



**CITY OF GILLETTE
PLANNING COMMISSION
Tuesday, July 9, 2024
5:15 PM
2ND FLOOR COMMUNITY ROOM
201 E. 5th Street, Gillette, Wyoming 82716
(307) 686-5281**

Call To Order

Approval of Minutes

1. Meeting Minutes of June 11, 2024

Cases

Case No. PL2024-0070 Advance Agreement – 700 Axel's Ave

Case No. PL2024-0071 Advance Agreement – 2500 E Hwy 14-16

Old Business

New Business

Adjournment

Planning Commission Meeting Comment Form

CHAIRMAN

Shaun Hottell

VICE-CHAIRMAN

Ryan Conklin

BOARD MEMBERS

Cristal Pratt

Richard Cone

Matthew Nelson

Ian Scott

Jack Colson

www.gillettewy.gov

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Productivity Responsibility Integrity Dedication Enthusiasm



**CITY OF GILLETTE
PLANNING COMMISSION
July 9, 2024 5:15:00 PM
Community Conference Room 2nd Floor
201 E. 5th Street, Gillette, Wyoming 82716
(307)686-5281**

DATE: 7/9/2024 5:15:00 PM

CASE NUMBER AND TITLE:

Meeting Minutes of June 11, 2024

APPLICANT/OWNER:

AGENT:

CASE SUMMARY:

CASE BACKGROUND:

CASE REQUIREMENTS:

STAFF RECOMMENDATION:

CASE MANAGER:

TENTATIVE CITY COUNCIL DATE:

ATTACHMENTS:

Click to download

[Meeting Minutes 6.11.24](#)

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Community Room ~ City Hall ~ June 11, 2024 ~ 5:15 pm

PRESENT Commission Members Present: Vice-Chair Ryan Conklin, Richard Cone, Matthew Nelson, and Ian Scott.

Commission Members Absent: Chair Shaun Hottell, Jack Colson, and Cristal Pratt.

Staff Present: Meredith Duvall, Planning Manager; Shannon Stefanick, Planner; Jill McCarty, Administrative Coordinator

CALL TO ORDER Vice-Chair Conklin called the meeting to order at 5:15 p.m.

APPROVAL OF THE MINUTES A motion was made by Richard Cone to approve the meeting minutes of May 28, 2024. Matthew Nelson seconded the motion. Motion carried 4/0.

Case No.
PL2024-0067
EASEMENT
VACATION –
1122 Sioux Ave

The City of Gillette has initiated a partial vacation of an existing 10 ft. wide General Utility Easement located at 1122 Sioux Ave; more specifically, the southern 5 ft. of the easement running along the northern property line east to west.

During the Certificate of Occupancy process, City Planning Staff discovered that the permitted accessory structure is in an existing general utility easement by 1.9 ft. To clear up any confusion by future staff and have a clean lot for the property owner, city planning staff sought permission of the property owner to initiate a partial vacate of the easement.

A locates request indicated that the easement is free of existing utilities. The following city divisions reviewed the proposed vacation and find no issues with it: Planning, GIS, Engineering, Wastewater, Water, Electrical, and the Fire Department.

Meredith Duvall said the city received one call on the case, who was a citizen that had received a surrounding property owner letter who had general questions with no objections.

Vice-Chair Conklin asked if there were any comments from the public or Commission on the case.

There being no further comments or questions Matthew Nelson made a motion to approve the case, and Ian Scott seconded. The Motion carried 4/0.

OLD BUSINESS None.

NEW BUSINESS Meredith Duvall said the meetings for June 25, 2024, and July 9, 2024, are canceled. There will be another Comp Plan meeting on July 11, 2024, and information will be sent out to the Planning Commission. As well, information on the comp plan meeting will be available on the city's Facebook page, Ms. Duvall said.

ADJOURNMENT The meeting was adjourned at 5:19 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Coordinator.



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PLANNING COMMISSION
July 9, 2024 5:15:00 PM
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201 E. 5th Street, Gillette, Wyoming 82716
(307)686-5281**

DATE: 7/9/2024 5:15:00 PM

CASE NUMBER AND TITLE:

PL2024-0070

Advance Agreement – 700 Axel's Ave

APPLICANT/OWNER:

North Park Transportation Co, Inc.

AGENT:

Ryan Conklin

CASE SUMMARY:

The property owner is requesting an Advance Agreement waiving the development requirement of hooking up to the City sewer system and subsequently requesting the allowance of the installation and use of a septic system within City limits.

CASE BACKGROUND:

The Owner is seeking an Advance Agreement with the City of Gillette for 700 Axel's Ave. The landowner is requesting that the Advance Agreement allow them to install and utilize a septic system on their property that is within city limits. The request was submitted after it was discovered that neighboring property owners to the south executed an Advance Agreement with the Gillette City Council in July of 1985. Citing the cost associated with a sewer main extension, the property owner is seeking an exception to the standard development requirements and are proposing that they be allowed to install and utilize in perpetuity a septic system until the time when the existing sewer main is extended and within two hundred and fifty feet (250') of Axel's Avenue, at which time they will be required to hook-up to the City sewer system.

The requested property is Tract B-1, of Lot "C-4" & Tract "B-1", Mary Sue Addition, and is currently zoned I-1, Light Industrial; the property currently has multiple structures located on the lot.

See attached documents:

- Plat
- Proposed Advance Agreement
- Planning Case File of Advance Agreement from 1985
- Other supporting documents

CASE REQUIREMENTS:

None

STAFF RECOMMENDATION:

None

CASE MANAGER:

Meredith Duvall, City Planning Manager

TENTATIVE CITY COUNCIL DATE:

July 16, 2024

ATTACHMENTS:

Click to download
<input type="checkbox"/> Administrator Letter
<input type="checkbox"/> Letter Requesting Advance Agreement
<input type="checkbox"/> Vicinity Map
<input type="checkbox"/> Planning Case File of Advance Agreement from 1985
<input type="checkbox"/> Plat
<input type="checkbox"/> Advance Agreement



CITY OF GILLETTE

www.gillettewy.gov

ADMINISTRATION

PHONE 307-686-5203

via email: tschilling@schillingcompanies.com

May 20, 2024

Trevor Schilling
Schilling Companies, LLC
PO Box 1052
Gillette WY, 82717

RE: Confirmation of Septic Systems
Resubdivision of Tract C Mary Sue Addition, Recorded August 9, 1985

Mr. Schilling:

I am in receipt of your letter dated May 7, 2024 to seek confirmation of the continued use, upgrades, or replacement of septic systems for the property along Axel's Avenue directly adjoining Hwy 51, otherwise known as the Mary Sue Addition to the City of Gillette. Your letter follows a conversation we had at City Hall on Monday, May 6, 2024, with Brian Brown and Ryan Conklin. I apologize for the delay in responding. It took us a while to locate the applicable case files and action from the 1980's and 1990's.

Lots C-1 (current Lot C-4), C-2 and C-3

Based on our review, there was a Resubdivision of Tract C of the Mary Sue Addition in 1985. During the review and approval for this Resubdivision in 1985, it was determined that due to the cost, a sewer main was not practical for the small number of lots it would serve in Tract C. Also at the time, the City did require the developer to execute a Petition to join a Local Improvement District in the future to extend streets, install curbs, gutters, sidewalks, water lines, sewer lines, and perform grading at such time as a public sewer is available within 250 feet of Axel's Avenue, adjacent to the Mary Sue Addition. This "Advance Agreement" to Join a Local Improvement District was indeed executed on July 19, 1985 by the owner of Lots C-1, C-2 and C-3 of the above referenced subdivision. This Advance Agreement was subsequently recorded with the Campbell County Clerk (Book 113 of Photos, Page 586-587) on November 9, 1994, following a separate request to rezone Lot C-3 from I-1, Light Industrial to A, Agricultural zoning district. Based on this information, continued use, upgrades, or replacement of septic systems within lots C-4 (C-1 prior to 8/18/2023), C-2 and C-3 for the above referenced subdivision are permitted, subject to the conditions described later in this letter.

Tract B (current Tract B1)

It is our understanding that an existing building is located within Tract B1 of this subdivision (aka Tract B, prior to 8/18/2023). The Advance Agreement to Join a Local Improvement District did not include Tract A or Tract B. It is our understanding that the current structure existed prior to annexation by the City in 1984. As such, continued use, upgrades, or replacement of the septic system for this building on Tract B1 is permitted provided it continues to serve the original building.

Tract A

The City has no record of any existing structures located on Tract A within this subdivision since at least 1995. It appears a structure was present in 1982, and possibly existed when this subdivision was annexed in 1984. Since there has not been a structure on this lot for nearly 30 years, and it is unknown as to the condition of any septic systems on this lot, public sewer will need to be extended to serve any improvements constructed on Tract A in accordance with the City's Ordinances, Design Standards and Subdivision Regulations.

Conditions for Continued Use of Septic Systems

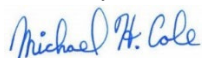
1. Permission for continued use, upgrades, or replacement of septic systems for lots C-4 (C-1 prior to 8/18/2023), C-2 and C-3 within the above reference subdivision are permitted in accordance with the Advance Agreement provided that no further subdivision of the land occurs. Any upgrades or replacement of septic systems within these lots shall be designed and permitted in accordance with Wyoming DEQ and Campbell County standards.
2. Permission for continued use, upgrades, or replacement of the septic system for the existing building on Tract B1 is permitted provided it continues to serve the original building, and no further subdivision of this lot occurs. Any upgrades or replacement of septic systems within this lot shall be designed and permitted in accordance with Wyoming DEQ and Campbell County standards. Public sewer will need to be extended to serve any new or replacement buildings constructed on Tract B1 in accordance with the City's Ordinances, Design Standards and Subdivision Regulations.
3. Septic Systems are not permitted on Tract A of this subdivision. Public sewer will need to be extended to serve any new or replacement buildings constructed on Tract A in accordance with the City's Ordinances, Design Standards and Subdivision Regulations.

Future Development

I understand your company is exploring the potential purchase of these lots to consolidate existing tracts and lots, and/or demolish existing structures for future commercial or industrial development. Based on our conversation last week, I don't believe the conditions described above would satisfy your proposed plans, while still maintaining existing septic systems. Based on the potential use of your proposed development plan within these consolidated lots, I can recommend to the City Council that an exception be made for the need to extend sewer to this area, with conditions similar to the "Advance Agreement" requirements permitting septic systems for the Tract C lots in 1985. Unfortunately, our current ordinances and regulations do not authorize the City Administrator to grant exceptions like this; it will require action by both the Planning Commission and the City Council to allow this exemption to proceed.

Please feel free to reach out to Ry Muzzarelli or contact me if you have any questions.

Sincerely,



Michael H. Cole
City Administrator

email - Ry Muzzarelli, PE, Development Services Director
Ryan Conklin, RE/MAX Professionals

Enclosure: Prior City Action (1984, 1985 & 1994), Resubdivision of Tract C of the Mary Sue Addition

700 Axel's Avenue
Gillette, WY
Owner: North Park Transportation – Keith Lilly

To the City of Gillette:

It is hereby requested that the property located at 700 Axel's Avenue be granted an Advance Agreement, similar to that attached, allowing this lot to utilize a septic system. The lot was annexed into the City around 1984, and an Advance Agreement was put into place in 1985 (Book 1313, page 586) for lots to the south of the subject lot. It is requested a similar Advance Agreement be put into place for the subject lot.

This Advance Agreement will allow the lot to utilize, maintain, repair or install a septic system till such time a public sewer is available within 250 feet of this lot. Due to the location of the current public sewer line, it is not cost effective to alter or improve the site if a city requirement is to connect to public sewer. This also creates an issue with the use and salability of the site.

Ryan Conklin at RE/MAX Professionals will be assisting the landowners to coordinate and help complete the application process through the City of Gillette.

Sincerely,

Keith Lilly

Keith Lilly
North Park Transportation

700 Axel's Avenue



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

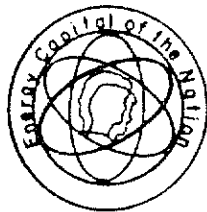
THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.



1 inch equals 167 feet
1 inch equals 0.03 miles

July 08, 2024

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



City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

DEPARTMENT OF PLANNING
AND DEVELOPMENT
686-5281

72

December 5, 1985

David A. Potter, President
Norwest Bank of Gillette
P. O. Box 3012
Gillette, WY 82716

RE: Irrevocable Letter of Credit No. 57

Dear Mr. Potter:

This office has been holding the above-referenced letter of credit in the amount of \$23,300.00 to secure public improvements associated with the Resubdivision of Tract C, Mary Sue Addition. Those improvements have now been completed and accepted by the City of Gillette.

Therefore, we are releasing the attached letter of credit by marking it "VOID" and returning it to you.

Should you have any questions, please do not hesitate to call.

Sincerely,

Tom Drake

Tom Drake
Zoning Administrator

TD/fr

xc: Axel Ostlund (w/att.)
P. O. Box 989
Gillette, WY 82716

IRREVOCABLE LETTER OF CREDIT

July 29, 1965

City of Gillette
201 East 5th Street
Gillette, WY 82716

Irrevocable Letter of Credit No. 57

Gentlemen:

We hereby establish our Irrevocable Letter of Credit in your favor and authorize you to draw on us, up to an aggregate amount of Twenty-Three Thousand Three Hundred Dollars (\$23,300.00), available by your draft (s) at sight accompanied by your written certification that Axel R. Olstund has failed to install water line in the Mary Sue Addition.

We engage with you that all draft (s) drawn under and in compliance with the terms of this credit will be duly honored by us as specified if presented at this office on or before 4:30 o'clock p.m., May 05, 1967 or any extended date, it being a condition of this Irrevocable Letter of Credit that it shall be automatically extended for additional periods of one year from the present or each future expiration date unless thirty days prior to such date we shall notify you in writing by registered mail at the above address, that we elect not to renew this Letter of Credit for such additional period. Upon receipt by you of such notice, you may draw on us hereunder by means of your draft on us at sight for the full amount of this Letter of Credit.

Except so far as otherwise expressly stated, this Credit is subject to the Uniform Customs and Practices for Commercial Documentary Credits fixed by the International Chamber of Commerce applicable at the date of this letter.

Very truly yours,

NORWEST BANK GILLETTE, N.A.

By: 
David A. Potter, President

ADDENDUM "A"

Summary and Engineer's Estimate of Costs of Required
Public Improvements Resubdivision of Tract 'C', Mary Sue Addition
Subdivision as approved by the City Engineer.

IMPROVEMENTS	ESTIMATED COSTS
12" PVC Water Main:	^{1,406} 1,408 L.F. x \$ 20/L.F. = \$28,160
Fire Hydrants:	✓ 3 Each x \$1300/Each = 3,900
12" Tap to Madison Line:	✓ 1 Each x \$6000/Each = 6,000
12" x 12" x 6" Tees:	✓ 3 Each x \$ 380/Each = 1,140
12" Tees:	✓ 1 Each x \$ 380/Each = 380
12" 45° Elbows:	✓ 2 Each x \$ 300/Each = 600
12" Gate Valve:	✓ 4 Each x \$ 800/Each = 3,200
12" Plug:	✓ 2 Each x \$ 150/Each = 300
2" Service Taps:	✓ 4 Each x \$ 350/Each = 1,400
Test:	✓ 1 Each x \$ 500/Each = 500
4" Electrical Conduit:	✓ 40 L.F. x \$ 10/L.F. = 400
Construction Engineering:	= 2,200
	TOTAL = \$48,180

TJM,
OK Roger 12-2-85

PREPARED BY: *Edward S. Smith* / July 12, 1985
Engineer: P.C.A. Date

APPROVED BY: _____ / _____
City Engineer Date

RECORDED PLAT

AGREEMENT RELATING TO THE COMPLETION OF IMPROVEMENTS IN THE
Resubdivision of Tract 'C', Mary Sue Addition _____ SUBDIVISION.

THIS AGREEMENT, entered into as of this _____ day of
_____, 19____, by and between the CITY OF GILLETTE,
WYOMING, (hereinafter called "City"), and Axel R. Ostlund
_____, (hereinafter called "Subdivider").

W I T N E S S E T H:

- 1) That the Subdivider has submitted to the City for approval an application for a subdivision permit and a subdivision plat of the Resubdivision of Tract 'C' Mary Sue Addition _____ Subdivision; and
- 2) That certain public improvements are required by the City of Gillette Subdivision Regulations, (hereinafter called "Regulations"), to be installed by the Subdivider; and
- 3) That the Subdivider is required by the Regulations to install or guarantee the installation of all required public improvements according to plans and specifications approved by the City Engineer and the Wyoming Department of Environmental Quality prior to approval of the subdivision plat; and
- 4) Once the plat is recorded, the City Building Department may issue building permits if none of the land within the subdivision is zoned R-S, R-1, R-2, R-3, R-4 or M-H. In all other cases, building permits may not be issued until all required sewer and water improvements are installed and approved by the City Engineer and the final subdivision grading plan is prepared and approved.
- 5) Certificates of occupancy may not be issued until all public improvements except streets and sidewalks have been installed and approved by the City Engineer. Certificates of occupancy may be issued before all streets are completed once the temporary surface is constructed and approved by the City Engineer.

Approval of a particular temporary surface shall not relieve the subdivider of the responsibility to complete all improvements according to the approved plans and specifications within the eighteen month construction time limit in Section 6-c-(11)-(k) of the City Subdivision Regulations.

- 6) That the amount of the guarantee is based on an estimate made by the City Engineer and is in an amount not less than seventy-five percent (75%) of the estimated cost of all required public improvements remaining to be installed and approved; and
- 7) That the Subdivider has furnished to the City a guarantee of the proper installation of public improvements in the following form: An Irrevocable Letter of Credit, Number 57, from the Norwest Bank Gillette, N.A. Bank of Gillette, Wyoming in the amount of Twenty-three Thousand Three Hundred Dollars (\$ 23,300.00). That the expiration date of the Letter of Credit is no less than 120 days after the date of completion of the improvements as specified herein.

NOW THEREFORE, the parties hereto do mutually agree as follows:

1. All public improvements designated on Addendum A to this contract, attached hereto and incorporated herein by this reference, and being a list of the required improvements and Engineer's estimate of construction costs as approved by the City Engineer, shall be constructed and completed by the Subdivider according to plans and specifications prepared by Professional Consulting Associates and approved by the City Engineer.
2. All improvements designated on Addendum A shall be installed, constructed and completed by the Subdivider within seventeen (17) months from the date of approval of the final plat by the City Council. All construction shall be performed in a good and workmanlike manner in accordance with applicable City, County and State standards, rules and regulations governing such construction.
3. The Subdivider shall inform the City Engineer at least once a month as to the progress of construction,

shall give written notice to the City Engineer of completion of improvements or categories thereof and shall cooperate in the reasonable inspection of improvements by the City Engineer.

