

ORDINANCE NO.

AN ORDINANCE APPROVING AND AUTHORIZING THE EXTENSION OF THE BOUNDARIES OF THE CITY OF GILLETTE, WYOMING, AND ANNEXATION OF A TRACT OF LAND KNOWN AS THE ANTELOPE VALLEY AND CRESTVIEW ESTATES ADDITION ANNEXATION, CONTIGUOUS AND ADJOINING THE PRESENT BOUNDARIES AND ESTABLISHING A C-1, GENERAL COMMERCIAL ZONING DISTRICT, A C-P, PLANNED NEIGHBORHOOD BUSINESS ZONING DISTRICT, AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, AN R-2, SINGLE AND TWO FAMILY RESIDENTIAL ZONING DISTRICT, AN R-4, MULTI FAMILY RESIDENTIAL ZONING DISTRICT, AN R-R, RURAL RESIDENTIAL ZONING DISTRICT, I-1, LIGHT INDUSTRIAL ZONING DISTRICT, AND AN A, AGRICULTURAL ZONING DISTRICT, SUBJECT TO ALL PLANNING REQUIREMENTS

ANNEXATION TRACT OF LAND SITUATED IN PORTIONS OF THE SE1/4SW1/4 AND SW1/4SE1/4 OF SECTION 2, PORTIONS OF SECTION 11 AND PORTIONS OF THE SW1/4NW1/4 AND NW1/4SW1/4 OF SECTION 12, ALL SITUATED IN T49N, R72W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING

WHEREAS, the majority of landowners owning a majority of the area sought to be annexed did petition the City of Gillette, Wyoming, to include said tract of land within the City boundaries; and

WHEREAS, the City Clerk has certified, pursuant to W.S. 15-1-403, that the petitions are signed and dated by a majority of the landowners owning a majority of the area sought to be annexed, excluding public streets and alleys and tax exempt property and that signature on the petition is dated not more than one hundred eighty (180) days prior to the date of filing the petition with the clerk. The petitions substantially comply with W.S. § 15-1-401 through 15-1-422.

WHEREAS, The City of Gillette began proceedings to annex the Antelope Valley and Crestview Estates Addition Annexation to the City of Gillette by adopting a Resolution at its regular meeting on October 3, 2017, finding that the requirements of Wyoming Statutes 15-1-402, would be satisfied; directing the publication of a notice, establishing a date for a public hearing at the hour of 7:00 o'clock p.m., on November 7, 2017, in the City Council Chambers, City Hall, Gillette, Wyoming and ordering that Notice be sent to the owners of the tracts described therein;

WHEREAS, a Notice of Hearing in compliance with Wyoming Statutes 15-1-405, was published in the Gillette News Record on October 6, 2017, October 13, 2017 and October 20, 2017 and copies of the notice were mailed to the owners of the tracts of land as required by law, by certified mail at least 20 business days prior to the public hearing along with a copy of the Annexation Report pursuant to Wyoming Statutes 15-1-402; the public hearing was held as advertised, on November 7, 2017, in the City Council Chambers, City Hall, Gillette, Wyoming, at which time comments from **(INSERT COMMENTS FROM PUBLIC HEARING HERE)** The City Council did unanimously find that the requirements of Wyoming Statutes 15-1-402, were satisfied and that the area to be annexed is adjacent and contiguous to the corporate limits of the City of Gillette and that said areas should be annexed to the City.

WHEREAS, the City Council did find by Resolution dated November 7, 2017, that said petition was in full compliance with the statutory requirements; and that by the same Resolution, the said City Council did find the necessary tests enunciated by Wyoming Statutes 15-1-402 were satisfied, and that the majority of the owners owning a majority of the land did sign the Petition to Annex which complies with the terms of Wyoming Statutes 15-1-403; and that the said Governing Body has determined that the area should be included within the corporate limits of said City of Gillette, Wyoming.

