



CITY OF GILLETTE

Engineering & Development Services
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August 15, 2013

Vision 2007, LLC
P.O. Box 639
Pierre, SD 57501

Dear Vision 2007, LLC:

This letter is to provide important information to you because the Gillette City Council will be considering the annexation of your property at 1400 South Garner Lake Road which is legally described as Lot 1B, Dorr I Subdivision. 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 Arbuckle Lodge 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 your property.

WATER SERVICE

The City of Gillette will continue to provide City water to your property. All costs associated with the extension of water service for any additional development is the responsibility of the landowner and shall be governed by the City Subdivision Regulations and City Design and Construction Standards.

SEWER SERVICE

The property is currently served by City sanitary sewer service. There are no anticipated changes to the sanitary sewer service as a result of this annexation. 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

Upon annexation, the City will serve your property with electrical service. The transition to the City's electrical distribution system may take up to one (1) year. Until that time, your current provider, Powder River Energy Corporation, will continue your electrical service. There will be no additional cost to you as a result of the changeover in electrical provider. During the transition, the City will contact you to set the service account up through the Customer Service Department.

SOLID WASTE COLLECTION

As the owner of a commercial property, you will have the option of selecting City solid waste collection service or contracting with a private contractor.

SERVICE COSTS AND BILLING

You are currently receiving City water and sanitary sewer services at the in-City rate classification. Your service costs will not be affected as a result of the annexation. Rates are set by the City Council and are subject to change. Any future increases to current costs 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 C-1, General Commercial Zoning District. The C-1 District will allow all of the current uses of the property 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 only additional tax resulting from your annexation is an additional 8 mills (\$8.00 per \$1,000 of assessed value) collected by the City for General Operation of the City. The County Tax Assessor's

office is responsible for establishing the classification of property, assessed value and the assessment rate. For a tax estimate, please contact the County Assessor's office.

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 affect your property. Parkland dedication and/or fees are governed by the City of Gillette Subdivision Regulations.

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 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 a C-1, the Cam-Plex land 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 – Vision 2007, LLC