



**CITY OF GILLETTE
PLANNING COMMISSION
Tuesday, May 23, 2017
7:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

CALL TO ORDER

APPROVAL OF MINUTES

1. Pre-Meeting Workshop Minutes - May 9, 2017
Regular Meeting Minutes - May 9, 2017

OLD BUSINESS

1. Zoning Map Amendment - Portion of Tract D, Ash Meadows Phase 1
Tabled During April 25, 2017, Planning Commission Meeting

NEW BUSINESS

DIRECTOR'S REPORT

ADJOURNMENT

CHAIRMAN

Clark Sanders

VICE-CHAIRMAN

Jennifer Thomas

BOARD MEMBERS

Todd Mattson

Jim Nielsen

Cindy Reardon

Brenda Green

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Productivity **Service With P.R.I.D.E.** Enthusiasm
Responsibility Integrity Dedication



**CITY OF GILLETTE
PLANNING COMMISSION
May 23, 2017 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 5/23/2017 7:00:00 PM

CASE NUMBER AND TITLE:

Pre-Meeting Workshop Minutes - May 9, 2017

Regular Meeting Minutes - May 9, 2017

APPLICANT/OWNER:

AGENT:

CASE SUMMARY:

CASE BACKGROUND:

CASE REQUIREMENTS:

STAFF RECOMMENDATION:

CASE MANAGER:

TENTATIVE CITY COUNCIL DATE:

ATTACHMENTS:

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☐ [Workshop Minutes](#)

☐ [Meeting Minutes](#)

CITY PLANNING COMMISSION
MINUTES OF THE PRE-MEETING WORKSHOP
ENGINEERING CONFERENCE ROOM – CITY HALL
May 9, 2017 – 6:00 p.m.

The May 9, 2017, Pre-Meeting Workshop of the City of Gillette Planning Commission convened at 6:30 p.m. in the Engineering Conference Room, located on the second floor of City Hall. Planning Commission Members present were Chairman Clark Sanders, Brenda Green, Todd Mattson and Cindy Reardon. Those present from the City of Gillette were Dustin Hamilton, Development Services Director; Heath VonEye, City Engineer; Natalie Buchwald, Planner; and Jill McCarty, Administrative Assistant.

Discussion was held on the case to be presented at the regular meeting to follow.

The Pre-Meeting Workshop adjourned at 6:56 p.m.

Minutes taken and prepared by:

Jill McCarty
Administrative Assistant

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
May 9, 2017 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Todd Mattson, Cindy Reardon, and Brenda Green.

Commission Members Absent: Jennifer Thomas and Jim Nielsen

Staff Present: Mike Cole, Planning Manager, Natalie Buchwald, Planner, and Jill McCarty, Administrative Assistant.

CALL TO ORDER

Chairman Sanders called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Cindy Reardon and seconded by Todd Mattson to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of April 25, 2017. Motion carried 4/0.

17.016CSP - County Subdivision Plat - Tonn Subdivision

Natalie Buchwald presented Case No. 17.016CSP.

The owner is proposing a County Simple Subdivision to subdivide and split one (1) parcel into two (2) parcels.

The owner is proposing to subdivide a 40.59 acre parcel into two (2) parcels, one 10 acres in size and one 30.59 acres in size.

The parcel is zoned in the County as R-S, Residential Suburban. There is one residence on the parcel.

The property is within one (1) mile of the existing City limits, prompting a joint City/County subdivision review per W.S. 34-12-103. The County Planning Commission approved this subdivision during their April 20, 2017, meeting.

The Property is located within the Spring Hill Ranch Improvement & Service District (ISD). The City of Gillette has executed a Water Service Agreement (WSA) with the Spring Hill Ranch I&SD to provide regional water service.

The proposed alignment for Western Drive is planned through this parcel.

FEMA has identified Special Flood Hazard Areas within the southern portion of this property.

Chairman Sanders asked if the City Planning Division had received any calls on this case, and Natalie said they had received no phone calls.

There were no further questions from the commission or the public on this case.

Todd Mattson made a motion to approve said case. Brenda Green seconded the motion. Motion carried 4/0.

NEW BUSINESS

Planning Manager Mike Cole said there would be one new case, with the possibility of a second case being added, at the next Planning Commission meeting on May 23, 2017.