WHEREAS, the City of Gillette Planning Commission by a majority vote of its members on October 24, 2017, reviewed the request and recommended that the request for Annexation be approved by the Gillette Governing Body and further recommended that the tract to be annexed be zoned C-1, General Commercial Zoning District, A C-P, Planned Neighborhood Business Zoning District, An R-1, Single Family Residential Zoning District, An R-2, Single And Two Family Residential Zoning District,

An R-4, Multi Family Residential Zoning District, An R-R, Rural Residential Zoning District, I-1, Light Industrial Zoning District, and An A, Agricultural Zoning District.

WHEREAS, a Public Hearing was duly advertised and

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GILLETTE, WYOMING:

Section 1. That pursuant to the petition filed with the City Council of the City of Gillette, Wyoming, there is hereby annexed to and included in the boundaries of the City of Gillette, Wyoming, the tract of land more fully described on Exhibit "A", attached hereto and incorporated herein by this reference.

Section 2. That all previous Ordinances defining the boundaries of the said City of Gillette, Wyoming, shall be and the same are hereby amended to include the area as herein described; and all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of any inconsistency.

Section 3. That an area of land known as the Antelope Valley and Crestview Addition Annexation as shown on the Annexation Plat, is known as Exhibit "B". The parcel of land for the Annexation is to be zoned C-1, General Commercial Zoning District, A C-P, Planned Neighborhood Business Zoning District, An R-1, Single Family Residential Zoning District, An R-2, Single And Two Family Residential Zoning District, An R-4, Multi Family Residential Zoning District, An R-R, Rural Residential Zoning District, I-1, Light Industrial Zoning District, and An A, Agricultural Zoning District.

The following property is to be zoned A, Agricultural Zoning District:

Exhibit "A"

Twenty Mile Land Company, LLC: Lot 11 of Section 12, T49N, R72W of the 6th P.M., Campbell County, Wyoming as recorded in Book 2878 of Photos, Page 195 of the Campbell County Clerks records.

Exhibit "B"

B&F LLC, City of Gillette and Martha Joan Wolff Etal: A portion of the Southwest $\frac{1}{4}$ of Section 12 and a portion of the North $\frac{1}{2}$ of Section 13, Township 49 North, Range 72 West of the Sixth Principal Meridian, Campbell County, Wyoming, being more particularly described as follows:

Commencing at the brass cap marking the Northwest corner of said Section 13, Township 49 North, Range 72 West of the Sixth Principal Meridian, Campbell County; thence North 01°08'13" East, a distance of 1239.55 feet to a point; thence South 88°50'36" East, a distance of 110.00 feet to a point; thence South 81°39'48" East, a distance of 80.63 feet to a point; thence South 88°50'36" East, a distance of 217.63 feet to a point; thence North 84°47'23" East, a distance of 60.71 feet to a point; thence South 88°57'31" East, a distance of 109.75 feet to a point; thence South 01°08'13" West, a distance of 150.00 feet to a point; thence South 81°21'46" East, a distance of 68.96 feet to a point; thence South 42°31'28" East, a distance of 320.07 feet to a point; thence South 08°12'06" East, a distance of 64.72 feet to a point; thence North 82°13'01" East, a distance of 169.63 feet to a point; thence South 07°52'35" East, a distance of 79.39 feet to a point; thence South 67°50'17" East, a distance of 242.13 feet to a point; thence South 18°52'00" East, a distance of 359.47 feet to a point; thence South 24°52'18" East, a distance of 123.85 feet to a point; thence South 32°42'13" East, a distance of 208.00 feet to a point; thence South 69°58'47" West, a distance of 220.90 feet to a point; thence North 62°26'36" West, a distance of 95.02 feet to a point; thence along a non-tangent curve to the right being concave to the west, having a radius of 50.00 feet, a delta angle of 23°34'43", a chord length of 20.43 feet, a curve length of 20.58 feet, and a chord bearing South 15°46'04" West; thence South 62°26'36" East, a distance of 112.73 feet to a point; thence South 20°00'46" East, a distance of 75.36 feet to a point; thence South 72°00'39" East, a distance of 102.93 feet to a point; thence North 72°14'52" East, a distance of 179.68 feet to a point; thence South 32°47'30" East, a distance of 231.03 feet to a point; thence South 48°18'06" East, a distance of 100.00 feet to a point; thence South 11°04'34" West, a distance of 88.73 feet to a point; thence