4. Within ten (10) days after receipt of the above notice of completion, the City Engineer shall inspect the improvements to which notice of completion applies and, within ten (10) days after receipt, give the Subdivider either written notice of approval or disapproval and corrective action required. Upon completion of corrective action, notice, inspection and approval or disapproval shall be required in a like manner as above. Written notice of approval of the City Engineer of an improvement or corrective action, or failure of the City Engineer to inspect and approve or disapprove the same, within ten (10) business days from receipt of the compliance notice, shall constitute approval by the City of Gillette under the terms of this agreement.

5. The estimated cost of constructing the public improvements is agreed to be that set forth on Addendum A. The Irrevocable Letter of Credit, Number 57, from the Norwest Bank Gillette, N.A. Bank of Gillette, Wyoming in the amount of Twenty-Three Thousand Three Hundred Dollars, (\$ 23,300.00) is to guarantee that the funds are available for the completion of all public improvements described in Addendum A. Upon completion of all public improvements, approval of the public improvements by the City Engineer, and acceptance by the City Council, this agreement shall become null and void and of no force effect in which event the Irrevocable Letter of Credit shall be returned to the Subdivider. If the improvements are not completed and approved on or before the end of the contract period, then the City shall obtain funds from the Irrevocable Letter of Credit to complete the described improvements and to recover the cost thereof including administrative costs incurred as a result of the failure of timely completion. In the event the amount of the Irrevocable Letter of Credit is not sufficient to complete the improvements as designated in Addendum A to the approval of the City Engineer then the Subdivider shall be liable for any such insufficiency. In the event the City does bring legal action to enforce such liability, then, it shall be entitled to all its costs of suit and reasonable attorney fees. The liability of the institution issuing the Irrevocable Letter of Credit shall not exceed the fact amount thereof.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in duplicate, each of which is deemed an original, as of the date first above written.

ATTEST:

CITY OF GILLETTE, WYOMING

City Clerk

Mayor, City of Gillette

(Corporate Seal or Notary)

SUBDIVIDER

Axel R. Ostlund

Axel R. Ostlund

STATE OF WYOMING)
) ss.
County of Campbell)

The above and foregoing Agreement was acknowledged before me by AXEL R. OSTLUND this 29 day of July, 1985.

Witness my hand and official seal.

Robert L. Ostlund
Notary Public

My Commission Expires: JUNE 17, 1989

ADDENDUM "A"

Summmary and Engineer's Estimate of Costs of Required
 Public Improvements Resubdivision of Tract 'C', Mary Sue Addition
 Subdivision as approved by the City Engineer.

IMPROVEMENTS	ESTIMATED COSTS
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12" Gate Valve:	4 Each x \$ 800/Each = 3,200
12" Plug:	2 Each x \$ 150/Each = 300
2" Service Taps:	4 Each x \$ 350/Each = 1,400
Test:	1 Each x \$ 500/Each = 500
4" Electrical Conduit:	40 L.F. x \$ 10/L.F. = 400
Construction Engineering:	= 2,200
	TOTAL = \$48,180

PREPARED BY: Edward S. Scott / July 12, 1985
 Engineer: P.C.A. Date

APPROVED BY: _____ / _____
 City Engineer Date

JH2

CITY PLANNING COMMISSION
REGULAR MEETING - CITY COUNCIL CHAMBERS
JULY 8, 1985 - 8:00 P.M.

PRESENT: Carolee Gazzolo, Dale Roth, Bob Kovacich, Dave Ham and
Chris Hard, Vice Chairman.

ABSENT: Marty Gulley and Rich Omland.

CALL TO ORDER: Vice Chairman Hard called the regular meeting of the Planning
Commission to order at 8:05 p.m.

APPROVAL OF MINUTES: Mr. Roth made a motion to approve the minutes of the June 24,
1985, regular meeting, as written. Mrs. Gazzolo seconded the
motion. The motion carried - 4/0.

FINAL PLAT:
CASE NO. 85.029SP
Resub. Tract "C",
Mary Sue Addn.

Tom Drake, Planner II, made the staff presentation for the final plat of the Resubdivision of Tract "C", Mary Sue Addition. The applicant, Axel Ostlund, seeks to subdivide an existing industrial tract into 3 lots. The property is located about 700' south of U.S.14/16 on the west side of Axel's Avenue, and extending south about $\frac{1}{4}$ mile. The existing Tract "C" has 33.6 acres and is zoned I-1, Light Industrial District. The proposed resubdivision would create two smaller lots of about $2\frac{1}{2}$ acres each on the northern 600' of the tract and a larger 28-acre third lot. The property is presently vacant, except for some horse barns in the southern portion. Mr. Drake also listed the surrounding uses which are adjacent to this property. He also discussed the proposed paving for this resubdivision.

Mr. Drake also stated that a 12" water line will be installed along Axel's Avenue in conjunction with CAMPLEX. The subdivider intends to pursue a recorded plat, with letter of credit, so that lots may be sold before the improvements are completed. Septic tanks are proposed for sewage disposal. The nearest City sewer is about 400' south of the SW corner of proposed Lot C-3. Over $\frac{1}{2}$ mile of sewer line would be needed to serve the 3 lots. Mr. Drake also discussed Section 17-10 of the Gillette City Code which explains how properties within the City should connect onto public sewer. Staff is recommending approval of the septic tanks for this resubdivision because it would not be practical to serve the lots with public sewer. However, a soils report will be needed to verify that the soils are suitable for septic systems. In addition, a waiver of protest to a future local improvement district must be executed by the current property owner, such that a sewer serving all lots in this resubdivision must be constructed when a public sewer is available within 250' of Axel's Avenue.

Also, Mr. Drake said that a drainage study will be needed for each proposed lot, and he listed deficiencies which are on the plat at this time. In conclusion, Mr. Drake stated that staff recommends APPROVAL of this plat, with the following

CASE NO. 85.029SP
(continued)

conditions: 1) completion of all final checklist items, including an O & E Report; 2) correction of all plat deficiencies; and, 3) completion of a soils report verifying the suitability of septic systems for these lots, and execution of a waiver of protest to a future local improvement district to provide sewer to these lots at such time as public sewer is available within 250' of Axel's Avenue.

Mr. Roth asked what would be done if the soils report showed that the soils are not suitable for a septic system. Mr. Drake discussed the alternatives which could be used if this happened. Ed Scott, representing the petitioner, stated that the soils will be checked to see if there is enough leaching capability for absorption. He also stated that other options include leach pits or evapotranspiration. He further stated that Salt Creek Freightways to the north is on a septic system, so suitable soils should be found. Mr. Scott also said that the necessary corrections have been made and submitted today to the Planning Department. He also discussed the water line installation and easement dedications, as well as other aspects of this resubdivision. There were no questions for Mr. Scott from the Commission.

There being no further discussion, Mr. Kovacich made a motion to recommend APPROVAL of this proposed resubdivision plat, subject to staff recommendations. Mr. Roth seconded the motion. The motion carried - 4/0.

OLD BUSINESS:

Joe Racine, Planning Director, discussed the proposed annexation task force. He also mentioned that \$15,000 has been approved for an economic base study, and how the Campbell County Economic Development Corporation and Planning Department will be involved with this project.

ADJOURNMENT:

There being no further business, Mr. Kovacich made a motion to adjourn the meeting. Mr. Ham seconded the motion. The motion carried - 4/0. The meeting adjourned at 8:20 p.m.


Floy E. Rogers, Secretary



file

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

RECEIVED JUL 03 1985

July 3, 1985

Mr. Ed Scott, P.E.
Professional Consulting Associates
P. O. Box 2185
Gillette, WY 82716

RE: Mary Sue Addition

Dear Ed:

We have reviewed the final plans for the above subdivision. The following deficiencies were noted.

1. No cover sheet was submitted.
2. The engineer must sign the improvement plans.
3. The watermain must extend south to serve lot C-3 and a valve installed.
4. If there is a bench mark in the vicinity, please note it on the plans.

There is no drainage report for the subdivision. A drainage study and report must be filed with the development of each lot in this subdivision. Also, the 12 inch main must be extended to the south line of Lot C-3 at the time the lot is developed.

Please contact me at 686-5265 if you have any questions.

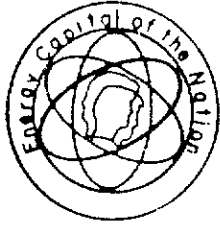
Sincerely,

A handwritten signature in cursive script that reads "Tom Berkland".

Tom Berkland
Engineer II

TB/kmc

cc: Planning Department ✓



City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

MEMORANDUM

TO: The Mayor and Members of the City Council

FROM: John Darrington, City Administrator

SUBJECT: Resubdivision of Tract "C", Mary Sue Addition -
Final (Minor) Plat

DATE: July 10, 1985

Recommendation

It is recommended that the Mayor and City Council approve on first reading, the resubdivision plat of Tract "C", Mary Sue Addition. Also, the staff recommends that the Council approve a variance to the Subdivision Regulations requirement for sewer service ~~for~~ ^{and} pavement of the entire length of the street, as described below.

Background

This property is located about 700 feet south of U.S. Highway 14/16 on the west side of Axel's Avenue, just south of the Salt Creek Freight terminal. The property is zoned I-1, Light Industrial District, and is currently vacant except for some horse barns.

CAMPLEX is across Axel's Avenue to the east. A 12-inch water line is to be installed along Axel's Avenue in cooperation with CAMPLEX. The water line will be on the west side of the street. City electric is on the east side. It is proposed that those lines cross Axel's Avenue just south of the end of the pavement.

The resubdivision would create three lots from one existing tract. Two lots would be about 2½ acres each in size at the northern end of the property, and a large 28-acre lot would occupy the remainder of the tract. Axel's Avenue is paved almost to the 28-acre lot. No further paving of Axel's Avenue is being proposed. The staff agrees with this proposal. However, at such time that the 28-acre lot is further resubdivided or a building permit issued, paving would be required.

Approximately ½ mile of sewer line would need to be installed to service these three lots, which does not appear to be practicable. The staff recommends allowing septic tanks. However, a waiver of protest to a future local improvement district should be executed, providing that a sewer will be constructed to these lots when public sewer is available within 250 feet of Axel's Avenue.

The Planning Commission voted to **CONDITIONALLY APPROVE** this plat at their regular meeting on July 8, 1985. That approval was conditioned upon:

MEMORANDUM
The Mayor and City Council
July 10, 1985
Page 2

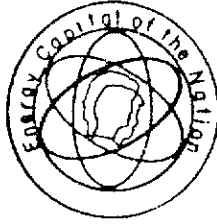
- 1) Completion of all final checklist items, including an Ownership and Encumbrance Report.
- 2) Completion of a soils report verifying the suitability of the lots for septic systems.
- 3) Execution of a waiver of protest to a future local improvement district to construct a sewer to these lots when a public sewer is available within 250 feet of Axel's Avenue.

The applicant was notified of the above conditions and provided a tentative schedule of City Council considerations of this plat. He has also been advised that staff will recommend tabling the plat at third reading if those conditions and other requirements have not been met.

It is recommended that the plat be approved on first reading at the Council's July 15, 1985, meeting.

John Darrington
City Administrator

TD/JD/fr



City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

August 13, 1985

Axel R. Ostlund
P. O. Box 989
Gillette, WY 82716

RE: Resubdivision of Tract C, Mary Sue Addition

Dear Mr. Ostlund:

This letter is to inform you that the above-referenced plat was filed for recording at the office of the Campbell County Clerk on Friday, August 9, 1985. The Plat was recorded in Book 4 of Plats, Page 225, at 11:30 a.m.

Should you have any questions, please do not hesitate to call.

Sincerely,

Tom Drake

Tom Drake
Planner II

TD/fr *fr*

xc: Ed Scott
Professional Consulting Associates
P. O. Box 2185
Gillette, WY 82716

John Darrington, City Administrator
Wyoming Televents, Inc.
Mountain Bell, Sheridan

July 29, 1985

JOHN DARRINGTON
CITY ADMINISTRATOR
CITY OF GILLETTE
201 E 5TH STREET
GILLETTE WY 82716

Re: Resubdivision of Tract 'C' of the Mary Sue Addition

Dear Mr. Darrington:

I wish to request emergency final approval of the referenced resub-
division at the City Council's next regular meeting on August 5, 1985.
I request this action so that the closing on the land sale may be held
and then the buyer can commence with his building plans. My buyer is
anxious to begin so that he may be in his building before winter.

Respectfully Requested,



Axel R. Ostlund
P.O. Box 989
Gillette, Wyoming 82716

Professional Consulting Associates

P.O. Box 2185
Gillette, Wyoming 82716
(307) 687-0600

LETTER OF TRANSMITTAL

TO TOM DRAKE
PLANNING DEPT
CITY OF GILLETTE

DATE	7-30-85	JOB NO.	850795.1
ATTENTION			
RE: <u>RESUB. TRACT 'C', MARY JOE</u>			
<u>ADDITION</u>			

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via delivery the following items:

Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	REV. NO.	DESCRIPTION
1	7-30-85	-	Final Plat Checklist
1	7-10-85	-	Ownership and Encumbrance Report
1	7-29-85	-	Check for \$50.00 filing fee
1	7-29-85	-	Letter to J. Darrington requesting emergency approval
1	7-29-85	-	Advance Agreement To Join A.L.I.D.
1		-	Improvements Agreement
1	7-29-85	-	Irrevocable Letter of Credit No. 57 from Norwest

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS TOM - I BELIEVE THAT THIS FULFILLS ALL THE SUBMITAL
REQUIREMENTS FOR THE REFERENCED PROJECT. THE PERMIT TO
CONSTRUCT HAS BEEN OBTAINED FROM THE ENGINEERING DIVISION
AND THE SOILS/PERCOLATION REPORT HAS PREVIOUSLY BEEN SUBMITTED
TO THEM.

PLEASE SCHEDULE THIS PLAT FOR EMERGENCY APPROVAL
AT THE NEXT CITY COUNCIL MEETING.

COPY TO BOB OSTLUND

SIGNED: Ed Seth



ROCKY MOUNTAIN TITLE INSURANCE AGENCY
of Gillette

316 South Gillette Avenue • P.O. Box 879 • Gillette, WY 82716 • (307) 686-2244

OWNERSHIP AND ENCUMBRANCE REPORT

Case No. 85-7-18

ROCKY MOUNTAIN TITLE INSURANCE AGENCY OF GILLETTE, duly licensed abstracters in and for the County of Campbell, State of Wyoming, hereby reports the following information after a careful search of the records in the offices of the County Clerk, County Treasurer and Clerk of the District Court, in and for the County of Campbell, State of Wyoming, concerning subject property:

Tract C of
THE MARY SUE ADDITION
According to the official plat thereof,
County of Campbell, State of Wyoming

OWNER(S) OF RECORD: Axel R. Ostlund, of Box 989, Gillette, Wyoming, by reason of Warranty Deed dated February 15, 1983 and recorded April 21, 1983 in Photos Book 675, Page 63; and by reason of Warranty Deed dated August 25, 1971 and recorded August 27, 1971 in Photos Book 226, Page 30.

NOTE: There is a Notice of Agreement For Quitclaim Deed by and between MARY E. SHIPPY as grantor and Axel R. Ostlund as grantee, dated June 28, 1983 and recorded July 7, 1983 in Photos Book 690, Page 122. Said agreement is on a tract of land 30 feet wide off the east half of the west half of the northwest quarter of Section Twenty-five, Township Fifty North, Range Seventy-two West.

JUDGMENTS: None

STATUS OF TAXES: Taxes for the year 1984 have been paid in full in the amount of \$232.34 in the names of John C. Ostlund and Axel R. Ostlund and are shown as Tax Notice #4175.

SPECIAL ASSESSMENTS: None

The foregoing is not to be considered an abstract of title; and the liability of the undersigned is considered to be no greater than the sum rendered.

Dated and signed this 10th day of July, A.D., 1985 at 8:00 a.m.

ROCKY MOUNTAIN TITLE INSURANCE AGENCY OF GILLETTE

By: 

Abstracter

ct

CAMPBELL COUNTY PUBLIC LAND BOARD
801 E. 4TH, SUITE 7
GILLETTE, WY 82716
(307) 686-0108

June 19, 1985

Axel R. Ostlund
P. O. Box 989
Gillette, WY 82716

Dear Mr. Ostlund:

Per our conversation of June 6, 1985, this is to advise of the Campbell County Public Land Board's agreed level of participation in the cost of the proposed waterline along the west side of Axel's Avenue.

Firstly, the Board concluded that they would participate only in construction cost and not engineering cost. Secondly, the Board will participate in the construction cost only if the line is twelve inches (12") in diameter, as this line would become part of the Board's "loop" through the active recreation area, back to the Madison waterline. Thirdly, the Board wants a twelve inch (12") stub run easterly across Axel's Avenue, to their property on the east side thereof.

The Board then agreed to pay fifty percent (50%) of the cost of constructing the following items:

- Tap to the Madison waterline
- 12 inch diameter main along Axel's Avenue
- 12 inch T and valve for the stub to the east
- 12 inch diameter stub to the east.

As we discussed, to preclude the possibility of any financing problems, on the part of the Land Board, it would be most desirable were the project advertised and let publicly. You, being the controlling agent should retain the right to reject any bids for irregularities etc., or reject all bids, in order to preclude construction by an undesirable entity. With no federal money involved, the 5% Wyoming Resident Contractor rule should also be put in the specifications.

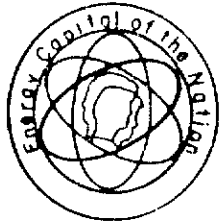
I would appreciate the opportunity to review the plans and specifications prior to bidding.

Sincerely,



Robert L. Stephany
Executive Manager

RLS/kjb



City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

July 9, 1985

Axel R. Ostlund
P. O. Box 989
Gillette, WY 82716

RE: Resubdivision of Tract "C", Mary Sue Addition - Final Plat

Dear Mr. Ostlund:

This letter is to inform you that, at their regular meeting on July 8, 1985, the Gillette Planning Commission voted to **CONDITIONALLY APPROVE** the above-referenced resubdivision. That approval is conditioned upon the following:

1. Completion of all final checklist items, including an Ownership and Encumbrance Report.
2. Completion of a soils report verifying that these lots are suitable for septic systems.
3. Execution of a waiver of protest to a future local improvement district to provide sewer to these lots at such time as a public sewer is available within 250 feet of Axel's Avenue.

This plat will now be forwarded to the City Council for first reading consideration at their regular meeting at 7:30 p.m., Monday, July 15, 1985, in the City Council Chambers, 201 East Fifth Street. The plat is scheduled to receive third and final reading on August 19, 1985.

However, before recommending approval for third reading, this Department requires that the plat be completed in all respects; that all conditions of approval be satisfied; that all signatures, recording fees and separate instruments be provided. In addition, all final engineering drawings, specifications, etc., must be completed.

Should you have any questions, please do not hesitate to call.

Sincerely,

Tom Drake
Planner II/Zoning Administrator

TD/fr

xc: Ed Scott, Professional Consulting Associates
Rich Omland, Planning Commission Chairman

**Professional
Consulting
Associates**

P.O. Box 2185
Gillette, Wyoming 82716
(307) 687-0600

Edward S. Scott, P.E.

