

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
July 23, 2019

PRESENT

Commission Members Present: Chairman Jim Nielsen, Jennifer Tuomela, Ryan Conklin, Sheryl Martin, Ted Jerred and Trevor Matson.

Commission Members Absent: Vice-Chair Reardon.

Staff Present: Ry Muzzaerli, Development Services Director; Annie Mayfield, Planning & 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 Ryan Conklin to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of July 9, 2019. Ted Jerred seconded the motion. Motion carried 6/0.

19.021DP-
DEVELOPMENT PLAN-
1320 E. Shoshone

The owner, Curtis J. Betcher, Et Al, is proposing to develop 19.18 acres of land located at 1320 E Shoshone. The City Council is currently considering a zoning map amendment request for Lot 1, Betcher Subdivision to amend the map from C-3 Business/Services District to I-1 Light Industrial District.

The proposed Development Plan consists of two buildings of which there is a 3,000 s.f. office and a 15,000 s.f. shop associated with the proposed business.

Paved access to the property will primarily be from East Shoshone Avenue. There have been 42 parking spaces provided for public and employee parking. Two (2) 12'x50' paved loading areas are proposed for this development as part of the concrete paved apron around the shop. A second 40' wide truck entrance is being proposed along Butler Spaeth Road south of E Shoshone Avenue. Lot 2 will primarily be utilized for storage.

A fuel island is proposed as part of this development. Above ground fuel islands are not allowed in the I-1, Light Industrial District. The Developer shall seek a variance to the Zoning Code through the Board of Adjustments or construct a state permitted underground fuel island which are allowed in the I-1, Light Industrial District.

On July 11, 2019, the Parks Board reviewed the development landscaping plan and voted in favor of the proposed landscape plan with conditions for updated landscape plans.

Clark Sanders said there were two inquiries from the public regarding the case, and were general inquiries only with no opposition to the

development plan.

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

Trevor Matson asked how large the fuel tanks will be, as there is a regulation for how close the tanks can be to residential property, and said as there are areas around the lot that are undeveloped and could potentially have residential zoning. Curt Betcher, owner of the proposed development plan property, was present and said there are a 20,000-gallon tank for diesel fuel, and a 10,000-gallon gas tank that will be closer to Sinclair Street. Mr. Betcher said he was anticipating putting in larger tanks in the future. Mr. Betcher said an additional 2 acres was being purchased for the development, and there is an option for them to add another 18 acres, and it would give a minimum of approximately 1000 feet to the nearest residential property.

Ted Jerred asked how soon construction of the buildings were anticipated to start. Mr. Betcher said he is anticipating this fall or next spring to start construction.

Chairman Nielsen asked about the incoming traffic and how it would be split between the two proposed entrances. Mr. Betcher said the trucks would come in off Butler Spaeth, and with their early starting time most of the trucks would be out of the lot by 7 a.m. Mr. Betcher said office staff and other lighter traffic would be using the entrance off Shoshone Avenue. Chairman Nielsen asked if the proposed entrance to be added on Butler Spaeth Road had been discussed with city staff. Mr. Betcher said it was still being worked on, and Clark Sanders said with the previous case in 2015 with this property, there was discussion of the access easement but there were not any notes for the access to the property. Clark said he will get with the Engineering Division for requirements and spacing to the nearest access.

There being no further comments or questions, Ted Jerred made a motion to approve the case. Ryan Conklin seconded the motion. Motion carried 6/0.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said there would not be a meeting on August 13, 2019, but there will be a meeting for August 27, 2019.

ADJOURNMENT

The meeting adjourned at 7:14 p.m.

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