



**CITY OF GILLETTE
PLANNING COMMISSION**

Tuesday, October 8, 2019
7:00 PM

Council Chambers
201 E. 5th Street, Gillette, Wyoming 82716
(307) 686-5281

Call To Order

Approval of Minutes

Cases

Case No.	19.032SFP	- Final Plat - Betcher II Subdivision
Case No.	19.033Z	- Zoning Map Amendment - Proposed Lot 5 & Portion of Lot 2, Proposed Betcher II Subdivision

Old Business

New Business

Adjournment

CHAIRMAN

Jim Nielsen

VICE-CHAIRMAN

Cindy Reardon

BOARD MEMBERS

Trevor Matson

Ryan Conklin

Jennifer Tuomela

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Ted Jerred

www.gillettewy.gov

Productivity **Service With P.R.I.D.E.** Enthusiasm
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**CITY OF GILLETTE
PLANNING COMMISSION
October 8, 2019 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 10/8/2019 7:00:00 PM

CASE NUMBER AND TITLE:

19.032SFP - Final Plat - Betcher II Subdivision

APPLICANT/OWNER:

Donald L. Barton Revocable Trust, James L. Williamson, Sara L. Hartsaw, MD Revocable Trust, Platinum Land Group, LLC and Curtis J. Betcher

AGENT:

Richard Doyle, Doyle Surveying

CASE SUMMARY:

The owner is proposing to subdivide 39.143 Acres of land located south of East Shoshone Avenue and west of West Garner Lake Road.

CASE BACKGROUND:

The owners are proposing to subdivide 39.143 acres of land. This northeast area in the Betcher Subdivision was annexed to the City in 2015 as part of the Betcher Annexation, and the remaining portion of the property was annexed to the City as part of the Promontory Park II Annexation. The portion which is part of the Promontory Park II Annexation is currently un-platted City Land. Upon approval of this subdivision this land will become part of the Betcher II Subdivision.

In August 2019 the Planning Commission approved a Development Plan on the north portions of this property near E Shoshone Avenue. The proposed buildings will be located on Lot 2 of the Betcher II Subdivision. This subdivision is for ownership purposes only.

The Betcher II subdivision is a 5 Lot subdivision Lots 1-4 averaging 5.29 acres and Lot 5 being 18 Acres. Lots 1-3 have access to E Shoshone Avenue, Lot 4 has access via a 40' Access Easement on Tract A of the Betcher Subdivision along Butler Spaeth Road. Lot 5 has access from Highway 59 via an access easement.

Any future development will be required to undergo a development review. This proposed subdivision is for ownership purposes only, utilities will not be required to be extended at this time.

CASE REQUIREMENTS:

1. All comments and concerns listed in ePlans shall be addressed.
2. A Title Report is required prior to the filing of the final plat.

3. If there is a mortgage on any of the properties a signed Consent to Subdivide shall be provided prior to the filing of the plat.

4. A filing fee of \$75 shall accompany the final signed mylar, payable to the Campbell County Clerk.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

CASE MANAGER:

Clark Sanders, Planner

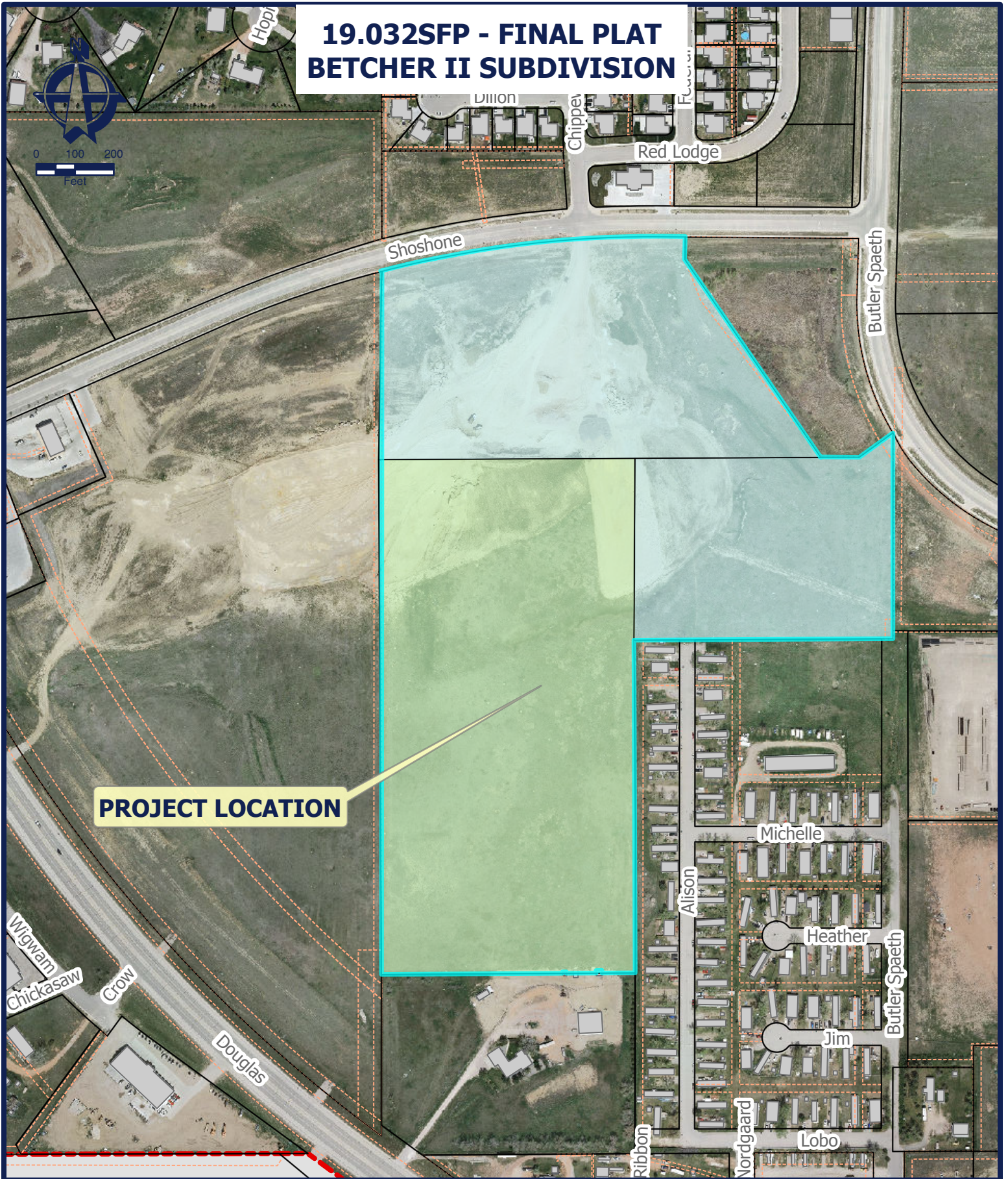
TENTATIVE CITY COUNCIL DATE:

October 15, 2019

ATTACHMENTS:

Click to download
<input type="checkbox"/> Aerial And Vicinity Map
<input type="checkbox"/> Plat
<input type="checkbox"/> Planning Requirements
<input type="checkbox"/> Resolution

19.032SFP - FINAL PLAT BETCHER II SUBDIVISION



CITY OF GILLETTE

GIS Division
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
www.gillettewy.gov

9/11/2019 3:09 PM

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM
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Productivity Responsibility Integrity Dedication Enthusiasm