ADJOURNMENT

The meeting adjourned at 7:04 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.



**CITY OF GILLETTE
PLANNING COMMISSION
May 23, 2017 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 5/23/2017 7:00:00 PM

CASE NUMBER AND TITLE:

Remove Case 17.011Z from the Table

Zoning Map Amendment - Portion of Tract D, Ash Meadows Phase 1

Tabled During April 25, 2017, Planning Commission Meeting

APPLICANT/OWNER:

Ash Meadows, LLC

AGENT:

Bret Wolz

CASE SUMMARY:

The agent, on behalf of the owner, is proposing to rezone a 9.79 acre portion of Tract D, Ash Meadows Subdivision Phase 1 from M-H, Mobile Home District to I-1, Light Industrial District.

This case was Tabled at the applicant's request during the April 25 City Planning Commission Meeting until the May 23 Planning Commission Meeting.

The City of Gillette has received a separate "Zoning Text Amendment" from the applicant to allow for the parking and storage of vehicles in the MH zoning district. It is the understanding of the City Staff that the applicant intends to withdraw his application during the May 23 Planning Commission Meeting and will replace with the proposed Zoning Text Amendment that will be considered separately by the Planning Commission during their June 13 meeting.

CASE BACKGROUND:

Tract D was created as part of the Ash Meadows Subdivision Phase I. Ash Meadows Subdivision Phase I and Phase II were preceded by the approval of a Preliminary Plat. The Preliminary Plat proposed mobile home lots on the entire area including Tract D; Tract D is currently vacant. Northern Drive was shown bordering the land on the north on all plats. The portion of Tract D that is being proposed to be rezoned is 9.79 acres of the existing 23.4 acre lot. The minimum zoning district size for an I-1, Light Industrial District is 5 acres. In 2015, a similar rezoning request was proposed for this location. At that time the agent proposed that a 15.40 acre portion of Tract D be rezoned from M-H, Mobile Home District to I-1, Light Industrial District. That request was not

approved.

According to the owner, the sales of the mobile home lots are very slow and the potential traffic on Northern Drive has prompted this request to change the zoning on a portion of Tract D from M-H, Mobile Home District to I-1, Light Industrial District. The portion of Tract D that is being proposed for rezoning is in the northeast portion of the tract and leaves some undeveloped areas of M-H zoning to the west and south. The area adjacent to this proposed rezone that is within the City of Gillette's corporate boundary is zoned entirely as M-H, Mobile Home District. The City of Gillette's adopted Land Use Plan designates this area as residential with Manufactured and Mobile Homes. Outside of City limits, in Campbell County, to the north and to the east all land is zoned as A-L, Agricultural. The City-County Joint Land Use Plan designates the areas in the County to the north as Mining and to the east as Residential. This proposed rezone is not compatible with the adopted Land Use Plan as the area south of Northern Drive in both the City of Gillette and Campbell County is all envisioned to be residential.

Directly east of this proposed rezone, outside of City limits, the County has issued a Conditional Use Permit. The Conditional Use Permit was issued in November of 2016 for an outdoor recreational vehicle storage facility. The County did not change the zoning to accommodate the outdoor recreational vehicle storage facility, but instead issued a Conditional Use Permit. The City of Gillette's Zoning Ordinance does not allow for storage facilities within the M-H, Mobile Home District. The nearest industrial zoning is in the County located one-half (½) mile southwest along Kluver Road and one-half (½) mile east on Garner Lake Road.

Development in the I-1, Light Industrial District would require a Site Plan to be submitted and approved by the City of Gillette before any development could occur. As part of any Site Plan submittal, a 40-foot wide landscape buffer between the surrounding residential uses would be required. This is intended to mitigate the otherwise stark transition between residential and industrial development; however, the impact to the current homes in that area may not be adequately mitigated by the 40 foot wide landscape buffer. The existing home owners in the subdivision did not anticipate I-1, Light Industrial zoning nearby. Although the future owners of the remaining M-H, Mobile Home District zoned property will be aware of the I-1, Light Industrial zoning, this does not improve the transition between the zones. The impact of the I-1 zoning is not just its proximity to the residential area, but its size. The larger the area and the more it extends south of Northern Drive, the greater the impact.