South 11°48'23" West, a distance of 70.18 feet to a point; thence South 41°00'56" West, a distance of 182.43 feet to a point; thence South 89°14'28" West, a distance of 59.38 feet to a point; thence South 29°47'34" East, a distance of 194.23 feet to a point; thence South 00°52'44" East, a distance of 63.39 feet to a point; thence South 83°43'14" East, a distance of 55.40 feet to a point; thence South 00°45'32" East, a distance of 185.00 feet to a point; thence South 11°33'35" West, a distance of 61.41 feet to a point; thence South 00°45'32" East, a distance of 120.06 feet to a point; thence South 89°14'26" West, a distance of 1810.04 feet to a point; thence North 00°05'36" East, a distance of 1343.74 feet to the point of beginning.

Excepting therefrom the following described tracts of land:

- Lot 16B, Block 8 Crestview Estates Subdivision Phase I
- Lot 9C, Block 9 Crestview Estates Subdivision, Filing #1

Exhibit "C"

Campbell County School District: SE1/4NE1/4 of Section 14, T49N, R72W of the 6th P.M., Campbell County, Wyoming as recorded in Book 1215 of Photos, Page 205 of the Campbell County Clerks records.

The following property is to be zoned C-1, General Commercial Zoning District:

Exhibit "A"

Lots 1 and 2 Premier Subdivision

B&F LLC:

A portion of the SW1/4 of Section 12 T49N, R72W of the Sixth Principal Meridian, Campbell County, Wyoming, being more particularly described as follows:
Commencing at the brass cap marking the Northwest corner of said Section 13, Township 49 North, Range 72 West of the Sixth Principal Meridian, Campbell County; thence N01°08'13"E, a distance of 1239.55 feet to the point of beginning; thence N01°10'14"E, a distance of 170.01 feet to a point; thence S88°51'10"E, a distance of 134.99 feet to a point; thence S88°51'10"E, a distance of 30.00 feet to a point; thence S88°49'21"E, a distance of 284.67 feet to a point; thence S13°10'08"E, a distance of 72.65 feet to a point; thence S00°59'58"W, a distance of 102.89 feet to a point; thence S84°47'23"W, a distance of 60.71 feet to a point; thence N88°50'36"W, a distance of 217.63 feet to a point; thence N81°39'48"W, a distance of 80.63 feet to a point; thence N88°50'36"W, a distance of 110.00 feet to the point of beginning.

Exhibit "B"

Lots 1, 2 & 3B Antelope Valley Business Park

The following property is to be zoned C-P, Planned Neighborhood Business Zoning District:

Exhibit "A"

Lots 1B and 2A, Block 9 Antelope Valley Phase II

The following property is to be zoned I-1, Light Industrial Zoning District:

Exhibit "A"

Lots 3A, 4A, 5A and 6-14 Antelope Valley Business Park

The following property is to be zoned R-1, Single Family Residential Zoning District:

Exhibit "A"

- Lots 16, 26-62, Block 5 Crestview Estates
- Lots 2-11, Block 12 Crestview Estates
- Lots 1, 2, 4-9, Block 13 Crestview Estates
- Lots 1, 2A, 2B, 3A, 4A, 4B, 5A, 6A, 7A, 8A, 8B, 9-21, Block 14 Crestview Estates

