

City of Gillette, Wyoming
Department of Community Development
Planning Division
Request For Zoning Amendment

CASE NO. _____ Z

I. Applicants Name: Target Signs

Mailing Address: PO Box 2499 Gillette, WY 82717

signs@vcn.com

Phone No.: 307-686-7788

Interest in Property: Sign Owner

II. Explain in detail the reasons for the proposed zoning amendment. Describe specifically the error in the current zoning, or how changing conditions require this requested amendment (attach additional pages if needed.)

Please see attached.

*If a map amendment, complete Section III. If a text amendment, complete section IV.

III. Map Amendment

A. I, _____ being the owner of the property described below, do hereby acknowledge and consent to this requested zoning amendment. I also hereby appoint _____ to act as my agent in behalf on all matters pertaining to the processing of this application.

Signed: _____

Mailing Address: _____

Acknowledged before me this _____ day of _____, 20__

Notary Public

II. Explain in detail the reasons for the proposed zoning amendment. Describe specifically the error in the current zoning, or how changing conditions require this requested amendment (attach additional pages if needed.)

According to current billboard zoning rules [Section 10g], a one-sided sign is allowed "680 square feet in area (on a single side)" and a two-sided (back-to-back) sign is allowed 1360 square feet. There are no provisions for three-sided signs. The purpose of this amendment is to acknowledge three-sided signs and clarify their size limitations.

<u>Sign Faces</u>	<u>Allowed Size</u>
1	680 ft ²
2	1360 ft ²
3	_____ ft ²

Target Signs successfully permitted a "10x30' tri-face monopole billboard". The permit application was complete with pictures and engineering diagrams that clearly showed three separate 10x30 ft faces (900 ft² total), and it was clearly stated that this was to be an outdoor advertising structure. The permit was granted without limitations.

Due to construction delays, the initial permit expired, and the same application was re-submitted. When the second permit was issued, a hand-written note was added stating that only 680 ft² of the structure could be used for advertising. The structure components had already been delivered to the job site and we went ahead and built the sign as permitted.

There is no logical reason a three-sided sign should be subject to the limitations of a one-sided sign rather than a two-sided sign to which it already conforms. 900 ft² is less than 1360 ft² which is already allowed for two-sided signs.

The zoning rules state: "Where a sign has two (2) or more display faces, the area of all faces shall be measured, unless such faces join back to back, are parallel to each other and are no more than twenty four inches (24") apart." But there already exist V-shaped two-sided signs which exceed 680 ft² and the entire structure is used for advertising. Three-sided signs are essentially identical to a V-shaped back-to-back sign, with the addition of a third side. It defies common sense that three sides should be allowed less square footage than two.

This amendment would clarify the rules, remove the inconsistency, and bring several existing structures into conformity. It would bring City Zoning Ordinance into conformance with County Ordinance which allows three-sided and V-shaped 2-sided signs elsewhere in Gillette. This would smooth the transition of any future annexation of existing three-sided signs.

- B. Legal description of subject property: _____

- C. Present Zoning and Use of Property: _____
- D. Requested Zoning District: _____
- E. Is this rezoning consistent with the Comprehensive Plan Land Use Map? _____
- F. Does the property proposed for rezoning meet the minimum size standards of Section 12.f. of the Zoning Ordinance? _____
- G. Attach names and mailing addresses (as shown in the records of the Campbell County Assessor) of owners of all property within 140 feet of subject property, excluding the width of any intervening street or alley.

IV. Text Amendment:

- A. Sections(s) proposed to be amended: 10(G)2
- B. Proposed wording of the section: Please see attached.

IV. Text Amendment:

A. Sections(s) proposed to be amended: 10(g)2

B. Proposed wording of the section:

10(g)2 which currently reads: *"Where a sign has two (2) or more display faces, the area of all faces shall be measured, unless such faces join back to back, are parallel to each other and are no more than twenty four inches (24") apart."* would be changed to *"Where a sign has two (2) or more display faces, the total area shall be limited to 1360 square feet."*