

From: Doug Leitzke <doug@outletgillette.com>

Date: July 20, 2016 at 3:43:45 PM MDT

To: Michael Cole <mikec@gillettewy.gov>, "dls@vcn.com" <dls@vcn.com>

Subject: Re: Aspen Heights Zoning

Good Afternoon Mike,

Thanks for your email. After my visit with you yesterday and meeting with Dick Doyle this morning, I feel all three of us are in agreement of your purposed C-1 zoning instead of the I-1 that we originally submitted. I will respectfully change my zoning request if the following conditions are approved on your part:

1. My light duty vehicle service shop will be 6,000 sq ft and will not be required to install a fire suppression overhead sprinkler system. We discussed that I will install a 3-4" water tap and line to the building but will only be required to connect and be charged for a 1" tap and service. A 12' water main runs down my property line and will be less than 100' from the building.
2. Access from Southern Drive will remain my responsibility to maintain. You will allow me, as previously discussed, to pave the access 24' wide with no curb, gutter, or sidewalks at this time as long as I do the dirt work to accommodate curb, gutter and sidewalks. I understand that when the Hitt's develop more of their land, it will be the developer's responsibility to install curb, gutter and sidewalks at that time to satisfy the City.

If you have any other questions please do not hesitate to call or email me at any time.

Sincerely,

Doug Leitzke

From: Michael Cole <mikec@gillettewy.gov>

Sent: Tuesday, July 19, 2016 5:28:36 PM

To: Doug Leitzke

Subject: Aspen Heights Zoning

Hi Doug.

Per our phone conversation, the Planning Commission is scheduled to hear the Annexation Request during their meeting on July 26 at 7 pm in the Council Chambers at City Hall.

Based on our discussion, I think C-1, General Commercial District, would be the most appropriate zone for your proposed use.

We've got some challenges with minimum district zoning sizes. Attached is an excerpt from my DRAFT staff memo for next week's meeting, regarding various zoning districts for the proposed annexation area.

I think C-1 is going to be your best choice for zoning for the 4.49 acre parcel. (The other 0.5 acre parcel will be zoned R-2.) I discussed with Dustin Hamilton, our Development Services Director. He agrees that C-1 is the better choice and requires less water supply when compared to an I-1 district when designing water systems. Commercial zoned districts (C1 or C3) require 2,500 gpm as measured from 3 fire hydrants flowing collectively. Whereas industrial zoned districts (I-1) require 3,500 gpm as measured from 4 fire hydrants flowing collectively. The fire requirements for a commercial zoned lot are much less than an industrial zoned lot. Hope this puts your mind at ease.

Please reply back to let me know you are OK with the C-1 Zoning District instead of the original I-1 Zoning District.

Feel free to give me a call tomorrow if you have questions.

Thanks,
Mike

Michael H. Cole
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