

C-1 Zoning

Knights of Columbus 3477 Club
P.O. Box 763
Gillette, WY 82717

Jim and Nancy Mcartor Rev Living Trust
P.O. Box 1122
Cody, WY 82414

Contractors Supply Inc.
P.O. Box 1655
Gillette, WY 82717

LaShawn S. Carlson, Rev Trust
P.O. Box 7298
Gillette, WY 82717

D & T Properties, LLC
P.O. Box 2589
Gillette, WY 82717



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

October 14, 2014

Knights of Columbus 3477 Club
P.O. Box 763
Gillette, WY82717-0763

Re: Annexation Report for the Southern Industrial Addition Annexation, at 4905 Hitt Blvd

Dear Property Owner,

The City of Gillette has received Petitions to Annex from the majority of landowners owning the majority of the land within the Southern Industrial Addition Annexation. The proposed annexation consists of 488.03 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 existing Public Roads contained within the Southern Industrial Addition Annexation will be owned and maintained by the City of Gillette at the completion of the Annexation. The public street network will receive routine maintenance as would be typical with any City Street. Any work or access within the Public Right-of-Way will require a permit from the City Engineer's Office.

WATER SERVICE AND OTHER WELLS

You are currently receiving City water service or it is currently available to service your property. 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 should an extension be desired. A Permit from City Engineering is necessary to obtain for water main or service extensions. Any existing water wells may be used until such a time the well fails, at which time, a connection to the City water system will be required. As part of receiving City water service, connections of existing wells to domestic water supplies will be terminated and the well may only be used for irrigation purposes. New water service connections are subject to a City Water Plant Investment Fee.

SANITARY SEWER SERVICE

You are currently receiving City sewer service or it is currently available to service your property. Any 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. Any existing septic systems will be allowed to remain until such a time the system fails, at which time, a connection to the City sanitary sewer system will be required. Any new sewer service connections are subject to a City Primary and Secondary Plant Investment Fee.

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 new 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 of your property is proposed to be zoned C-1, General Commercial District. The Gillette 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

The City of Gillette will be investing approximately \$8.5M in the Electrical Distribution System within the Annexation area to provide safe, reliable, and adequate power needs.

IMPROVEMENT AND SERVICE DISTRICT DEBT/FINANCIAL OBLIGATIONS

All current debt/assessments for existing Service and Improvement Districts will continue to be serviced by each District for its respective project until the debt is retired. The Landowner will continue to be responsible for any assessment until it is paid in full. The City of Gillette has no obligation or liability with respect to Improvement and Service District debt.

SUMMARY OF ANNEXATION

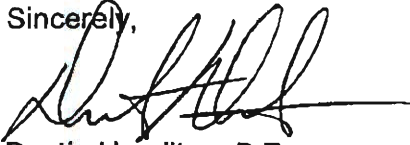
The majority of landowners owning the majority of land have submitted Petitions to Annex 488.03 acres of land. The property is generally located south of Southern Drive and West of Wyoming Highway 59 north of the Crestview Estates Subdivision. The property is currently a mix of industrial and commercial uses. 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 planned industrial and commercial/mixed use. The proposed zoning of your 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
Vicinity and Aerial Map

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



CITY OF GILLETTE

Development Services Department
Planning Division
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October 13, 2014

D&T Properties, LLC
P.O. Box 2589
Gillette, WY 82717

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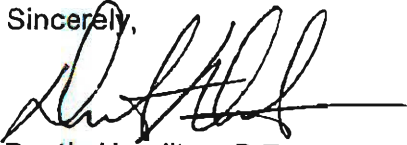
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Sincerely,

A handwritten signature in black ink, appearing to read 'Dustin Hamilton', with a long horizontal stroke extending to the right.

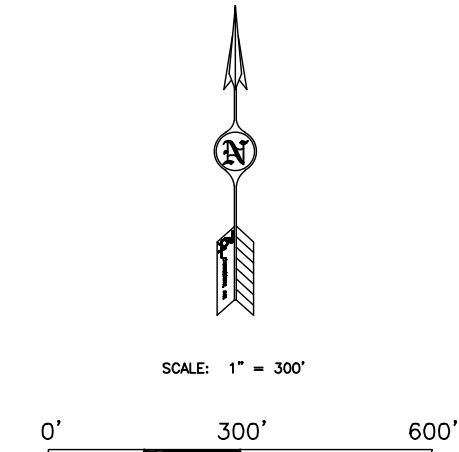
Dustin Hamilton, P.E.
Development Services Director

Attachments: Exhibit "A" - Annexation Plat
 Public Hearing Notice
 Vicinity and Aerial Map

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

SOUTHERN INDUSTRIAL ADDITION ANNEXATION

LOCATED IN PORTIONS OF THE SESE & SWE SECTION 2, PORTIONS OF SECTION 11 AND PORTIONS OF THE SSW & NWS SECTION 12, T49N, R72W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING



LEGEND

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- FOUND SIXTEENTH CORNER
- SET SIXTEENTH CORNER
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- CALCULATED POSITION
- FOUND RIGHT OF WAY MONUMENT

- EXISTING CITY OF GILLETTE CORPORATE LIMITS
- SECTION LINES
- LOT LINES
- ANNEXATION BOUNDARY

- ALUMINUM CAP
- PLASTIC CAP
- BRASS CAP

NOTE 1:
THE SOUTHSIDE ADDITION ANNEXATION PLAT WHICH PURPORTS TO FOLLOW THE SOUTH RIGHT OF WAY OF HIGHWAY 59 DOES NOT FIT WELL WITH THE RECOVERED CORNERS ALONG THAT SECTION OF HIGHWAY 59. GIVEN THAT THE SOUTHSIDE ADDITION DEPICTS HAVING ONLY 3 CORNERS RECOVERED ON THE EXTERIOR BOUNDARY AND THESE ARE LOCATED SOME DISTANCE FROM THIS AREA, I HELD MY RETRACED POSITION FOR THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 59 AND CALL THE INTENT OF THIS ANNEXATION TO BE CONTIGUOUS WITH THE PREVIOUS ANNEXATION PLAT.

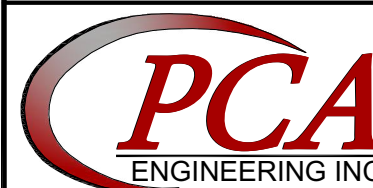
NOTE 2:
THE NORTHEASTERLY RIGHT OF WAY CURVE OF HWY 59 WAS DETERMINED BY HOLDING THE DATA FROM WYDOT PLANS 1107 AND ROTATING -0°15' CCW TO FIT THIS SURVEY AS WELL AS SCALING BY 0.99971. I THEN DETERMINED THE P.C. LOCATION RELATIVE TO THE RECORDED DISTANCE FROM THE FOUND NW CORNER OF THE WARRANTY DEED (BOOK 877 PHOTOS, PG 522). THIS METHOD BEST HONORS THE WYDOT ROW DESCRIPTION AND KEEPS THE CURVE TANGENT. THE FOUND SW CORNER OF THIS WARRANTY DEED MISSED THIS BOUNDARY LINE BY APPROX. 0.3 FT, WHICH I FELT WAS REASONABLE AND A VERIFICATION OF THE METHOD USED.