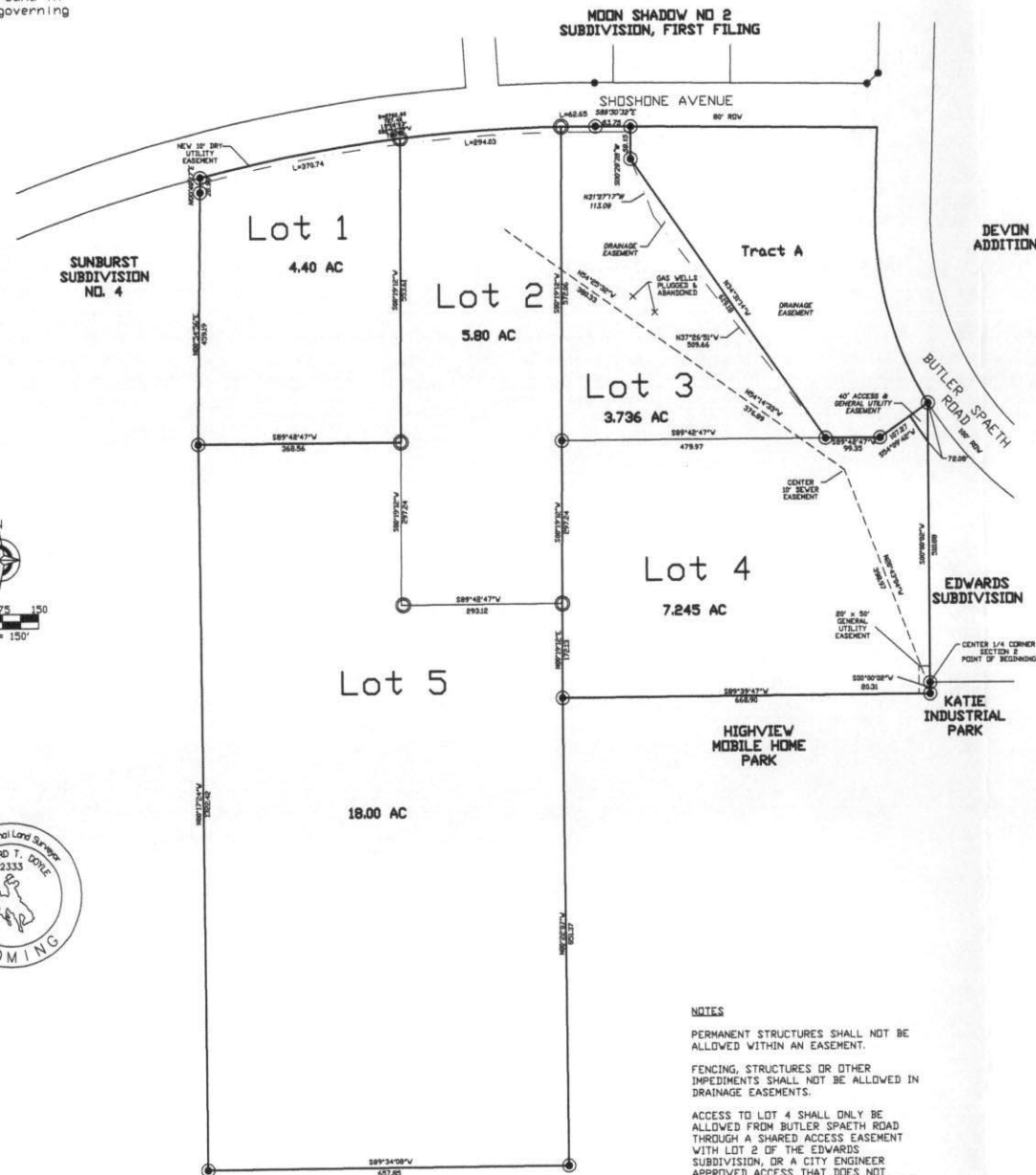
DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RESUBDIVISION OF BETCHER SUBDIVISION AS
RECORDED IN BOOK 11 OF PLATS, PAGE 4, OF THE RECORDS OF
THE CAMPBELL COUNTY CLERK. ALL EARLIER PLAT OR PORTIONS
THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE
HEREBY VACATED.

SURVEYOR'S CERTIFICATE

I, Richard T. Doyle, do hereby certify that I am a
registered land surveyor, licensed under the laws of the
State of Wyoming, that this plat is a true, correct, and
complete plat of BETCHER II SUBDIVISION as laid out,
platted, dedicated and shown hereon, that such plat was
made from an accurate survey of said property by me and
under my supervision and correctly shows the location and
dimensions of the lots, easements, and streets of said
subdivision as the same are staked upon the ground in
compliance with City of Gillette regulations governing
the subdivision of the land.

FINAL PLAT BETCHER II SUBDIVISION CITY OF GILLETTE, WYOMING

A RESUBDIVISION OF LOTS 1 AND 2, BETCHER SUBDIVISION,
AND A PORTION OF
SW1/4 NE1/4 SW1/4 AND W1/2 SE1/4 NW 1/4 OF SECTION 2,
T49N, R72W
OF THE SIXTH P.M., CAMPBELL COUNTY, WYOMING
CITY OF GILLETTE, WYOMING



