



**CITY OF GILLETTE
PLANNING COMMISSION**
Tuesday, October 11, 2016
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 - August 23, 2016
Regular Meeting Minutes - August 23, 2016

**CASE NO.
16.040PUDP**

Preliminary Planned Unit Development (PUD) Plat and Draft Planned Unit Development (PUD) Ordinance for the Resubdivision of Lot 3, Block 4, Marquiss Addition to be known as Lot 3A and 3B, Block 4, Marquiss Addition.

OLD BUSINESS

NEW BUSINESS

DIRECTOR'S REPORT

1. Charlene Busk of the Gillette Historic Preservation Commission will make an introduction and discuss the mission of their organization.

ADJOURNMENT

CHAIRMAN

Clark Sanders

VICE-CHAIRMAN

Jennifer Thomas

BOARD MEMBERS

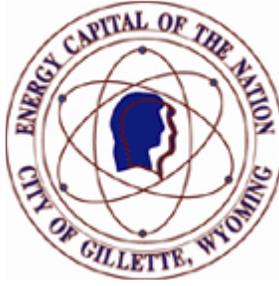
Todd Mattson
Jim Nielsen

Bill Ellingson
Brenda Green

Cindy Reardon

www.gillettewy.gov

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



**CITY OF GILLETTE
PLANNING COMMISSION
October 11, 2016 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 10/11/2016 7:00:00 PM

CASE NUMBER AND TITLE:

Pre-Meeting Workshop Minutes - August 23, 2016
Regular Meeting Minutes - August 23, 2016

APPLICANT/OWNER:

AGENT:

CASE SUMMARY:

CASE BACKGROUND:

CASE REQUIREMENTS:

STAFF RECOMMENDATION:

CASE MANAGER:

TENTATIVE CITY COUNCIL DATE:

ATTACHMENTS:

Click to download

[082316 Workshop Minutes](#)

[082316 Meeting Minutes](#)

CITY PLANNING COMMISSION
MINUTES OF THE PRE-MEETING WORKSHOP
ENGINEERING CONFERENCE ROOM ~ CITY HALL
August 23, 2016 – 6:00 p.m.

The August 23, 2016 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 Chairman Clark Sanders, Cindy Reardon, Jim Nielsen, Bill Ellingson, Brenda Green, Todd Mattson, and Jennifer Thomas. Those present from the City of Gillette were Dustin Hamilton, Director of Development Services; Mike Cole, Planning Manager; Natalie Buchwald, Planner; and Carol Best, Administrative Assistant. Discussion was held on the cases to be presented at the regular meeting to follow.

The Pre-Meeting Workshop adjourned at 6:55 p.m.

Minutes taken and prepared by:

Carol Best
Administrative Assistant

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
August 23, 2016 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Bill Ellingson, Brenda Green, Jim Nielsen, Cindy Reardon, Todd Mattson and Jennifer Thomas

Commission Members Absent: None

Staff Present: Dustin Hamilton, Director of Development Services; Mike Cole, Planning Manager; Natalie Buchwald, Planner; Jill McCarty, Administrative Assistant; and Carol Best, Administrative Assistant

CALL TO ORDER

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

APPROVAL OF THE MINUTES

A motion was made by Jennifer Thomas and seconded by Cindy Reardon to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of July 26, 2016. Motion carried 7/0.

16.036SFP – FINAL PLAT – Resubdivision of Lots 1B & 2L, Tract E of Sunburst Subdivision No. 4 & Vacated 60' ROW

Mike Cole presented Case No. 16.036SFP. The applicant, Nelson Brothers Mining Services, LLC, is proposing an adjustment in lot line boundaries by resubdividing Lots 1B & 2L, Tract E of Sunburst Subdivision No. 4, and incorporating a Vacated 60 foot piece of Right-of-Way adjacent to Wyoming State Highway 59. They are also creating a new lot with this resubdivision located generally located north of the Maverick on Shoshone Avenue and south of the Tractor Supply store on Hwy 59. The affected property is located in the C-1, General Commercial Zoning District. An existing warehouse and office are located within proposed Lot 1C, Lot 2M and Lot 2N are vacant.

The City of Gillette approved Ordinance No. 3820 on May 20, 2014. Ordinance No. 3820 vacated a 60 foot portion of Right-of-Way adjacent to the west lot lines of what is now Lot 1A & Lot 1B of the Resubdivision of Lot 1, Tract E, Sunburst Subdivision No. 4. This vacation occurred with the stipulation that the vacated portions of Right-of-Way would be replatted and incorporated into the adjacent lots and that a General Utility Easement shall be granted for the entire portion of the vacated 60 foot Right-of-Way.

Likewise, the City of Gillette approved Resolution No. 2467 on June 17, 2014. Resolution No. approved and authorized the Final Plat that consolidated the 60' vacated ROW into the adjacent lots. For whatever reason, this Final Plat was never signed by the applicant or the affected landowner. Because this plat was not signed, it was not recorded with the County Clerk.

Now, the applicant is requesting approval of the attached plat for ownership purposes.

In order to keep the City's Ordinance(s), Resolution(s) and County Clerk title records clean, City Staff recommends the Final Plat authorized per Resolution No. 2467 be signed and recorded with the

County Clerk, incorporating all Planning Requirements, prior to recording the Plat for this particular case.

Chairman Sanders asked if there were any questions or comments. There were none.

Cindy Reardon made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 6/0/1 with Chairman Sanders abstaining.

16.037SFP – FINAL
PLAT – Lots 1A & 1B,
Town Center
Subdivision

Case No. 16.037SFP was presented by Mr. Cole. TC1 (the applicant) is requesting to subdivide Lot 1 of the Town Center Subdivision, creating two new lots.

