proposal.

Staff Comments

In addition to the comments made in the County's de-annexation report, City staff have the following comments regarding the implications of de-annexation:

Planning

1. This property, if de-annexed, lies within the 1-mile radius of the City of Sheridan. Therefore, future subdivisions of this property would be subject to City review as part of our Joint Land Use Planning area. The MOU with Sheridan County governing subdivisions within the JPA states that City infrastructure standards shall apply for subdivisions that are within the serviceable area for water and sewer.

2. This property is located in an area where there has been, and will continue to be, logical municipal growth. Numerous properties within a ½ mile radius have already been annexed and are served by municipal water and sewer. There are some pockets that are still within the County, including the adjacent properties just to the north and Coffeen Avenue to the east. Woodland Creek Estates to the south of this property is located in the City.

3. This property lies within the Urban Service Area. The Joint Land Use Plan defines the Urban Service Area as "the area within which the City of Sheridan may likely provide municipal water and sewer service and where lands are appropriate to develop as urban neighborhoods, commercial centers, and business parks".

4. The property is currently zoned R-3 Residential. If reverted to a County parcel, Urban Residential would be the most appropriate County zone district.

5. Should the property be de-annexed, a record of survey prepared by a licensed surveyor precisely defining the subject area should be provided and filed with the de-annexation ordinance at the Sheridan County Clerk's office.

Engineering

1. This property lies within the 1-mile radius of the City of Sheridan. Therefore, future subdivisions of this property would be subject to City review with recommendations from City Staff to build the infrastructure to City Standard and to follow our drainage and design criteria.

Utilities

1. The property is already served by SAWS water, City sanitary sewer, and sanitation services. The property owners sewer and sanitation utility rates would be increased and rate codes would be changed from Inside City to Outside City.

2. The property is located within the City's Urban Service Area. As such, any future development, redevelopment, subdivision, or change in use would remain subject to the City's utility standards, infrastructure requirements, and other applicable requirements regardless of whether the property is located within the City limits. Therefore, the proposed de-annexation does not reduce or eliminate future utility-related requirements associated with development.

Fire – Community Risk Reduction

1. The Fire Department identifies no clear benefit to the landowner regarding the proposed de-annexation. Should the property be developed according to the April 2026 DRC proposal, the landowner will remain subject to 2024 International Fire Code (IFC) requirements, specifically those concerning fire apparatus access roads (Appendix D) and hydrant spacing. Sheridan County adheres to these same IFC development standards.

Staff Recommendation

Staff recommend that Planning Commission recommend denial of this rezone petition to the Governing Body.

If Planning Commission chooses to recommend approval of this de-annexation, staff recommend condition that the applicant provide an accurate record of survey prepared by a licensed surveyor to more precisely define the area to be de-annexed prior to filing the de-annexation ordinance.

Sample Motions

1. Positive Recommendation
   "I motion to recommend approval Ordinance 2306-26 KW Capital, Ltd. De-Annexation to the Governing Body."

2. Positive Recommendation with Conditions
   "I motion to recommend approval of Ordinance 2306-26 KW Capital, Ltd. De-Annexation to the Governing Body with the following conditions: [state conditions]"

3. Negative Recommendation

"I motion to recommend denial of Ordinance 2306-26 KW Capital, Ltd. De-Annexation to the Governing Body for the following reasons [state reasons]"

Anticipated Meeting Schedule

Monday, August 24, 2026, 5:30pm - City Council Study Session
Monday, August 24, 2026, 7:00pm - Planning Commission Public Hearing and Consideration
Tuesday, September 8, 2026, 5:30pm - City Council Public Hearing and 1st Reading
Monday, September 21, 2026, 5:30pm – City Council 2nd Reading
Monday, October 5, 2026, 5:30pm - City Council 3rd Reading

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

Sheridan County Report

on

De-annexation Impact

Municipality: City of Sheridan

Petitioner: KW Capital Ltd.

Approved by the Board of County Commissioners
August 19, 2026

Christi Haswell

Christi Haswell, Chair

PETITION

On June 24, 2026, The Board of County Commissioners (BOCC) received a petition from KW Capital Ltd. (Petitioner) to de-annex 1.5 acres from the City of Sheridan (attached.) The petition has also been filed with the City Clerk. Pursuant to W.S. 15-1-421, a report on the impact of de-annexation shall be prepared by the BOCC within 60 days of the county's receipt of the petition.

ORIGINAL ANNEXATION

According to the City of Sheridan, the subject property was annexed on January 3, 2022 with the adoption of Ordinance #2240. The petition to annex was submitted by KW Capital, Ltd.

PARCEL INFORMATION

- Location: US Highway 87 (aka Coffeen Avenue)
- Petition Area: 1.5 acres
- Municipal Zoning: R-3 (Residential)
- Improvements: One single-family dwelling
- Tax District: 2-Sheridan (0205)
- Current mill levy: 71.5
- Assessed: Residential
- 2025 Market Value: $314,443
- 2025 Property Taxes: $2,135

COUNTY PLANNING DESIGNATIONS

- Sheridan Joint Planning Area, Land Use Plan 2017: Urban Residential, inside "Urban Service Area"[1]
- Groundwater Protection Area

EXISTING MUNICIPAL SERVICES (Partial)

- City of Sheridan water and sewer
- Police Department
- Fire & Rescue
- Recycling & Solid Waste

ANTICIPTED COUNTY SERVICE IMPACTS

Central Water Service – No impacts since Sheridan County government does not provide water service.

Central Sewer Service - No impacts since Sheridan County government does not provide sewer service.

---

[1] The Urban Service Area is the area within which the City of Sheridan may likely provide municipal water and sewer service and where lands are appropriate to develop as urban neighborhoods, commercial centers, and business parks.

Roads – No impact to county government since primary access is to US Highway 87, which is a WYDOT maintained route.

Law Enforcement- Primary response would shift from the city police to the Sheriff.

Emergency Services- Primary response would shift from the city fire & rescue to the Sheridan Area Rural Fire Protection District.

Animal Control- No impact would be anticipated since the county government does not provide dedicated animal control services. (Animals running at large may be controlled by the Sheriff.)

Waste Collection- No impacts would be anticipated since the county government does not provide waste collection services.

Administration –

- **County Clerk –** "My request is that the de-annexation wait until after the General Election in November, as both District/Precinct will have to change and if any voter were to pull in camper or home and register to vote, if would affect their ballot style and polling location." – Eda Schunk Thompson 7/16/26
- **County Assessor –**
- **County Treasurer-**
- **GIS –** If de-annexed, boundaries will require adjustment to redefine the various tax, election, and etc. districts.

ANTICIPTED COUNTY REVENUE IMPACTS

Property Tax- If de-annexed, the mill levy on this parcel for the County General Fund (12 mills) would remain unaltered. The City of Sheridan levy (8 mills) would no longer be applied. The Sheridan Area Rural Fire Protection District levy (3 mills) would apply.

State Shared Taxes- Revenues derived from some state taxes, such as sales tax and gasoline tax, are based on the proportion of residents living in the various municipalities versus the unincorporated areas of the county. Since the proposed de-annexation property contains only one home, the county's portion of these population-based revenues would appear minimally affected.

GENERAL COMMENTS

In addition to general fiscal and service impacts, principles that define sound community development should also be evaluated. As noted, this parcel lies within Sheridan's Urban Service Area. Cities and towns commonly have the institutions, powers and resources best suited for denser human settlement patterns. The municipal form of government exists principally to support urban-

type development. Wyoming counties, on the other hand, are poorly endowed by the legislature to deal with the needs of modern urban life. (In many ways, positive impacts associated with municipal growth also support the notion of quality county growth.)

