

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.

19.014SFPM-FINAL  
PLAT MINOR-Rohde  
Subdivision

The owner, Chris Rohde, is proposing to combine two lots into one for ownership purposes. The created lot will be 0.74 acres and remain under the current zoning, R-1, Single-Family Residential.

Under current zoning regulations in the R-1 zoning district, a primary structure must be constructed on a property before an accessory structure. The owner wishes to construct an accessory structure but is unable to do so unless a subdivision occurs, combining the two lots into one, or construct a primary structure first. The other lot involved already contains a primary structure, making this subdivision compliant with the current zoning regulations.

Any future site developments will be required to undergo site plan reviews.

Meredith Duvall said the Planning Division had received three comments from the public on the case. She said they were all general inquiries and they all had no issues with the proposed changes.

Chairman Nielsen asked if there were any questions or comments on the case from the Commission or the public. Vice-Chair Reardon asked about the smaller portion of the lot, and if there was a concrete slab located there. Meredith Duvall said there was, and if plans were submitted to build anything on it, then the Building Division would be looking at whether it was stable for what the owners wanted to build.

There being no further comments, Ted Jerred made a motion to approve the case. Vice-Chair Reardon 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.

19.013Z-ZONING MAP  
AMENDMENT-Powder  
Horn Park

The owner SLH Properties, LLC, Steve Halvorson, is proposing to rezone 26.13 acres of land from M-H, Mobile Home District to C-3, Business and Services District.

The property is located south of the Los Caballos Subdivision zoned R-R, Rural Residential in the County. There is unplatted county land to the west, and to the east, C-1, General Commercial, 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 of 2008 as part of the WYDOT-Warner Pacific Addition Annexation Plat. The owner is proposing to subdivide this lot into 8 different properties for ownership purposes.

The subdivision case, case number 19.012SFP was heard previously this evening. This zoning meets the minimum size requires for the C-3, Business and Services 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 26.13 acres of Land from M-H, Mobile Home District to C-3, Business and Services District, recognizes the changing conditions in the City.

Clark Sanders said the general inquiry for the previous case (19.012SFPM) was also made for this case as well.

Chairman Nielsen asked if there were any questions or comments on the case from the Commission or the public. Vice-Chair Reardon asked for an explanation on the difference between a property being zoned light industrial and C-3. Clark Sanders said while some of the uses in both are the same, in a property zoned C-3 everything is required to be in an enclosed building, while light industrial does allow outdoor storage.

Chairman Nielsen asked if only the western three lots were being rezoned, and Clark Sanders said that was correct, the three lots currently zoned M-H would be rezoned to C-3, and the others, currently zoned C-1, would not be changed.

Tom Osborne, representative for the owner, Steve Halvorson, was present and said they had previously sought to zone the property as light industrial. Mr. Osborne said the plan for the owner was to build three large shops. Mr. Osborne said they would be spending a lot of money on the property and making many improvements. Mr. Osborne had a photo of their offices in North Dakota, which he said would be like what was planned to be built on this property, and said they are kept pristine and clean, and their company is environmentally friendly.

Ted Jerred asked what they anticipated their hours of operation to be. Mr. Osborne said while they do operate 24-hours a day, their work is done inside the buildings, including loading and unloading of trucks. Mr. Osborne said there were plans to build two of the shops in the short term, and later possibly the third would be built. Ted Jerred asked if there would be extensive exterior lighting around the property, and Mr. Osborne said the lighting would only be for the parking lot.

Sheila Slocum, PCA Engineering and agent for the case, was present and said property located at Kluver Road and Garner Lake Road, which was close to Los Cabellos Subdivision, had been accepted previously with zoning of C-3. Ms. Slocum said the goal of the community should be to get rid of the M-H zoning as there is no need for it.

Ken Ferguson, resident of the Los Caballos Subdivision to the north of the property, was present and said he understood the proposal to change the zoning to C-3. Mr. Ferguson said there was property that was previously accepted as being zoned C-3 as mentioned by Ms. Slocum. Mr. Ferguson said the residents of Los Caballos are active in wanting the neighborhood to be kept secure, and was concerned of what other types of business might be built on the other empty lots, and requested a privacy fence be put in the full length of Vaquero Drive.

Clint Slagle, resident of the Los Caballos Subdivision to the north of the property, was present and said he had concerns on where the buildings were planned on being built. Mr. Slagle said he was also concerned with what was planned on being put north of the buildings.

Mr. Osborne said on the north there were plans of planting trees and grass, with the barrier that would be required of the Planning Division. Mr. Slagle said he was mostly concerned about what was being built next to him and how much noise there would be.

Chairman Nielsen said the 30-foot barrier is what would be next to his property, and Clark Sanders said the site plan would include trees, berms or fencing that could be used as an option for the barrier. Mr. Slagle asked how tall the buildings were planned to be, and Mr. Osborne and his associate said approximately 24 feet high.

Mr. Osborne said Wyoming Casing will be building two of the buildings on the first two lots, and will build as close to Warlow Drive as possible with access off of Warlow Drive. Mr. Osborne said Wyoming Casing has one owner, and is not a multi-national corporation where items need to be approved by a board to get anything done.

Ted Jerred thought the pictures shown gave a good perspective that it will not just be like other pipe yards with them being contained in the buildings.

Mr. Ferguson asked if all the lots were going to be rezoned to C-3, and Clark Sanders said only the three lots currently zoned M-H would be and rest of the lots would remain zoned C-1.

Vice-Chair Reardon asked if the uses of property zoned C-3 were available online, and Clark Sanders said it was available on the city's website on the Planning Division's webpages.

Tanna Slagle, resident of the Los Caballos Subdivision to the north of the property, was present and asked if the buildings discussed were definitely going to be built, or only a possibility. Chairman Nielsen said to him it sounded pretty definite if the rezoning was approved. Ms. Slagle said what had been discussed this evening to be built sounded good, and when her house was designed it was with southern exposure and faces that lot, and was concerned with whatever is built that there

not be a lot of dust, dirt, lots of trucks and noise associated with it.

Chairman Nielsen said everyone was also welcome to attend the City Council meeting to express concerns to them also when this case is heard May 21, 2019. Chairman Nielsen emphasized this was only for the zoning portion of the property, any buildings would need to go through further review with the city.

Mr. Osborne said the owners do plan on breaking ground as soon as possible if the rezoning were to be approved.

There being no further comments, Ted Jerred 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.