- Lots 1, 2, 3A, 3B, 3C, 3D, 3E, 3D, 3F, 3G, 3H, 3I, 4C, 5A, 6A, 7A, 7B, 7C, 8A, 8B, 9A, 10A, 10B and 11, Block 15 Crestview Estates
- Lots 1-8, Block 16 Crestview Estates

The following property is to be zoned R-2, Single and Two Family Residential Zoning District:

Exhibit “A”

- Lots 6-7, 8A, 8B, 9A & 9C, Block 9 Crestview Estates
- Lots 16B, & 18-21, Block 8 Crestview Estates
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Exhibit “B”

- Lots 2 & 11-13, Block 5 Antelope Valley Phase 1
- Lots 4C, 4D, 4E, 4F, 5C, 5D, 5E & 5F, Block 3 Antelope Valley Phase 1
- Lots 1A, 1B, 2 & 3, Block 6 Antelope Valley Phase 1
- Lot 10, Block 7 Antelope Valley Phase 1
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Exhibit “C”

- Lots 3A & 3B, Block 13 Crestview Estates

The following property is to be zoned R-4, Multi Family Residential Zoning District:

Exhibit “A”

- Lot 1, Block 12 Crestview Estates

Exhibit “B”

- Lots 12-14, Block 12 Crestview Estates
- Lots 63A, 63B, 63C, 63D, 63E & 63F, Block 5 Crestview Estates
- Lots 4 & 5, Block 9, Crestview Estates
- Lots 1, 2, 3A, 3B, 3C, 3D, 4A, 4B, 4C, 4D, 5, 6A, 6B, 6C, 6D, 7A, 7B, 7C, 7D, 8A, 8B, 8C, 8D, 9A, 9B, 9C, 9D, 9E, 10, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D & 13, Block 10 Crestview Estates
- Lots 1A, 1C, 2A, 3A, 4A, 7 & 8A, Tract AA, Block 11 Crestview Estates
- Lot 1A, Block 9 Antelope Valley Phase II

Exhibit “C”

- Lots 9 & 10, Block 5 Antelope Valley Phase I
- Lots 1-3 , Block 3 Antelope Valley Phase I

Exhibit “D”

- Lots 1-4, Block 2 Antelope Valley Phase I
- Lots 1 & 2 , Block 1 Antelope Valley Phase I

The following property is to be zoned R-R, Rural Residential Zoning District:

Exhibit “A”

- Lots 1-13, Block 1 Antelope Valley Phase II
- Lots 1-7, Block 2 Antelope Valley Phase II
- Lots 1-26, Block 3 Antelope Valley Phase II
- Lots 1-15, Block 4 Antelope Valley Phase II
- Lots 1-18, Block 5 Antelope Valley Phase II
- Lots 1-5, 6A, 8A, 11A, 13B, 14B, 15A, 16-30, 31A, 32A, 33A & Park Site, Block 6 Antelope Valley Phase II
- Lots 1-32, Block 7 Antelope Valley Phase II
- Lots 1-20, Block 8 Antelope Valley Phase II
- Tracts A, B, D & E Antelope Valley Phase I
- Lots 1C, 2C, 3C & 4C of Tract C Antelope Valley Phase I
- Lots 1-3, Block 4 Antelope Valley Phase I
- Lots 1, 3-8 & 14, Block 5 Antelope Valley Phase I

- Section 4. That the Annexation Plat of the Antelope Valley and Crestview Estates Addition Annexation, Campbell County, Wyoming as prepared by Sheila M. Slocum of PCA Engineering, signed by Sheila M. Slocum, Registered Land Surveyor, Wyoming Registration No. 15542, is made a part hereof and incorporated herein by this reference and is hereby approved for filing with the Campbell County Clerk and Ex-officio Recorder of Deeds.

CITY OF GILLETTE, WYOMING

(S E A L)

Karlene Abelseth, City Clerk

State of Wyoming)
) ss.
County of Campbell)

Witness my hand and official seal.

My Commission Expires:
