

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
February 26, 2019

PRESENT

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

Commission Members Absent: None

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 Vice-Chair Reardon to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of February 12, 2019. Ted Jerred seconded the motion. Motion carried 7/0.

19.005Z-ZONING MAP AMENDMENT-Powder Horn Industrial Park

The owner, Steve Halvorson, SLH Properties, LLC, is proposing to rezone 67.69 acres of land from M-H, Mobile Home District and C-1, General Commercial District to I-1, Light Industrial District. The property located south of the Los Caballos Subdivision is zoned R-R, Rural Residential in the county. There is un-platted county land to the west, and to the east, county-zoned M-H Mobile Home land, with Warlow Drive and the Wyoming Department of Transportation to the south which is currently city-zoned I-2, Heavy Industrial. This area was annexed to the City of Gillette in February 2008 as part of the WYDOT-Warner Pacific Addition Annexation Plat. The owner is proposing to subdivide this lot into eight different properties for ownership purposes. The subdivision case, case number 19.004SFP, was heard previously at this same meeting. This zoning request is in accordance with the current Comprehensive Plan. This zoning meets the minimum size requires for the I-1 Industrial District.

Pursuant to Section 12 of the City of Gillette's Zoning Ordinance, a Zoning Map Amendment shall not be approved except to:

1. Correct an obvious error, or
2. Recognize changing conditions in the City

The proposal to rezone 67.69 acres of Land from M-H, Mobile Home District and C-1 General Commercial District to I-1, Light Industrial District, recognizes the changing conditions in the City.

Clark Sanders said the city had received six inquiries from the public regarding the case, seeking information on what was planned to be developed. Clark said the city did not know the future plans of the property at this time.

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

Kenneth Furguson, President of the Las Caballos Service and Improvement District, said they were opposed to the rezoning. Kenneth said Los Cabellos is zoned Rural Residential, and it would be only 80 feet from their property to the property zoned Industrial. Kenneth said a man camp had been previously proposed at that same location by the county, which they also opposed and was never built. Kenneth said the current homeowners in Los Cabllas were concerned about fumes, dust and their home values. Kenneth said the home owners and the association keeps up the properties very well, and has spent money to maintain and control the dust on their roads. Kenneth said while six homeowners would be directly affected by the rezoning, it would ultimately affect every homeowner in that subdivision.

Ted Jerred asked if all the lots that were subdivided in the previous case would go out for public comment when they are developed. Clark said it would if the building were over 25,000 square feet. Otherwise it would go under a site plan review through the Planning Division staff only. Clark said with industrial zoned property however, the city does require landscaping buffer yards and screen with industrial is up against residential. Ted Jerred asked if the city regulated lighting, and Clark said the city did not but would work with the developer with the lighting placed near the residential

Vice-Chair Reardon said she would not want industrial put in across from her property, and her vote would most likely reflect those thoughts.

There being no further comments or questions, Ted Jerred made a motion to approve the case, Brenda Green seconded the motion. Motion carried 4/3.

Ted Jerred said while this case passed this reading, it will still need to pass all three readings at City Council meetings, and encouraged the homeowners, and Service and Improvement District to attend all of those readings.

OLD BUSINESS

None

NEW BUSINESS

Meredith Duvall said there were no cases for the March 12, 2019, meeting and it will be canceled. There will be a meeting on March 26, 2019, for an annexation case.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.

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