



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 22, 2014

Ford Properties, LLC
5201 Tarry Street
Gillette, WY 82718

Re: Annexation Report for the Ford Annexation

Dear Property Owner,

The City of Gillette has received your Petition to Annex and Petition to Zone. The proposed annexation consists of 9.47 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 Butler Spaeth Road and Garner Lake Road. Any new access points will need to be reviewed and approved prior to construction. The City owns and maintains Butler Spaeth Road and Campbell County owns and maintains Garner Lake Road. Any access desired from Garner Lake Road will be permitted through Campbell 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 and OTHER WELLS

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 water wells may be used for irrigation purposes only and may not be connected to the City of Gillette water distribution system.

The property has one (1) operation oil well and one (1) coal bed methane gas well. Both wells are considered grandfathered uses and may remain. Any future development on the property shall meet the Building and Fire Code regulations and setback distances from the wells.

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.

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 and industrial 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 your request, the City has requested jurisdiction of the property at this time. Campbell County has granted jurisdiction to the City and you are currently covered by the various City Codes and requirements adopted by the City. All construction activities 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, where and if necessary.

ZONING CLASSIFICATION

The land area covered by this annexation is proposed to be zoned I-1, Light Industrial 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 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 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

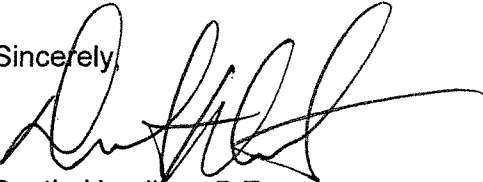
The sole property owner has submitted a Petition to Annex for 9.47 acres of land. The property is located at the corner of Garner Lake Road and Butler Spaeth Road on the north side. The property is currently vacant, but is planned for future industrial development. The landowner is requesting I-1, Light Industrial 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/mixed use. The proposed zoning of the area is I-1, Light Industrial 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
Vicinity and Aerial Map

CC: Doyle Land Surveying, Agent

Exhibit A

ANNEXATION PLAT FORD ANNEXATION

LOT 2, EDWARDS SUBDIVISION
NORTH OF BUTLER SPAETH ROAD AND GARNER LAKE ROAD
SITUATED IN THE SW1/4 NE1/4 OF SECTION 2, T49N, R72W
OF THE SIXTH P.M., CAMPBELL COUNTY, WYOMING

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 FORD ANNEXATION, as shown on this Annexation Plat in compliance City of Gillette regulations governing the annexation of the land.

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL

The foregoing instrument was acknowledged before me this ____ day
of ____ A.D., 20____ by ____ as
for FORD PROPERTIES, LLC as a free and voluntary act and deed.
Witness my hand and official seal.

Notary Public: _____

My Commission Expires _____

ANNEXATION CERTIFICATE

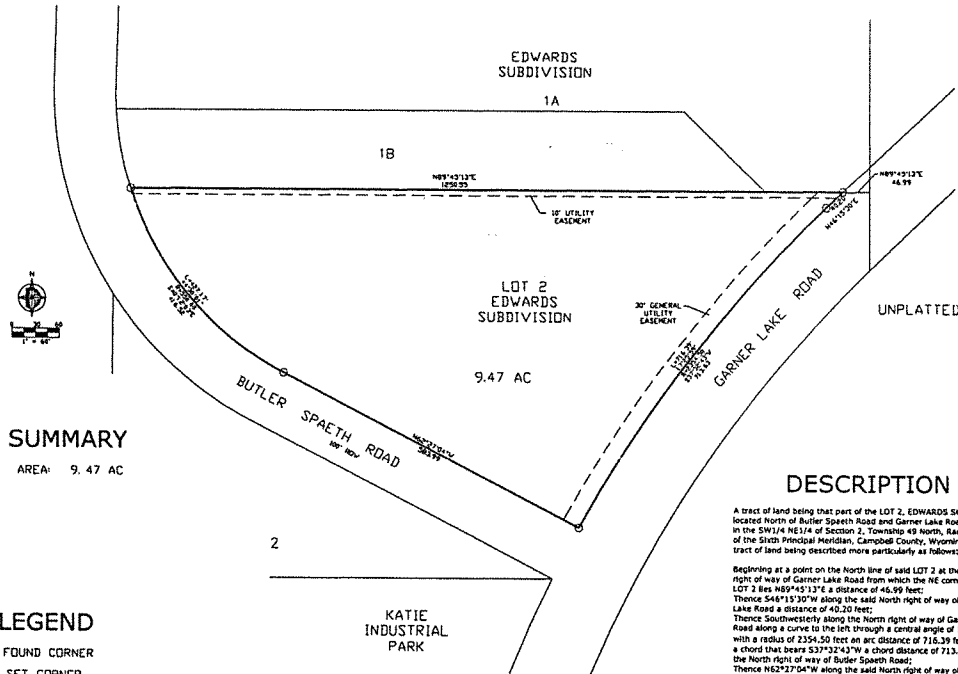
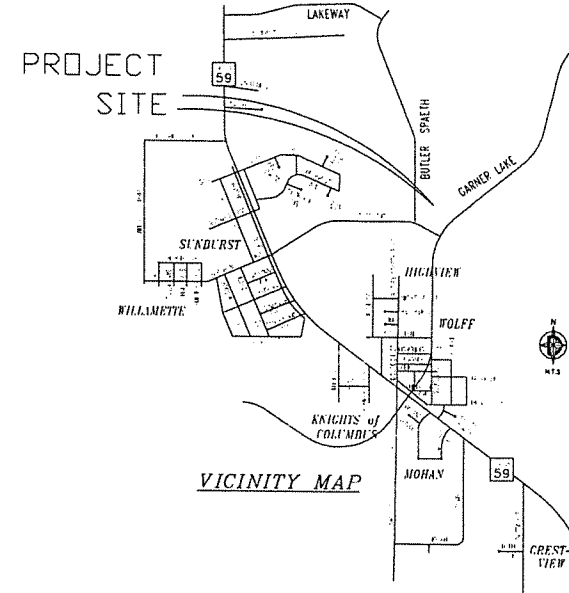
This Annexation Plat, as it is described and as it appears on this plat, is a true and correct map of the area to be annexed and is made with the desires of the undersigned owner and proprietors and is a correct plat of the area.

