

ORDINANCE NO.

AN ORDINANCE APPROVING AND AUTHORIZING THE EXTENSION OF THE BOUNDARIES OF THE CITY OF GILLETTE, WYOMING, AND ANNEXATION OF A TRACT OF LAND KNOWN AS THE GILLETTE COLLEGE FOUNDATION ANNEXATION, ENTIRELY ADJACENT AND CONTIGUOUS TO THE PRESENT BOUNDARIES OF THE CITY OF GILLETTE, WYOMING, PURSUANT TO W.S. 15-1-403,
AND ESTABLISHING A C-O, OFFICE AND INSTITUTION ZONING DISTRICT, SUBJECT TO ALL PLANNING REQUIREMENTS

ANNEXATION PLAT PARCEL LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING

WHEREAS, The Landowner has initiated the annexation of a tract of land entirely adjacent and contiguous to the City of Gillette, Wyoming pursuant to Wyoming Statute 15-1-403, known as the Gillette College Foundation Annexation;

WHEREAS, The Governing Body of the City of Gillette passed and approved Resolution No. 2859 at its regular meeting on December 19, 2023; directing the preparation and distribution of an Annexation Report in accordance with Wyoming Statutes; directing the publication of a public hearing notice, establishing a date for a public hearing at the hour of 6:00 o'clock p.m., on January 16, 2024 in the City Council Chambers, City Hall, Gillette, Wyoming and ordering that Notice be sent to the owners of the tracts described therein;

WHEREAS, a Notice of Hearing in compliance with Wyoming Statutes 15-1-405, was published in the Gillette News Record on December 16, 2023 and January 13, 2024; and the public hearing notice were mailed to the owners of the tracts of land as required by law, by certified mail at least 15 business days prior to the public hearing along with a copy of the Annexation Report pursuant to Wyoming Statutes 15-1-402; the public hearing was held as advertised, on January 16, 2024, in the City Council Chambers, City Hall, Gillette, Wyoming, at which time the City Council did unanimously find that the requirements of Wyoming Statutes 15-1-402, were satisfied and that the area to be annexed is adjacent and contiguous to the corporate limits of the City of Gillette and that said areas should be annexed to the City;

WHEREAS, the City Council did find by Resolution dated December 19, 2023 the necessary tests enunciated by Wyoming Statutes 15-1-402 were satisfied; and that the said Governing Body has determined that the area should be included within the corporate limits of said City of Gillette, Wyoming;

WHEREAS, a Public Hearing for the January 9, 2024, City of Gillette Planning Commission Meeting was duly advertised; and

WHEREAS, the City of Gillette Planning Commission by a majority vote of its members on January 9, 2024 reviewed the request and recommended that the request for Annexation be approved by the Gillette Governing Body and further recommended that the tract to be annexed be zoned C-O, Office and Institution Zoning District.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GILLETTE, WYOMING:

Section 1. That pursuant to the petition filed with the City Council of the City of Gillette, Wyoming, there is hereby annexed to and included in the boundaries of the City of Gillette, Wyoming, the tract of land more fully described within the Annexation Plat attached hereto and incorporated herein by this reference.

Section 2. That all previous Ordinances defining the boundaries of the said City of Gillette, Wyoming, shall be and the same are hereby amended to include the area as herein described; and all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of any inconsistency.

Section 3. That an area of land known as the Gillette College Foundation Annexation, as shown on the Annexation Plat, Campbell County, Wyoming is composed of one tract of land. The parcel of land for the Annexation is to be zoned C-O, Office and Institution Zoning District. The property to be zoned is legally described as follows:

The following property is to be zoned C-O, Office and Institution Zoning District:

Legal Description

Following is a parcel of land situated in a portion of Hitt Estates Survey (Tract "D") as officially recorded in Book 155 of Photos, Pages 524-549 at the Campbell County Clerk and Recorder's Office, also known as the SE1/4 SW1/4 of Section 34, Township 50 North, Range 72 West, of the Sixth Principal Meridian, Campbell County, Wyoming; and being more particularly described as follows:

Commencing at the southeast corner of said Tract "D", also known as the South Quarter Corner of said Section 34, said corner being monumented with a 1989 B.L.M. brass cap reference monument bearing N 46°11'37" W for a distance of 46.40 feet and a bare rebar reference monument bearing S 35°11'23" W for a distance of 83.70 feet from the true corner position which falls on an existing man hole lid; thence S 89°29'50" W for a distance of 547.81 feet along the south boundary of said Tract "D" and Section 34 to a point monumented with a 2023 aluminum cap, PLS 9328 and being the point of beginning:

Thence continuing along said south boundary S 89°29'50" W for a distance of 785.11 feet to the southwest corner of said Tract "D" and the west sixteenth corner of said Section 34, said corner being monumented with a 2" iron pipe; thence N 1°26'56" E for a distance of 1,344.56 feet along the west boundary of said Tract D to the northwest corner of said Tract D, said corner being monumented with a 2" iron pipe; thence N 89°33'49" E for a distance of 1,351.60 feet along the north boundary to the northeast corner of said Tract "D", said corner being monumented with a 2" iron pipe; thence S 2°14'49" W for a distance of 1,073.99 along the east boundary of said Tract D to a point monumented with an aluminum cap, LS 2218 and being the northeast corner of a parcel described in the warranty deed found in Book 3018 of Photos, Page 49 of the official records at the Campbell County Clerk and Recorder's Office, from which the southeast corner of said Tract "D" bears S 2°14'49" W for a distance of 269.77 feet; thence N 88°05'51" W for a distance of 547.19 feet continuing along said parcel to a point monumented with a 2023 aluminum cap, PLS 9328; thence S 2°14'49" W for a distance of 292.76 feet to the point of beginning:

Said parcel of land containing 37.85 acres, more or less.

Subject to all covenants, reservations, easements, conditions and rights appearing of record.

The Gillette College Foundation Annexation is shown on the following Map, marked Vicinity Map.

Section 4. That the Annexation Plat of the Gillette College Foundation Annexation, Campbell County, Wyoming as prepared by Land Surveying Incorporated, Signed by Cevin C. Imus, Registered Land Surveyor, Wyoming Registration No. 9328, is made a part hereof and incorporated herein by this reference and is hereby approved for filing with the Campbell County Clerk and Ex-officio Recorder of Deeds.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2024.

CITY OF GILLETTE, WYOMING

Shay Lundvall, Mayor

(S E A L)

ATTEST:

City Clerk

Publication Date:

State of Wyoming)
) ss.
County of Campbell)

On this ____ day of _____, 2024, before me personally appeared Shay Lundvall, to me personally known, who being by me duly sworn, did say that he is the Mayor of the City of Gillette, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said Shay Lundvall acknowledged said instrument to be a free act and deed of said corporation.

Witness my hand and official seal.

Notary Public

My Commission Expires:
