



**CITY OF GILLETTE
PLANNING COMMISSION**

Tuesday, July 25, 2017
7:00 PM

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

Call To Order

Election of Officers

1. Election of Chair and Vice -Chair

Approval of Minutes

1. Pre-Meeting Workshop Minutes - June 13, 2017
Regular Meeting Minutes - June 13, 2017

Cases

Case No.	17.028DP	Development Plan – Flight Zone
Case No.	17.029Z	Zoning Map Amendment – North 10 feet of Lot 1, Dave Bundy Addition
Case No.	17.030CP	Condominium Plat - TC4 Condominium

Old Business

New Business

Adjournment

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

BOARD MEMBERS

Trevor Matson
Brenda Green

Jim Nielsen
Ted Jerred
Sheryl Martin

www.gillettewy.gov

Cindy Reardon
Jennifer Tuomela



**CITY OF GILLETTE
PLANNING COMMISSION
July 25, 2017 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 7/25/2017 7:00:00 PM

CASE NUMBER AND TITLE:

Pre-Meeting Workshop Minutes - June 13, 2017

Regular Meeting Minutes - June 13, 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
June 13, 2017 – 6:00 p.m.

The June 13, 2017, Pre-Meeting Workshop of the City of Gillette Planning Commission convened at 6:00 p.m. in the Engineering Conference Room, located on the second floor of City Hall. Planning Commission Members present were Vice-Chair Jennifer Thomas, Jim Nielsen, and Cindy Reardon. Those present from the City of Gillette were Heath VonEye, Planning Manager; Natalie Buchwald, Planner; Clark Sanders, 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 6:53 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
June 13, 2017 ~ 7:00 p.m.

PRESENT

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

Commission Members Absent: Brenda Green.

Staff Present: Heath VonEye, City Engineer/Planning Manager; Natalie Buchwald, Planner; Clark Sanders, Planner; and Jill McCarty, Administrative Assistant.

CALL TO ORDER

Vice-Chair Thomas called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Jim Nielsen and seconded by Cindy Reardon to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of May 23, 2017. Motion carried 4/0.

17.021SFPM-FINAL
PLAT MINOR-Dave
Bundy Addition

Natalie Buchwald presented Case No. 17.021SFPM.

The owner is proposing to consolidate his various, adjacent properties into a single lot referred to as Lot 1 of the Dave Bundy Addition.

Mr. Bundy owns several properties located at the east end of East Lincoln Street in both the Northside Addition and the Bundy Addition. Recently Mr. Bundy proposed to build a shop on the parcel he owns, adjacent to his home, known as Lot 12, Block 4 of the Northside Addition. Previously, this property was zoned as R-2, Single and Two Family Residential. His intended construction was not allowable in the R-2 zoning district. Mr. Bundy then proposed to rezone his property to A, Agricultural. During the Planning Commission meeting held on April 25, 2017, the Planning Commission approved the zoning change request from R-2 to A, Agricultural zoning district. On June 6, 2017, the City Council approved the zoning map amendment.

The total acreage for the newly proposed subdivision is 3.39 acres. Mr. Bundy's existing access to his property will remain as is. This resubdivision is for ownership purposes only. All improvements to the property will require permitting approval and coordination with the City of Gillette.

Natalie said they City Planning Division had not received any calls from the public regarding this case.

Vice-Chair Thomas asked if there were any questions on the case. There were no further questions from the commission or the public on this case.

Jim Nielsen made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 4/0.

17.022Z-ZONING MAP
AMENDMENT-Portion
of Lot 1, Block 5,
Northside Addition

Natalie Buchwald presented Case No. 17.022Z.

The owner, Mr. Bundy, is proposing to rezone a portion of his property from M-H, Mobile Home zoning district to A, Agricultural zoning district. The 60.5-foot portion of land was originally zoned M-H, Mobile Home zoning district as a part of the Lot 1, Block 5, Northside Addition zoning. Mr. Bundy is proposing to

consolidate his various, adjacent properties into one (1) lot as proposed in a previous case heard by the Planning Commission, case number 17.021SFP. To establish the same zoning district across the entire proposed Lot 1 of the Dave Bundy Addition, Mr. Bundy is proposing this zoning map amendment.

Natalie said they City Planning Division had not received any calls from the public regarding this case.

Vice-Chair Thomas asked if there were any questions on the case. There were no further questions from the commission or the public on this case.

Jim Nielsen made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 4/0.

17.023SFPM-FINAL
PLAT MINOR-Betcher
Subdivision

Natalie Buchwald presented Case No. 17.023SFPM.

In 2015 Mr. Betcher's property was annexed into the City of Gillette. The property is currently undeveloped. In fall of 2016 Mr. Betcher proposed the Betcher Subdivision. That subdivision consisted of two (2) lots. However, the Planning Division received a letter from Mr. Betcher requesting to repeal the previously approved Resolution 2580 so that he may propose a new lot layout. That repeal request will be heard by the City Council at a future meeting.

Mr. Betcher is proposing to establish two (2) lots and one (1) tract as part of the Betcher Subdivision. The proposed lot lines match the zoning designations established by the Betcher Annexation. Lot 1 being zoned as C-3, Business/Services zoning district, while Lot 2 is zoned as I-1, Light Industrial zoning district. The newly established tract, Tract A, will also be zoned as I-1, Light Industrial, but will be dedicated and deeded to the City for drainage as it is primarily covered by a large detention pond to cover the full extent of the detention pond. A portion of Lot 1 will also contain a Drainage Easement. Currently the proposed subdivision is for ownership purposes only in anticipation of future development.

Natalie said they City Planning Division had received one citizen call regarding this case, inquiring what the different zoning designations meant and what uses would be allowed in the different districts.

Vice-Chair Thomas asked if there were any questions on the case. There were no further questions from the commission or the public on this case.

Jim Nielsen made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 4/0.

17.024ZA-ZONING
TEXT AMENDMENT-
Storage in M-H Zoning
Districts

Natalie Buchwald presented Case No. 17.024ZA.

Tract D was created as part of the Ash Meadows Subdivision Phase I. The Preliminary Plat proposed mobile home lots on the entire area including Tract D; Tract D is currently vacant. In 2015 and 2017 the owner proposed to rezone a portion of Tract D from M-H, Mobile Home District to I-1, Light Industrial District. That request was not approved, so the owner is now proposing to allow for the parking and storage of personal vehicles and effects through a zoning text amendment. This zoning text amendment will apply not only to the current case, but allow for the storage of personal vehicles and effects in all M-H Mobile home zoning districts.

Vice-Chair Thomas asked if there were any questions on the case. There were no further questions from the commission or the public on this case.

Jim Nielsen made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 4/0.

OLD BUSINESS

None

NEW BUSINESS

Heath VonEye introduced himself as the City Engineer and recently-appointed Planning Manager. Heath said there will not be a meeting on June 27, or July 11, 2017, due to lack of case submittals. Todd Mattson and Jennifer Thomas were thanked for their service on the Planning Commission, as this would be their last meeting to attend.

ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.



**CITY OF GILLETTE
PLANNING COMMISSION
July 25, 2017 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 7/25/2017 7:00:00 PM

CASE NUMBER AND TITLE:

17.028DP

Development Plan – Flight Zone

APPLICANT/OWNER:

Tom Simons

AGENT:

C.J. Sloan, P.E., Sloan Engineering Services

CASE SUMMARY:

The owner is requesting the construction of a new 25,000 square foot trampoline park and fun zone to be located along Tanner Drive just south of Shoshone Avenue and Buffalo Ridge Elementary School and north of Southern Drive and the Holy Trinity Episcopal Church. The facility will be addressed as 4901 Tanner Drive.

CASE BACKGROUND:

The property, known as Tract B4 of the Legacy Pointe Subdivision, is 3.07 acres and was recently subdivided and zoned as C-1, General Commercial in May of this year. The adjacent property to the south is also zoned as C-1, General Commercial while all other surrounding property to the north and east is zoned as R-4, Multi Family Residential. On the west side the lot has frontage on Tanner Drive, a public, City-maintained road. All utilities are available and adjacent to the lot, including water, sewer, and electric, all from Tanner Drive.

