

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Council Chambers ~ City Hall ~ July 28, 2020

PRESENT

Commission Members Present: Vice-Chair Trevor Matson, Ryan Conklin, Sheryl Martin and Jennifer Toumela.

Commission Members Absent: Chair Cindy Reardon and Jessica Seders.

Staff Present: Clark Sanders, Planner; Meredith Duvall, Planner; and Jill McCarty, Sr. Administrative Assistant

CALL TO ORDER

Vice-Chair Matson 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 regular meeting minutes of July 14, 2020. Jennifer Tuomela seconded the motion. Motion carried 4/0.

20.015SFP-FINAL
PLAT-Aspen Heights II
Addition

The owner, Leitzke Investments LLC, is proposing to subdivide 26.447 acres into five tracts of varying sizes.

The property is located off Southern Drive. The lots are currently zoned C-1, General Commercial and will remain C-1.

The proposed lots meet the minimum lot size and minimum width requirements.

Access for Lots 1A, 2, 3, and 4 will be off Wheel Drive, a privately-owned street. Future development will trigger Wheel Drive to be brought up to city standards and once this is done, the Engineering Division will review the road improvements with the possibility of city acceptance of the infrastructure. Access to Lot 5 requires a letter from the County Road and Bridge Division granting permission for a new access off Southern Drive. This proposed subdivision is for ownership purposes only.

The Planning Divisions has concerns about the buildability of Lots 3 and 4 due to the existing and proposed locations of easements crossing both lots. Also, if access off Southern Drive is not granted by the County Road and Bridge Division, then a new configuration for access will be required for Lot 5.

Vice-Chair Matson asked if there were any questions or comments from the public or commission on the case. Ryan Conklin asked if the exact width of the easements indicated on the plat were known.

Meredith said the city does not have all of the dimensions for all of the easements running across the lots at this time, and more research is being done as they may have not been recorded. Meredith said for one of the gas line easements going across lots 3, 4 and 5, the width of the easement would affect the future development of the lots. Meredith said some of the utilities such as gas, electrical and sewer are requiring additional easements to be placed as well.

There being no further comments or questions, Ryan Conklin made a motion to approve the case. Jennifer Tuomela seconded the motion. Motion carried 3/1.

20.016SFP-FINAL
PLAT-Copper Ridge
Estates Phase II

The owner, ISKK, LLC, is seeking approval of a 15.62 acre development located at the west end of Mountain Shadow Drive.

The proposed development seeks to construct 23 residential lots which average 19,754 sq.ft. in size. The lot area and dimensions meet the minimum requirements for an R-1, Single Family Residential zoning district.

The development is currently seeking a Zoning Map Amendment to change this area from R-S, Suburban Residential District to R-1, Single Family Residential District. The final plat will be reviewed by the City Council at the time of the third reading of the Zoning Map Amendment. The amendment's third reading is tentatively scheduled for September 1, 2020.

The Parks and Beautification Board recommended the Developer pay a fee-in-lieu of any parkland dedication. The Parks and Pathways Master Plan does not indicate the need for additional parkland in this area. For the proposed 23 Residential lots, this fee amounts to \$8,050 which will be required to be paid prior to obtaining a Permit to Construct.

Clark Sanders said the city received two phone calls from the public on this case. They were both inquiries with the zoning of the lots, as they did not want multi-family zoning. Clark said he let them know it was for single family residential lots.

Vice-Chair Matson asked if there were any questions or comments from the public or commission on the case. There being no further comments or questions, Sheryl Martin made a motion to approve the case. Jennifer Tuomela seconded the motion. Motion carried 3/0/1.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said there were no cases scheduled for the August 11, and August 25, 2020, meetings.

ADJOURNMENT

The meeting adjourned at 7:13 p.m.

Minutes taken and prepared by Jill McCarty, Sr. Admin Assistant.