Little information is provided in the petition as to the purpose of the de-annexation. Whether development is planned is unknown. From a county zoning perspective, should the parcel be de-annexed with an UR-Urban Residential district assignment, it would be considered "conforming" parcel. Because of existing central sewer and water service, considerably higher residential development would be possible. Subdividing might be permitted with minimum lot areas of 6,000 square feet per dwelling unit. Multi-family development would require 2,500 sq. ft. per d.u.

Cities need the unfettered ability to expand in order to maintain a healthy revenue base and efficiently provide services. Ultimately, the decision to remain a part of, or to detach from a municipality is the city's political decision taking into consideration those things that might inhibit or block future expansion of the community. With the exception of county administrative functions noted herein above, net service and revenue impacts (as currently assessed) to Sheridan County government would appear to be inconsequential as a result of the proposed de-annexation.

Should de-annexation occur, Sheridan County does request that the city require a record of survey be prepared by a licensed land surveyor precisely defining the subject area and further be recorded with the County Clerk.

RECEIVED
JUN 24 2026

PETITION FOR DE-ANNEXATION

Pursuant to Wyoming Statute § 15-1-421

Petitioner: KW Capital Ltd.

v.

Respondent: City of Sheridan

Petitioner, by and through undersigned counsel, respectfully submit this Petition for De-Annexation pursuant to Wyoming Statute § 15-1-421, and state as follows:

1. Jurisdiction and Statutory Authority

1. This Petition is brought under **Wyo. Stat. § 15-1-421**, which authorizes landowners to petition for the detachment of lands from a municipality when statutory conditions are met.
2. This governing body of the City of Sheridan has jurisdiction to hear and decide this Petition under Wyoming law.

2. Description of the Property

3. Petitioner is the owners of the following real property currently annexed into the City of Sheridan ("Municipality"):
   - Legal Description: A tract of land in the NW/4NW/4 of Section 14, Township 55 North, Range 84 West, 6th P.M., described as follows:

     Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW.4NW.4, thence North 103 feet toa point; thence West 630 feet to a point; thence South 103 feet to a point; and thence East 630 feet to the point of beginning. 1.5 acres, more or less

   - Parcel Number(s): 55841420000333
   - Acreage: 1.5 acres, more or less

4. A map depicting the property is attached as **Exhibit A**.

3. Factual Basis for De-Annexation

5. The property is contiguous to the municipal boundary and can be detached without creating an irregular or illogical boundary. The property was originally in the county and annexed into the City of Sheridan.
6. As of the filing of this Petition, the property is served by municipal water and sewer which was installed prior to the annexation into the City of Sheridan.
7. Detachment will not adversely affect the health, safety, or welfare of the City of Sheridan or its residents.
8. Detachment will not impair the Municipality's ability to provide services to adjacent areas.
9. The property is more appropriately served by county jurisdiction, and detachment will promote efficient land use and governance.

4. Statutory Compliance

11. Petitioner satisfy all requirements of **Wyo. Stat. § 15-1-421**, including:

- Ownership of the property proposed for detachment
- Submission of a legally sufficient description
- Demonstration that detachment will not cause material injury to the Municipality
- Filing within the statutory process and timelines

12. Petitioner has provided written notice of this Petition to Sheridan County Commissioner as required by law.

5. Request for Relief

WHEREFORE, Petitioner respectfully request that the Court (or governing body):

A. Grant this Petition and order that the property described herein be detached from the corporate limits of the City of Sheridan pursuant to Wyo. Stat. § 15-1-421;

B. Direct the Municipality to amend its official boundary map to reflect the detachment;

C. Notify the County Clerk, County Assessor, and Wyoming Department of Revenue of the boundary change;

D. Award any other relief the Municipality deems just and proper.

Respectfully submitted,

Petitioner: KW Capital, Ltd.

BY: Eric Whitehead, President

Address: _____

Phone: _____

Email: _____

Date: _____

Respectfully submitted,

Petitioner: KW Capital, Ltd.

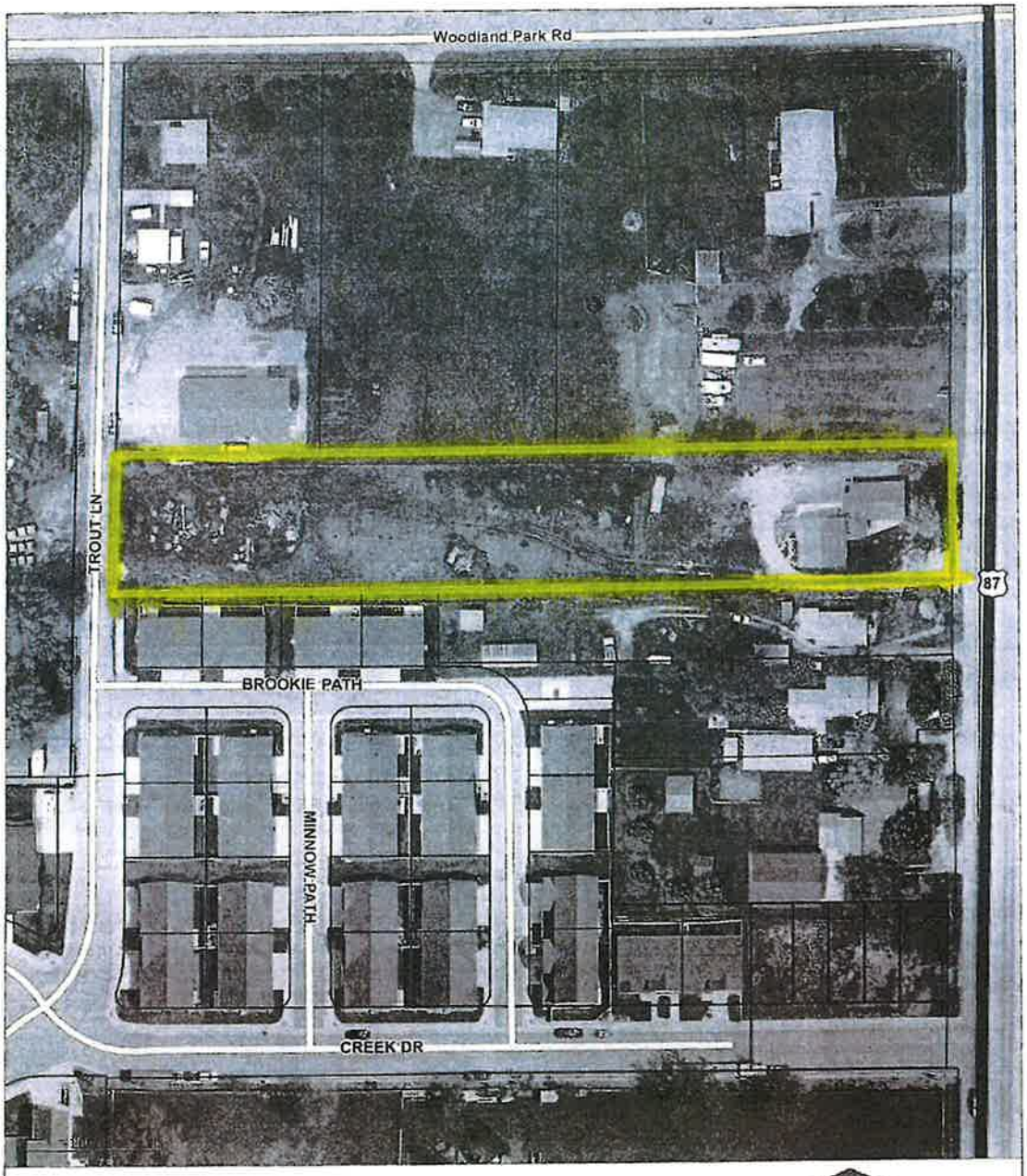
BY: Eric Whitehead, President

Address: 200 Trail Drive Ranchester

Phone: 970-692-3318

Email: ericwhitehead81@gmail.com

Date: 6-22-26


Woodland Park Rd
TROUT LN
87
BROOKIE PATH
MINNOW PATH
CREEK DR
NORTH
U.S. Highway
State Highway
County Road
Other Roads
Railroad
Sheridan County
Wyoming MapServer
Sheridan County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
printed 6/18/2026