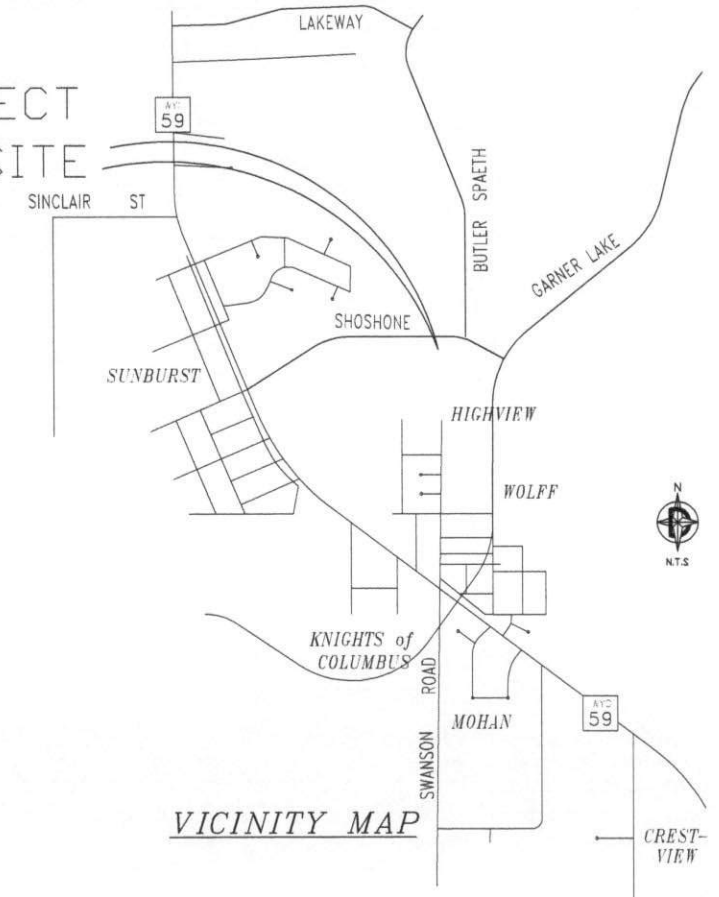
NOTES

PERMANENT STRUCTURES SHALL NOT BE
ALLOWED WITHIN AN EASEMENT.
FENCING, STRUCTURES OR OTHER
IMPEDEMENTS SHALL NOT BE ALLOWED IN
DRAINAGE EASEMENTS.

ACCESS TO LOT 4 SHALL ONLY BE
ALLOWED FROM BUTLER SPAETH ROAD
THROUGH A SHARED ACCESS EASEMENT
WITH LOT 2 OF THE EDWARDS
SUBDIVISION, OR A CITY ENGINEER
APPROVED ACCESS THAT DOES NOT
COMPROMISE THE FUNCTIONALITY OF THE
EXISTING DETENTION POND.

THIS SUBDIVISION IS FOR OWNERSHIP
PURPOSES ONLY. ALL IMPROVEMENTS
SHALL BE THE DEVELOPER'S
RESPONSIBILITY AT THE TIME OF
DEVELOPMENT.

PROJECT SITE



APPROVALS

Data on this plat reviewed this _____ day of _____
20____, A.D., by the City Engineer of Gillette, Wyoming.

City Engineer _____

This plat approved by the City of Gillette Planning Commission
this _____ day of _____, 20____, A.D.

Chairman _____ Secretary _____

Approved by the City Council of the City of Gillette, Wyoming this
_____ day of _____, 20____, A.D.

Mayor _____ City Clerk _____

This plat filed for record in the office of the Clerk and Recorder
at _____ o'clock _____ m., _____, 20____,
and is duly recorded in Book _____, Page No. _____.

County Clerk _____

FINAL PLAT BETCHER II SUBDIVISION GILLETTE, WYOMING

Prepared for:
Curtis J. Betcher, ETAL
1333 Moonshiner Lane
GILLETTE, WY 82718

Prepared by:
DOYLE SURVEYING INC.
801 E 4TH ST
Suite 15
Gillette, WY 82716
PH (307) 686-2410

Date of Preparation: SEPTEMBER, 2019

SHT 1 OF 2

SUMMARY
TOTAL LOTS: 5
R.O.W. AREA: N/A
TOTAL AREA: 39.143 AC
ZONING: C-1, I-1

LEGEND

- FOUND CORNER MONUMENT
- SET 24" LONG 5/8" REBAR
WITH ALUMINUM SURVEY CAP
MARKED "RLS 2333"

Planning Requirements

19.032SFP

Final Plat - Betcher II Subdivision

The Planning Requirements are as follows:

1. All comments and concerns listed in ePlans shall be addressed.
2. A Title Report is required prior to the filing of the final plat.
3. If there is a mortgage on any of the properties a signed Consent to Subdivide shall be provided prior to the filing of the plat.
4. A filing fee of \$75 shall accompany the final signed mylar, payable to the Campbell County Clerk.

