

## **NOTICE OF ANNEXATION HEARING**

Notice is hereby given that the City Council of the City of Gillette, County of Campbell, State of Wyoming, will hold a public hearing according to Wyoming Statutes 15-1-405 to determine whether the Country Club Island Annexation complies with the terms of Wyoming Statute 15-1-402. The hearing is scheduled for June 5, 2018, at 7:00 o'clock p.m., in the City Council Chambers, City Hall, 201 E 5th Street, Gillette, Wyoming, 82716 at which time all comments will be heard on the annexation of said property.

The area sought to be annexed known as the Country Club Island Annexation is a tract of land entirely adjacent and contiguous to the City of Gillette, Wyoming, situated in a portion of SW1/4 of Section 26 and a portion of the NW1/4 Section 35, Township 50 North, Range 72 West, of the Sixth Principal Meridian, Campbell County, Wyoming; and being more particularly described as follows:

### **LAND DESCRIPTION**

#### **Country Club Island Annexation**

A tract of land situated in a portion of the SW1/4 Section 26 and a portion of the NW1/4 Section 35, T50N, R72W of the 6<sup>th</sup> P.M. Campbell County, Wyoming and being more particularly described as follows:

Commencing at the northwest corner of said Section 35, monumented by a brass cap stamped PLS 12839;

Thence along the north section line of said Section 35, N89°46'27"E, 355.36 feet to an aluminum cap stamped PLS 6872;

Thence continuing along said north section line, N89°45'27"E, 484.60 feet to an aluminum cap stamped PLS 6872 and being the point of beginning;

Thence leaving said north section line, along the easterly boundary of the Home Depot Addition, as recorded in Book 7 of Plats, Page 276 of the Campbell County Clerk's office, N00°18'04"W, 861.33 feet to the northeast corner of said Home Depot Addition, also being a point on the southerly right of way of Interstate 90, monumented by an aluminum cap stamped PLS 3886;

Thence along said southerly right of way, S89°59'22"E, 659.94 feet to the beginning of a spiral curve concave to the north, monumented by a WYDOT right of way monument marked T.S. STA 273+77.6;

Thence continuing along said southerly right of way, through said spiral curve having a chord bearing of N88°43'21"E and a chord length of 400.25 feet to the beginning of a non-tangent circular curve concave to the north, monumented by an aluminum cap stamped RLS 4919;

Thence continuing along said southerly right of way, through said curve having a delta angle of 8°55'31", a radius length of 3114.80 feet, an arc length of 485.21 feet, a chord bearing of N82°04'52"E, and a chord length of 484.72 feet to the



northwest corner of Country Club Addition, as recorded in Book 6 of Plats, Page 40 of the Campbell County Clerk's office, also being the intersection point with the westerly right of way of Butler Spaeth Road, monumented by a plastic yellow cap;

Thence along said westerly right of way and westerly boundary of said Country Club Road Addition, S00°56'08"E, 516.84 feet to a right of way monument stamped 18+00;

Thence continuing along said westerly right of way and said westerly boundary, N89°00'06"E, 66.46 feet to a plastic yellow cap;

Thence continuing along said westerly right of way and said westerly boundary, S00°49'42"E, 313.98 feet to an angle point;

Thence continuing along said westerly right of way and said westerly boundary, S01°18'03"E, 100.23 feet to a point on aforementioned north section of line of Section 35;

Thence along said north section line, S89°45'11"W, 43.83 feet to the extended westerly right of way of Butler Spaeth Road;

Thence along said westerly right of way, S00°00'00"W, 112.80 feet to the beginning of a non-tangent circular curve concave to the west;

Thence continuing along said westerly right of way, through said curve having a delta angle of 33°54'51", a radius length of 757.48 feet, an arc length of 448.36 feet, a chord bearing of S17°22'58"W, and a chord length of 441.85 feet to a point on said westerly right of way;

Thence continuing along said westerly right of way, S33°57'07"W, 201.48 feet to the beginning of a non-tangent circular curve concave to the east, monumented by an aluminum cap stamped PLS 6872;

Thence continuing along said westerly right of way, through said curve having a delta angle of 30°29'13", a radius length of 850.00 feet, an arc length of 452.28 feet, a chord bearing of S15°43'19"W, and a chord length of 446.97 feet to a point on said westerly right of way;