When recorded, return to:
Sovereign State Title Company
Ref Order No. SSTC-21-10072
P.O. Box 6768
Sheridan, WY 82801

2021-770309 6/29/2021 1:27 PM PAGE: 1 OF 2
FEES: $15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

GENERAL WARRANTY DEED

Richard J. Towns, a single man, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to KW Capital, Ltd , a Colorado Limited Liability Company, whose address is P.O. Box 303, Ranchester, WY 82839, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A," ATTACHED HERETO

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

WITNESS my/our hand(s) this 28th day of June, 2021.

Richard J. Towns
Richard J. Towns

State of Wyoming
County of ~~Sheridan~~ Johnson

This instrument was executed and acknowledged before me on June 28, 2021 by Richard J. Towns.

Signature of Notarial Officer

Notary Public
Title (e.g. Notary Public)

Seal: DAVID COOK – NOTARY PUBLIC COUNTY OF SHERIDAN STATE OF WYOMING MY COMMISSION EXPIRES JULY 26, 2024

My commission expires: 7/26/2024

2021-770309 6/29/2021 1:27 PM PAGE: 2 OF 2
FEES: $15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A

A tract of land in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West, 6th P.M., described as follows:

Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW1/4NW1/4, thence North 103 feet to a point; thence West 630 feet to a point; thence South 103 feet to a point; and thence East 630 feet to the point of beginning.

Said tract containing 1.5 acres, more or less.

PETITION FOR DE-ANNEXATION

Pursuant to Wyoming Statute § 15-1-421

Petitioner: KW Capital Ltd.

v.

Respondent: City of Sheridan

Petitioner, by and through undersigned counsel, respectfully submit this Petition for De-Annexation pursuant to Wyoming Statute § 15-1-421, and state as follows:

1. Jurisdiction and Statutory Authority

1. This Petition is brought under **Wyo. Stat. § 15-1-421**, which authorizes landowners to petition for the detachment of lands from a municipality when statutory conditions are met.
2. This governing body of the City of Sheridan has jurisdiction to hear and decide this Petition under Wyoming law.

2. Description of the Property

3. Petitioner is the owners of the following real property currently annexed into the City of Sheridan ("Municipality"):
    - Legal Description: A tract of land in the NW/4NW/4 of Section 14, Township 55 North, Range 84 West, 6th P.M., described as follows:

      Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW.4NW.4, thence North 103 feet toa point; thence West 630 feet to a point; thence South 103 feet to a point; and thence East 630 feet to the point of beginning. 1.5 acres, more or less

    - Parcel Number(s): 55841420000333
    - Acreage: 1.5 acres, more or less

4. A map depicting the property is attached as **Exhibit A**.

RECEIVED
JUN 23 2026
By Ashley Foster

3. Factual Basis for De-Annexation

5. The property is contiguous to the municipal boundary and can be detached without creating an irregular or illogical boundary. The property was originally in the county and annexed into the City of Sheridan.
6. As of the filing of this Petition, the property is served by municipal water and sewer which was installed prior to the annexation into the City of Sheridan.
7. Detachment will not adversely affect the health, safety, or welfare of the City of Sheridan or its residents.
8. Detachment will not impair the Municipality's ability to provide services to adjacent areas.
9. The property is more appropriately served by county jurisdiction, and detachment will promote efficient land use and governance.

4. Statutory Compliance

11. Petitioner satisfy all requirements of **Wyo. Stat. § 15-1-421**, including:

- Ownership of the property proposed for detachment
- Submission of a legally sufficient description
- Demonstration that detachment will not cause material injury to the Municipality
- Filing within the statutory process and timelines

12. Petitioner has provided written notice of this Petition to Sheridan County Commissioner as required by law.

5. Request for Relief

WHEREFORE, Petitioner respectfully request that the Court (or governing body):

A. Grant this Petition and order that the property described herein be detached from the corporate limits of the City of Sheridan pursuant to Wyo. Stat. § 15-1-421;

B. Direct the Municipality to amend its official boundary map to reflect the detachment;

C. Notify the County Clerk, County Assessor, and Wyoming Department of Revenue of the boundary change;

D. Award any other relief the Municipality deems just and proper.

Respectfully submitted,

Petitioner: KW Capital, Ltd.