RESOLUTION NO.

**A RESOLUTION APPROVING AND AUTHORIZING THE
FINAL PLAT KNOWN AS BETCHER II SUBDIVISION,
LOCATED IN THE SW1/4 SE1/4 NW1/4 AND THE W1/2 NE1/4
SW1/4, SECTION 2, TOWNSHIP 49 NORTH, RANGE 72
WEST OF THE 6TH P.M.; TO THE CITY OF GILLETTE,
WYOMING, SUBJECT TO ALL PLANNING REQUIREMENTS.**

WHEREAS, the Final Plat for Betcher II Subdivision, located in SW1/4 SE1/4 NW1/4 AND THE W1/2 NE1/4 SW1/4, Section 2, Township 49 North, Range 72 West of the 6th P.M.; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on October 8, 2019, with Planning Requirements.

WHEREAS, the recording of the Final Plat for Betcher II Subdivision, located in SW1/4 SE1/4 NW1/4 AND THE W1/2 NE1/4 SW1/4, Section 2, Township 49 North, Range 72 West of the 6th P.M.; to the City of Gillette, Wyoming, with the Campbell County Clerk and Ex-Officio Recorder of Deeds, is subject to meeting all Planning Requirements approved by the Planning Commission on October 8, 2019.

THEREFORE, IT IS RESOLVED BY THE GOVERNING BODY OF THE CITY OF GILLETTE, WYOMING, THAT:

the Final Plat for Betcher II Subdivision, located in SW1/4 SE1/4 NW1/4 AND THE W1/2 NE1/4 SW1/4, Section 2, Township 49 North, Range 72 West of the 6th P.M.; to the City of Gillette, Wyoming has been approved by the City of Gillette, Wyoming as prepared by Doyle Surveying, Inc., signed by Richard T. Doyle, Professional Land Surveyor, Wyoming Registration Number 2333, is hereby approved for filing with the Campbell County Clerk and Ex-Officio Recorder of Deeds.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2019.

Louise Carter-King, Mayor

(S E A L)

ATTEST:

Cindy Staskiewicz, City Clerk



**CITY OF GILLETTE
PLANNING COMMISSION
October 8, 2019 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 10/8/2019 7:00:00 PM

CASE NUMBER AND TITLE:

19.033Z - Zoning Map Amendment - Proposed Lot 5 & Portion of Lot 2, Proposed Betcher II Subdivision

APPLICANT/OWNER:

Platinum Land Group, LLC

AGENT:

Doyle Land Surveying, Inc.

CASE SUMMARY:

The owner is proposing to rezone 19.97 Acres of land located south of East Shoshone Ave and west of Butler Spaeth Road.

CASE BACKGROUND:

The owner is proposing to rezone 19.97 acres of land from C-1, General Commercial District to I-1, Light Industrial District. The property is located south of East Shoshone Ave and west of Butler Spaeth Road.

The surrounding zoning is:

North – I-1, Light Industrial

East – I-1, Light Industrial and M-H, Mobile Home

South –C-1, General Commercial

West – C-1, General Commercial

The owner is proposing rezone the subject property to “facilitate on-going development on the adjacent property and will be consistently zoned.” The proposed lot for rezone is currently vacant and is not part of a current subdivision. A subdivision including this parcel is being proposed as the Betcher II Subdivision.

This zoning request is in accordance with the current Comprehensive Plan, as the Future Land Use Plan calls for Multi-Family Residential or mixed uses for this parcel. This zoning meets the minimum size requires for the I-1 Industrial District of 5 acres.

Pursuant to Section 12 of the City of Gillette's Zoning Ordinance, a Zoning Map Amendment shall not be approved except to:

- (1) Correct an obvious error, or
- (2) Recognize changing conditions in the City

The proposal to rezone 19.97 acres of land from C-1, General Commercial District to I-1, Light Industrial District, recognizes the changing conditions in the City.