HOWEVER, THIS DOES NOT FIT WITH THE BOUNDARY FOR JAPP SUBDIVISION (BOOK 8 OF PLATS PAGE 25) - WHICH I BELIEVE ERRONEOUSLY UTILIZED THE CENTERLINE DATA FROM WYDOT PROJECT SCP-ST-043-2(17), WHICH STATES ON THE FACE OF THE PLANS TO REFER TO PROJECTS 1107 AND PSF 6109 FOR RIGHT OF WAY INFORMATION.

Prepared for:

CITY OF GILLETTE

P.O. BOX 3003
GILLETTE, WY 82717-3003
307-686-5265



CIVIL ENGINEERING
SURVEYING
MATERIAL TESTING

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Drawn by: SS Design by: DV Reviewed by: DV
Revision Date Revision Description

PCA Project Number: 143690.00

Plot Date: Oct 20, 2014 - 10:45am

G:\PROJECTS\14369000 COG - Southern Industrial Addition on A
MainP.dwg
Layout: Plot 1

X-Ref: ...

SOUTHERN INDUSTRIAL
ADDITION ANNEXATION
LOCATED IN PORTIONS OF
THE SESE & SWE SECTION 2,
PORTIONS OF SECTION 11
AND PORTIONS OF THE SSW
& NWS SECTION 12, T49N,
R72W OF THE 6TH P.M.,
CAMPBELL COUNTY, WYOMING

ANNEXATION PLAT

SHEET 1 OF 2

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 to determine whether the Southern Industrial Addition Annexation complies with the terms of W. S. 15-1-402. The hearing is scheduled for November 18, 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 Southern Industrial Addition Annexation is more particularly described as follows:

LAND DESCRIPTION

Legal Description Southern Industrial Addition Annexation

A tract of land situated in portions of the SE1/4SW1/4 AND SW1/4SE1/4 of Section 2, portions of Section 11 and portions of the SW1/4NW1/4 AND NW1/4SW1/4 of Section 12, all situated in T49N, R72W of the 6th P.M. Campbell County, Wyoming and being more particularly described as follows:

Commencing at the northwest corner of the said Section 11, being monumented by a 3 ¼ inch brass cap with illegible stamping at a fence corner and being the point of beginning;

Thence along the west line of said Section 11, S00°15'48"W, 1335.70 feet to the north 1/16th corner of Sections 10 and 11, being monumented by a rebar with a 1 ½ inch aluminum cap;

Thence along the north 1/16th line of said Section 11, S89°51'07"E, 1344.28 feet to the northwest 1/16th corner of said Section 11, being monumented by a rebar with a 1 ½ inch aluminum cap;

Thence along the west 1/16th line of said Section 11, S00°35'18"W, 667.90 feet to the northwest corner of Lot 10, Block 4 of Southern Drive Industrial Park as recorded in Book 7 of Plats, Page 24 in the Campbell County Clerk's office, being monumented by a rebar with an aluminum cap stamped PLS 4769;

Thence along the north line of said Lot 10, S89°29'04"E, 333.71 feet to the northeast corner of said Lot 10, being monumented by a bare rebar;

Thence along the east line of said Lot 10, S00°33'13"W, 646.38 feet to the southeast corner of said Lot 10, being monumented by a rebar with an aluminum cap stamped PLS 4769;

Thence along the south line of said Lot 10, also being the northerly right of way of Raymond Street, N89°29'04"W, 334.21 feet to the southwest corner of said Lot 10, being monumented by a rebar with an aluminum cap stamped PLS 4769;

Thence along the aforementioned west 1/16th line, S00°22'56"W, 30.01 feet to the center west 1/16th corner of aforementioned Section 11, being monumented by a rebar with an aluminum cap stamped PLS 6872;

Thence S89°25'14"W, 29.53 feet to the northeast corner of Lot 1 of Oilfield Subdivision as recorded in Book 8 of Plats, Page 129 in the Campbell County Clerk's office, being monumented by a rebar with an aluminum cap stamped RLS 2333;

Thence along the north line of said Lot 1, N89°27'56"W, 787.04 feet to the northwest corner of said Lot 1, being monumented by a rebar with an aluminum cap stamped PLS 6872, from which the west ¼ corner of aforementioned Section 11 lies N89°27'56"W, 519.75 feet, being monumented by a 3 ¼ inch brass cap on a 2 ½ inch galvanized pipe stamped LS 538;

Thence along the west line of said Lot 1, S00°19'39"W, 278.25 feet to the southwest corner of said Lot 1, being monumented by a rebar with an aluminum cap stamped RLS 2333;

Thence along the south line of said Lot 1, S89°42'14"E, 119.39 feet to the northwest corner of Lot 2 of aforementioned Oilfield Subdivision, being monumented by a rebar with an aluminum cap stamped PLS 6872;

Thence along the west line of said Lot 2, S00°25'00"W, 326.21 feet to the southwest corner of said Lot 2, being monumented by a rebar with an aluminum cap stamped PLS 6872, also being on the northerly right of way of Oilfield Lane;

Thence along the south line of said Lot 2 and said northerly right of way, S89°42'14"E, 667.68 feet to the southeast corner of said Lot 2, being monumented by a rebar with an aluminum cap stamped PLS 6872, also being on the westerly right of way of Hitt Boulevard;

Thence along said west right of way, S00°23'54"W, 720.09 feet to a point on the north line of Robertson Industrial Park as recorded in Book 4 of Plats, Page 62 in the Campbell County Clerk's office, also being on the south 1/16th line of aforementioned Section 11;

Thence along the north line of said Robertson Industrial Park and said south 1/16th line, S89°54'05"W, 1303.50 feet to the northwest corner of said Robertson Subdivision, also being the south 1/16th corner of Sections 10 and 11, being monumented by a rebar with an aluminum cap stamped RLS 2333;

Thence along the west line of said Robertson Industrial Park, also being the west line of said Section 11, S00°14'20"W, 1335.82 feet to the southwest corner of said Robertson Industrial Park, also being the southwest corner of

aforementioned Section 11, being monumented by a 1968 brass cap stamped RLS 366;

Thence along the south line of said Robertson Industrial Park, also being the south line of said Section 11, N89°55'33"E, 1279.78 feet to the southeast corner of Lot 16 of said Robertson Industrial Park, also being on the westerly right of way of Swanson Road, being monumented by a rebar with a plastic cap marked LS584;