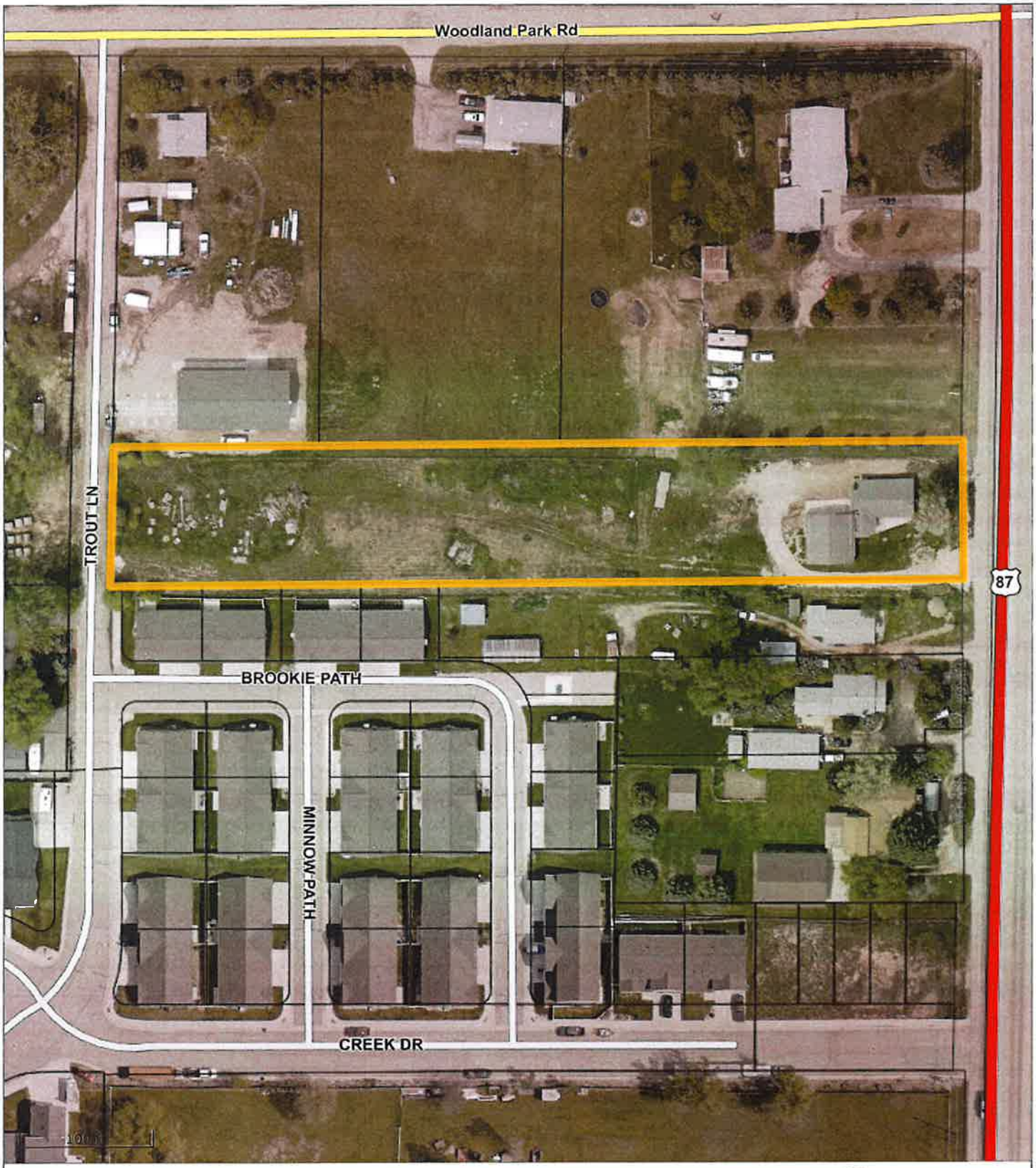
BY: Eric Whitehead, President

Address: 200 Trail Drive Ranchester

Phone: 970-692-3318

Email: ericwhitehead81@gmail.com

Date: 6-22-26



NORTH

U.S. Highway
State Highway
County Road
Other Roads
Railroad

Sheridan County Wyoming MapServer

Sheridan County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
printed 6/18/2026

When recorded, return to:
Sovereign State Title Company
Ref. Order No. SSTC-21-10072
P.O. Box 6768
Sheridan, WY 82801

2021-770309 6/29/2021 1:27 PM PAGE: 1 OF 2
FEES: $15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

GENERAL WARRANTY DEED

Richard J. Towns, a single man, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to KW Capital, Ltd , a Colorado Limited Liability Company, whose address is P.O. Box 303, Ranchester, WY 82839, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A," ATTACHED HERETO

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

WITNESS my/our hand(s) this 28th day of June, 2021.

Richard J. Towns
Richard J. Towns

State of Wyoming
County of ~~Sheridan~~ Johnson

This instrument was executed and acknowledged before me on June 28, 2021 by Richard J. Towns.

Signature of Notarial Officer

Notary Public
Title (e.g. Notary Public)

Seal: DAVID COOK – NOTARY PUBLIC COUNTY OF SHERIDAN STATE OF WYOMING MY COMMISSION EXPIRES JULY 26, 2024

My commission expires: 7/26/2024

EXHIBIT A

A tract of land in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West, 6th P.M., described as follows:

Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW1/4NW1/4, thence North 103 feet to a point; thence West 630 feet to a point; thence South 103 feet to a point; and thence East 630 feet to the point of beginning.

Said tract containing 1.5 acres, more or less.

CITY OF SHERIDAN
ORDINANCE NO. 2306-26

AN ORDINANCE DE-ANNEXING 1.5 ACRES, SITUATED IN THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WY.

WHEREAS, KW Capital, Ltd. is the sole owner of the tracts of land to be de-annexed and has petitioned the City of Sheridan (the "City") in writing for the de-annexation of said land;

WHEREAS, the owner has also filed a copy of the Petition for De-Annexation with Sheridan County, Wyoming (the "County"), and the County has prepared a de-annexation report pursuant to W.S. 15-1-421(a);

WHEREAS, the County has agreed to and consents to the this de-annexation; and

WHEREAS, notice of the Petition for De-Annexation was published in the Sheridan Press within ten (10) days of filing the Petition with the City pursuant to W.S. 15-1-421(b);

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

1. **LAND:** The following described tracts of land are hereby de-annexed from the City of Sheridan, as shown on the survey attached hereto as **Exhibit A**, to wit:

   A tract of land in the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West of the 6th P.M., described as follows:

   Beginning at a point on the West line of the State Highway, 393 feet South and 30 feet West of the Northeast corner of said NW1/4NW1/4, thence North 103 feet to a point; thence West 630 feet to a point; thence South 103 feet to a point; and thence east 630 feet to the point of beginning.

   Said tract contains 1.5 acres more or less.

2. **FINDINGS:** The Governing Body makes the following findings in support of this de-annexation:

   a. KW Capital, Ltd. is the sole owner of all the land to be de-annexed;
   b. KW Capital, Ltd. has signed the Petition for De-Annexation;
   c. This de-annexation will not cause land within the City to no longer be contiguous with the rest of the City;
   d. The City does not own any rights-of-way, easements, streets, or other property or improvements in the area to be de-annexed; and
   e. This de-annexation will not create an area which is situated entirely within the City but is not part of the City.

3. **SEVERABILITY:** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

4. **EFFECTIVE DATE:** This ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

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

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Trangmoe, City Clerk

State of Wyoming)
) SS
County of Sheridan)

Signed and sworn (or affirmed) before me on this ____ day of _____ 20__

by _____

_____

Notary Public

My commission expires _____

1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Published: _____

EFFECTIVE DATE: This Ordinance shall be in full force and effect on _(publication date)__, after the required approval and publication, according to law

4672 Coffeen Ave



R1-ZONE

M1-ZONE

PUD

HE-ZONE

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

Legend

- Roads
- City of Sheridan Boundary
- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District
- B1 - Business District
- B2 - Business District
- M1 - Industrial District
- MA - Medical Arts District
- HE - Higher Education District
- RUCA - Restricted Use Control Area
- PUD - Planned Unit Development
- GATEWAY - Gateway District

N

0 0.275 0.55 1.1 Miles

Name: sgoodman

Date: 10/25/2021

MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-26-29, RES 17-26, High Eagle Minor Subdivision. The applicant, John E Rice & Sons, Inc., is requesting to subdivide 15.35 acres of unplatted land into 3 lots, zoned Gateway District. Located at 4101 and 4103 Yellowtail Dr. PIN 56840910000300 and 56840920000400.

Background

Wood Group, on behalf of the property owner, John E. Rice & Sons Inc., has submitted a final plat application for the following location:

Address: 4101 & 4103 Yellowtail Drive, Sheridan, WY 82801
Legal: Unplatted land
PIN: 56840910000300 & 56840920000400

The applicant is proposing to divide 15.35 acres into 3 mixed-use lots with the following lot sizes:

- Lot 1: 6.91 acres
- Lot 2: 3.80 acres
- Lot 3: 4.64 acres

As all proposed lots currently have access to dedicated public streets and utility infrastructure, no new improvements are being proposed or are required with this subdivision.

Additional details can be found in the attached staff report and supporting documents.

Attachments

Staff Report
Draft Resolution
final plat
aerial

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning Division

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Planning Commission
Date: August 24, 2026

Re: PL-26-29, Resolution 17-26 High Eagle Minor Subdivision Final Plat Staff Report

Background

Wood Group, on behalf of the property owner, John E. Rice & Sons Inc., has submitted a final plat application for the following location:

Address:	4101 & 4103 Yellowtail Drive, Sheridan, WY 82801
Legal:	Unplatted land
PIN:	56840910000300 & 56840920000400

The applicant is proposing to divide 15.35 acres into 3 mixed-use lots with the following lot sizes:

- Lot 1: 6.91 acres
- Lot 2: 3.80 acres
- Lot 3: 4.64 acres

As all proposed lots currently have access to dedicated public streets and utility infrastructure, no new improvements are being proposed or are required with this subdivision.