CASE REQUIREMENTS:

None

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

CASE MANAGER:

Clark Sanders, Planner

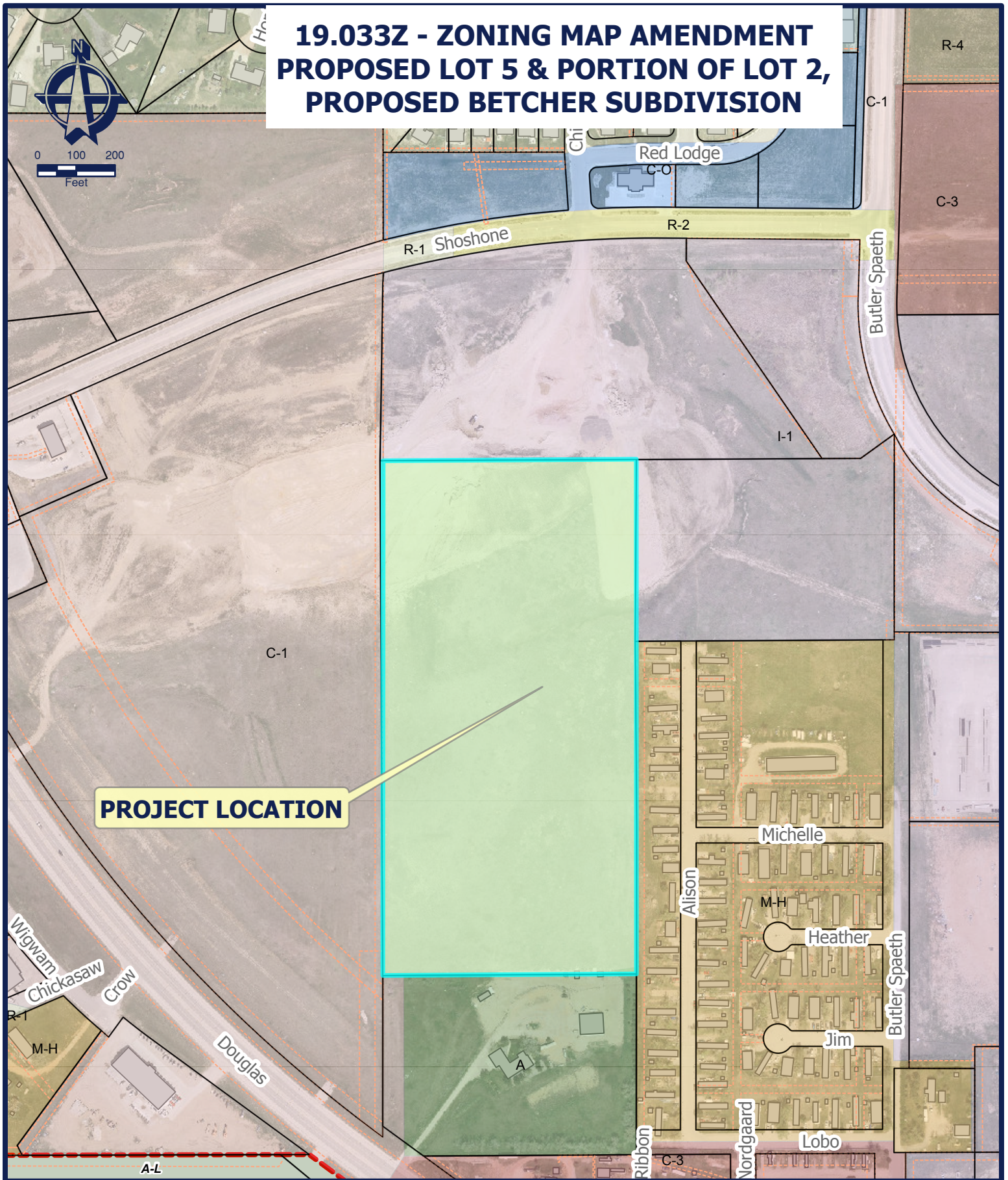
TENTATIVE CITY COUNCIL DATE:

October 15, 2019

ATTACHMENTS:

Click to download
<input type="checkbox"/> Aerial And Vicinity Map
<input type="checkbox"/> Exhibit "A"
<input type="checkbox"/> Ordinance
<input type="checkbox"/> Planning Requirements

19.033Z - ZONING MAP AMENDMENT PROPOSED LOT 5 & PORTION OF LOT 2, PROPOSED BETCHER SUBDIVISION



CITY OF GILLETTE

GIS Division
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
www.gillettewy.gov

EXHIBIT "A"

