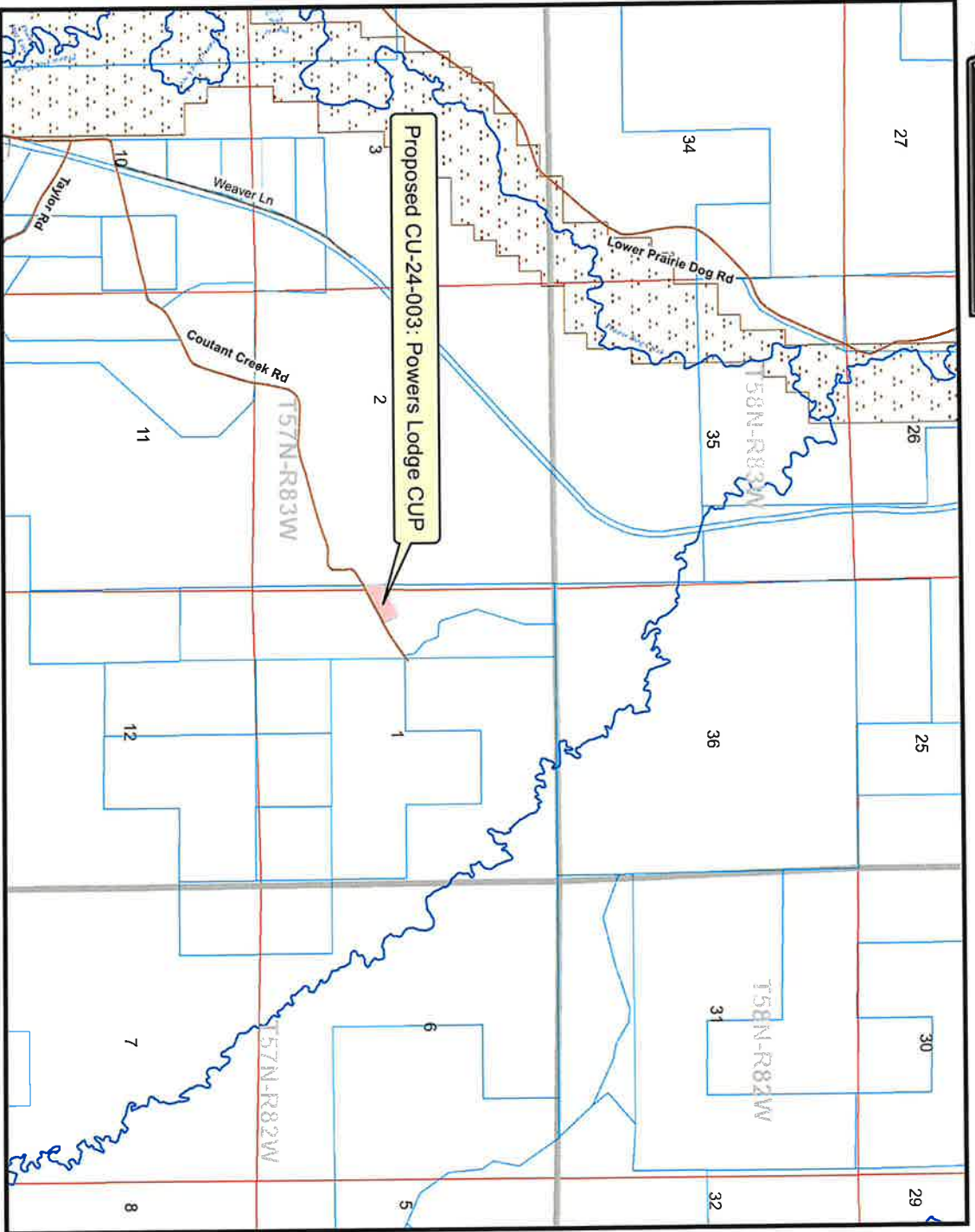




Proposed CU-24-003: Powers Lodge CUP



- Legend**
- COUNTY ROAD
 - PUBLIC ROAD
 - PRIVATE ROAD
 - Major Rivers/Streams
 - Major Rivers/Streams
 - 4.8 acre site
 - Groundwater Protection Area
 - Zoning
 - Agricultural



This is a request from Dawson and Megan Powers for a conditional use permit located the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, T57N, R83W. The applicant is proposing to operate an outfitting business which would include eventually building a hunting lodge. The property is located in the (A) Agricultural Zoning District, and the parcel consists of 55.01 acres of which 4.8 acres would be used for the CUP site. The parcel is located off of Coutant Creek Road (CR #114).

This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



PUBLIC WORKS DEPARTMENT

ENGINEERING • PLANNING • ROAD & BRIDGE • BUILDING OFFICIAL
224 South Main Street – Sheridan, Wyoming 82801 – Phone: 307-675-2420

STAFF REPORT BOARD OF COUNTY COMMISSIONERS

FILE NO. PP-24-001: Sunset Ridge Estates Subdivision – Preliminary Plat
OWNER: Trenton & Britni Burrup
MTG. DATE: June 4, 2024

PROPOSAL:

Trenton & Britni Burrup are applying for a subdivision permit for land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 21; and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 22, T.55N., R.84W. The 33.23-acre property is zoned Rural Residential (RR). The applicant proposes the creation of three single-family residential lots from area currently platted as Lot 4, Sycamore Minor Subdivision (2002) lying west of State Highway 332 (Big Horn Avenue.)



Fig 1 Proposed Sycamore Ln (looking west from Hwy 332)



Fig 2 Proposed Sycamore Ln @ Tr. 1 (looking east towards Hwy 332)

APPLICATION BACKGROUND/DEVELOPMENT CONTEXT:

- **Legal Access –**
 - Existing Public Road: State Highway 332 – Variable r.o.w. width
 - Proposed Private Road: Sycamore Lane – easement varies from 45 to 60 feet in width. (Figs 1 & 2)
- **Lots Proposed –**
 - 3 residential lots ranging from 6.59 to 14.0 acres (Fig 3 & 4)

