

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.

19.003SFPM-FINAL
PLAT MINOR-Lots 1B,
1C, & 1D, Southside
Business Park II

The owner, Southside Business Park, Inc., is proposing to subdivide 4.23 acres of land located in the Southside Business Park II Subdivision for the purpose of facilitating future development; currently the land is zoned I-1, Light Industrial and will remain I-1. Lot 1B will be two acres, with access off a public access easement on the north side of the property off of South Garner Lake Road, Lot 1C will be 1.47 acres and have its own access off of South Garner Lake Road, and Lot 1D will be 0.76 acres with access off of South Butler Spaeth Road. Any future site developments for all three lots will be required to undergo commercial site plan reviews.

Meredith Duvall said the city had received one inquiry from the public regarding the case, seeking general information only.

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, Ted Jerred made a motion to approve the case, and Brenda Green seconded the motion. Motion carried 7/0.

19.007V-VACATION-Lot
3A, Lakeside
Subdivision

The owner, Hall & Co., LLC, is seeking approval to vacate 6' of a 20' Public Access and Utility easement. The easement is located west of the Buggy Bath Car Wash on Lot 3A, Lakeside Subdivision. The purpose of removing this portion of the easement is for a future equipment building addition to support an automatic car wash bay on the west end of the building. The portion of the easement requested to be vacated is behind an existing curb and is currently unused for access or utilities.

A locates request indicate the area is free of existing utilities. The

Engineering Division has reviewed the access in regard to vehicular traffic use and indicate the granting of this vacate request will not impact the overall use of the area. With the existing 20' access easement on the property to the west and the remaining 14' on this property, the public will continue to have a 34' public access easement available for use.

The owner indicates the majority of the vehicular traffic use is to the east of the existing Buggy Bath Building in a 40' wide Public Access, Drainage and Utility Easement for access to Armando's and Arby's.

Clark Sanders said the city had received one call from a neighboring business regarding the case, who said they were concerned about cutting off too much from the easement, and he said there was a vehicle always parked on the west side of the building. The neighbor wanted to make sure they could still get their vehicles in through that access.

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

Ted Jerred asked if the addition planned would be the entire width of the building. Derek Hall, owner of Buggy Bath Car Wash, was present and said while the construction plans are not completed, most likely the size will be a little longer than the rest of the building; with the current being around 27 feet and the new addition planned to be around 40 feet. Derek said the vehicle parked on the side would be moved to a different location and no longer parked on that side of the building.

There being no further comments or questions, Vice-Chair Reardon made a motion to approve the case, Brenda Green seconded the motion. Motion carried 7/0.

19.004SFP-FINAL
PLAT-Powder Horn
Industrial Park

The owner, Steve Halvorson, SLH Properties, LLC, is proposing to subdivide 67.69 acres of land. The subdivision is accompanied with a request to rezone the property from M-H, Mobile Home District and C-1, General Commercial District, to I-1, Light Industrial District. The property is located south of the Los Caballos Subdivision zoned R-R, Rural Residential in the county. There is un-platted county land to the west, county-zoned M-H Mobile home land to the east, 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 into the City of Gillette in February 2008 as part of the WYDOT-Warner Pacific Addition Annexation Plat.

In April 2008 the Planning Commission approved the Development Plan for the Longview RV Park, located on the north east of the property. Since that approval, no development or construction has occurred on the property. As per the Zoning Ordinance, the Planning Commission is the entity by which Development Plans are approved or

vacated.

The Powder Horn Industrial Park subdivision is an eight-lot subdivision with two lots averaging five acres, two lots averaging 8.5 Acres, and four lots averaging ten acres. Lots 1-5 and 7 will have access from Warlow Drive by means of three (3) shared 50' access easements. Lots 6 and 8 will share a 50' access easement from Garner Lake Road.

City water is available to all lots. Sewer is available south and east along Garner Lake Road and will require an extension at the time of development. As this proposed subdivision is for ownership purposes only, utilities will not be required to be extended at this time.

Clark Sanders said the city had received no inquiries from the public regarding the case.

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, Trevor Matson made a motion to approve the case, Vice-Chair Reardon 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.

19.006V-VACATION-
Longview RV Resort
Dev. Plan Vacate

In April 2008 the Planning Commission approved the development plan for the Longview RV Development. Development Plans are current for three years. After three years if no development has occurred, the owner or the City can have the Development Plan vacated by the Planning Commission. The Longview RV Resort Development Plan is located on the property of the currently proposed Powder Horn Industrial Park. The Planning Commission has the authority to review and approve development plans as well as vacate development plans. This vacate request follows the zoning requirements for vacating development plans.

Clark Sanders said the city had received no inquiries from the public regarding the case.

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

Ted Jerred said had the development for the RV resort had been developed, that is what would be out there now. Chairman Nielsen asked Kenneth Ferguson if the Service and Improvement District was aware of this development plan, and Kenneth said they were and believed the developer did not follow through with the plans because of the cost.

There being no further comments or questions, Jennifer Tuomela made a motion to approve the case, Brenda Green seconded the motion. Motion carried 7/0.

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.