Thence continuing along said westerly right of way, S00°00'16"E, 100.21 feet to the beginning of a non-tangent circular curve concave to the west;

Thence continuing along said westerly right of way, through said curve having a delta angle of 16°26'55", a radius length of 840.00 feet, an arc length of 241.15 feet, a chord bearing of S08°15'14"W, and a chord length of 240.32 feet to the beginning of a non-tangent circular curve concave to the west, monumented by an aluminum cap stamped PELS 8663;

Thence continuing along said westerly right of way, through said curve having a delta angle of 8°04'40", a radius length of 840.00 feet, an arc length of 118.43

feet, a chord bearing of S20°56'53"W, and a chord length of 118.33 feet to an aluminum cap stamped RLS 2333;

Thence continuing along said westerly right of way, S24°20'55"W, 208.35 feet to the beginning of a non-tangent circular curve concave to the west, monumented by an aluminum cap stamped RLS 2333;

Thence continuing along said westerly right of way, through said curve having a delta angle of 23°22'08", a radius length of 947.00 feet, an arc length of 386.25 feet, a chord bearing of S36°02'02"W, and a chord length of 383.58 feet to a point on said westerly right of way;

Thence continuing along said westerly right of way, S47°58'16"W, 35.22 feet to an aluminum cap stamped RLS 2333;

Thence continuing along said westerly right of way, N42°09'11"W, 44.58 feet to an aluminum cap stamped RLS 2333;

Thence continuing along said westerly right of way, S48°06'52"W, 49.97 feet to a point on the East Lakeway Annexation, as recorded in Book 9 of Plats, Page 113 of the Campbell County Clerk's office, monumented by a bare rebar;

Thence leaving said westerly right of way, along the southerly boundary of said East Lakeway Annexation, N87°49'20"W, 111.29 feet to an angle point;

Thence along the easterly boundary of said East Lakeway Annexation, N00°35'18"W, 476.11 feet to an aluminum cap stamped RLS 2333;

Thence along the north boundary of said East Lakeway Annexation, N87°45'28"W, 1552.83 feet to the northwest corner of said East Lakeway Annexation, also being a point on the west section line of aforementioned Section 35;

Thence along said west section line, N03°56'58"E, 41.18 feet to the southwest corner of Marquiss Addition, as recorded in Book 3 of Plats, Page 11 of the Campbell County Clerk's office, monumented by an aluminum cap stamped LS 2883;

Thence continuing along said west section line and along the west boundary of said Marquiss Addition, N03°44'09"E, 490.22 feet to the northeast corner of Lot 1, Block 4 of Marquiss Addition, monumented by a bare rebar;

Thence continuing along said west section line and said west boundary, N04°06'40"E, 62.79 feet to the southwest corner of Fairway Hills Addition, as recorded in Book 7 of Plats, Page 54 of the Campbell County Clerk's office;

Thence along the south boundary of said Fairway Hills Addition, N86°02'18"E, 492.34 feet to a point on said south boundary;



Thence continuing along said south boundary, N86°02'01"E, 409.63 feet to the southeast corner of said Fairway Hills Addition, monumented by an aluminum cap stamped PLS 584;

Thence along the east boundary of said Fairway Hills Addition, N00°10'23"E, 443.14 feet to the northeast corner of said Fairway Hills Addition, also being a point on the southerly right of way of Country Club Road, monumented by a bare rebar;

Thence along the north boundary of said Fairway Hills Addition and along the southerly right of way of said Country Club Road, S89°42'29"W, 208.03 feet to an angle point;

Thence continuing along said north boundary and said southerly right of way of said Country Club Road, S86°07'06"W, 2.14 feet to the southeast corner of the Rushmore Addition, as recorded in Book 8 of Plats, Page 210 of the Campbell County Clerk's office;

Thence leaving said southerly right of way, along the westerly boundary of said Rushmore Addition, N00°16'00"E, 60.13 feet a point on the northerly right of way of said Country Club Road, monumented by an aluminum cap stamped PLS 6872;

Thence continuing along said westerly boundary and along the northerly right of way of said Country Club Road, N00°15'40"E, 10.29 feet to the southwest corner of the Hagen/Shelstad Annexation, as recorded in Book 10 of Plats, Page 318 of the Campbell County Clerk's office, also the beginning of a non-tangent circular curve concave to the south, monumented by an aluminum cap stamped PLS 6872;