Bob R. Butler, L.S.

July 8, 1985

TOM BERKLAND
ENGINEERING DIVISION
CITY OF GILLETTE
201 E 5th ST
GILLETTE WY 82716

Re: Mary Sue Addition Water Line

Dear Tom:


The plans have been revised per our review and your letter of July 3, 1985.

1. Sheet 1/2 is the cover sheet as previously submitted.
2. I had previously signed the plans.
3. The line was extended to the south to serve Lot C-3, and a valve was shown.
4. There was a bench mark shown on the plan. It is on the base of the street light along Hwy 51.
5. The conduit is shown across Axel's Ave.
6. The easements are now shown on the plan.

Enclosed are two revised sets of plans for your approval.

Sincerely,

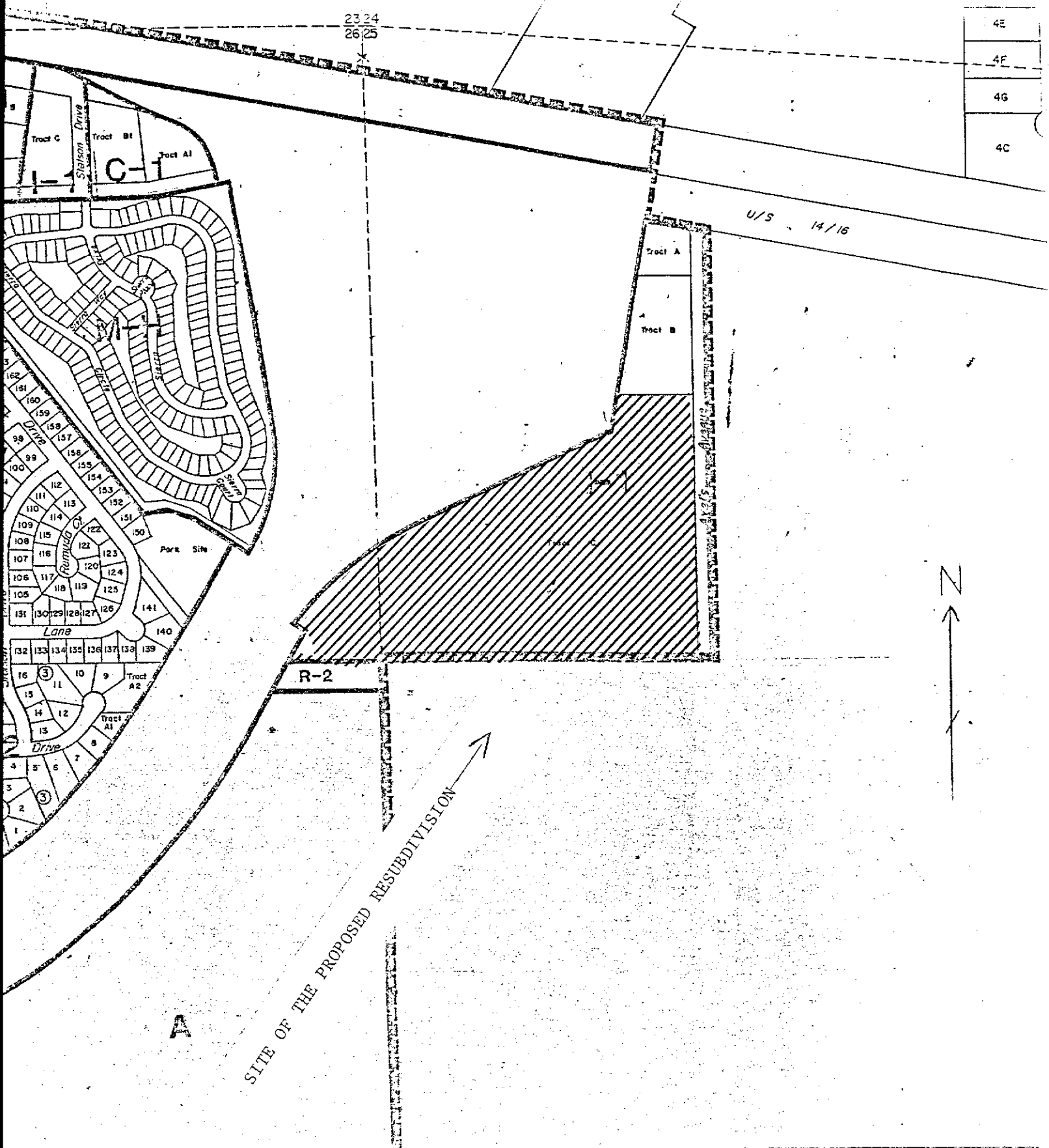
PROFESSIONAL CONSULTING ASSOCIATES


Edward S. Scott, P.E.

Enclosure

cc: Bob Ostlund
Tom Drake ✓

ESS/sg



4E
4F
4G
4C

SITE OF THE PROPOSED RESUBDIVISION

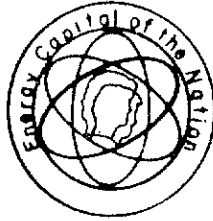
R-2

U/S 14/16

23/24
26/25



A



City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

July 5, 1985

Axel R. Ostlund
P. O. Box 989
Gillette, WY 82716

RE: Resubdivision of Tract "C", Mary Sue Addition -
Final Plat

Dear Mr. Ostlund:

This letter is to remind you that the above-referenced case will be reviewed by the City Planning Commission, at its next regular meeting on Monday, July 8, 1985, beginning at 8:00 p.m. in the City Council Chambers, 201 East Fifth Street. I have attached a copy of the case sheet to familiarize you with staff recommendations.

You or your representative should be at the meeting to answer any questions the Commission may have. Please call prior to the meeting if you have any questions.

Sincerely,

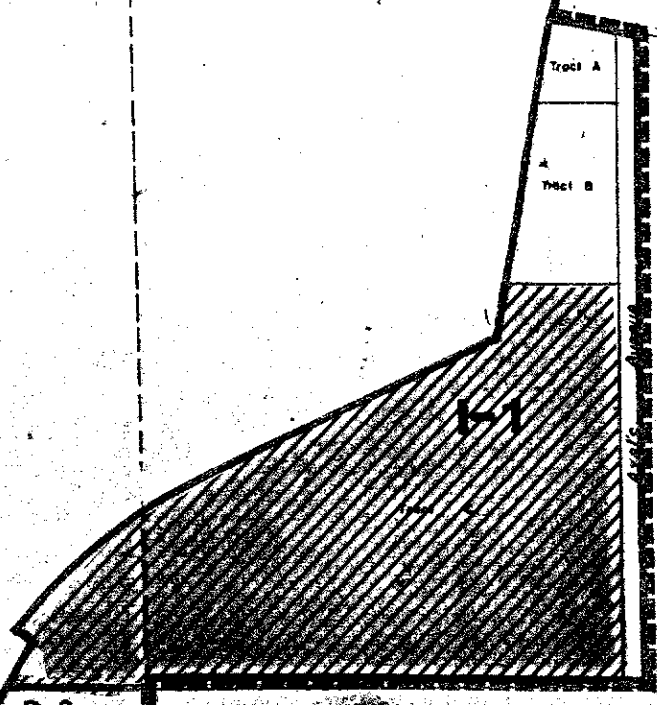
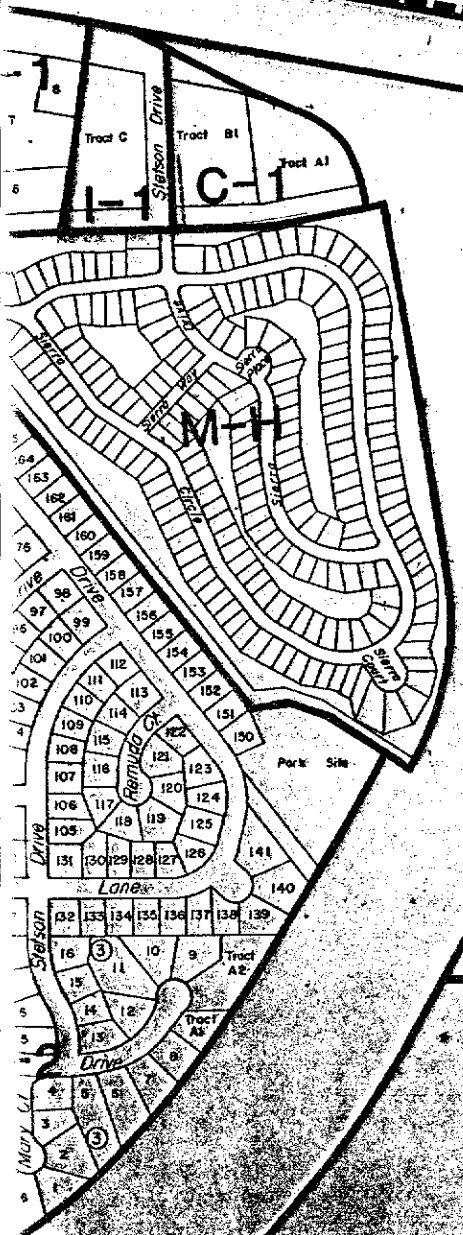
Tom Drake
Zoning Administrator/Planner II

TD/fc
Attachment

xc: Professional Consulting Associates
P. O. Box 2185
Gillette, WY 82716

2324
2625

4E
4F
4G
4C



SITE OF THE PROPOSED RESUBDIVISION →



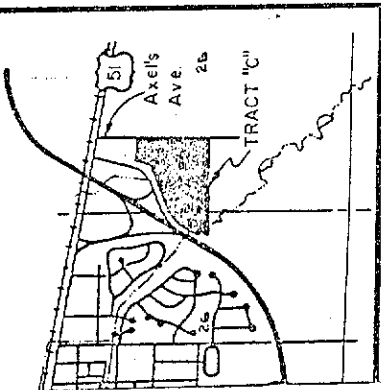
BASIS OF BEARINGS:

AXELS AVE, ALL ACCORDING TO THE MARY SUE ADDITION PLAT FILED IN BOOK 4 OF PLATS, PAGE 115 CAMPBELL CO. RECORDS.

SCALE: 1"=2000'

RESUBDIVISION

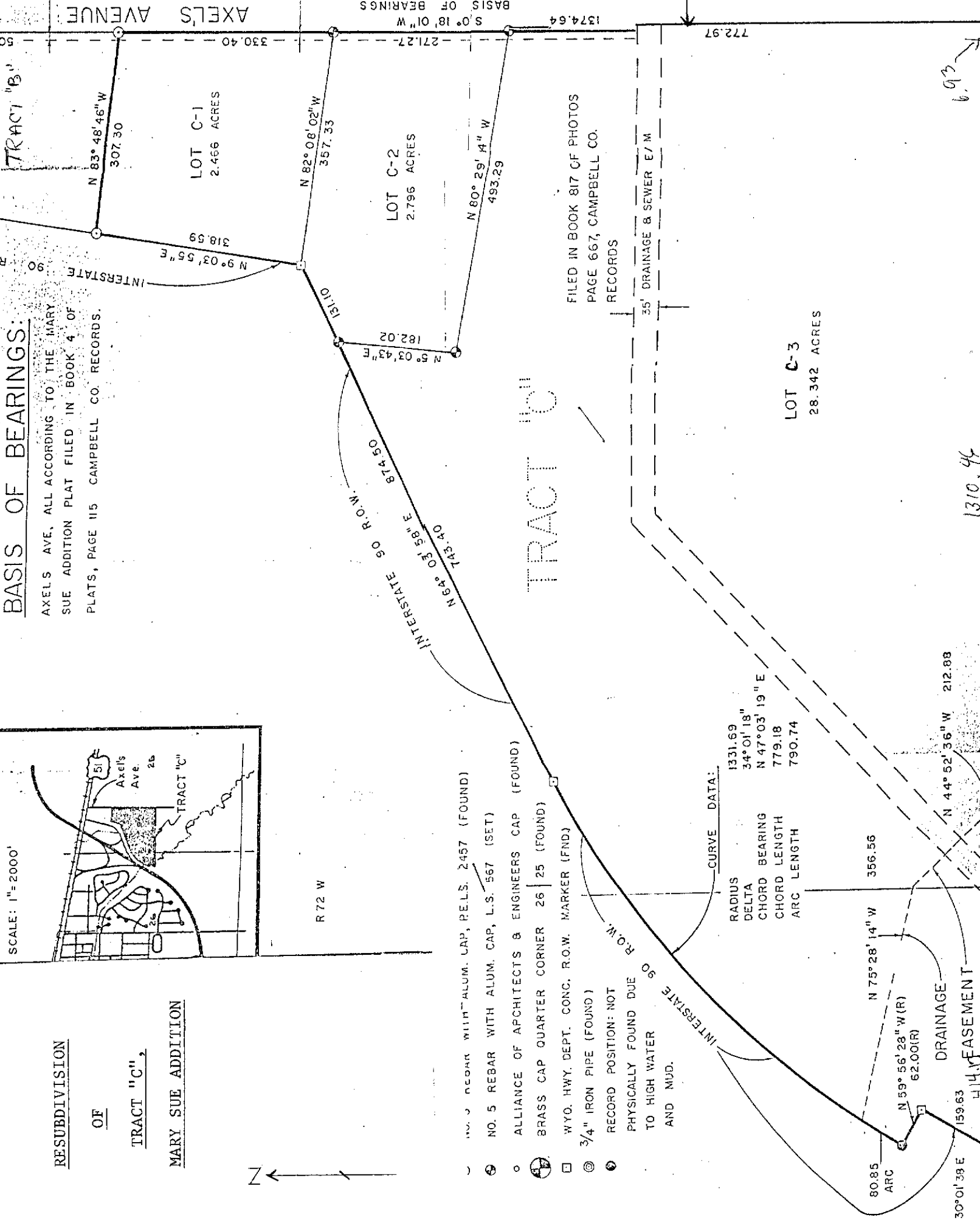
OF
TRACT "C",
MARY SUE ADDITION

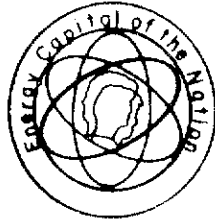


- NO. 5 REBAR WITH ALUM. CAP, RELS. 2457 (FOUND)
- ALLIANCE OF ARCHITECTS & ENGINEERS CAP (FOUND)
- BRASS CAP QUARTER CORNER 26 25 (FOUND)
- W.Y.O. HWY. DEPT. CONC. R.O.W. MARKER (FND)
- ⊙ 3/4" IRON PIPE (FOUND)
- ⊙ RECORD POSITION: NOT PHYSICALLY FOUND DUE TO HIGH WATER AND MUD.

CURVE DATA:

RADIUS	1331.69
DELTA	34° 01' 18"
CHORD BEARING	N 47° 03' 19" E
CHORD LENGTH	779.18
ARC LENGTH	790.74





City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

July 1, 1985

RE: Resubdivision of Tract C, Mary Sue Addition -
Final Plat

Dear Property Owner:

The City Planning Commission will be considering the above-referenced minor plat in your area at its next regular meeting on Monday, July 8, 1985, beginning at 8:00 p.m. in the City Council Chambers, 201 East Fifth Street. I have attached a vicinity sketch showing the location of the proposed resubdivision.

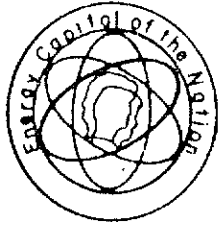
You are welcome to attend the meeting and be heard on this matter. Please feel free to call prior to the meeting if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Tom Drake".

Tom Drake
Planner II/Zoning Administrator

TD/fr *A*
Attachment



City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

June 26, 1985

Axel R. Ostlund
P. O. Box 989
Gillette, WY 82716

RE: Resubdivision of Tract "C", Mary Sue Addition

Dear Mr. Ostlund:

This letter is to acknowledge receipt of the above-referenced minor plat submittal. This item has been scheduled for consideration at the regular City Planning Commission meeting on Monday, July 8, 1985, beginning at 8:00 p.m. in the City Council Chambers, 201 East Fifth Street.

A staff review meeting to discuss issues related to this plat will be held on Tuesday, July 2, 1985, beginning at 3:00 p.m. in the Engineering Conference Room, Second Floor, 201 East Fifth Street. You are strongly urged to attend this meeting so that any staff concerns can be resolved prior to the Planning Commission meeting. You are welcome to bring your engineer and/or surveyor to this meeting. Attached is a copy of the agenda for the staff review meeting.

Please feel free to call if you have any questions.

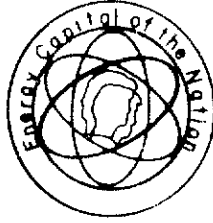
Sincerely,

A handwritten signature in cursive script that reads "Tom Drake".

Tom Drake
Zoning Administrator

TD/fr *fr*
Attachment

xc: Professional Consulting Associates
P. O. Box 2185
Gillette, WY 82716

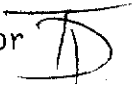


City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

MEMORANDUM

TO: John Darrington, City Administrator
Jeff Smith, City Engineer
Paul Schamp, City Electrical Engineer
Mike Rickabaugh, Chief Building Inspector
Bernard Saunders, Fire Warden
Mountain Bell Telephone, Attn: Engineering Dept.
Petrolane Gas Company
Wyoming Televents, Inc.
Postmaster
Wyoming Highway Department

FROM: Tom Drake, Zoning Administrator 

SUBJECT: Final Plat - Resubdivision of Tract "C",
Mary Sue Addition

DATE: June 26, 1985

Attached is the above-referenced minor plat for your review. The City Planning Commission will be considering this plat at its regular meeting on Monday, July 8, 1985, beginning at 8:00 p.m. in the City Council Chambers, 201 East Fifth Street.

A staff review meeting to discuss issues related to this plat will be held on Tuesday, July 2, 1985, beginning at 3:00 p.m. in the Engineering Conference Room, Second Floor, City Hall. You are welcome to attend this meeting and discuss any concerns you may have regarding the proposed plat. Attached is a copy of the agenda for the staff review meeting.

Please contact this office prior to the staff review meeting if you have any comments and cannot attend the meeting, or if you have any questions.

Tom Drake
Zoning Administrator

TD/ff 
Attachments

**Professional
Consulting
Associates**

P.O. Box 2185
Gillette, Wyoming 82716
(307) 687-0600

Edward S. Scott, P.E.

Bob R. Butler, L.S.

June 24, 1985

TOM DRAKE
CITY PLANNING DEPT
CITY OF GILLETTE
201 E 5TH ST
GILLETTE WY 82716

RECEIVED JUN 24 1985

Re: Resub of Tract 'C', Mary Sue Addition

Dear Tom:

Submitted herewith are the following materials on the subject project:

- 1) Twelve (12) copies of the Final Plat
- 2) Subdivision Application Summary Sheet
- 3) Final Planning Commission Subdivision Checklist
- 4) List of Adjacent Property Owners
- 5) Two sets of Water Line Plans
- 6) Check for \$100.00 for Plat Review Fee
- 7) Application for Permit to Construct
- 8) Permit to Construct
- 9) Final Submittal Checklist

Please schedule this resubdivision for the July 8, 1985, Planning Commission meeting. If you have any questions, please call.

