

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
January 10, 2017 ~ 7:00 p.m.

PRESENT

Commission Members Present: Vice-Chair Jennifer Thomas, Bill Ellingson, Brenda Green, Todd Mattson, Jim Nielsen and Cindy Reardon.

Commission Members Absent: Clark Sanders.

Staff Present: Mike Cole, Planning Manager; Natalie Buchwald, Planner, and Jill McCarty, Administrative Assistant.

CALL TO ORDER

Vice-Chair Thomas called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Jim Nielsen and seconded by Cindy Reardon to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of December 13, 2016. Motion carried 6/0.

16.053AP-
ANNEXATION PLAT-
Shoshone Avenue
Right of Way
Annexation

Natalie Buchwald presented Case No. 16.053AP.

The City of Gillette (the applicant) is requesting annexation of a 2.42 acre parcel located in a portion of the W1/2 of Section 3, T49N, R72W, of the 6th P.M., Campbell County, Wyoming. The applicant is requesting this parcel to be zoned R-1, Single Family Residential District.

The proposed annexation area is the existing Shoshone Avenue right-of-way, located immediately west of Tanner Drive. The annexation area encompasses City owned right-of-way that was purchased in 2007 from the adjacent landowner when Shoshone Ave was extended from Tanner Dr. to Enzi Dr. For whatever reason, the Shoshone Ave. right-of-way was excluded from the 2009 Legacy Ridge Addition Annexation. The proposed annexation area is 100% contiguous to the corporate limits of the City of Gillette; the entire parcel is surrounded by the City's corporate limits.

In accordance with Wyoming Statute 15-1-407, the City may annex territory without conducting a Public Hearing per W.S. 15-1-405 and without preparing the annexation report or estimates required by W.S. 15-1-402(c) and (e) and 15-1-404(a)(ii)(C) and (D), since the City is the sole owner of the territory being annexed.

The proposed annexation area is a logical extension of the City Limits and fulfills a goal of the City's 2013 Comprehensive Plan Update and Future Land Use Plan by annexation of County "Islands."

Vice-Chair Thomas asked if there were any comments from the public city staff received regarding this case. Natalie said the city did not receive any comments from the public. Jennifer asked if there were any further questions from the commission. There were none.

Todd Mattson made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 6/0.

16.055SFPM- FINAL
PLAT-MINOR-Resub
Lot 19, Block 6, First
Addition

Natalie Buchwald presented Case No. 16.055SFPM. The applicant, Anthony Walter Edelman Trust (Karen Cook), desires to split the existing Lot 19 into two separate lots for property ownership (sale) purposes.

Existing Lot 19 was a resubdivision of original Lots 1, 2 & 3 of the First Addition to the Original Town of Gillette. Existing Lot 19 consolidated former Lots 1, 2 & 3 in 1987 for ownership purposes. The property is located on the southwest corner of Second St. and Gillette Ave. in Downtown Gillette. Existing Lot 19 is zoned C-2, Central Business District.

Two buildings exist on existing Lot 19 - the "Cook's Nook" and "Pat's Hallmark". The current owner would like to sell one of these buildings. Since both buildings are currently under the same ownership on one lot, a resubdivision plat is required to facilitate the real estate transaction.

The zoning will not be affected by the proposed resubdivision.

Vice-Chair Thomas asked if there were any questions. There were none.

Bill Ellingson made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 6/0.

OLD BUSINESS

None

NEW BUSINESS

Mike Cole reported there will be a joint County/City Planning Commission Meeting on January 19, 2017, with one case. There will not be a meeting on January 24, 2017.

ADJOURNMENT

The meeting adjourned at 7:06 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.