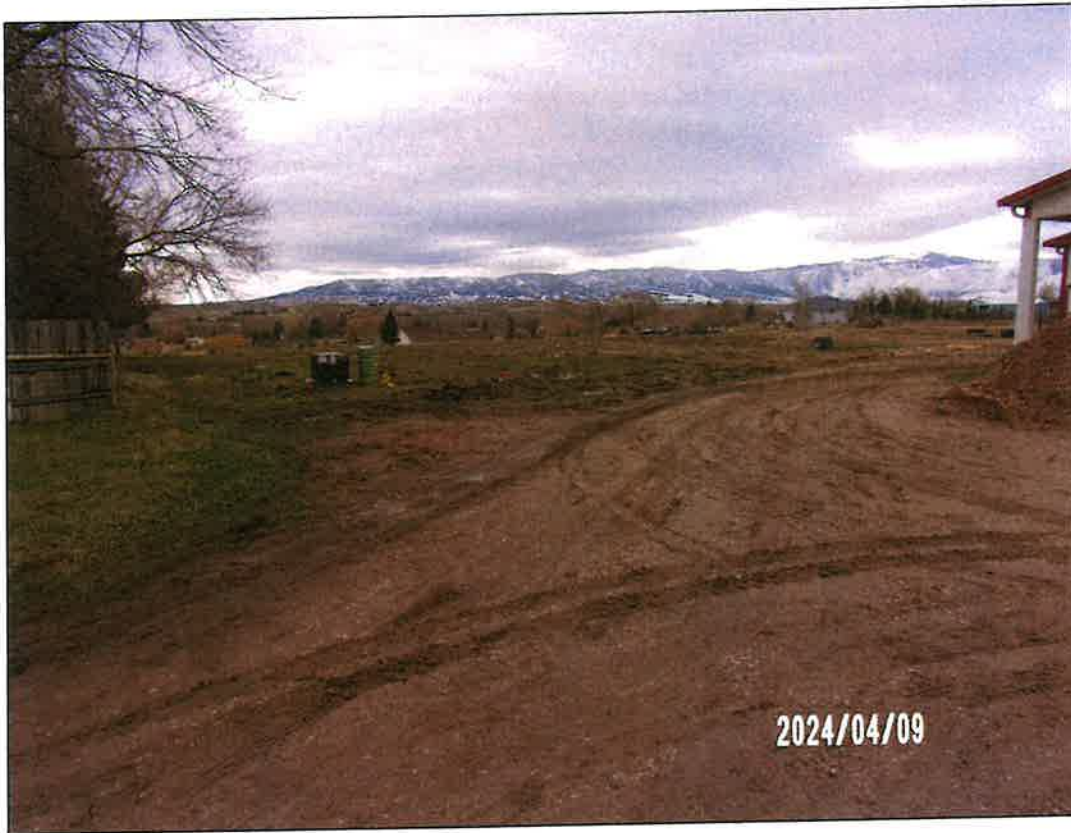


Fig 3 Residential lot area (looking southwest from proposed Sycamore Ln @ Tr. 1)



Fig 4 Residential lot area; new dwelling on proposed Tr. 1 (looking west from proposed Sycamore Ln. @ Tr. 2)

- **Existing Structures** – New dwelling on proposed Tr. 3; Horse barn on proposed Tr. 1
- **Road Maintenance** – It is anticipated that the proposed road would be privately maintained by future lot owners.
- **Public Improvements** – Yes
 - Central water infrastructure
- **Domestic Water** – Sheridan Area Water System (SAWS) – Statement of Service executed by SAWS Administrator 3/26/24.
- **Sewer** – Private, on-site, small wastewater systems
- **Vacations** – Yes. Vacate existing Lot 4, Sycamore Minor Subdivision
- **Variance requests** – Yes. Relief from maximum length of dead-end road standard of 1,200 feet, and right-of-way width of 60 feet. (Section 3.3 i. & r.)
 Note: Consideration of this variance will need to occur prior to consideration of the preliminary plat application.

PLANNING & REGULATORY FRAMEWORK

- **Future Land Use Map** - “County Low Density” (*Sheridan Joint Planning Area Land Use Plan, 2017*)
- **Major Transportation Facilities** – State Highway 332
- **Zoning** – Rural Residential (RR)
- **Groundwater Protection Area (GPA)** – Yes
- **Steep Slopes (as regulated by the Zoning Rules)** – Limited area along north side of proposed Sycamore Ln.
- **Street Design** – Graveled to Sheridan County specification.
- **Water Rights** – Yes, existing appropriations under:
 - The Colorado Colony Ditch Co. Territorial Proof No. 736
 - Supplemental Supply under the Colorado Colony Ditch Co., Proof No. 3460, Permit No. 445E
 - Secondary Supply under the Wyoming Security Co., Inc., Proof No. 20660, Permit No. 4186E
 - Supplemental supply under Milton & Edith Sherman, Proof No. 35473, Permit No. 29725
- **Water Rights Distribution** – Proposed distribution plan to each tract and Authorization to Detach Water Rights to be considered by State Board of Control.
- **Special Flood Hazard Areas (aka Base Flood or 100-Year Floodplain)** – None

- **WYDEQ Water/Sewer Recommendation** – Required with Final Plat application.
- **Municipal One-Mile Area** – No
- **Notification**
 - BOCC
 - Legal notice ran on May 21, 2024 and on May 28, 2024
 - Adjacent property owner letters mailed April 9, 2024

STAFF RECOMMENDATION:

☞ **Action Item 1. Variance regarding dead-end road length and width**

Should the Commission find that the 1,200-foot requirement for maximum dead-end road length and 60-foot r.o.w. width impractical, or will exact an undue hardship, approve request for relief from Section 3.3 i.& r. of the *Rules & Regulations Governing the Division of Land*.

☞ **Action Item 2. Preliminary Plat application**

Should the variance be approved (re: road length), staff recommends approval of PP-24-001: Sunset Ridge Estates Subdivision – Preliminary Plat application.

PLANNING AND ZONING RECOMMENDATION:

On May 2, 2024, the Sheridan County Planning and Zoning Commission voted 1-1 to recommend **Approval** of the Variance regarding dead-end road length and width. Therefore, the recommendation is to deny the Variance.

The Sheridan County Planning and Zoning Commission then voted 2-1 to recommend **Approval** of Item PP-24-001: Sunset Ridge Estates Subdivision – Preliminary Plat application.

SHERIDAN COUNTY, WYOMING
MAJOR SUBDIVISION - PRELIMINARY PLAT APPLICATION
COUNTY FEE \$400.00 - REQUIRED WITH APPLICATION

Proposed Subdivision Name: SUNSET RIDGE ESTATES

Owner(s):

Name: TRENT & BRITNI BURRUP
Address: 565 Osprey Blvd.
Telephone #: _____ Cell #: 301-710-8467 E-mail: Trent.burrop@gmail.com

(If a Company/Trust/LLC, provide legal documentation of authorized party. If owned by husband & wife, both must sign application. Include contact information for all property owners.)

