

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
January 8, 2019

PRESENT

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

Commission Members Absent: Sheryl Martin, and 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 Brenda Green to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of November 13, 2018. Ted Jerred seconded the motion. Motion carried 5/0.

18.034Z-ZONING MAP
AMENDMENT-Chevrolet
Sub and Westover Hill
Sub

The owners, Newton Family Farms Limited Partnership and Steven M. Bruce, are seeking approval of a zoning change request of 4.33 Acres of land from C-1, General Commercial District to A, Agricultural District.

This property is located on the south side of Westover Road and west of the intersection of Skyline Drive and Westover Road.

Each of these lots have remained undeveloped. Unimproved 60' city right of way exists between Lot 1, Block 3, Westover Hills Phase 1 and Lot 1, Davis Chevrolet Subdivision. Similarly, a 60' right of way exists for Lee Esther Lane on the west.

The minimum size requirement for an A, Agricultural Zone District is 20 Acres. As per Section 12.f.(2) of the Zoning Regulation any land "adjacent and contiguous land in the surrounding county that is zoned in a similar category or is used substantially for uses similar to those being sought by the applicant" can be used to obtain the minimum district size. This property, with the western 8.18 acres and the southern 198 acres in the county, zoned as A, Agricultural District meet the minimum district size requirements.

There is no minimum lot size for the A, Agricultural District except in cases where a residence is occupied only by the owners or persons employed by the owner. In such a case at least three (3) acres of land is required for each permanently occupied dwelling. No uses will be allowed upon the subdivided lots except those enumerated within the A, Agricultural District.

Sanitary sewer is available to each existing lot. Water service is not available to the individual lots. Any use requiring water services will require the developer to provide a service from the City water main located on the north side of Westover Road. City electric is available to

the existing lots.

The Future Land Use Plan as adopted in November 2013 indicates this property to be General Commercial (GC). The City-County Joint Future Land Use Plan adopted at the same time indicates the property to the south to be RR, Rural Residential.

The proposal to rezone 4.33 acres of Land from C-1, General Commercial to A, Agricultural District recognizes the changing conditions in the City which are primarily financial in nature.

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

Chairman Nielsen asked if there were any questions or comments on the case from the Commission or the public. Ted Jerred said the rezoning would be going backwards and reducing the potential of what could be developed on the lots.

Dick Doyle, Doyle Land Surveying and agent for the case, was present and said the owners were requesting the change in zoning for the purpose of reducing the taxes on the property and they did not see any new development happening on the lots. Vice-Chair Reardon asked what the change in taxes would be once rezoned, and Mr. Doyle said he did not know the dollar amount it would be. Chairman Nielsen inquired if there needed to be 3 acres for a home to built on Agricultural zoning, how large each of the lots were. Clark Sanders said each one was approximately ½ acre. Vice-Chair Reardon said she did not like to see the community lose commercial property that is already subdivided such as these lots. Chairman Nielsen said he agreed he did not like to see the loss of the commercial property, but it is the owner's property to do with it what they wanted and he didn't see any stumbling blocks on the way of the rezoning.

There being no further comments or questions, Trevor Matson made a motion to approve the case, Vice-Chair Reardon seconded the motion. Motion carried 3/0/2.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said there was one upcoming case for the January 22, 2019 meeting. The February 12, 2019, meeting will be canceled.

ADJOURNMENT

The meeting adjourned at 7:27 p.m.

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