

CITY OF GILLETTE PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

Second Floor Community Conference Room ~ City Hall

August 25, 2015 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Adrienne Hahn, Bill Ellingson, Holly Helm, and Cindy Reardon.

Commission Members Absent: Jennifer Thomas

Staff Present: Larry Manning, Senior Planner, Brent Albrecht, Planner, Teddie Beck, Administrative Assistant, and Maggie Stufflebeam, Administrative Assistant.

CALL TO ORDER

Chairman Sanders called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Ms. Hahn, seconded by Ms. Helm, to approve the Minutes of the City Planning Commission Meeting of July 28, 2015.

15.060Z – Zoning Map Amendment – Ash Meadows Subdivision, Tract D

Bret Wolz, 501 Sinclair Street, agent and applicant, stated that he had a couple changing additions that he may not have communicated initially. He said that Mr. Albert Howell, who owned the property, was in his 80's and the lots have not been selling. He stated that Mr. Howell did not wish to leave a problem for his children and would like to get rid of the property soon. Mr. Wolz said that the demand for industrial is higher than residential. His plan was to never give trucks access to internal streets. He planned to have a common entrance that meets all standards.

Terri Triebs, 1704 Shade Tree Avenue, wanted to know what exactly an I-1 zone was.

Chairman Sanders explained the definition and referred to Mr. Manning for detail.

Larry Manning, Senior Planner, read off examples of uses in I-1 District stating that there was a wide variety including airport, assembly and fabrication, cabinet and carpentry shops, dry cleaners, restaurants, etc.

Terri Triebs, asked if only a portion of the area was to be I-1 and wanted to be shown on the exhibit map which area was to be zoned.

Larry Manning, Senior Planner, pointed out the area proposed to be re-zoned.

Terri Triebs, said that when the current homeowners purchased their homes that they were not expecting anything to change. She wondered if there was any way to know how far away the zone would be.

Chairman Sanders stated that City regulations required a 40 foot buffer.

Kevin Fralick, 25 Mancor Road, asked if anything could be built or stored in the easement/buffer area.

Chairman Sanders stated that it was possible for landscape improvements only.

Kevin Fralick asked if that included fencing.

Larry Manning, Senior Planner, stated that it could be fencing but mostly would consist of landscaping such as trees and shrubs.

Kevin Fralick wanted to know if any specific fencing was required since he had livestock on the other side of the fence.

Larry Manning, Senior Planner, stated that would be decided by our Parks Division along with details such as design type.

Bret Wolz said that he would like to work with Kevin and get with him after the meeting and discuss concerns. He said he was more than willing to work with all the neighbors.

Nadine Fralick, 25 Mancor Court, shared that when the subdivision was first put in that they were promised fence would be put up and it never happened. She wondered what their recoil would be if it happened this time around. She wanted it in writing.

Bret Wolz stated that while he was not there then and did not have anything to do with that deal, that he would pass the information along.

Candice Martinez, 2600 Nut Tree, stated that she wanted to be clear on the reasons and purpose for the zoning. She said that her parents had owned a townhouse on Lakeland when the area was changed to industrial and that it made the property hard to sell. While she understands the desire to sell quickly, she was unaware of the changes that would be coming and had thought that she would not see changes. She understands that she would gain some property but wants what is fair for everyone. She stated that there is not adequate parking now with the current park. She questioned the landscape buffer and asked for white vinyl fence and not chain link to match what they were expected to have. She would like a common entrance and would like a fire access to go in as well. She would prefer that it all be as concealed as possible as it would be hard to accept since she did not expect changes and wanted a nice home. She did not wish to be self-serving but to consider all who are involved.

Wendy Dornan, 1702 Shade Tree Avenue, wanted to know if Ash Meadows was going to continue to Northern Drive.

Chairman Sanders stated that it would be a possibility.

Wendy Dornan wanted to know which area that would be.

Candice Martinez referred to the gray shaded area on the map and stated that there was heavy traffic with a lot of kids and congestion already.

Wendy Dornan asked if there would be another meeting before this all went through. She stated that traffic is already horrible and she did not wish to see it increase. She said a neighbor did not receive a notification about this.

Chairman Sanders said that there could potentially be a meeting and that state statute required everyone within 140 feet of a development has to be notified. It was determined that this neighbor was more than 140 foot away.

Wendy Dornan asked about whether the buffer was required. She said that she bought her home with plans to grow old there a little over a year ago. She liked the horses and the peace and quiet. She does not wish to be hearing industrial noise pollution and she did not believe that a 40 foot buffer would keep that far enough away.

Chairman Sanders responded with saying that the 40 foot buffer would be required.

Wendy Dornan was glad to hear that the buffer was required. However, she loves the quiet that her neighborhood currently has and she wondered if the homeowners would have more of a say in what happens if the land sells and if more meetings would be involved.

Chairman Sanders said that depending on the size of the building and changes to the land, a meeting may not be required or necessary and that a public hearing may still happen.

Bret Wolz met with Candice and said that it was difficult to have development behind her home so they offered her a piece of land to increase her lot size. He assured that discussion would occur no later than tomorrow morning to address concerns. His plan for traffic was to have no direct commercial access and a second fire emergency access that would not be available for any other use. He is willing to post a sign stating no truck traffic. He repeated that he was willing to work with the City and the neighbors on all these matters.

Chairman Sanders asked if Albert had considered cutting this property in half.

Bret Wolz said that he had been advised that something would have to change and that it was a balancing act. The lots have been selling at approximately one and a half per year and that were still seven lots available. He pointed out, at that rate that it would be another 5 years before existing lots were sold out.

Chairman Sanders wondered if they had ever considered being sold as mobile home lots.

Bret Wolz said that the lots have been on the market for two and a half years and he understands that homeowners did not expect it to change. He stated that Albert is interested in being done with the project, as it had not been as profitable as predicted.

Chairman Sanders said that he recognized all those factors.

Bret Wolz pointed out the reason we create truck routes is to take traffic away from residential areas. He said that conditions are changing and that they are driven by demands of the community and that residential properties do get changed to commercial.

Donavan Nelson, 1800 Ash Meadows Drive, stated that when he bought the property he was told it would always be residential. He was concerned that this change would be an eye sore and he did not care about the buffer. He believed that traffic would increase regardless of the signs and that there are already traffic issues.

Chairman Sanders thanked him for his comments and asked if anyone had any other comments or questions.

There were no questions or comments, therefore, a vote was taken on the motion. Motion denied 5/0.

OLD BUSINESS

NEW BUSINESS

Mr. Manning stated there will be one (1) case at the next Planning Commission Meeting on Tuesday, September 8, 2015.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:58 p.m.

Minutes taken and prepared by Teddie Beck, Administrative Assistant.

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