Executed this ____ day of ____ A.D., 20____ by:

Owners:

FORD PROPERTIES, LLC

for Ford Properties, LLC



SUMMARY

AREA: 9.47 AC

LEGEND

- FOUND CORNER
- SET CORNER

BENCHMARK: LOCAL CONTROL

DESCRIPTION

A tract of land being that part of the LOT 2, EDWARDS SUBDIVISION located North of Butler Spaeth Road and Garner Lake Road situated in the SW1/4 NE1/4 of Section 2, Township 49 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 LOT 2 at the North right of way of Garner Lake Road from which the NE corner of said LOT 2 lies N69°45'13"E a distance of 40.99 feet;
Thence S46°15'30"W along the said North right of way of Garner Lake Road a distance of 40.00 feet;
Thence Southwesterly along the North right of way of Garner Lake Road along a curve to the left through a central angle of 17°25'59" with a radius of 2354.50 feet an arc distance of 716.39 feet and with a chord that bears S37°32'43"W a chord distance of 713.63 feet to the North right of way of Butler Spaeth Road;
Thence N62°27'04"W along the said North right of way of Butler Spaeth Road a distance of 583.99 feet;
Thence Northwesterly along the said North right of way of Butler Spaeth Road along a curve to the right through a central angle of 44°30'01" with a radius of 550.00 feet an arc distance of 427.37 feet with a chord that bears N40°12'03"W a chord distance of 416.52 feet to the said North lot line of said Lot 2;
Thence N89°45'13"E along the said North lot line of Lot 2 a distance of 1350.55 feet to the POINT OF BEGINNING.

APPROVALS

Date 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 ____ of ____ 20____
and is duly recorded in Book ____ Page No. ____

County Clerk: _____

ANNEXATION PLAT

FORD ANNEXATION
GILLETTE, WYOMING

Prepared for:
Ford Properties, LLC
2001 Terry St.
Gillette, WY 82718

Prepared by:
BOYLE SURVEYING INC
803 E 1st St
Suite 15
Gillette, WY 82716
PH 12071686-2410

Date of Preparation: AUGUST, 2014

SHEET 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 Ford Annexation complies with the terms of W. S. 15-1-402. The hearing is scheduled for October 21, 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 5th Street, Gillette, Wyoming.

The Ford 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 being a part of LOT 2, EDWARDS SUBDIVISION located North of Butler Spaeth Road and Garner Lake Road situated in SW1/4 NE1/4 of Section 2, T49N, 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 Lot 2 at the North right of way of Garner Lake Road from which the NE corner of said Lot 2 lies N89°45'13"E a distance of 46.99 feet;

thence S46°15'30"W along the said North right of way of Garner Lake Road a distance of 40.20 feet;

thence Southwesterly along the said North right of way of Garner Lake Road along a curve to the left through a central angle of 17°25'59" with a radius of 2354.50 feet an arc distance of 716.39 feet with a chord the bears S37°32'43"W a chord distance of 713.63 feet to the North right of way of Butler Spaeth Road;

thence N62°27'04"W along the said North right of way of Butler Spaeth Road a distance of 583.99 feet;

thence Northwesterly along the said North right of way of Butler Spaeth Road along a curve to the right through a central angle of 44°30'01" with a radius of 550.00 feet an arc distance of 427.17 feet with a chord the bears N40°12'03"W a chord distance of 416.52 feet to the said North line of Lot 2;

thence N89°45'13"E along the said North lot line of Lot 2 a distance of 1250.55 feet to the POINT OF BEGINNING.

Summary of Annexation Report

The City has received a Petition to Annex 9.47 acres of land from the sole property owner. The property is located at the corner of Garner Lake Road and Butler Spaeth Road on the north side. The property is currently vacant, but is planned for future industrial development. The landowner is requesting I-1, Light Industrial Zoning with the annexation. An Annexation Report will be prepared and distributed in accordance with State Statutes.

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. A map of the area has been attached as Exhibit "A".

Karlene Abelseth, City Clerk

Publish two times: September 29, 2014

October 6, 2014

Aerial Map

Project Area

S Garner Lake Rd

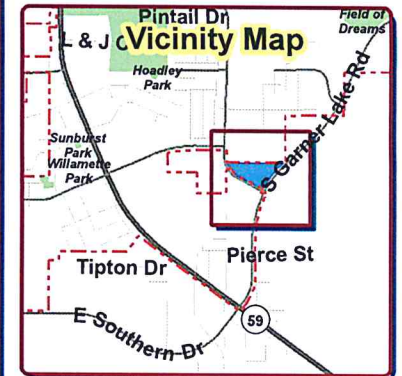
Butler Spaeth Rd

Michelle St



CITY OF GILLETTE

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



Legend

- Project Area
- Parcels

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.



Y:\GIS Work\EDS\Planning\PlanningCommissionMaps
0 130 260
Feet

14.062 AP Annexation Plat Ford Annexation

September 23, 2014

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