Access to the proposed I-1, Light Industrial zoning will impact the homes in Ash Meadows unless it is restricted to Northern Drive and not allowed to use the internal street network of the mobile home development. This may not be preventable if Ash Meadows Drive is extended to Northern Drive as planned.

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

1. Correct an obvious error or oversight in the regulations; or
2. Recognize changing conditions in the City, which require that amendments be adopted for the promotion of public health, safety, and general welfare.

In this case the agent has stated that market forces reducing the demand for mobile home lots and increasing demand for industrial land are the changing conditions.

CASE REQUIREMENTS:

The applicant will submit a subdivision plat that shows a new tract that conforms with the proposed rezoning.

STAFF RECOMMENDATION:

Staff recommends denial of this proposed Zoning Map Amendment for a portion of Tract D, Ash Meadows Subdivision Phase I from M-H to I-1 because it conflicts with the future Land Use Plan for this area. However, Staff recommends the agent consider three other options for this area to accommodate the intended use of providing parking to support the adjacent residential uses. These three options include:

1. A Zoning Text Amendment to allow for "parking of vehicles" as a permitted use in the M-H, Mobile Home District; provided the proposed "off-street parking" complies with the surfacing, desing, use and maintenance within Section 9 of the City's Zoning Ordinance.
2. Rezone the area from M-H, Mobile Home District to R-2, Single & Two Family Residential District. This would allow the area to retain the residential zoning, but also allows for "parking of vehicles" as a permitted use in the R-2 district.
3. Rezone the area from M-H, Mobile Home District to R-4, Multi Family Residential District. This would allow the area to retain the residential zoning, but also allows for "parking of vehicles" as a permitted use in the R-4 district.

Staff will support any one of the three aforementioned options.

CASE MANAGER:

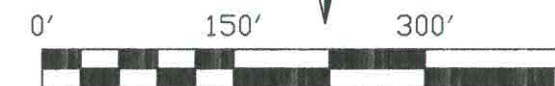
Natalie Buchwald, Planner

TENTATIVE CITY COUNCIL DATE:**ATTACHMENTS:**

Click to download
<input type="checkbox"/> Exhibit
<input type="checkbox"/> Map
<input type="checkbox"/> Minutes from 2015 Planning Commission Case
<input type="checkbox"/> County Conditional Use Permit
<input type="checkbox"/> 4-25-2017 City PC Mtg Minutes

Existing UnZoned
Zoning
Campbell County

Northern Drive



Ash Meadows LLC Re
proposed
9.79 ac I1 Commercial
March 2017

Existing
Commercial
Use Permit
Campbell
County

Existing AL Zoning
Campbell County

Legal Description

A portion of Tract D Ash Meadows Phase 2 describ
Commencing at the NE Corner of Tract D, Ash Meac
Thence N68°30'34"W along the ROW of Northern C
of 847.81' to a point:
Thence S21°18'28"W a distance of 427.82' to a p
Thence S00°03'45"E a distance of 84.94' to a poi
Thence N88°42'08"E a distance of 997.58' to a p
eastern boundary of said Tract D;
Thence N00°17'54"W along the east boundary of tr
distance of 427.09' more or less to the point of be
Containing 9.79 acres more or less

TRACT D

Existing MH Zoning
on Vacant Land
Future Development

Silverwood

Existing City Park
TRACT B

Nutwood Ct

Ash Meadows Dr

Existing MH Zoning
on Developed Land



Bret H Wolz PE

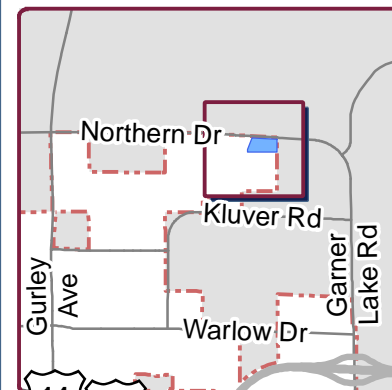
445 Sinclair St.
GILLETTE WYOMING 82718
307-687-0372 307-685-2040fax