The Town Center Subdivision was approved by the City Council per Resolution No. 2521 on June 16, 2015. Existing Lot 1 is located immediately north of Lakeway Road and immediately west of KG Avenue (immediately west of Menard's). The area of existing Lot 1 is 12.223 acres and is currently zoned C-1, General Commercial Zoning District.

Proposed Lot 1B (2.073 acres) will contain the new Sportsman's Warehouse store and the parking/loading area(s) associated with this store. Proposed Lot 1A (10.15 acres) is undeveloped. Both proposed lots will continue to have access from Town Center Drive, which is dedicated as a Public Access Easement, maintained by the property owners.

Chairman Sanders asked if there were any questions or comments. Bill Ellingson asked if the 'peninsula' on the northern side of the lot would create any issues in the future. Dick Doyle, Doyle Surveying, Inc, agent for the applicant, responded that he will be consulting with the applicant and they are planning to square the peninsula off and include it as part of the other lot.

Jennifer Thomas made a motion to approve said case. Bill Ellingson seconded the motion. Motion carried 7/0.

16.038SFP – FINAL
PLAT – Lots 1 & 2,
Betcher Subdivision

Mr. Cole presented Case No. 16.038SFP. Mr. Curtis Betcher, et al (the applicant) is seeking approval of a Minor Final Subdivision Plat that will create two (2) lots for future development purposes. The area of the proposed subdivision is 23.231 acres and is located southwest of the intersection of Shoshone Avenue & Butler Spaeth Road. The proposed subdivision includes the Betcher Annexation tract and Tract C, of Moon Shadow No. 2. The City Council approved the Betcher Annexation per Ordinance No. 3866 on August 18, 2015. The rezoning of Tract C, of Moon Shadow No. 2 was approved by the City Council per Ordinance No. 3899 on August 2, 2016.

Upon approval of the enclosed Subdivision Plat, Lot 1 (11.936 acres) will have a zoning designation of C-3, Business/Services District and Lot 2 (11.295 acres) will have a zoning designation of I-1, Light Industrial District.

Both proposed lots are adjacent to a City street. However, an existing

regional drainage detention area is located within NE corner of proposed Lot 2. The existing regional drainage detention area might affect access to Lot 2 from a City street.

The property is currently vacant. The proposed subdivision is surrounded by a mix of uses including industrial, commercial, and residential. The owner(s) request approval to subdivide in anticipation of future development.

Chairman Sanders noted that there is not a utilities easement on the proposed subdivision, and stated that while it is normally not part of the process at this stage, wondered that since the lots are quite a distance from current utility hookups how that will be addressed. Mr. Cole responded that in this instance it will be left to the discretion of the applicant. Staff was more concerned about the access easement into Lot 2. An access and general utilities easement could be created should utilities need to be accessed between the two lots. Chairman Sanders asked Mr. Dick Doyle, Doyle Land Surveying, Inc., agent for the applicant, if a General Utility Easement could be created to ensure public utilities could be provided in the future lots. Mr. Doyle affirmed that this could be completed. A utility plan would be developed with a site plan or development plan is submitted.

Chairman Sanders asked if there were any questions from the Planning Commission or the audience. There were none.

16.039SFP - FINAL
PLAT – Aspen Heights
Addition

Todd Mattson made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 7/0.

Case No. 16.039SFP was presented by Mr. Cole. Leitzke Investments, the applicant, is proposing a three (3) lot subdivision located south of Crow Avenue (south of the Divis Subdivision) and north of the City's water tank on Southern Drive.

The area of the proposed subdivision is 4.99 acres. The proposed Lot 1 (0.5 acres) will be located within the R-2, Single & Two Family Residential District. Proposed Lot 2 (2.14 acres) and Proposed Lot 3 (2.35 acres) will be located within the C-1, General Commercial District.

The applicant will be responsible to construct a private driveway for access to the proposed commercial lots from Southern Drive at the time development occurs on the commercial lots. Access to the commercial lots from Crow Avenue will not be provided. Access to the residential lot will be provided from Crow Avenue.

The City Council will consider the Aspen Heights Annexation Plat and related zoning on third and final reading during their meeting on September 6, 2016. The proposed subdivision plat will be finalized and recorded after the annexation is complete.

Natalie Buchwald stated that there was one comment from surrounding neighbors in the Divis Subdivision just to the north of the proposed addition, who were concerned about the access to the new addition from Crow Avenue. They were assured that the only access to the new addition will be to the residential lot on the north side of the addition. Commercial

access will be from Southern Drive on the south side and will not be allowed from Crow Avenue.

Chairman Sanders asked if there were any questions. There were none.

OLD BUSINESS

Jim Nielsen made a motion to approve said case. Bill Ellingson seconded the motion. Motion carried 7/0.

NEW BUSINESS

None

Mike Cole reported that there were no new development submittals in August, therefore the regularly scheduled Planning Commission meetings for the month of September will be canceled.

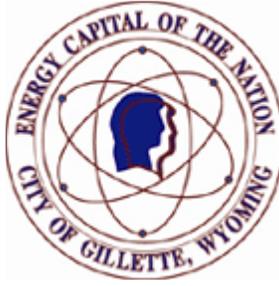
DIRECTORS REPORT

None

ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Minutes taken and prepared by Carol Best, Administrative Assistant.



