

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
March 14, 2017 ~ 7:00 p.m.

PRESENT

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

Commission Members Absent: Bill Ellingson and 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 Todd Mattson and seconded by Jim Nielsen to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of February 28, 2017. Motion carried 5/0.

17.004ZA ZONING
TEXT AMENDMENT-
Rear Yard Set-Back for
Accessory Buildings in
R-S District

Natalie Buchwald presented Case No. 17.004ZA.

The applicant, Trevor Larson, is requesting an amendment to the City's Zoning Ordinance to establish a separate rear yard building set-back for accessory structures within the City's R-S, Suburban Residential District. The Rear Yard building set-back requirements within the R-S District does not currently distinguish between permitted residential structures and accessory structures like detached garages, sheds and shops. The current Rear Yard building set-back in the R-S District is 40 feet, with some exceptions for garages with alley access.

The R-S district is the only residential zoning district that does not provide a separate building rear yard set-back requirement for accessory structures. City Staff believes this is an oversight, since separate rear yard building set-backs for accessory structures are defined within the City's R-R, Rural Residential Zoning District, which is a less dense zoning district. (Minimum lot size in the City's R-S district is 22,000 sf vs. 43,560 sf in the City's R-R district.)

City staff supports a zoning text amendment to replace Section 6.c.(6)(c) of the City's Zoning Ordinance which currently reads:

(c) Rear Yard. Forty feet (40'); provided however, that a garage entered from an alley may be located not closer than ten feet (10') from the alley line.

with the following, amended text:

(c) Rear Yard.

(1) Structures Containing Permitted Uses. Forty feet (40').

(2) Structures Containing Accessory Uses Only. Ten Feet (10').

Vice-Chair Thomas asked if there were any questions from the commission or the public on this case. There were none.

Brenda Green made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 4/1.

16.051AP-
ANNEXATION PLAT -
Country Club Lake
Annexation

Natalie Buchwald presented Case No. 16.051AP. The City of Gillette has initiated the annexation of a tract of land entirely adjacent and contiguous to the City of Gillette, Wyoming, pursuant to Wyoming Statute 15-1-404, known as the Country Club Lake Annexation.

During their regular meeting on December 20, 2016, the Governing Body of the City of Gillette approved Resolution No. 2595, initiating the annexation of 71.89 acres entirely adjacent and contiguous to the City of Gillette, Wyoming, pursuant to Wyoming Statute 15-1-404, known as the Country Club Lake Annexation

This area is a logical extension of the City limits and will be serviceable. The proposed zoning of the annexation area will be R-S, Suburban Residential Zoning District for the two (2), one-acre residential parcels located in the northeast corner and the northwest corner of the proposed annexation area and A, Agriculture District for the two (2) large, undeveloped parcels that include the lake area. The City Council will make the final determination of the zoning districts at the time of annexation. The Comprehensive Plan envisions the future land use to be residential with a mixture of agriculture for parkland use.

Vice-Chair Thomas asked if there were any comments from the public on this case. Anna Wright Carson was present and inquired about the possibility of annexing her property when it was sold, rather than now. She said she had concerns of the raise in her property tax rates once the annexation was completed. Planning Manager Mike Cole said he would reflect her comments to the City Council, who would be voting on the proposed annexation at their next meeting on March 21, 2017. Mike Cole also let Ms. Carson know about the assessments put on property for tax purposes by the county once they were annexed into the city, and that he would be contacting Troy Clements at the Campbell County Assessor's office regarding the impact of zoning the property agricultural rather than a residential zoning designation before this case goes to City Council for approval.

Vice-Chair Thomas asked if there were any further questions from the commission. There were none.

Cindy Reardon made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 5/0.

16.054AP-
ANNEXATION PLAT-
Cocklebur Drive
Drainage Annexation

Natalie Buchwald presented Case No. 16.054AP. The City of Gillette has initiated the annexation of a tract of land entirely adjacent and contiguous to the City of Gillette, Wyoming, pursuant to Wyoming Statute 15-1-404, known as the Cocklebur Drive Drainage Annexation.

During their regular meeting on January 3, 2017, the Governing Body of the City of Gillette approved Resolution No. 2596, initiating the annexation of 6.59 acres entirely adjacent and contiguous to the City of Gillette, Wyoming, pursuant to Wyoming Statute 15-1-404, known as the Cocklebur Drive Drainage Annexation. A copy of Resolution No. 2596, and a copy of the proposed Cocklebur Drive Drainage Annexation plat is attached.

This area is a logical extension of the City limits and will be serviceable.

The proposed zoning of the annexation area will be A, Agriculture District. The City Council will make the final determination of the zoning districts at the time of annexation. The Comprehensive Plan envisions the future land use to be agriculture for parkland use.

Vice-Chair Thomas asked if there were any comments from the public on this case. William Wright was present and inquired what the city's plans were for the property. Planning Manager Mike Cole said the proposed use would be for continued drainage and parkland use for the Agricultural zoning the land would have. City ordinances would also allow for follow-up on litter complaints if there were any. William asked if there were plans to do anything further with the Donkey Creek drainage around the land, possibly extending it into this parcel of land, and Mike said there were not any plans for extension of the drainage at this time.

Vice-Chair Thomas asked if there were any further questions from the commission. There were none.

Jim Nielsen made a motion to approve said case. Todd Mattson seconded the motion. Motion carried 5/0.

OLD BUSINESS

Mike Cole let the members of the public know the cases that were heard at this Planning Commission meeting would be going before City Council for consideration on March 21, 2017.

NEW BUSINESS

Mike Cole reported there will be three cases at the March 28, 2017, meeting.

ADJOURNMENT

The meeting adjourned at 7:23 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.