



# CITY OF GILLETTE

Development Services Department  
Planning Division  
P.O. Box 3003 • Gillette, Wyoming 82717-3003  
Phone 307.686.5281  
www.gillettewy.gov

## Certified Mail

September 9, 2014

William R. Wright II, Wright Family Trust  
1137 Country Club Road  
Gillette, WY 82718

Re: Annexation Report for the Billy Bob Annexation

Dear Property Owner,

The City of Gillette has received your Petition to Annex and Petition to Zone. The proposed annexation consists of 2.651 acres and is immediately adjacent to the current City corporate boundary.

The Certification of Determination of Substantial Compliance of the Annexation Petition has been signed by the City Clerk as required by State Statutes. The certification indicates that the Annexation Petition substantially complies with Wyoming Statutes 15-1-401 through 15-1-423.

The Annexation Petition has been reviewed by City Staff and is to be reviewed by the Planning Commission prior to being forwarded to City Council for their review and action. The following report will explain the terms and conditions of the annexation and what types of services will be provided to you by the City. This Annexation Report will address the basic and customary services to be provided to you and a general time frame for receipt of these services. The plat map of the area that is being considered for annexation is attached to this report for your review.

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 working with you and answering any questions you may have regarding the annexation process.

## ANNEXATION REPORT

### STREET OWNERSHIP AND MAINTENANCE

The property you desire to annex has street frontage along both Boxelder Road and County Club Road. Any new access points will need to be reviewed and approved prior to construction. The City maintains both streets; however the portion of Country Club Road fronting your property is in the County. Be advised that the costs for any internal streets proposed for any future development are the responsibility of the landowner or developer.



### WATER SERVICE

City water service is available to your property. Your desire to connect to the City water system will be approved once the Permit to Construct has been approved by City Engineering. All necessary extensions of water will be governed by City Subdivision Regulations and City Design and Construction Standards. Costs for the extension of water mains and service lines are the responsibility of the landowner or developer. A Permit to Construct from Engineering is necessary to obtain for water and sanitary sewer. Any existing wells may be used for irrigation purposes only and may not be connected to the City of Gillette water distribution system.

### SANITARY SEWER SERVICE

City sewer is currently available to your property. The existing sewer will need to be extended to serve your property. Extension of sewer to serve your property will be governed by the City Subdivision Regulations and related City Design and Construction Criteria. Costs for the extension of sewer are the responsibility of the landowner or developer. All lots developed in the City are required to connect to the City sewer. City Engineering will have to approve the Permit to Construct prior to your property connecting to City sanitary sewer service. Any existing septic systems will need to be abandoned in accordance with Department of Environmental Quality (DEQ) standards. A Secondary Plant Investment Fee for the sanitary sewer will apply if the site dictates service will be provided by the Boxelder Lift Station.

### ELECTRICAL SERVICE

Upon annexation, the City will be the electrical service provider for your property. The City will work with Powder River Energy for any necessary conversions. The installation of any electrical infrastructure required in support of development will be the responsibility of the landowner or developer. The installation is to be completed according to the electrical extension and development policies of the City.

### SOLID WASTE COLLECTION

Upon annexation, City ordinances require that all residential customers use City service, while commercial customers have the choice to use either City service or that of a private provider.

### SERVICE COSTS AND BILLING

Upon annexation, you will be billed for City services at the same rate and classification as other comparable in-city customers. 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 it will be for any other comparable City customer.

### POLICE PROTECTION

All standard Police services will be provided. These 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 City Codes and requirements adopted by the City. All construction activities commenced after annexation will be subject to the Building Codes and Ordinances in effect at the time of application for a building permit. Other Ordinances concerning junk, weeds, and general nuisances will be enforced after annexation, where and if necessary.

### ZONING CLASSIFICATION

The land area covered by this annexation is proposed to be zoned C-1, General Commercial District. City Council will make the final determination of the zoning districts at the time of annexation.