VISION TO THE FUTURE

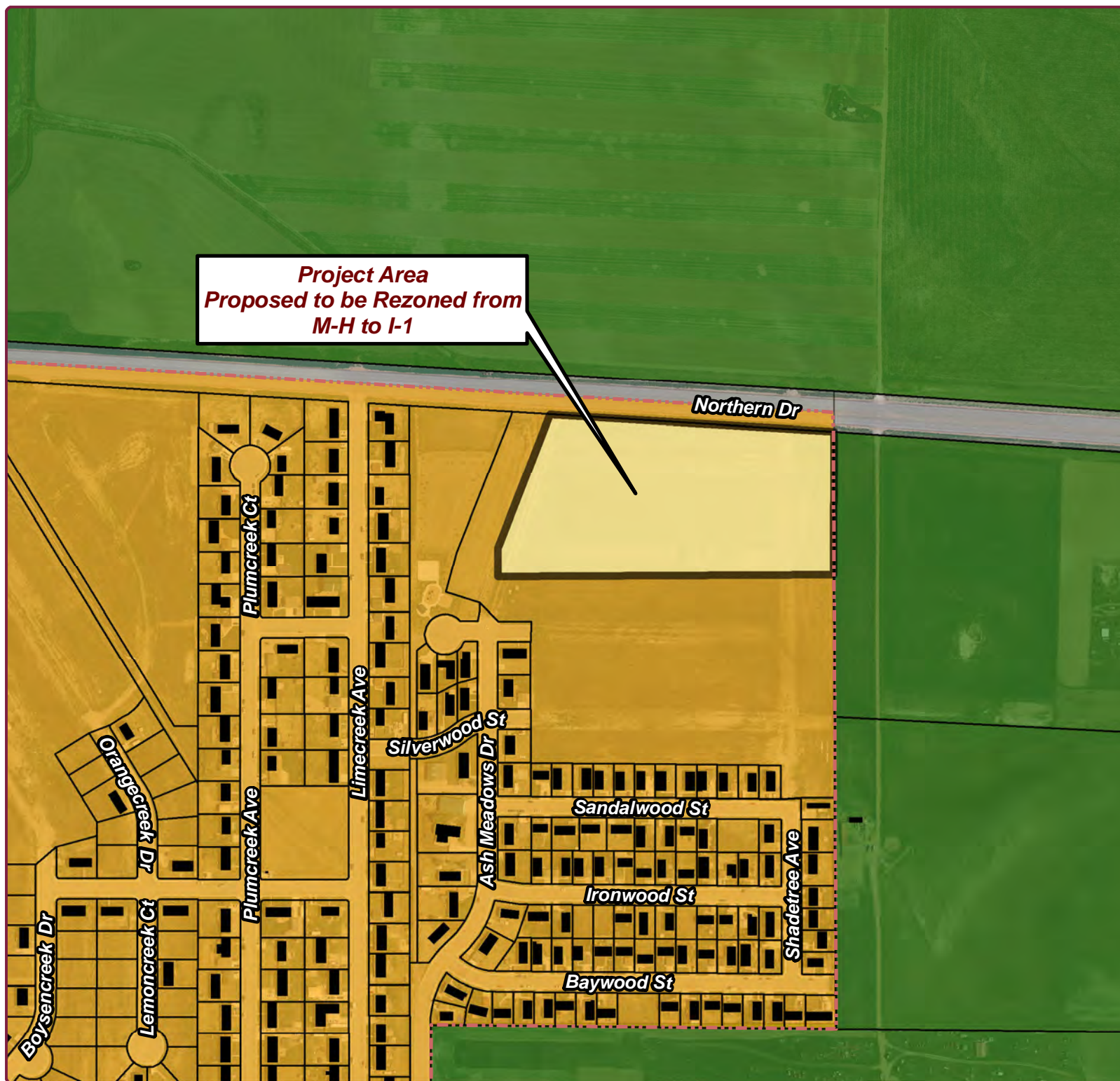


CITY OF GILLETTE

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



**Project Area
Proposed to be Rezoned from
M-H to I-1**



Legend

- Project Area
- Existing Parcels
- Existing Buildings
- City Limits
- City Zoning Districts**
 - M-H, Mobile Home
- County Zoning Districts**
 - A-L

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.



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Feet

17.011Z

**Zoning Map Amendment -
Portion of Tract D,
Ash Meadows
Subdivision Ph I**

April 04, 2017

Service With P.R.I.D.E.
Productivity Responsibility Integrity Dedication Enthusiasm

CITY OF GILLETTE PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

Second Floor Community Conference Room ~ City Hall

August 25, 2015 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Adrienne Hahn, Bill Ellingson, Holly Helm, and Cindy Reardon.

