

**CITY OF SHERIDAN
RESOLUTION 40-18**

A RESOLUTION approving PL 18-36, the final plat of Saddlecrest Major Subdivision, a joint City-County subdivision, dividing a 229.2 acre parcel into 36 lots and 3 outlots, zoned Rural Residential, located on West Loucks between Osprey Hills Subdivision and Don Ena Estates.

WHEREAS, the final plat of the Saddlecrest Major 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 the applicable requirements in Appendix B (Subdivision Regulations) with the exception of the variance from Sheridan City Code Appendix B §505(C)(1) requiring; the depth-to-front ratio of lots shall not exceed 2.5 to 1; and

WHEREAS, the Saddlecrest Subdivision is a joint City-County subdivision due to its location within 1 mile of City limits requiring City Council approval; and

WHEREAS, the Sheridan County Planning and Zoning Commission recommended the approval of the proposed final plat; and

Now, therefore, be it resolved by the City Council of the City of Sheridan:

That the final plat of the Saddlecrest Major Subdivision, dividing a 229.2 acre parcel into 36 lots and 3 outlots, zoned Rural Residential, located on West Loucks between Osprey Hills Subdivision and Don Ena Estates,

Is hereby approved by vote of the City of Sheridan's City Council with the following variance:

1. A variance from Sheridan City Code Appendix B §505(C)(1) requiring; the depth-to-front ratio of lots shall not exceed 2.5 to 1;

In approving the variance from the depth to frontage ratio requirement the City Council finds the following in accordance with SCC Appendix B §204(A).

1. The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property;
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property in the area; or because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
3. The variance is necessary for reasonable development of the property in question and will alleviate a clearly demonstrable hardship.

In approving Saddlecrest Major Subdivision, the City Council finds the following as required by Sheridan City Code Appendix B §202:

- A. The plat, while outside the City limits, is accompanied by a signed pre-annexation agreement.

- B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variance granted.
- C. The subdivision falls outside of the Airport Influence Area.
- D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, APPROVED, AND ADOPTED this 5th day of November 2018.


Roger Miller, Mayor

Attest:


Cecilia Good, City Clerk

State of Wyoming
County of Sheridan

The foregoing instrument was acknowledged
before me by Cecilia Good & Roger Miller
this 5th day of November, 2018.
Witness my hand and official Seal


Notary Public

My Commission Expires: 08-30-2022