Thence continuing along the south line of said Robertson Industrial Park, also being the south line of said Section 11, N89°55'33"E, 50.00 feet to the southeast corner of said Robertson Industrial Park, also being the west 1/16th corner of Sections 11 and 14, being monumented by a 5/8 inch rebar with aluminum cap buried in Swanson Road;

Thence along the east line of said Robertson Industrial Park, also being the west 1/16th line of said Section 11, N00°22'47"E, 1336.42 feet to the northeast corner of said Robertson Industrial Park, also being the southwest 1/16th corner of said Section 11 and the southwest corner of Sharon Subdivision as recorded in Book 4 of Plats, Page 244 in the Campbell County Clerk's office, being monumented by a rebar with aluminum cap stamped PLS 6872 buried in the road intersection;

Thence along the south line of said Sharon Subdivision, also being the south 1/16th line of said Section 11, N89°56'23"E, 1332.16 feet to the southeast corner of said Sharon Subdivision, also being the center south 1/16th corner of said Section 11, being monumented by a rebar with aluminum cap stamped PLS 6872;

Thence continuing along the south 1/16th line of said Section 11, also being the south line of Mohan Subdivision as recorded in Book 2 of Plats, Page 44 in the Campbell County Clerk's office, S89°28'12"E, 2674.27 feet to the southeast corner of said Mohan Subdivision, also being the south 1/16th corner of Sections 11 and 12, being monumented by a 1976 brass cap stamped RLS 577;

Thence along the east line of said Mohan Subdivision, also being on the easterly right of way of Patty Avenue and the east line of said Section 11, N01°09'10"E, 600.90 feet to the northwest corner of Crestview Estates as recorded in Book 3 of Plats, Page 143 in the Campbell County Clerk's office, being monumented by a rebar with aluminum cap stamped LS 588;

Thence along the north line of said Crestview Estates, N88°59'10"E, 1319.59 feet to a point on the west 1/16th line of aforementioned Section 12, monumented by a rebar with aluminum cap stamped PLS 6872;

Thence along said west 1/16th line, N00°44'13"E, 325.93 feet to a point on the northeasterly right of way of Wyoming State Highway 59, from which the center west 1/16th corner of said Section 12 lies N00°44'13"E, 391.16 feet, being monumented by an aluminum cap stamped PLS 588;

Thence along said northeasterly right of way, N33°21'14"W, 1019.91 feet to a circular curve concave to the southwest, being monumented by a rebar with an aluminum cap stamped PLS 6872;

Thence through said curve having a delta angle of 20°28'21", a radius length of 1959.33 feet, an arc length of 700.09 feet, a chord bearing of N43°35'05"W, and a chord length of 696.37 feet to a rebar with an aluminum cap stamped PLS 6872;

Thence continuing along said northeasterly right of way, N53°48'56"W, 155.96 feet to a rebar with aluminum cap stamped Davis Surveying;

Thence continuing along said northeasterly right of way, N53°47'58"W, 193.83 feet to a WYDOT brass cap in concrete stamped STA 211+10.4 PC CL;

Thence continuing along said northeasterly right of way, N53°14'07"W, 3.85 feet to a WYDOT brass cap in concrete stamped STA 211+05.9 PC;

Thence continuing along said northeasterly right of way, N53°47'46"W, 1392.04 feet to a rebar with a 1 ½ inch aluminum cap;

Thence continuing along said northeasterly right of way, N53°49'45"W, 249.59 feet to a bare 5/8 inch rebar monumenting the southeast corner of Lysle Subdivision as recorded in Book 3 of Plats, Page 140 in the Campbell County Clerk's office;

Thence along the east line of said Lysle Subdivision, also being the east 1/16th line of aforementioned Section 11, N00°09'32"E, 561.45 feet to northeast corner of Lysle Subdivision, also being the east 1/16th corner of Sections 2 and 11, being monumented by a rebar with a 1 ½ inch aluminum cap;

Thence along the north line of said Lysle Subdivision, also being the north line of said Section 11, S89°49'49"W, 662.16 feet to the southeast corner of Hays Subdivision as recorded in Book 6 of Plats, Page 145 in the Campbell County Clerk's office, being monumented by a rebar with aluminum cap stamped RLS 2333;

Thence along the east line of said Hays subdivision, N00°05'04"E, 643.81 feet to a point on the easterly right of way of Garner Lake Road as recorded in Book 9 of Plats, Page 96 in the Campbell County Clerk's office, also being on the easterly annexation line of the Southside Addition Annexation as recorded in Book 8 of Plats, Page 311 in the Campbell County Clerk's office, being monumented by a bare 5/8" rebar;

Thence along said easterly right of way and said easterly annexation line, N89°53'12"W, 14.67 feet to a non tangent circular curve concave to the west, being monumented by a rebar with aluminum cap stamped RLS 2333;

Thence continuing along said easterly right of way and said easterly annexation line, through said curve having a delta angle of 20°38'53", a radius length of 1074.71 feet, an arc length of 387.30 feet, a chord bearing of S19°53'57"W, and

a chord length of 385.21 feet to an angle point on said easterly right of way, also to a non tangent circular curve concave to the west;

Thence leaving said easterly right of way, continuing along said easterly annexation line, through said curve having a delta angle of $04^{\circ}43'23''$, a radius length of 1071.63 feet, an arc length of 88.34 feet, a chord bearing of $S32^{\circ}13'30''W$, and a chord length of 88.31 feet;

Thence continuing along said easterly annexation line, $S36^{\circ}22'11''W$, 264.82 feet to a point on the southwesterly right of way of Wyoming State Highway 59, also being the southeasterly corner of said annexation (see Note 1 on Sheet 1 of this Annexation Plat);

Thence along said southwesterly right of way and southerly annexation line, $N53^{\circ}48'37''W$, 1994.68 feet to the northwest corner of Lot 2a of KC Subdivision, also being on the easterly right of way of Hitt Boulevard as recorded in Book 2 of Plats, Page 183 in the Campbell County Clerk's office, being monumented by a rebar with aluminum cap stamped PLS 6872;

Thence leaving said southwesterly right of way and said southerly annexation line, along said easterly right of way of Hitt Boulevard, $S00^{\circ}23'32''W$, 1178.50 feet to the northwest corner of Lot 1, Block 2 of aforementioned Southern Drive Industrial Park, also being on the north line of aforementioned Section 11, being monumented by a rebar with aluminum cap stamped PLS4769;

Thence along said north line, $S89^{\circ}39'02''W$, 30.02 feet to the west $1/16^{\text{th}}$ corner of aforementioned Sections 2 and 11, being monumented by a $3 \frac{1}{4}$ inch brass cap mounted on a $2 \frac{1}{2}$ inch galvanized pipe;

Thence continuing along said north line, also being the north line of aforementioned Southern Drive Industrial Park, $S89^{\circ}43'29''W$, 1352.21 feet to the point of beginning.

