



# 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 public 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.

### 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 in accordance with the electrical extension and development policies of the City of Gillette. Electrical Capital Contribution Fees are required at the time of development of each lot.

### SOLID WASTE COLLECTION

Upon annexation, City of Gillette ordinances require that all residential customers use City solid waste collection services, while commercial and industrial customers have the choice to use either City services or that of a private provider. The City 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, customers within the annexation area 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 the annexation area as they will be for any other comparable City customers.

### POLICE PROTECTION

All standard City of Gillette 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 annexation area that is provided to all existing neighborhoods in Gillette.



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## CODE ENFORCEMENT

Upon annexation, the annexation area will be covered by the various City of Gillette 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 the annexation is proposed to be zoned C-1, General Commercial 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 additional taxes resulting from the annexation are an additional 8 mils (\$8.00 per \$1,000 of assessed value) collected by the City for General Operation of the City. The Campbell 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 1 City Council members will represent the land area. Currently, Councilman Jim West and Councilwoman Tricia Simonson represent Ward 1.

## 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 currently 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 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



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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 24<sup>th</sup>, 2024, with the annexation becoming effective after publication of the passed ordinance in the local newspaper.