9/16/2019 3:35 PM

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SUNBURST
SUBDIVISION
NL 4

MOON SHADOW 2
SUBDIVISION

SHOSHONE AVENUE

DEVON
ADDITION

LOT 1
ZONE
I-1
11.936 AC

BETCHER
SUBDIVISION

TRACT A

BUTLER ROAD
SPAETH

N89°42'47"E
661.67

REZONE
REQUEST

C-1 TO I-1

N00°19'12"E

469.42

LOT 2

EDWARDS
SUBDIVISION

KATIE
INDUSTRIAL
PARK

HIGHVIEW
MOBILE HOME
PARK

ZONE EXHIBIT

A PORTION OF THE
SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 2,
T49N, R72W of the SIXTH P.M.
CITY OF GILLETTE,
CAMPBELL COUNTY,
WYOMING

Prepared for:
PLATINUM LAND GROUP LLC
PO BOX 3181
Gillette, WY 82717

Prepared by:
DOYLE SURVEYING INC
801 E 4TH ST
Suite. 15
Gillette, WY 82716
PH: (307) 686-2410

S89°34'08"W

657.85

UNPLATTED

Prepared 09/03/19



0 125 250
1" = 250'

PROMONTORY PARK 2
ANNEXATION

1322.42

S00°17'24"E

19.97 AC

851.37

S00°22'07"E

ORDINANCE NO.

AN ORDINANCE TO AMEND THE DISTRICT ZONING MAP
OF THE CITY OF GILLETTE, WYOMING, A TRACT OF
THE SW1/4 SE1/4 NW1/4 AND THE W1/2 NE1/4 SW1/4,
SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST,
OF THE 6TH P.M., CITY OF GILLETTE, WYOMING,
FROM C-1, GENERAL COMMERCIAL DISTRICT TO I-1, LIGHT INDUSTRIAL DISTRICT.
SUBJECT TO ALL PLANNING REQUIREMENTS

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

Section 1. Legal Description

A Tract of The SW1/4 SE1/4 NW1/4 and the W1/2 NE1/4 SW1/4, Section 2, Township 49 North, Range 72 West, Of The 6th P.M., City of Gillette, Campbell County, Wyoming. Said Tract of Land Being More Particularly Described as Follows:

Commencing at The Center One Quarter Section Corner of Said Section 2;

Thence S00°00'02"W A Distance Of 20.31 Feet To The Southeast Corner Of The Betcher Subdivision;

Thence S89°39'47"W A Distance Of 668.90 Feet To The True Point Of Beginning;

Thence S00°22'07"E A Distance Of 851.37 Feet;

Thence S89°34'08"W A Distance Of 657.85 Feet;

Thence N00°17'24"W A Distance Of 1322.42 Feet;

Thence N89°42'47"E A Distance Of 661.67 Feet;

Thence S00°19'12"W A Distance Of 469.42 Feet To The Point Of Beginning.

Said Tract of Land Contains 19.97 Acres, More or Less

Section 2. Zoning Amendment

The Zoning of property legally described as:

A Tract of The SW1/4 SE1/4 NW1/4 and the W1/2 NE1/4 SW1/4, Section 2, Township 49 North, Range 72 West, Of The 6th P.M., City of Gillette, Campbell County, Wyoming. Said Tract of Land Being More Particularly Described as Follows:

Commencing at The Center One Quarter Section Corner of Said Section 2;

Thence S00°00'02"W A Distance Of 20.31 Feet To The Southeast Corner Of The Betcher Subdivision;

Thence S89°39'47"W A Distance Of 668.90 Feet To The True Point Of Beginning;

Thence S00°22'07"E A Distance Of 851.37 Feet;

Thence S89°34'08"W A Distance Of 657.85 Feet;

Thence N00°17'24"W A Distance Of 1322.42 Feet;

Thence N89°42'47"E A Distance Of 661.67 Feet;

Thence S00°19'12"W A Distance Of 469.42 Feet To The Point Of Beginning.

Said Tract of Land Contains 19.97 Acres, More or Less

is hereby amended from C-1 General Commercial District to I-1, Light Industrial District per the attached Exhibit "A" Map.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2019.

Louise Carter-King, Mayor

(S E A L)

ATTEST:

Cindy Staskiewicz, City Clerk

Publication Date:

Planning Requirements

19.033Z

**Zoning Map Amendment - Proposed Lot 5 & Portion of Lot 2,
Proposed Betcher II Subdivision**

The Planning Requirements are as follows:

None