Said parcel contains 488.03 acres more or less.

All areas are computed at ground.

All measured distances are grid, for conversion to ground, multiply by 1.00026964.

The basis of bearing for this legal description is the City of Gillette Horizontal Control Network.

The Southern Industrial Addition Annexation is shown on the following Map, marked Exhibit A.

Summary of Annexation Report

A majority of the landowners owning a majority of the area sought to be annexed have petitioned the City to annex 488.03 acres into the City limits. The land is located generally west and south of Douglas Highway and Southern Drive. The

property is contiguous to the current City boundaries to the north. The site has mostly industrial uses, some commercial uses, and a few residential uses. The owners desire to have the Tract annexed and zoned for commercial and industrial development with access to City services.

Any future development or construction will be reviewed by the City and shall meet City standards.

This area is a logical extension of the City limits and will be serviceable. The proposed zoning of the area is C-1, General Commercial District, C-3, Business/Services District, I-1, Light Industrial district, and I-2, Heavy Industrial District. The adopted Comprehensive Plan shows the area as planned industrial. The proposed zoning meets the intent of the Comprehensive Plan. The existing development pattern is compatible with the proposed zoning. The City Council will make the final zoning determination at the time of annexation. Upgrades to the City's electrical system will be required to support the annexation.

Karlene Abelseth, City Clerk

Publish two times: October 17, 2014

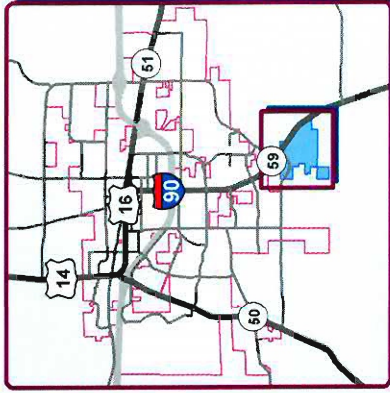
October 24, 2014

Attachment: Exhibit A Map – Annexation Plat for Southern Industrial Addition
Annexation




CITY OF GILLETTE



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



Legend

-  Project Area
-  Current City Limits
-  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.



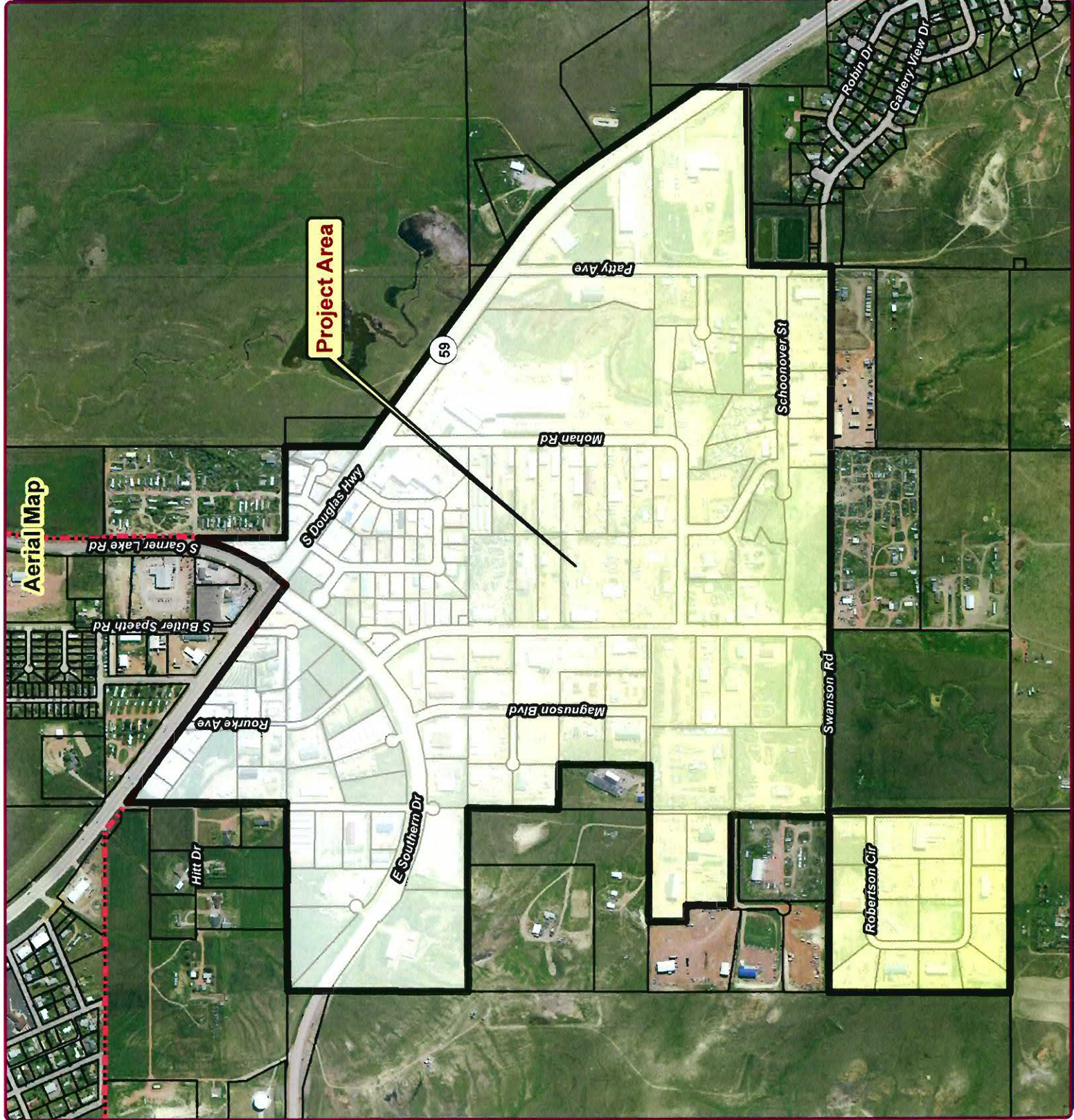
YIGIS WorkEDS Planning
Commission Maps

14.058AP

Southern Industrial Addition Annexation

October 7, 2014

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



C-3 Zoning

S & L Enterprises, LLC
652 Par Dr.
Gillette, WY 82718

Sammie R. Gorsuch
P.O. Box 3458
Gillette, WY 82717

Contractors Supply, Inc.
P.O. Box 1655
Gillette, WY 82717

Thomas L. Degnan
P.O. Box 1634
Gillette, WY 82717

Leeann K. Rieman & Contractors Supply, Inc.
Scott R. Barbour Partnership
P.O. Box 1655
Gillette, WY 82717

