

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 CAPPS ANNEXATION SECOND ADDITION, 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-1, GENERAL COMMERCIAL ZONING DISTRICT, SUBJECT TO ALL PLANNING REQUIREMENTS

ANNEXATION PLAT PARCEL LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 50 NORTH, RANGE 71 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 Capps Annexation Second Addition;

WHEREAS, The Governing Body of the City of Gillette passed and approved Resolution No. 2866 at its regular meeting on March 5th, 2024; 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 April 16th, 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 March 16th, 2024 and April 6th, 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 April 16th, 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 March 5th, 2024 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 March 12th, 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 March 12th, 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-1, General Commercial 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 Capps Annexation Second Addition, as shown on the Annexation Plat, Campbell County, Wyoming is composed of two Tracts of

land. The parcels of land for the Annexation are to be zoned C-1, General Commercial Zoning District. The property to be zoned is legally described as follows:

The following property is to be zoned C-1, General Commercial Zoning District:

Legal Description

CAPPS ANNEXATION SECOND ADDITION SECTION 19, TOWNSHIP 50 NORTH, RANGE 71 WEST

Tract A

Following is a parcel of land situated in a portion of the SW1/4NW1/4 and NW1/4SW1/4 of Section 19, T50N, R71W, of the Sixth Principal Meridian, Campbell County, Wyoming, more particularly described as follows:

Commencing at the northwest corner of said section 19, from which the west one-quarter of said Section 19 bears S00°53'22"E, a distance of 2634.65', basis of bearing for this description; thence S44°56'46"E, a distance of 1870.23' to the ne corner of tract b; thence S0°59'16"E, a distance of 1301.92' to the true point of beginning and the ne corner of subject tract; thence S0°59'16"E, a distance of 1019.83' to a point on the north right-of-way line of interstate 90; thence along said right-of-way through a curve to the right having a radius of 16986.25', a central angle of 0°25'00", an arc length of 123.51', a chord bearing of N 88°02'36" W, and a chord length of 123.51'; thence N63°25'45"W, a distance of 871.36'; thence N87°06'06"W, a distance of 328.34'; thence departing from said I-90 right-of-way, along the east right-of-way line of north garner lake road, N0°46'56"W; 491.25'; thence N89°13'07"E, a distance of 40.01'; thence N0°51'38"W, a distance of 155.08'; thence departing from said right-of-way and closing S88°10'21"E, a distance of 1182.74'; to the point of beginning. Containing 22.47 acres, more or less.

Tract B

Following is a parcel of land situated in a portion of the SW1/4NW1/4 and NW1/4SW1/4 of section 19, T50N, R71W, of the Sixth Principal Meridian Campbell County, Wyoming, more particularly described as follows:

Commencing at the northwest corner of said Section 19, from which the west one-quarter of said section 19 bears S00°53'22"E, a distance of 2634.65', basis of bearing for this description; thence S44°56'46"E, a distance of 1870.23' to the NE corner of subject tract and the true point of beginning; thence N89°42'20"W, a distance of 1266.05', to the east right-of-way line of north garner lake road; thence along said right-of-way S0°57'30"E, a distance of 426.88'; thence N89°18'07"E, a distance of 20.89'; thence S0°51'10"E, a distance of 307.20'; thence departing from said right-of-way, S88°39'39"E, a distance of 455.03'; thence S0°56'17"E, a distance of 495.27'; thence N88°34'24"W, a distance of 390.00', to the east right-of-way line of North Garner Lake Road; thence along said right-of-way S0°51'38"E, a distance of 40.67'; thence S88°10'21"E, a distance of 1182.74 to the point of beginning. Containing 31.73 acres, more or less.

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

The Capps Annexation Second Addition is shown on the following Map, marked Vicinity Map.

Section 4. That the Annexation Plat of the Capps Annexation Second Addition, Campbell County, Wyoming as prepared by DOWL, Signed by Tad Rosenlund, Registered Land Surveyor, Wyoming Registration No. 15057, 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:
