

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
May 22, 2018

PRESENT

Commission Members Present: Chairman Jim Nielsen, Brenda Green, Trevor Matson, Sheryl Martin, Jennifer Tuomela, and Ted Jerred.

Commission Members Absent: Vice-Chair Cindy Reardon

Staff Present: Annie Mayfield, Planning and GIS Manager; Clark Sanders, Planner; Meredith Duvall, Planner; and Jill McCarty, Senior Administrative Assistant.

CALL TO ORDER

Chairman Nielsen called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Brenda Green to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of May 8, 2018. Jennifer Tuomela seconded the motion. Motion carried 6/0.

18.006AP-
ANNEXATION PLAT-
Country Club Island
Annexation

Clark Sanders presented Case No. 18.006AP.

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 Island Annexation, an annexation of 94.71 acres including 5.49 acres of right-of-way.

This area is a logical extension of the City limits and will be serviceable. The land area covered by this annexation is proposed to be zoned R-2, Single and Two Family Residential District for the four (4) homes and one (1) church on Country Club Road, R-S, Suburban Residential Zoning District for the two (2) residential parcels on 7Bar7 Drive, and A, Agriculture District for the three (3) large, undeveloped parcels north of E Boxelder Road, south of E Boxelder Road and south of Country Club Road.

The south-west corner of Boxelder Road and Butler Spaeth Road has a tri-faced billboard which is not in compliance with Section 10, Sign Regulations of the City Zoning Ordinance.

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 Engineering Design and Construction Standards. Existing homes currently without water service and which have water service stubs to their property line are required to connect to the city water service within 90 Days of publication of the Annexation. Any future development or construction will be reviewed by the city and shall meet City Standards.

The only additional tax upon landowners resulting from annexation is an additional 8 mills (\$8.00 per \$1,000 of assessed value) collected by the City for General Operation of the City. The County Tax Assessor's Office is responsible for establishing the classification of property, assessed value and the assessment rate.

Clark said the city had received a few comments on the annexation from the public. One citizen came into the office regarding connecting to city water. Also, a representative for the church came to the office to inquire about the cost to connect to city water, as well as the plant investment fees. Clark also read a letter the city received from Menard, Inc., which is located within the 140-foot boundary of the annexation. The Menard, Inc. letter stated they were in favor of the annexation, and wanted to state any future owner of the residential property within the vicinity of Menard's location, there would be a certain higher traffic flow, noise and lights associated with their business and wanted those factors considered when reviewing any new residential units.

Chairman Nielsen asked if there were any comments from the Commission or the public.

Todd McCann, an owner of property in the area to be annexed, was present and asked who owned Butler Spaeth and Boxelder Road. Clark said the city owned those roads. Mr. McCann said according to the county tax records, the roads were on his property records, and stated he had been trying to get them off his tax records for at least 10 years. Mr. McCann said he would like to see the road off his ownership records at the same time the annexation was finalized and approved. Clark said the city would consider the issue further for him. Chairman Nielsen said he believed this would be done before the City Council meeting scheduled for June 5, 2018, and Clark said it would.

Scott Clem, Deacon of Central Baptist Church, said the church had concerns with the annexation. Mr. Clem asked if land owners had requested the annexation, or if the annexation was initiated by the city. Clark said the annexation was initiated by the city. Mr. Clem asked what the city would gain by annexing them into the city. Ted Jerred said the city had several county islands located within city limits, and this would be one of the islands the city would like to have annexed for contiguous land. Mr. Clem asked if the City Council requested annexation of land in which the land owners were favorable of the annexation. Mr. Clem said he had spoken to others in the area and none of the land owners he spoke to were favorable of the annexation. Mr. Clem said the church was not in favor of the annexation in part due to the utilities. Mr. Clem said they had a private well and would have to hook up to city water. Mr. Clem said their understanding was the nearest access to hook into city water was all the way to Boxelder Road. Clark said when Country Club Road was completed a few years ago by the city, water stubs had been provided for all the properties on Country Club Road at their property line, and the cost would be from the property to that stub, not all the way to Boxelder Road. Mr. Clem said

the church also has their own septic system, and were told they could keep that if it didn't fail. Then they would have to go to city sewer, he said. Chairman Nielsen said there was a distance requirement for sewer systems and the nearest sewer line to hook into, and he believed they did not meet that requirement. Therefore, if their septic system did fail they should be able to rebuild and not be required to hook into city sewer if a city sewer line had not been installed closer to their location that did meet the distance requirement.

William Wright, part owner with his brothers of land located in the proposed annexation, was present and said they also own 1226 Country Club Road. Mr. Wright said the property had a proposed zoning of A-Agricultural, and asked why it was not zoned residential. Clark said it would be considered why that property was not zoned residential, and would be getting back with Mr. Wright. Mr. Wright also asked if they would be able to hook that property to city water, and Clark said he believed at 7Bar7 there was a stub to be able to hook up to city water. Mr. Wright said while he was not totally opposed to the annexation, he would prefer to stay in the county if they could.

There being no further comments or questions Brenda Green made a motion to approve said case. Ted Jerred seconded the motion. Motion passed 6/0.

Chairman Nielsen inquired about a recommendation of the billboard located in the proposed annexation area. Clark said it would be proper to discuss the billboard and provide a recommendation. Chairman Nielsen asked if there were any comments on the billboard that did not currently fit into the city's zoning requirements. Ted Jerred said he feels the billboard should be grandfathered in 'as is'. Chairman Nielsen said he also believes that it should be grandfathered in as well, but the decision would be ultimately up to the City Council.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said there will not be a meeting on June 12, 2018, and the meeting for June 26, 2018, had not been determined yet as the submittal period for that meeting had not ended.

ADJOURNMENT

The meeting adjourned at 7:22 p.m.

Minutes taken and prepared by Jill McCarty, Senior Administrative Assistant.