Commission Members Absent: Jennifer Thomas

Staff Present: Larry Manning, Senior Planner, Brent Albrecht, Planner, Teddie Beck, Administrative Assistant, and Maggie Stufflebeam, Administrative Assistant.

CALL TO ORDER

Chairman Sanders called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Ms. Hahn, seconded by Ms. Helm, to approve the Minutes of the City Planning Commission Meeting of July 28, 2015.

15.060Z – Zoning Map Amendment – Ash Meadows Subdivision, Tract D

Bret Wolz, 501 Sinclair Street, agent and applicant, stated that he had a couple changing additions that he may not have communicated initially. He said that Mr. Albert Howell, who owned the property, was in his 80's and the lots have not been selling. He stated that Mr. Howell did not wish to leave a problem for his children and would like to get rid of the property soon. Mr. Wolz said that the demand for industrial is higher than residential. His plan was to never give trucks access to internal streets. He planned to have a common entrance that meets all standards.

Terri Triebs, 1704 Shade Tree Avenue, wanted to know what exactly an I-1 zone was.

Chairman Sanders explained the definition and referred to Mr. Manning for detail.

Larry Manning, Senior Planner, read off examples of uses in I-1 District stating that there was a wide variety including airport, assembly and fabrication, cabinet and carpentry shops, dry cleaners, restaurants, etc.

Terri Triebs, asked if only a portion of the area was to be I-1 and wanted to be shown on the exhibit map which area was to be zoned.

Larry Manning, Senior Planner, pointed out the area proposed to be re-zoned.

Terri Triebs, said that when the current homeowners purchased their homes that they were not expecting anything to change. She wondered if there was any way to know how far away the zone would be.

Chairman Sanders stated that City regulations required a 40 foot buffer.

Kevin Fralick, 25 Mancor Road, asked if anything could be built or stored in the easement/buffer area.

Chairman Sanders stated that it was possible for landscape improvements only.

Kevin Fralick asked if that included fencing.

Larry Manning, Senior Planner, stated that it could be fencing but mostly would consist of landscaping such as trees and shrubs.

Kevin Fralick wanted to know if any specific fencing was required since he had livestock on the other side of the fence.

Larry Manning, Senior Planner, stated that would be decided by our Parks Division along with details such as design type.

Bret Wolz said that he would like to work with Kevin and get with him after the meeting and discuss concerns. He said he was more than willing to work with all the neighbors.

Nadine Fralick, 25 Mancor Court, shared that when the subdivision was first put in that they were promised fence would be put up and it never happened. She wondered what their recoil would be if it happened this time around. She wanted it in writing.

Bret Wolz stated that while he was not there then and did not have anything to do with that deal, that he would pass the information along.

Candice Martinez, 2600 Nut Tree, stated that she wanted to be clear on the reasons and purpose for the zoning. She said that her parents had owned a townhouse on Lakeland when the area was changed to industrial and that it made the property hard to sell. While she understands the desire to sell quickly, she was unaware of the changes that would be coming and had thought that she would not see changes. She understands that she would gain some property but wants what is fair for everyone. She stated that there is not adequate parking now with the current park. She questioned the landscape buffer and asked for white vinyl fence and not chain link to match what they were expected to have. She would like a common entrance and would like a fire access to go in as well. She would prefer that it all be as concealed as possible as it would be hard to accept since she did not expect changes and wanted a nice home. She did not wish to be self-serving but to consider all who are involved.

Wendy Dornan, 1702 Shade Tree Avenue, wanted to know if Ash Meadows was going to continue to Northern Drive.

Chairman Sanders stated that it would be a possibility.

Wendy Dornan wanted to know which area that would be.

Candice Martinez referred to the gray shaded area on the map and stated that there was heavy traffic with a lot of kids and congestion already.

Wendy Dornan asked if there would be another meeting before this all went through. She stated that traffic is already horrible and she did not wish to see it increase. She said a neighbor did not receive a notification about this.

Chairman Sanders said that there could potentially be a meeting and that state statute required everyone within 140 feet of a development has to be notified. It was determined that this neighbor was more than 140 foot away.