### SUBDIVISION REGULATIONS

Any future platting of this land shall be in compliance with the current adopted Subdivision Regulations of the City of Gillette. 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 mils (\$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 more information or a tax estimate, please contact the Campbell County Assessor's Office.

### CITY REPRESENTATION AND VOTING

Upon annexation, Ward 2 City Council members will represent the land area. Currently, Mr. Forrest Rothleutner and Mr. Tim Carsrud represent Ward 2 on City Council.

### PARK LAND

All parkland dedication is governed by the City of Gillette Subdivision Regulations. The parkland fee and dedication is exempt in commercial zoning districts. There is no parkland fee or dedication associated with the subject property.

### CITY INVESTMENT IN SUPPORT OF ANNEXATION

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

### SUMMARY OF ANNEXATION

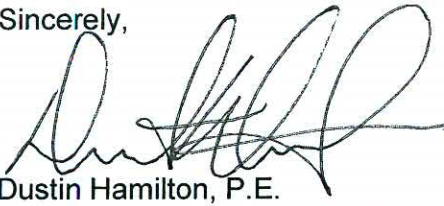
The sole property owner has submitted a Petition to Annex for 2.651 acres of land. The property is located along East Boxelder Road immediately east of the Hagen-Shelstad Annexation. There is currently a residential home on the property; however the future property owner plans to convert the land to a commercial use. The landowner is requesting C-1, General Commercial Zoning with the annexation. A map of the area has been attached as Exhibit "A". There are no statutes or ordinances that regulate the shape or size of an area to be annexed.

This area is a logical extension of the City limits and will be serviceable. The Comprehensive Plan envisions the future land use to be commercial. The proposed zoning of the area is C-1, General Commercial Zoning District. The City Council will make the final zoning determination at the time of annexation.

All City infrastructure will be available for the private landowner's use as the terms of the annexation report state. The benefits to the land owner include having access to City services which provide long-term security. This annexation provides for a logical extension of the City limits.

Once again, I would like to welcome you to the City of Gillette. I also look forward to working with you and providing quality services and facilities. Should you need assistance or have questions during the annexation process, please feel free to contact the Development Services Department – Planning Division at 307-686-5281.

Sincerely,



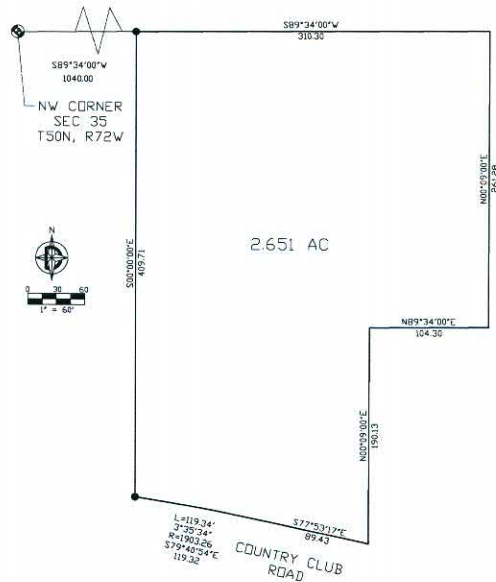
Dustin Hamilton, P.E.  
Development Services, Director

Attachments: Exhibit "A"- Annexation Plat  
Public Hearing Notice  
General Map

CC: Doyle Land Surveying, Agent  
KAJ Hospitality, Interested Party

## SURVEYOR'S CERTIFICATE

I, Richard T. Doyle, 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 BILLY BOB ANNEXATION, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance City of Gillette regulations governing the subdivision of the land.



### LEGEND

- FOUND CORNER
- SET CORNER

BENCHMARK: LOCAL CONTROL

## SUMMARY

AREA: 2.651 AC

ZONING: C-1

## ANNEXATION PLAT

## Exhibit A

## BILLY BOB ANNEXATION

SITUATED IN THE NW1/4 NW1/4 OF SECTION 36, T50N, R72W  
OF THE SIXTH P. M., CAMPBELL COUNTY, WYOMING

## ANNEXATION CERTIFICATE

This Annexation Plat, as it is described and as it appears on this plat, is a true and correct map of the area to be annexed and is made with the desires of the undersigned owner and proprietors and is a correct plat of the area.

Executed this \_\_\_\_ day of \_\_\_\_, A.D., 20 \_\_\_\_ by:

Owners:

KAJ HOSPITALITY

\_\_\_\_ for KAJ HOSPITALITY

## DESCRIPTION

A tract of land situated in the NW1/4 NW1/4 of Section 35, Township 50 North, Range 72 West of the Sixth Principal Meridian, Campbell County, Wyoming. Said tract of land being described more particularly as follows:

Beginning at a point on the North line of said Section 35 from which the NW section corner of said Section 36 lies S89°34'00\"W a distance of 1040.00 feet;  
Thence N89°34'00\"E along the said North line of said Section 35 a distance of 310.30 feet;  
Thence S00°09'00\"W a distance of 261.28 feet;  
Thence S89°34'00\"W a distance of 104.30 feet;  
Thence S00°09'00\"W a distance of 190.13 feet to the North right of way of Country Club Road;  
Thence along the North right of way of Country Club Road N77°53'17\"W a distance of 89.43 feet;  
Thence Northwesterly along the North right of way of Country Club Road along a curve to the left through a central angle of 03°35'34\" with a radius of 1903.26 feet an arc distance of 119.34 feet and with a chord that bears N79°40'54\"W a distance of 119.32 feet;  
Thence N00°00'00\"E a distance of 409.71 feet to the POINT OF BEGINNING.

STATE OF WYOMING )

COUNTY OF CAMPBELL ) ss.

The foregoing Instrument was acknowledged before me this \_\_\_\_ day

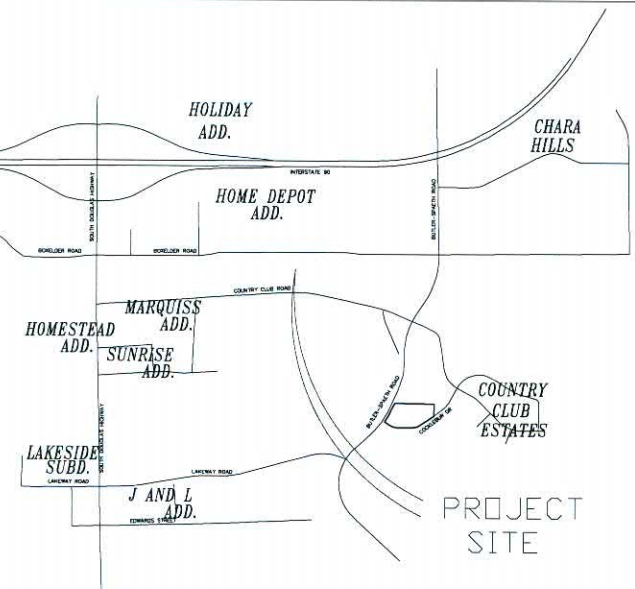
of \_\_\_\_, A.D., 20 \_\_\_\_, by \_\_\_\_, as

for KAJ HOSPITALITY as a fee and voluntary act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires \_\_\_\_\_



## VICINITY MAP

N.T.S.

## APPROVALS

Data on this plat reviewed this \_\_\_\_ day of \_\_\_\_, 20 \_\_\_\_, A.D., by the City Engineer of Gillette, Wyoming.

City Engineer

This plat approved by the City of Gillette Planning Commission this \_\_\_\_ day of \_\_\_\_, 20 \_\_\_\_, A.D.

Chairman Secretary

Approved by the City Council of the City of Gillette, Wyoming this \_\_\_\_ day of \_\_\_\_, 20 \_\_\_\_, A.D.

Mayor City Clerk

This plat filed for record in the office of the Clerk and Recorder at \_\_\_\_ o'clock \_\_\_\_, m., \_\_\_\_, 20 \_\_\_\_, and is duly recorded in Book \_\_\_\_, Page No. \_\_\_\_.