Contact Person, if other than owner such as Survey or Engineering firm:

Name: PRESTFELDT SURVEYING
Address: 2340 Wetlands Dr. Suite #100
Telephone #: 307-672-7415 Cell #: 949-400-2843 E-mail: andraya@prestfeldt.com

(If no one is listed, all correspondence will only go to the property owner(s). Should this person change, owner(s) must notify this office in writing)

Date of pre-application Meeting with County staff: January 24, 2024

- Legal Description: LOT 4, Sycamore Minor Subdivision
- If previously subdivided, name of subdivision: Sycamore Minor Subdivision
- Current Access Roads: Big Horn Ave.
- If previously platted, was the existing subdivision granted a variance? Yes No (If Yes, include approved copy)
- Does this proposal include a request for a variance? Yes No (If Yes, include a letter citing the specific county rule/standard from which relief is sought and the justification for a variance.)
- Nearest municipality: Sheridan Distance to corporate limits: 1.5 miles
- Total area of proposed subdivision: 33.23 acres
- Total area of proposed lots: 33.23 acres
- Number of proposed lots: 3
- County Zoning District: RR
- Are there existing covenants? Yes No (If Yes, submit copy)
- Will there be new covenants? Yes No (If Yes, submit copy of outline)
- Will the subdivision be phased? Yes No (If Yes, submit proposed description and scheduling)
- Located within the county Groundwater Protection Area (GPA)? Yes No
- Located within the Special Flood Hazard Area (base flood area)? Yes No
- Are there existing structures? Yes No (If Yes, include scaled site plan showing distances from proposed lot lines for all structures, septic systems, wells, etc.)
- Type of development proposed:
Residential Commercial Industrial Combination
- Proposed source of domestic water:
Individual well SAWS Municipal (service provider _____)
(Provide copy of evidence that service is available from provider)
- Are there existing adjudicated water rights? Yes No (If Yes, provide description including registered permit nos. with application)
- What is the proposed disposition of the water rights?
 Relinquish
 Change the use, place of use or point of diversion
 Distribution of rights appurtenant to land to be divided
- Type of sewage system proposed: Individual on-site systems: Central sewer: (service provider _____)
- Proposed Street Surface: Gravel: Asphalt: _____ Other (specify): _____

NOTES:

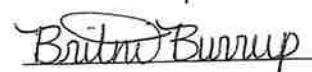
- **A pre-application meeting with staff is required prior to submitting an application and supporting documentation.**
- A complete application consists of this form, fees, and required number of plats and all supporting materials.
- Applications may be rejected if all supporting materials for Major Subdivisions as specified in the *Rules and Regulations Governing Division of Land in Sheridan County* are not submitted at the required application meeting.
- All application content and materials shall be reviewed by the Public Works Department and must first be accepted prior to Planning & Zoning Commission consideration.
- The Public Works Department has up to 21 BUSINESS DAYS to review the application, contents and documents. Subsequent re-submittals and reviews are allotted an additional 21 BUSINESS DAYS as well. Please allow adequate time for reviews.
- Following review by the Public Works Department, the applicant will be notified of required changes, edits or additional documentation to bring the application and supporting materials into conformity with the *Rules and Regulations Governing Division of Land in Sheridan County*.
- Once the application is determined to be complete and accurate by the Public Works Department, and all supporting documentation received, it will be scheduled on the next Planning & Zoning Commission agenda that allows for a 14-day public hearing notice. No application will be scheduled **unless determined to be complete and accurate at least 21 days prior to the Planning and Zoning Commission meeting date.** (Submitting the information 21 days prior, does not necessarily mean it will be scheduled on the P & Z agenda.) At this time, the applicant will be advised of required number of copies that must be provided.
- Following the Planning & Zoning Commission's recommendation, the application will be placed on a subsequent BOCC agenda for consideration that allows for a 14-day public hearing notice.
- Any advertising charges will be billed directly by The Sheridan Press to the applicant/professional.

Application prepared by: Andraya Stamenkovic (print)

Owner's Name: Trent Burrup (print)

Owner's Signature:  Date: 1/10/24

Owner's Name: Britni Burrup (print)

Owner's Signature:  Date: 1/10/24

● All property owners must sign application prior to submittal

● In submitting this application, you agree to allow the Sheridan County Public Works Department access to your property for review and inspection purposes relative to this application.

To submit an application, you must schedule an in-person meeting with the Public Works Department.

REGISTERED IN:
WYOMING
MONTANA
IDAHO



2340 WETLANDS DRIVE, STE 100
SHERIDAN, WYOMING 82801
PHONE: (307) 672-7415

February 28, 2024

Sheridan County Planning
Attn: Mark E. Reid
224 South Main Street
Sheridan, WY 82801

RE: ***ROAD VARIANCE REQUEST for "SUNSET RIDGE ESTATES"***

Dear Mark,

On behalf of Trenton and Britni Burrup, Prestfeldt Surveying, LLC is requesting a variance for the length and width of Sycamore Lane. The owners are requesting that Sycamore Lane reach Tract 3 for the benefit of "Sunset Ridge Estates" due to the following reasons:

- 1) Sycamore Lane would be a private road also dedicated as a utility and emergency vehicle easement. Sycamore Lane starts off at Big Horn Avenue as sixty (60) feet wide for four hundred and two (413) feet servicing Tract 1, then narrows to fifty (50) feet wide for a length of eighty seven (87) feet, then forty five (45) feet wide for a length of one hundred sixty seven (167) feet along the existing barn, then back to fifty (50) feet wide for a length of one thousand five hundred (1,500) feet servicing Tracts 2 and 3. Where Tract 3 is currently building a residence at the end of Sycamore Lane which is approximately 2,167 linear feet.
- 2) There are no plans to continue extending it through the subdivision as it will dead-end into Tract 3 with a sixty-five (65) foot radius on a half-circle which is split between Tracts 2 and 3. Maintenance and upkeep will be the responsibility of the tract owners.
- 3) The county width requirement of sixty (60) feet would encumber an existing barn structure. The traveled road width along the barn can reasonably be twenty-two (22) feet wide with a right-of-way easement width of fifty (50) feet. This will allow for a seven (7) foot buffer of untraveled space between the edge of the road and barn while protecting an existing irrigation easement along the north property line.

- 4) The location of Sycamore Lane conveniently provides easy and direct access to all proposed tracts and causes no undesirable impact to the adjoining landowners.
- 5) The road variance request is not abnormal for this area as there are numerous roads that have been granted a variance from length and width requirements. The density of this subdivision will be three residences with minimal traffic.

In closing we would like to request a variance from the length and width requirement for Sycamore Lane. If you have any questions for Trenton and Britni Burrup, please call (801) 710-8467, or you can contact me at (307) 672-7415, Ext. 4.