**CITY OF GILLETTE
PLANNING COMMISSION
October 11, 2016 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 10/11/2016 7:00:00 PM

CASE NUMBER AND TITLE:

16.040PUDP

Preliminary Planned Unit Development (PUD) Plat and Draft Planned Unit Development (PUD) Ordinance for the Resubdivision of Lot 3, Block 4, Marquiss Addition to be known as Lot 3A and 3B, Block 4, Marquiss Addition.

APPLICANT/OWNER:

Rehabilitation Enterprises of North Eastern Wyoming (R.E.N.E.W.)

AGENT:

Bruce Engineering and Surveying, Inc.

CASE SUMMARY:

The applicant (R.E.N.E.W.) requests approval of a Preliminary Planned Unit Development (PUD) Plat and Draft Planned Unit Development (PUD) Ordinance with the intent of splitting one (1) lot into two (2) lots in the R-4, Multi-Family Residential District.

CASE BACKGROUND:

The existing 0.40 acre lot is proposed for a Planned Unit Development. The proposed PUD is located at the northeast corner of Mitchell Avenue and E-Z Street within the City's R-4, Multi Family Residential Zoning District. This property was platted as a single lot in 1980. In 2004, the R.E.N.E.W. Development Plan was approved and recorded. As a result of that plan, two, separate, two-unit buildings (four units total) were constructed as residences for disabled citizens. R.E.N.E.W. now wants to split the lot for a potential property sale.

Performing a traditional lot split for this development through a Minor Final Subdivision Plat would result in the creation of a residential lot with a non-conforming rear-yard set-back in the R-4 Multi-Family Residential District. As such, a PUD zoning district overlay is proposed to reduce the proposed rear-yard set-back requirements as part of the PUD Ordinance for this existing development.

Upon approval of this Preliminary PUD Plat and PUD Preliminary Ordinance, the applicant will then have the opportunity to submit a Final PUD Plat to incorporate recommendations from the Planning Commission. The Final PUD Plat will be reviewed by the Planning Commission during a future meeting, before it moves forward to the City Council for final review and approval.

CASE REQUIREMENTS:

1. The applicant will address all comments and concerns in ePlans and incorporate into the Final PUD submittal.
2. A Consent to Subdivide from the mortgage holder will be executed before the Final PUD plat is recorded.

3. All utilities that exist within the boundaries of this plat will require a recorded easement that will be referenced on that plat.

4. A note will need to be included on the plat that states that the owners of Lots 3A and 3B shall be jointly and evenly responsible for the ownership and maintenance of the shared portion of the water and sewer lines that are outside the standard City maintenance boundaries. This note allows the existing joint taps to remain in place.

5. The newly established lots will adhere to all requirements applicable to an R-4 district with the exception of rear yard setbacks. The rear yard setbacks for both lots will be 15'.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Planned Unit Development (PUD) Plat and Draft Planned Unit Development (PUD) Ordinance for the Resubdivision of Lot 3, Block 4, Marquiss Addition to be known as Lot 3A and 3B, Block 4, Marquiss Addition, Subject to all Planning Requirements.

CASE MANAGER:

Natalie Buchwald, Planner

TENTATIVE CITY COUNCIL DATE:

N/A

ATTACHMENTS:

Click to download

- [Aerial Vicinity Map](#)
- [2004 Renew Development Plan \(for reference\)](#)
- [Foundation Location Exhibit](#)
- [Plat Map](#)
- [DRAFT PUD Ordinance](#)



Aerial Map
Country Club Rd

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



Legend

- Project Area
- Parcels
- City Limits

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

16.040PUDP
Resub of Lot 3, Block 4
Marquiss Addition
 10/11/2016

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

RENEW DEVELOPMENT PLAN

2401 MITCHELL AVENUE, LOT 3 BLOCK 4 MARQUISS ADDITION
SEC. 34, T50N, R72W, CAMPBELL COUNTY, WYOMING

CERTIFICATE OF DEVELOPMENT PLAN

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.

GENERAL NOTES:

CURRENT ZONING: R-4
LOT AREA: .40 ACRES
BUILDING AREA: 4784 S.F.
BUILDING HEIGHT: 16'
PARKING AND DRIVE: 3208 S.F.
PROPOSED SIDEWALK: 632 S.F.
BUILDING USE: RESIDENCE FOR DISABLED CITIZENS

DRAINAGE AND DETENTION:
DRAINAGE FOR LOT 3, BLOCK 4 FLOWS FROM THE LOT NORTH TO EXISTING DETENTION AREA IN LOT 2, BLOCK 5.

WATER SERVICES:
1 1/4" WATER SERVICE EXISTS ON E-Z STREET

SEWER SERVICE:
4" SANITARY SEWER SERVICE EXISTS ON E-Z STREET

SIDEWALKS:
EXISTING 4' LOWBACK MONOLITHIC SIDEWALKS

EXECUTED THIS 14th DAY OF October A.D., 2004, BY:

Sandra Thiel for Renew
REHABILITATION ENTERPRISES OF NORTH EASTERN WYOMING, A WYOMING CORPORATION

STATE OF WYOMING)
CAMPBELL COUNTY)



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF October, A.D., 2004 BY Sandra Thiel AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.
Sandra Thiel
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 8, 2006

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS 13th DAY OF

September A.D., 2004

James R. Fisher
CHAIRMAN
Charene L. Penfold
SECRETARY

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10 OF DEV. PLAN O'CLOCK 10 M., OCTOBER 12 2004, AND IS DULY RECORDED IN BOOK NUMBER 1 OF DEV. PAGE NUMBER 157 PLAN PLATS

COUNTY CLERK

BENCHMARK
BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #23
ELEVATION=4522.60

BASIS OF BEARING
THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK.