The overall size of the building is around 25,000 square feet and will contain two floors consisting of a trampoline park, arcade area, laser tag area, party rooms and more. The proposed building is less than 30 (thirty) feet in height and is under the maximum height allowed in the C-1, General Commercial District which is 45 (forty-five) feet. Based on the square footage and use of the building, the developer has proposed sufficient parking; they are providing 119 (one hundred nineteen) parking spaces, of which 6 (six) of those will be handicap spaces. The size of the building also requires 2 (two) loading zones. However, due to the use of the structure, the Planning Division has given the applicant permission to construct only one loading zone, which has been accounted for on the plan. The size of the lot and parking layout contains sufficient space for trucks to enter the site and turn around to exit the site without causing any safety concerns.

Significant landscaping for the lot has been proposed on the west side of the property along Tanner Drive, to the north of the property which is zoned as R-4, Multi Family Residential, and on the east side of the property which is also zoned as R-4, Multi Family Residential. The proposed Landscape Plan provides a total of 50 (fifty) trees, which is over the required minimum, with most of the trees being placed to the north and the east for screening purposes where the lot abuts the residential district. The remaining trees are being placed along Tanner Drive. A sufficient number of shrubs and a considerable amount of landscaped area are also being proposed. The Landscape Plan will go before the Parks and Beautification Board on July 27, 2017. If the Planning Commission approves this Development Plan, the Planning Commission approval will be contingent upon approval from the Parks & Beautification Board.

CASE REQUIREMENTS:

1. The applicant will address all comments and concerns in ePlans before submitting a final mylar to be recorded by the Campbell County Clerk.
2. A recording fee of \$75 (seventy-five), payable to the Campbell County Clerk must be submitted with the final mylar.
3. Any necessary landscape agreements and financial guarantees must be submitted prior to the issuance of a Temporary Certificate of Occupancy or a Certificate of Occupancy.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

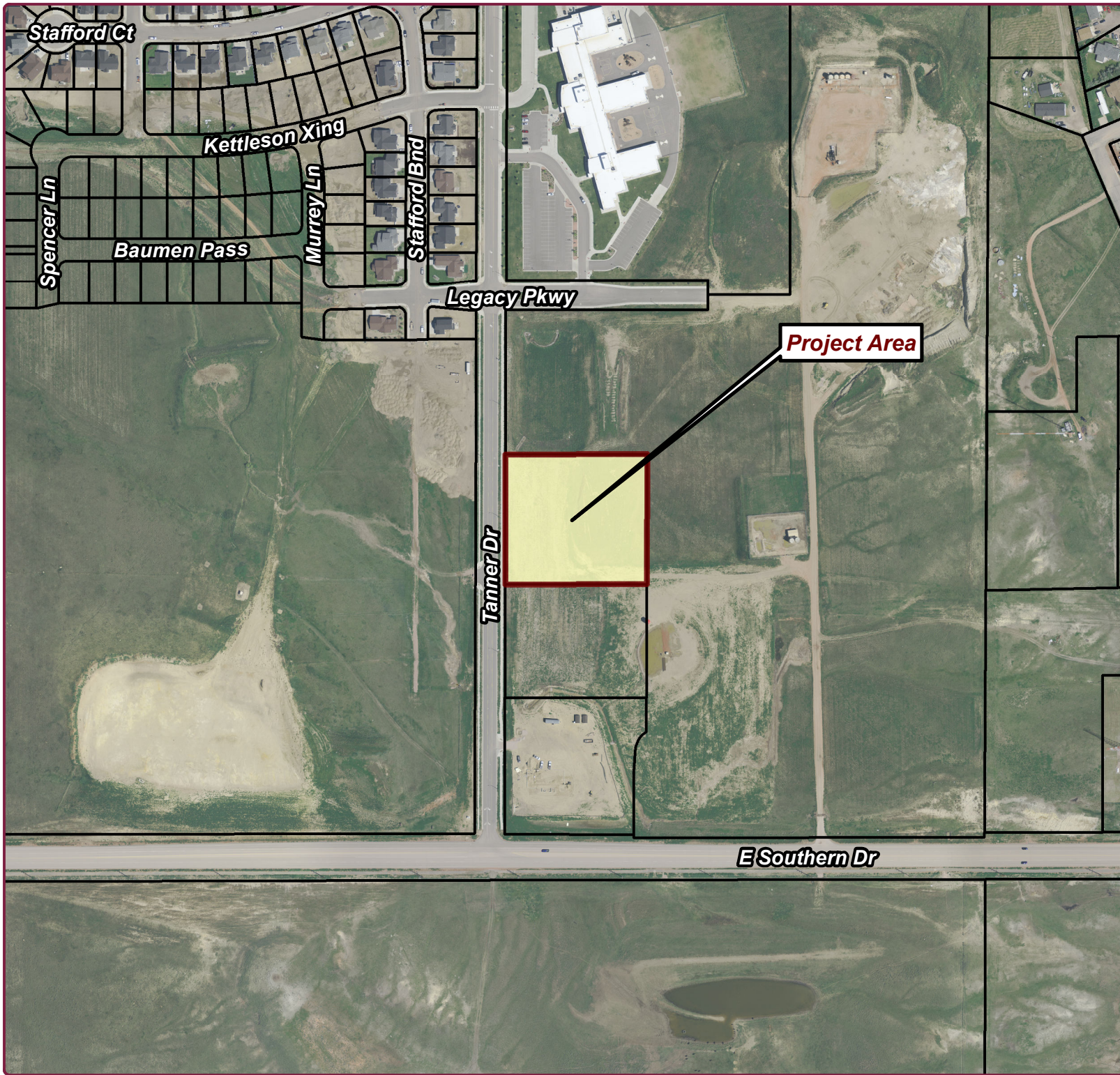
CASE MANAGER:

Natalie Buchwald, Planner

TENTATIVE CITY COUNCIL DATE:

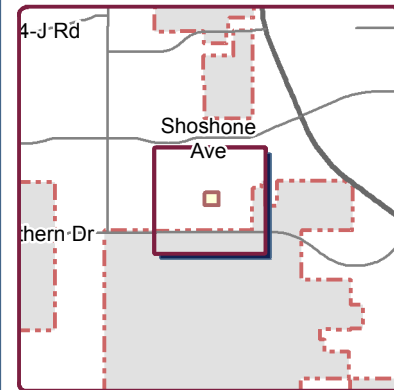
ATTACHMENTS:

Click to download
<input type="checkbox"/> Aerial & Vicinity
<input type="checkbox"/> Cover Sheet
<input type="checkbox"/> Site Plan
<input type="checkbox"/> Landscape Plan






CITY OF GILLETTE

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



Legend

-  Project Area
-  Existing Parcels
-  City Limits



H:\PL\PlanningCommission\Maps



17.028DP Development Plan Flight Zone

June 23, 2017
Service With P.R.I.D.E.
Productivity Responsibility Integrity Dedication Enthusiasm

OWNER/DEVELOPER:

TOM SIMONS
409 W. 2ND STREET
GILLETTE, WY 82716
307-685-8177

ENGINEER:



SLOAN ENGINEERING SERVICES, LLC
809 SUTHERLAND COVE LN
GILLETTE, WY 82718
605-390-4916

GENERAL CONTRACTOR:

SMITH CONSTRUCTION, INC.
3302 E. 2ND STREET
GILLETTE, WY 82718

GENERAL NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE 2017 COG DESIGN STANDARDS AND 2017 COG STANDARD CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL CONTACT ONE-CALL OF WYOMING FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
3. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL SAFETY RULES, REGULATIONS, AND IMPLEMENTATION ON-SITE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTACT THE CITY OF GILLETTE GIS DEPARTMENT FOR BENCHMARK INFORMATION.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION AND SHALL NOT BACKFILL UNTIL THE ENGINEER HAS MADE A VISUAL AND WRITTEN RECORD OF THE LOCATION AND CONDITION. LOCATIONS AND ELEVATIONS SHALL BE RECORDED ON ALL EXPOSED UTILITIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANIES FOR RELOCATION OF ANY GAS LINES, PHONE LINES, ELECTRIC LINES, FIBER LINES, OR CABLE TV LINES.
7. ALL PUBLIC UTILITY PIPELINES LOCATED WITHIN PUBLIC RIGHTS OF WAY, FUTURE RIGTHS OF WAY, OR PUBLIC UTILITY EASEMENTS SHALL MEET CITY OF GILLETTE TRENCH COMPACTION REQUIREMENTS.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SURVEYING SERVICES FOR THE PROJECT.
9. CONTRACTOR SHALL PROVIDE AND INSTALL DETECTABLE METAL LOCATING TAPE FOR ALL PUBLIC UTILITY LINES.
10. SURVEY MONUMENTS, PUBLIC AND PRIVATE (INCLUDING REBAR, ALUMINUM CAP, BRASS CAP, IRON PIPE, ETC.), LOCATED IN OR NEAR THE CONSTRUCTION AREA SHALL NOT BE DISTURBED.
11. WATER MAIN WAS BURIED 5.5' DEEP MIN., 6.0' DEEP MAX., UNLESS OTHERWISE NOTED ON THE PLANS.
12. A MINIMUM OF 10' HORIZONTAL SEPARATION, OR 1.5' VERTICAL SEPARATION (AT CROSSINGS) SHALL BE MAINTAINED BETWEEN ALL PUBLIC UTILITIES.
13. ALL CONSTRUCTION AND OPERATIONS SHALL BE CONFINED TO DEVELOPER'S PROPERTY, PUBLIC EASEMENTS, OR CONSTRUCTION EASEMENTS.
14. ALL TRAFFIC CONTROL AND SIGNING SHALL COMPLY WITH THE LATEST EDITION OF THE MUTCD.
15. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED BMPs PRIOR TO CONSTRUCTION.
16. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE PROJECT SWPPP THROUGHOUT THE DURATION OF THE PROJECT.

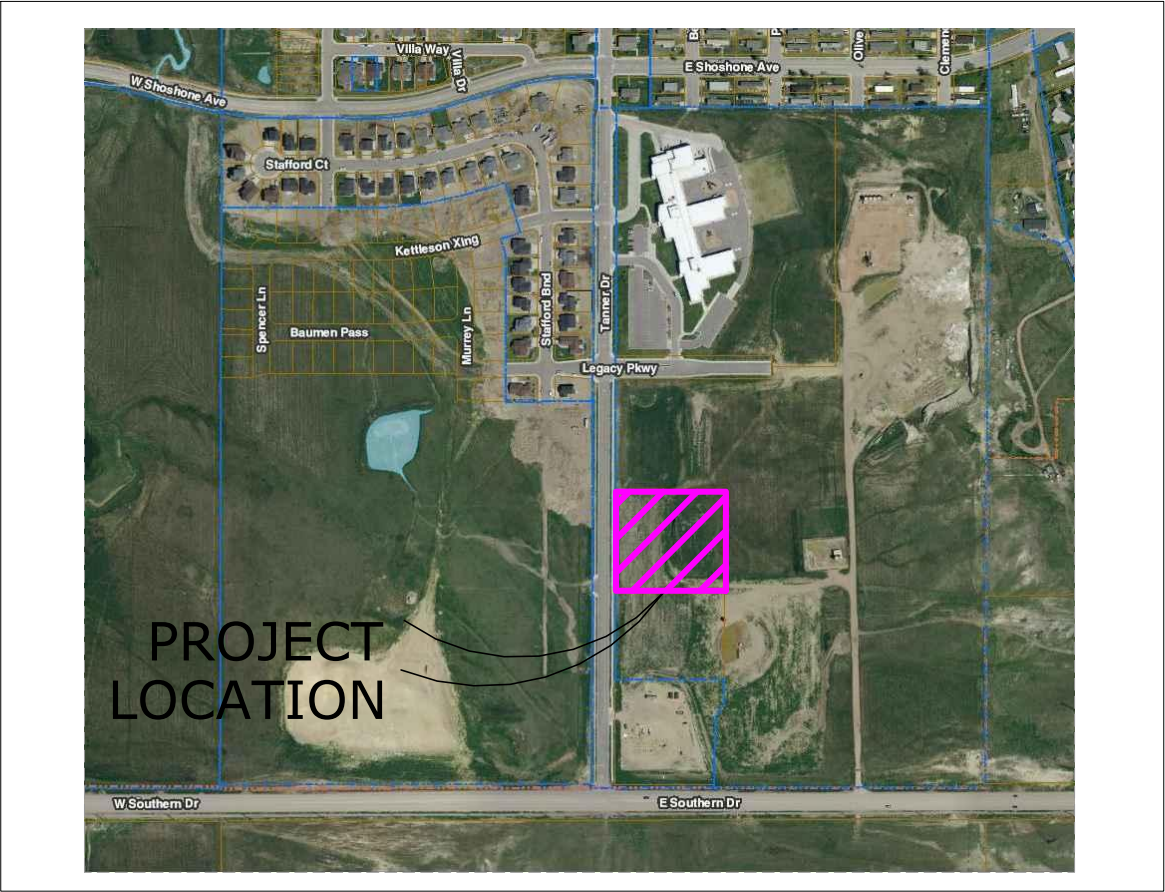
FLIGHT ZONE DEVELOPMENT PLAN

TRACT B4,
LEGACY POINTE SUBDIVISION
CITY OF GILLETTE, WYOMING
CAMPBELL COUNTY, WYOMING



CALL BEFORE YOU DIG
ONE-CALL OF
WYOMING
1-800-849-2476
OR
811
UTILITY NOTIFICATION CENTER OF WYOMING

REV. #	REVISION DESCRIPTION	DATE	BY



VICINITY MAP
N.T.S.

SHEET NO. SHEET TITLE

DP-1 COVER SHEET
DP-2 DEVELOPMENT PLAN
DP-3 LANDSCAPE PLAN
DP-4 DETAILS

TOTAL # OF SHEETS = 4

CRITICAL LOT INFORMATION:

LOT AREA: 133,864.05 SF = 3.07 ACRES
BUILDING AREA: 25,000 SF
PARKING/DRIVE AREA: 55,045 SF
PEDESTRIAN WALK AREA: 4,780 SF
LANDSCAPING AREA: 52,350 SF
DRAINAGE STRUCTURE AREA: 265 SF
PROVIDED STANDARD SPACES: 119
PROVIDED HANDICAP SPACES: 6
TOTAL PARKING SPACES: 125

FLIGHT ZONE
DEVELOPMENT PLAN
COVER SHEET

IT IS AGREED THAT THE CONDITIONS OF THIS DEVELOPMENT PLAN SHALL BE BINDING UPON THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL ZONING PERMITS, AND SHALL RESTRICT AND LIMIT THE LOCATION, CONSTRUCTION AND USE OF ALL LAND AND STRUCTURES INCLUDED WITHIN THE PLAN TO ALL OF THE CONDITIONS SET FORTH UPON THE PLAN; AND THAT THE DEVELOPMENT PLAN MAY BE AMENDED ONLY UPON APPLICATION TO AND APPROVAL BY THE PLANNING COMMISSION.

EXECUTED THIS ____ DAY OF _____, _____, BY:

STATE OF WYOMING)
COUNTY OF CAMPBELL) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D., _____, BY _____ AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION

THIS ____ DAY OF _____, A.D., _____.