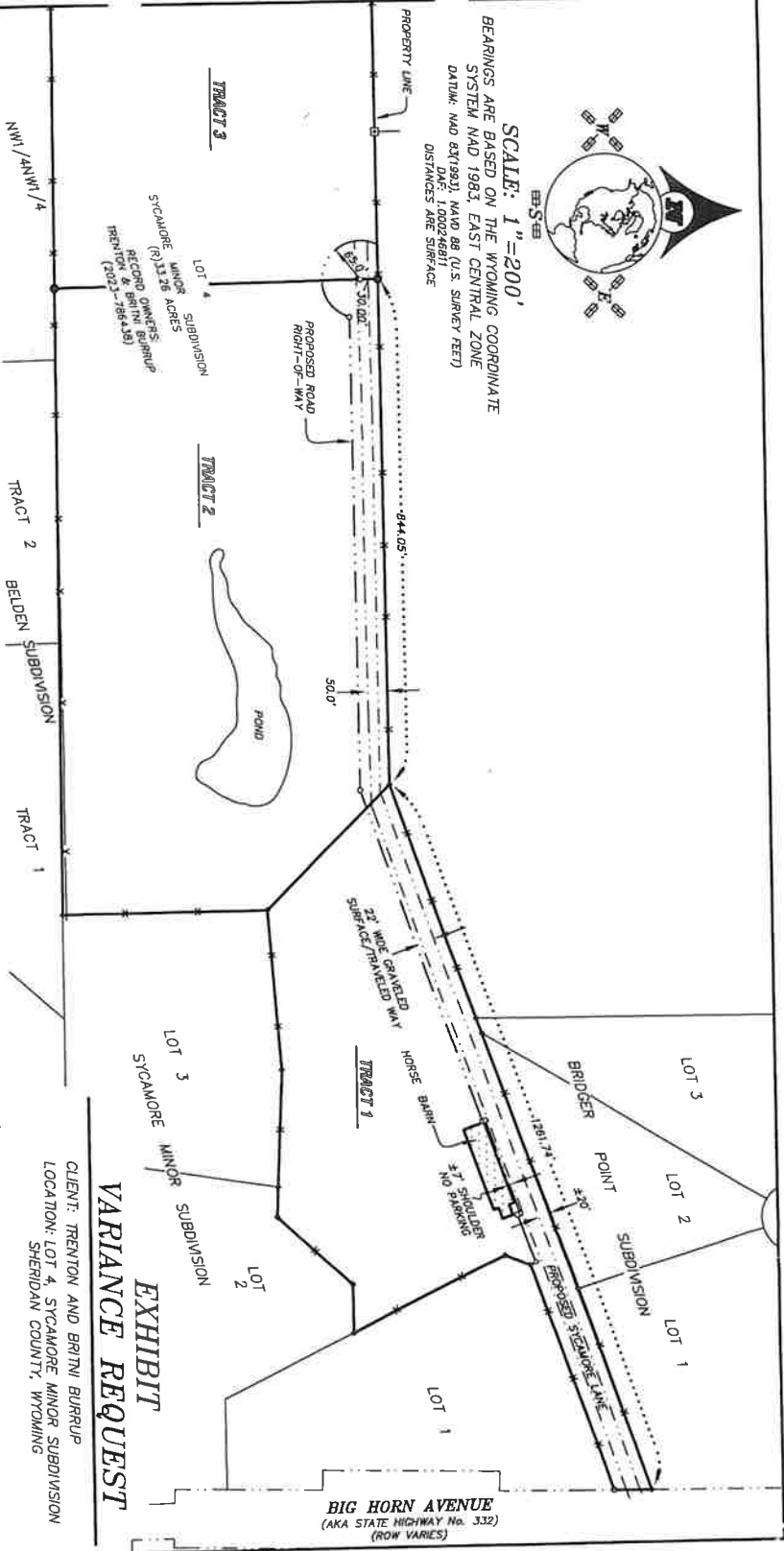
Sincerely yours,

Andraya Stamenkovic

WY. PLS 19344



SCALE: 1"=200'
 BEARINGS ARE BASED ON THE WYOMING COORDINATE
 SYSTEM NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1983), NAD 88 (U.S. SURVEY FEET)
 DATUM: 1,00024681
 DISTANCES ARE SURFACE



**EXHIBIT
 VARIANCE REQUEST**

CLIENT: TRENTON AND BRITNI BURRUP
 LOCATION: LOT 4, SYCAMORE MINOR SUBDIVISION
 SHERIDAN COUNTY, WYOMING

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

JN: 2023-041 S.I: 1
 DN: 2023-041
 TAB: BLD SETBACK
 PF: T2020-068
 REVIEWED BY: DTJ
 FEBRUARY 19, 2024



UTILITY LETTER - STATEMENT OF SERVICE*

Utility Provider: SHERIDAN AREA WATER SUPPLY JPB

Subdivision Applicant: BURRUP, TRENTON & BRITNI

Proposed Subdivision: SUNSET RIDGE ESTATES

Pursuant to Section 2.7 c. xviii. of the Rules & Regulations Governing the Division of Land in Sheridan County, Wyoming, , SHERIDAN AREA WATER SUPPLY JPB hereby states that it will serve the proposed subdivision (subject to terms and conditions attached, if any), and that the easements shown on the final plat are complete and satisfactory for utility purposes.

Dan Coughlin, SAAU'S JPB ADMINISTRATOR

Authorized Agent

3/26/2024

Date

Conditions:

SUBDIVISION PLAT WILL SHOW A 15 FOOT UTILITY EASEMENT FOR FUTURE
EXTENSION OF THE 8 INCH WATERLINE TO THE WEST THROUGH LOT 3

* Statement of Service must accompany all final subdivision permit applications.

Mark Reid

From: Dan Coughlin
Sent: Tuesday, April 2, 2024 5:30 PM
To: Trenton & Britni Burrup
Cc: Doug Carlton; Andraya Stamenkovic; Cameron Duff; Renee Obermueller; Jacob Martineau; tony@wendtland.com; Mark Reid; Andrea Hauber
Subject: Final draft of Contingent Water Service Agreement for Sunset Ridge Estates Subdivision.
Attachments: Sunset Ridge Estates CWSA ATW 04022024 Final Clean ATW unsigned.doc

Trenton and Britni,

Please see the attached final draft of the Contingent Water Service Agreement (CWSA) for the Sunset Ridge Estates Subdivision.

If you have any questions about it, please contact me and we can set up a meeting, if needed.

As a reminder, to assure that this waterline can be extended in the future, there must be an easement meeting City of Sheridan design standards shown on the final plat through the entire east-west length of lot 3.