Prepared for:
RENEW
(307) 672-7481
grants@renew-wyo.com

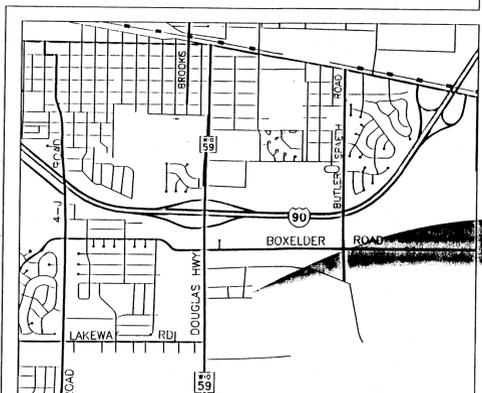
4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyoming 82718
307-687-0600
P.C.A. ENGINEERING, INC.

Drawn by: CS	Date: 11/03
Design by: CS	Date: 11/03
Reviewed by:	Date: 11/03
Revised: ZE 02/23/04; GPS 09/28/04	
P.C.A. Project Number: 032920.00	
File: G:\Projects\03292000\DesDwgs\	
Main\Main.dwg	
Xref: G:\Projects\	



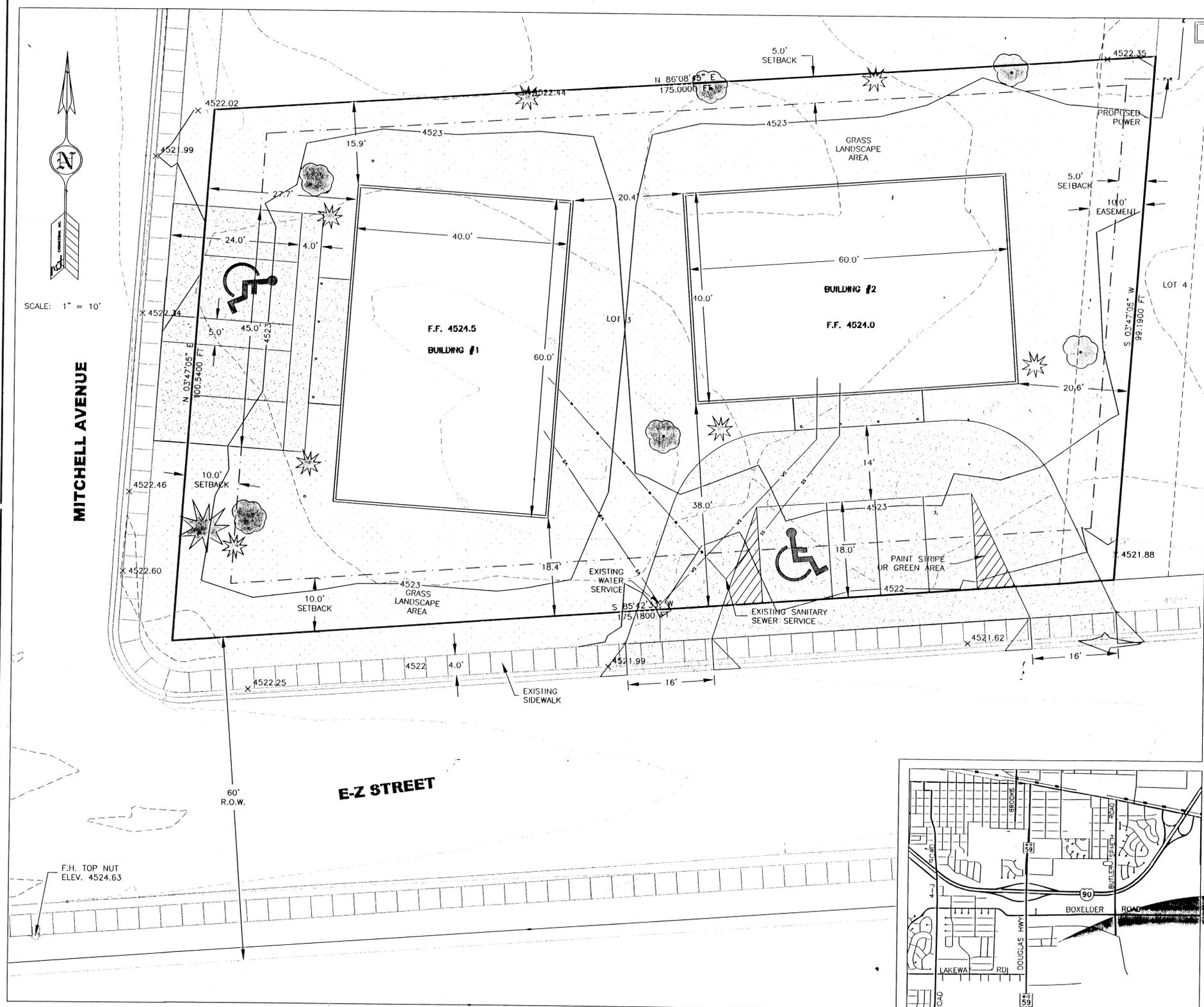
SURVEYOR'S CERTIFICATE

I, DONALD OAKLEY, OF GILLETTE, WYOMING, HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED DURING THE THE MONTH OF MARCH, 2004, AND THAT SAID SURVEY IS ACCURATELY REPRESENTED ON THIS DEVELOPMENT PLAN AND IS SET OUT ON THE GROUND AS SHOWN HEREON.