Discussion

The property is zoned Gateway District and is governed by the Wrench Ranch Master Plan Phase II. It is located within the Mixed-Use area of the master plan. Building setbacks, architectural standards, and landscaping requirements will all be addressed at the time of a building permit.

The Future Land Use Map from 2017 indicates that this area is appropriate for commercial and/or agricultural use. The agriculture designation was given around the time the Sheridan College AgriPark was built just west on Yellowtail Drive, so it is likely that this area was envisioned to encompass supporting agricultural uses.

Since that time, however, much of the surrounding area has been built out to include commercial and light industrial uses. Staff feel that the proposed subdivision is congruent with both the

commercial portion of the Future Land Use Map and the actual development of the area over the years.

Staff Review Comments
Staff comments during the internal review of this final plat application were related to minor corrections needed for the plat and information regarding sidewalk or pathway requirements for future building permits on the property.

Public Notice
Staff sent notices to 7 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.

Staff Recommendation

Staff recommend that Planning Commission recommend approval of PL-26-29, Resolution 17-26 High Eagle Minor Subdivision Final Plat to the Governing Body.

Sample Motions

1. Positive Recommendation
   "I motion to recommend approval of PL-26-29, Resolution 17-26 High Eagle Minor Subdivision Final Plat to the Governing Body."

2. Positive Recommendation with Conditions
   "I motion to recommend approval of PL-26-29, Resolution 17-26 High Eagle Minor Subdivision Final Plat to the Governing Body with the following conditions: [state conditions]"

3. Negative Recommendation
   "I motion to recommend denial of PL-26-29, Resolution 17-26 High Eagle Minor Subdivision Final Plat to the Governing Body for the following reasons [state reasons]"

Anticipated Meeting Schedule

Monday, August 24, 2026, 5:30pm - City Council Study Session
Monday, August 24, 2026, 7:00pm - Planning Commission Public Hearing and Consideration
Tuesday, September 8, 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 17-26

A RESOLUTION APPROVING PL-26-29, THE FINAL PLAT OF HIGH EAGLE MINOR SUBDIVISION, DIVIDING 15.35 ACRES OF UNPLATTED LAND INTO 3 LOTS. ZONED GATEWAY. LOCATED AT 4101 & 4103 YELLOWTAIL DRIVE (PIN 56840910000300 & 56840920000400).

WHEREAS, The final plat of High Eagle Minor Subdivision has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat have been met and all documents meet 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 High Eagle Minor Subdivision, dividing 15.35 acres of unplatted land into 3 lots.

In approving High Eagle Minor 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.

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

City of Sheridan

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Trangmoe, City Clerk

FINAL PLAT
HIGH EAGLE MINOR SUBDIVISION

LOCATED WITHIN THE W1/2SE1/4 AND THE E1/2SW1/4
OF SECTION 9, T56N, R84W, 6TH P.M.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

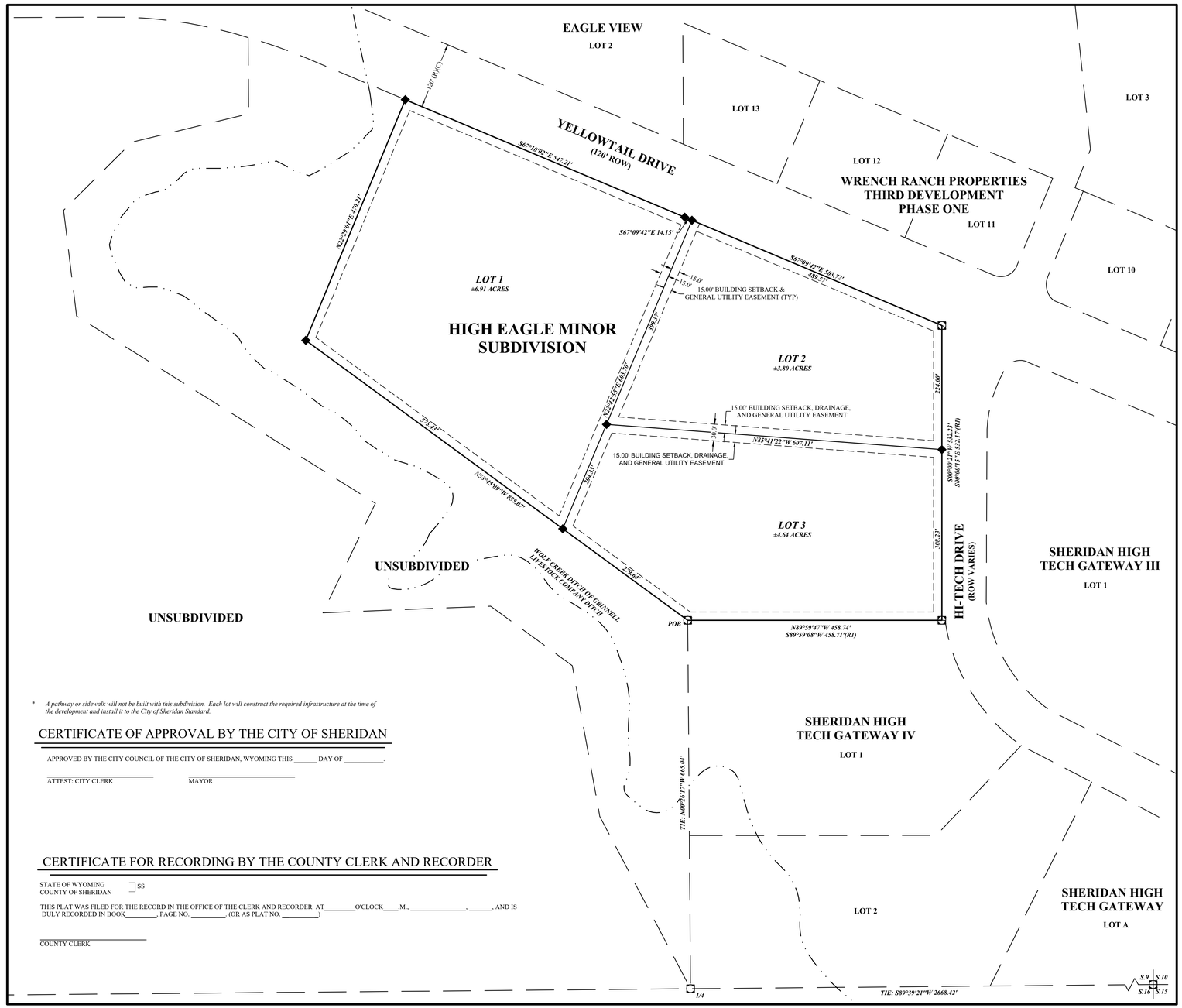
LEGEND:

- FOUND ALUMINUM CAP
- SET MONUMENT (LS10245)
- *(R)* QUITCLAIM DEED (BK.547 PG.553)
- *(R1)* SHERIDAN HIGH TECH GATEWAY IV SUBDIVISON PLAT (BK.S PG.161)
- EXISTING PROPERTY BOUNDARY
- INTERIOR LOT BOUNDARY
- EASEMENT LINE
- ADJACENT PROPERTY BOUNDARIES
- SOLDIER CREEK DITCH

N

0 50 100
SCALE: 1" = 100'

T. 56 N., R. 84 W.



* *A pathway or sidewalk will not be built with this subdivision. Each lot will construct the required infrastructure at the time of the development and install it to the City of Sheridan Standard.*

