

NOTICE OF ANNEXATION HEARING

Notice is hereby given that the City Council of the City of Gillette, County of Campbell, State of Wyoming, will hold a public hearing according to Wyoming Statute 15-1-405 to determine whether the area generally known as the Aspen Heights II Annexation complies with the terms of W. S. 15-1-403. The hearing is scheduled for January 21, 2020, at 7:00 o'clock p.m., or as soon thereafter as the council agenda allows, in the Council Chambers, City Hall, Gillette, Wyoming, at which time all comments will be heard on the annexation of said property. City Hall is located at 201 East 5th Street, Gillette, Wyoming.

The Aspen Heights II Annexation is more particularly described as follows:

Legal Description Aspen Heights II

A tract of land being a part of the SE1/4 of Section 3, T49N, R72W of the Sixth Principal Meridian, Campbell County, Wyoming. Said tract of land being described more particularly as follows:

Beginning at the Southeast corner of said Section 3;

Thence S89°51'51" W along the South line of said Section 3 a distance of 531.56 feet to the North right of way of Southern Drive;

Thence N78°57'15" W along the said North right of way of Southern Drive a distance of 64.12 feet;

Thence S89°51'54" W along the said North right of way of Southern Drive a distance of 736.36 feet;

Thence N00°12'19" E a distance of 652.36 feet;

Thence N89°47'45" E a distance of 352.67 feet to the Southwest corner of Aspen Heights Addition;

Thence N89°48'45" E along the South line of said Aspen Heights Addition a distance of 321.39 feet to the Southeast corner of said Aspen Heights Addition;

Thence N00°10'27" E along the East line of said Aspen Heights Addition a distance of 677.24 feet to the South line of Sunburst Subdivision No. 4;

Thence N89°48'07" E along the said South line of Sunburst Subdivision No. 4 a distance of 657.80 feet to the East line of said Section 3;

Thence S00°13'50" W along the said East line of Section 3 a distance of 1343.48 feet to the POINT OF BEGINNING.

Said tract of land contains 30.339 Acres, more or less, subject to all rights, restrictions, reservations and/or easements of sight and record.

The Aspen Heights II Annexation is shown on the following Map, marked Exhibit A.

Summary of Annexation Report

A majority of the landowners owning a majority of the area sought to be annexed have petitioned the City to annex 30.339 acres into the City limits. The land is located generally west of South Douglas Highway south of the existing City of Gillette corporate limits. The property is contiguous to the current City boundaries to the north, east, and west. The site has mostly undeveloped agricultural land and a City-owned water tank. The owners desire to have the Tract annexed and zoned for commercial uses with access to City services.

Any future development or construction will be reviewed by the City and shall meet City standards.

There is no significant City investment required in support of this annexation for water, sewer, streets, drainage or parks. The City had budgeted \$1,000 for a portion of the annexation plat. This area is a logical extension of the City limits and will be serviceable. The proposed zoning of the area is C-1, General Commercial. The proposed zoning meets the intent of the Comprehensive Plan. The existing development pattern is compatible with the proposed zoning. The City Council will make the final zoning determination at the time of annexation. Water and Sewer services are available for the annexation area; currently the proposed area is generally raw land with a private drive in an access easement. Water and sewer mains run north and south along the eastern boundary of Aspen Heights I. Gas and electric are available for extension as well. There are no known water wells, or septic systems on the property. Required upgrades to utilities is the responsibility of the property owners within the annexation area. Road and utility extensions and connections will be determined at the time of development of the property. For further detailed information citizens can call the City of Gillette Planning Office at 307-686-5281.

Cindy Staskiewicz, City Clerk

Publish two times: December 27, 2019
January 3, 2020

Attachment: Exhibit A Map – Annexation Plat for Aspen Heights II Annexation