VICINITY SKETCH

PROJECT LOCATION



SCALE: 1" = 10'

MITCHELL AVENUE

E-Z STREET

F.H. TOP NUT
ELEV. 4524.63

**RENEW LIVING
QUARTERS**

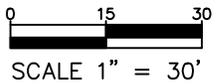
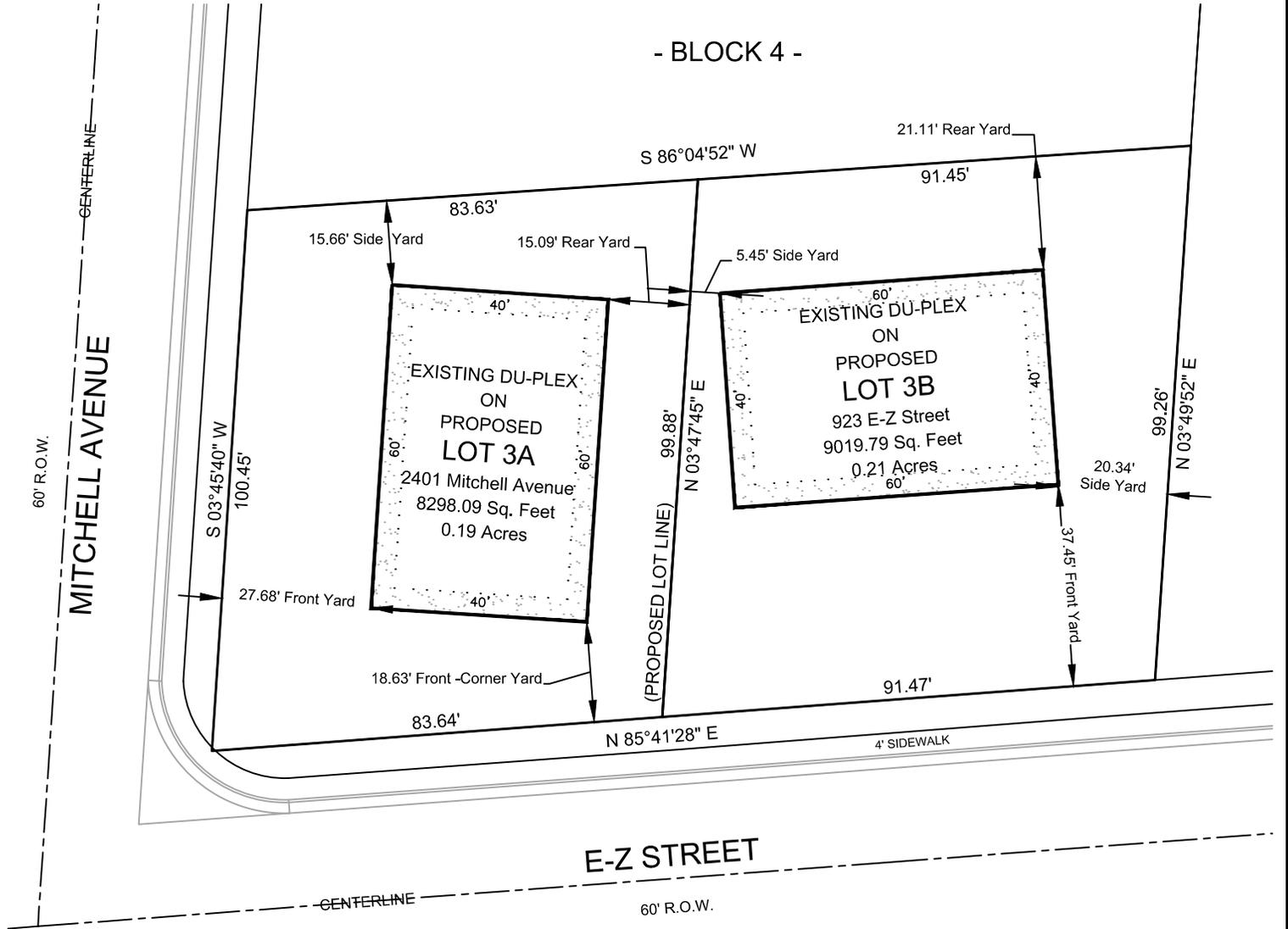
DEVELOPMENT PLAN

SHEET 1 OF 1

EXISTING BUILDING LOCATION FOR PROPOSED PUD PLAT

RESUBDIVISION OF LOT 3 BLOCK 4 OF THE MARQUISS ADDITION
 TO BE KNOWN AS LOT 3A & LOT 3B, BLOCK 4
 CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING

- BLOCK 4 -



BRUCE
 ENGINEERING, INC.
 P.O. Box 2284
 Gillette, WY. 82717
 (307) 686-2252

PREPARED FOR:
**Rehabilitation Enterprises
 of North East Wyoming**
 1969 S. Sheridan Avenue
 Sheridan, Wy. 82801

Project: 16-028
 Drawn by: KAL
 Date: 9/01/16

CERTIFICATE OF DEDICATION

The undersigned Rehabilitation Enterprises of North East Wyoming, a Wyoming Corporation, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing PUD plat shall be designated as The Resubdivision of Lot 3, Block 4, Marquiss Addition as recorded in Book 3 of Plats, on Pages 10 and 11 in the records of Campbell County, Wyoming. Said land being located in a portion of the NE1/4 of the NE1/4 of Section 34, T.50 N.-R.72 W., of the 6th, P.M. and situated within the boundaries of the City of Gillette, Campbell County, State of Wyoming and shall be more particularly described as follows:

Lot 3A and Lot 3B, Block 4 of The Marquiss Addition as shown on the Plat herein.