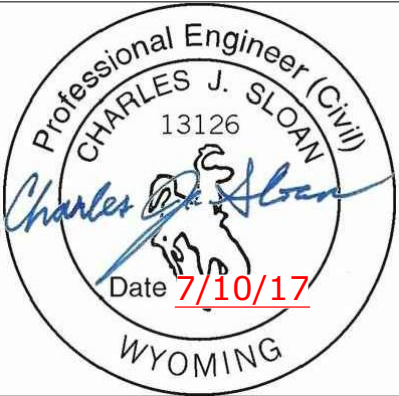
CHAIRMAN

ATTEST: SECRETARY

THE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE
OFFICE OF THE CLERK AND RECORDED AT ____ O'CLOCK,
____.M., _____.

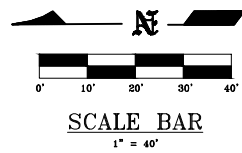
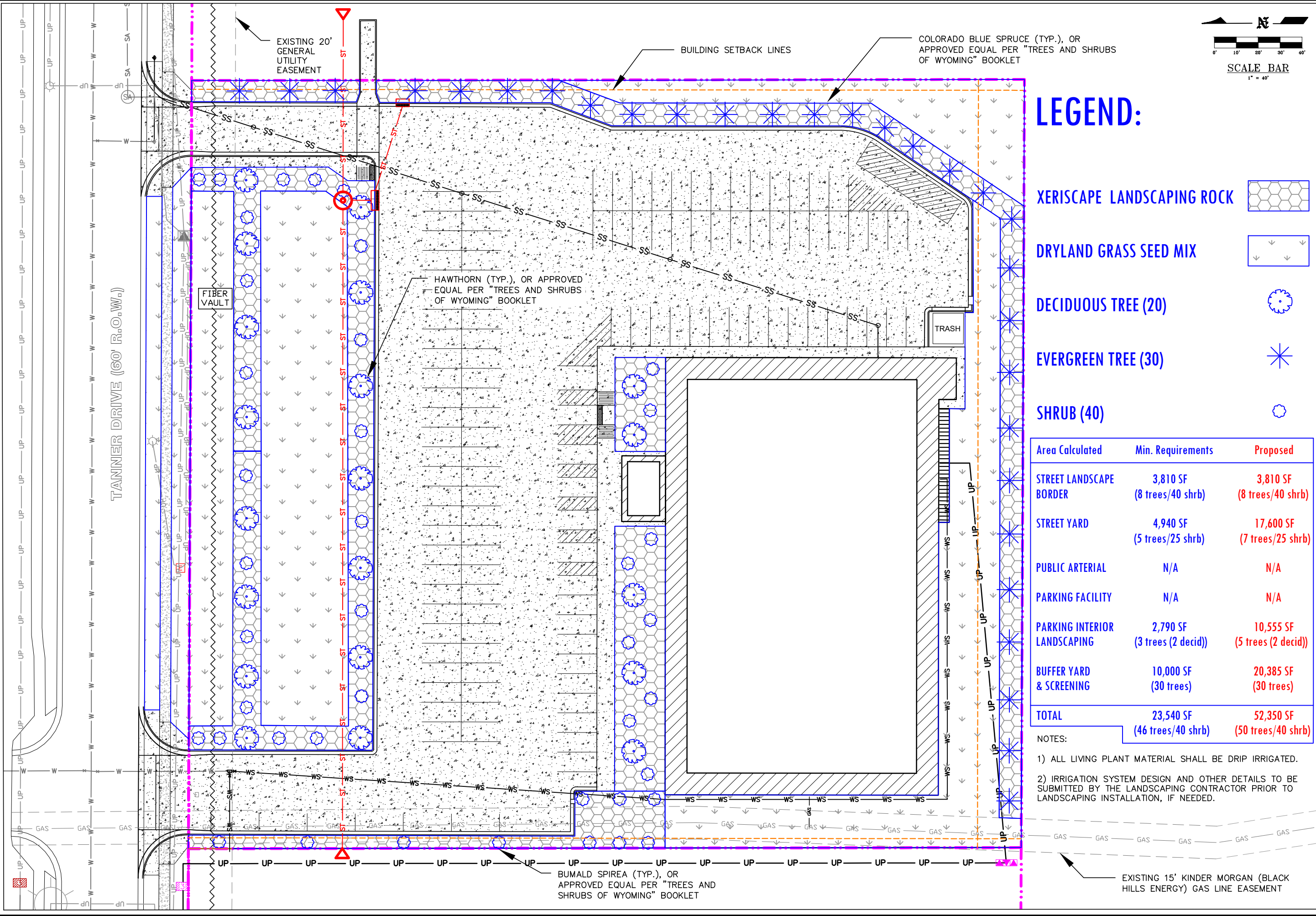
COUNTY CLERK

"I CERTIFY THAT THE CONSTRUCTION INSPECTION AND "RECORD DRAWINGS" PREPARATION WERE PERFORMED BY ME OR UNDER MY DIRECT CONTROL AND SUPERVISION. THE CONSTRUCTION DETAILS AS SHOWN ON THESE "RECORD DRAWINGS" ARE ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF."



DATE: 06/14/2017
JOB NO: XXXXX
DRAWN BY: CJS
APPROVED BY: CJS

COVER SHEET
DP-1



LEGEND:

- XERISCAPE LANDSCAPING ROCK
- DRYLAND GRASS SEED MIX
- DECIDUOUS TREE (20)
- EVERGREEN TREE (30)
- SHRUB (40)

Area Calculated	Min. Requirements	Proposed
STREET LANDSCAPE BORDER	3,810 SF (8 trees/40 shrb)	3,810 SF (8 trees/40 shrb)
STREET YARD	4,940 SF (5 trees/25 shrb)	17,600 SF (7 trees/25 shrb)
PUBLIC ARTERIAL	N/A	N/A
PARKING FACILITY	N/A	N/A
PARKING INTERIOR LANDSCAPING	2,790 SF (3 trees (2 decid))	10,555 SF (5 trees (2 decid))
BUFFER YARD & SCREENING	10,000 SF (30 trees)	20,385 SF (30 trees)
TOTAL	23,540 SF (46 trees/40 shrb)	52,350 SF (50 trees/40 shrb)

- NOTES:
- 1) ALL LIVING PLANT MATERIAL SHALL BE DRIP IRRIGATED.
 - 2) IRRIGATION SYSTEM DESIGN AND OTHER DETAILS TO BE SUBMITTED BY THE LANDSCAPING CONTRACTOR PRIOR TO LANDSCAPING INSTALLATION, IF NEEDED.

REV. #	REVISION DESCRIPTION	DATE	BY

FLIGHT ZONE
DEVELOPMENT PLAN
LANDSCAPING PLAN





**CITY OF GILLETTE
PLANNING COMMISSION
July 25, 2017 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 7/25/2017 7:00:00 PM

CASE NUMBER AND TITLE:

17.029Z

Zoning Map Amendment – North 10 feet of Lot 1, Dave Bundy Addition

APPLICANT/OWNER:

City of Gillette

AGENT:

City of Gillette

CASE SUMMARY:

The City of Gillette Planning Division recommends that the north ten (10) feet of Lot 1 of the Dave Bundy Addition be rezoned from R-2, Single and Two Family Residential District, to A, Agricultural District, to correct an obvious zoning error.

CASE BACKGROUND:

The owner, Mr. Bundy, has recently resubdivided some of his adjacent properties into one (1) lot. Mr. Bundy's resubdivision was approved by the Planning Commission on June 13, 2017, and by the City Council on June 20, 2017, via Resolution 2622; the plat for the lot consolidation was recorded on June 21, 2017. Concurrent with his resubdivision and subsequent lot consolidation, Mr. Bundy rezoned his property from R-2, Single and Two Family Residential to A, Agricultural. The rezone request was approved by the Planning Commission on April 25, 2017, and by City Council via Ordinance 3923 on June 6, 2017. Additionally, a portion of what is now Lot 1 of the Dave Bundy Addition (previously known as a portion of Lot 1, Block 5, Northside Addition) is in the process of being rezoned from M-H, Mobile Home District to A, Agricultural District. That rezoning request was approved by the Planning Commission on June 13, 2017, and the first reading was approved by City Council July 5, 2017.