Regards,

Dan Coughlin

Administrator

307-675-2931

dcoughlin@sheridancountywy.gov

SAWSJPB Web Site: [SAWS \(Sheridan Area Water Supply\) - Sheridan County Wyoming](#)

Sheridan County Mapping: <https://maps.greenwoodmap.com/sheridan/>

City of Sheridan Mapping: [City Of Sheridan, WY \(sheridanwy.net\)](http://CityOfSheridan.WY)



January 12, 2024

Prestfeldt Surveying, LLC
2340 Wetlands Dr, Suite 100
Sheridan WY 82801

Re: Sunset Ridge Estates

The above-mentioned development falls within CenturyLink's certified territory and can be provided telephone service under the Land Development Tariff on file with the Wyoming Public Service commission as of 1/28/2008. The easements shown on the proposed plat are complete and satisfactory for CenturyLink's purposes. The actual cost for cable construction and a contract for the work can be provided upon receipt of a signed approved final plat.

Please feel free to call me on 307-682-7241 if you have any questions or need more specific information.

Sincerely,

A handwritten signature in cursive script that reads "Shelby Allen".

Shelby Allen
Field Engineer
Gillette Wyoming
Ph: 307-682-7241
Cell: 307-299-8468





Andraya Stamenkovic, PLS
Professional Land Surveyor
Prestfeldt Surveying

01/10/2024

Re: Sunset Ridge Estates

Dear Andraya Stamenkovic,

Spectrum has received the information on the Sunset Ridge Subdivision. The development is out of our service footprint and will require a construction build to be able to be served. An internal build survey will be submitted, pending funding approval.

Sincerely,

Nathan Pierson

Construction Coordinator



January 12, 2024

Andraya Stamenkovic
Prestfeldt Surveying LLC
2340 Wetlands Drive, Suite 100
PO Box 3082
Sheridan, WY 82801

RE: Sunset Ridge Estates
Sheridan, WY 82801

Mr. Stamenkovic;

This letter serves to notify all parties involved, that A.C.T. (Advanced Communications Technology), DBA Range, approves of the utility easements as shown on the proposed plat for Sunset Ridge Estates as received by email on January 8, 2024. This approval does not guarantee that Range will service the subdivision (we do not have facilities nearby), however it is a possibility that can be discussed between Range and the developer/future individual lot owners.

If you have any questions or comments, please contact me at (307) 673-0910 or email zjon.may@range.net Thank you.

Sincerely,

Zjon May

Zjon May
Regional Engineering Manager
Range- Sheridan office

RE: Sunset Ridge Estates - Request for Letter

Sorenson, Danilee <Danilee.Sorenson@mdu.com>

Mon 1/8/2024 11:17 AM

To: Andraya Stamenkovic <andraya@prestfeldt.com>

Cc: Lawler, Christopher <Christopher.Lawler@mdu.com>; Jordan, Brandon <Brandon.Jordan@mdu.com>; Thomas Tucker <thomas@prestfeldt.com>

We received the propose plat and will review it.

Thank you,

Dani Sorenson

Montana-Dakota Utilities

Field Operations Coordinator

(O) 307-674-3542

danilee.sorenson@mdu.com

From: Andraya Stamenkovic <andraya@prestfeldt.com>

Sent: Monday, January 8, 2024 11:12 AM

Cc: Sorenson, Danilee <Danilee.Sorenson@mdu.com>; Lawler, Christopher <Christopher.Lawler@mdu.com>; Jordan, Brandon <brandon.jordan@mdu.com>; Allen Shelby <Shelby.Allen@lumen.com>; Nathan A Pierson <Nathan.Pierson@charter.com>; Rebecca Thomas <rthomas@sheridancountywy.gov>; Dan Coughlin <dcoughlin@sheridancountywy.gov>; Zjon May <zjon.may@range.net>; Thomas Tucker <thomas@prestfeldt.com>

Subject: Sunset Ridge Estates - Request for Letter

Some people who received this message don't often get email from andraya@prestfeldt.com. [Learn why this is important](#)

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

Hello all,

I have attached a preliminary plat for your review. I need a letter **acknowledging** that you can **service** this **subdivision**. Please let me know if we need additional easements.

Thank you for your time!

Andraya Stamenkovic, PLS

Professional Land Surveyor

Prestfeldt Surveying

(aka Andre)

p: (307) 672.7415 Ext.4 c: (949) 400.2843

a: 2340 Wetlands Drive, Suite 100, Sheridan, WY 82801

Jacob Weeder
Postmaster



January 9, 2024

Andraya Stamenkovic
Prestfeldt Surveying LLC
Sheridan, WY 82801

To Whom it May Concern:

RE: Sunset Ridge Estates Proposed Subdivision

Mail delivery will be provided to the above referenced addresses (if requested) in accordance with current postal regulations and policy regarding newly established deliveries. Specifically, mailbox delivery will be curbside mailbox delivery along existing lines of travel on the west side of Big Horn Ave. Please confirm any changes through the design process with my office prior to installation to ensure mail delivery can provided.

It is the responsibility of the Developer or HOA/homeowner to provide an approved mail receptacle for mail delivery at the location determined by the Sheridan WY Postmaster. If any roads to be traveled are private, a statement from the homeowner or association must state that roads will be maintained year round to allow for safe and efficient delivery.

Please contact my office at least 3 weeks prior to the desired commencement of delivery service. Should you have any questions or concerns, feel free to contact my office at 672-0714

Sincerely,

A handwritten signature in blue ink, appearing to read "Jacob Weeder".

Jacob Weeder
Postmaster
Sheridan, WY 82801

101 E LOUCKS STREET
SHERIDAN WY 82801-9998
(307) 672-0714
FAX: (307) 672-3292



SHERIDAN COUNTY CONSERVATION DISTRICT

1949 SUGARLAND DRIVE, SUITE 102, SHERIDAN, WYOMING 82801
(307) 672-5820 ext. 3 | www.sccdwy.org

Protecting Sheridan County's Water and Land Quality through Assistance Programs, Information and Outreach, Monitoring, and Planning

February 6, 2024

Sunset Ridge Estates Subdivision

The Sheridan County Conservation District Board has reviewed the soils information provided by the USDA Natural Resources Conservation Service (NRCS) and the sketch of the proposed subdivision as required by the Sheridan County Subdivision Resolution and Wyoming State Statute 18-5-306(xii)(e)(b).

Note that the USDA Soil Survey for Sheridan County Area, Wyoming (1986) is a general soils characterization and soil profiles may vary within a mapped soil unit. Consequently, the stated concerns may not apply to a specific lot or location within a lot and/or additional restrictions may be encountered during development. The information presented does NOT eliminate the need for more specific on-site investigations, which provide more detailed and accurate information. Information was compiled from USDA Web Soil Survey tool (<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>).