This PUD, 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 owner (s) and proprietor (s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements. That the undersigned owner (s) of the land shown and described on this plat does (do) hereby dedicate to the City of Gillette and its licensees for perpetual public use, all streets, alleys, easements, and other public 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 and its licensees for perpetual public use for the purpose of installing, repairing, reinstalling, replacing, and maintaining, sanitary sewer lines, water lines, gas lines, electric lines, telephone lines, cable TV lines, and other forms and types of public utilities now or those 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 _____ day of _____, A. D., 20____, by:

Rehabilitation Enterprises of North East Wyoming, a Wyoming Corporation
 NAME: _____
 COMPANY: _____
 TITLE: _____

STATE OF _____)
 COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, A. D., 20____, by

(NAME, COMPANY, TITLE IN COMPANY)

As a free and voluntary act and deed

Witness my hand and official seal.

Notary Public
 My Commission Expires: _____

Wyoming Community Development Authority, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this PUD plat, which mortgage was filed with the Clerk of Campbell County and Ex-Officio Recorder of Deeds at Book 1988 of Photos, at Page 133. MORTGAGEE, by his signature on this plat, consents to the dedications made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Gillette for public use, as listed and described on this platform the aforementioned mortgage.

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

Wyoming Community Development Authority
 NAME: _____
 COMPANY: _____
 TITLE: _____

STATE OF _____)
 COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, A. D., 20____, BY:

(NAME, COMPANY, TITLE IN COMPANY)

As a free and voluntary act and deed.

Witness my hand and official seal.

Notary public
 My commission expires: _____

APPROVALS:

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

City Engineer

CITY OF GILLETTE PLANNING COMMISSION

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

Chairman

Secretary

APPROVALS:

CITY COUNCIL OF THE CITY OF GILLETTE
 Approved by the City Council of the City of Gillette, Wyoming,
 this _____ Day of _____, A. D., 20____.

Mayor

City Clerk

COUNTY CLERK AND RECORDER

This PUD plat was filed for record in the Office of the Clerk and Recorder
 at _____ O'clock _____ M., this _____ day of _____, A. D., 20____, and is duly recorded in
 Plat Book _____, Page No. _____

County Clerk

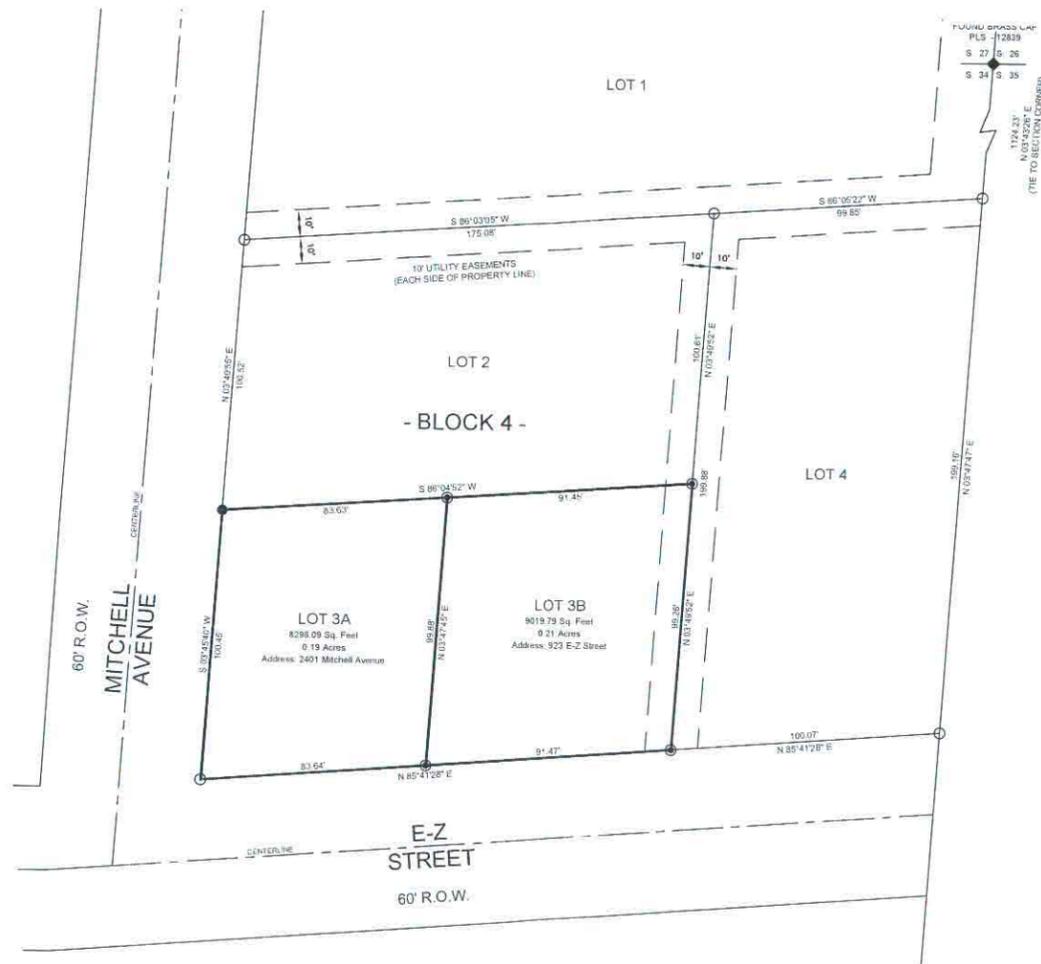
DECLARATION OF VACATING PREVIOUS PLATTING

This plat is the a Resubdivision of Lot 3, Block 4, Marquiss Addition, City of Gillette, Campbell County, Wyoming, according to the official plat thereof filed for record in Book 3 of Plats, Page 11 and filed at the Campbell County Clerk's Office of the records of Campbell County, Wyoming

GENERAL UTILITY EASEMENTS AND ACCESS STATEMENT

The owners of Tracts 3A and 3B shall grant access for any and all existing utilities servicing both or either Tracts 3A and 3B. Owners shall allow said utilities to be serviced, maintained, repaired and replaced upon, under and across the described properties as deemed necessary and reasonable.