Currently there is a 10 (ten) foot portion of Mr. Bundy's property, running along the north lot line of what is now Lot 1 of the Dave Bundy Addition, that was included in the recent resubdivision but not included in the recent rezoning. On Mr. Bundy's behalf, the City is proposing to rezone that ten (10) strip of land so that all of Mr. Bundy's recently rezoned and resubdivided property will have contiguous zoning, and all be zoned as A, Agricultural.

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 a ten (10) foot portion along the north side of Lot 1 of the Dave Bundy Addition meets both criteria as the conditions of Mr. Bundy's property have changed and it would be erroneous to leave a ten (10) foot strip of land zoned as R-2, Single and Two Family Residential within a 3.39-acre lot entirely zoned as A, Agricultural. The proposed Zoning Map Amendment is a "housekeeping task" that has been initiated by the City of Gillette to update our existing zoning districts to reflect the actual use of the property and to correct an obvious error as allowed by the Zoning Ordinance.

CASE REQUIREMENTS:

-NONE-

STAFF RECOMMENDATION:

Staff recommends approval.

CASE MANAGER:

Natalie Buchwald, Planner

TENTATIVE CITY COUNCIL DATE:

August 1, 2017

ATTACHMENTS:

Click to download
<input type="checkbox"/> Map
<input type="checkbox"/> Plat

E Laramie St

R-2

Project Area
Proposed to be rezoned from
R-2, Single & Two Family Residential
to A, Agricultural

A

R-4

E Lincoln St

M-H

I-1

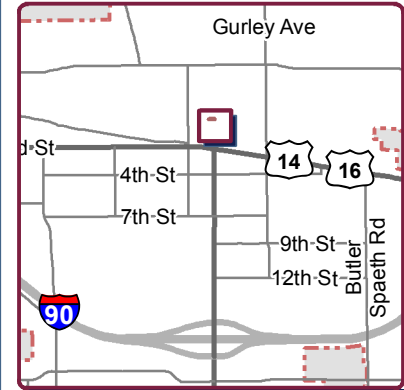
Bundy Ave

E Railroad St



CITY OF GILLETTE

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



Legend

Project Area



Existing Parcels



City Zoning Districts

A, Agricultural

I-1, Light Industrial

M-H, Mobile Home

R-2, Single & Two-Family Residential

R-4, Multiple-Family Residential

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.

H:\PL\PlanningCommissionMaps



17.029Z

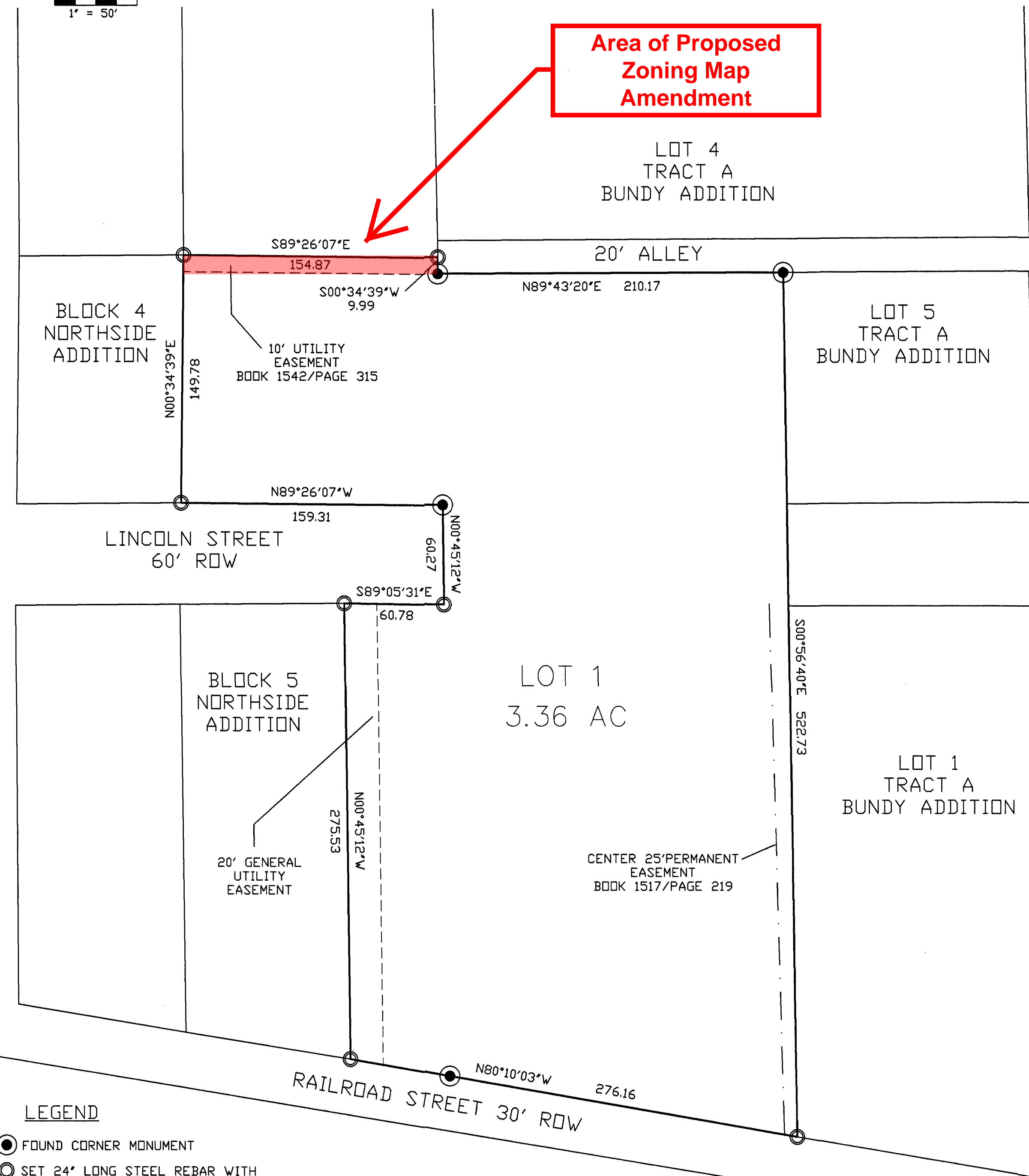
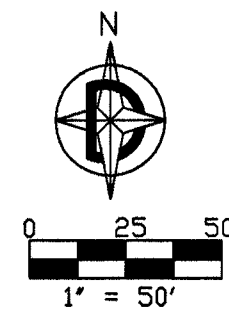
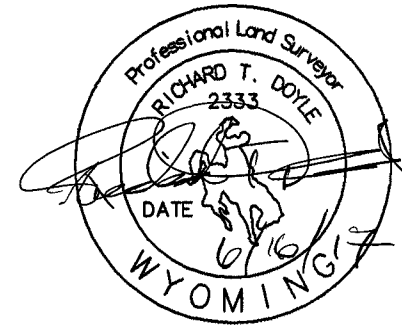
Zoning Map Amendment
North 10ft of Lot 1,
Dave Bundy Addition

June 23, 2017
Service With P.R.I.D.E.
Productivity Responsibility Integrity Dedication Enthusiasm

DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RESUBDIVISION OF LOT 2 AND 3, TRACT A, BUNDY ADDITION AS RECORDED IN BOOK 1 OF PLATS, PAGE 152 AND
LOT 12, BLOCK 4, NORTHSIDE ADDITION AS RECORDED IN BOOK 1 OF PLATS, PAGE 18 AND THE EAST 60.5 FEET OF LOT 1, BLOCK 5, NORTHSIDE ADDITION AS RECORDED IN BOOK 1 OF PLATS, PAGE 152, OF THE RECORDS OF CAMPBELL COUNTY 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 DAVE BUNDY ADDITION 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.