Wendy Dornan asked about whether the buffer was required. She said that she bought her home with plans to grow old there a little over a year ago. She liked the horses and the peace and quiet. She does not wish to be hearing industrial noise pollution and she did not believe that a 40 foot buffer would keep that far enough away.

Chairman Sanders responded with saying that the 40 foot buffer would be required.

Wendy Dornan was glad to hear that the buffer was required. However, she loves the quiet that her neighborhood currently has and she wondered if the homeowners would have more of a say in what happens if the land sells and if more meetings would be involved.

Chairman Sanders said that depending on the size of the building and changes to the land, a meeting may not be required or necessary and that a public hearing may still happen.

Bret Wolz met with Candice and said that it was difficult to have development behind her home so they offered her a piece of land to increase her lot size. He assured that discussion would occur no later than tomorrow morning to address concerns. His plan for traffic was to have no direct commercial access and a second fire emergency access that would not be available for any other use. He is willing to post a sign stating no truck traffic. He repeated that he was willing to work with the City and the neighbors on all these matters.

Chairman Sanders asked if Albert had considered cutting this property in half.

Bret Wolz said that he had been advised that something would have to change and that it was a balancing act. The lots have been selling at approximately one and a half per year and that were still seven lots available. He pointed out, at that rate that it would be another 5 years before existing lots were sold out.

Chairman Sanders wondered if they had ever considered being sold as mobile home lots.

Bret Wolz said that the lots have been on the market for two and a half years and he understands that homeowners did not expect it to change. He stated that Albert is interested in being done with the project, as it had not been as profitable as predicted.

Chairman Sanders said that he recognized all those factors.

Bret Wolz pointed out the reason we create truck routes is to take traffic away from residential areas. He said that conditions are changing and that they are driven by demands of the community and that residential properties do get changed to commercial.

Donavan Nelson, 1800 Ash Meadows Drive, stated that when he bought the property he was told it would always be residential. He was concerned that this change would be an eye sore and he did not care about the buffer. He believed that traffic would increase regardless of the signs and that there are already traffic issues.

Chairman Sanders thanked him for his comments and asked if anyone had any other comments or questions.

There were no questions or comments, therefore, a vote was taken on the motion. Motion denied 5/0.

OLD BUSINESS

NEW BUSINESS

Mr. Manning stated there will be one (1) case at the next Planning Commission Meeting on Tuesday, September 8, 2015.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:58 p.m.

Minutes taken and prepared by Teddie Beck, Administrative Assistant.

Pcm082515minutes



DEPARTMENT OF PUBLIC WORKS

500 S. Gillette Avenue, Suite 1400
Gillette Wyoming 82716
Phone 307-685-8061 Fax 307-687-6349

**Northern Drive RV Storage
Conditional Use Permit
A portion of the SW¹/₄NE¹/₄, Section 13, T50N, R72W**

November 17, 2016

Planning Commission Meeting
November 17, 2016

County Commission Meeting
N/A

Applicant: Fralick Family Trust

Case Number: 16.01 CUP

Agent: Barb Doyle, Doyle Surveying

Summary: The applicant is requesting to operate a Recreational Vehicle Storage Facility within the A-L (Agriculture District); a Conditional Use Permit is required.

Legal Description: A portion of the SW¹/₄NE¹/₄, Section 13, T50N, R72W

Location: The proposed site is located along Northern Drive, directly adjacent to the future phases of the Ash Meadows Subdivision, located within corporate limits of the City of Gillette

Current Zoning: (A-L) Agriculture

Existing Land Use: Grassland

Adjacent Land Use: North: Undeveloped (A-L)
South: Undeveloped (A-L)
East: Rangeland and a residence (A-L)
West: City of Gillette (Residential)

Section 10.55 of the Zoning Regulations outlines requirements for a Conditional Use Permit (CUP). A CUP is required for uses which would otherwise not be allowed in a zoning district, or within a described distance of other uses, under these regulations. The Planning Commission may approve, approve with conditions, or deny an application for a CUP under this section. The Planning Commission may impose conditions which are found necessary to ensure that the use is compatible with other uses in the vicinity and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized.

The proposal is in conformance with the joint city/county future comprehensive land use map. The site is bounded by the City of Gillette on the west, Northern Drive to the north and the owner's private property to the east. Passive use of this portion of the property for storage purposes creates little to no impact on adjacent uses.