Sincerely,

PROFESSIONAL CONSULTING ASSOCIATES



Edward S. Scott, P.E.

Enclosures

cc: Bob Ostlund

ESS/sg

ADJACENT OWNERS
TRACT 'C', MARY SUE ADDITION

Stonepile Limited Partnership
P.O. Box 613
Gillette, WY 82716

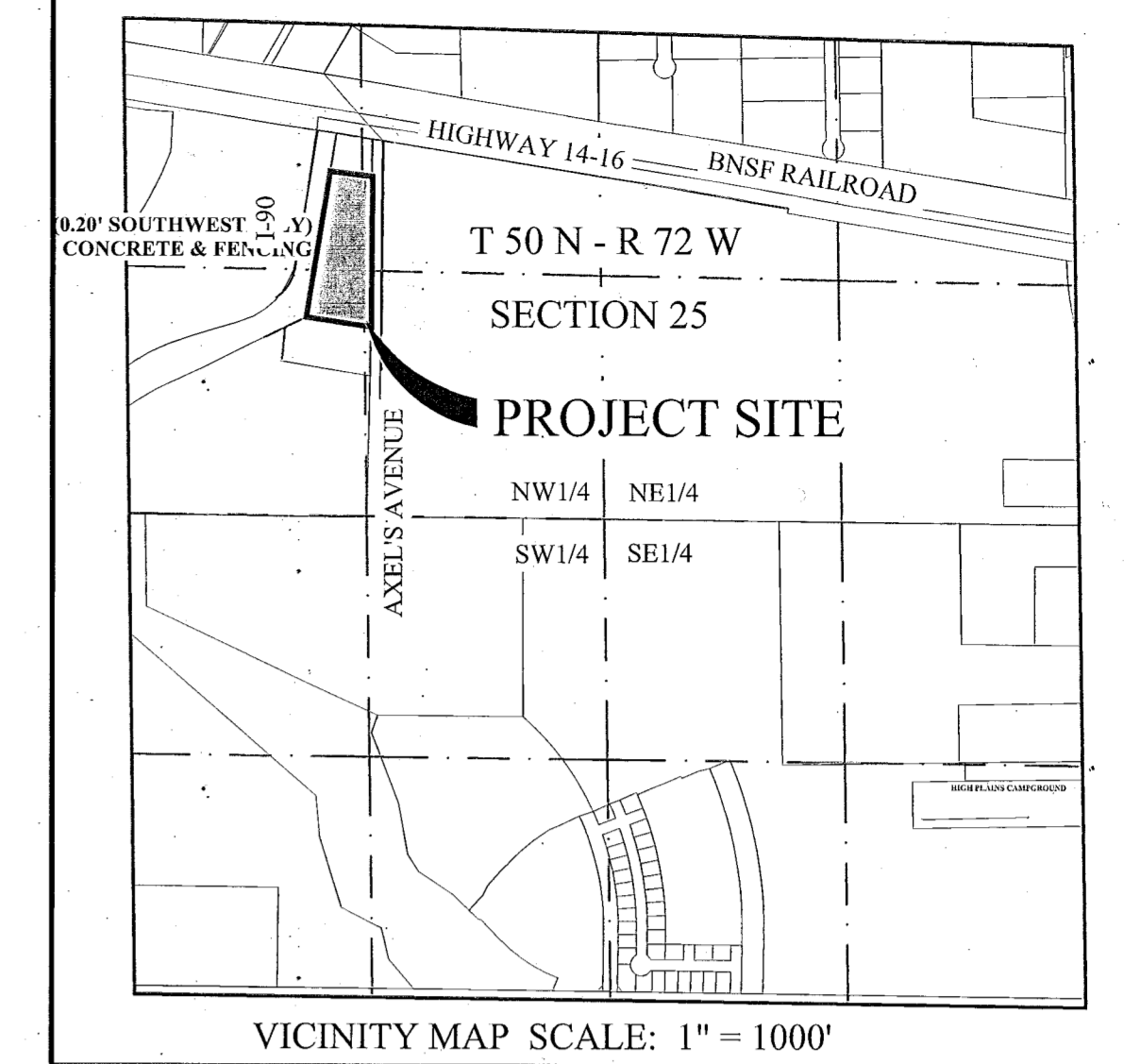
ARCOAL, Inc.
555 17th Street
Denver, CO 80217

Salt Creek Freightway's, Inc.
P.O. Box 3
Gillette, WY 82716

CAMPLEX
Campbell County Public Land Board
801 East 4th Street, Suite 7
Gillette, WY 82716

RECEIVED JUN 3 4 1985

**RESUBDIVISION PLAT OF
LOT "C-1" & TRACT "B", MARY SUE ADDITION,
TO BE KNOWN AS
LOT "C-4" & TRACT "B-1", MARY SUE ADDITION,
BEING SITUATED IN PORTIONS OF THE NW1/4, SECTION 25,
TOWNSHIP 50 NORTH, RANGE 72 WEST, OF THE 6TH P.M.,
CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING**



SUMMARY

TOTAL LOTS: 2
TOTAL AREA: 5.53 ACRES
EXISTING ZONING: I-1 (LIGHT INDUSTRIAL)

BASIS OF BEARING

CITY OF GILLETTE CONTROL

DECLARATION VACATING PREVIOUS PLATTING:

THIS PLAT IS THE RE-SUBDIVISION OF LOT "C-1" & TRACT "B", MARY SUE ADDITION, AS RECORDED IN BOOK 4 OF PLATS, PAGE 225 & BOOK 4 OF PLATS, PAGE 115, OF THE OFFICIAL RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS HEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED GREG WALKUP, VICE PRESIDENT OF NORTH PARK TRANSPORTATION COMPANY, INC., BEING THE OWNERS, PROPRIETOR(S) OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS LOT "C-1" & TRACT "B", MARY SUE ADDITION, IS LOCATED IN PORTIONS OF THE NW1/4, SECTION 25, TOWNSHIP 50 NORTH, RANGE 72 WEST, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT "C-4" & TRACT "B-1", MARY SUE ADDITION, BEING SITUATED IN PORTIONS OF THE NW1/4, OF SECTION 25, TOWNSHIP 50 NORTH, RANGE 72 WEST, OF THE 6TH P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING AND CONTAINS AN AREA OF 5.53 ACRES, MORE OR LESS, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IS ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, 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 HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

EXECUTED THIS 8 DAY OF AUGUST, 2023 A.D. BY:

Greg Walkup
GREG WALKUP, VICE PRESIDENT OF NORTH PARK TRANSPORTATION COMPANY, INC.

STATE OF COLORADO
COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 8 DAY OF AUGUST, 2023 A.D., BY GREG WALKUP, VICE PRESIDENT OF NORTH PARK TRANSPORTATION COMPANY, INC., AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *Don J Davis*
MY COMMISSION EXPIRES: 5/3/2024

DARIN J DAVIS
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #00124028297
My Commission Expires 5/3/2024

APPROVALS

THE RESUBDIVISION OF LOT "C-1" & TRACT "B", MARY SUE ADDITION, TO BE KNOWN AS LOT "C-4" & TRACT "B-1", MARY SUE ADDITION, IS HEREBY APPROVED FOR RECORDING AS AN ADMINISTRATIVE PLAT ON 8/16/23 THROUGH AUTHORITY GRANTED BY THE CITY OF GILLETTE SUBDIVISION REGULATIONS.

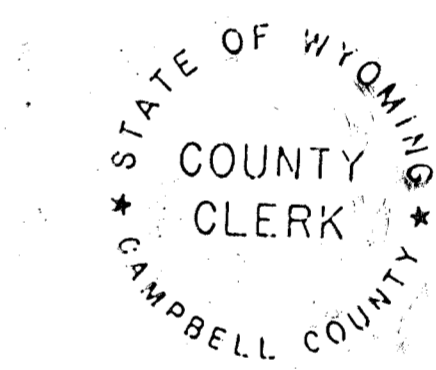
M. J. Lovelace
CITY ADMINISTRATOR

Don J Davis
DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES

RECORDING INFORMATION

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:00 O'CLOCK P.M. THIS 18th DAY OF August, 2023 A.D., AND IS DULY RECORDED IN BOOK NUMBER 11 OF PLATS, PAGE NUMBER 284.

Kari Clausen
By: Kari Clausen DC
COUNTY CLERK



SURVEYOR'S CERTIFICATE

I, CEVIN C. IMUS, 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 THE RESUBDIVISION OF LOT "C-1" & TRACT "B", MARY SUE ADDITION, TO BE KNOWN AS LOT "C-4" & TRACT "B-1", MARY SUE ADDITION, AS LAID OUT, PLATTED, AND SHOWN HEREOF, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY AND IMPROVEMENTS BY ME AND UNDER MY DIRECT SUPERVISION.

DATE OF PLAT OR MAP: JULY, 2023 (CEVIN C. IMUS)



**RESUBDIVISION PLAT OF
LOT "C-1" & TRACT "B", MARY SUE ADDITION,
TO BE KNOWN AS
LOT "C-4" & TRACT "B-1", MARY SUE ADDITION,
BEING SITUATED IN PORTIONS OF THE NW1/4, SECTION 25,
TOWNSHIP 50 NORTH, RANGE 72 WEST, OF THE 6TH P.M.,
CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING**

PREPARED FOR:
NORTH PARK TRANSPORTATION COMPANY, INC.
800 AXEL'S AVENUE
GILLETTE, WY 82718

PREPARED BY:
LAND SURVEYING INCORPORATED
209 N. WORKS AVENUE
GILLETTE, WY 82716
1-307-682-1661 www.lsi-inc.us

SCALE: 1" = 60'

LEGEND - PROPERTY CORNERS

- ◆ - (SET) 2023 ALUMINUM CAP, PLS 9328
- ◇ - (FOUND) ALUMINUM CAP, LS 567
- - (FOUND) WYDOT BRASS CAP
- - (FOUND) ILLUMINATED ALUMINUM CAP
- - (FOUND) 1992 ALUMINUM CAP, PLS 538
- ▲ - (FOUND) BARE REBAR, NO CAP
- WC - WITNESS CORNER

ALL COURSES ARE MEASURED, UNLESS NOTED

ADVANCE AGREEMENT
BETWEEN THE CITY OF GILLETTE
AND NORTH PARK TRANSPORTATION CO. INC,
FOR 700 AXEL'S AVE

THIS ADVANCE AGREEMENT made this ____ day of _____, 20__, by and between North Park Transportation Co. Inc, hereinafter referred to as LANDOWNER, and the City of Gillette, Wyoming, a municipal corporation and City of the First Class, hereinafter referred to as CITY.

WHEREAS, the LANDOWNER is the record owner of a certain tract of land, described as follows:

TRACT "B-1" OF PART OF LOT "C-4" & TRACT "B-1", MARY SUE ADDITION, BEING SITUATED A PORTION OF THE NW1/4, SECTION 25, TOWNSHIP 50 NORTH, RANGE 72 WEST (A.K.A 700 AXEL'S AVE)

This tract of land shall hereinafter be referred to as the LAND.

WHEREAS, the LAND is currently within the limits of the CITY but has been determined to be of great distance from CITY sewer services; and

WHEREAS, the LANDOWNER desires to install and use in perpetuity a septic system within CITY limits, in exchange for a commitment to hook-up to CITY sewer services at a future date at the determination of the CITY; and

NOW, THEREFORE, the parties above named have decided to set forth all of their agreements concerning the execution of this ADVANCE AGREEMENT pertaining to the above-mentioned property as follows:

1. The parties acknowledge that the LAND is within the limits of the CITY and is under the jurisdiction of all CITY codes. After the signature of the Mayor of Gillette, under the direction of the City Council, the LANDOWNER agrees and covenants for himself and his heirs, assigns and successors in interest to take all remaining actions, at any time and at the sole discretion of the CITY, to comply with State utilities statues and City Codes to complete the hook-up of sewer services to the CITY utilities infrastructure. The LANDOWNER, or any successor in interest, shall incorporate this requirement for sewer hook-up to the CITY, on each and every deed for any parcel of land existing or created within the LAND. The LANDOWNER shall adhere to the City Zoning Map, Zoning Ordinance, Subdivision Regulations, Design and Construction Standards, Building Codes, and adopted Utility Codes. A commitment or restriction shall be included in every deed or land sale contract executed by the LANDOWNER, subsequent to the date of approval of this ADVANCE AGREEMENT, noting that the parcel "shall hook-up to the CITY sewer services without protest, at the discretion and direction of the Gillette City Council". The commitment to this ADVANCE AGREEMENT shall be recorded as part of each deed and is an agreement running with the property known as the LAND, enforceable by the CITY.
2. This ADVANCE AGREEMENT does not relieve the LANDOWNER, or any successor in interest, from any requirements of the City of Gillette Subdivision Regulations, when the LAND is further subdivided, and that the subdivision shall be in accordance with all relevant CITY ordinances and other regulations in effect at this time.

3. Upon hook-up to the CITY sewer infrastructure, the CITY shall provide municipal services on the same level as provided to other areas of the CITY, according to State statutes and local ordinances.
4. The parties further agree as follows:

REQUEST

The LANDOWNER is requesting the use of one (1) septic system for use on the above-referenced property and the ability to replace said septic system at the time of failure if the CITY sewer system is not available within two hundred and fifty feet (250') of Axel's Avenue for connection.

REQUIREMENTS

Once the CITY sewer infrastructure is within two hundred and fifty feet (250') of Axel's Avenue the LANDOWNER agreed to the following:

- a. The LANDOWNER is required to acquire all necessary permits and approvals through the CITY and the Department of Environmental Quality (DEQ) prior to the installation of the septic system.
 - b. Prior to installation of the septic system, the LANDOWNER must submit a Soils Report to the CITY Planning Division, the CITY Engineering Division, and the CITY Clerk's Office.
 - c. The LANDOWNER agrees to connect to the CITY sewer system only after the system has been accepted by the CITY Council for public use.
 - d. The LANDOWNER agrees to pay the CITY a Plant Investment Fee, which is calculated on the size of the water meter required to serve the LAND as established by City Ordinance, at the prevailing rate at the time of connection for sewer service. The LANDOWNER will be responsible for establishing a billing account with the CITY and payment of each monthly sewer billing.
 - e. All costs of making the sewer service connection, including the construction, installation, and extension of required mains and related appurtenances between the LAND and the point of service determined by the CITY, are the responsibility of the LANDOWNER.
 - f. The CITY has no responsibility to maintain any service line. The LANDOWNER agrees to install the sewer service line to CITY specifications.
 - g. The LANDOWNER agrees to connect all buildings requiring sanitary sewer service to the City's system and remove or render inoperable all privies, vaults, septic tanks, etc. presently serving those buildings.
 - h. The LANDOWNER will obtain a plumbing permit and submit to all required inspections from the CITY when sewer service deemed required by City Council.
 - i. No service connections may be made for service outside of the LAND without prior approval of the City Council.
5. In the event of a subdivision taking place prior to the CITY sewer infrastructure being within two hundred and fifty (250') of Axel's Avenue, any additional septic system(s) will not be permitted for the newly created lot(s).
 6. The LANDOWNER hereby recognizes that this ADVANCE AGREEMENT serves as acknowledgement of the LANDOWNER that their property is currently within City limits and further acknowledges all

On _____, 20__, personally appeared before me
_____,

_____ Whom I know personally

_____ whose identity I verified on the basis of _____,

_____ whose identity I verified on the oath or affirmation of _____,
a credible witness,

to be the signer of the above and he/she acknowledged that he/she signed it.

Notary Public
My Commission Expires:

STATE OF WYOMING)
)ss.
County of Campbell)

On _____, 20__, personally appeared before me
_____,

_____ Whom I know personally

_____ whose identity I verified on the basis of _____,

_____ whose identity I verified on the oath or affirmation of _____,
a credible witness,

to be the signer of the above and he/she acknowledged that he/she signed it.

Notary Public
My Commission Expires:

CITY OF GILLETTE:

Shay Lundvall, Mayor

(S E A L)

ATTEST:

Alicia Allen, City Clerk

STATE OF WYOMING)
)ss.
County of Campbell)

On _____, 20__, personally appeared before me Shay Lundvall, Mayor of the City of Gillette, Wyoming, whom I know personally, to be the signer of the above and he acknowledged that he signed it.

Notary Public
My Commission Expires:



**CITY OF GILLETTE
PLANNING COMMISSION
July 9, 2024 5:15:00 PM
Community Conference Room 2nd Floor
201 E. 5th Street, Gillette, Wyoming 82716
(307)686-5281**

DATE: 7/9/2024 5:15:00 PM

CASE NUMBER AND TITLE:

PL2024-0071

Advance Agreement – 2500 E Hwy 14-16

APPLICANT/OWNER:

Robert Ostlund

AGENT:

Ryan Conklin

CASE SUMMARY:

The property owner is requesting an Advance Agreement waiving the development requirement of hooking up to the City sewer system and subsequently requesting the allowance of the installation and use of a septic system within City limits.

CASE BACKGROUND:

The Owner is seeking an Advance Agreement with the City of Gillette for 2500 E Hwy 14-16. The landowner is requesting that the Advance Agreement allow them to install and utilize a septic system on their property that is within city limits. The request was submitted after it was discovered that neighboring property owners to the south executed an Advance Agreement with the Gillette City Council in July of 1985. Citing the cost associated with a sewer main extension, the property owner is seeking an exception to the standard development requirements and are proposing that they be allowed to install and utilize in perpetuity a septic system until the time when the existing sewer main is extended and within two hundred and fifty feet (250') of Axel's Avenue, at which time they will be required to hook-up to the City sewer system.

The requested property is Tract A, of the Mary Sue Addition and is currently zoned I-1, Light Industrial; the property is currently vacant and has no structures located on the lot.

See attached documents:

- Plat
- Proposed Advance Agreement
- Planning Case File of Advance Agreement from 1985
- Other supporting documents

CASE REQUIREMENTS:

None

STAFF RECOMMENDATION:

None

CASE MANAGER:

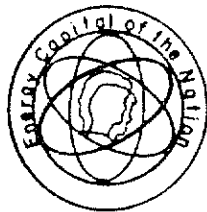
Meredith Duvall, City Planning Manager

TENTATIVE CITY COUNCIL DATE:

July 16, 2024

ATTACHMENTS:

Click to download
<input type="checkbox"/> Planning Case File of Advance Agreement from 1985
<input type="checkbox"/> Administrator Letter
<input type="checkbox"/> Letter Requesting Advance Agreement
<input type="checkbox"/> Vicinity Map
<input type="checkbox"/> Plat
<input type="checkbox"/> Advance Agreement



City of Gillette

72

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

DEPARTMENT OF PLANNING
AND DEVELOPMENT
686-5281

December 5, 1985

David A. Potter, President
Norwest Bank of Gillette
P. O. Box 3012
Gillette, WY 82716

RE: Irrevocable Letter of Credit No. 57

Dear Mr. Potter:

This office has been holding the above-referenced letter of credit in the amount of \$23,300.00 to secure public improvements associated with the Resubdivision of Tract C, Mary Sue Addition. Those improvements have now been completed and accepted by the City of Gillette.

