



**CITY OF GILLETTE
PLANNING COMMISSION**
Thursday, January 18, 2018
7:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming 82716
(307) 686-5281

Call To Order

Approval of Minutes

Cases

Case No. 17.047CSP Rocky Butte Industrial Park

Old Business

New Business

Adjournment

CHAIRMAN

Jim Nielsen

VICE-CHAIRMAN

Cindy Reardon

BOARD MEMBERS

Jennifer Tuomela

Trevor Matson

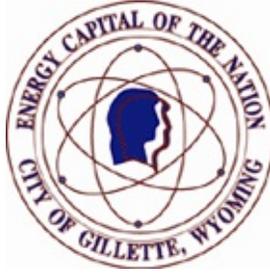
Brenda Green

Sheryl Martin

Ted Jerred

www.gillettewy.gov

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



**CITY OF GILLETTE
PLANNING COMMISSION
January 18, 2018 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 1/18/2018 7:00:00 PM

CASE NUMBER AND TITLE:

17.047CSP
Rocky Butte Industrial Park

APPLICANT/OWNER:

Tony Wille

AGENT:

Sheila Slocum, P.L.S., PCA Engineering, Inc.

CASE SUMMARY:

The owner, Tony Wille, is seeking approval of a County Subdivision plat known as the Rocky Butte Industrial Park.

CASE BACKGROUND:

The owner, Tony Wille, is proposing to subdivide 19.63 Acres of land located in a portion of the W ½ SW ¼ Section 19, Township 49 North, Range 71 West. The proposed subdivision is approximately .5 miles south of the recently annexed Antelope Valley and Crestview Estates Annexation, north of Henry Road. The property is within one (1) mile of the existing City limits, prompting a joint City/County subdivision review per W.S. 31-12-103.

The proposed subdivision will contain 2 Lots. Lot 1, 9.78 Acres and Lot 2, 9.85 Acres. The land is currently zoned I-1, (Light Industrial) and is vacant. Access to the property will be from an existing permitted approach along Highway 59.

The applicant has not requested City utilities to serve this property.

CASE REQUIREMENTS:

1. The applicant shall meet and adhere to all Campbell County Planning Requirements.
2. The applicant shall address all comments in ePlans and provide a Final Mylar incorporating all ePlans comments prior to the Final Approval by the City Council.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

CASE MANAGER:

Clark Sanders, Planner

TENTATIVE CITY COUNCIL DATE:

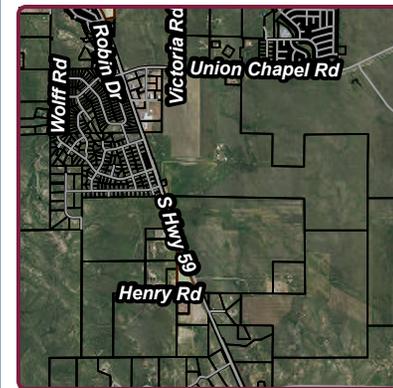
ATTACHMENTS:

Click to download
<input type="checkbox"/> Aerial and Vicinity Map
<input type="checkbox"/> Plat
<input type="checkbox"/> Resolution
<input type="checkbox"/> Planning Requirements



CITY OF GILLETTE

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



-  Planning Projects
-  Land Survey Parcels

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



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Department\Folder\
File Name.mxd



17.047CSP COUNTY SUBDIVISION PLAT ROCKY BUTTE INDUSTRIAL PARK

December 26, 2017

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

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF ROCKY BUTTE INDUSTRIAL PARK, IS LOCATED IN THE W1/2SW1/4 OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 71 WEST, 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED IN LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. UTILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL PUBLIC USE FOR INSTALLING, PREPARING, REPLACING AND MAINTAINING WATER LINES, SEWERS, GAS LINES, ELECTRICAL LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC. ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS _____ DAY OF _____ A.D., 20____, BY:

TONY WILLE, OWNER

STATE OF WYOMING)
)SS.
 CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____, BY TONY WILLE, OWNER, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE CAMPBELL COUNTY PLANNING COMMISSION, CAMPBELL COUNTY, WYOMING

APPROVED BY THE CAMPBELL COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20____.

CHAIRMAN

ATTEST:

CLERK OF THE PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, CAMPBELL COUNTY, WYOMING

APPROVED FOR FILING BY THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS IN AND FOR THE COUNTY OF CAMPBELL, STATE OF WYOMING THIS _____ DAY OF _____ A.D., 20____.

CHAIRMAN OF BOARD _____ MEMBER _____

MEMBER _____ MEMBER ATTEST: _____

MEMBER _____ CLERK OF BOARD _____

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS _____ DAY OF _____ A.D., 20____.

MAYOR

CITY CLERK

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20____.

CHAIRMAN

SECRETARY

CERTIFICATE OF REVIEW OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS _____ DAY OF _____ A.D., 20____ BY THE CITY ENGINEER OF GILLETTE WYOMING.

CITY ENGINEER

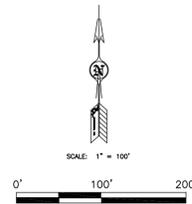
CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____ 20____, AND IS DULY RECORDED IN BOOK NUMBER _____ PAGE NUMBER _____.

COUNTY CLERK

ROCKY BUTTE INDUSTRIAL PARK

LOCATED IN THE W1/2SW1/4 SECTION 19, T49N, R71W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING



- NO CENTRAL WATER SUPPLY SYSTEM
- NO PUBLIC SEWER SYSTEMS
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS
- THE SURFACE STATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

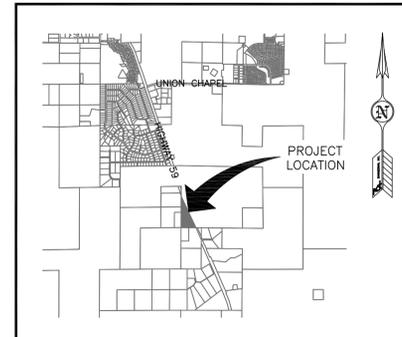
LEGEND

- FOUND BARE REBAR
- ⊕ FOUND SHEARED ROW MONUMENT
- ⊕ SECTION CORNER CALCULATED POSITION FALLS IN CATTLEGUARD
- ⊕ FOUND QUARTER CORNER ALUMINUM CAP (LS 12376)
- ⊕ FOUND WITNESS CORNER BRASS CAP (LS 538)
- ⊕ SET 2" Ø ALUMINUM CAP (PLS #15542)
- WC WITNESS CORNER
- BOUNDARY
- - - - - EASEMENT
- SECTION LINE

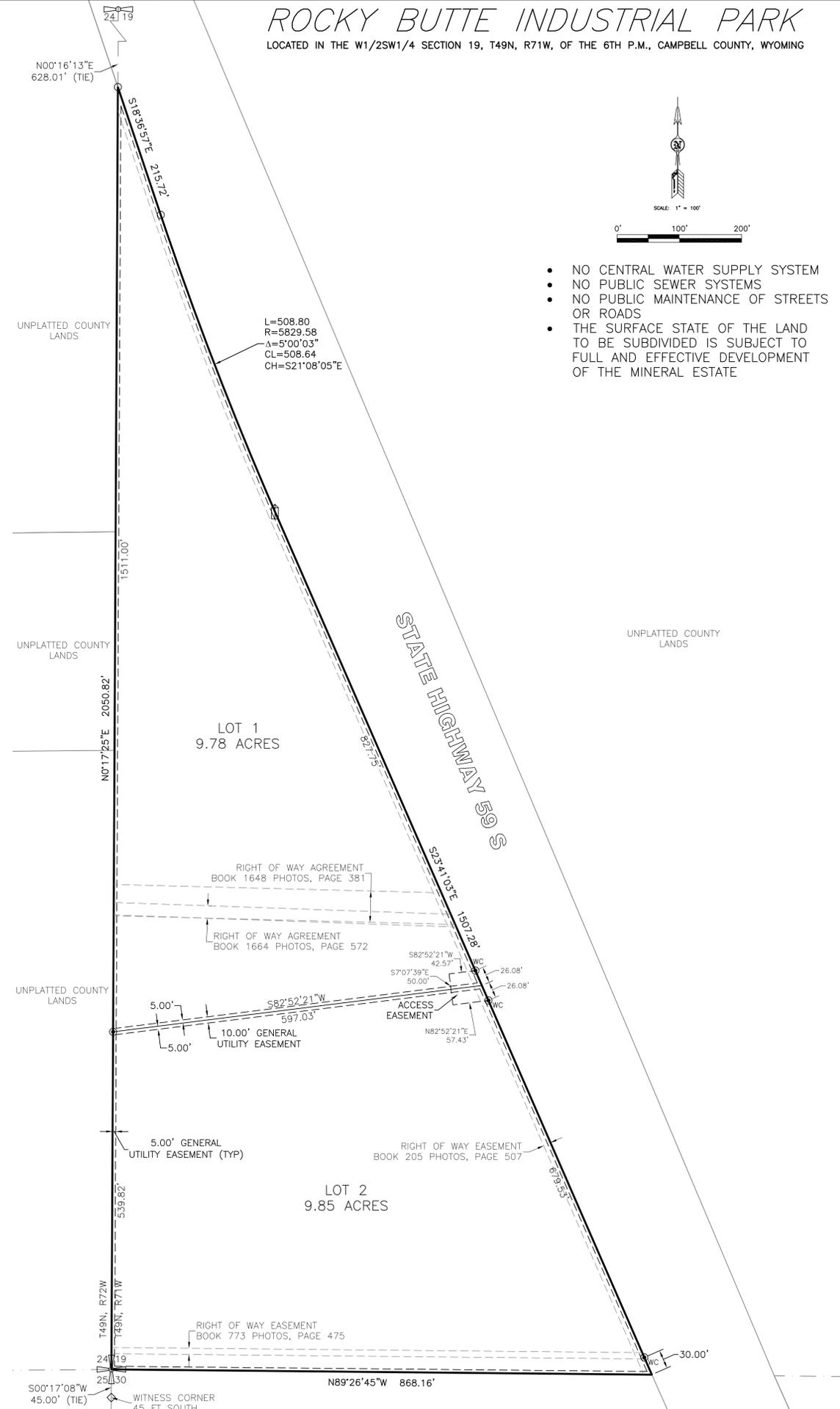
SUBDIVISION SUMMARY
 TOTAL AREA: 19.63 ACRES
 TOTAL LOTS: 2 LOTS
 ZONING: I-1
 FLOOD PLAIN DESIGNATION ZONE X

BENCHMARK
 BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #82 ELEVATION= 4665.44

BASIS OF BEARING
 THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK
 ***ALL MEASURED DISTANCES ARE GRID. FOR CONVERSION TO SURFACE, MULTIPLY BY 1.00026964.
 ***ALL AREAS ARE CALCULATED AT SURFACE.



VICINITY MAP



LEGAL DESCRIPTION

A PARCEL LOCATED IN THE W1/2SW1/4 OF SECTION 19, T49N, R71W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, AS RECORDED IN BOOK 3078 OF PHOTOS, PAGE 690 OF THE CAMPBELL COUNTY CLERKS RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 AND BEING THE POINT OF BEGINNING, FROM WHICH A WITNESS CORNER LIES S00°17'08"W, 45.00 FEET, MONUMENTED BY A 1982 BRASS CAP STAMPED LS 538;

THENCE ALONG THE WEST SECTION LINE OF SAID SECTION 19, N00°17'25"E, 2050.82 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF WYOMING STATE HIGHWAY 59, MONUMENTED BY A BARE REBAR, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 19 LIES N00°16'13"E, 628.01 FEET, MONUMENTED BY AN ALUMINUM CAP STAMPED LS 12376;

THENCE ALONG SAID WESTERLY RIGHT OF WAY, S18°36'57"E, 215.72 FEET TO A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST, MONUMENTED BY A BARE REBAR;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, THROUGH SAID CURVE HAVING A DELTA ANGLE OF 5'00"03", A RADIUS OF 5829.58 FEET, AN ARC LENGTH OF 508.80 FEET, A CHORD BEARING OF S21°08'05"E, AND A CHORD LENGTH OF 508.64 FEET, MONUMENTED BY SHEARED OFF WYDOT CONCRETE MONUMENT;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, S23°41'03"E, 1507.28 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, ALSO BEING A POINT ON THE SOUTH LINE OF AFOREMENTIONED SECTION 19, FROM WHICH A WITNESS CORNER LIES N23°41'03"W, 30.00 FEET, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 15542;

THENCE ALONG SAID SOUTH LINE, N89°26'45"W, 868.16 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, SHEILA M SLOCUM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE ROCKY BUTTE INDUSTRIAL PARK LOCATED IN THE W1/2SW1/4 SECTION 19, T49N, R71W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACTUAL SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION.

Prepared for:
TONY WILLE
 P.O. BOX 2796
 GILLETTE, WY 82717
 307-257-7039

PCA CIVIL ENGINEERING SURVEYING MATERIAL TESTING ENGINEERING INC.
 4506 Wagon Blvd.
 P.O. Box 2185
 Gillette, Wyoming 82718
 307-687-0600

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Drawn by: SS	Design by: SS	Reviewed by: SS
Revision Date	Revision Description	

PCA Project Number: 173820.00
 Plot Date: Jan 04, 2018 - 8:53am
 G:\PROJECTS\17382000 Rocky Butte Subdivision\DesDwg MainP.dwg
 Layout: Plat 1
 X-Ref: ...

ROCKY BUTTE INDUSTRIAL PARK
 LOCATED IN THE W1/2SW1/4 SECTION 19, T49N, R71W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING

FINAL PLAT

SHEET 1 OF 1

RESOLUTION NO.

**A RESOLUTION APPROVING AND AUTHORIZING THE FINAL PLAT
FOR THE ROCKY BUTTE INDUSTRIAL PARK SUBDIVISION
LOCATED IN CAMPBELL COUNTY, WYOMING,
SUBJECT TO ALL PLANNING REQUIREMENTS**

WHEREAS, the Final Plat for Rocky Butte Industrial Park Subdivision to the City of Gillette, Wyoming, has been approved by the City of Gillette Planning Commission and the Campbell County Planning Commission by a majority of its members during a joint City/County review meeting on January 18, 2018, with Planning Requirements.

WHEREAS, the recording of the Final Plat for Rocky Butte Industrial Park Subdivision with the Campbell County Clerk and Ex-officio Recorder of Deeds, is subject to meeting all Planning Requirements approved by the Planning Commissions on January 18, 2018.

THEREFORE, IT IS RESOLVED BY THE GOVERNING BODY OF THE CITY OF GILLETTE, WYOMING, THAT:

The Final Plat for Rocky Butte Industrial Park Subdivision, as prepared by Sheila M. Slocum of PCA Engineering, Inc., signed by Sheila M, Slocum, Registered Land Surveyor, Wyoming Registration Number 15542, is hereby approved for filing with the Campbell County Clerk and Ex-officio Recorder of Deeds.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2018.

Louise Carter-King, Mayor

(S E A L)

ATTEST:

Karlene Abelseth, City Clerk

Planning Requirements

17.047CSP

Final Plat – ROCKY BUTTE INDUSTRIAL PARK

1. The applicant shall meet and adhere to all Campbell County Planning requirements.
2. The applicant shall address all comments in ePlans and provide a Final Mylar incorporating all ePlans comments prior to Final Approval by the City Council.