Conditional Use Permit Considerations:

1. All vehicles and trailers stored on site shall be maintained by their respective owners in operable condition.
 3. A 6' security fence of at least six feet in height shall be installed around the proposed site.
 4. Any security lighting shall be directed away from nearby residential uses.
 5. Revise the site plan to show that the first parking area nearest the intersection has at least a 20' setback from the corner. None of the storage vehicles shall obstruct the view of the intersection.
 6. All parking/storage areas and travel lanes must be finished with an All-Weather Surface prior to use for storage.
-

Staff Recommendation:

Staff recommends approval of the conditional use permit, pending completion of all considerations.

Planning Commission Decision:

On November 17, 2016, the Planning Commission APPROVED the conditional use permit request.

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
April 25, 2017 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Vice-Chair Jennifer Thomas, Todd Mattson, Cindy Reardon, and Jim Nielsen.

Commission Members Absent: Brenda Green

Staff Present: Mike Cole, Planning Manager, Natalie Buchwald, Planner, and Jill McCarty, Administrative Assistant.

CALL TO ORDER

Chairman Sanders called the meeting to order at 7:02 p.m.

APPROVAL OF THE MINUTES

A motion was made by Jim Nielsen and seconded by Jennifer Thomas to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of April 11, 2017. Motion carried 5/0.

17.011Z- ZONING
MAP AMENDMENT-
Portion of Tract D, Ash
Meadows Phase I

Natalie Buchwald presented Case No. 17.0011Z

The agent, on behalf of the owner, is proposing to rezone a 9.79-acre portion of Tract D, Ash Meadows Subdivision Phase 1 from M-H, Mobile Home District to I-1, Light Industrial District.

Tract D was created as part of the Ash Meadows Subdivision Phase I. Ash Meadows Subdivision Phase I and Phase II were preceded by the approval of a Preliminary Plat. The Preliminary Plat proposed mobile home lots on the entire area including Tract D; Tract D is currently vacant. Northern Drive was shown bordering the land on the north on all plats. The portion of Tract D that is being proposed to be rezoned is 9.79 acres of the existing 23.4-acre lot. The minimum zoning district size for an I-1, Light Industrial District is 5 acres. In 2015, a similar rezoning request was proposed for this location. At that time the agent proposed that a 15.40-acre portion of Tract D be rezoned from M-H, Mobile Home District to I-1, Light Industrial District. That request was not approved by the Planning Commission and, at the time, the applicant decided not to move forward with the rezone request for consideration by the City Council.

The City of Gillette's adopted Land Use Plan designates this area as residential with Manufactured and Mobile Homes. Outside of City limits, in Campbell County, to the north and to the east all land is zoned as A-L, Agricultural. The City-County Joint Land Use Plan designates the areas in the County to the north as Mining (active coal lease area) and to the east as Residential. This proposed rezone is not compatible with the adopted Land Use Plan as the area south of Northern Drive in both the City of Gillette and Campbell County is all envisioned to be residential.

Staff recommends denial of this proposed Zoning Map Amendment for a portion of Tract D, Ash Meadows Subdivision Phase I from M-H to I-1 because it conflicts with the future Land Use Plan for this area. However, Staff recommends the agent consider three other options for

this area to accommodate the intended use of providing parking to support the adjacent residential uses. These three options include:

1. A Zoning Text Amendment to allow for "parking of vehicles" as a permitted use in the M-H, Mobile Home District; provided the proposed "off-street parking" complies with the surfacing, design, use and maintenance within Section 9 of the City's Zoning Ordinance.
2. Rezone the area from M-H, Mobile Home District to R-2, Single & Two Family Residential District. This would allow the area to retain the residential zoning, but also allows for "parking of vehicles" as a permitted use in the R-2 district.
3. Rezone the area from M-H, Mobile Home District to R-4, Multi Family Residential District. This would allow the area to retain the residential zoning, but also allows for "parking of vehicles" as a permitted use in the R-4 district.

Staff will support any one of the three aforementioned options.

Chairman Sanders asked if there were any questions from the commission or the public on this case.