- LEGEND**
- FOUND CORNER MONUMENT
 - SET 24" LONG STEEL REBAR WITH ALUMINUM SURVEY CAP MARKED "RLS 2333"

SUMMARY
TOTAL LOTS: 1
R.O.W. AREA: N/A
TOTAL AREA: 3.36 AC
ZONING: AG

NOTE:
DURING THE PREPARATION OF THIS PLAT, AN ERROR WAS FOUND ON THE PREVIOUS PLAT FILED IN BOOK 1 OF PLATS, PAGE 152. ALL REFERENCES TO THE WEST 60.5 FEET OF LOT 1, BLOCK 5, NORTHSIDE ADDITION SHOULD HAVE BEEN MADE TO THE "EAST" 60.5 FEET OF LOT 1, BLOCK 5, NORTHSIDE ADDITION.

FINAL PLAT DAVE BUNDY ADDITION

A RESUBDIVISION OF
LOTS 2 AND 3, TRACT A, BUNDY ADDITION AND
LOT 12, BLOCK 4, AND THE EAST 60.5 FEET
OF LOT 1, BLOCK 5 NORTHSIDE ADDITION
CITY OF GILLETTE, WYOMING

DEDICATION

Know all men by these presents that the undersigned DAVID M. BUNDY, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing DAVE BUNDY ADDITION being more particularly described as follows:

LOTS 2 AND 3, TRACT A, BUNDY ADDITION AND THE EAST 60.5 FEET OF LOT 1, BLOCK 5, NORTHSIDE ADDITION AS PLATTED IN BOOK 1 OF PLATS, PAGE 152 AND LOT 12, BLOCK 4, NORTHSIDE ADDITION AS PLATTED IN BOOK 1 OF PLATS, PAGE 18, CITY OF GILLETTE, WYOMING

Said tract of land contains 3.36 acres, more or less, subject to all rights, restrictions and/or easements of sight and record, and as appears on this plat, is made with the free consent, and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the area as it is divided in lots, blocks, streets and easements, and

That the undersigned owners and proprietors of the land shown and described on this plat do hereby dedicate to the City of Gillette for perpetual public use all streets, alleys, easements and other lands within the boundary lines of the plat as indicated and not already otherwise dedicated for public use. Utility easements as designated on this plat are hereby dedicated to the City of Gillette for perpetual public use for installing, repairing, replacing and maintaining water lines, sewers, gas lines, electrical lines, telephone lines, cable TV lines and the forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 20 day of June, A.D., 2017 by:

Owner: DAVID M. BUNDY

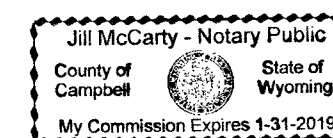
David M. Bundy
DAVID M. BUNDY

STATE OF WYOMING >
> ss
COUNTY OF CAMPBELL >

The foregoing instrument was acknowledged before me this 20 day of June, A.D., 2017, by DAVID M. BUNDY as a free and voluntary act and deed.

Witness my hand and official seal.

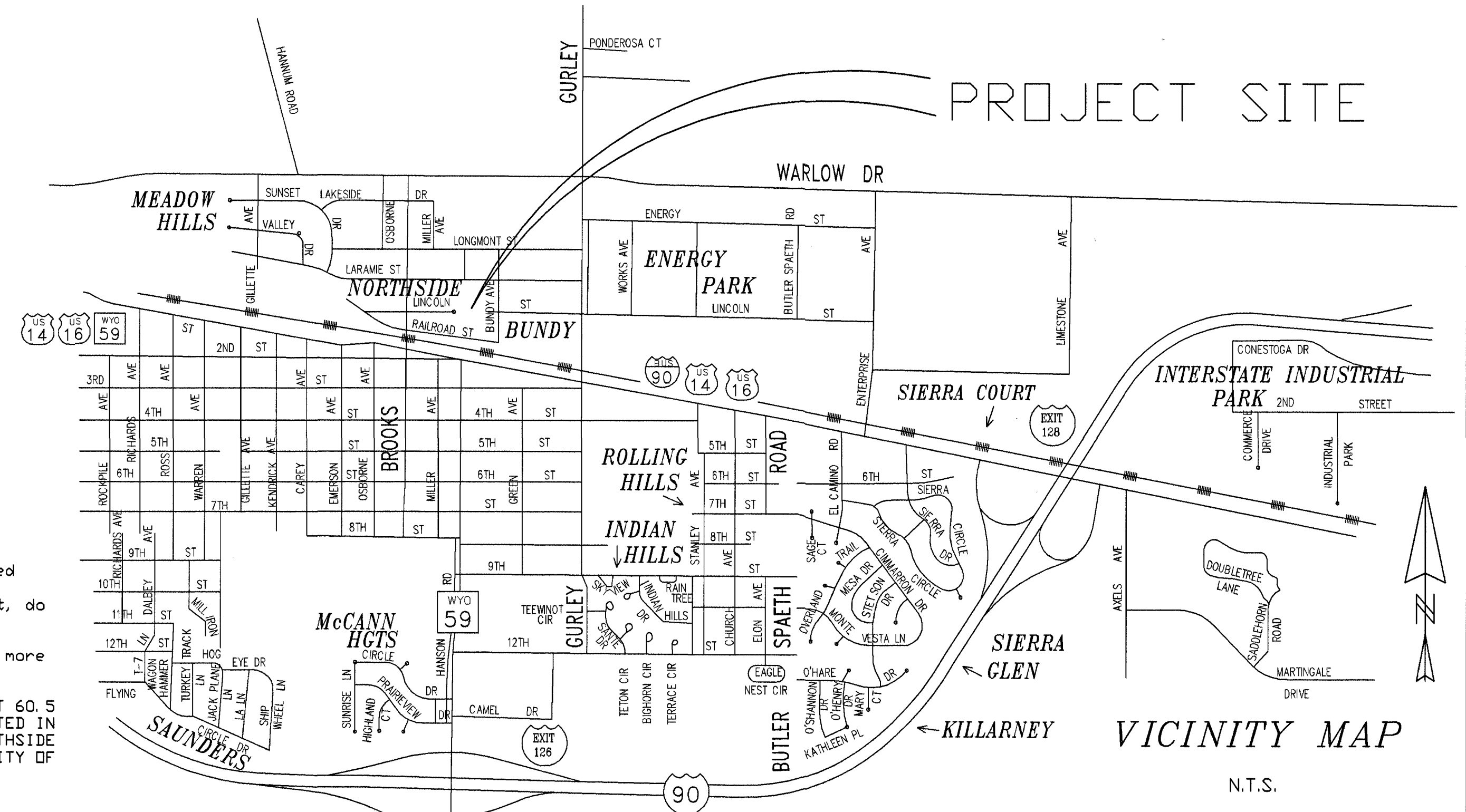
Jill McCarty
Notary Public
My Commission Expires 1-31-2019



This plat filed for record in the office of the Clerk and Recorder at 12:16 o'clock P. m., June 21, 2017, and is duly recorded in Book 111 Plats, Page No. 3

County Clerk

REVISED: 05-18-17



APPROVALS

Data on this plat reviewed this 20th day of June, 2017, A.D., by the City Engineer of Gillette, Wyoming.

John J. Keefe
City Engineer

This plat approved by the City of Gillette Planning Commission this 13th day of June, 2017, A.D.

Jennifer Thomas
Chairman

Jill McCarty
Secretary

Approved by the City Council of the City of Gillette, Wyoming this 20th day of June, 2017, A.D.

Louis Cox
Mayor

Cindy Staskiewicz
City Clerk

FINAL PLAT

DAVE BUNDY ADDITION
GILLETTE, WYOMING

PREPARED FOR:
DAVE BUNDY
800 E LINCOLN ST
GILLETTE, WY 82716

PREPARED BY:
DOYLE SURVEYING, INC.
801 E. Fourth St.
Suite 15
Gillette, WY 82716
PH: (307) 686-2410

DATE OF PREPARATION: APRIL, 2017

SHT 1 OF 1



**CITY OF GILLETTE
PLANNING COMMISSION
July 25, 2017 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 7/25/2017 7:00:00 PM

CASE NUMBER AND TITLE:

17.030CP

Condominium Plat - TC4 Condominium

APPLICANT/OWNER:

TC4, LLC

AGENT:

Dick Doyle, Doyle Surveying, Inc

CASE SUMMARY:

The owner is proposing to create a condominium plat for the building located at 39 Town Center Drive.