CERTIFICATE OF APPROVAL BY THE CITY OF SHERIDAN

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

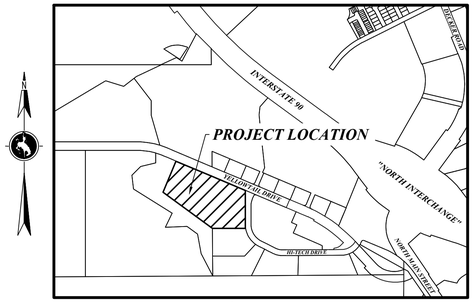
_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

STATE OF WYOMING]
COUNTY OF SHERIDAN] SS

THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT_____O'CLOCK____M., _____, _____, AND IS DULY RECORDED IN BOOK_____, PAGE NO. _____ (OR AS PLAT NO. _____)

_____
COUNTY CLERK



VICINITY MAP
SCALE: 1" = 1000'

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED: JOHN E. RICE & SONS INC., BEING THE OWNERS OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS THE HIGH EAGLE MINOR SUBDIVISION IS LOCATED IN SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PART OF THE WEST 1/2 SOUTHEAST 1/4 AND THE EAST 1/2 SOUTHWEST 1/4 SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING, AS SHOWN AS PARCEL 5 ON THE WRENCH RANCH PROPERTIES MASTER PLAN - PHASE II, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9, SAID POINT BEING S89°39'21"W, A DISTANCE OF 2668.42 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE N00°26'17"W 665.04' ALONG THE WEST BOUNDARY OF SHERIDAN HIGH TECH GATEWAY IV SUBDIVISION TO THE **POINT OF BEGINNING**;

THENCE N53°45'09"W, A DISTANCE OF 855.07 FEET TO A POINT;

THENCE N22°29'01"E, A DISTANCE OF 470.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF YELLOWTAIL DRIVE;

THENCE ALONG SAID RIGHT OF WAY S67°10'02"E, A DISTANCE OF 547.21 FEET TO A POINT;

THENCE CONTINUING WITH SAID RIGHT OF WAY S67°09'42"E, A DISTANCE OF 503.72 FEET TO A POINT BEING THE INTERSECTION OF THE WEST RIGHT OF WAY OF HI-TECH DRIVE AND SAID YELLOWTAIL DRIVE;

THENCE ALONG SAID WEST RIGHT OF WAY OF HI-TECH DRIVE, S00°00'21"W, A DISTANCE OF 532.23 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY, N89°59'47"W, A DISTANCE OF 458.74 FEET ALONG THE NORTH BOUNDARY OF THE SHERIDAN HIGH TECH GATEWAY IV SUBDIVISION TO THE **POINT OF BEGINNING**, HAVING AN AREA OF 15.35 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 OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

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

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

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE LEFT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

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

EXECUTED THIS ____ DAY OF _____, ____, BY:

_____
JOHN E. RICE & SONS INC.

STATE OF WYOMING
COUNTY OF SHERIDAN

ON THIS _____DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN

WHO, BEING DULY SWORN, DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE _____,

DATED _____, 2026.

MY COMMISSION EXPIRES: _____. _____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL OF THE DIRECTOR OF PUBLIC WORKS

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

CERTIFICATE OF THE CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS_____DAY OF_____, _____.

_____ _____
ATTEST: VICE-CHAIRMAN CHAIRMAN

GENERAL NOTES

1. BASIS OF BEARINGS ARE FROM GPS OBSERVATIONS USING GPS GRID NORTH
2. THIS SURVEYOR DID NOT PERFORM A COMPLETE ABSTRACT TITLE SEARCH FOR THIS PROPERTY
3. TOTAL ACRES WITHIN THIS SUBDIVISION: ±15.35
4. A PATHWAY OR SIDEWALK WILL NOT BE BUILT WITH THIS SUBDIVISION. EACH LOT WILL CONSTRUCT THE REQUIRED INFRASTRUCTURE AT THE TIME OF THE DEVELOPMENT AND INSTALL IT TO THE CITY OF SHERIDAN STANDARD.

SURVEY NOTES

STATE PLANE COORDINATE SYSTEM: NAD 1983 (CONUS)
ZONE: WYOMING EAST CENTRAL 4902
VERTICAL DATUM: NAVD 88 (GEOID 18 - CONUS)
US SURVEY FOOT: GROUND SCALE FACTOR 1.000235
PROJECT LOCATION:
LATITUDE - N44°50'24.88355"
LONGITUDE - W106°59'13.16623"
HEIGHT: 3782.44 FT

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, GREGORY R. MEINECKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE HIGH EAGLE MINOR SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

STATE OF WYOMING]
COUNTY OF SHERIDAN] SS

Professional Engineer (Civil) & Land Surveyor
GREGORY R. MEINECKE
19245
Date 7/29/26
WYOMING

HIGH EAGLE MINOR SUBDIVISION

PREPARED FOR:
JOHN E. RICE & SONS INC.
(DBA WRENCH RANCH)

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

NO.	REVISION	BY	DATE

DESIGNED BY: ---
DRAWN BY: SAM
CHECKED BY: GRM
DATE: 07/29/2026

SHEET
1 of 1

High Eagle Minor Subdivision



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

CITY OF Sheridan WYOMING

N

Miles 0 0.7 1.4

Date: 7/17/2026 12:55 PM User: sgoodman

MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-26-22, RES 16-26, Story House No. 1 subdivision. The applicant, Story House Property Company, LLC, is requesting to subdivide 130.69 acres of unplatted land into 2 lots, zoned B-2 Business District. Located at 2300 Story House Rd. PIN 56842410000333.

Background

Story House Property Company, LLC, has submitted a final plat application for the following location:

Address: 2300 Story House Lane., Sheridan, WY 82801
Legal: Unplatted land
PIN: 56842410000333

The applicant is proposing to divide 130.69 acres into 2 parcels:
• Lot 1: 5.00 acres
• Tract A: 125.69 acres

This subdivision requires the extension of infrastructure to serve all lots and therefore constitutes a major subdivision. However, the applicant is not proposing to extend infrastructure and is therefore requesting this subdivision be considered as a minor subdivision.

Additional information can be found in the attached staff report and supporting documents.

Attachments

Staff Report
final plat
aerial

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning Division

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Planning Commission
Date: August 24, 2026

Re: PL-26-22, Resolution 16-26 Story House Minor No. 1 Subdivision Staff Report

Background

Story House Property Company, LLC, has submitted a final plat application for the following location:

Address:	2300 Story House Lane., Sheridan, WY 82801
Legal:	Unplatted land
PIN:	56842410000333

The applicant is proposing to divide 130.69 acres into 2 parcels:

- Lot 1: 5.00 acres
- Tract A: 125.69 acres

This subdivision requires the extension of infrastructure to serve all lots and therefore constitutes a major subdivision. However, the applicant is not proposing to extend infrastructure and is therefore requesting this subdivision be considered as a minor subdivision.

Discussion

The plat creates a lot that requires the extension of municipal water and sewer service; however, the current proposal does not include public water or sewer infrastructure, or a utility plan identifying proposed connections to the existing systems. Similarly, there is no proposal to extend public streets, nor an alternative means to provide safe, reliable, and all-weather access to each lot for property owners, emergency responders, utility providers, and service vehicles.

As an alternative to extending the required infrastructure, the applicant is proposing to establish access and utility easements. This approach defers the extension of necessary infrastructure to the future developer of either Lot 1 or Tract A.

The property is zoned B-2 Business District, which allows for a wide variety of residential, commercial, and light industrial development on all lots within the subdivision.

Public Notice

Staff sent notices to 6 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.

