

ORDINANCE NO.

AN ORDINANCE APPROVING AND AUTHORIZING THE EXTENSION  
OF THE BOUNDARIES OF THE CITY OF GILLETTE, WYOMING,  
AND ANNEXATION OF A TRACT OF LAND KNOWN AS  
THE BETCHER ANNEXATION  
CONTIGUOUS AND ADJOINING THE PRESENT BOUNDARIES AND  
ESTABLISHING A C-3, BUSINESS/SERVICES ZONING DISTRICT AND I-1, LIGHT  
INDUSTRIAL ZONING DISTRICT,  
SUBJECT TO ALL PLANNING REQUIREMENTS

ANNEXATION PLAT PARCEL LOCATED IN THE NE1/4 SW1/4 AND THE NW1/4 OF  
SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, CAMPBELL COUNTY, WYOMING.

WHEREAS, the majority owners of a tract of land did petition the City of Gillette, Wyoming, to include said tract of land within the City boundaries; and

WHEREAS, The City of Gillette did initiate proceedings to annex the Betcher Annexation to the City of Gillette by adopting a Resolution at its regular meeting on June 16, 2015, finding that the requirements of Wyoming Statutes 15-1-402, would be satisfied; directing the publication of a notice, establishing a date for a public hearing at the hour of 7:00 o'clock p.m., on July 21, 2015, in the Community Conference Room, City Hall, Gillette, Wyoming and ordering that Notice be sent to the owners of the tracts described therein;

WHEREAS, a Notice of Hearing in compliance with Wyoming Statutes 15-1-405, was published in the Gillette News Record on June 26, 2015 and July 3, 2015; and copies of the notice were mailed to the owners of the tracts of land as required by law, by certified mail at least 20 business days prior to the public hearing along with a copy of the Annexation Report pursuant to Wyoming Statutes 15-1-402; the public hearing was held as advertised, on July 21, 2014, in the City Council Chambers, City Hall, Gillette, Wyoming, at which time no objections were filed and at which time the City Council did unanimously find that the requirements of Wyoming Statutes 15-1-402, were satisfied and that the area to be annexed is adjacent and contiguous to the corporate limits of the City of Gillette and that said areas should be annexed to the City.

WHEREAS, the City Council did find by Resolution dated July 21, 2015 that said petition was in full compliance with the statutory requirements; and that by the same Resolution, the said City Council did find the necessary tests enunciated by Wyoming Statutes 15-1-402 were satisfied, and that the majority of the owners owning a majority of the land did sign the Petition to Annex which complies with the terms of Wyoming Statutes 15-1-403; and that the said Governing Body has determined that the area should be included within the corporate limits of said City of Gillette, Wyoming.

WHEREAS, the City of Gillette Planning Commission by a majority vote of its members on July 14, 2015, reviewed the request and recommended that the request for Annexation be approved by the Gillette Governing Body and further recommended that the tract to be annexed be zoned C-3, Business/Services Zoning District and I-1, Light Industrial Zoning District.

WHEREAS, a Public Hearing was duly advertised and

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GILLETTE, WYOMING:

Section 1. That pursuant to the petition filed with the City Council of the City of Gillette, Wyoming, there is hereby annexed to and included in the boundaries of the City of Gillette, Wyoming, the tract of land more fully described on Exhibit "A", attached hereto and incorporated herein by this reference.

Section 2. That all previous Ordinances defining the boundaries of the said City of Gillette, Wyoming, shall be and the same are hereby amended to include the area as herein described; and all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of any inconsistency.

Section 3. That an area of land known as the Betcher Annexation, as shown on the Annexation Plat, known as Exhibit "A". Campbell County, Wyoming is composed of one tract of land. The parcel of land for the Annexation is to be zoned C-3, Business/Services Zoning District, and I-1, Light Industrial Zoning District. The property to be zoned is legally described as follows:

LAND DESCRIPTION  
C-3 ZONE

A tract of land being situated in the NE1/4 SW1/4 and the NW1/4 of Section 2, Township 49 North, Range 72 West of the Sixth Principal Meridian, Campbell County, Wyoming. Said tract of land being described more particularly as follows:

Beginning at Center 1/4 section corner of said Section 2;

Thence S00°00'02"W a distance of 20.31 feet to the North boundary of Highview Mobile Home Park;

Thence S89°39'47"W along said North boundary of Highview Mobile Home Park a distance of 668.90 feet;

Thence N00°19'12"E along the East boundary of the Promontory Park II Annexation a distance of 469.42 feet;

Thence S89°42'47"W along the said North boundary of the Promontory Park II Annexation a distance of 661.67 feet;

Thence N00°54'56"E along the East boundary of the Promontory Park II Annexation a distance of 459.19 feet;

Thence Northeasterly along the South boundary of Tract C, Moon Shadow No. 2 Subdivision, First Filing along a curve to the right through a central angel of 11°10'13" with a radius of 2824.79 feet an arc distance of 550.72 feet and with a chord that bears N84°10'54"E a chord distance of 549.85 feet;