Automated Washdown Systems, LLC
Douglas W. Connely
602 Sako Dr.
Gillette, WY 82718

Vincent Bunker c/o Connelys Scenic
Landscaping & Nursery, LLC
P.O. Box 4280
Gillette, WY 82717



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

October 14, 2014

S & L Enterprises, LLC
652 Par Dr
Gillette, WY 82718-7622

Re: Annexation Report for the Southern Industrial Addition Annexation, at 5002 Rourke Ave

Dear Property Owner,

The City of Gillette has received Petitions to Annex from the majority of landowners owning the majority of the land within the Southern Industrial Addition Annexation. The proposed annexation consists of 488.03 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 existing Public Roads contained within the Southern Industrial Addition Annexation will be owned and maintained by the City of Gillette at the completion of the Annexation. The public street network will receive routine maintenance as would be typical with any City Street. Any work or access within the Public Right-of-Way will require a permit from the City Engineer's Office.

WATER SERVICE AND OTHER WELLS

You are currently receiving City water service or it is currently available to service your property. 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 should an extension be desired. A Permit from City Engineering is necessary to obtain for water main or service extensions. Any existing water wells may be used until such a time the well fails, at which time, a connection to the City water system will be required. As part of receiving City water service, connections of existing wells to domestic water supplies will be terminated and the well may only be used for irrigation purposes. New water service connections are subject to a City Water Plant Investment Fee.

SANITARY SEWER SERVICE

You are currently receiving City sewer service or it is currently available to service your property. Any 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. Any existing septic systems will be allowed to remain until such a time the system fails, at which time, a connection to the City sanitary sewer system will be required. Any new sewer service connections are subject to a City Primary and Secondary Plant Investment Fee.

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 new 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 of your property is proposed to be zoned C-3, Business/Services District. The Gillette 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

The City of Gillette will be investing approximately \$8.5M in the Electrical Distribution System within the Annexation area to provide safe, reliable, and adequate power needs.

IMPROVEMENT AND SERVICE DISTRICT DEBT/FINANCIAL OBLIGATIONS

All current debt/assessments for existing Service and Improvement Districts will continue to be serviced by each District for its respective project until the debt is retired. The Landowner will continue to be responsible for any assessment until it is paid in full. The City of Gillette has no obligation or liability with respect to Improvement and Service District debt.

SUMMARY OF ANNEXATION

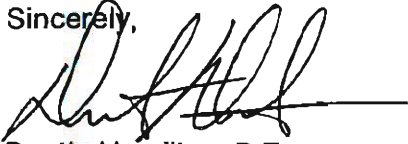
The majority of landowners owning the majority of land have submitted Petitions to Annex 488.03 acres of land. The property is generally located south of Southern Drive and West of Wyoming Highway 59 north of the Crestview Estates Subdivision. The property is currently a mix of industrial and commercial uses. 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 planned industrial and commercial/mixed use. The proposed zoning of your area is C-3, Business/Services 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,

A handwritten signature in black ink, appearing to read 'Dustin Hamilton', with a long horizontal stroke extending to the right.

Dustin Hamilton, P.E.
Development Services Director

Attachments: Exhibit "A"- Annexation Plat
 Public Hearing Notice
 Vicinity and Aerial Map

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

I-1 Zoning(Winland Agreement)

MDC, Inc.
P.O. Box 2259
Mills, WY 82644

Powell Investments, Inc.
P.O. Box 2706
Gillette, WY 82717

S. Lee Yake
P.O. Box 3194
Gillette, WY 82717

Homerun, LLC
5512 S. Winland Dr.
Gillette, WY 82718

Gomer & Ann Rich
P.O. Box 987
Douglas, WY 82633

TRM Investments, LLC
505 Par Dr.
Gillette, WY 82718

Tres Rentals, LLC
1490 Garden Creek Rd.
Casper, WY 82601

Jesken Development, LLC
P.O. Box 68
Wright, WY 82732

Walker Inspection
P.O. Box 2338
Gillette, WY 82717

Robert L. Hesseltine, Family Trust
2000 W. Kettleman Ln., Ste 106
Lodi, CA 95242

AM Properties, LLC
8191 Pheasant Dr.
Gillette, WY 82718

Steven J. & Rachel A. Dutton, Living Trust
P.O. Box 7176
Gillette, WY 82717

Prism Investments, LLC
101 Kendrick Ave.
Gillette, WY 82716

J & R Properties, LLC
5512 S. Winland Dr.
Gillette, WY 82718

Rollin Gale & Shirley A. Juby
402 W. 12th St.
Gillette, WY 82716

Joy Global Surface Mining Inc.
5834 S. Winland Dr.
Gillette, WY 82718

JEBO Enterprises, LLC
3301 S. Kinner Dr.
Gillette, WY 82718

K & T Properties, LLC
5351 S. Winland Dr.
Gillette, WY 82718

Fast and Furious Detailing
5753 S. Winland Dr.
Gillette, WY 82718

Sunshine Real Properties, LLC
P.O. Box 397
Gillette, WY 82717

Curtis Investments, LLC
2524 Wind River Dr.
Gillette, WY 82718

Dartboard Investments, LLC
846 Olympus Dr.
Sheridan, WY 82801

Kenneth L. Milne
P.O. Box 2259
Mills, WY 82644

MDC, Inc.
P.O. Box 2259
Mills, WY 82644

Honnen Partners of Wyoming, LLC
5217 S. Douglas Hwy
Gillette, WY 82718

David W. & Jodana M. Mills
P.O. Box 5033
Etna, WY 83118

Wayne & Phyllis Buck
P.O. Box 1746
Gillette, WY 82717

Patricia Jo Anne Deegan
510 S. Gurley Ave.
Gillette, WY 82716



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

October 13, 2014

Honnen Partners of Wyoming LLC
5217 S. Douglas Hwy
Gillette, WY 82718

Re: Annexation Report for the Southern Industrial Addition Annexation, at 5217 S. Douglas Highway

Dear Property Owner,

The City of Gillette has received Petitions to Annex from the majority of landowners owning the majority of the land within the Southern Industrial Addition Annexation. The proposed annexation consists of 488.03 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

As per the Pre-Annexation Agreements for the Winland Industrial Park Landowners Association (WIPLA), street and drainage improvements will be required to improve the existing streets to City Standards. The City of Gillette will continue to assist WIPLA in exploring grant/loan opportunities in upgrading the street and drainage systems within WIPLA. At the conclusion of any improvements of the street system within the WIPLA area, the streets will be owned and maintained by the City of Gillette. The public street network will then receive routine maintenance as would be typical with any City Street. Any work or access within the Public Right-of-Way will require a permit from the City Engineer's Office.