General Soils Description:

This is a proposed subdivision of 33.2 acres located on Big Horn Avenue approximately 5 miles south of the City of Sheridan (T55N R84W SEC 21 PT SE and SEC 22 PT SW). The proposed subdivision splits the existing lot into three lots ranging in size from 6.5 to 14 acres.

The subdivision consists of three soil map units:

- 217 Platsher clay loam (0-3 percent slopes), 74.5% of proposed subdivision
- 218 Platsher clay loam (3-6 percent slopes), 24.5% of proposed subdivision
- 221 Platsher-Wolfvar complex (6-9 percent slopes), 0.1% of proposed subdivision

All three soil map units are classified as well drained with more than 80 inches to restrictive features and to the water table. The soil map units and their corresponding limitations are summarized at the end of this report.

Review comments and map should also be provided to prospective buyers.

Prime Farmlands:

Prime Farmlands are defined as lands that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, or oilseed crops, and have properties that are favorable for economical, sustained, high-yield production. These lands may be cultivated land, pastureland, or other lands that are available for these uses, but are not urban or otherwise developed. These prime farmlands are of major importance to both Wyoming's and Sheridan County's short and long-term agricultural sustainability. Areas of soils that nearly meet prime farmland requirements may be considered Farmland of Statewide Importance. The loss of prime farmland to other uses puts greater pressure on marginal lands, which typically are more erodible, droughty, and less productive. Less than 3% (~36,188 acres) of the mapped area in Sheridan County (which excludes soils in the Bighorn National Forest) were classified as Prime Farmlands, at the time of the Soil Survey (1986). A significant portion of these lands have already been lost to development since the publishing of the Soil Survey. **The Sheridan County Conservation District and the NRCS are concerned about any action that converts areas of Prime Farmland soils to permanent urban use.**

Soil map units 217 Platsher clay loam and 218 Platsher clay loam are classified as Farmland of Statewide Importance, if irrigated. Soil map unit 221 Platsher-Wolfvar complex is not classified as Prime Farmland.

Edith Heyward
Chair

Stephanie Masters
Vice-Chair

Orrin Connell
Secretary/Treasurer

Emerson Scott
Supervisor

Jessica Western
Supervisor

...e related to shrink-swell, low strength, and frost action properties. Please refer to Table 1 for more detail.

Septic systems (if applicable) in the subdivision may require mounded absorption fields or other modifications to compensate for slow water movement and shallow depth to bedrock. Conditions may require alternative septic system designs, which can increase overall system costs and maintenance or may require some professional engineering services. Further investigation is needed to determine location and design of individual systems.

Other Considerations:

Location of septic absorption fields, if applicable, should be determined and marked prior to any construction activity. This should be done to prevent soil compaction upon these areas.

Topsoil should be retained and used to reclaim disturbed areas.

Noxious weeds should be controlled as necessary both during and after new construction.

Appropriate safeguards should be implemented during construction activities to prevent the movement of soil and other pollutants into storm drains and waterbodies and to minimize soil loss through erosion.



Edith Heyward, SCCD Chair



Sunset Ridge Estates
Proposed Subdivision
February 2024
J. Turner

1 inch = 450 feet



Proposed Subdivision

Soil Map Units



SHERIDAN COUNTY
PUBLIC ROAD WAIVER REQUEST
REQUEST FROM SECTION 3.3, B OF THE RULES AND REGULATIONS GOVERNING DIVISION OF LAND IN SHERIDAN COUNTY

Section 3.3

B. At least one street extending from an existing public way to the subdivision, having a right-of-way of at least 60 feet in width, must be provided to any subdivision. This requirement may be waived by the Public Works Director where: 1) three or fewer lots are created, 2) each lot is at least two acres, 3) no more than one waiver has been granted per original parcel as it was configured on the effective date of this provision, August 2, 2010, and 4) plans and specification are submitted to the Public Works Department for approval for private ways conforming to design parameters for fire apparatus access roads as set forth in the International Fire Code.

*The Road Waiver request if approved, only provides a waiver from Section 3.3 B, additional standards specified in Section 3.3 must be complied with. If the proposal cannot comply with Section 3.3 other than B., a variance may be requested.

PLEASE PRINT APPLICATION

Proposed Subdivision Name: SUNSET RIDGE ESTATES

Date of pre-application Meeting with County staff: 1/29/24

Person's name preparing request: ANDRAYA STAMENKOVIC

Owner(s):
Name: TRENTON & BRITNI BURRUP
Mailing Address: 565 Osprey Blvd.
Telephone #: 301 710 8467 Cell #: _____ E-mail: britni.burrup@gmail.com

*If a Company/Trust/LLC owns the property, the person signing on behalf of the company must provide documentation showing they are legally authorized to enter into such agreements on behalf of the company. Must include contact information for all property owners.

Contact Person if other than owner:
(If no one is listed, all correspondence will only go to the property owner(s). Should this person change, owner(s) must notify this office in writing. This person will serve as the main contact for this request)
Name: ANDRAYA STAMENKOVIC / PRESTFELDT SURVEYING
Address: 2340 WETLANDS DRIVE STE 100
Telephone #: 307-672-7415 Cell #: 949 400 2843 E-mail: andraya@prestfeldt.com

Legal Description (Quarter/Quarter, Section, Township, Range): _____

Physical Address of property, if addressed: LOT 4, SYCAMORE MINOR SUBDIVISION, SHERIDAN COUNTY WY

Original Parcel configuration as of August 2, 2010: 7010 BIG HORN AVE

Access Roads: BIG HORN AVE.

Access permit/change in use access permit: SEE ATTACHED WYDOT LETTER

Total acreage of subdivision: ± 33.23 ACRES

Total acreage of lots: ± 33.23 ACRES

Acreage of each proposed lot: 14, 12.64, 6.59

Number of lots (must be 3 or fewer to request waiver): 3

Zoning: RURAL RESIDENTIAL

Proposed width of private way: 60 FT @ ENTRANCE & ± 50 FT THE REMAINDER

Proposed Street Surface: Gravel: Asphalt: _____ Other (specify): _____

Describe how and when proposed improvements to private way be installed: When final plat is approved or by summer 2024 with heavy operating equipment.

Does the proposed private way conform to design parameters for fire apparatus access roads as set forth in the International Fire Code? Yes X No _____ If not, please explain _____

Required supporting documentation:

- > Waiver request application*
- > Plan and profile of proposed private way to engineering scale*
- > Cross-section exhibit to engineering scale*
- > Material specifications*
- > Copy recorded deed*

*PROPOSED PRIVATE WAYS MUST CONFORM TO ALL OTHER CRITERIA IN SECTION 3.3 STREETS.