Therefore, we are releasing the attached letter of credit by marking it "VOID" and returning it to you.

Should you have any questions, please do not hesitate to call.

Sincerely,

Tom Drake
Zoning Administrator

TD/fr

xc: Axel Ostlund (w/att.)
P. O. Box 989
Gillette, WY 82716

IRREVOCABLE LETTER OF CREDIT

July 29, 1965

City of Gillette
201 East 5th Street
Gillette, WY 82716

Irrevocable Letter of Credit No. 57

Gentlemen:

We hereby establish our Irrevocable Letter of Credit in your favor and authorize you to draw on us, up to an aggregate amount of Twenty-Three Thousand Three Hundred Dollars (\$23,300.00), available by your draft (s) at sight accompanied by your written certification that Axel R. Olstund has failed to install water line in the Mary Sue Addition.

We engage with you that all draft (s) drawn under and in compliance with the terms of this credit will be duly honored by us as specified if presented at this office on or before 4:30 o'clock p.m., May 05, 1967 or any extended date, it being a condition of this Irrevocable Letter of Credit that it shall be automatically extended for additional periods of one year from the present or each future expiration date unless thirty days prior to such date we shall notify you in writing by registered mail at the above address, that we elect not to renew this Letter of Credit for such additional period. Upon receipt by you of such notice, you may draw on us hereunder by means of your draft on us at sight for the full amount of this Letter of Credit.

Except so far as otherwise expressly stated, this Credit is subject to the Uniform Customs and Practices for Commercial Documentary Credits fixed by the International Chamber of Commerce applicable at the date of this letter.

Very truly yours,

NORWEST BANK GILLETTE, N.A.

By: 
David A. Potter, President

ADDENDUM "A"

Summary and Engineer's Estimate of Costs of Required
Public Improvements Resubdivision of Tract 'C', Mary Sue Addition
Subdivision as approved by the City Engineer.

IMPROVEMENTS	ESTIMATED COSTS
12" PVC Water Main:	^{1,406} 1,408 L.F. x \$ 20/L.F. = \$28,160
Fire Hydrants:	✓ 3 Each x \$1300/Each = 3,900
12" Tap to Madison Line:	✓ 1 Each x \$6000/Each = 6,000
12" x 12" x 6" Tees:	✓ 3 Each x \$ 380/Each = 1,140
12" Tees:	✓ 1 Each x \$ 380/Each = 380
12" 45° Elbows:	✓ 2 Each x \$ 300/Each = 600
12" Gate Valve:	✓ 4 Each x \$ 800/Each = 3,200
12" Plug:	✓ 2 Each x \$ 150/Each = 300
2" Service Taps:	✓ 4 Each x \$ 350/Each = 1,400
Test:	✓ 1 Each x \$ 500/Each = 500
4" Electrical Conduit:	✓ 40 L.F. x \$ 10/L.F. = 400
Construction Engineering:	= 2,200
	TOTAL = \$48,180

TSM,
OK Roger 12-2-85

PREPARED BY: Edward S. Smith / July 12, 1985
Engineer: P.C.A. Date

APPROVED BY: _____ / _____
City Engineer Date

RECORDED PLAT

AGREEMENT RELATING TO THE COMPLETION OF IMPROVEMENTS IN THE
Resubdivision of Tract 'C', Mary Sue Addition _____ SUBDIVISION.

THIS AGREEMENT, entered into as of this _____ day of
_____, 19___, by and between the CITY OF GILLETTE,
WYOMING, (hereinafter called "City"), and Axel R. Ostlund
_____, (hereinafter called "Subdivider").

W I T N E S S E T H:

- 1) That the Subdivider has submitted to the City for approval an application for a subdivision permit and a subdivision plat of the Resubdivision of Tract 'C' Mary Sue Addition _____ Subdivision; and
- 2) That certain public improvements are required by the City of Gillette Subdivision Regulations, (hereinafter called "Regulations"), to be installed by the Subdivider; and
- 3) That the Subdivider is required by the Regulations to install or guarantee the installation of all required public improvements according to plans and specifications approved by the City Engineer and the Wyoming Department of Environmental Quality prior to approval of the subdivision plat; and
- 4) Once the plat is recorded, the City Building Department may issue building permits if none of the land within the subdivision is zoned R-S, R-1, R-2, R-3, R-4 or M-H. In all other cases, building permits may not be issued until all required sewer and water improvements are installed and approved by the City Engineer and the final subdivision grading plan is prepared and approved.
- 5) Certificates of occupancy may not be issued until all public improvements except streets and sidewalks have been installed and approved by the City Engineer. Certificates of occupancy may be issued before all streets are completed once the temporary surface is constructed and approved by the City Engineer.

Approval of a particular temporary surface shall not relieve the subdivider of the responsibility to complete all improvements according to the approved plans and specifications within the eighteen month construction time limit in Section 6-c-(11)-(k) of the City Subdivision Regulations.

- 6) That the amount of the guarantee is based on an estimate made by the City Engineer and is in an amount not less than seventy-five percent (75%) of the estimated cost of all required public improvements remaining to be installed and approved; and
- 7) That the Subdivider has furnished to the City a guarantee of the proper installation of public improvements in the following form: An Irrevocable Letter of Credit, Number 57, from the Norwest Bank Gillette, N.A. Bank of Gillette, Wyoming in the amount of Twenty-three Thousand Three Hundred Dollars (\$ 23,300.00). That the expiration date of the Letter of Credit is no less than 120 days after the date of completion of the improvements as specified herein.

NOW THEREFORE, the parties hereto do mutually agree as follows:

1. All public improvements designated on Addendum A to this contract, attached hereto and incorporated herein by this reference, and being a list of the required improvements and Engineer's estimate of construction costs as approved by the City Engineer, shall be constructed and completed by the Subdivider according to plans and specifications prepared by Professional Consulting Associates and approved by the City Engineer.
2. All improvements designated on Addendum A shall be installed, constructed and completed by the Subdivider within seventeen (17) months from the date of approval of the final plat by the City Council. All construction shall be performed in a good and workmanlike manner in accordance with applicable City, County and State standards, rules and regulations governing such construction.
3. The Subdivider shall inform the City Engineer at least once a month as to the progress of construction,

shall give written notice to the City Engineer of completion of improvements or categories thereof and shall cooperate in the reasonable inspection of improvements by the City Engineer.

4. Within ten (10) days after receipt of the above notice of completion, the City Engineer shall inspect the improvements to which notice of completion applies and, within ten (10) days after receipt, give the Subdivider either written notice of approval or disapproval and corrective action required. Upon completion of corrective action, notice, inspection and approval or disapproval shall be required in a like manner as above. Written notice of approval of the City Engineer of an improvement or corrective action, or failure of the City Engineer to inspect and approve or disapprove the same, within ten (10) business days from receipt of the compliance notice, shall constitute approval by the City of Gillette under the terms of this agreement.

5. The estimated cost of constructing the public improvements is agreed to be that set forth on Addendum A. The Irrevocable Letter of Credit, Number 57, from the Norwest Bank Gillette, N.A. Bank of Gillette, Wyoming in the amount of Twenty-Three Thousand Three Hundred Dollars, (\$ 23,300.00) is to guarantee that the funds are available for the completion of all public improvements described in Addendum A. Upon completion of all public improvements, approval of the public improvements by the City Engineer, and acceptance by the City Council, this agreement shall become null and void and of no force effect in which event the Irrevocable Letter of Credit shall be returned to the Subdivider. If the improvements are not completed and approved on or before the end of the contract period, then the City shall obtain funds from the Irrevocable Letter of Credit to complete the described improvements and to recover the cost thereof including administrative costs incurred as a result of the failure of timely completion. In the event the amount of the Irrevocable Letter of Credit is not sufficient to complete the improvements as designated in Addendum A to the approval of the City Engineer then the Subdivider shall be liable for any such insufficiency. In the event the City does bring legal action to enforce such liability, then, it shall be entitled to all its costs of suit and reasonable attorney fees. The liability of the institution issuing the Irrevocable Letter of Credit shall not exceed the fact amount thereof.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in duplicate, each of which is deemed an original, as of the date first above written.

ATTEST:

CITY OF GILLETTE, WYOMING

City Clerk

Mayor, City of Gillette

(Corporate Seal or Notary)

SUBDIVIDER

Axel R. Ostlund
Axel R. Ostlund

STATE OF WYOMING)
) ss.
County of Campbell)

The above and foregoing Agreement was acknowledged before me by AXEL R. OSTLUND this 29 day of July, 1985.

Witness my hand and official seal.

Robert L. Ostlund
Notary Public

My Commission Expires: JUNE 17, 1989

ADDENDUM "A"

Summary and Engineer's Estimate of Costs of Required
 Public Improvements Resubdivision of Tract 'C', Mary Sue Addition
 Subdivision as approved by the City Engineer.

IMPROVEMENTS	ESTIMATED COSTS
6" PVC Water Main:	1,408 L.F. x \$ 10/L.F. = \$14,080
Fire Hydrants:	3 Each x \$1300/Each = 3,900
6" Tap to Madison Line:	1 Each x \$6000/Each = 6,000
6" Tees:	4 Each x \$ 150/Each = 600
6" 45° Elbows:	2 Each x \$ 100/Each = 200
6" Gate Valve:	4 Each x \$ 400/Each = 1,600
6" Plug:	2 Each x \$ 80/Each = 160
2" Service Taps:	4 Each x \$ 350/Each = 1,400
Test:	1 Each x \$ 500/Each = 500
4" Electrical Conduit:	40 L.F. x \$ 10/L.F. = 400
Construction Engineering:	= 2,200
	TOTAL = \$31,040

PREPARED BY: Edward J. Scott / July 12, 1985
 Engineer: P.C.A. Date

APPROVED BY: [Signature] / 7-19-85
 City Engineer Date

ADDENDUM "A"

Summmary and Engineer's Estimate of Costs of Required
 Public Improvements Resubdivision of Tract 'C', Mary Sue Addition
 Subdivision as approved by the City Engineer.

IMPROVEMENTS	ESTIMATED COSTS
12" PVC Water Main:	1,408 L.F. x \$ 20/L.F. = \$28,160
Fire Hydrants:	3 Each x \$1300/Each = 3,900
12" Tap to Madison Line:	1 Each x \$6000/Each = 6,000
12" x 12" x 6" Tees:	3 Each x \$ 380/Each = 1,140
12" Tees:	1 Each x \$ 380/Each = 380
12" 45° Elbows:	2 Each x \$ 300/Each = 600
12" Gate Valve:	4 Each x \$ 800/Each = 3,200
12" Plug:	2 Each x \$ 150/Each = 300
2" Service Taps:	4 Each x \$ 350/Each = 1,400
Test:	1 Each x \$ 500/Each = 500
4" Electrical Conduit:	40 L.F. x \$ 10/L.F. = 400
Construction Engineering:	= 2,200
	TOTAL = \$48,180

PREPARED BY: Edward S. Scott / July 12, 1985
 Engineer: P.C.A. Date

APPROVED BY: _____ / _____
 City Engineer Date

JAZ

CITY PLANNING COMMISSION
REGULAR MEETING - CITY COUNCIL CHAMBERS
JULY 8, 1985 - 8:00 P.M.

PRESENT: Carolee Gazzolo, Dale Roth, Bob Kovacich, Dave Ham and
Chris Hard, Vice Chairman.

ABSENT: Marty Gulley and Rich Omland.

CALL TO ORDER: Vice Chairman Hard called the regular meeting of the Planning
Commission to order at 8:05 p.m.

APPROVAL OF MINUTES: Mr. Roth made a motion to approve the minutes of the June 24,
1985, regular meeting, as written. Mrs. Gazzolo seconded the
motion. The motion carried - 4/0.

FINAL PLAT:
CASE NO. 85.029SP
Resub. Tract "C",
Mary Sue Addn.

Tom Drake, Planner II, made the staff presentation for the final plat of the Resubdivision of Tract "C", Mary Sue Addition. The applicant, Axel Ostlund, seeks to subdivide an existing industrial tract into 3 lots. The property is located about 700' south of U.S.14/16 on the west side of Axel's Avenue, and extending south about $\frac{1}{4}$ mile. The existing Tract "C" has 33.6 acres and is zoned I-1, Light Industrial District. The proposed resubdivision would create two smaller lots of about $2\frac{1}{2}$ acres each on the northern 600' of the tract and a larger 28-acre third lot. The property is presently vacant, except for some horse barns in the southern portion. Mr. Drake also listed the surrounding uses which are adjacent to this property. He also discussed the proposed paving for this resubdivision.

Mr. Drake also stated that a 12" water line will be installed along Axel's Avenue in conjunction with CAMPLEX. The subdivider intends to pursue a recorded plat, with letter of credit, so that lots may be sold before the improvements are completed. Septic tanks are proposed for sewage disposal. The nearest City sewer is about 400' south of the SW corner of proposed Lot C-3. Over $\frac{1}{2}$ mile of sewer line would be needed to serve the 3 lots. Mr. Drake also discussed Section 17-10 of the Gillette City Code which explains how properties within the City should connect onto public sewer. Staff is recommending approval of the septic tanks for this resubdivision because it would not be practical to serve the lots with public sewer. However, a soils report will be needed to verify that the soils are suitable for septic systems. In addition, a waiver of protest to a future local improvement district must be executed by the current property owner, such that a sewer serving all lots in this resubdivision must be constructed when a public sewer is available within 250' of Axel's Avenue.

Also, Mr. Drake said that a drainage study will be needed for each proposed lot, and he listed deficiencies which are on the plat at this time. In conclusion, Mr. Drake stated that staff recommends APPROVAL of this plat, with the following

CASE NO. 85.029SP
(continued)

conditions: 1) completion of all final checklist items, including an O & E Report; 2) correction of all plat deficiencies; and, 3) completion of a soils report verifying the suitability of septic systems for these lots, and execution of a waiver of protest to a future local improvement district to provide sewer to these lots at such time as public sewer is available within 250' of Axel's Avenue.

Mr. Roth asked what would be done if the soils report showed that the soils are not suitable for a septic system. Mr. Drake discussed the alternatives which could be used if this happened. Ed Scott, representing the petitioner, stated that the soils will be checked to see if there is enough leaching capability for absorption. He also stated that other options include leach pits or evapotranspiration. He further stated that Salt Creek Freightways to the north is on a septic system, so suitable soils should be found. Mr. Scott also said that the necessary corrections have been made and submitted today to the Planning Department. He also discussed the water line installation and easement dedications, as well as other aspects of this resubdivision. There were no questions for Mr. Scott from the Commission.

There being no further discussion, Mr. Kovacich made a motion to recommend APPROVAL of this proposed resubdivision plat, subject to staff recommendations. Mr. Roth seconded the motion. The motion carried - 4/0.

OLD BUSINESS:

Joe Racine, Planning Director, discussed the proposed annexation task force. He also mentioned that \$15,000 has been approved for an economic base study, and how the Campbell County Economic Development Corporation and Planning Department will be involved with this project.

ADJOURNMENT:

There being no further business, Mr. Kovacich made a motion to adjourn the meeting. Mr. Ham seconded the motion. The motion carried - 4/0. The meeting adjourned at 8:20 p.m.


Floy E. Rogers, Secretary



file

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

RECEIVED JUL 03 1985

July 3, 1985

Mr. Ed Scott, P.E.
Professional Consulting Associates
P. O. Box 2185
Gillette, WY 82716

RE: Mary Sue Addition

Dear Ed:

We have reviewed the final plans for the above subdivision. The following deficiencies were noted.

1. No cover sheet was submitted.
2. The engineer must sign the improvement plans.
3. The watermain must extend south to serve lot C-3 and a valve installed.
4. If there is a bench mark in the vicinity, please note it on the plans.

There is no drainage report for the subdivision. A drainage study and report must be filed with the development of each lot in this subdivision. Also, the 12 inch main must be extended to the south line of Lot C-3 at the time the lot is developed.

Please contact me at 686-5265 if you have any questions.

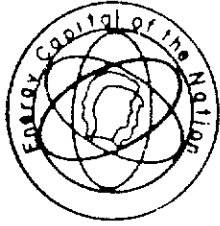
Sincerely,

A handwritten signature in cursive script, appearing to read "Tom Berkland".

Tom Berkland
Engineer II

TB/kmc

cc: Planning Department ✓



City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

MEMORANDUM

TO: The Mayor and Members of the City Council

FROM: John Darrington, City Administrator

SUBJECT: Resubdivision of Tract "C", Mary Sue Addition -
Final (Minor) Plat

DATE: July 10, 1985

Recommendation

It is recommended that the Mayor and City Council approve on first reading, the resubdivision plat of Tract "C", Mary Sue Addition. Also, the staff recommends that the Council approve a variance to the Subdivision Regulations requirement for sewer service ~~for~~ ^{and} pavement of the entire length of the street, as described below.

Background

This property is located about 700 feet south of U.S. Highway 14/16 on the west side of Axel's Avenue, just south of the Salt Creek Freight terminal. The property is zoned I-1, Light Industrial District, and is currently vacant except for some horse barns.

CAMPLEX is across Axel's Avenue to the east. A 12-inch water line is to be installed along Axel's Avenue in cooperation with CAMPLEX. The water line will be on the west side of the street. City electric is on the east side. It is proposed that those lines cross Axel's Avenue just south of the end of the pavement.

The resubdivision would create three lots from one existing tract. Two lots would be about 2½ acres each in size at the northern end of the property, and a large 28-acre lot would occupy the remainder of the tract. Axel's Avenue is paved almost to the 28-acre lot. No further paving of Axel's Avenue is being proposed. The staff agrees with this proposal. However, at such time that the 28-acre lot is further resubdivided or a building permit issued, paving would be required.

Approximately ½ mile of sewer line would need to be installed to service these three lots, which does not appear to be practicable. The staff recommends allowing septic tanks. However, a waiver of protest to a future local improvement district should be executed, providing that a sewer will be constructed to these lots when public sewer is available within 250 feet of Axel's Avenue.

The Planning Commission voted to **CONDITIONALLY APPROVE** this plat at their regular meeting on July 8, 1985. That approval was conditioned upon:

MEMORANDUM
The Mayor and City Council
July 10, 1985
Page 2

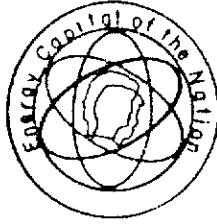
- 1) Completion of all final checklist items, including an Ownership and Encumbrance Report.
- 2) Completion of a soils report verifying the suitability of the lots for septic systems.
- 3) Execution of a waiver of protest to a future local improvement district to construct a sewer to these lots when a public sewer is available within 250 feet of Axel's Avenue.