FINAL PUD PLAT
RESUBDIVISION OF LOT 3, BLOCK 4 OF THE MARQUISS ADDITION,
TO BE KNOWN AS LOT 3A & LOT 3B, BLOCK 4
CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING
 LOCATED IN A PORTION OF THE NE1/4 OF THE NE1/4 OF SECTION 34, T.50 N.-R.72 W., 6TH, P.M.

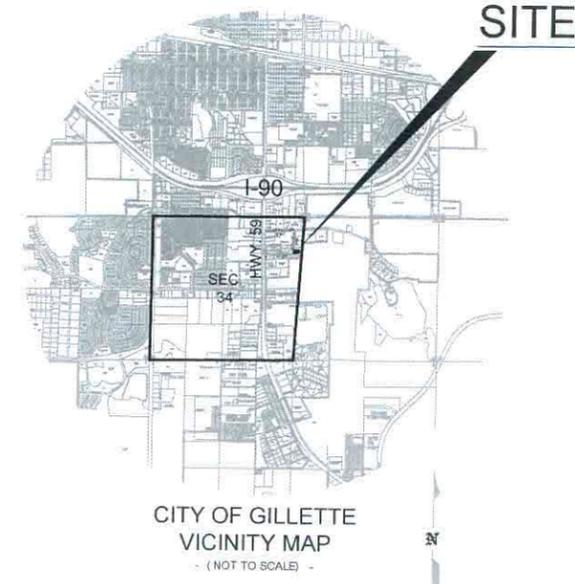


BASIS OF BEARINGS: CITY OF GILLETTE
 HORIZONTAL CONTROL NETWORK



LAND SURVEYORS CERTIFICATE

I, Theodore L. McMahon, P.L.S. 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 PUD Plat of Lot 3A and Lot 3B of Block 4 located in the Marquiss Addition Subdivision, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by myself and Scott P. Bruce of Bruce Engineering Incorporated, under my direct supervision and correctly shows the locations and dimensions of the lots, easements and streets of the said subdivision as they are laid-out upon the ground in compliance with the City of Gillette regulations governing the subdivision of land.



GENERAL NOTES:

LOTS ZONED: R-4
 TOTAL NUMBER OF LOTS: 2
 TOTAL SUBDIVISION ACREAGE: 0.40

LOT SUMMARY

LOT #	ACRES	SQ. FEET	STREET ADDRESS
LOT 3-A	0.19	8298	2401 Mitchell Avenue
LOT 3-B	0.21	9020	923 E-Z Street

FLOOD ZONE DESIGNATION

Said described property is located within an area having a Flood Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map # 56005C1463D, with an effective date of January 2, 2008, for Community Number 560081, in Campbell County, State of Wyoming, which is the current Flood Insurance Rate Map for the community of Gillette, in which the Premises is situated.

LEGEND

- = SET REBAR WITH ALUMINUM CAP, PLS-6811
- = FOUND REBAR WITH ALUMINUM CAP, PLS-4789
- = FOUND 5/8" REBAR (NO CAP)

FINAL PUD PLAT

This Plat is the Resubdivision of Lot 3, Block 4, of the Marquiss Addition, City of Gillette, Campbell County, Wyoming According to the Official Plat Recorded in Book 3 of Plats, Pages 10 & 11 and filed at the Campbell County Clerk's Office Located in a Portion of the NE1/4 of the NE1/4 Section 34, T.50 N.-R.72 W., 6TH, P.M.

Bruce Engineering, Inc.

1300 East Hwy. 14-16
 P.O. Box 2284
 Gillette, Wyoming 82718
 email-bei@vcn.com
 Phone-(307) 686-2252
 Fax-(307) 687-7163

DESIGN:	T.L.M.
DRAWN:	T.L.M.
CHECKED:	T.L.M.
JOB NO.:	16-028
DATE:	8-26-16
SCALE:	1"=30'
CONTOUR INTERVAL:	NA
HORIZ.:	1"=30'
VERT.:	NA

BRUCE ENGINEERING, INC.
 1300 EAST HWY 14-16, P.O. Box 2284
 GILLETTE, WY 82716
 (307) 686-2252 FAX: (307) 687-7163
 CIVIL ENGINEERING • LAND SURVEYING • MANAGEMENT

Prepared for:
 Rehabilitation Enterprises of North East Wyoming
 1969 S. Sheridan Avenue
 Sheridan, WY. 82801

SHEET:

AN ORDINANCE TO APPROVE THE FINAL P.U.D.
(PLANNED UNIT DEVELOPMENT) PLAT
FOR THE RESUBDIVISION OF LOT 3, BLOCK 4, MARQUISS ADDITION,
IN THE CITY OF GILLETTE, WYOMING, BY CHANGING
THE ZONING CLASSIFICATION FROM R-4, MULTI-FAMILY RESIDENTIAL
DISTRICT, TO P.U.D., PLANNED UNIT DEVELOPMENT ZONING DISTRICT

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

SECTION 1. The zoning of the property legally described below, be changed from R-4, Multi-Family Residential District, to P.U.D., Planned Unit Development District according to Section 15 of the Zoning Ordinance of the City of Gillette.