NOTES:

- > A waiver request shall be submitted and approved by Sheridan County Public Works prior to the submittal of a subdivision application if applicant(s) is seeking a waiver from Section 3.3, b of the subdivision regulations. Subdivision applications with waiver requests will not be considered complete until waiver request has been submitted and approved by the Public Works Department.
- > Reminder: APPLICANT/AGENT MUST SCHEDULE APPOINTMENT WITH LAND DEVELOPMENT COORDINATOR TO SUBMIT SUBDIVISION APPLICATION AND SUPPORTING MATERIALS

Owner's Name (Please Print): Trenton Burrup

Owner's Signature: [Signature] Date: 2/16/24

Owner's Name (Please Print): Britni Burrup

Owner's Signature: [Signature] Date: 2/16/24

*All property owners must sign application prior to submittal of application
STAFF USE ONLY

Date Received: 2-27-24

Request Review By: KEN MULLER

Waiver Request: Approved Denied

Conditions of approval/reason for denial: 4" MINIMUM ALL-WEATHER SURFACING ON PREPARED ROAD BGD. MUST SUPPORT 75,000 # FIRE TRUCK

Signature of County staff: [Signature]

Date: 2-27-24

RE: Sunset Ridge Estates - Permit #s for surface & ground water

craig@outwestllc.com <craig@outwestllc.com>

Wed 4/3/2024 6:20 AM

To: Andraya Stamenkovic <andraya@prestfeldt.com>

📎 2 attachments (150 KB)

Subdivision and Surrounding Water Rights and Wells.pdf; Subdivision and Surrounding Water Rights and Wells.xlsx;

Andre,

I searched the 4 quarter sections and that contain/surround the subdivision in the water rights database. I have then sorted them by type (stream, spring, well) and tried to cut out the unnecessary information so that it can be reasonably printed. I have also attached the full data list if that is needed or if you want to try and print it in a different way. I have not had time to really go through this with a fine toothed comb, but I think this may be what they are looking for. Let me know if there is something else you need.

Have a good one,

Craig Hossfeld, P.E.

Engineer

Out West, LLC

craig@outwestllc.com

307-683-4150

www.outwestllc.com



Out West, LLC

Agriculture and Engineering

From: Andraya Stamenkovic <andraya@prestfeldt.com>

Sent: Tuesday, April 2, 2024 8:39 AM

To: craig@outwestllc.com

Subject: Re: Sunset Ridge Estates - Permit #s for surface & ground water

Craig, thank you for giving it a try. Again, I apologize for the late request. Have a good day and hope to talk soon!

Andre

Andraya Stamenkovic, PLS

Professional Land Surveyor

Prestfeldt Surveying

p: (307) 672.7415 Ext.4 c: (949) 400.2843

APR 18 2024

April 18th, 2024

PP-24-001 Sunset Ridge Estates Preliminary Plat

To Whom It May Concern:

I appreciate the notice of the estates planning being done on the property adjacent to my dwelling. I personally am sad to hear about this development since we love the open spaces and beautiful animals that constantly are using our properties.

I called and spoke to someone at the courthouse, and they made me aware that the property is zoned rural residential, which surprised me since when I purchased my property in 2021 I spoke to the then owner and she made it clear to me that she wanted to parcel the property out but was not able to due to regulations. She then sold the property instead.

If it is zoned, and the owner has the right to sell lots then there is not much the public can do about the plat other than voice their opinion.

While dropping this letter at the courthouse I will view the proposed lot locations for the plat. I am confused why that did not arrive with the other paperwork in the mail.

I am posing my concerns in question form since I do not know the answers and they could be construed either way.

- Will the lots affect the marsh lands on that property? I know lots of waterfowl use that pond and marsh land in this area and I would hate to dissolve that animal use area just to place houses for profit.
- Are the additional lots being sold required to stay at the acre size purchased? If 2 additional lots are to be sold, can a developer buy 1 of the lots and split it into even smaller lots for smaller low-cost housing? I think that would negative impact the lifestyle and values of the houses around the area.
- Secondary to the previous question, will there be parameters set for the houses being built? I know that the houses on my side of the property in question are larger lots and larger houses that have appreciated over the years. I would like to be assured that the houses being built are of a higher value and price point.

Respectfully,

Kevin & Stefanie Wilkerson

8 State Highway 335

Sheridan, WY 82801

307-217-9020



RECEIVED

APR 18 2024

April 17, 2024

Sheridan County Public Works Department

This letter is regarding the public notice PP-24-001: Sunset Ridge Estates.

First, I don't want to be the guy who says, "Now that I have mine, let's stop any further development." I wouldn't have a place here if that attitude was prevalent. I also find it awkward to try to tell some other landowner what to do with their property. That said, since we were invited to comment, I have a couple comments and questions to offer up:

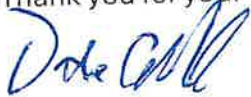
Comments:

- I am concerned that the development of the property will bring potential for degradation of the view shed. As is so prevalent in this region, many homeowners do not extend the courtesy of sightliness toward the neighboring property owners. The concern that I have is that the current view of the horse pasture will give way to a scattering of stock trailers, broken down vehicles and other types of clutter. I would hope that there would be something to curtail that type of activity.
- I am also concerned that the three resulting properties could further subdivide, exasperating the concerns in the first comments.

Questions:

- Is this action by the county just a "rubber stamp" formality, or are there various possible outcomes? It feels like a "rubber stamp" event given the fact that utilities are already being brought across the property. If that is the case, why the formality?
- Referring to the second comment above, what are the further subdivision possibilities of the three resulting lots?

Thank you for your consideration of my concerns.



Dale Crabb

7108 Big Horn Ave.

Sheridan, WY.

(307) 660-9250

APR 18 2024

April 13th, 2024**Topic:** PP-24-001 Sunset Ridge Estates Preliminary Plat**Owner:** Trent and Britni Burrup**To whom it may concern:**

I would like to contest the preliminary re-zoning of the 33.23 acres described in the letter over to a subdivision. I won't be able to attend the meeting on May 2nd due to prior obligations.

I moved to Sheridan from Arkansas in 2021 due to a job offer in the area. Getting a piece a property and housing in this area is difficult to say the least, not to mention the high cost of the property when you are able to find it. To set the tone of my reasoning, I attempted multiple times to get people to sell a small lot from larger pieces of property in the area so I could build a house. At that time I was told multiple times that doing that from larger parcels of land wasn't possible. What I thought at the time was that anything over 30 acres wasn't allowed to be divided, still not sure the exact size now.

