



CITY OF GILLETTE

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August 16, 2013

Campbell County Fire Board
106 S. Rohan Avenue
Gillette, WY 82716

Dear Campbell County Fire Board:

This letter is to provide important information to you because the Gillette City Council will be considering the annexation of your property. The area being considered for annexation is shown on the attached Exhibit "A" map. In order to address possible questions and concerns, I am providing you with this Annexation Report explaining the information required by Wyoming Statutes 15-1-402(c). This Annexation Report addresses the basic and customary service to be provided to you and a time schedule for receipt of these services; an estimated cost of infrastructure improvements required of you as landowners; annual fees or service charges; current and projected property taxes; and, the cost of infrastructure improvements required to be made by the City to accommodate this proposed annexation. In addition, this Annexation Report will advise you of the foreseeable changes to zoning, animal control and other health and safety requirements.

It is our goal to provide you with efficient and high quality services and facilities, as well as ensure the health, safety and well being of the citizens of Gillette. We look forward to having you as citizens of Gillette.

STREET AND DRAINAGE OWNERSHIP AND MAINTENANCE

The existing street network will continue to provide access to the fire station property. There are no anticipated changes in the street configuration or maintenance as a result of this annexation. The City of Gillette will maintain Boxelder Road. There are also no plans for any additional drainage improvements on the property.

WATER SERVICE

The City of Gillette will continue to provide water to the fire station property. All costs associated with the extension of water service for any additional facilities is the responsibility of the landowner.

SEWER SERVICE

Your property is not currently connected to City sewer. The private septic system on your property will be allowed to remain in place until such time it fails. If City sewer is within 250 feet of the property boundary at the time the septic system fails, the landowner shall connect to the City sanitary sewer system at their sole cost in accordance with Chapter 17-10 of the Gillette City Code. Any future extensions of the sewer service will be the responsibility of the landowner and shall be governed by the City Subdivision Regulations and City Design and Construction Standards.

ELECTRICAL SERVICE

The City will continue to provide electrical service to the property and there are no expected changes to the electrical service provided by the City.

SOLID WASTE COLLECTION

You may continue to utilize City solid waste collection services or use a private hauler.

SERVICE COSTS AND BILLING

The fire station is currently receiving water, solid waste, and electrical service at the same rate as other customers in the City. There are no anticipated changes to the service costs due to the annexation. Rates are set by the City Council by Ordinance and are subject to change. Any future increases or decreases to current charges will be the same for you as any other comparable City customer.

POLICE PROTECTION

Upon annexation, Gillette Police Department will provide all law enforcement services to your property. Police services include regular patrol, traffic enforcement, accident assistance and investigation, and animal control activities. These services will begin on the effective date of the annexation.

CODE ENFORCEMENT

Upon annexation, you will be covered by the various Building and Zoning Codes and other Ordinances adopted by the City. All construction activities, including expansion of existing structures, commenced during the annexation process will be subject to the City Building Codes and Ordinances in effect at the time of application for a permit. Other Ordinances concerning junk, weeds, and general nuisances will be enforced, where and if necessary.

ZONING CLASSIFICATION

It is recommended that your property be annexed with a zoning of A, Agricultural Zoning District. The Agricultural District will allow the current use to remain in place. City Council will make the final zoning designation upon annexation.

SUBDIVISION REGULATIONS

Any future platting of land shall be in compliance with the current City of Gillette Subdivision Regulations. Any new development will also need to comply with all City standards.

PROPERTY TAXES

The fire station land will remain as tax exempt property.

CITY REPRESENTATION AND VOTING

At the time of annexation you will be in Ward 2 and will be represented by two Council members for that Ward. The current City Council members for Ward 2 are John Opseth and Forrest Rothleutner.

PARK LAND

Parkland dedication is only required for residential development and is not anticipated to effect the fire station land.

CITY INVESTMENT IN SUPPORT OF ANNEXATION

There is no significant City investment required in support of this annexation.

SUMMARY OF ANNEXATION

The City has received annexation petitions from the majority of landowners owning the majority of private land included in the annexation area. The total area of the proposed annexation is 766.46 acres of which 16.77 acres are privately owned and the balance is public land. The public land is owned by the Campbell County Land Board and contains the Cam-Plex facilities, park, and recreational land to the east. A 2.50 parcel of land owned by the Campbell County Fire Board is also included in the annexation. A map of the area has been attached as Exhibit "A".

This area is a logical extension of the City limits and property is serviceable by City water, sanitary sewer, and electrical service. The proposed zoning will likely include a mix of C-1, General Commercial, A, Agricultural, and R-R, Rural Residential, however City Council will make the final zoning determination. The parcel containing the Arbuckle Lodge and adjacent parcel to the east will be proposed as C-1, the Cam-Plex land and fire station property will be proposed as A, Agricultural, and the two (2) privately owned residential parcels will be proposed as R-R, Rural Residential Zoning District. The operation of the Cam-Plex facility will continue as it has in the past and will not be significantly affected by the proposed annexation.

Once again I would like to welcome you to the City of Gillette and look forward to working with you to provide quality services and facilities. Please do not hesitate to contact our Department with any questions or concerns.

Sincerely,

Dustin Hamilton, P.E., Director of Engineering and Development Services

Attachment: Exhibit "A" Map

Case: 13.021AP Annexation Report – Fire Board