

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
City Council Chambers ~ City Hall  
May 14, 2019

PRESENT

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

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 Vice-Chair Reardon to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of April 9, 2019. Trevor Matson seconded the motion. Motion carried 5/0.

19.012SFPM-FINAL  
PLAT MINOR-Powder  
Horn Park

The owner, SLH Properties, LLC, Steve Halvorson, is proposing to subdivide 67.69 acres of land. This area was annexed to the City of Gillette in February of 2008 as part of the WYDOT-Warner Pacific Addition Annexation Plat.

The Powder Horn Park subdivision is an eight (8)-lot subdivision with an average lot size of 8.46 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 said the Planning Division received one inquiry from the public on the case, and was a general inquiry only.

Chairman Nielsen asked if there were any questions or comments on the case from the Commission or the public. Ken Ferguson, resident of the Los Caballos Subdivision to the north of the property, was present as well as Tom Osborne, representative for the owner, Steve Halvorson. Their comments were for the next case, and Chairman Nielsen explained this case was only for the layouts of the lots. Both would hold their comments until the next case (19.013Z) they pertained to.

Chairman Nielsen asked if the traffic would be limited on the street on the north of the property, which is maintained by the Los Cabellos

subdivision. Clark Sanders said there would be no access to the north of the property and that road for these lots.

There being no further comments, Trevor Matson made a motion to approve the case. Vice-Chair Reardon seconded the motion. Motion carried 5/0.

OLD BUSINESS

None

NEW BUSINESS

Meredith Duvall said there would be two cases for the May 28, 2019, meeting and there were no cases for the June 11 meeting so it will be canceled.

Chairman Nielsen said Brenda Green had resigned from the commission, and anyone who was interested could apply. Chairman Nielsen thanked Brenda Green for all her service on the commission.

ADJOURNMENT

The meeting adjourned at 7:36 p.m.

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