I have listed my reasoning why below. Please take these into consideration when making the decision to re-zone.

1. I purchased the property I am on now because other than the lots that already had housing on them, the parcel sizes around it were supposedly large enough that they couldn't be subdivided more than what they were already.
2. I didn't move to Wyoming to live in a subdivision that had houses all around and close to my property lines. I didn't live that way in Arkansas and it wouldn't have made sense to come to a state that was way more expansive than the state I lived in and live in a crowded area.
3. I overpaid for an older house to get the location dialed in and live on a property that I knew was what we wanted.
4. I am okay with a house being located as the first one is, I don't want any others built that are any closer. One of the things that made this spot so appealing was it was out in a country setting such as what I came from and grew up on. The wildlife moving through, the Wyoming weather, and the views are what made the spot I am in worth paying for more than what my opinion valued the house at. I am worried more houses in that area will severely change that.
5. At least a ½ hour every couple of days I have to make a circle on the property and pick up trash and large pieces of plastic and bags that the current builders don't keep cleaned up and let blow across the meadow onto my property and the fences I share with the neighbors. I don't want that going on times 4 to make it any worse.
6. I don't want to lose the viewing of the wildlife around the wetlands area that is on the north end of the 33 acres that they are wanting to divide.
7. I don't think it sets a good precedence to let everyone subdivide the smaller properties when there is rule in place to keep that from happening. I doesn't stop anyone from getting a variance and completely change the landscape of what the community is, or how many people are allowed to move into a crowded area.

Respectfully

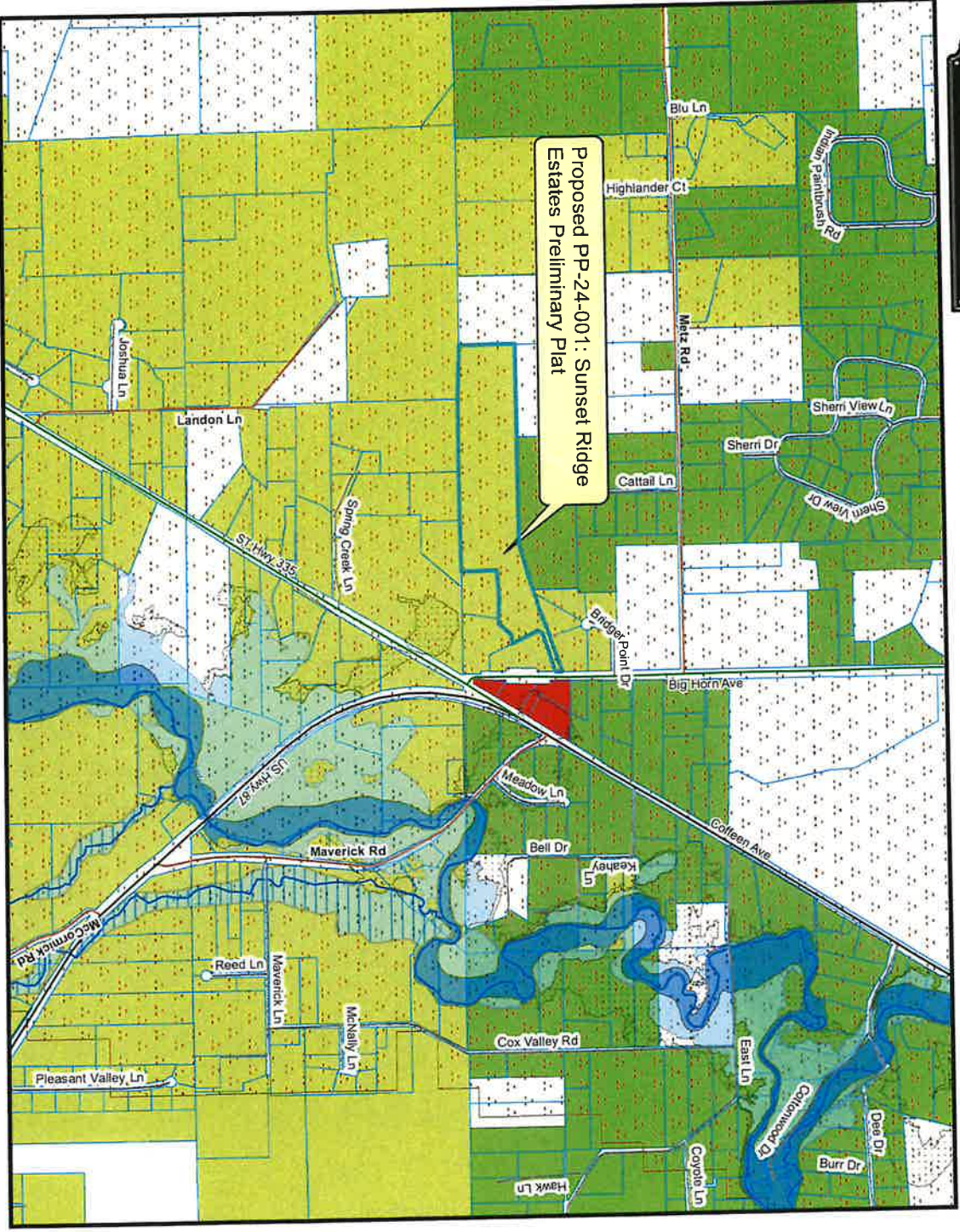
Brian Richardson *Brian Richardson*

10 State Highway 335, Sheridan, Wyoming 82801

870-586-3210

brichardsonhd@gmail.com

Proposed PP-24-001: Sunset Ridge Estates Preliminary Plat



Legend

- US HIGHWAY
- WYOMING STATE HIGHWAY
- COUNTY ROAD
- PUBLIC ROAD
- PRIVATE ROAD
- Major Rivers/Streams

Flood Hazard Areas

- FLD_ZONE,_ZONE_SUBTY
- A,
- AE,
- AE, FLOODWAY
- X, 0.2 PCT ANNUAL CHANGE FLOOD HAZARD
- Groundwater Protection Area

Zoning

- Agricultural
- Commercial 1
- Rural Residential
- Urban Residential

This is a preliminary subdivision request by Trent and Britni Burnup to divide property located in Lot 4, Sycamore Minor Subdivision. The property consists of 33.23 acres and is zoned RR (Rural Residential). The proposed development would be accessed off Sycamore Lane (a private road easement) off of State Highway 332 (Big Horn Avenue) and would consist of 3 lots.

This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.