A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF GILLETTE,
CAMPBELL COUNTY, WYOMING DESCRIBED AS FOLLOWS:

LOT 3, BLOCK 4, MARQUISS ADDITION, TO BE KNOWN AS LOT 3A AND
LOT 3B, BLOCK 4, MARQUISS ADDITION, CITY OF GILLETTE,
CAMPBELL COUNTY, WYOMING, LOCATED IN A PORTION OF THE NE ¼
OF THE NE ¼ OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 72 WEST,
6TH PRINCIPAL MERIDIAN

SAID PARCEL CONTAINS 0.40 ACRES, MORE OR LESS.

SECTION 2. The zoning change to P.U.D., Planned Unit Development was approved by the Gillette City Planning Commission on _____.

SECTION 3. In accordance with Section 15c. of the Zoning Ordinance of the City of Gillette, the following Project Specific Development Standards, shall govern the Planned Unit Residential Development.

- 1. Permitted Uses:**
The Final P.U.D. (Planned Unit Development) Plat for the Resubdivision of Lot 3, Block 4, Marquiss Addition intends to allow the following uses as permitted: R-4, Multi-Family Residential.
- 2. Additional Uses:**
No additional uses will be allowed.
- 4. Minimum Lot Size:**
Minimum Lot Size shall be in accordance with the R-4, Multi Family Residential District, or Six thousand (6,000) square feet, plus one thousand five hundred (1,500) square feet for each dwelling unit in a multiple family and condominium dwelling in excess of four (4) dwelling units. The minimum area of a zone lot for townhouses shall be three thousand (3,000) square feet per unit. Living units in boarding and/or rooming houses and dormitories shall not be construed to be dwelling units for the purposes of this requirement.
- 5. Maximum Lot Size:**
0.40 acres (17,420 sf)
- 6. Maximum Height of Structure:**
The maximum height of structures shall be in accordance with the R-4, Multi Family Residential District.
- 7. Building/Lot Site Coverage:**
Building and lot site coverage shall be in accordance with the R-4, Multi Family Residential District.
- 8. Minimum Setbacks on the Front, Side and Rear Yards:**
Setback limits on all lots (both exterior and interior) shall be in accordance with the R-4, Multi Family Residential District with the exception of Rear Yard setbacks. Rear Yard setbacks for all lots shall be fifteen feet (15') for Structures containing both Permitted and Accessory Uses.

9. **Development Design Standards:**
Not Applicable for the Existing Development. Shall comply with adopted Zoning Ordinances, Design Standards and other City Development Standards and Ordinances in place when future Development or Redevelopment will occur.
10. **Landscaping, Buffering and Screening Standards:**
Exterior: Not Applicable for the Existing Development. Shall comply with Section 14 of the City's Zoning Ordinance for future landscaping improvements.
Interior: Not Applicable for the Existing Development. Shall comply with Section 14 of the City's Zoning Ordinance for future landscaping improvements.
11. **Area Designated for Common Open Space and Facilities:**
Not Applicable - No Common Space
12. **Signage Requirements:**
Signage shall comply with Section 10 of the City's Zoning Ordinance.
13. **Off-Street Parking Requirements:**
Off Street Parking shall comply with Section 9 of the City's Zoning Ordinance.
14. **Proposed Ownership of Common Areas and Facilities:**
There are no common areas. All utilities that exist within the boundaries of this plat will require a recorded easement that will be referenced on the plat. Also, a note will be added to the plat that states that the owners of Lots 3A and 3B shall be jointly and evenly responsible for the ownership and maintenance of the shared portion of water and sewer service lines that are outside the standard City maintenance boundaries.
15. **Site Access and Street Standards:**
Site Access
Access to Lot 3A shall be from the existing access on Mitchell Ave. Access to Lot 3B shall be from the existing access on E-Z Street.

Public Streets
There are no public streets planned for this development.

Private Streets
There are no private streets planned for this development.
16. **Water and Sewer and Drainage Infrastructure:**
Not Applicable - Existing
17. **Phasing Plan:**
There are no plans for phasing this development.

SECTION 4. The Final P.U.D. Plat for the Resubdivision of Lot 3, Block 4, Marquiss Addition, in the City of Gillette, is approved for filing with the Campbell County Clerk and Ex-Officio Recorder of Deeds.

SECTION 5. This ordinance shall be in full force and effect upon its publication.

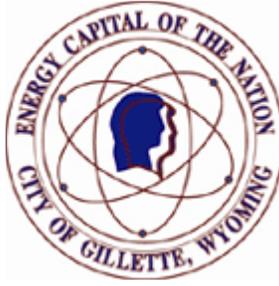
PASSED, APPROVED AND ADOPTED this _____ day of _____, 2016.

Louise Carter King, Mayor

ATTEST:

Karlene Abelseth, City Clerk

Publication Date:



**CITY OF GILLETTE
PLANNING COMMISSION
October 11, 2016 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 10/11/2016 7:00:00 PM

CASE NUMBER AND TITLE:

-NA-

Charlene Busk of the Gillette Historic Preservation Commission will make an introduction and discuss the mission of their organization.

APPLICANT/OWNER:

AGENT:

CASE SUMMARY:

CASE BACKGROUND:

CASE REQUIREMENTS:

STAFF RECOMMENDATION:

CASE MANAGER:

TENTATIVE CITY COUNCIL DATE:

ATTACHMENTS:

[Click to download](#)

No Attachments Available