



CITY OF GILLETTE

Development Services
Planning Division
201 E. 5th Street • Gillette, Wyoming 82716
Phone 307.686.5281
www.gillettewy.gov

ANNEXATION REPORT

STREET OWNERSHIP AND MAINTENANCE

Currently there are no streets within the proposed annexation area. Any proposed public streets must be constructed with a public dedicated right-of-way, and be constructed to the City of Gillette Design Standards. Any work or access within a Public Right-of-Way will require a permit from the City Engineer's Office.

WATER SERVICE

Water is available for this property. Extension of water mains or services are the sole responsibility of the property owners within the annexation area. A permit from City Engineering is necessary to obtain for water main or service extensions. New water service connections are subject to a City Water Plant Investment Fee. Water pressure in the annexation area may require additional booster pumps for individual lots.

SANITARY SEWER SERVICE

Sewer is available for this property. Extension of sewer utilities is the sole responsibility of the property owners within the annexation area. A permit from City Engineering is necessary to obtain for sewer main or service extensions. New sewer service connections are subject to a City Sewer Plant Investment Fee.

ELECTRICAL SERVICE

City electrical service is available to the property. The installation of any electrical infrastructure required in support of new development will be the responsibility of the landowner or developer. The installation is to be completed according to the electrical extension and development policies of the City. Electrical Capital Contribution Fees are required at the time of development of each lot.

SOLID WASTE COLLECTION

Upon annexation, City ordinances require that all residential customers use City service, while commercial and industrial customers have the choice to use either City service or that of a private provider. The City's Public Works Department will provide collection service for residential solid waste on a weekly basis and will be charged the current rollout rate. Residents will also have the opportunity to participate in other City recycling and yard waste collection programs.

SERVICE COSTS AND BILLING

Upon annexation, you will be billed for City services at the same rate and classification as other comparable in-city customers. Rates are set by the City Council and are subject to change. Any future increases to current costs will be the same for you as it will be for any other comparable City customer.

POLICE PROTECTION

All standard Police services will be provided. These include regular patrol, traffic enforcement, accident assistance and investigation, and animal control activities. These services will begin on the effective date of the annexation. The City Police Department will provide a similar level of service to the Gillette College Foundation Annexation area that is provided to all existing neighborhoods in Gillette.



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CODE ENFORCEMENT

Upon annexation, you are covered by the various City Codes and requirements adopted by the City. All construction activities will be subject to the Building Codes and Ordinances in effect at the time of application for a building permit. Other Ordinances concerning junk, weeds, and general nuisances will be enforced, where and if necessary.

ZONING CLASSIFICATION

The land area of your property is proposed to be zoned C-O, Office and Institution District. The Gillette City Council will make the final determination of the zoning districts at the time of annexation.

SUBDIVISION REGULATIONS

Any future platting of this land shall be in compliance with the current adopted Subdivision Regulations of the City of Gillette. Any new development will also need to comply with all City standards.

PROPERTY TAXES

The only additional tax resulting from your annexation is an additional 8 mills (\$8.00 per \$1,000 of assessed value) collected by the City for General Operation of the City. The County Tax Assessor's Office is responsible for establishing the classification of property, assessed value and the assessment rate. For more information or a tax estimate, please contact the Campbell County Assessor's Office.

CITY REPRESENTATION AND VOTING

Upon annexation, Ward 2 City Council members will represent the land area. Currently, Mr. Billy Montgomery and Mr. Tim Carsrud represent Ward 2 on the City Council.

PARK LAND

All parkland dedication is governed by the City of Gillette Subdivision Regulations. The parkland fee and dedication are exempt in industrial zoning districts. There is no parkland fee or dedication associated with the subject property.

CITY INVESTMENT IN SUPPORT OF ANNEXATION

There is no significant City of Gillette investment for this annexation.

IMPROVEMENT AND SERVICE DISTRICT DEBT/FINANCIAL OBLIGATIONS

All current debt/assessments for existing Service and Improvement Districts will continue to be serviced by each District for its respective project until the debt is retired. The Landowner will continue to be responsible for any assessment until it is paid in full. The City of Gillette has no obligation or liability with respect to Improvement and Service District debt.



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SUMMARY OF ANNEXATION

A majority of the landowners owning a majority of the area sought to be annexed have petitioned the city to annex 37.85 acres into the city limits. The land is located generally south of Lakeway Road, between 4J Road and South Douglas Highway, and north of Sinclair Street, and is surrounded by the existing City of Gillette corporate limits on three sides. The site currently has no building located. The owners desire to have the Tract annexed and zoned for C-O, Office and Institution District uses with access to City services. There are no statutes or ordinances that regulate the shape or size of an area to be annexed.

There is no significant City investment required in support of this annexation for water, sewer, streets, drainage, or parks. The area is a logical extension of the city limits and will be serviceable.

The proposed zoning of the area is C-O, Office and Institution District. The Comprehensive Plan envisions the future land use to be Neighborhood/Residential, which it is not currently operating as such and at this time is not recommended, as Donkey Creek and its floodplain is incumbering a significant portion of the parcel. The existing development pattern is compatible with the proposed zoning of Office and Institution. The City Council will make the final zoning determination at the time of annexation.

Water and Sewer services are available for the annexation area with services within an acceptable distance to the proposed annexation area and public access off of Destination Drive. 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.

All City infrastructure will be available for the private landowner's use as the terms of the annexation report state. The benefits to the landowner include having access to City services which provide long-term security. Any future development or construction will be reviewed by the City and shall meet City standards.

The third reading of the annexation ordinance is planned to be read on February 20, 2024, with the annexation becoming effective after publication of the passed ordinance in the local newspaper.