Staff Comments & Recommendation

Staff reviewed the proposed subdivision for compliance with the City's adopted standards, regulations, and development requirements. As currently proposed, the subdivision does not meet the City's Subdivision Regulations, the Public Infrastructure Design Standards, nor International Fire Code regarding the extension of transportation and utility infrastructure to serve all lots within the subdivision.

The creation of additional lots without adequate transportation and utility infrastructure is contrary to the intent of the City's subdivision regulations and public infrastructure standards, and raises significant concerns regarding long-term access, infrastructure maintenance, emergency response, and public safety. The subdivision as proposed impairs the orderly, efficient, and coordinated development of future phases of this subdivision and adjacent properties.

Staff discussed the ways in which the proposed subdivision does not meet adopted city regulations with the applicant. The applicant has requested that the subdivision be brought forward to the Governing Body for consideration, with the understanding that staff would not be making a positive recommendation.

Sample Motions

1. Positive Recommendation
   "I motion to recommend approval of PL-26-22, Resolution 16-26 Story House Minor No. 1 Subdivision Final Plat to the Governing Body."

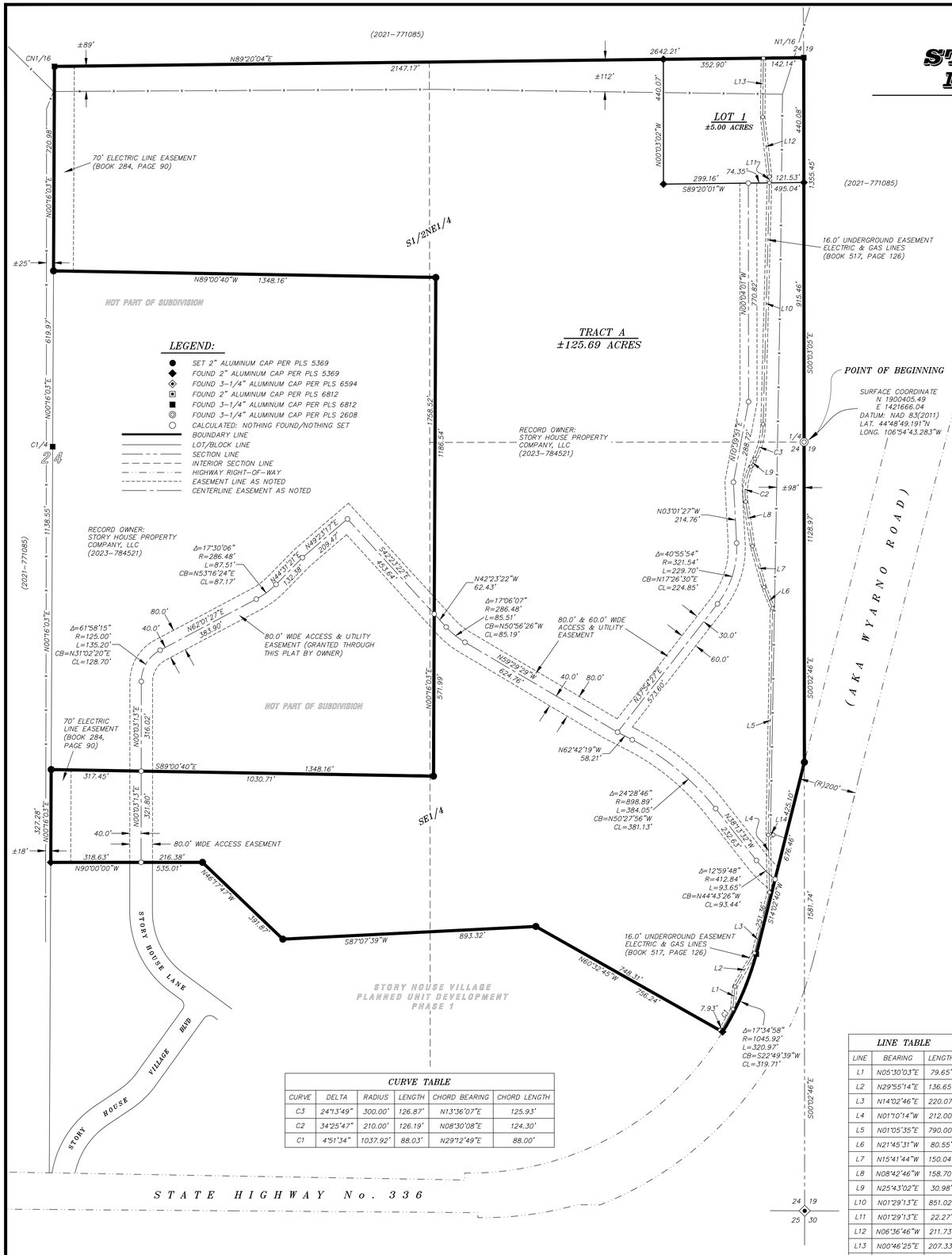
2. Positive Recommendation with Conditions
   "I motion to recommend approval of PL-26-22, Resolution 16-26 Story House Minor No. 1 Subdivision Final Plat to the Governing Body with the following conditions: [state conditions]"

3. Negative Recommendation
   "I motion to recommend denial of PL-26-22, Resolution 16-26 Story House Minor No. 1 Subdivision Final Plat to the Governing Body for the following reasons [state reasons]"

Anticipated Meeting Schedule

Monday, August 24, 2026, 5:30pm - City Council Study Session
Monday, August 24, 2026, 7:00pm - Planning Commission Public Hearing and Consideration
Tuesday, September 8, 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.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C3	24°13'49"	300.00'	126.87'	N13°36'07"E	125.93'
C2	34°25'47"	210.00'	126.19'	N08°30'08"E	124.30'
C1	4°51'34"	1037.92'	88.03'	N29°12'49"E	88.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°30'03"E	79.65'
L2	N29°55'14"E	136.65'
L3	N14°02'46"E	220.07'
L4	N01°10'14"W	212.00'
L5	N01°05'35"E	790.00'
L6	N21°45'31"W	80.55'
L7	N15°41'44"W	150.04'
L8	N08°42'46"W	158.70'
L9	N25°43'02"E	30.98'
L10	N01°29'13"E	851.02'
L11	N01°29'13"E	22.27'
L12	N06°36'46"W	211.73'
L13	N00°46'25"E	207.33'
L14	N88°49'46"E	18.00'

FINAL PLAT
STORY HOUSE MINOR NO. 1

TOTAL AREA = ±130.69 ACRES
NUMBER OF LOTS = 2
LOT 1 ZONED: B2
TRACT A ZONED: B2

N
E
S

SCALE: 1"= 200'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE MULTIPLIED TO SURFACE
BY THE SCALE FACTOR OF 1.00023549

GRAPHIC SCALE

-200 0 100 200 400 800

(U.S. SURVEY FEET)
1 inch = 200'