CASE BACKGROUND:

The owner, TC4 LLC, is proposing to create a condominium which is .58 acres in size on Lot 2G of the East Lakeway Subdivision. The property is located north of East Lakeway Road and East of Highway 59. The original Lot 2G was created with the East Lakeway Subdivision which was recorded in May of 2014. In September, 2014, the owner constructed a building on the lot. The condominium plat will create two (2) separate units, Unit A, 2,619 square feet in size and Unit B, 1,843 square feet in size. The remaining area will be common area, 20,975 square feet in size, maintained by a condominium association. All utilities for Unit A and Unit B will be separate or maintained by a condominium association. Access to the TC4 Condominium is from Lakeway Road via a 24-foot Public Access Easement and from Highway 59 via a 55-foot Public Access Easement known as Town Center Drive.

CASE REQUIREMENTS:

1. All comments in ePlans shall be addressed prior to the recording of the final plat.
2. A Consent to Subdivide shall be submitted prior to the recording of the final plat.
3. A draft copy of the TC4 Condominium covenants shall be submitted for review.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

CASE MANAGER:

Clark Sanders, Planner

TENTATIVE CITY COUNCIL DATE:

August 1, 2017

ATTACHMENTS:

Click to download

☐ [Plat](#)

☐ [Aerial and Vicinity](#)

CONDOMINIUM PLAT
TC-4 CONDOMINIUM
CITY OF GILLETTE, WYOMING

NOTES:

I. DIMENSIONS

EXTERIOR DIMENSIONS TO AVERAGE OUTSIDE FINISH WALL SURFACE.
INTERIOR DIMENSIONS TO AVERAGE INTERIOR WALL FINISH SURFACE.

II. ELEVATIONS

FINISH CEILING ELEVATIONS TO AVERAGE INTERIOR FINISH CEILING SURFACE.
FINISH FLOOR ELEVATIONS TO AVERAGE INTERIOR FINISH FLOOR SURFACE.
BASIS OF ELEVATIONS IS CITY OF GILLETTE BENCHMARK NO. 23.

III. UNIT

VOLUMETRIC AREA CONTAINED WITHIN THE CONFINES OF THE AVERAGE
INTERIOR DIMENSIONS AND AVERAGE ELEVATIONS.

IV. UNIT A

ALL OF THE PARTS OF THE STRUCTURE ENCOMPASSED WITHIN THE EXTERIOR DIMENSIONS OF UNIT A,
INCLUDING BUT NOT LIMITED TO ALL FOOTINGS, FOUNDATIONS, STRUCTURAL WALLS, SUPPORTS AND COVERINGS.

V. UNIT B

ALL OF THE PARTS OF THE STRUCTURE ENCOMPASSED WITHIN THE EXTERIOR DIMENSIONS OF UNIT B,
INCLUDING BUT NOT LIMITED TO ALL FOOTINGS, FOUNDATIONS, STRUCTURAL WALLS, SUPPORTS, AND COVERINGS.

VI. COMMON AREA

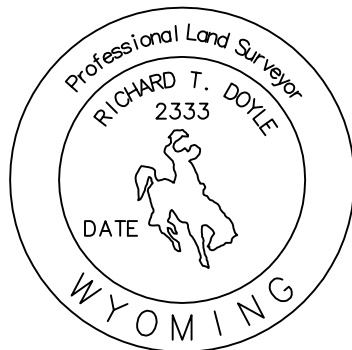
ALL OF THAT AREA IN THE TC-4 CONDOMINIUM NOT INCLUDED IN THE CONFINES OF UNITS A OR B
INCLUDING BUT NOT LIMITED TO PARKING AREAS, DRIVEWAYS, WALKWAYS, OPEN AREAS AND UTILITIES.

VACATION DECLARATION

DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RESUBDIVISION OF LOT 26 EAST
LAKEWAY SUBDIVISION AS FILED IN BOOK 10 OF PLATS,
PAGE 222, OF THE RECORDS OF CAMPBELL COUNTY, WYOMING.
ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED
BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

SURVEYOR'S CERTIFICATE

I, Richard T. Doyle, 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 the TC-4
CONDOMINIUM to the City of Gillette as laid out, platted,
dedicated, and shown hereon, that such plat was made from an accurate
survey of said property and improvements by me and under my supervision and
correctly shows the location and dimensions of the units, easements, and
common areas of said condominium developments as the same are staked upon
the ground in compliance with the City of Gillette regulations
governing the platting of condominiums.



DEDICATION

Know all men by these presents that the undersigned TC4 LLC

being the owners, proprietors, and parties of interest in the land shown
on this plat do hereby certify:

That the foregoing plat designated as TC-4 CONDOMINIUM,
a subdivision of the City of Gillette, Campbell County,
Wyoming is described more particularly as follows:

Lot 26, EAST LAKEWAY SUBDIVISION, City of Gillette, Campbell County, Wyoming
to be known as Units A and B and the Common Area of TC-4 CONDOMINIUM
and contains an area of .58 acres, more or less, and

That this condominium development, as it is described and as it
appears on this plat is made with the free consent and in accordance
with the desires of the undersigned owners and proprietors, and that
this is a correct plat of the condominium development as it is
divided into common areas, units and easements.

Executed this _____ day of _____,
20____, A.D., by:

OWNERS: TC4 LLC

MANAGER TC4 LLC

VICINITY MAP

N.T.S.

STATE OF WYOMING)
COUNTY OF CAMPBELL) ss.

The foregoing instrument was acknowledged before me this _____
day of _____, 20____, A.D., by _____
as Manager for TC-4 a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

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

CONDOMINIUM PLAT

TC-4 CONDOMINIUM

PREPARED FOR:

TC4
PO BOX 1052
GILLETTE, WY 82717

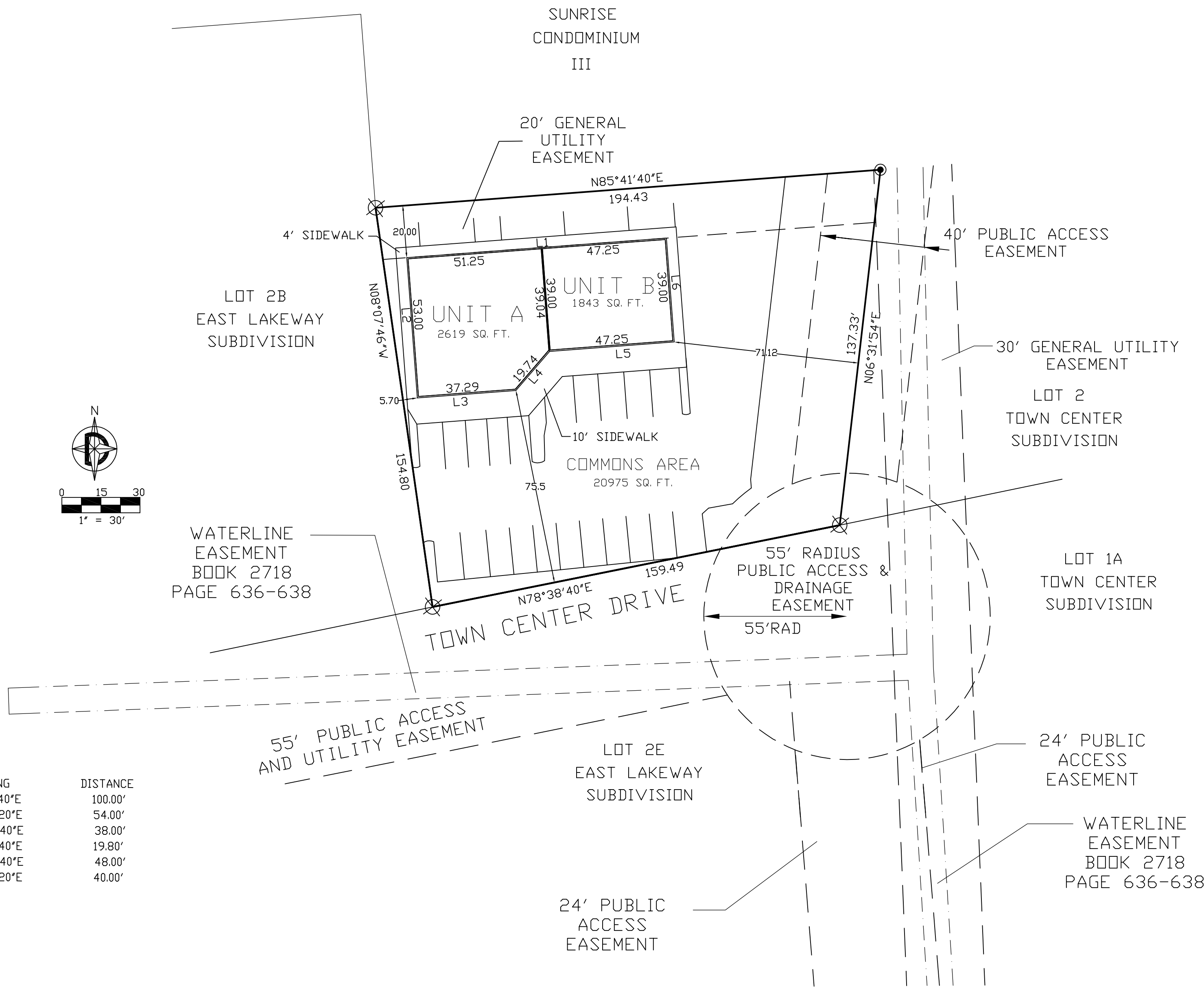
PREPARED BY:

DOYLE SURVEYING, INC
801 E. Fourth St.
Suite C-8
Gillette, WY 82718
PH: (307) 686-2410

Date of Preparation: JUNE, 2017

SHT 1 OF 1

Revised: July, 2017

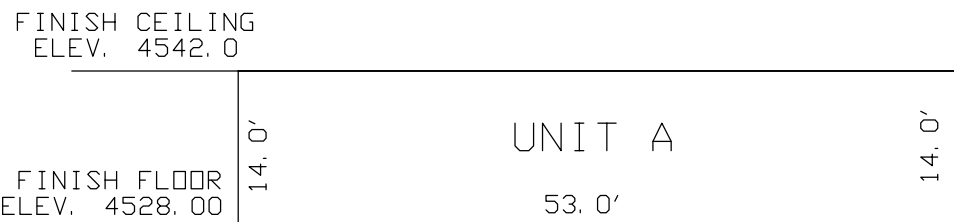


LINE	BEARING	DISTANCE
L 1	N85°41'40"E	100.00'
L 2	S04°18'20"E	54.00'
L 3	N85°41'40"E	38.00'
L 4	N40°41'40"E	19.80'
L 5	N85°41'40"E	48.00'
L 6	S04°18'20"E	40.00'

LEGEND

● FOUND 5/8" REBAR WITH SURVEY CAP

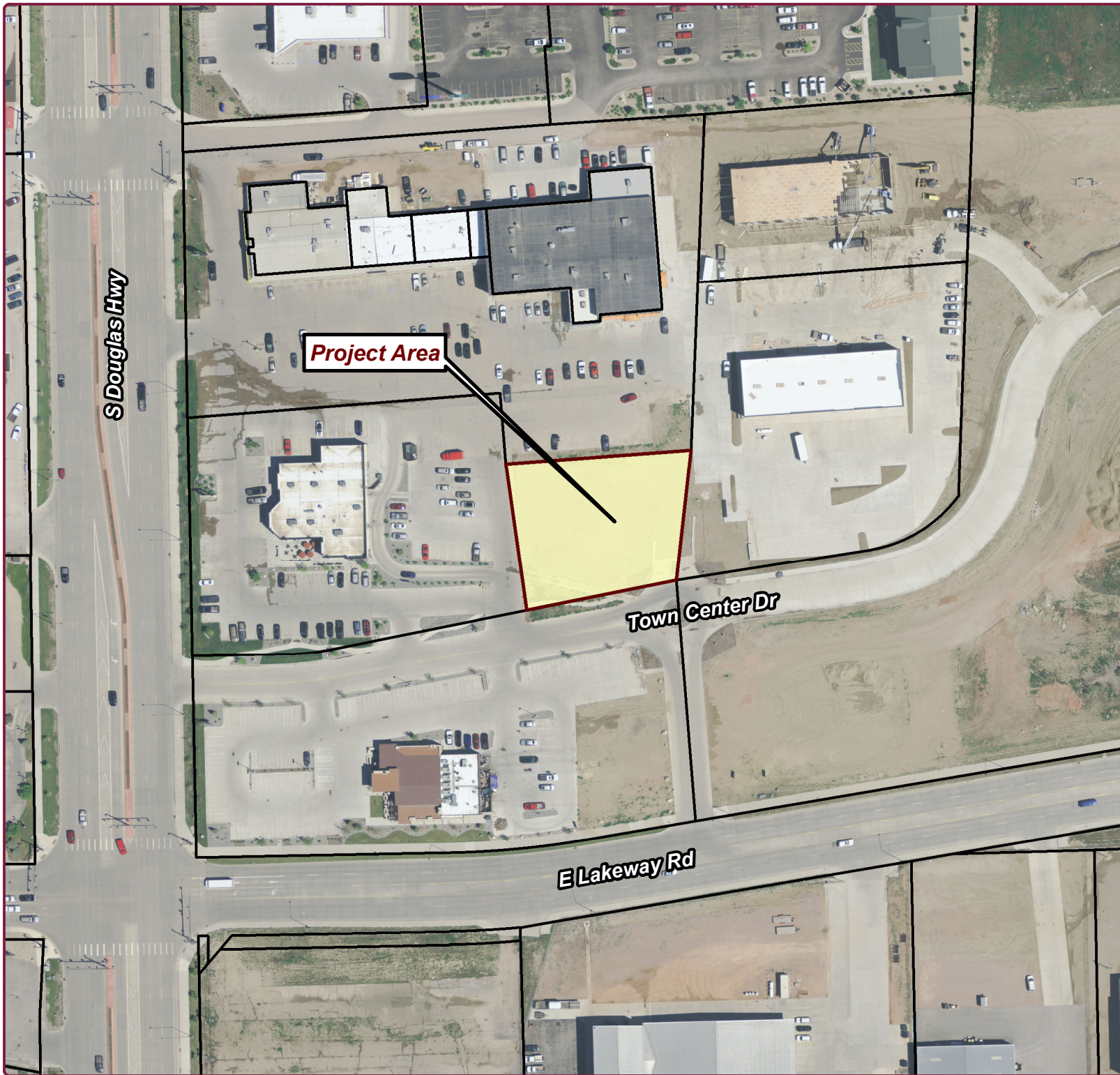
⊗ FOUND "X" SCRIBED IN CONCRETE



CROSS SECTION A
NOT TO SCALE

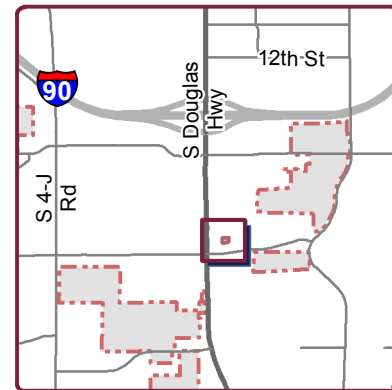


CROSS SECTION B
NOT TO SCALE



CITY OF GILLETTE

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



Legend

Project Area



Existing Parcels



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.



H:\PL\PlanningCommission\Maps



17.030CP
Condominium Plat
TC-4

July 07, 2017
Service With P.R.I.D.E.
Productivity Responsibility Integrity Dedication Enthusiasm