



# CITY OF GILLETTE

Development Services Department  
Planning Division  
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Certified Mail

October 29, 2014

Powder River Energy Corporation  
Mike Easley, CEO  
P.O. Box 930  
Sundance, WY 82729

Dear Mr. Easley:

This letter is in regards to the Southern Industrial Addition Annexation which is currently being considered by the Gillette City Council. The City Council will hold a public hearing on the Southern Industrial Addition Annexation on November 18<sup>th</sup>, 2014 at 7:00 p.m. in the Council Chambers of City Hall.

This annexation contains properties that are currently being served by Powder River Energy Corporation which will convert to City electrical service after the annexation is complete.

Enclosed please find a copy of the Public Hearing Notice and Exhibit Map for the Southern Industrial Addition Annexation, pursuant to W.S. 15-1-402. Please contact me if you have any questions about the annexation.

Sincerely,

Dustin Hamilton, P.E.  
Development Services Director

Enclosures: Public Hearing Notice and Exhibit Map

## **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 5<sup>th</sup> 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 6<sup>th</sup> 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 1/16<sup>th</sup> corner of Sections 10 and 11, being monumented by a rebar with a 1 ½ inch aluminum cap;

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

Thence along the west 1/16<sup>th</sup> 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 1/16<sup>th</sup> line, S00°22'56"W, 30.01 feet to the center west 1/16<sup>th</sup> 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 1/16<sup>th</sup> line of aforementioned Section 11;

Thence along the north line of said Robertson Industrial Park and said south 1/16<sup>th</sup> line, S89°54'05"W, 1303.50 feet to the northwest corner of said Robertson Subdivision, also being the south 1/16<sup>th</sup> 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 1/16<sup>th</sup> 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 1/16<sup>th</sup> 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 1/16<sup>th</sup> 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 1/16<sup>th</sup> 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 1/16<sup>th</sup> corner of said Section 11, being monumented by a rebar with aluminum cap stamped PLS 6872;

Thence continuing along the south 1/16<sup>th</sup> 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 1/16<sup>th</sup> 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 1/16<sup>th</sup> line of aforementioned Section 12, monumented by a rebar with aluminum cap stamped PLS 6872;

Thence along said west 1/16<sup>th</sup> 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 1/16<sup>th</sup> 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 1/16<sup>th</sup> line of aforementioned Section 11, N00°09'32"E, 561.45 feet to northeast corner of Lysle Subdivision, also being the east 1/16<sup>th</sup> 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







