

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
City Council Chambers ~ City Hall  
November 27, 2018

PRESENT

Commission Members Present: Chairman Jim Nielsen, Vice-Chair Cindy Reardon, Brenda Green, Sheryl Martin, Trevor Matson, and Ted Jerred.

Commission Members Absent: Jennifer Tuomela

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 Ted Jerred to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of November 13, 2018. Vice-Chair Reardon seconded the motion. Motion carried 6/0.

18.030SFPM- FINAL PLAT MINOR-Barton Subdivision

The owner is seeking approval of a final plat known as the Barton Subdivision. The City of Gillette, as part of the Antelope Valley and Crestview Estates Annexation, agreed to provide a subdivision for B&F, LLC, to subdivide the parcels owned by B&F, LLC, and re-establish the Gallery View Drive right-of-way. This subdivision is located on the northwest side of the existing Crestview Estates Subdivision. Upon acceptance of the subdivision, the 70-foot right-of-way for Gallery View Drive will be re-established and dedicated to the City of Gillette.

Two lots will be created by this subdivision. Lot 1 which is 1.36 acres in size, and Lot 2 which is 1.74 acres in size. Each lot will be zoned I-1, Light Industrial, with the subsequent approval of the zoning map amendment being heard in conjunction with this subdivision.

The City of Gillette has a water and utility easement on the western boundary of the proposed Lot 1. A 12-inch waterline runs parallel to the western boundary line and connects to the Antelope Valley Pump Station to the south. The proposed lots are currently not served by any public water or sewer system. A gas line and electrical line run east and west along the southern boundary of the previously vacated Crestview Estates lots. The relocation of these existing utilities will be the responsibility of the landowner, who will coordinate with the respective utilities. The owner has indicated the utilities will be relocated prior to the filing of the approved final plat.

Future water and sewer connections to the proposed properties will be provided in a future project with the extension of Gallery View Drive and associated utilities, which is scheduled for design and construction in the fall/spring of fiscal year 2019/2020.

Clark Sanders said the city had received one phone regarding the case, from a citizen seeking general information on what the case was about only.

Chairman Nielsen asked if the lots were to be zoned industrial, would the main traffic for the area go through the subdivision on Gallery View Drive, or through the other access on Patty Avenue.

Dan Barton, part owner of B&F, LLC, was present and said while it was hard to say which direction traffic would be coming from, he saw Patty Avenue as being the easiest route for traffic to take.

Ted Jerred asked if there was a proposed use or type of business that would be built on the lots, and Dan said at this time there was not.

Ray Dymond, resident of Crestview Estates Subdivision, was present and said his lot backs up to the property being discussed and wanted to know if any plans were in place for an easement to be put in by the residential lots as the lot boundary is approximately only 10 yards from the corner of his neighbor's house. Ray said he had concerns about the potential for loud noises from things such as welding, and large vehicle backup warning signals, and being able to sell his property if industrial-type businesses were to be built on the property.

Clark Sanders said there were details on regulations that must be met at the time of development if anything industrial were to be built. There must be a landscape buffer of 40-feet and screening in the form of a fence, trees, a large berm, etc.

Ray Dymond said the roads were bus routes for schools, and stated his concern was that the industrial traffic may tear up the gravel road the school buses need to drive on for their routes. Clark said there were plans tentatively to improve the road with asphalt or concrete pavement.

Ted Jerred said this case would still need to go before City Council for approval, and that would be an opportunity for Mr. Dymond and his neighbors to ask further questions if they chose to.

There being no further comments or questions, Ted Jerred made a motion to approve the case, Trevor Matson seconded the motion. Motion carried 6/0.

18.031Z-ZONING MAP  
AMENDMENT-Barton  
Subdivision

The owner is seeking approval of a zoning change request from A, Agricultural District to I-1, Light Industrial District to match the existing I-1, Light Industrial District located to the north. This property is located south of the extension of Gallery View Drive and the rezone request is in conjunction with the Barton Property Subdivision request. The property is currently zoned A, Agricultural District with R-1, Single Family Residential District to the east, I-1, Light Industrial to the north, I-

2, Heavy Industrial to the north west, and Campbell County I-1, Light Industrial property to the west.

The minimum District size for I-1, Light Industrial is five acres. This request, if approved, combined with the properties to the north and west will create a Light Industrial District which will be 19.69 acres in size.

Any future development of this property will require review of the City of Gillette Planning Division. Due to the proximity of the property to neighboring R-1, Single Family Residential homes, a landscape buffer of 40-feet next to the residential properties will be required.

This property was outside the City of Gillette Corporate limits when the most recent City-County Joint Future Land Use Plan was adopted on November 19, 2013. The 2013 Future Land Use plan indicates this area along the extension of Gallery View Drive to be Industrial zoned properties.

Clark Sanders said the city received one phone call on the case, and was the same citizen who called regarding the previous case with only general questions for information on what the case was. Clark said the case was scheduled for consideration by the City Council for December 4, 11, and 18, 2018.

Chairman Nielsen asked if there were any questions or comments on the case from the Commission or the public. There being no further comments or questions, Vice-Chair Reardon made a motion to approve the case, Brenda Green seconded the motion. Motion carried 6/0.

Chairman Nielsen said while he was hesitant on this case he did vote yes, but had the same concerns for the neighbors in the case as Mr. Dymond did, and hoped the buffer requirements would resolve the concerns.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said there was one upcoming case for the December 11, 2018 meeting. The December 26, 2018, meeting will be canceled, and there will be a case for the January 8, 2019, meeting.

ADJOURNMENT

The meeting adjourned at 7:18 p.m.

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