WATER SERVICE AND OTHER WELLS

You are currently receiving City water service via a master meter connection as per the terms of the Utility Service Agreement between the City and the Winland Industrial Park Landowners Association dated September 12, 2003 (copy attached). As per the terms of the Utility Service Agreement the internal water system shall be upgraded to meet City Standards within two (2) years of the completion of the Annexation. The upgrades will include the installation of fire hydrants, water main looping to provide adequate fire flows, and conversion of a master meter to individual meters. Plant Investment Fees for the individual water service connections will be determined as per the existing Utility Service Agreement. The City will continue to assist WIPLA in exploring grant/loan opportunities in upgrading the water system within WIPLA.

SANITARY SEWER SERVICE

You are currently receiving City sewer service or it available to your property. Any 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. Any existing septic systems will be allowed to remain until such a time the system fails, at which time, a connection to the City sanitary sewer system will be required. Any new sewer service connections are subject to a City Primary and Secondary Plant Investment Fee.

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 new 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 of your property is proposed to be zoned I-1, Light Industrial District. The Gillette 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 industrial zoning districts. There is no parkland fee or dedication associated with the subject property.

CITY INVESTMENT IN SUPPORT OF ANNEXATION

The City of Gillette will be investing approximately \$8.5M in the Electrical Distribution System within the Annexation area to provide safe, reliable, and adequate power needs.

IMPROVEMENT AND SERVICE DISTRICT DEBT/FINANCIAL OBLIGATIONS

All current debt/assessments for existing Service and Improvement Districts will continue to be serviced by each District for its respective project until the debt is retired. The Landowner will continue to be responsible for any assessment until it is paid in full. The City of Gillette has no obligation or liability with respect to Improvement and Service District debt.

SUMMARY OF ANNEXATION

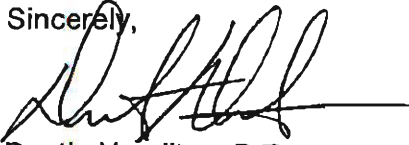
The majority of landowners owning the majority of land have submitted Petitions to Annex 488.03 acres of land. The property is generally located south of Southern Drive and West of Wyoming Highway 59 north of the Crestview Estates Subdivision. The property is currently a mix of industrial and commercial uses. 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 planned industrial and commercial/mixed use. The proposed zoning of your 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,

A handwritten signature in black ink, appearing to read 'Dustin Hamilton', with a long horizontal stroke extending to the right.

Dustin Hamilton, P.E.
Development Services Director

Attachments: Exhibit "A"- Annexation Plat
 Public Hearing Notice
 Vicinity and Aerial Map

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

I-1 Zoning

Scott Brothers Inc.
1141 Southern Dr.
Gillette, WY 82718

Waterco, LLC
P.O. Box 632
Gillette, WY 82717

Dads Stuff, LLC
5102 Tappan Ct.
Gillette, WY 82718

Hillcrest Auto Body Specialists, Inc.
5266 Rourke Ave.
Gillette, WY 82718

MLL Properties, LLC
P.O. Box 609
Spearfish, SD 57783

Big Dog Properties, LLC
P.O. Box 1776
Gillette, WY 82717

Gregory J. and G.E. Scallon, Rev Trust
5400 Hitt Blvd
Gillette, WY 82718

Airgas Intermountain, Inc.
P.O. Box 1152
Tulsa, OK 74101

Schipporeit Investments LLC
P.O. Box 7067
Gillette, WY 82717

LM Properties, LLC
8191 Pheasant Dr.
Gillette, WY 82718

Crescent Realty Corporation
7750 Dunleith Dr.
East Dubuque, IL 60125

ZSM Investments, LLC
P.O. Box 1201
Gillette, WY 82717

Milt Coulter
JADIP, Inc.
P.O. Box 2210
Gillette, WY 82717

The Buck Living Trust
P.O. Box 1746
Gillette, WY 82717

MPEC, Inc.
5356 Rourke Ave.
Gillette, WY 82718

AM Properties, LLC
8191 Pheasant Dr.
Gillette, WY 82718

Carson Investments, LLC
813 Beech St.
Gillette, WY 82716

Black Cat Properties, LLC
1707 Shalom Ave.
Gillette, WY 82718



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

October 14, 2014

Black Cat Properties, LLC
1707 Shalom Ave
Gillette, WY 82718-5624

Re: Annexation Report for the Southern Industrial Addition Annexation, at 5101 Hitt Blvd

Dear Property Owner,

The City of Gillette has received Petitions to Annex from the majority of landowners owning the majority of the land within the Southern Industrial Addition Annexation. The proposed annexation consists of 488.03 acres and is immediately adjacent to the current City corporate boundary.

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ANNEXATION REPORT

STREET OWNERSHIP AND MAINTENANCE

The existing Public Roads contained within the Southern Industrial Addition Annexation will be owned and maintained by the City of Gillette at the completion of the Annexation. The public street network will receive routine maintenance as would be typical with any City Street. Any work or access within the Public Right-of-Way will require a permit from the City Engineer's Office.

WATER SERVICE AND OTHER WELLS

You are currently receiving City water service or it is currently available to service your property. 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 should an extension be desired. A Permit from City Engineering is necessary to obtain for water main or service extensions. Any existing water wells may be used until such a time the well fails, at which time, a connection to the City water system will be required. As part of receiving City water service, connections of existing wells to domestic water supplies will be terminated and the well may only be used for irrigation purposes. New water service connections are subject to a City Water Plant Investment Fee.

SANITARY SEWER SERVICE

You are currently receiving City sewer service or it is currently available to service your property. Any 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. Any existing septic systems will be allowed to remain until such a time the system fails, at which time, a connection to the City sanitary sewer system will be required. Any new sewer service connections are subject to a City Primary and Secondary Plant Investment Fee.

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 new 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 of your property is proposed to be zoned I-1, Light Industrial District. The Gillette 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 industrial zoning districts. There is no parkland fee or dedication associated with the subject property.

CITY INVESTMENT IN SUPPORT OF ANNEXATION

The City of Gillette will be investing approximately \$8.5M in the Electrical Distribution System within the Annexation area to provide safe, reliable, and adequate power needs.

IMPROVEMENT AND SERVICE DISTRICT DEBT/FINANCIAL OBLIGATIONS

All current debt/assessments for existing Service and Improvement Districts will continue to be serviced by each District for its respective project until the debt is retired. The Landowner will continue to be responsible for any assessment until it is paid in full. The City of Gillette has no obligation or liability with respect to Improvement and Service District debt.