CERTIFICATE OF DEDICATION

KNOWN ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED STORY HOUSE PROPERTY COMPANY LLC BEING THE OWNER(S), PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **STORY HOUSE MINOR NO.1** IS A SUBDIVISION OF THE SE1/4, AND THE S1/2NE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 24 (MONUMENTED WITH 3-1/4" ALUMINUM CAP PER PLS 2608); THENCE S00°02'46"E, 1128.97 FEET ALONG THE EAST LINE OF SAID SE1/4, SECTION 24 TO A POINT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 336 (AKA WYARNO ROAD) (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE S14°02'40"W, 676.45 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT (MONUMENTED WITH 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°34'58", A RADIUS OF 1045.92 FEET, AN ARC LENGTH OF 320.97 FEET, A CHORD BEARING OF S22°49'39"W, AND A CHORD LENGTH OF 319.71 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1 (MONUMENTED WITH 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE N60°32'45"W, 756.24 FEET ALONG THE NORTH LINE OF SAID STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1 TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE S87°07'39"W, 893.32 FEET ALONG SAID NORTH LINE TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE N66°17'47"W, 391.87 FEET ALONG SAID NORTH LINE TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE S90°00'00"W, 535.01 FEET ALONG SAID NORTH LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1, AND LYING ON THE WEST LINE OF SAID SE1/4, SECTION 24 (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE N00°16'03"E, 327.28 FEET ALONG SAID WEST LINE TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE S89°00'40"E, 1348.16 FEET TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE N00°16'03"E, 1758.52 FEET TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE N89°00'40"W, 1348.16 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF SAID S1/2NE1/4, SECTION 24 (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 5369); THENCE N00°16'03"E, 720.98 FEET ALONG SAID WEST LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID S1/2NE1/4, SECTION 24 (MONUMENTED WITH 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE N89°20'04"E, 2642.21 FEET ALONG THE NORTH LINE OF SAID S1/2NE1/4, SECTION 24 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID S1/2NE1/4, SECTION 24 (MONUMENTED WITH 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE S00°03'05"E, 1355.45 FEET ALONG THE EAST LINE OF SAID S1/2NE1/4, SECTION 24 TO THE POINT OF BEGINNING OF SAID TRACT.

STORY HOUSE MINOR NO.1, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC ACCESS AND UTILITY EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS TO LOT 1 AND FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY USED BY THE PUBLIC.

SAID TRACT CONTAINS 130.69 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

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 _____

STORY HOUSE PROPERTY COMPANY, LLC

BY: _____
, MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY _____ BEFORE ME THIS _____ DAY OF _____, _____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

MORTGAGE HOLDER:

SIGNED BY AFFIDAVIT

BY: SHC LENDING LLC (LIEN HOLDER)
SEE AFFIDAVIT FILED AT THE SHERIDAN
COUNTY COURTHOUSE.
DOCUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

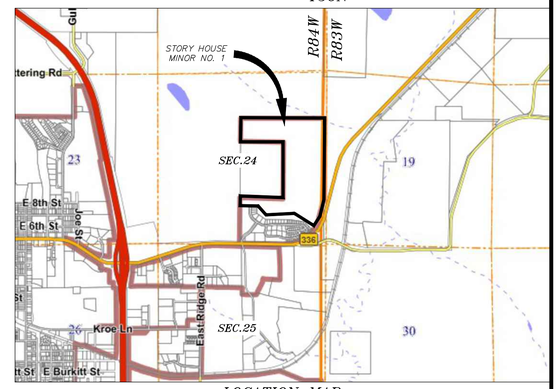
I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor
THONE STEWART
15309
WYOMING

PRELIMINARY DRAFT

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

T56N



LOCATION MAP

NO TRUE SCALE

NOTE:

FUTURE DEVELOPMENT OF LOT 1 OR TRACT A IS SUBJECT TO THE SIGNED AND RECORDED DEVELOPMENT AGREEMENT.

DECLARATION OF EXISTING EASEMENTS

EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE PROTECTED BY EASEMENTS 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

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
STORY HOUSE MINOR NO. 1

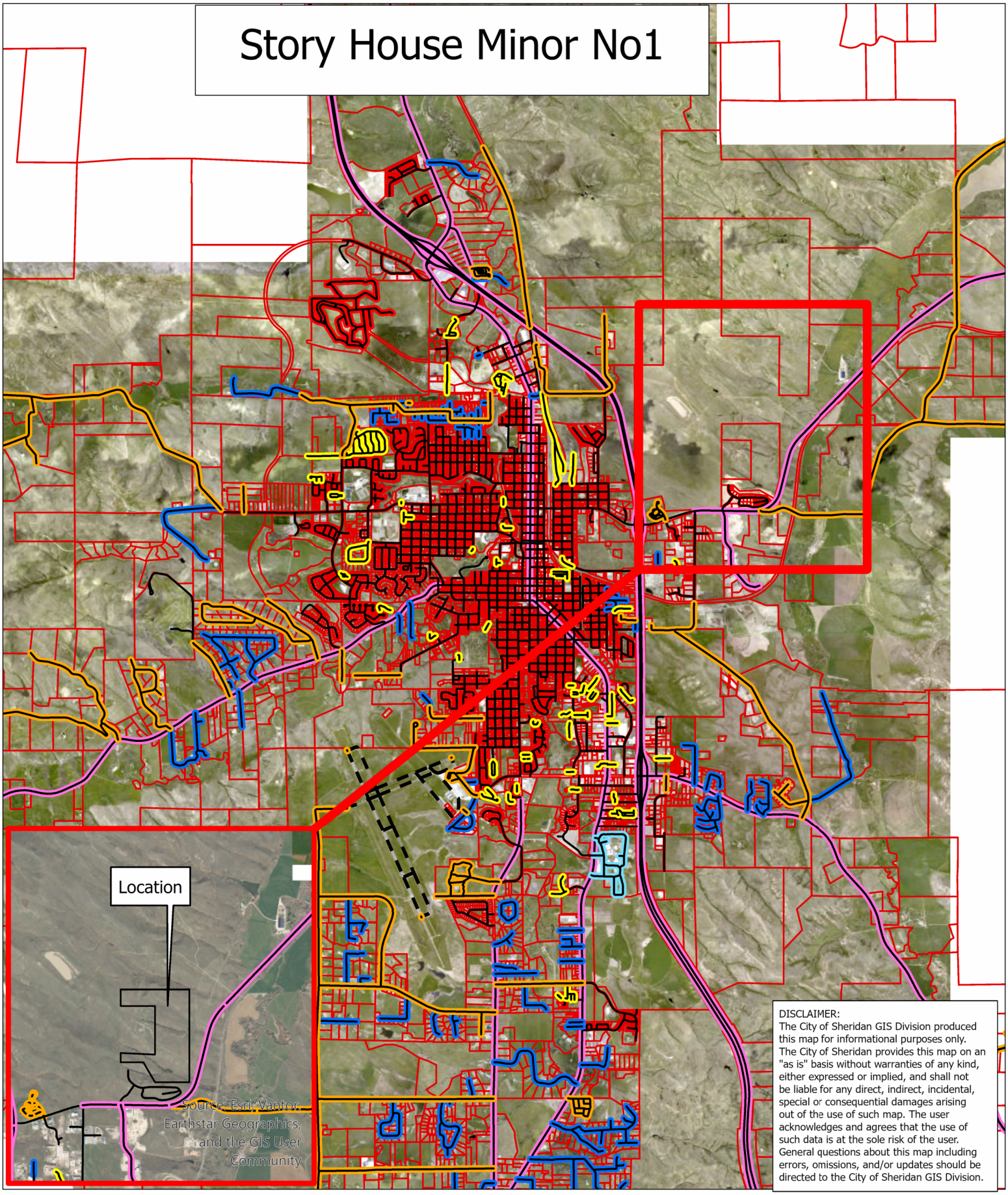
SITUATED IN THE SE1/4, AND THE S1/2NE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CLIENT: STORY HOUSE PROPERTY COMPANY, LLC
40 EAST WORKS STREET, SUITE 18
SHERIDAN WY, 82801

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

JN: 2025-054 SA:6
DN: 2025-054-SJ6 MINOR NO.1
TAB: PLAT
PF: T2023-058
REVIEWED BY: AS & JSP
JULY 8, 2026

Story House Minor No1



DISCLAIMER:
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CITY OF Sheridan WYOMING

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Date: 7/20/2026 11:16 AM User: sgoodman