The applicant was notified of the above conditions and provided a tentative schedule of City Council considerations of this plat. He has also been advised that staff will recommend tabling the plat at third reading if those conditions and other requirements have not been met.

It is recommended that the plat be approved on first reading at the Council's July 15, 1985, meeting.

John Darrington
City Administrator

TD/JD/fr



City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

August 13, 1985

Axel R. Ostlund
P. O. Box 989
Gillette, WY 82716

RE: Resubdivision of Tract C, Mary Sue Addition

Dear Mr. Ostlund:

This letter is to inform you that the above-referenced plat was filed for recording at the office of the Campbell County Clerk on Friday, August 9, 1985. The Plat was recorded in Book 4 of Plats, Page 225, at 11:30 a.m.

Should you have any questions, please do not hesitate to call.

Sincerely,

Tom Drake

Tom Drake
Planner II

TD/fr

xc: Ed Scott
Professional Consulting Associates
P. O. Box 2185
Gillette, WY 82716

John Darrington, City Administrator
Wyoming Televents, Inc.
Mountain Bell, Sheridan

July 29, 1985

JOHN DARRINGTON
CITY ADMINISTRATOR
CITY OF GILLETTE
201 E 5TH STREET
GILLETTE WY 82716

Re: Resubdivision of Tract 'C' of the Mary Sue Addition

Dear Mr. Darrington:

I wish to request emergency final approval of the referenced resub-
division at the City Council's next regular meeting on August 5, 1985.
I request this action so that the closing on the land sale may be held
and then the buyer can commence with his building plans. My buyer is
anxious to begin so that he may be in his building before winter.

Respectfully Requested,



Axel R. Ostlund
P.O. Box 989
Gillette, Wyoming 82716

Professional Consulting Associates

P.O. Box 2185
Gillette, Wyoming 82716
(307) 687-0600

LETTER OF TRANSMITTAL

TO TOM DRAKE
PLANNING DEPT
CITY OF GILLETTE

DATE	7-30-85	JOB NO.	850795.1
ATTENTION			
RE: <u>RESUB. TRACT 'C', MARY JOE</u>			
<u>ADDITION</u>			

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via delivery the following items:

Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	REV. NO.	DESCRIPTION
1	7-30-85	-	Final Plat Checklist
1	7-10-85	-	Ownership and Encumbrance Report
1	7-29-85	-	Check for \$50.00 filing fee
1	7-29-85	-	Letter to J. Darrington requesting emergency approval
1	7-29-85	-	Advance Agreement To Join A.L.I.D.
1		-	Improvements Agreement
1	7-29-85	-	Irrevocable Letter of Credit No. 57 from Norwest

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS TOM - I BELIEVE THAT THIS FULFILLS ALL THE SUBMITAL
REQUIREMENTS FOR THE REFERENCED PROJECT. THE PERMIT TO
CONSTRUCT HAS BEEN OBTAINED FROM THE ENGINEERING DIVISION
AND THE SOILS/PERCOLATION REPORT HAS PREVIOUSLY BEEN SUBMITTED
TO THEM.

PLEASE SCHEDULE THIS PLAT FOR EMERGENCY APPROVAL
AT THE NEXT CITY COUNCIL MEETING.

COPY TO BOB OSTWUD

SIGNED: Ed Seth



ROCKY MOUNTAIN TITLE INSURANCE AGENCY
of Gillette

316 South Gillette Avenue • P.O. Box 879 • Gillette, WY 82716 • (307) 686-2244

OWNERSHIP AND ENCUMBRANCE REPORT

Case No. 85-7-18

ROCKY MOUNTAIN TITLE INSURANCE AGENCY OF GILLETTE, duly licensed abstracters in and for the County of Campbell, State of Wyoming, hereby reports the following information after a careful search of the records in the offices of the County Clerk, County Treasurer and Clerk of the District Court, in and for the County of Campbell, State of Wyoming, concerning subject property:

Tract C of
THE MARY SUE ADDITION
According to the official plat thereof,
County of Campbell, State of Wyoming

OWNER(S) OF RECORD: Axel R. Ostlund, of Box 989, Gillette, Wyoming, by reason of Warranty Deed dated February 15, 1983 and recorded April 21, 1983 in Photos Book 675, Page 63; and by reason of Warranty Deed dated August 25, 1971 and recorded August 27, 1971 in Photos Book 226, Page 30.

NOTE: There is a Notice of Agreement For Quitclaim Deed by and between MARY E. SHIPPY as grantor and Axel R. Ostlund as grantee, dated June 28, 1983 and recorded July 7, 1983 in Photos Book 690, Page 122. Said agreement is on a tract of land 30 feet wide off the east half of the west half of the northwest quarter of Section Twenty-five, Township Fifty North, Range Seventy-two West.

JUDGMENTS: None

STATUS OF TAXES: Taxes for the year 1984 have been paid in full in the amount of \$232.34 in the names of John C. Ostlund and Axel R. Ostlund and are shown as Tax Notice #4175.

SPECIAL ASSESSMENTS: None

The foregoing is not to be considered an abstract of title; and the liability of the undersigned is considered to be no greater than the sum rendered.

Dated and signed this 10th day of July, A.D., 1985 at 8:00 a.m.

ROCKY MOUNTAIN TITLE INSURANCE AGENCY OF GILLETTE

By: 

Abstracter

ct

CAMPBELL COUNTY PUBLIC LAND BOARD
801 E. 4TH, SUITE 7
GILLETTE, WY 82716
(307) 686-0108

June 19, 1985

Axel R. Ostlund
P. O. Box 989
Gillette, WY 82716

Dear Mr. Ostlund:

Per our conversation of June 6, 1985, this is to advise of the Campbell County Public Land Board's agreed level of participation in the cost of the proposed waterline along the west side of Axel's Avenue.

Firstly, the Board concluded that they would participate only in construction cost and not engineering cost. Secondly, the Board will participate in the construction cost only if the line is twelve inches (12") in diameter, as this line would become part of the Board's "loop" through the active recreation area, back to the Madison waterline. Thirdly, the Board wants a twelve inch (12") stub run easterly across Axel's Avenue, to their property on the east side thereof.

The Board then agreed to pay fifty percent (50%) of the cost of constructing the following items:

- Tap to the Madison waterline
- 12 inch diameter main along Axel's Avenue
- 12 inch T and valve for the stub to the east
- 12 inch diameter stub to the east.

As we discussed, to preclude the possibility of any financing problems, on the part of the Land Board, it would be most desirable were the project advertised and let publicly. You, being the controlling agent should retain the right to reject any bids for irregularities etc., or reject all bids, in order to preclude construction by an undesirable entity. With no federal money involved, the 5% Wyoming Resident Contractor rule should also be put in the specifications.

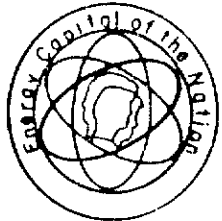
I would appreciate the opportunity to review the plans and specifications prior to bidding.

Sincerely,



Robert L. Stephany
Executive Manager

RLS/kjb



City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

July 9, 1985

Axel R. Ostlund
P. O. Box 989
Gillette, WY 82716

RE: Resubdivision of Tract "C", Mary Sue Addition - Final Plat

Dear Mr. Ostlund:

This letter is to inform you that, at their regular meeting on July 8, 1985, the Gillette Planning Commission voted to **CONDITIONALLY APPROVE** the above-referenced resubdivision. That approval is conditioned upon the following:

1. Completion of all final checklist items, including an Ownership and Encumbrance Report.
2. Completion of a soils report verifying that these lots are suitable for septic systems.
3. Execution of a waiver of protest to a future local improvement district to provide sewer to these lots at such time as a public sewer is available within 250 feet of Axel's Avenue.

This plat will now be forwarded to the City Council for first reading consideration at their regular meeting at 7:30 p.m., Monday, July 15, 1985, in the City Council Chambers, 201 East Fifth Street. The plat is scheduled to receive third and final reading on August 19, 1985.

However, before recommending approval for third reading, this Department requires that the plat be completed in all respects; that all conditions of approval be satisfied; that all signatures, recording fees and separate instruments be provided. In addition, all final engineering drawings, specifications, etc., must be completed.

Should you have any questions, please do not hesitate to call.

Sincerely,

Tom Drake
Planner II/Zoning Administrator

TD/fr

xc: Ed Scott, Professional Consulting Associates
Rich Omland, Planning Commission Chairman

**Professional
Consulting
Associates**

P.O. Box 2185
Gillette, Wyoming 82716
(307) 687-0600

Edward S. Scott, P.E.

Bob R. Butler, L.S.

July 8, 1985

TOM BERKLAND
ENGINEERING DIVISION
CITY OF GILLETTE
201 E 5th ST
GILLETTE WY 82716

Re: Mary Sue Addition Water Line

Dear Tom:


The plans have been revised per our review and your letter of July 3, 1985.

1. Sheet 1/2 is the cover sheet as previously submitted.
2. I had previously signed the plans.
3. The line was extended to the south to serve Lot C-3, and a valve was shown.
4. There was a bench mark shown on the plan. It is on the base of the street light along Hwy 51.
5. The conduit is shown across Axel's Ave.
6. The easements are now shown on the plan.

Enclosed are two revised sets of plans for your approval.

Sincerely,

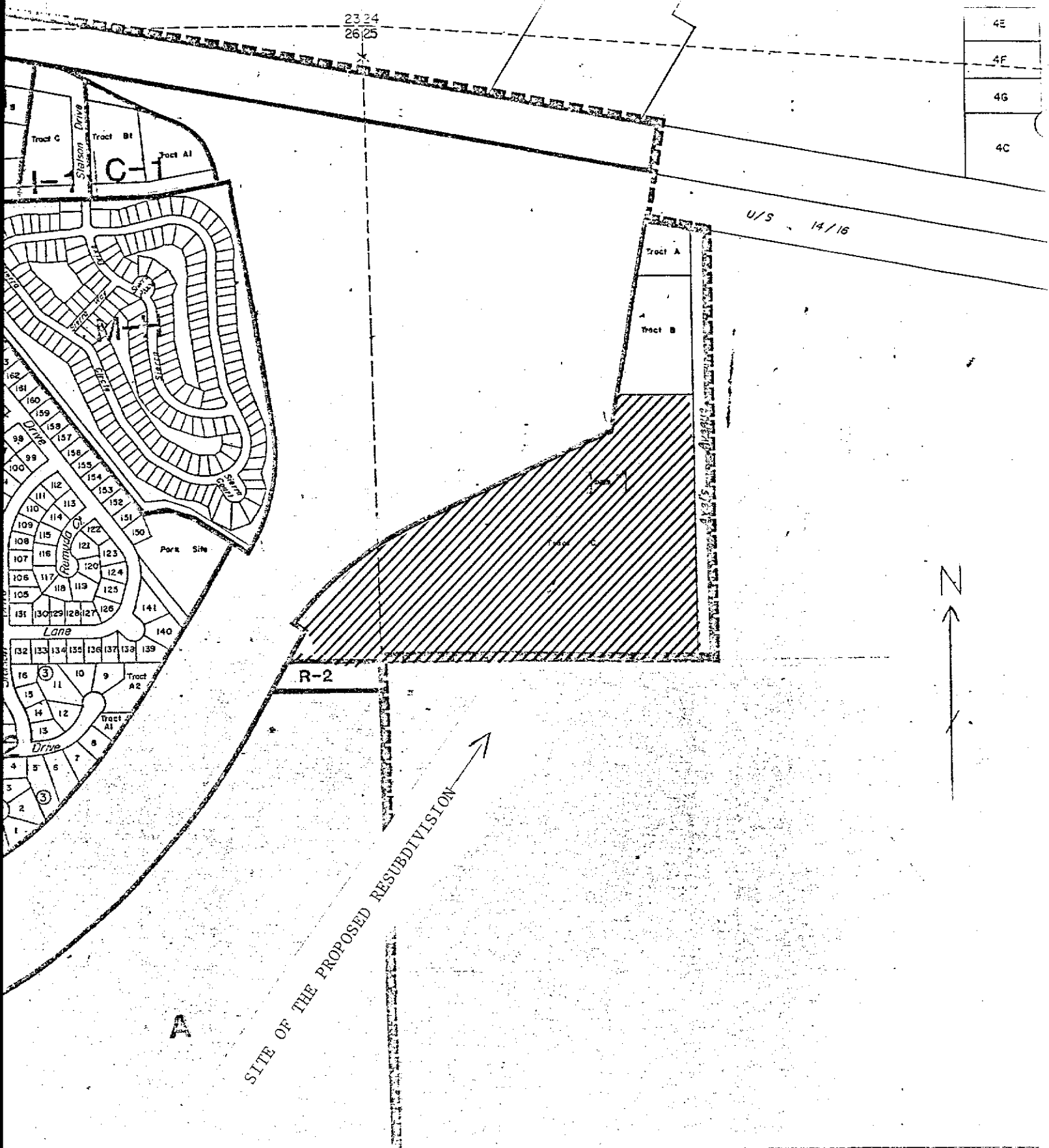
PROFESSIONAL CONSULTING ASSOCIATES


Edward S. Scott, P.E.

Enclosure

cc: Bob Ostlund
Tom Drake ✓

ESS/sg

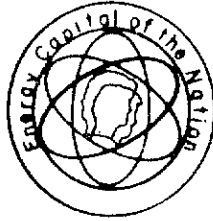


4E
4F
4G
4C

SITE OF THE PROPOSED RESUBDIVISION

A





City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

July 5, 1985

Axel R. Ostlund
P. O. Box 989
Gillette, WY 82716

RE: Resubdivision of Tract "C", Mary Sue Addition -
Final Plat

Dear Mr. Ostlund:

This letter is to remind you that the above-referenced case will be reviewed by the City Planning Commission, at its next regular meeting on Monday, July 8, 1985, beginning at 8:00 p.m. in the City Council Chambers, 201 East Fifth Street. I have attached a copy of the case sheet to familiarize you with staff recommendations.

You or your representative should be at the meeting to answer any questions the Commission may have. Please call prior to the meeting if you have any questions.

Sincerely,

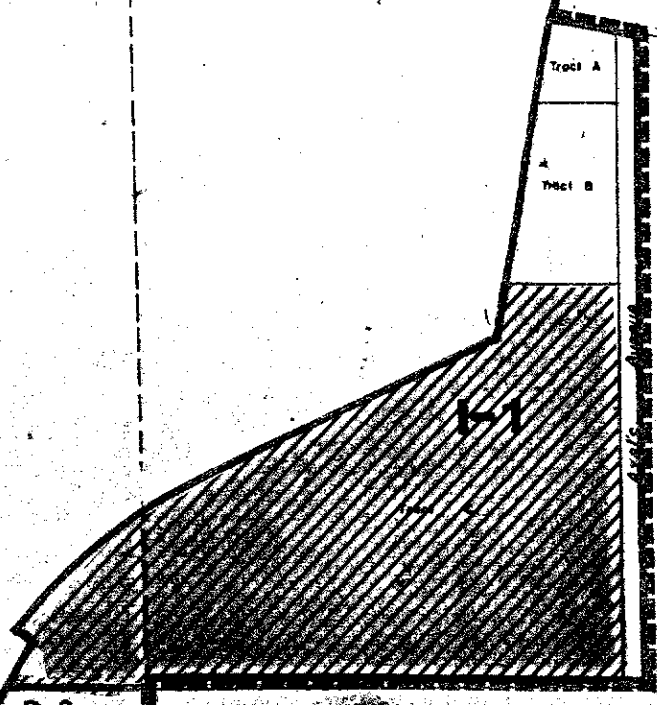
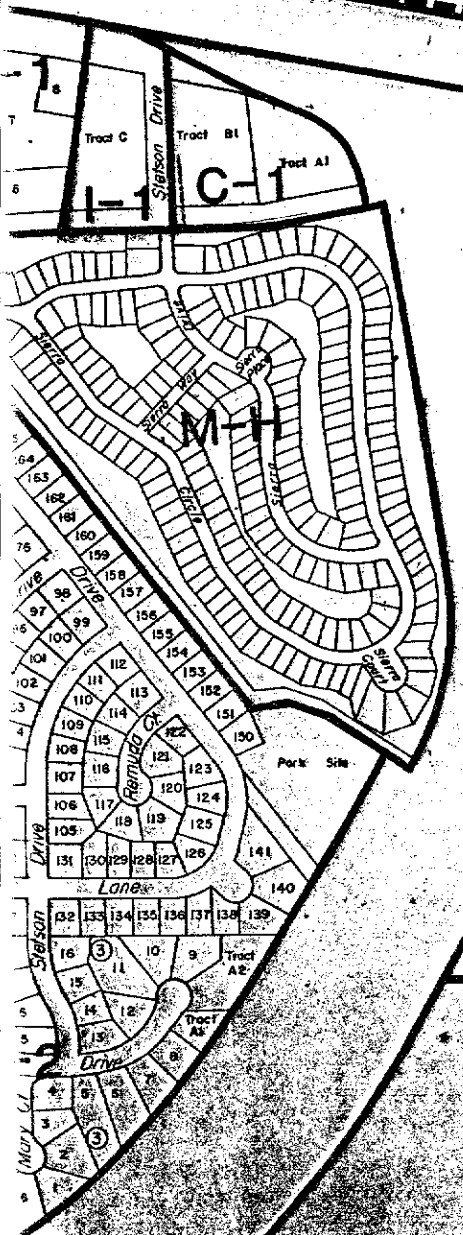
Tom Drake
Zoning Administrator/Planner II

TD/fc
Attachment

xc: Professional Consulting Associates
P. O. Box 2185
Gillette, WY 82716

2324
2625

4E
4F
4G
4C



U/S 14/16

R-2

SITE OF THE PROPOSED RESUBDIVISION →



A

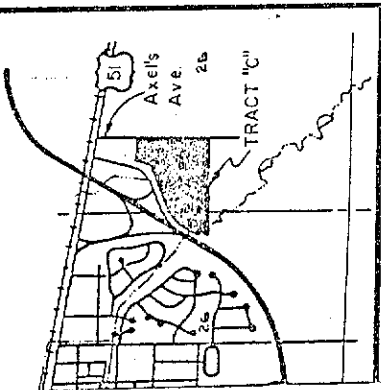
BASIS OF BEARINGS:

AXELS AVE, ALL ACCORDING TO THE MARY SUE ADDITION PLAT FILED IN BOOK 4 OF PLATS, PAGE 115 CAMPBELL CO. RECORDS.