Thence N89°45'28"E along the said South boundary of Tract C, Moon Shadow No. 2 Subdivision, First Filing along a distance of 683.25 feet to the West right of way of Butler Spaeth Road;

Thence S01°42'49"W along the said West right of way of Butler Spaeth Road a distance of 93.04 feet;

Thence Southeasterly along the said West right of way of Butler Spaeth Road along a curve to the left through a central angle of 32°51'46" with a radius of 650.00 feet an arc distance of 372.82 feet and with a chord that bears S14°40'06"E a chord distance of 367.73 feet;

Thence S00°00'02"W along the North-South centerline of said Section 2 a distance of 510.88 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

A tract of land being situated in the NE1/4 SW1/4 and the NW1/4 of Section 2, Township 49 North, Range 72 West of the Sixth Principal Meridian, Campbell County, Wyoming. Said tract of land being described more particularly as follows:

Beginning at Center 1/4 section corner of said Section 2;

Thence S00°00'02"W a distance of 20.31 feet to the North boundary of Highview Mobile Home Park;

Thence S89°39'47"W along said North boundary of Highview Mobile Home Park a distance of 668.90 feet;

Thence N00°19'12"E along the East boundary of the Promontory Park II Annexation a distance of 469.42 feet;

Thence N89°42'47"E a distance of 479.97 feet;

Thence N34°31'14"W a distance of 619.18 feet to the South boundary of Tract C, Mountain Shadow No. 2 Subdivision, First Filing;

Thence N89°45'28"E along the said South boundary of Tract C, Mountain Shadow No. 2 Subdivision, First Filing a distance of 446.86 feet to the West right of way of Butler Spaeth Road;

Thence S01° 42'49"W along the said West right of way of Butler Spaeth Road a distance of 93.04 feet;  
Thence Southeasterly along the said West right of way of Butler Spaeth Road along a curve to the left through a central angle of 32° 51'46" with a radius of 650.00 feet an arc distance of 372.82 feet and with a chord that bears S14° 40'06"E a chord distance of 367.73 feet;  
Thence S00° 00'02"W along the North-South centerline of said Section 2 a distance of 510.88 feet to the POINT OF BEGINNING.

Said tract of land contains 11.090 acres, more or less, subject to all rights, restrictions, reservations and/or easements of sight and record.

LAND DESCRIPTION  
I-1 ZONE

A tract of land being situated in the NE1/4 SW1/4 and the NW1/4 of Section 2, Township 49 North, Range 72 West of the Sixth Principal Meridian, Campbell County, Wyoming. Said tract of land being described more particularly as follows:

Beginning at Center 1/4 section corner of said Section 2;  
Thence S00° 00'02"W a distance of 20.31 feet to the North boundary of Highview Mobile Home Park;  
Thence S89° 39'47"W along said North boundary of Highview Mobile Home Park a distance of 668.90 feet;  
Thence N00° 19'12"E along the East boundary of the Promontory Park II Annexation a distance of 469.42 feet;  
Thence N89° 42'47"E a distance of 479.97 feet;  
Thence N34° 31'14"W a distance of 619.18 feet to the South boundary of Tract C, Mountain Shadow No. 2 Subdivision, First Filing;  
Thence N89° 45'28"E along the said South boundary of Tract C, Mountain Shadow No. 2 Subdivision, First Filing a distance of 446.86 feet to the West right of way of Butler Spaeth Road;  
Thence S01° 42'49"W along the said West right of way of Butler Spaeth Road a distance of 93.04 feet;  
Thence Southeasterly along the said West right of way of Butler Spaeth Road along a curve to the left through a central angle of 32° 51'46" with a radius of 650.00 feet an arc distance of 372.82 feet and with a chord that bears S14° 40'06"E a chord distance of 367.73 feet;  
Thence S00° 00'02"W along the North-South centerline of said Section 2 a distance of 510.88 feet to the POINT OF BEGINNING.

Said tract of land contains 10.711 acres, more or less, subject to all rights, restrictions, reservations and/or easements of sight and record.

Section 4. That the Annexation Plat of the Betcher Annexation, Campbell County, Wyoming as prepared by Richard T. Doyle , signed by Richard T. Doyle, Registered Land Surveyor, Wyoming Registration No. 2333, is made a part hereof and incorporated herein by this reference and is hereby approved for filing with the Campbell County Clerk and Ex-officio Recorder of Deeds.

PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CITY OF GILLETTE, WYOMING

\_\_\_\_\_  
Louise Carter-King, Mayor

(S E A L)

ATTEST:

\_\_\_\_\_  
Karlene Abelseth, City Clerk

Publication Date:

State of Wyoming                    )  
  ) ss.  
County of Campbell                 )

On this \_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Louise Carter-King, to me personally known, who being by me duly sworn, did say that she is the Mayor of the City of Gillette, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said Louise Carter-King acknowledged said instrument to be a free act and deed of said corporation.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_