County Clerk

## ANNEXATION PLAT

## BILLY BOB ANNEXATION GILLETTE, WYOMING

Prepared for:  
KAJ Hospitality  
P.O. Box 1044  
Gillette, WY 82701

Prepared by:  
DOYLE LAND SURVEYING  
405 West Boxelder Rd.  
Suite 108  
Gillette, WY 82718  
PH: (307) 686-2410

Date of Preparation: MARCH, 2014

SHT 1 OF 1



## **NOTICE OF ANNEXATION HEARING**

Notice is hereby given that the City Council of the City of Gillette, County of Campbell, State of Wyoming, will hold a public hearing according to Wyoming Statutes 15-1-405 and 15-1-403 to determine whether the Billy Bob Annexation complies with the terms of W. S. 15-1-402. The hearing is scheduled for October 7, 2014, at 7:00 o'clock p.m., in the Council Chambers, City Hall, Gillette, Wyoming, at which time all comments will be heard on the annexation of said property. City Hall is located at 201 East 5<sup>th</sup> Street, Gillette, Wyoming.

The Billy Bob Annexation land area is more particularly described as follows:

### **Legal Description for Annexation of Lands**

#### **Into the City of Gillette, Wyoming**

A tract of land located in the NW1/4 NW1/4 and the NE1/4 NW1/4 of Section 35, T50N,R72W of the Sixth Principal Meridian, Campbell County, Wyoming. Said tract of land being described more particularly as follows:

Beginning at a point on the North line of said Section 35 from which the NW section corner of said Section 35 lies S89°34'00"W a distance of 1040.00 feet;  
Thence N89°34'00"E along the North line of said Section 35 a distance of 310.30 feet;  
thence S00°09'00"W a distance of 261.28 feet;  
thence S89°34'00"W a distance of 104.30 feet;  
thence S00°09'00"W a distance of 190.13 feet to the North right of way of Country Club Road;  
thence along the said North right of way of Country Club Road N77°53'17"W a distance of 89.43 feet;  
thence Northwesterly along the said North right of way of Country Club Road a curve to the left through a central angle of 03°35'34" with a radius of 1903.26 feet an arc distance of 119.34 feet and with a chord that bears N79°40'54"W a chord distance of 119.32 feet;  
thence N00°00'00"E a distance of 409.71 feet to the POINT OF BEGINNING.