SUMMARY OF ANNEXATION

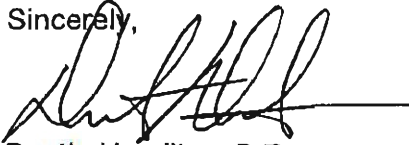
The majority of landowners owning the majority of land have submitted Petitions to Annex 488.03 acres of land. The property is generally located south of Southern Drive and West of Wyoming Highway 59 north of the Crestview Estates Subdivision. The property is currently a mix of industrial and commercial uses. 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 planned industrial and commercial/mixed use. The proposed zoning of your 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,

A handwritten signature in black ink, appearing to read 'Dustin Hamilton', with a long horizontal line extending from the end of the signature.

Dustin Hamilton, P.E.
Development Services Director

Attachments: Exhibit "A"- Annexation Plat
 Public Hearing Notice
 Vicinity and Aerial Map

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

I-2 Standard Zoning

Wayne J. & Marie E. Manning
Manning Wrecker Service, LLC
5641 Swanson Rd.
Gillette, WY 82718

Proproperties, LLC
P.O. Box 2140
Gillette, WY 82717

Hladky Properties, LLC
P.O. Box 908
Gillette, WY 82717

PP & J, LLC
P.O. Box 908
Gillette, WY 82717

Cyclone Drilling, Inc.
P.O. Box 908
Gillette, WY 82717

Ewing Enterprises, LLC
603 Par Dr.
Gillette, WY 82718

Waetzig and Luthy, LLC
P.O. Box 7040
Gillette, WY 82717

Pinnacle Energy Group, LLC
P.O. Box 7040
Gillette, WY 82717

Ventura Oilfield Tackle
P.O. Box 1388
Gillette, WY 82717

CJ Leasing, LLC
P.O. Box 4500
Gillette, WY 82717

Amir Sancher
1000 Woodland Ave.
Gillette, WY 82716

Croell Redi Mix Inc.
P.O. Box 1352
Sundance, WY 82729

Pat's Offroad Inc.
P.O. Box 1993
Williston, ND 58802

Frank Brennan Construction
5950 Magnuson Blvd
Gillette, WY 82718

FW Properties, LLC
5950 Swanson Rd.
Gillette, WY 82718

Liebherr Mining & Construction Equipment
5800 S. Hwy 59
Gillette, WY 82718

Liebherr Mining & Construction Equipment
Attn: Drawer O Parkview Station
4100 Chestnut Ave.
Newport News, VA 23607-2420

Wyoming Machinery Co.
P.O. Box 2335
Casper, WY 82602

RJ Leasing, LLC
P.O. Box 4500
Gillette, WY 82717

Southside Leasing, LLC
P.O. Box 4500
Gillette, WY 82717

DEBCO LLC
P.O. Box 254
Gillette, WY 82717

Bucyrus Field Services Inc.
FKA Minserco Inc.
1100 Milwaukee Ave.
South Milwaukee, WI 53172

Schipporeit Investments LLC
P.O. Box 7067
Gillette, WY 82717

Carroll E. & Marice M. Hinsdale Trusts
P.O. Box 2556
Gillette, WY 82717

Paladinn Propane Partners LLC
2608 W. 140th St.
Leawood, KS 66224

Hardleider, LLC
P.O. Box 2402
Gillette, WY 82717



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

October 14, 2014

Hladky Properties, LLC
P.O. Box 908
Gillette, WY 82717-0908

Re: Annexation Report for the Southern Industrial Addition Annexation, at 5741 Swanson Rd

Dear Property Owner,

The City of Gillette has received Petitions to Annex from the majority of landowners owning the majority of the land within the Southern Industrial Addition Annexation. The proposed annexation consists of 488.03 acres and is immediately adjacent to the current City corporate boundary.

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ANNEXATION REPORT

STREET OWNERSHIP AND MAINTENANCE

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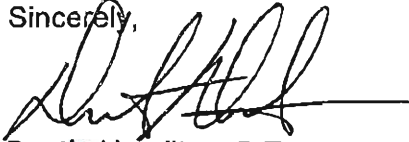
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Sincerely,



Dustin Hamilton, P.E.
Development Services Director

Attachments: Exhibit "A"- Annexation Plat
 Public Hearing Notice
 Vicinity and Aerial Map

I-2 Zoning (Elsner Agreement)

Raymond F. & Susan E. Elsner
2300 Jane Ct.
Gillette, WY 82718



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

October 14, 2014

Raymond F. and Susan E. Elsner
2300 Jane Court
Gillette, WY 82718

Re: Annexation Report for the Southern Industrial Addition Annexation, at 1702 Schoonover St.

Dear Property Owner,

The City of Gillette has received Petitions to Annex from the majority of landowners owning the majority of the land within the Southern Industrial Addition Annexation. The proposed annexation consists of 488.03 acres and is immediately adjacent to the current City corporate boundary.

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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 existing Public Roads contained within the Southern Industrial Addition Annexation will be owned and maintained by the City of Gillette at the completion of the Annexation. The public street network will receive routine maintenance as would be typical with any City Street. Any work or access within the Public Right-of-Way will require a permit from the City Engineer's Office.

WATER SERVICE AND OTHER WELLS

City water service is currently available to service your property. 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 should an extension be desired. A Permit from City Engineering is necessary to obtain for water main or service extensions. Any existing water wells may be used until such a time the well fails, at which time, a connection to the City water system will be required. As part of receiving City water service, connections of existing wells to domestic water supplies will be terminated and the well may only be used for irrigation purposes. New water service connections are subject to a City Water Plant Investment Fee. You are also subject to a Secondary Water Connection Fee of \$5,333 if you elected not to participate in the Robertson Circle Association water project.

SANITARY SEWER SERVICE

City sewer service is currently available to service your property. Any 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. Any existing septic systems will be allowed to remain until such a time the system fails, at which time, a connection to the City sanitary sewer system will be required. Any new sewer service connections are subject to a City Primary and Secondary Plant Investment Fee. You are also subject to a Sewer Connection Fee of \$4,085 as you elected not to participate in the Robertson Circle Association Sewer Project.

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 new 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.

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ZONING CLASSIFICATION

The land area of your property is proposed to be zoned I-2, Heavy Industrial District. The Gillette City Council will make the final determination of the zoning districts at the time of annexation.