Bret Wolz, Agent for the applicant, was in attendance and said he had not been informed beforehand that the case was going to be recommended for denial by City staff. Bret said the area is being contemplated as an RV storage area, with an access off of Northern Drive, and said the area would never be accessed off of the Ash Meadows Subdivision. Bret stated it was being petitioned to change the zoning not only because of market changes, but also because of land use changes happening in the area.

Chairman Sanders asked Bret if the owner would be agreeable to changing the zoning to an R-2. Bret said he was given no chance to ask the owner of that possibility.

Cindy Reardon asked if the zoning was approved for outdoor storage and parking, could it be changed in the future to some other form of light industrial. Mike Cole said that could be a possibility in the future, as it is undeveloped land currently. The residential character could be preserved however, while still allowing for RV parking with a different residential rezoning that allows for parking or storage of vehicles.

Jim Nielsen asked if the zoning were to be denied by the Planning Commission, would the case still be able to move forward for consideration by the City Council with one of the three options offered by City staff. Mike Cole said it could move forward, but if it were to be denied by Council then it could not be reconsidered for a period of one year afterwards. A rezone application to fit the area that would have the endorsement of the Commission that is also compatible with the land use plan could potentially be approved by City Council.

Terri Triebs, a homeowner in Ash Meadows, was present and inquired what was being considered at the meeting, and whether or not the rezoning had already taken place. Chairman Sanders said currently the Commission still needed to vote on the rezoning. Terri said when she purchased her

home it was with the understanding the subdivision was for mobile homes, with zoning for other types of homes possible. Terri said light industrial was not expected in the area, and was curious what other options were being proposed. Chairman Sanders said other types of zoning that would allow parking were proposed by staff. Terri asked who the individual(s) were requesting the rezoning. Bret said it was a group who were not willing to be named until the rezoning was approved.

Wendy Dornan who lives on the outskirts of Ash Meadows was also present, and said when she purchased her home it was with the understanding she would just be looking out to her neighbors. She said right now the neighborhood is quiet and peaceful, it is a family development. Whatever could be built in an industrial zoning, she was concerned a lot of noise would be a part of it. She also felt changing the zoning could also potentially change the value of the homes.

Nadine Fralick, who lives to the east of the development, was also present and said she did not think the zoning should be changed for the area. Bret Wolz stated he wanted to comment Nadine owned the property with a conditional use permit from the County that was next to the area being requested for rezoning.

Todd Mattson asked what the best action for the Commission would be, whether to table the case or take a vote. Mike said if additional information or time was felt was needed, tabling the item would be an option. If it was felt the Commission had enough information, then a vote could be taken. Bret Wolz requested the case be tabled, and asked for staff to meet with him about the case.

Chairman Sanders asked if the item were tabled, would it come back with the same conditions, or should it be denied and come back with a new application. Mike Cole said if the item were to be tabled, staff could work with the applicant to revise the application. With direction from the Planning Commission staff and the applicant could revise the application into something to their liking for future consideration.

Wendy Dornan asked if the client was a citizen of Gillette, as she was concerned Gillette would not profit from the rezoning change if they were not. Mike Cole said the agent was representing the interest of the land owner for the development and/or the interests of a future owner if a purchase agreement were to be negotiated among the parties.

Jim Nielsen said he did not want to see a residential feeling area change to an industrial type area. If no interest were to be there for storage, he would like to keep the area where future development of homes could still happen.

Cindy Reardon asked if there was an indication to the homeowners there was potential for industrial to be considered for the area. Bret said there was no intention for industrial, it was the intention to build mobile homes. He said the economy is different now than it was in 2006 when the development first started. The current owner, Albert Howell, is currently in his 80s and would like to simplify his estate. Wendy Dornan said she was under the understanding the owners were Mr. Howell and his son-in-law. Nadine Fralick also stated there was a realtor sign on the property currently

that stated the proposed rezoning area was commercial land.

Jennifer Thomas made a motion to table the item. Todd Mattson seconded the motion. An oral vote was taken for the tabling with a recommendation of staff to meet with the agent for alternatives to the rezoning, for discussion to be a residential zoning to allow the storage of motorhomes, boats, etc. Amended to be heard at the May 23, 2017, Planning Commission meeting. Motion carried 5/0.

NEW BUSINESS

Planning Manager Mike Cole said there would be one new case at the next Planning Commission on May 9, 2017.

ADJOURNMENT

The meeting adjourned at 8:24 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.