Thence continuing along said northerly right of way and along the south boundary of said Hagen/Shelstad Annexation, through said curve having a delta angle of 1°50'38", a radius length of 3433.46 feet, an arc length of 110.49 feet, a chord bearing of N88°40'25"E, and a chord length of 110.48 feet to a point;

Thence continuing along said northerly right of way and along said south boundary, S90°00'00"E, 2.56 feet to the beginning of a non-tangent circular curve concave to the south;

Thence continuing along said northerly right of way and said south boundary, through said curve having a delta angle of 2°53'24", a radius length of 1903.26 feet, an arc length of 96.00 feet, a chord bearing of S88°58'01"E, and a chord length of 95.99 feet to the beginning of a non-tangent circular curve concave to the south, monumented by an aluminum cap stamped PLS 6872;

Thence continuing along said northerly right of way and said south boundary, through said curve having a delta angle of 4°20'17", a radius length of 1903.26 feet, an arc length of 144.11 feet, a chord bearing of S85°21'10"E, and a chord length of 144.07 feet to an aluminum cap stamped PLS 6872;



Thence leaving said northerly right of way and along said south boundary, N89°46'56"E, 56.19 feet to the southeast corner of said Hagen/Shelstad Annexation, also being a point of the west boundary of Billy Bob Annexation, as recorded in Book 10 of Plats, Page 371 of the Campbell County Clerk's office;

Thence along said west boundary, S00°15'18"W, 7.78 feet to a point on the northerly right of way of aforementioned Country Club Road, also being the beginning of a non-tangent circular curve concave to the south, monumented by an aluminum cap stamped PLS 6872;

Thence along said northerly right of way and along a south boundary of said Billy Bob Annexation, through said curve having a delta angle of 3°35'33", a radius length of 1903.26 feet, an arc length of 119.34 feet, a chord bearing of S79°40'54"E, and a chord length of 119.32 feet to an aluminum cap stamped PLS 6872;

Thence continuing along said northerly right of way and said south boundary, S77°53'17"E, 89.43 feet to the southeast corner of said Billy Bob Annexation, monumented by an aluminum cap stamped PLS 6872;

Thence leaving said northerly right of way and along a easterly boundary of said Billy Bob Annexation, N00°20'15"E, 188.21 feet to an aluminum cap stamped PLS 6872;

Thence along a southerly boundary of said Billy Bob Annexation, N89°53'29"E, 104.30 feet to an aluminum cap stamped PLS 6872;

Thence along a easterly boundary of said Billy Bob Annexation, N00°19'35"E, 261.23 feet to the northeast corner of said Billy Bob Annexation, also being a point on the southerly right of way of Boxelder Road, monumented by an aluminum cap stamped PLS 6872;

Thence along said southerly right of way, S89°43'37"W, 509.59 feet to the point of beginning.

Said parcel contains 94.71 acres more or less.

### **SUMMARY OF ANNEXATION REPORT**

During their regular meeting on May 1, 2018, the Governing Body of the City of Gillette approved Resolution No. 2659, initiating the annexation of 94.71 acres entirely adjacent and contiguous to the City of Gillette, Wyoming, pursuant to Wyoming Statute 15-1-404, known as the Country Club Island Annexation. A copy of the proposed Country Club Island Annexation plat is attached.

This area is a logical extension of the City limits and will be serviceable. The majority of the property is currently vacant. Three (3) residential units and a church are along Country Club Road and two (2) residential units are on 7Bar7 Road. The land is to be zoned R-2 Single and Two Family Residential District, R-S, Suburban Residential District and A, Agricultural 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 a mixture of residential and commercial use.

There is no significant City investment required in support of this annexation for water, sewer, streets, drainage or parks. The City has budgeted \$15,300 for the annexation plat development, and estimates up to \$104,000 will be necessary to extend City electrical service to the annexation area. Landowners within the proposed annexation area will be responsible for all costs associated with the extension of water, sewer, streets, drainage and other infrastructure improvements required at the time of development in accordance with City Zoning and Subdivision Regulations and City Design and Construction Standards. Any future development or construction will be reviewed by the City and shall meet City standards.

Cindy Staskiewicz, Deputy  
Karlene Abelseth, City Clerk *City clerk*

Publish two times: May 4, 2018  
May 11, 2018

Attachment: Proposed Country Club Island Annexation Plat