### **Summary of Annexation Report**

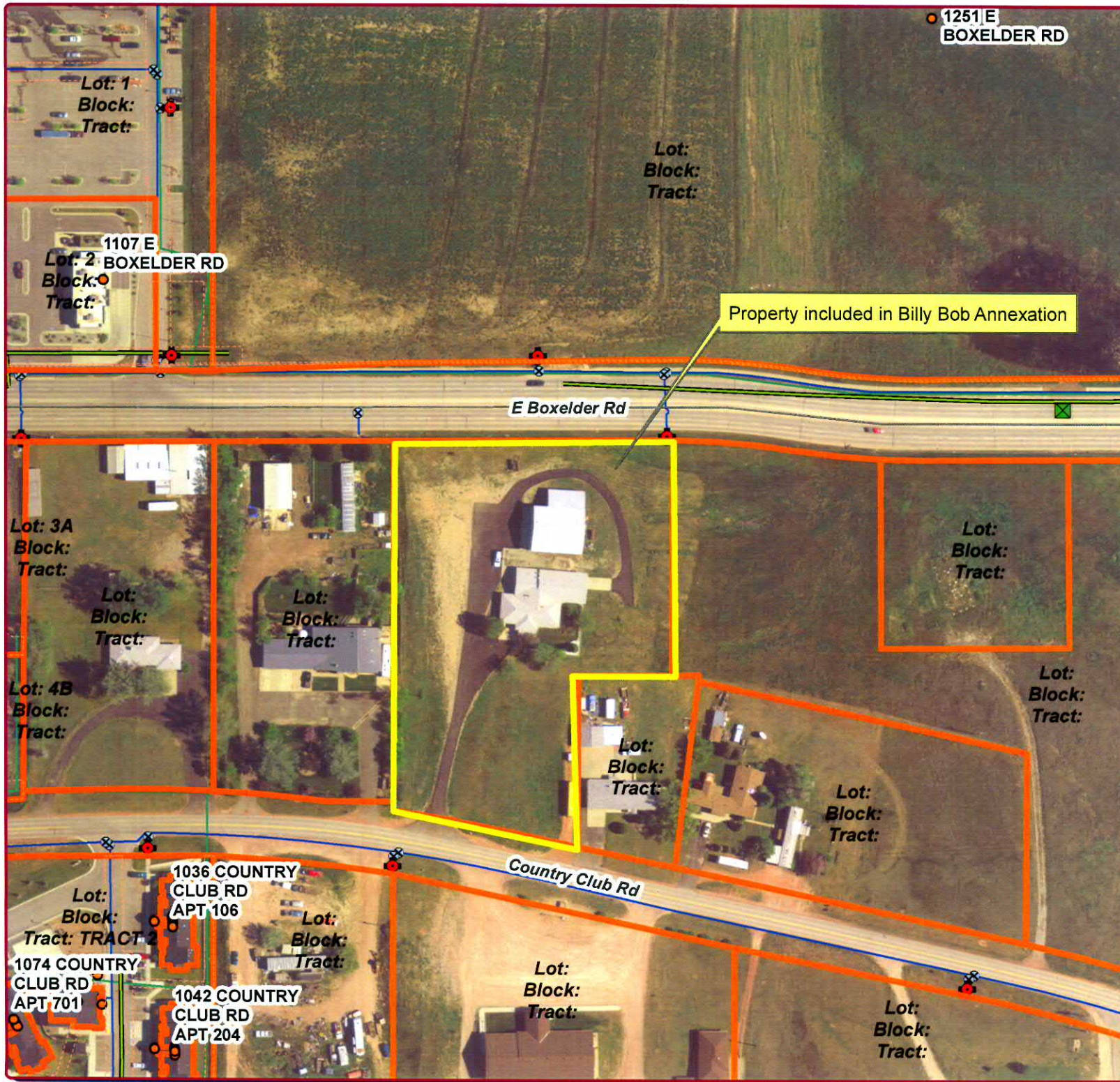
The City has received a Petition to Annex 2.651 acres of land from the sole property owner. The property is located along East Boxelder Road immediately east of the Hagen-Shelstad Annexation. There is currently a residential home on the property; however the future property owner plans to convert the land to a commercial use. The landowner is requesting C-1, General Commercial Zoning with 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. There is no significant City investment required in support of this annexation.

Karlene Abelseth, City Clerk

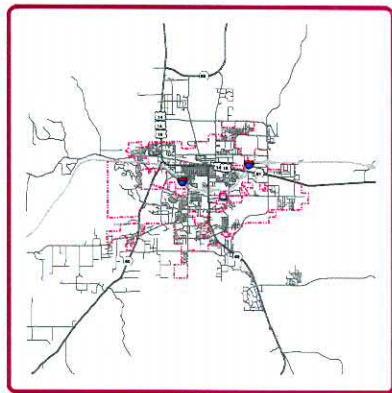
Publish two times:     September 15, 2014  
                                 September 22, 2014





# CITY OF GILLETTE

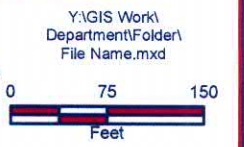
GIS Division  
P.O. Box 3003  
Gillette, Wyoming 82717-3003  
Phone (307) 686-5364  
www.gillettewy.gov



## Legend

- Easements
- Addresses
- Parcels
- Road Centerlines
- Major Roads
- Road Class
- Street
- Fire Hydrants
- Gravity Mains
- SubtypeCD
- Collector
- Valves
- Vaults
- Water Distribution Lines
- Underground

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.



## Exhibit Map

August 26, 2014

Service With P.R.I.D.E.  
Productivity Responsibility Integrity Dedication Enthusiasm