

500 South Gillette Avenue
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**Eagle Ridge Subdivision
Final Plat**

February 28, 2017

Planning Commission Meeting
Sketch Plat: November 17, 2016
Final Plat: January 19, 2017

Board of Commissioners Meeting

Applicant: Scott Brady

Case Number: 16.01 COMP

Agent: Doyle Land Surveying

Summary: The applicant is proposing to subdivide a 7.07 acre parcel into two lots, one 5.829 acres in size and one 1.242 acres in size. The parcel is currently used for the Eagle Ridge Mobile Home Park and is zoned M-H (Mobile Home Park District). The developer wishes to re-zone the one acre parcel to C-1 (General Commercial). The other lot would remain as the mobile home park with no improvements proposed at this time.

Legal Description: A portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 12, T49N R72W

Location: The property is located on the east side of South Douglas Highway, directly across from Crestview Subdivision and Gallery View Drive

Current Zoning: M-H (Mobile Home Park District)

Proposed Zoning: C-1 (General Commercial District)
M-H (Mobile Home Park District)

Existing Land Use: Eagle Ridge Mobile Home Park

Adjacent Land Use: North: Large acreage – vacant (C-1 & A-L)
South: Vacant tracts/water load out tanks (unzoned)
East: Large acreage – vacant (A-L)
West: Highway 59/Crestview Subdivision (R-1)

Water Source: Private well/Public Water System

Wastewater: City of Gillette

PLANNING CONSIDERATIONS:

1. Submit a Drainage Report signed and sealed by a Wyoming Licensed Engineer
2. Submit a Soils Report, signed and sealed by a Wyoming Licensed Engineer for review
3. Submit the Regional Water Exemption Report, as listed in Appendix 12 of the Subdivision Regulations, sealed by a Wyoming Licensed Engineer
4. Provide a letter from the City stating that they will provide another sewer service to the newly created lot.
5. Show a public access easement across Lot 1 for access on the north to Lot 2
6. Show the 50' sewer easement along the western property boundary, Book 1999, Page 138. Show all easements on the property, as listed in the O & E and per the City of Gillette
 - a. There needs to be a 20' utility easement for the existing private sewer line that serves Lot 3
 - b. Provide all easements that may be needed for access, water service, etc
7. Disclosure Statement Revisions:
 - a. ROADS –Say something about road maintenance, the property owner is responsible?
 - b. WATER – Work with staff to revise the statement on how water is provided to each lot and how it will be provided in the future.
 - c. CULVERTS & DRAINAGE – State that they are to be maintained by individual property owners.
 - d. TRAFFIC SIGNS – State that they are to be maintained by individual property owners.
8. Standard Planning Considerations:
 - a. Provide evidence of publication and publisher's affidavit
 - b. Submit an ownership and encumbrance report (not less than 3 months old)
 - c. Consent to Subdivide, if applicable
 - d. Disclosure Statement sign posted & evidence
 - e. Provide Signatory Documents for Eagle Ridge Mobile Home Park LLC

9. Various cosmetic changes to the plat:
 - a. Correctly label Highway 59
 - b. Bold the property boundary line in the vicinity map and give the distance to COG limits
 - c. Meridian is spelled wrong in the title
 - d. The distance of 476.19 in the dedication and 479.17 on the plat
 - e. It is the NE corner of Section 12, not the NW
 - f. Label the 20' easements as "general utility easement"
 - g. Add the plat certifications for the City Engineer
 - h. Number all mobile homes with address numbers
 - i. Place another identification sign at the entrance to Lot 2 stating Eagle Ridge MHP including the physical address.
 - j. The point of beginning on the plat face doesn't agree with the legal description
 - k. The description for the curves should be verified
 - l. The legal description should read the same throughout the entire plat.
 - m. A tract of land located in the..." is in the dedication, not the title
 - n. Verify field survey data with the corner records along the north line.
 - o. The curve data shown needs labeled
 - i. Arc
 - ii. Angle
 - iii. Chord distance
10. Submit a Subdivision Improvements Agreement providing for the construction and payment of all, or part of, required public improvements as referenced in the Drainage Report for review and approval by the County Engineer.
11. Provide an irrevocable letter of credit in an amount not less than 125% of the estimated cost of the unfinished improvements.

Staff Recommendation:

Staff recommends APPROVAL of the minor final plat, pending completion of all planning considerations.

Planning Commission Recommendation:

On January 19, 2017 the Planning Commission recommended APPROVAL of the minor final plat, pending completion of all planning considerations.

Board of Commissioners' Decision: