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DEPARTMENT OF PUBLIC WORKS
MAY 16, 2019
PRE-MEETING WORKSHOP
CAMPBELL COUNTY PLANNING COMMISSION

The May 16, 2019 pre-meeting workshop of the Campbell County Planning Commission began at 6:00 P.M. in the Public Works Conference Room. Members present were: Bob Jordan, Marc Matlick, Bruce Brown and Todd Hildebrand. Staff present was Megan Nelms, Planner and Zoning Administrator, Kevin King, Public Works Director, Clark Melinkovich, Staff Engineer and Melissia Kershner, County Recorder.

No official action was taken.

The meeting adjourned at 7:00 P.M.

Megan Nelms, AICP
Planner and Zoning Administrator

MEMBERS PRESENT

Todd Hildebrand, Chairman
Bruce Brown, Vice-Chair
Bob Jordan, Member
Marc Matlick, Member

MEMBERS ABSENT

Miles Williams, Member

STAFF MEMBERS PRESENT

Megan Nelms, Planner and Zoning Administrator
Kevin King, Public Works Director
Melissia Kershner, County Recorder
Clark Melinkovich, Staff Engineer

The meeting was brought to order by Chairman Hildebrand at 7:00 p.m.

Approval of Minutes

Chairman Hildebrand called for a motion for the approval of the minutes from the April 18, 2019 County Planning Commission meeting. Marc Matlick motioned, Bruce Brown seconded. All voted Aye. Motion carried.

Case No. 19.01 COMP- Double Tree Estates Subdivision Phase II, Final Plat Jeffrey and Michele Swaney/Doyle Surveying

Bob Jordan made a motion to hear the case and recommend approval, pending completion of all planning considerations. Bruce Brown seconded the motion. Megan Nelms presented the case, and recommended approval of the final plat upon completion of all planning considerations.

Chairman Hildebrand asked if there were any questions from the audience. There were none. He then asked if there were any questions from the Board. There were none.

Chairman Hildebrand asked that the Commission be polled on the motion to approve case number 19.01 COMP, Double Tree estates Subdivision Phase II, Final Plat, pending completion of all planning considerations. Voting was as follows:

Todd Hildebrand	Yes
Bob Jordan	Yes
Marc Matlick	Yes
Bruce Brown	Yes
Motion Carried	4/0.

Case No. 19.02 COZ- Double Tree Estates Subdivision Phase II, Zoning Jeffrey and Michele Swaney/Doyle Surveying

Bob Jordan made a motion to hear the case and recommend approval, pending filing of the final plat. Marc Matlick seconded the motion. Megan Nelms presented the case, and recommended approval of the zoning request to R-R (Rural Residential), pending filing of the final plat.

Chairman Hildebrand asked if there were any questions from the audience. There were none. He then asked if there were any questions from the Board. There were none.

Chairman Hildebrand asked that the Commission be polled on the motion to approve case number 19.02 COZ, Double Tree estates Subdivision Phase II, Zoning, pending filing of the final plat. Voting was as follows:

Todd Hildebrand	Yes
Bob Jordan	Yes
Marc Matlick	Yes
Bruce Brown	Yes
Motion Carried	4/0.

Case No. 19.02 COSP- Piper Acres Subdivision, Preliminary Plat Tom Civin-TLC Developments/Anthony MacDonald, P.E., KLJ Engineering

Marc Matlick made a motion to hear the case and recommend approval, pending completion of all planning considerations. Bruce Brown seconded the motion. Megan Nelms presented the case, and recommended approval of the preliminary plat upon completion of all planning considerations.

Megan also gave a brief overview of the preliminary final plat process and the timeline. She stated the preliminary plat was meant to be a more “global” overview of the entire development and then each phase of the subdivision would come back to the Planning Commission as a final plat, with additional review and comment.

Chairman Hildebrand asked if there were any questions from the audience. Diane Phillips, 303 Fox Ridge Avenue, approached the Board. She stated she has concerns regarding the anticipated 100 lots coming to the area. She doesn’t believe 100 homes in that area will be considered rural residential living. She is also concerned with 100 septic tanks and leach fields. She believes it will bring at least 200 more people and 200 vehicles, which will bring more traffic to the Fox Ridge and Red Hills subdivisions as well as Highway 50. She is afraid the roads in Fox Ridge will suffer, as well as the country living feel they are accustomed to. She is worried about covenants not being

enforced and aesthetics of the area going downhill. She said her lot would back up to seven of the proposed lots if it goes as planned, and with that many lots, it would feel like they're stacked up on each other.

DJ Reynolds, 30 Fox Ridge Avenue, approached the Board. DJ stated he has the same concerns as Diane Phillips but feels the country living feel of their subdivision and their safety is at stake with the proposed growth of Piper Acres. He said he thinks the extra traffic going through their subdivision is going to tear up their roads and make it unsafe as well.

Jessica Roswadowski, 6700 Stone Place Loop, approached the Board. She presented photos of her home in proximity to Stone Place Loop and the extension of the road, Running Hills Rd., into the new proposed subdivision. Her driveway is approximately 30' from where the road is so she is afraid of someone blowing through the road and driving into her garage. She is also concerned with the value of homes in Red Hills Subdivision declining if they allow R-R (Rural Residential District) zoning in Piper Acres. She feels the 100 houses on small lots will feel like downtown Gillette.

Tom Civin, TLC Developments, approached the Board. He responded to the comments regarding Piper Acres Subdivision becoming a "downtown Gillette." He reported the subdivision would be 364 acres with the smallest lots being 2.50 acres and the largest around 8 acres. The primary access is going to come off Highway 50, with the roads being built with a high-quality limestone. He doesn't believe anyone will access Fox Ridge to get to Piper Acres because the distance is too far, and he doesn't think people will go through Red Hills to get there either. He is working with WYDOT to get an approved access off Highway 50. Tom is also working with the city on a water service agreement to share the water tank with Red Hills which is a win-win for both subdivisions due to the flow issues they sometimes have with the tank capacity and usage now. His vision for the subdivision is nice, stick-built homes with quality gravel roads on smaller acreages. There will be covenants, governed by a board, an HOA and a design committee to ensure the vision remains high quality.

Commissioner Bruce Brown asked Tom to expand on the covenants he will be presenting. Tom responded they have not been written yet, but he's done them before and knows what needs to be included.

Commissioner Bob Jordan asked Tom what his plans are for road maintenance. He responded the HOA would take care of that.

Chairman Hildebrand asked Tom where the funding would come from for the road maintenance? He responded the HOA assessment fees will fund it. Chairman Hildebrand asked if there were going to be cost projections for the road maintenance before the roads are put in and the final plat is presented to them? Tom believes he will have some by that time with construction bids. Chairman Hildebrand asked Tom if he's going to have an HOA or Improvement & Service District. Tom responded that he is in the process of working with Red Hills to come together for an Improvement & Service District. It will

be easy sharing the water, but they'll have to figure the road situation out since Red Hills has paved roads and Piper Acres will have gravel. If working with Red Hills doesn't work out he will move forward to create the Improvement & Service District, just for Piper Acres.

Commissioner Bob Jordan commented that he is concerned Fox Ridge Avenue could get congested if commuters use that route to get into Piper Acres. Tom responded he doesn't think there will be a problem with that area. That route will be the last to be developed with Phase III and he believes the other homeowners will already be using the access off Highway 50.

Chairman Hildebrand commented that he does believe traffic will be an issue. He lives in Stone Gate Subdivision where homeowners and visitors from Red Hills drive through daily.

Commissioner Bob Jordan asked Tom to describe the access he is applying for from WYDOT. He wants to know if it's like the access into Red Hills. Tom anticipates it will be similar, however, the engineering is not yet complete, so he really can't say for sure. Megan reminded everyone WYDOT is requiring a traffic impact study for that access. Bob asked Tom at what time in the process of the subdivision would he create the Improvement & Service District? Tom asked when the best time would be. Megan commented the best time would be while Tom still owns all the property.

Megan asked Tom if he had approached Fox Ridge about joining their Improvement & Service District? He responded that he has not, as he feels they have nothing in common. Piper Acres would share water with Red Hills, so it makes sense to connect with them.

Chairman Hildebrand commented that if the water agreement did not work with Red Hills maybe he should consider a road only District with both Red Hills and Fox Ridge. Tom said he isn't opposed to anything that will work.

Diane Phillips, 33 Fox Ridge Avenue, approached the Board. Diane asked what Tom's definition of affordable homes is? She stated that the last meeting she watched, it was said the cost of the homes would start at \$300,000, she is wondering if that is still true? She stated that she still believes 100 homes on 364 acres is too many. She's still concerned with safety within Fox Ridge and the additional traffic on Highway 50 if all the homes do go in. She also disagrees with Tom on the use of roads in Fox Ridge to get into Piper Acres. She also asked if WYDOT would do a traffic study for Fox Ridge? Megan responded that Tom is paying for the traffic study for Piper Acres, but Fox Ridge would have to request and pay for one in Fox Ridge.

Jessica Roswadowski, 6700 Stone Place Loop, approached the Board. She believes the majority of Piper Acres will use the access at Red Hills Road not Highway 50 as Tom has said.

Nevets Bronson, 6401 Stone Place Loop, approached the Board. Nevets stated he echoes the concerns expressed before him regarding traffic and safety. He stated Tom has a large challenge in front of him as far as sharing water with Red Hills and working to maintain his vision for the subdivision with covenants. He believes those are advantageous to everyone in the area. He questioned whether the homes in Red Hills will lose value with the smaller lots in Piper Acres next to them. He would like clarity on what type of homes will go into Piper Acres. Nevets stated that in the Red Hills HOA meeting last week what was discussed then is different than what Tom is saying tonight. Tom reiterated he is going to build stick-built homes. He also stated that he was not at that Red Hills HOA meeting.

Commissioner Bob Jordan asked Tom Civin to clarify his definition of stick built. He wants to know if it's basement up, timber to timber. Tom said his intention is to build stick-built, basement up. Bob asked if there are going to be 4 or 5 designs or can people design their own. Tom responded that people can design their own, but there will be design standards.

DJ Reynolds, 30 Fox Ridge Avenue, approached the Board. He asked Tom if he knew the mileage from the access road to the proposed north west lots. Tom stated he believes its about three miles. DJ then asked if Tom was going to live on site to enforce the covenants? Tom responded that the HOA Board would do that. DJ then asked Tom how long before he expects the third phase to be built out? Tom said he would like everything to be built within 3 to 5 years, but that is dependent on the market and other factors.

Chairman Hildebrand reminded everyone this is a preliminary plat. The final plat will come later so there will be time for additional comment.

Megan also stated that now is the time for the Planning Commission to give Mr. Civin feedback on the preliminary plat, based on their review and public comment, as he moves forward to final plat stage.

Chairman Hildebrand asked if there were any other comments or questions from the board. There were none.

Chairman Hildebrand asked that the Commission be polled on the motion to approve case number 19.02 COSP, Piper Acres Subdivision, Preliminary Plat, pending completion of all planning considerations. Voting was as follows:

Todd Hildebrand	Yes
Bob Jordan	Yes
Marc Matlick	Yes
Bruce Brown	Yes
Motion Carried	4/0.

**Case No. 19.01 COZ - Schaan Re-Zoning
Mike Schaan/MAD Towing**

Marc Matlick made a motion to hear the case and recommend approval of the re-zoning request. Bob Jordan seconded the motion. Megan Nelms presented the case, and recommended approval of the re-zoning request to I-2 (Heavy Industrial District).

Chairman Hildebrand asked if there were any questions from the audience. There were none. He then asked if there were any questions from the Board. There were none.

Chairman Hildebrand asked that the Commission be polled on the motion to approve case number 19.01 COMP, Schaan Re-Zoning as presented. Voting was as follows:

Todd Hildebrand	Yes
Bob Jordan	Yes
Marc Matlick	Yes
Bruce Brown	Yes
Motion Carried	4/0.

Adjournment

There being no further business to come before the Board, Chairman Hildebrand adjourned the meeting at 8:03 p.m.

Todd Hildebrand, Planning Commission Chairman
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NOTE: Campbell County Planning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.