

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 Capps Annexation Second Addition complies with the terms of W. S. 15-1-403. The hearing is scheduled for April 16th, 2024, at 6:00 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 Capps Annexation Second Addition is more particularly described as follows:

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.

Summary of Annexation Report

A majority of the landowners owning a majority of the area sought to be annexed have petitioned the City of Gillette to annex 54.2 acres into the City limits. The land is generally located east of Garner Lake Road, between Vaquero Dr and I-90, and is bordered by corporate limits on the west side of the property. The owners desire to have the Tract annexed and zoned for C-1, General Commercial 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-1, General Commercial District. The Comprehensive Plan that was adopted in 2013 envisioned the future land use to be a Mixed-Use Industrial Area. Across the Interstate, just south of the Tract, the Comprehensive Plan envisioned future land use to be Mixed Use Commercial/Industrial. Although C-1, General Commercial District, is not in perfect alignment with the proposed future use of Mixed-Use Industrial, it is a natural step back from what was proposed. C-1 will be in better keeping with the existing commercial lots on the west side of Garner Lake. The transition from the nearby residential areas to a C-1 Zoning District will also be more in keeping with standard planning practices that encourage a gradient of densities. The City Council will make the final zoning determination at the time of annexation.

The site currently has some mobile homes and small storage structures. The mobile homes are supplied by a private well that is situated on an adjacent property and private septic systems. If this Tract is zoned C-1, then the existing mobile homes would be considered a nonconforming use and have an exempt or "grandfathered in" status upon annexation. If a mobile home were to be removed from its existing location for more than twelve consecutive months, then the "grandfathered" status would be removed, and no other mobile home could be placed in its stead. If the mobile home were to be replaced within a period of less than twelve months, the new mobile home could be no larger than the original and would have to be placed in the same location. When the water well and septic systems fail, it will be required that those water and septic systems are replaced with City of Gillette Wastewater and Water services. The owners will be required to pay for these improvements. Any new development will not be allowed to hook up to these private services.

This area is a logical extension of the City of Gillette corporate limits and will be serviceable. Water and Sewer services are available for the annexation area with services within an acceptable distance to the proposed annexation area. There is public access from Garner Lake Road. Gas and electrical are available for extension as well. Required upgrades to utilities are 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 additional tax upon landowners resulting from annexation is an additional 8 mills (\$8.00 per \$1,000 of assessed value) collected by the City for General Operation of the City. This additional tax will only be in effect for those within the land being annexed. Adjacent landowners not within the annexation area will not have an additional 8 mills of taxation. The County Tax Assessor's Office is responsible for establishing the classification of property, assessed value, and the assessment rate.

The third reading of the annexation ordinance is planned to be read on May 24th, 2024, with the annexation becoming effective after publication of the passed ordinance in the local newspaper.

For further detailed information citizens can call the City of Gillette Planning Office at 307-686-5281.

Alicia Allen, City Clerk

Publish two times: March 16, 2024
April 6, 2024

Attachment: Vicinity Map
½ Mile Map
Summary of Annexation Report