

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Community Room ~ City Hall ~ August 27, 2024 ~ 5:15 pm

PRESENT

Commission Members Present: Chair Shaun Hottell, Vice-Chair Ryan Conklin, Richard Cone, Jack Colson, Cristal Pratt, and Ian Scott.

Commission Members Absent: Matthew Nelson

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

CALL TO ORDER

Chair Shaun Hottell called the meeting to order at 5:15 p.m.

APPROVAL OF THE MINUTES

A motion was made by Vice-Chair Conklin to approve the meeting minutes of July 9, 2024. Richard Cone seconded the motion. Motion carried 6/0.

Case No.
PL2024-0078
MINOR
SUBDIVISION
– 3400 S
Garner Lake
Road

The City of Gillette is seeking to subdivide 3400 S Garner Lake Road, locally referred to as the Energy Capitol Sports Complex (ECSC). The purpose of this subdivision is for leasing and grant purposes. Because of the proposed subdivision, City Staff has recommended and included that all existing main lines for utilities have dedicated easements covering them.

Presently, 3400 S Garner Lake Road is one parcel that is known as Tract E at 225.11 acres. This subdivision proposes to create Tract J at 140.937 acres; Tract K at 33.081 acres; Tract L at 8.756 acres; Tract M at 30.778 acres; Tract N at 11.437 acres.

The current zoning of ECSC is Ag, Agricultural District and is not proposed to change at this time. All proposed tracts will continue to meet the zoning district requirements of Ag as there is no minimum lot size requirement.

As existing Tract E, the lot is serviced by all city utilities (electrical, water, wastewater, fiber) and all proposed tracts will have city utilities available to them.

Meredith Duvall said the city received two inquiries from the public on the case. One was a general inquiry. One was from a citizen seeking information for the purpose of the subdivision, who had concerns competing with Fish & Game for funding with grants.

Ms. Duvall informed the Planning Commission that the surveyors needed more time to get boundary measurements for the easements requested by city staff. Ms. Duvall said initially only the boundaries were needed; however, city staff would like the mainlines covered by utility easements. This will put this case on hold, and it will not move forward to the City Council meeting until the revised plat is received showing the utility easements, Ms. Duvall said. The new City Council meeting date will be publicly noticed, Ms. Duvall said.

Chair Hottell asked if there were any comments from the public or Commission on the case.

Vice-Chair Conklin asked if by subdividing the lots the city was looking to sell parcels of the lot. Ms. Duvall said while she had not been informed that the city was selling parcels, it was advised the main purpose of the subdivision was for obtaining land and water grants

and being able to provide an identifiable boundary when applying for them. Ms. Duvall said also when leasing the property, having the definable legal tracts will be beneficial.

Ms. Duvall noted on the Staff Notes portion of the case writeup it was recommended by Planning Staff for the existing zoning of Ag, Agricultural, be examined as C-O, Office and Institution, may be better suited for the ECSC facility.

There being no further comments or questions Ian Scott made a motion to approve the case tentatively with city staff requested easements added to the plat, and Jack Colson seconded. The Motion carried 6/0.

OLD BUSINESS None.

NEW BUSINESS Meredith Duvall said the next meetings will be September 10, 2024, and September 24, 2024.

ADJOURNMENT The meeting was adjourned at 5:25 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Coordinator.