

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
May 28, 2019

PRESENT

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

Commission Members Absent: None.

Staff Present: Clark Sanders, 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 Ted Jerred to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of May 14, 2019. Vice-Chair Reardon seconded the motion. Motion carried 6/0.

19.015V-VACATION-Remington Ph. V Partial Easement Vacate

The owner, Saunders Land and Livestock, is proposing to vacate the 15-foot-wide General Utility Easement that runs east to west along lot 1 of the Remington Estates, Ph. V Subdivision. A locates request indicates that the easement is free of existing utilities and after review by city staff, there are currently no plans to install utilities within the easement at this time.

Clark Sanders said the Planning Division had received two comments from the public on the case. He said they were 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.

There being no comments, Vice-Chair Reardon made a motion to approve the case. Jennifer Tuomela seconded the motion. Motion carried 6/0.

19.016V-VACATION-Lot 1 Blk 8, Rimrock Estates Ph II Easement Vacate

The owner, Jorge Rivera Garcia, is seeking approval to vacate the easterly 5' of a 10' utility easement. The easement is located on the west of Lot 1, Block 8. In 2018, the owner constructed a foundation and pad for a future garage. The plot plan indicated the foundation and pad to be outside of the limits of the existing easement, however the foundation was constructed about 4' into the existing easement. No further construction has taken place until the matter of the easement has been resolved.

A locates request indicate the area is free of existing utilities. Any future development to the west would require additional easements for future utilities.

Clark said the Planning Division received two inquiries from the public on the case, and they were general inquiries only with no objections.

Chairman Nielsen asked if there were any questions or comments on the case from the Commission or the public. Chairman Nelson said the results could have been more serious for the owner had there been utilities already located within the area the foundation was constructed, and said he wanted to stress the importance of getting proper locates done along with setbacks.

Ted Jerred asked the owner who was present, Jorge Rivera, if he had called for locates before he laid the foundation. Mr. Rivera said he did call in locates and there were none found in that area. Ted Jerred asked if Mr. Rivera was the original owner of the house, and Mr. Rivera said he was. Ted Jerred asked who did the locates for the house as it is also encroaching on the setbacks. Mr. Rivera said he does call the city for locates and he had paid someone for that as this was his first time for placing a house.

Vice-Chair Reardon asked if a building permit was obtained before the foundation was poured, and Clark Sanders said there was a permit issued from the Building Inspection division.

There being no further comments, Jennifer Tuomela made a motion to approve the case. Ted Jerred seconded the motion. Motion carried 6/0.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said there would be no meeting for the June 11 or June 25 Planning Commission.

Chairman Nielsen said who was interested could apply for the vacant Planning Commission seat currently available.

ADJOURNMENT

The meeting adjourned at 7:07 p.m.

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