SCALE: 1"=2000'

RESUBDIVISION

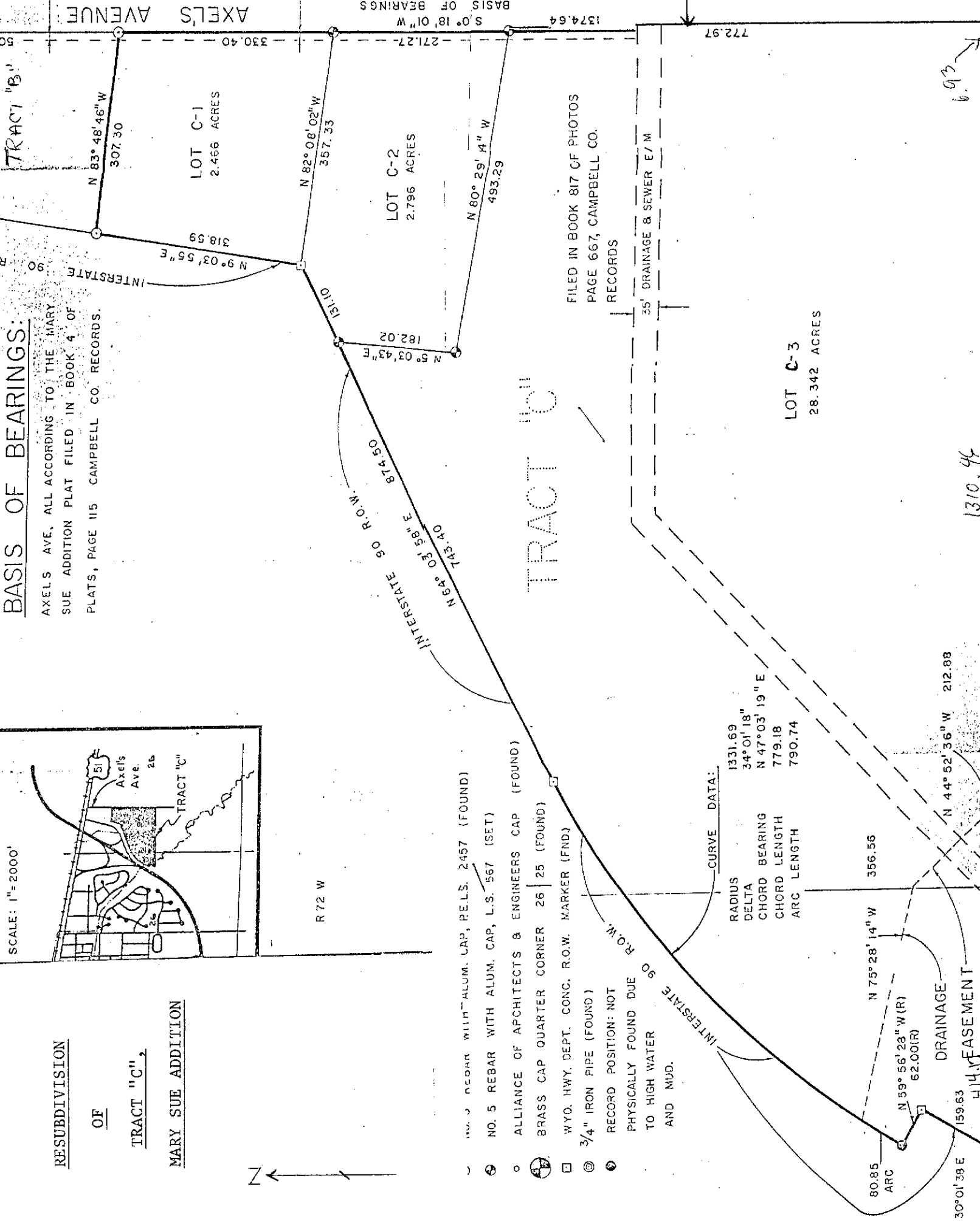
OF
TRACT "C",
MARY SUE ADDITION



- NO. 5 REBAR WITH ALUM. CAP, RELS. 2457 (FOUND)
- NO. 5 REBAR WITH ALUM. CAP, L.S. 567 (SET)
- ALLIANCE OF ARCHITECTS & ENGINEERS CAP (FOUND)
- BRASS CAP QUARTER CORNER 26 25 (FOUND)
- W.Y.O. HWY. DEPT. CONC. R.O.W. MARKER (FND)
- ⊙ 3/4" IRON PIPE (FOUND)
- ⊙ RECORD POSITION: NOT PHYSICALLY FOUND DUE TO HIGH WATER AND MUD.

CURVE DATA:

RADIUS	1331.69
DELTA	34° 01' 18"
CHORD BEARING	N 47° 03' 19" E
CHORD LENGTH	779.18
ARC LENGTH	790.74



FILED IN BOOK 817 OF PHOTOS
PAGE 667, CAMPBELL CO.
RECORDS

35' DRAINAGE & SEWER E/M

6.93

1310.46

N 44° 52' 36" W 212.88

356.56

N 75° 28' 14" W

N 59° 56' 28" W (R)

62.00(R)

DRAINAGE

30° 01' 38" E 159.63

411.4

FEASEMENT

10' GENERAL UTILITY E/M, BY SEPARATE INSTRUMENT

10' GENERAL UTILITY E/M

60' DEDICATED R.O.W.

5.0° 18' 01" W 1374.64

772.97

AXELS AVENUE

N 83° 48' 46" W 307.30

LOT C-1
2.466 ACRES

N 82° 08' 02" W 357.33

LOT C-2
2.796 ACRES

N 80° 29' 14" W 493.29

N 9° 03' 55" E 318.59

N 5° 03' 43" E 182.02

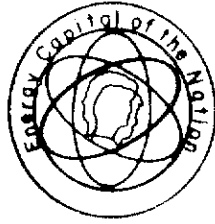
LOT C-3
28.342 ACRES

INTERSTATE 90 R.O.W.
N 64° 03' 58" E 743.40
N 84° 03' 58" E 874.50

TRACT "C"

TRACT "B"

INTERSTATE 90



City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

July 1, 1985

RE: Resubdivision of Tract C, Mary Sue Addition -
Final Plat

Dear Property Owner:

The City Planning Commission will be considering the above-referenced minor plat in your area at its next regular meeting on Monday, July 8, 1985, beginning at 8:00 p.m. in the City Council Chambers, 201 East Fifth Street. I have attached a vicinity sketch showing the location of the proposed resubdivision.

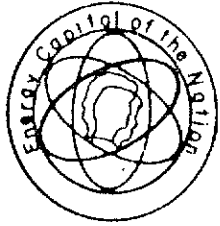
You are welcome to attend the meeting and be heard on this matter. Please feel free to call prior to the meeting if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Tom Drake".

Tom Drake
Planner II/Zoning Administrator

TD/fr *A*
Attachment



City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

June 26, 1985

Axel R. Ostlund
P. O. Box 989
Gillette, WY 82716

RE: Resubdivision of Tract "C", Mary Sue Addition

Dear Mr. Ostlund:

This letter is to acknowledge receipt of the above-referenced minor plat submittal. This item has been scheduled for consideration at the regular City Planning Commission meeting on Monday, July 8, 1985, beginning at 8:00 p.m. in the City Council Chambers, 201 East Fifth Street.

A staff review meeting to discuss issues related to this plat will be held on Tuesday, July 2, 1985, beginning at 3:00 p.m. in the Engineering Conference Room, Second Floor, 201 East Fifth Street. You are strongly urged to attend this meeting so that any staff concerns can be resolved prior to the Planning Commission meeting. You are welcome to bring your engineer and/or surveyor to this meeting. Attached is a copy of the agenda for the staff review meeting.

Please feel free to call if you have any questions.

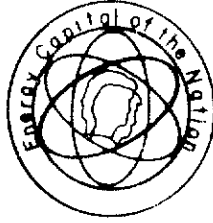
Sincerely,

A handwritten signature in cursive script that reads "Tom Drake".

Tom Drake
Zoning Administrator

TD/fr *fr*
Attachment

xc: Professional Consulting Associates
P. O. Box 2185
Gillette, WY 82716

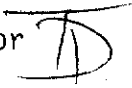


City of Gillette

P. O. Box 3003 • Gillette, Wyoming 82716
Phone (307) 686-5200

MEMORANDUM

TO: John Darrington, City Administrator
Jeff Smith, City Engineer
Paul Schamp, City Electrical Engineer
Mike Rickabaugh, Chief Building Inspector
Bernard Saunders, Fire Warden
Mountain Bell Telephone, Attn: Engineering Dept.
Petrolane Gas Company
Wyoming Televents, Inc.
Postmaster
Wyoming Highway Department

FROM: Tom Drake, Zoning Administrator 

SUBJECT: Final Plat - Resubdivision of Tract "C",
Mary Sue Addition

DATE: June 26, 1985

Attached is the above-referenced minor plat for your review. The City Planning Commission will be considering this plat at its regular meeting on Monday, July 8, 1985, beginning at 8:00 p.m. in the City Council Chambers, 201 East Fifth Street.

A staff review meeting to discuss issues related to this plat will be held on Tuesday, July 2, 1985, beginning at 3:00 p.m. in the Engineering Conference Room, Second Floor, City Hall. You are welcome to attend this meeting and discuss any concerns you may have regarding the proposed plat. Attached is a copy of the agenda for the staff review meeting.

Please contact this office prior to the staff review meeting if you have any comments and cannot attend the meeting, or if you have any questions.

Tom Drake
Zoning Administrator

TD/ff 
Attachments

**Professional
Consulting
Associates**

P.O. Box 2185
Gillette, Wyoming 82716
(307) 687-0600

Edward S. Scott, P.E.

Bob R. Butler, L.S.

June 24, 1985

TOM DRAKE
CITY PLANNING DEPT
CITY OF GILLETTE
201 E 5TH ST
GILLETTE WY 82716

RECEIVED JUN 24 1985

Re: Resub of Tract 'C', Mary Sue Addition

Dear Tom:

Submitted herewith are the following materials on the subject project:

- 1) Twelve (12) copies of the Final Plat
- 2) Subdivision Application Summary Sheet
- 3) Final Planning Commission Subdivision Checklist
- 4) List of Adjacent Property Owners
- 5) Two sets of Water Line Plans
- 6) Check for \$100.00 for Plat Review Fee
- 7) Application for Permit to Construct
- 8) Permit to Construct
- 9) Final Submittal Checklist

Please schedule this resubdivision for the July 8, 1985, Planning Commission meeting. If you have any questions, please call.

Sincerely,

PROFESSIONAL CONSULTING ASSOCIATES



Edward S. Scott, P.E.

Enclosures

cc: Bob Ostlund

ESS/sg

ADJACENT OWNERS
TRACT 'C', MARY SUE ADDITION

Stonepile Limited Partnership
P.O. Box 613
Gillette, WY 82716

ARCOAL, Inc.
555 17th Street
Denver, CO 80217

Salt Creek Freightway's, Inc.
P.O. Box 3
Gillette, WY 82716

CAMPLEX
Campbell County Public Land Board
801 East 4th Street, Suite 7
Gillette, WY 82716

RECEIVED JUN 3 4 1985



CITY OF GILLETTE

www.gillettewy.gov

ADMINISTRATION

PHONE 307-686-5203

via email: tschilling@schillingcompanies.com

May 20, 2024

Trevor Schilling
Schilling Companies, LLC
PO Box 1052
Gillette WY, 82717

RE: Confirmation of Septic Systems
Resubdivision of Tract C Mary Sue Addition, Recorded August 9, 1985

Mr. Schilling:

I am in receipt of your letter dated May 7, 2024 to seek confirmation of the continued use, upgrades, or replacement of septic systems for the property along Axel's Avenue directly adjoining Hwy 51, otherwise known as the Mary Sue Addition to the City of Gillette. Your letter follows a conversation we had at City Hall on Monday, May 6, 2024, with Brian Brown and Ryan Conklin. I apologize for the delay in responding. It took us a while to locate the applicable case files and action from the 1980's and 1990's.

Lots C-1 (current Lot C-4), C-2 and C-3

Based on our review, there was a Resubdivision of Tract C of the Mary Sue Addition in 1985. During the review and approval for this Resubdivision in 1985, it was determined that due to the cost, a sewer main was not practical for the small number of lots it would serve in Tract C. Also at the time, the City did require the developer to execute a Petition to join a Local Improvement District in the future to extend streets, install curbs, gutters, sidewalks, water lines, sewer lines, and perform grading at such time as a public sewer is available within 250 feet of Axel's Avenue, adjacent to the Mary Sue Addition. This "Advance Agreement" to Join a Local Improvement District was indeed executed on July 19, 1985 by the owner of Lots C-1, C-2 and C-3 of the above referenced subdivision. This Advance Agreement was subsequently recorded with the Campbell County Clerk (Book 113 of Photos, Page 586-587) on November 9, 1994, following a separate request to rezone Lot C-3 from I-1, Light Industrial to A, Agricultural zoning district. Based on this information, continued use, upgrades, or replacement of septic systems within lots C-4 (C-1 prior to 8/18/2023), C-2 and C-3 for the above referenced subdivision are permitted, subject to the conditions described later in this letter.

Tract B (current Tract B1)

It is our understanding that an existing building is located within Tract B1 of this subdivision (aka Tract B, prior to 8/18/2023). The Advance Agreement to Join a Local Improvement District did not include Tract A or Tract B. It is our understanding that the current structure existed prior to annexation by the City in 1984. As such, continued use, upgrades, or replacement of the septic system for this building on Tract B1 is permitted provided it continues to serve the original building.

Tract A

The City has no record of any existing structures located on Tract A within this subdivision since at least 1995. It appears a structure was present in 1982, and possibly existed when this subdivision was annexed in 1984. Since there has not been a structure on this lot for nearly 30 years, and it is unknown as to the condition of any septic systems on this lot, public sewer will need to be extended to serve any improvements constructed on Tract A in accordance with the City's Ordinances, Design Standards and Subdivision Regulations.

Conditions for Continued Use of Septic Systems

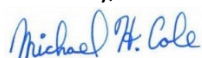
1. Permission for continued use, upgrades, or replacement of septic systems for lots C-4 (C-1 prior to 8/18/2023), C-2 and C-3 within the above reference subdivision are permitted in accordance with the Advance Agreement provided that no further subdivision of the land occurs. Any upgrades or replacement of septic systems within these lots shall be designed and permitted in accordance with Wyoming DEQ and Campbell County standards.
2. Permission for continued use, upgrades, or replacement of the septic system for the existing building on Tract B1 is permitted provided it continues to serve the original building, and no further subdivision of this lot occurs. Any upgrades or replacement of septic systems within this lot shall be designed and permitted in accordance with Wyoming DEQ and Campbell County standards. Public sewer will need to be extended to serve any new or replacement buildings constructed on Tract B1 in accordance with the City's Ordinances, Design Standards and Subdivision Regulations.
3. Septic Systems are not permitted on Tract A of this subdivision. Public sewer will need to be extended to serve any new or replacement buildings constructed on Tract A in accordance with the City's Ordinances, Design Standards and Subdivision Regulations.

Future Development

I understand your company is exploring the potential purchase of these lots to consolidate existing tracts and lots, and/or demolish existing structures for future commercial or industrial development. Based on our conversation last week, I don't believe the conditions described above would satisfy your proposed plans, while still maintaining existing septic systems. Based on the potential use of your proposed development plan within these consolidated lots, I can recommend to the City Council that an exception be made for the need to extend sewer to this area, with conditions similar to the "Advance Agreement" requirements permitting septic systems for the Tract C lots in 1985. Unfortunately, our current ordinances and regulations do not authorize the City Administrator to grant exceptions like this; it will require action by both the Planning Commission and the City Council to allow this exemption to proceed.

Please feel free to reach out to Ry Muzzarelli or contact me if you have any questions.

Sincerely,



Michael H. Cole
City Administrator

email - Ry Muzzarelli, PE, Development Services Director
Ryan Conklin, RE/MAX Professionals

Enclosure: Prior City Action (1984, 1985 & 1994), Resubdivision of Tract C of the Mary Sue Addition

2500 E. Highway 14-16
Gillette, WY
Owner: Robert Ostlund

To the City of Gillette:

It is hereby requested that the property located at 2500 E. Highway 14-16 be granted an Advance Agreement, similar to that attached, allowing this lot to utilize a septic system. The lot was annexed into the City around 1984, and an Advance Agreement was put into place in 1985 (Book 1313, page 586) for lots to the south of the subject lot. It is requested a similar Advance Agreement be put into place for the subject lot.

This Advance Agreement will allow the lot to utilize, maintain, repair or install a septic system till such time a public sewer is available within 250 feet of this lot. Due to the location of the current public sewer line, it is not cost effective to alter or improve the site if a city requirement is to connect to public sewer. This also creates an issue with the use and salability of the site.

Ryan Conklin at RE/MAX Professionals will be acting on behalf of the landowners to help complete the application process through the City of Gillette.

Sincerely,

Robert L. Ostlund

Robert Ostlund

2500 E Hwy 14-16



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

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.