SUBDIVISION REGULATIONS

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SUMMARY OF ANNEXATION

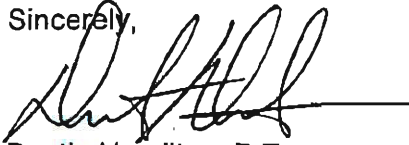
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Once again, I would like to welcome you to the City of Gillette. I also look forward to working with you and providing quality services and facilities. Should you need assistance or have questions during the annexation process, please feel free to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

Sincerely,

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Dustin Hamilton, P.E.
Development Services Director

Attachments: Exhibit "A"- Annexation Plat
 Public Hearing Notice
 Vicinity and Aerial Map

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

I-2 Zoning (Liebherr Agreement)

Danco c/o Suchor Rentals, LLC
21 Spruce St.
Moorcroft, WY 82721

Suchor Rentals, LLC
21 Spruce St.
Moorcroft, WY 82721

International Church of the Four
Square Gospel
P.O. Box 3170
Gillette, WY 82717

Buffalo Capital, LLC
840 Henderson Ave.
Washington, PA 15301

Edward S. Scott
P.O. Box 3199
Gillette, WY 82717

W/S Holding No 1, LLC
P.O. Box 2335
Casper, WY 82602

Black Hawk Crane & Rigging, Inc.
P.O. Box 662
Gillette, WY 82717

Eric Scott & Teri Hamm
1701 Schoonover St.
Gillette, WY 82718

Hound Dog LLC
2104 Meadow Lane
Gillette, WY 82718

Suchor Rentals, LLC
2020 Schoonover St.
Gillette, WY 82718

Creative Construction, Inc.
1831 Schoonover St.
Gillette, WY 82718

Jacks Truck & Equipment
6100 S. Douglas Hwy
Gillette, WY 82718



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

October 14, 2014

W/S Holding No 1 LLC
P.O. Box 2335
Casper, WY 82602-2335

Re: Annexation Report for the Southern Industrial Addition Annexation, at 5810 Patty Ave

Dear Property Owner,

The City of Gillette has received Petitions to Annex from the majority of landowners owning the majority of the land within the Southern Industrial Addition Annexation. The proposed annexation consists of 488.03 acres and is immediately adjacent to the current City corporate boundary.

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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 industrial zoning districts. There is no parkland fee or dedication associated with the subject property.

CITY INVESTMENT IN SUPPORT OF ANNEXATION

The City of Gillette will be investing approximately \$8.5M in the Electrical Distribution System within the Annexation area to provide safe, reliable, and adequate power needs.

IMPROVEMENT AND SERVICE DISTRICT DEBT/FINANCIAL OBLIGATIONS

All current debt/assessments for existing Service and Improvement Districts will continue to be serviced by each District for its respective project until the debt is retired. The Landowner will continue to be responsible for any assessment until it is paid in full. The City of Gillette has no obligation or liability with respect to Improvement and Service District debt.

SUMMARY OF ANNEXATION

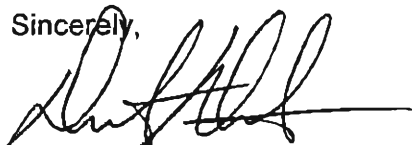
The majority of landowners owning the majority of land have submitted Petitions to Annex 488.03 acres of land. The property is generally located south of Southern Drive and West of Wyoming Highway 59 north of the Crestview Estates Subdivision. The property is currently a mix of industrial and commercial uses. 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 planned industrial and commercial/mixed use. The proposed zoning of your area is I-2, Heavy 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

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

I-2 Zoning (Robertson Agreement)

AAA Mini Storage
P.O. Box 3665
Alpine, WY 83128

Gordon W. Seitz
P.O. Box 16285
Duluth, MN 55816

Sunshine Real Properties, LLC
P.O. Box 397
Gillette, WY 82717

International Church of the Four
Square Gospel
P.O. Box 3170
Gillette, WY 82717

Hi-Time Drilling Co.
6251 Mohan Rd.
Gillette, WY 82718

Gregory W. and Peggy H. Ritter
4301 Chancery Ln
Gillette, WY 82718

Kaitlyn Properties, LLC
P.O. Box 1886
Gillette, WY 82717

Metal Tech Properties, LLC
P.O. Box 2856
Gillette, WY 82717

Antelope Butte Storage, LLC
P.O. Box 1886
Gillette, WY 82717

Wayne & Frances R. Farley
P.O. Box 246
Gillette, WY 82717

Cyclone Drilling, Inc.
P.O. Box 908
Gillette, WY 82717

PP & J, LLC
P.O. Box 908
Gillette, WY 82717

Frank O. Sheehan, Rev Trust
6211 Mohan Rd
Gillette, WY 82718

Amerigas Propane LP Dist No 5175
P.O. Box 798
Valley Forge, PA 19482

Northland Industrial Specialties, LLC
P.O. Box 1886
Gillette, WY 82717

GFI Investments, LLC
P.O. Box 1886
Gillette, WY 82717

B & T Investments, LLC
P.O. Box 1886
Gillette, WY 82717



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

October 14, 2014

AAA Mini Storage
P.O. Box 3665
Alpine, WY 83128-3665

Re: Annexation Report for the Southern Industrial Addition Annexation, at 5600 Mohan Rd

Dear Property Owner,

The City of Gillette has received Petitions to Annex from the majority of landowners owning the majority of the land within the Southern Industrial Addition Annexation. The proposed annexation consists of 488.03 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 existing Public Roads contained within the Southern Industrial Addition Annexation will be owned and maintained by the City of Gillette at the completion of the Annexation. The public street network will receive routine maintenance as would be typical with any City Street. Any work or access within the Public Right-of-Way will require a permit from the City Engineer's Office.

WATER SERVICE AND OTHER WELLS

You are currently receiving City water service or it is currently available to service your property. 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 should an extension be desired. A Permit from City Engineering is necessary to obtain for water main or service extensions. Any existing water wells may be used until such a time the well fails, at which time, a connection to the City water system will be required. As part of receiving City water service, connections of existing wells to domestic water supplies will be terminated and the well may only be used for irrigation purposes. New water service connections are subject to a City Water Plant Investment Fee. You are also subject to a Secondary Water Connection Fee of \$5,333 if you elected not to participate in the Robertson Circle Association water project.

SANITARY SEWER SERVICE

You are currently receiving City sewer service or it is currently available to service your property. Any 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. Any existing septic systems will be allowed to remain until such a time the system fails, at which time, a connection to the City sanitary sewer system will be required. Any new sewer service connections are subject to a City Primary and Secondary Plant Investment Fee.

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 new 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 of your property is proposed to be zoned I-2, Heavy Industrial District. The Gillette 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.

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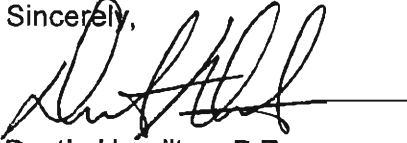
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Sincerely,

A handwritten signature in black ink, appearing to read 'Dustin Hamilton', with a horizontal line extending to the right.

Dustin Hamilton, P.E.
Development Services Director

Attachments: Exhibit "A"- Annexation Plat
 Public Hearing Notice
 Vicinity and Aerial Map

Productivity Service With P.R.I.D.E. Enthusiasm
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