1 inch equals 167 feet
1 inch equals 0.03 miles

July 08, 2024

City of Gillette, GIS Division, Campbell County, City of Gillette, Campbell County, State of Wyo

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

THE MARY SUE ADDITION ANNEXATION & SUBDIVISION PLAT

COPY
Original May Be Inspected At
Campbell County Clerks Office

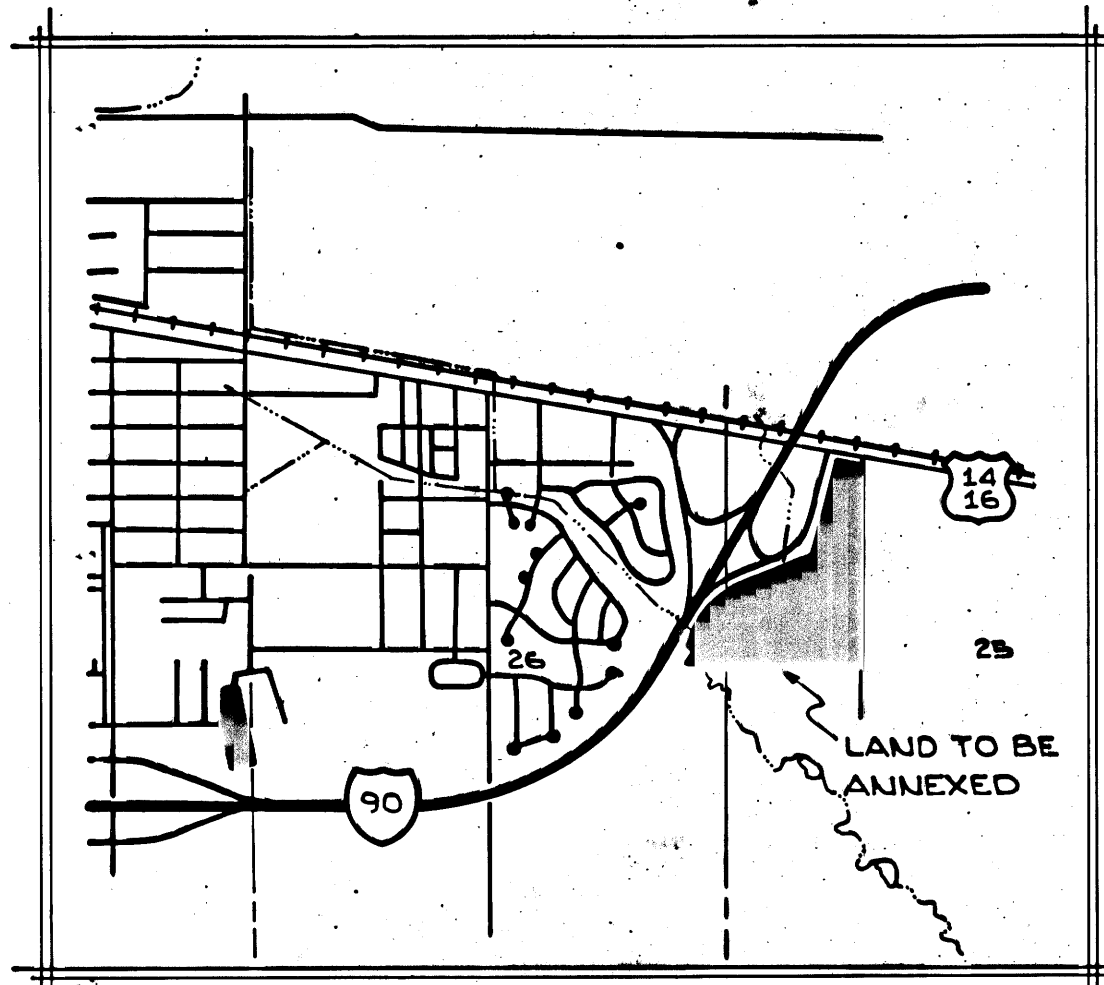
LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 25, AND THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 50 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER CORNER COMMON TO SECTION 25 AND SECTION 26, SAID CORNER BEING MONUMENTED BY AN ORIGINAL SET STONE AND A BRASS CAP; THENCE N 89° 09' 08" W ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 26 A DISTANCE OF 411.30 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 90; SAID POINT BEING MONUMENTED BY A NO. 5 REBAR WITH AN ALUMINUM CAP MARKED P.E.L.S. 2457; THENCE N 30° 03' 32" E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 153.90 FEET TO A CONCRETE HIGHWAY RIGHT-OF-WAY MARKER; THENCE N 59° 56' 28" W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 62.00 FEET TO A POINT, SAID POINT BEING MONUMENTED BY A NO. 5 REBAR WITH AN ALUMINUM CAP MARKED P.E.L.S. 2457 AND BEING THE BEGINNING OF A CURVE WHICH IS CONCAVE TO THE EAST, THE RADIUS OF WHICH IS 1332.40 FEET, THE CENTRAL ANGLE OF WHICH IS 34° 00' 00", THE CHORD OF WHICH BEARS N 47° 02' 16" E A DISTANCE OF 779.11 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 90 AN ARC DISTANCE OF 790.66 FEET TO A CONCRETE HIGHWAY RIGHT-OF-WAY MARKER; THENCE N 64° 04' 17" E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 874.40 FEET TO A CONCRETE HIGHWAY RIGHT-OF-WAY MARKER; THENCE N 9° 04' 04" E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1026.18 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WYOMING HIGHWAY 51; SAID POINT BEING MONUMENTED BY A CONCRETE HIGHWAY RIGHT-OF-WAY MARKER; THENCE S 81° 11' 16" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 260.70 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP MARKED P.E.L.S. 2457; THENCE S 0° 18' 01" W A DISTANCE OF 2066.97 FEET TO A POINT OF INTERSECTION WITH THE EAST-WEST MID-SECTION LINE OF SECTION 25; SAID POINT BEING MONUMENTED BY A NO. 5 REBAR WITH AN ALUMINUM CAP MARKED P.E.L.S. 2457; THENCE N 89° 35' 35" W ALONG SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 1377.34 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 39.82 ACRES MORE OR LESS.

MODIFICATION IN ANY WAY OF THE FOREGOING DESCRIPTION TERMINATES LIABILITY OF SURVEYOR.



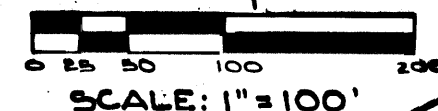
VICINITY SKETCH
SCALE: 1"=2000'

LEGEND

- NO. 5 REBAR WITH AN ALUMINUM CAP MARKER P.E.L.S. 2457 (SET)
- ◆ BRASS CAP AT WEST 1/4 CORNER (FOUND)
- CONCRETE HIGHWAY RIGHT-OF-WAY MARKER (FOUND)

BASIS OF BEARING:

SOLAR OBSERVATION

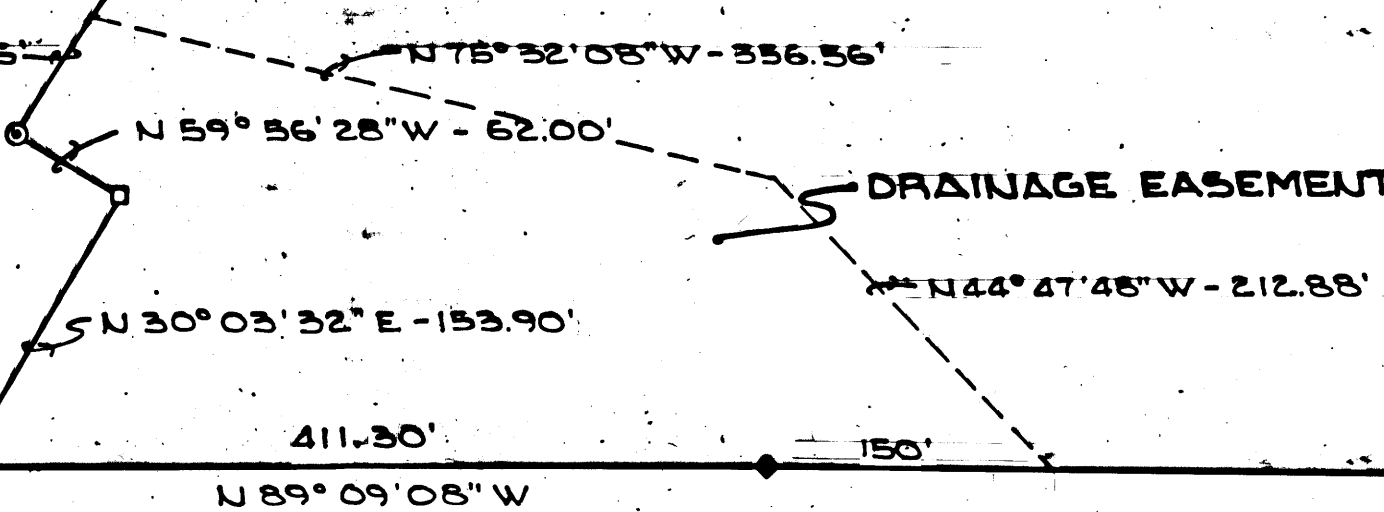


INTERSTATE 90 R.O.W.
N 64° 04' 17" E
874.40'

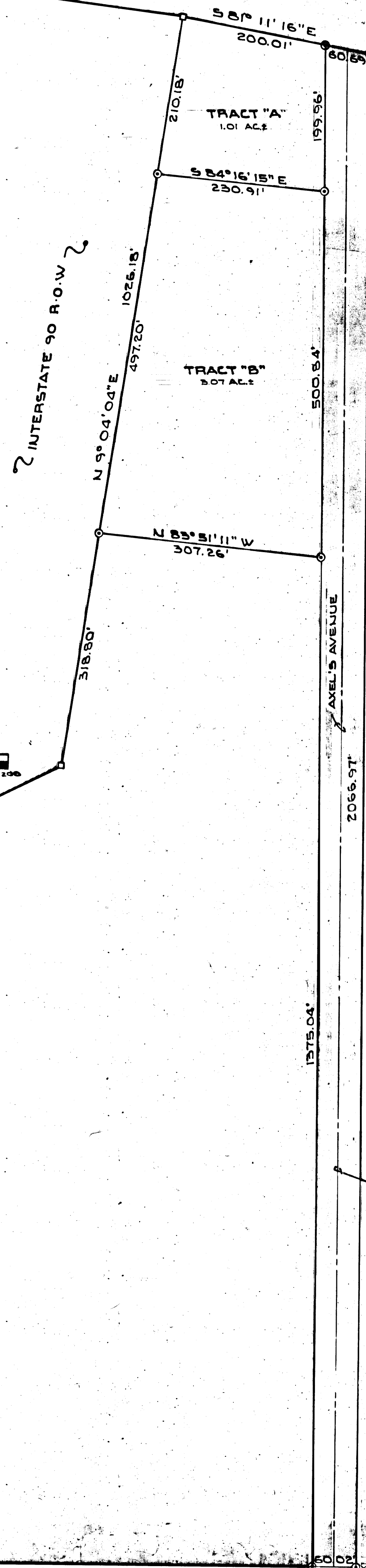
CURVE DATA:

RADIUS	= 1332.40'
DELTA	= 34° 00' 00"
CHORD BEARING	= N 47° 02' 16" E
CHORD LENGTH	= 779.11'
ARC LENGTH	= 790.66'

DRAINAGE EASEMENT



TRACT "C"
38.74 AC.



THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT 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, RE-INSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE T.V. LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

IN TESTIMONY WHEREOF: AXEL R. OSTLUND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 20 DAY OF 2/20/84 1985.

Axel R. Ostlund
AXEL R. OSTLUND

STATE OF WYOMING) S.S. (NO CORPORATE SEAL)
COUNTY OF CAMPBELL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF 2/20/84 1985 BY AXEL R. OSTLUND.

[Notary Signature]
NOTARY PUBLIC
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 11/23/82

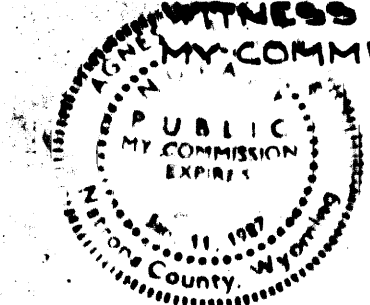
IN TESTIMONY WHEREOF: WAYNE TUCKER, SENIOR VICE-PRESIDENT AND SECRETARY FOR SALT CREEK FREIGHTWAYS INC., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 20 DAY OF 2/20/84 1985 BY WAYNE TUCKER.

Wayne Tucker
WAYNE TUCKER
(SENIOR VICE PRESIDENT AND SECRETARY)

STATE OF WYOMING) S.S.
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF 2/20/84 1985 BY WAYNE TUCKER.

Alvin Marking
NOTARY PUBLIC
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 11/23/82



APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

THE CITY OF GILLETTE PLANNING COMMISSION HEREWITH RECOMMENDS APPROVAL OF THE FOREGOING ANNEXATION THIS 18 DAY OF OCTOBER 1983.

W.L. Stone
CHAIRMAN

Fred E. Rogers
SECRETARY

APPROVAL BY THE CITY OF GILLETTE

THE FOREGOING PLAT IS APPROVED FOR ANNEXATION BY THE UNDERSIGNED MAYOR AND CITY CLERK IN AND FOR THE CITY OF GILLETTE, COUNTY OF CAMPBELL, STATE OF WYOMING, THIS 16 DAY OF JANUARY 1984 1984.

Hal Carter
MAYOR

Nellie J. Swartz
CITY CLERK

CAMPBELL COUNTY CLERK AND RECORDER

STATE OF WYOMING) S.S.
COUNTY OF CAMPBELL)
HEREBY CERTIFY THAT THE ABOVE ANNEXATION PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10 O'CLOCK A.M. ON THIS 20 DAY OF 2/20/84 1985, AND RECORDED IN PLAT BOOK NUMBER ON PAGE NUMBER.

CAMPBELL COUNTY CLERK

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) S.S.
COUNTY OF CAMPBELL)
I, R.J. TIMM, OF GILLETTE, WYOMING HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED DURING THE MONTHS OF JULY AND AUGUST, 1983, BY PETER A. ROMANENKO, FOR WHOM WORK I STAND PERSONALLY RESPONSIBLE, AND THAT SAID SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT, AND IS SET OUT ON THE GROUND AS SHOWN HEREON.

R.J. Timm
R.J. TIMM
WYOMING REGISTRATION NO. 587

ANNEXATION & SUBDIVISION PLAT

A PART OF THE WEST 1/4 OF THE NORTH-WEST 1/4 SEC. 25 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 T. 50 N., R. 72 W. - 4TH P.M.

CITY OF GILLETTE
P.O. BOX 5003
GILLETTE, WYOMING 82716
PHONE: (307) 682-5265

TIMM & ASSOCIATES
Consulting Engineers & Surveyors
P.O. Box 726
Gillette, Wyoming 82716
Ph. 307/686-0228

DATE DRAWN AUG. 27, 1983 DRAWN BY R.W. CALVERT
CHECKED BY C.P. WOSTER FIELD BY PAGE
PROJ. NO. 75-0583-029 FILE NO. 1

M 8

ADVANCE AGREEMENT
BETWEEN THE CITY OF GILLETTE
AND ROBERT OSTLUND FOR 2500 E HWY 14-16

THIS ADVANCE AGREEMENT made this ____ day of _____, 20__, by and between Robert Ostlund, hereinafter referred to as LANDOWNER, and the City of Gillette, Wyoming, a municipal corporation and City of the First Class, hereinafter referred to as CITY.

WHEREAS the LANDOWNER is the record owner of a certain tract of land, described as follows:

TRACT "A" OF THE MARY SUE ADDITION, BEING SITUATED IN A PORTION OF THE NW1/4, SECTION 25, TOWNSHIP 50 NORTH, RANGE 72 WEST (A.K.A 2500 E HWY 14-16)

This tract of land shall hereinafter be referred to as the LAND.

WHEREAS, the LAND is currently within the limits of the CITY but has been determined to be of great distance from CITY sewer services; and

WHEREAS, the LANDOWNER desires to install and use in perpetuity a septic system within CITY limits, in exchange for a commitment to hook-up to CITY sewer services at a future date at the determination of the CITY; and

NOW, THEREFORE, the parties above named have decided to set forth all of their agreements concerning the execution of this ADVANCE AGREEMENT pertaining to the above-mentioned property as follows:

1. The parties acknowledge that the LAND is within the limits of the CITY and is under the jurisdiction of all CITY codes. After the signature of the Mayor of Gillette, under the direction of the City Council, the LANDOWNER agrees and covenants for himself and his heirs, assigns and successors in interest to take all remaining actions, at any time and at the sole discretion of the CITY, to comply with State utilities statues and City Codes to complete the hook-up of sewer services to the CITY utilities infrastructure. The LANDOWNER, or any successor in interest, shall incorporate this requirement for sewer hook-up to the CITY, on each and every deed for any parcel of land existing or created within the LAND. The LANDOWNER shall adhere to the City Zoning Map, Zoning Ordinance, Subdivision Regulations, Design and Construction Standards, Building Codes, and adopted Utility Codes. A commitment or restriction shall be included in every deed or land sale contract executed by the LANDOWNER, subsequent to the date of approval of this ADVANCE AGREEMENT, noting that the parcel "shall hook-up to the CITY sewer services without protest, at the discretion and direction of the Gillette City Council". The commitment to this ADVANCE AGREEMENT shall be recorded as part of each deed and is an agreement running with the property known as the LAND, enforceable by the CITY.
2. This ADVANCE AGREEMENT does not relieve the LANDOWNER, or any successor in interest, from any requirements of the City of Gillette Subdivision Regulations, when the LAND is further subdivided, and that the subdivision shall be in accordance with all relevant CITY ordinances and other regulations in effect at this time.
3. Upon hook-up to the CITY sewer infrastructure, the CITY shall provide municipal services on the same level as provided to other areas of the CITY, according to State statutes and local ordinances.

4. The parties further agree as follows:

REQUEST

The LANDOWNER is requesting the use of one (1) septic system for use on the above-referenced property and the ability to replace said septic system at the time of failure if the CITY sewer system is not available within two hundred and fifty feet (250') of Axel's Avenue for connection.

REQUIREMENTS

Once the CITY sewer infrastructure is within two hundred and fifty feet (250') of Axel's Avenue the LANDOWNER agreed to the following:

- a. The LANDOWNER is required to acquire all necessary permits and approvals through the CITY and the Department of Environmental Quality (DEQ) prior to the installation of the septic system.
 - b. Prior to installation of the septic system, the LANDOWNER must submit a Soils Report to the CITY Planning Division, the CITY Engineering Division, and the CITY Clerk's Office.
 - c. The LANDOWNER agrees to connect to the CITY sewer system only after the system has been accepted by the CITY Council for public use.
 - d. The LANDOWNER agrees to pay the CITY a Plant Investment Fee, which is calculated on the size of the water meter required to serve the LAND as established by City Ordinance, at the prevailing rate at the time of connection for sewer service. The LANDOWNER will be responsible for establishing a billing account with the CITY and payment of each monthly sewer billing.
 - e. All costs of making the sewer service connection, including the construction, installation, and extension of required mains and related appurtenances between the LAND and the point of service determined by the CITY, are the responsibility of the LANDOWNER.
 - f. The CITY has no responsibility to maintain any service line. The LANDOWNER agrees to install the sewer service line to CITY specifications.
 - g. The LANDOWNER agrees to connect all buildings requiring sanitary sewer service to the City's system and remove or render inoperable all privies, vaults, septic tanks, etc. presently serving those buildings.
 - h. The LANDOWNER will obtain a plumbing permit and submit to all required inspections from the CITY when sewer service deemed required by City Council.
 - i. No service connections may be made for service outside of the LAND without prior approval of the City Council.
5. In the event of a subdivision taking place prior to the CITY sewer infrastructure being within two hundred and fifty (250') of Axel's Avenue, any additional septic system(s) will not be permitted for the newly created lot(s).
6. The LANDOWNER hereby recognizes that this ADVANCE AGREEMENT serves as acknowledgement of the LANDOWNER that their property is currently within City limits and further acknowledges all City Codes as the Rule of Law and binding. LANDOWNER is the owner of all LAND described above. LANDOWNER and CITY agree

_____ Whom I know personally
_____ whose identity I verified on the basis of _____,
_____ whose identity I verified on the oath or affirmation of _____,
a credible witness,

to be the signer of the above and he/she acknowledged that he/she signed it.

Notary Public
My Commission Expires:

STATE OF WYOMING)
)ss.
County of Campbell)

On _____, 20___, personally appeared before me
_____,

_____ Whom I know personally
_____ whose identity I verified on the basis of _____,
_____ whose identity I verified on the oath or affirmation of _____,
a credible witness,

to be the signer of the above and he/she acknowledged that he/she signed it.

Notary Public
My Commission Expires:

CITY OF GILLETTE:

Shay Lundvall, Mayor

(S E A L)

ATTEST:

Alicia Allen, City Clerk

STATE OF WYOMING)
)ss.
County of Campbell)

On _____, 20___, personally appeared before me Shay Lundvall, Mayor of the City of Gillette, Wyoming, whom I know personally, to be the signer of the above and he acknowledged that he signed it.

Notary Public
My Commission Expires: