



**PLANNING COMMISSION AGENDA
CITY OF GILLETTE
1ST FLOOR, COUNCIL CHAMBERS
201 E. 5TH ST., GILLETTE, WY 82716
Tuesday, February 24, 2026
5:15 PM**

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- 1. Meeting Minutes - February 10, 2025**

C. PRESENTATIONS

D. CASES

- 1. PL2026-0005 – Easement Vacation – 1503 Lemoncreek Ct**

Staff Reference: Shannon Stefanick, City Planner

- 2. PL2026-0003 – Minor Subdivision – 1137 Country Club Rd**

Staff Reference: Shannon Stefanick, City Planner

- 3. PL2026-0002 – Major Commercial Site Plan – 1137 Country Club Rd**

Staff Reference: Shannon Stefanick, City Planner

E. OLD BUSINESS

F. NEW BUSINESS

G. ADJOURNMENT



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: February 24, 2026

TITLE:

Meeting Minutes - February 10, 2025

ATTACHMENTS:

[Minutes February 10, 2026](#)

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Council Chambers ~ City Hall ~ February 10, 2026 ~ 5:15 pm

PRESENT

Commission Members Present: Chair Shaun Hottell, Vice-Chair Richard Cone, Matthew Nelson, Jack Colson, Ian Scott, Brian Rozier, and Lance Walker.

Commission Members Absent: None

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

CALL TO ORDER

Vice-Chair Richard Cone called the meeting to order at 5:15 p.m.

APPROVAL OF
THE MINUTES

A motion was made by Lance Walker to approve the meeting minutes of January 27, 2026. Ian Scott seconded the motion. Motion carried 7/0.

Case No.
PL2025-0052 –
ZONING MAP
AMENDMENT –
4303 Chancery
Lane

The applicants seek to amend the Zoning Map to rezone 4200, 4201, 4203, 4301, 4303, 4305, 4400, 4401, 4403, & 4405 Chancery Ln, 203 Mountain Shadow Ln, and a portion of 4600 Overdale, also known as the Bell Nob Golf Course, from R-S, Suburban Residential District, and R-R, Rural Residential District, to R-1, Single Family Residential District. The petition was also signed by the owner for 105 Huntington Dr although 105 Huntington Dr was not eligible to be rezoned with this petition. The lot is not contiguous to the other lots in the proposed rezone and would not meet the minimum district size requirement. Additionally 105 Huntington Dr is zoned R-2, Two Family Residential District.

Per Section 1.e(1) Amendment Procedures, Statement of Policy:

Any person, corporation, or the City may initiate amendments to the Zoning Code to:

- a) Correct an obvious error or oversight in the regulations; or
- b) Recognize changing conditions in the City that requires an amendment(s) for the public health, safety, or general welfare.

Staff recognizes that the proposed rezone serves to “correct an obvious error or oversight in the regulations” for both the included residential lots and the golf course parcel.

Bell Nob Golf Course is a large tract of unplatted land, described in a record of survey filed with the County Clerk’s Office as one parcel. All but 14.93 acres of the 456.7-acre parcel are zoned R-1, Single Family Residential District. The remaining 14.93 acres are zoned R-R, Rural Residential District. Per the City Subdivision Regulations, parcels are required to lie within a single zoning district. Additionally, a “Golf Course” is an allowed use in an R-1 District, but is not an allowed use in an R-R District.

Furthermore, when staff researched how the parcel came to lie within two zoning districts, staff was unable to find documentation as to how the 14.93 acres were zoned as R-R District, leading staff to believe that the zoning map may be in error. Per the City Zoning Ordinance, the Zoning Map is a regulatory document and requires Planning Commission review and City Council approval for all changes, including correcting errors. For these reasons, the approval of the proposed rezone would serve to correct an obvious error in the zoning map.

The 2025 Comprehensive Plan Future Land Use Map identifies the residential lots as Complete Suburban Living and the Bell Nob Golf Course parcel as Civic Use. The proposed rezone would be consistent with the Future Land Use Map.

Shannon Stefanick, City Planner, said the Planning Division received many calls on the case and were all general inquiries only with no objections.

Chair Hottell asked if there were any comments or questions by the public or the Commission.

There being no further comments or questions, Richard Cone made a motion to approve the case, and Lance Walker seconded. The Motion carried 6/0/1 Abstention.

Case No.
PL2025-0053 –
MINOR
SUBDIVISION –
1000 Camel Drive

The applicant seeks to plat the sites of Campbell County High School and Hillcrest Elementary School. Proposed Lot 1 is 51.07 acres and contains Campbell County High School which includes the school, football/soccer/track fields, tennis courts, a vocational tech building, and all associated parking for the above-mentioned activities. Lot 2 is 15.91 acres and contains Hillcrest Elementary School which includes the school, playground, field, and all associated parking for the above-mentioned activities. The lots are zoned C-O, Office and Institution District. Within the C-O district, the minimum lot size is 7,000 sq. ft and a minimum lot width of 50 ft. at the front setback line; both proposed lots meet these requirements.

The existing lots have City water, sanitary sewer, and electric services. No additional City service extensions are required for the filing of the proposed plat.

Meredith Duvall, City Planning Manager, said the Planning Division received no calls on the case.

Chair Hottell asked if there were any comments or questions by the public or the Commission.

There being no further comments or questions, Ian Scott made a motion to approve the case, and Lance Walker seconded. The Motion carried 7/0.

OLD BUSINESS None.

NEW BUSINESS Meredith Duvall said the next meeting will be February 24, 2026, and the meeting for March 10, 2026, will be canceled.

ADJOURNMENT The meeting was adjourned at 5:24 pm

Minutes prepared by Jill McCarty, Administrative Coordinator.



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: February 24, 2026

TITLE:

PL2026-0005 – Easement Vacation – 1503 Lemoncreek Ct

APPLICANT/OWNER:

JKSP LLC, Owner

AGENT:

Brian Rozier, Agent; Cevin Imus, Land Surveying Incorporated, Surveyor

CASE SUMMARY:

The applicant is requesting the vacation of the southerly 1-foot of an existing 10-foot General Utility Easement; the vacation area being located entirely within 1503 Lemoncreek Ct.

CASE BACKGROUND:

The applicant is requesting the vacation of the southerly 1-foot of an existing 10-foot General Utility Easement; the vacation area being located entirely within 1503 Lemoncreek Ct. The portion proposed for vacation measures approximately 78 feet in length and encompasses a total area of 75.9 square feet.

As required, the applicant submitted an 811 utility locate ticket with the easement vacation request. The electrical service for the existing home does run partially within the utility easement. Privately owned electrical services are not required to be in a utility easement, however. The utility locate confirms that no other active utilities are present within the area proposed for vacation. Additionally, City staff have not received any objections from internal utility divisions or external utility providers regarding the proposed vacation.

CASE REQUIREMENTS:

All comments from the staff review process shall be addressed.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

STAFF REFERENCE:

Shannon Stefanick, City Planner

CASE MANAGER:

Shannon Stefanick, City Planner

TENTATIVE CITY COUNCIL DATE:

March 3rd, 2026

ATTACHMENTS:

[Ordinance](#)

[Partial Easement Vacation Exhibit](#)

[Vicinity Map](#)

[Planning Requirements](#)

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE PARTIAL VACATION OF A 10-FOOT-WIDE GENERAL UTILITY EASEMENT, AS RECORDED IN BOOK 9 OF PLATS, PAGE 169-170, BY THE CAMPBELL COUNTY CLERK; TO THE CITY OF GILLETTE, WYOMING, SUBJECT TO ALL PLANNING REQUIREMENTS.

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

SECTION ONE.

Pursuant to the petition of the City of Gillette and with the permission of the property owner of Lot 9, Block 12 of Bittercreek Estates II Phase 1, and the authority of W.S. 15-6-104 and W.S. 34-12-106 through W.S. 34-12-110, the City Council finds that the partial vacation of the southerly 1-foot of the 10-foot-wide general utility easement, as contained entirely within Lot 9, Block 12 of Bittercreek Estates II Phase 1, the easement being recorded by the Campbell County Clerk in Book 9 of Plats, Page 169-170, will not abridge or destroy any of the rights and privileges of the other landowners in the vicinity of the vacation, and further finds that the vacation is in the best interest of the City of Gillette. For a more detailed location of the vacation see the attached "Partial Easement Vacation" exhibit.

SECTION TWO.

(a) The Ordinance and "Partial Easement Vacation" exhibit shall be recorded at the Campbell County Clerk's Office upon approval of the Vacation by City Council.

SECTION THREE. This ordinance shall be in full force and effect on its effective date, _____, 2026.

PASSED, APPROVED AND ADOPTED THIS ____ day of _____, 2026.

Shay Lundvall, Mayor

(S E A L)
ATTEST:

Alicia Allen, City Clerk
Publication Date: _____, 2026

STATE OF WYOMING)
)ss.
County of Campbell)

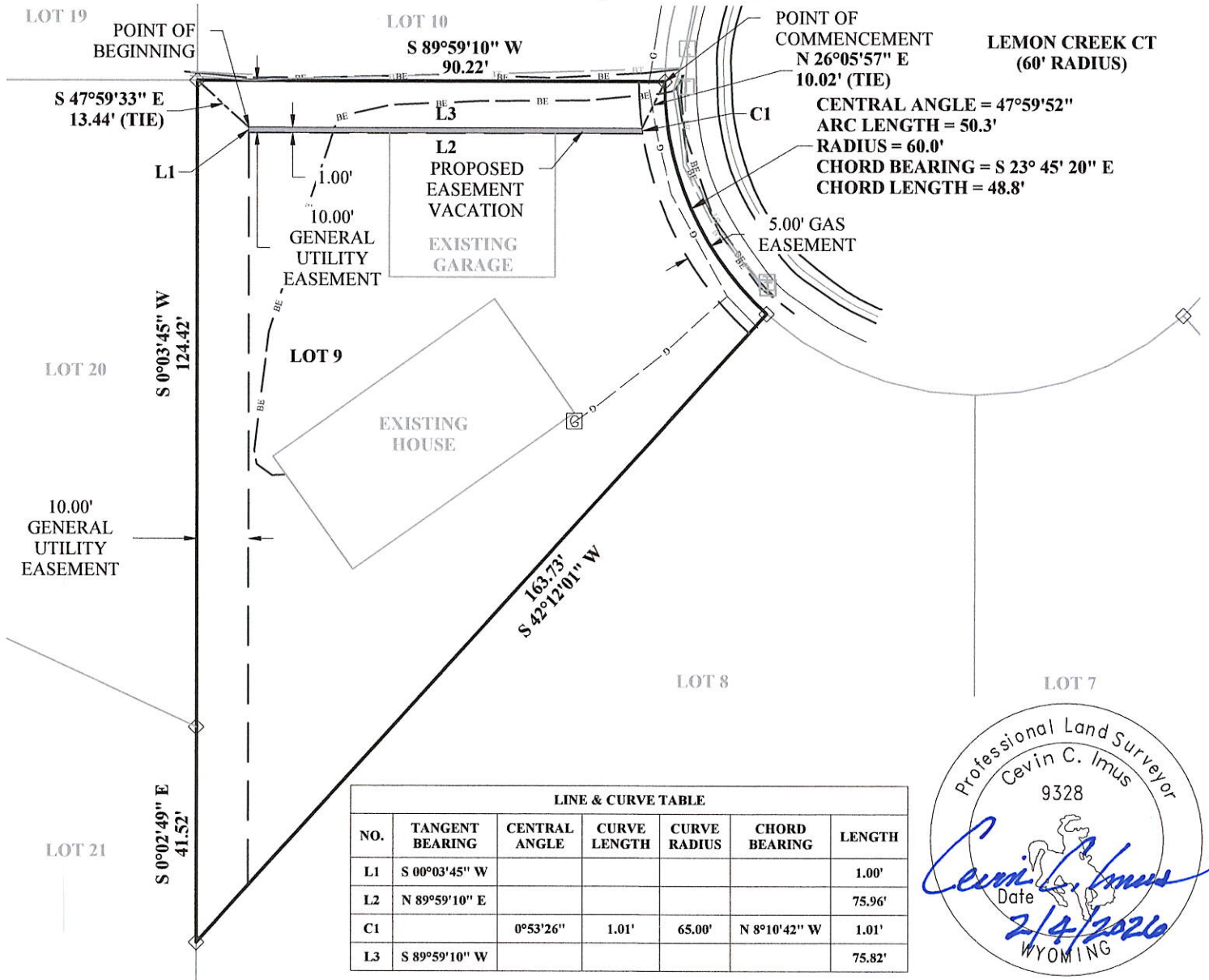
On this ____ day of _____, 2026, before me personally appeared Shay Lundvall, to me personally known, who being by me duly sworn, did say that he is the Mayor of the City of Gillette, and that the seal affixed to said instrument is the Corporate Seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said Shay Lundvall acknowledged said instrument to be a free act and deed of said corporation.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

PARTIAL EASEMENT VACATION BEING SITUATED IN A PORTION OF LOT 9, BLOCK 12 OF BITTERCREEK ESTATES II, PHASE 1 GILLETTE, WYOMING



LINE & CURVE TABLE						
NO.	TANGENT BEARING	CENTRAL ANGLE	CURVE LENGTH	CURVE RADIUS	CHORD BEARING	LENGTH
L1	S 00°03'45" W					1.00'
L2	N 89°59'10" E					75.96'
C1		0°53'26"	1.01'	65.00'	N 8°10'42" W	1.01'
L3	S 89°59'10" W					75.82'



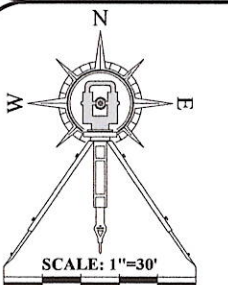
LEGAL DESCRIPTION:

THE FOLLOWING METES AND BOUNDS DESCRIPTION IS FOR A PARTIAL EASEMENT VACATION SITUATED IN A PORTION OF LOT 9, BLOCK 12 OF BITTERCREEK ESTATES II, PHASE 1, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING AS OFFICIALLY RECORDED IN BOOK 9 OF PLATS, PAGES 169-170, FOLDER 47 OF THE CAMPBELL COUNTY CLERK AND RECORDERS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9, BEING MONUMENTED WITH AN ALUMINUM CAP, PLS 6872; THENCE S89°59'10"W ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 90.22 FEET TO THE NORTHWEST CORNER, BEING MONUMENTED BY AN ALUMINUM CAP, PLS 6872; THENCE S47°59'33"E A DISTANCE OF 13.44 FEET TO THE POINT OF BEGINNING:

THENCE S00°03'45"W A DISTANCE OF 1.00 FEET; THENCE N89°59'10"E A DISTANCE OF 75.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST; SAID CURVE HAVING A CENTRAL ANGLE OF 0°53'26", A CURVE LENGTH OF 1.01 FEET, A RADIUS OF 65.00 FEET; AND A CHORD BEARING N08°10'42"W AT A DISTANCE OF 1.01 FEET; THENCE S89°59'10"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING:

SAID PARTIAL EASEMENT VACATION HAVING A TOTAL AREA OF 75.9 SQ. FT., MORE OR LESS AND IS SUBJECT TO ALL PRIOR COVENANTS, RESERVATIONS, EASEMENTS, CONDITIONS AND RIGHTS APPEARING OF RECORD.



LEGEND

- ◇ = (FOUND) ALUMINUM CAP, PLS 6872
- BE — = EXISTING ELECTRIC LINE
- BT — = EXISTING COMMUNICATIONS LINE
- G — = EXISTING GAS LINE

ALL COURSES ARE MEASURED, UNLESS NOTED

Prepared For:
ROZIER CONSTRUCTION, LLC
207 S. EMERSON AVE.
GILLETTE, WYOMING 82716

Prepared By:
LAND SURVEYING INCORPORATED
209 N. WORKS AVENUE
GILLETTE, WY 82716



Location:
PARTIAL EASEMENT VACATION
BEING SITUATED IN A PORTION OF
LOT 9, BLOCK 12 OF
BITTERCREEK ESTATES II, PHASE 1
GILLETTE, WYOMING

FILE: 26008_VACATE.DWG	SHEET: 1 OF 1
CREATED BY: ABICKNESE	CREATION DATE: 1/20/2026
REVIEWER: CCI	APPROVED DATE: 1/30/2026

FILEPATH: P:\2026\ROZIER CONSTRUCTION\26-008A\DRAFTING

Vicinity Map - Proposed 1 Foot Width Easement Vacation



PL2026-0005 | Easement Vacation | 1503 Lemoncreek Ct

Planning Requirements

1. All comments from the staff review process shall be addressed.



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: February 24, 2026

TITLE:

PL2026-0003 – Minor Subdivision – 1137 Country Club Rd

APPLICANT/OWNER:

KAJ Management Inc, Owner

AGENT:

Shannon Stefanick, City Planner

CASE SUMMARY:

The applicant seeks subdivide two existing lots, one being previously platted and the other being unplatted, into three lots for ownership purposes.

CASE BACKGROUND:

The applicant seeks to subdivide two existing lots, one being previously platted and the other being unplatted, into three lots for ownership purposes. The previously platted lot is 1.38 acres, and the portion of unplatted land is 2.65 acres. Both are zoned C-1, General Commercial District. Proposed Lot 1 is 1.509 acres and contains a portion the parking for the Home 2 Suites hotel. Proposed Lot 2 is 0.592 acres and is currently undeveloped. Proposed Lot 3 is 1.913 acres and is also currently undeveloped.

Lots in a C-1 District have no minimum size requirements but must be a minimum width of 50 feet. All three lots meet the minimum width requirement. Water and sanitary sewers services are not required to be installed until the time of development.

CASE REQUIREMENTS:

All comments from the staff review process shall be addressed.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

STAFF REFERENCE:

Shannon Stefanick, City Planner

CASE MANAGER:

Shannon Stefanick, City Planner

TENTATIVE CITY COUNCIL DATE:

March 3rd, 2026

ATTACHMENTS:

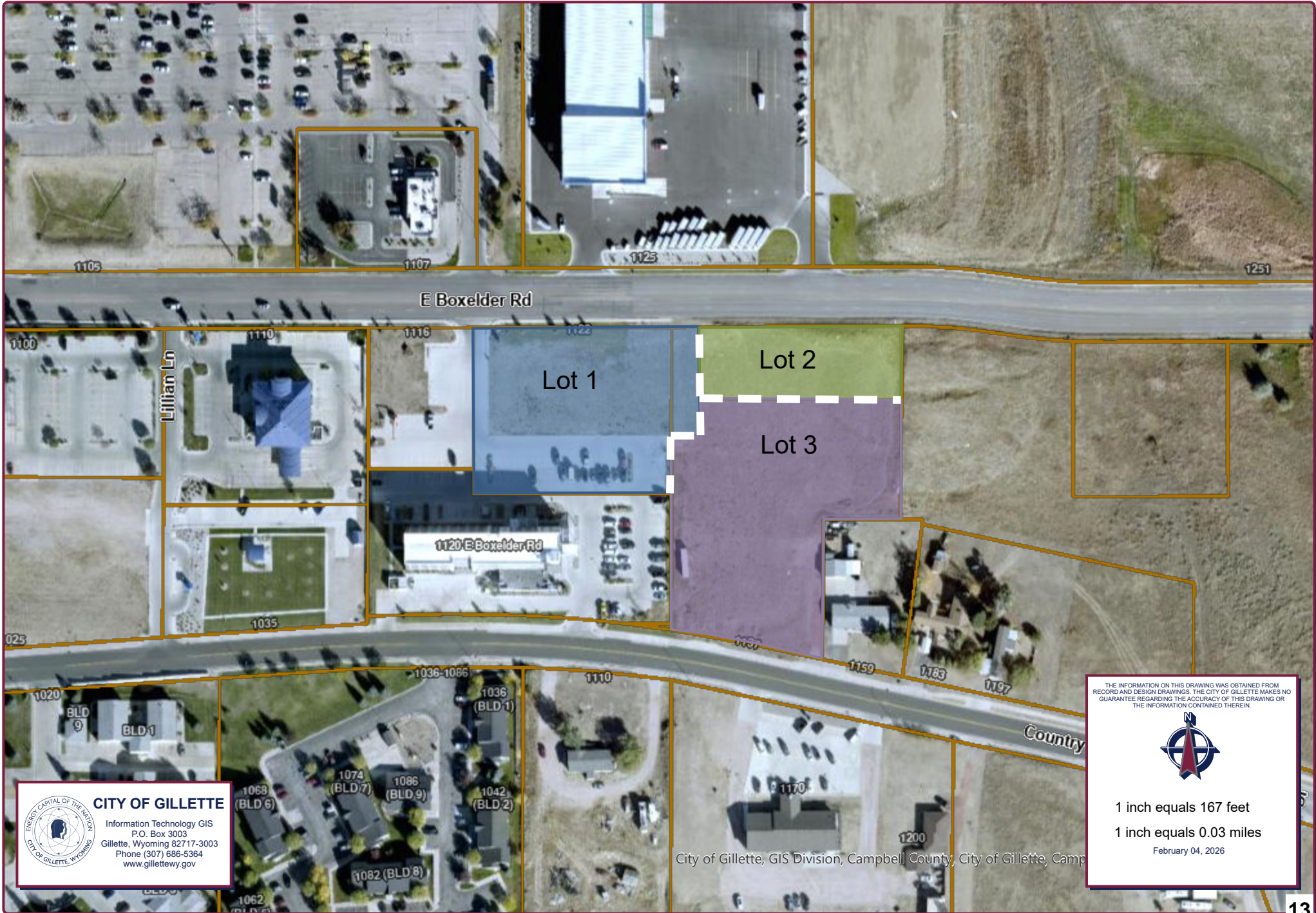
[Vicinity Map](#)

[Vista Grande II Draft Plat](#)

[1137 Country Club Rd Resolution](#)

[1137 Country Club Rd Planning Requirements](#)

Vicinity Map - Approximate Proposed Lots



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

February 04, 2026

City of Gillette, GIS Division, Campbell County, City of Gillette, Camp

RESOLUTION NO.

**A RESOLUTION APPROVING AND AUTHORIZING THE
MINOR SUBDIVISION OF LOT 1D, VISTA GRANDE
SUBDIVISION AND LANDS LOCATED IN THE N1/2 NW1/4
OF SECTION 35, TOWNSHIP 50N, RANGE 72W; TO THE
CITY OF GILLETTE, WYOMING, SUBJECT TO ALL
PLANNING REQUIREMENTS.**

WHEREAS the Final Plat of the Resubdivision of Lot 1D, Vista Grande Subdivision and Lands Located in the N1/2 NW1/4 of Section 35, Township 50N, Range 72W to be known as Lots 1, 2, & 3, Vista Grande II; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on February 24th, 2026, with Planning Requirements.

WHEREAS the recording of the Resubdivision of Lot 1D, Vista Grande Subdivision and Lands Located in the N1/2 NW1/4 of Section 35, Township 50N, Range 72W to be known as Lots 1, 2, & 3, Vista Grande II; to the City of Gillette, Wyoming; with the Campbell County Clerk and Ex-Officio Recorder of Deeds, is subject to meeting all Planning Requirements approved by the Planning Commission on February 24th, 2026.

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

the Final Plat of the Resubdivision of Lot 1D, Vista Grande Subdivision and Lands Located in the N1/2 NW1/4 of Section 35, Township 50N, Range 72W to be known as Lots 1, 2, & 3, Vista Grande II; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by PCA Incorporated Inc, signed by Sheila M. Slocum, Professional 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 _____, 2026.

Shay Lundvall, Mayor

(S E A L)

ATTEST:

Alicia Allen, City Clerk

PL2026-0003 | Minor Subdivision | 1137 Country Club Rd

Planning Requirements

1. All comments from the staff review process shall be addressed.



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: February 24, 2026

TITLE:

PL2026-0002 – Major Commercial Site Plan – 1137 Country Club Rd

APPLICANT/OWNER:

KAJ Management Inc, Owner

AGENT:

Tom Sylte, PCA Engineering Inc, Agent

CASE SUMMARY:

The applicant is seeking to build a new hotel at 1137 Country Club Rd.

CASE BACKGROUND:

The applicant is seeking to build a new hotel at 1137 Country Club Rd. 1137 Country Club Rd is zoned C-1, General Commercial District and hotels are a permitted use in that district. The proposed site for the hotel is currently undeveloped. The hotel is proposed to have 93 units with 96 parking spaces provided. Two of the parking spaces are proposed to have EV charging stations. Two entrances to the site are shown: one being from Country Club Rd and the other being from Boxelder Rd. There will also be connectivity to the adjacent Home2 Suites parking area.

The properties directly to the east of the site are zoned R-2, Two-Family Residential District and Ag, Agricultural District. Section 4. Landscaping and Screening of the Zoning Ordinance requires screening and a 10-foot buffer yard when a C-1 zoned property is immediately adjacent to a residential or agriculture zoned district. The proposed plans do show a buffer yard of at least 10 feet and screening in the form of a 6-foot privacy fence.

There are several outstanding comments from the site review process, and the final configuration of the site may vary from the draft site and landscape plans submitted with this agenda item due to those comments being addressed.

CASE REQUIREMENTS:

All comments from the staff review process shall be addressed.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

STAFF REFERENCE:

Shannon Stefanick, City Planner

CASE MANAGER:

Shannon Stefanick, City Planner

TENTATIVE CITY COUNCIL DATE:

None – Major Commercial Site Plans do not go to City Council for final approval.

ATTACHMENTS:

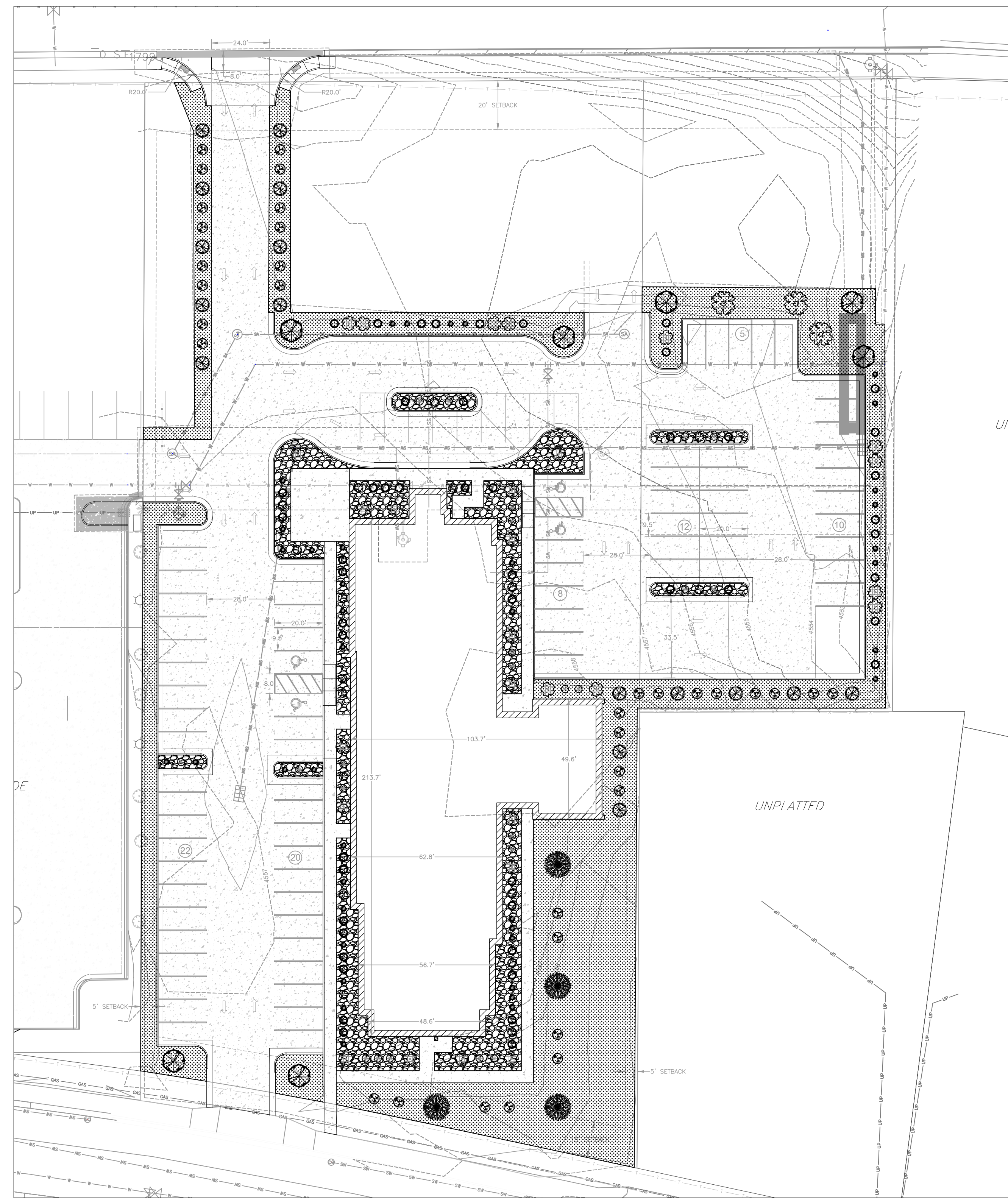
[Draft Landscape Plan](#)

[Draft Site Plan](#)

[Vicinity Map](#)

[Planning Requirements](#)

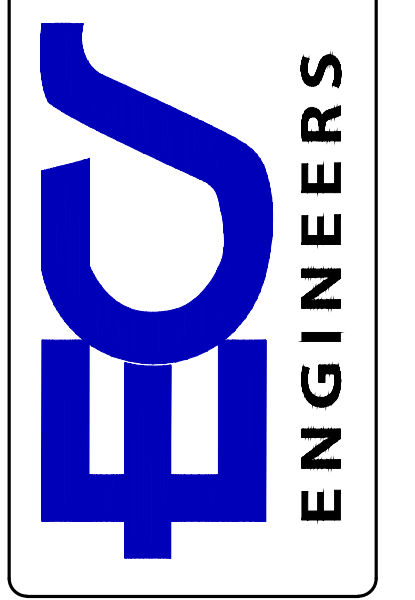
LANDSCAPE PLAN FOR
HAMPTON INN
 IN THE CITY OF GILLETTE
 CAMPBELL COUNTY, WYOMING



PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT	QTY.
	JUSC2	JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER	5'-0" HT.	B&B	34
	PONI	POPULUS NIGRA 'ITALICA' LOMBARDY POPLAR	2.5" CAL.	B&B	16
	JUSC2	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	5'-0" HT.	B&B	4
	PRV1	PRUNUS VIRGINIANA 'SHUBERT' CANADA RED CHOKECHERRY	2.5" CAL.	B&B	7
	ACGI	ACER GINNALA AMUR MAPLE	2.5" CAL.	B&B	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT	QTY.
	EUOC8	EUONYMUS ALATUS BURNING BUSH WINGED EUONYMUS	5 GAL.	POT	48
	DAFR6	POTENTILLA FRUTICOSA BUSH CINQUEFOIL	5 GAL.	POT	39
	RORU	ROSA RUGOSA RUGOSA ROSE	5 GAL.	POT	18
	CHMO2	CHRYSOTHAMNUS NAUSEOSUS GRAY RABBITBRUSH	5 GAL.	POT	23
	SPVA2	SPIREA VONHOUTTEI VANHOUTTE SPIREA	5 GAL.	POT	27

ARCH FULL BLEED D (24.00 X 36.00 INCHES)

Z:\ACTIVE\HAMPTON INN LANDSCAPE PLANDRAWINGS\WORKING\HAMPTON INN LANDSCAPE PLAN.DWG



FOR: STENCIL GROUP
 1000 S. MAIN ST.
 SIOUX FALLS, SD 57109
 605.352.4863

BY: BOWMAN & PAUL SOLUTIONS, LLC
 100 W. AVENUE, SUITE 104
 CASPER, WY 82604
 307.337.2883

Scale: SEE DRAWING
 Project No. XXX
 Date Drawn: 01.27.2020
 File Name: Hampton Inn Landscape Plan.dwg
 Page: 1/1

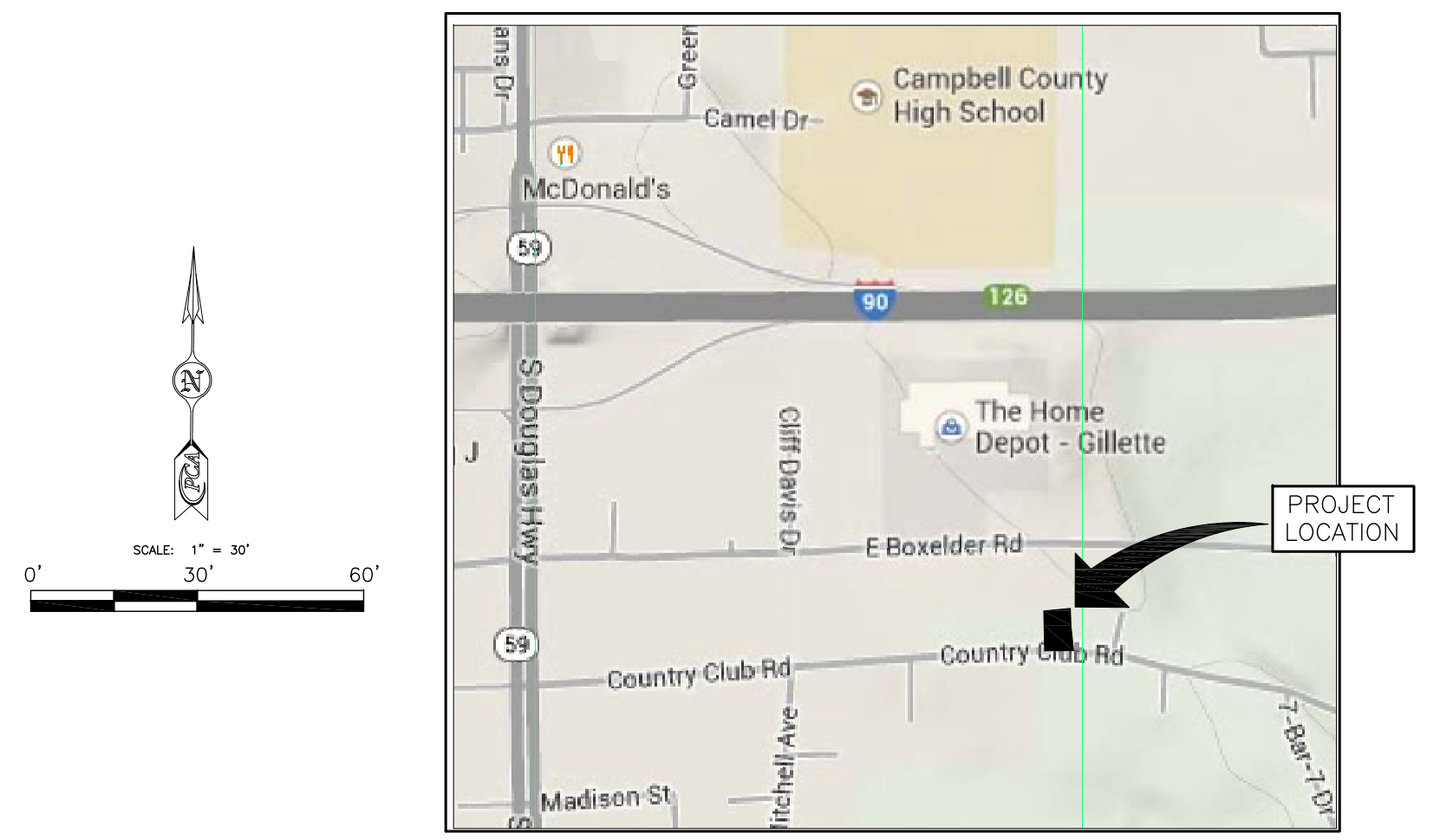
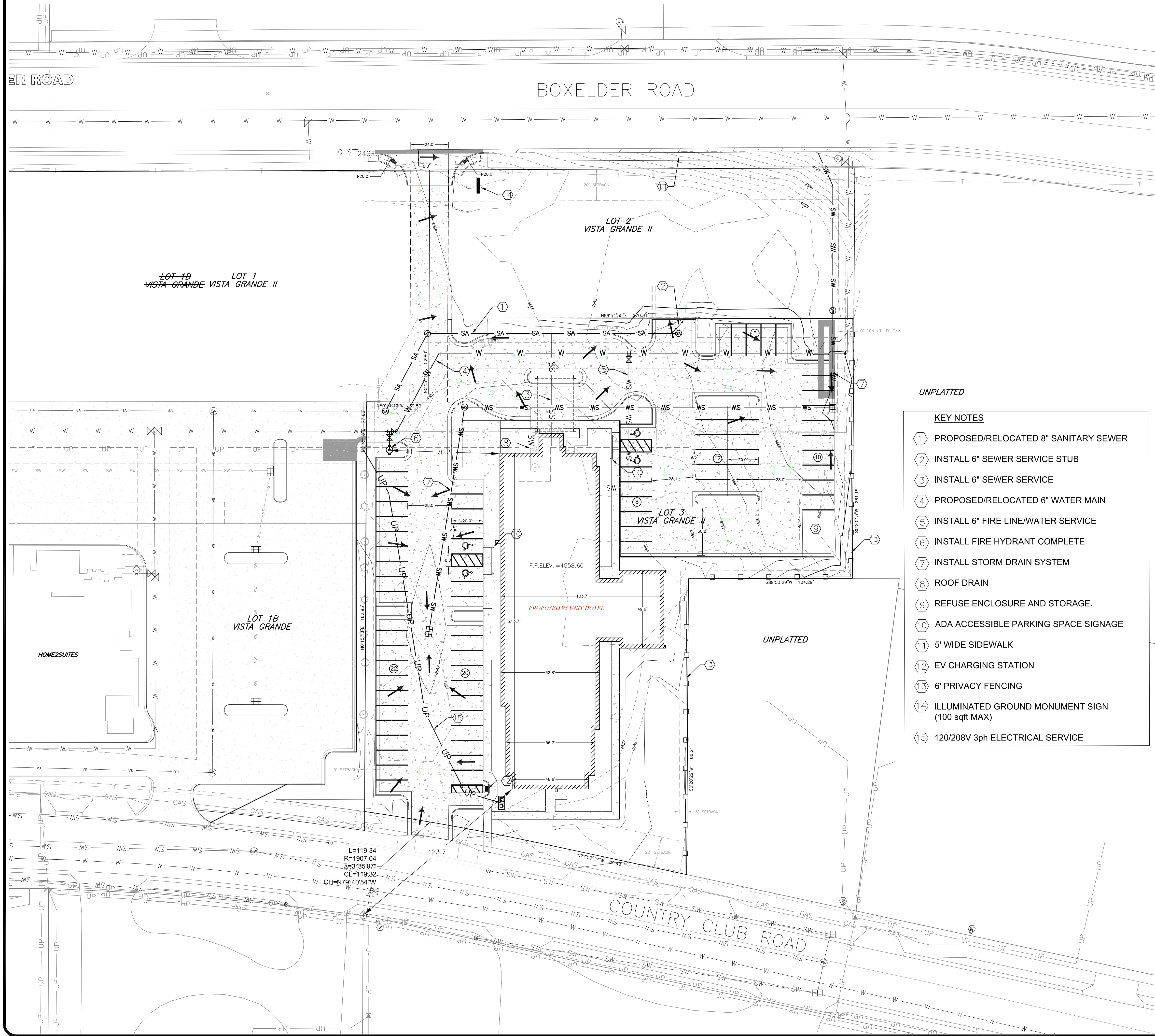
LANDSCAPE PLAN
HAMPTON INN
GILLETTE, WY

REV	DATE	REVISIONS	BY	CHK
1	XX.XX.XX	XXX	XXX	XXX

L1.0

1" = 10' IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ARCH FULL BLEED D (24.00 X 36.00 INCHES)

HAMPTON INN GILLETTE, WY



VICINITY MAP

EXISTING LINES, SYMBOLS, AND HATCH PATTERNS		PROPOSED LINES, SYMBOLS, AND HATCH PATTERNS	
Sanitary Sewer	8" Sanitary Sewer	Sanitary Sewer	Sanitary Sewer
Water Main	6" Water Main	Water Main	Water Main
Fire Line	6" Fire Line	Fire Line	Fire Line
Storm Drain	6" Storm Drain	Storm Drain	Storm Drain
Electric Service	120/208V 3ph	Electric Service	Electric Service
...

- UNPLATTED**
- KEY NOTES**
- 1 PROPOSED/RELOCATED 8" SANITARY SEWER
 - 2 INSTALL 6" SEWER SERVICE STUB
 - 3 INSTALL 6" SEWER SERVICE
 - 4 PROPOSED/RELOCATED 6" WATER MAIN
 - 5 INSTALL 6" FIRE LINE/WATER SERVICE
 - 6 INSTALL FIRE HYDRANT COMPLETE
 - 7 INSTALL STORM DRAIN SYSTEM
 - 8 ROOF DRAIN
 - 9 REFUSE ENCLOSURE AND STORAGE.
 - 10 ADA ACCESSIBLE PARKING SPACE SIGNAGE
 - 11 5' WIDE SIDEWALK
 - 12 EV CHARGING STATION
 - 13 6' PRIVACY FENCING
 - 14 ILLUMINATED GROUND MONUMENT SIGN (100 sqft MAX)
 - 15 120/208V 3ph ELECTRICAL SERVICE

SITE PLAN SUMMARY

OWNER: KAJ HOSPITALITIES
 ENGINEER: PCA ENGINEERING INC.,
 THOMAS A. SYLTE, P.E. 8306

LEGAL DESCRIPTION: LOT 3 VISTA GRANDE II
 (PENDING RESUBDIVISION)

TOTAL AREA: 1.91 ACRES
 STRUCTURES: 15,210 SF
 BUILDING GSF = 53,388
 PARKING AND DRIVEWAYS: 41,713 S.F.
 SIDEWALKS: 1425 SF
 OPEN SPACE/LANDSCAPE: 27,395 S.F.
 PARKING: SPACES REQUIRED: 96
 PARKING SPACES PROVIDED = 96
 HANDICAP: 4 REQUIRED, 4 PROVIDED

IBC USE GROUP: R-1-w/A-2 ACCESSORY
 CONSTRUCTION TYPE: 5-A
 SPRINKLED
 STRUCTURE HEIGHT:
 46 FT MAIN
 54 FT (TO HIGHEST ACCENT WALL)

ZONING: C-1
 BUILDING SETBACKS:
 FRONT YARD: 20'
 SIDE YARD: 5'
 REAR YARD: 15'

FLOOD PLAIN DESIGNATION ZONE X

Prepared for:
KAJ HOSPITALITIES
 MR. AARON JOHNSON
 P.O. BOX 1044
 MITCHELL, SD 57301



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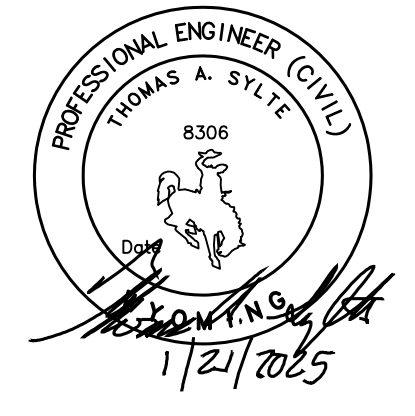
Drawn by: TAS	Design by: TAS	Reviewed by: RLS
Revision Date	Revision Description	

PCA Project Number: 244043.00
 Plot Date: Jan 20, 2026 - 3:45pm
 Path: Projects\24404300 - Boxelder Hotel Site\DesDwg\Main\Main.dwg
 Layout: Site Plan City
 X-Ref: ...



BENCHMARK
 BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #6 ELEVATION = 4494.98

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.

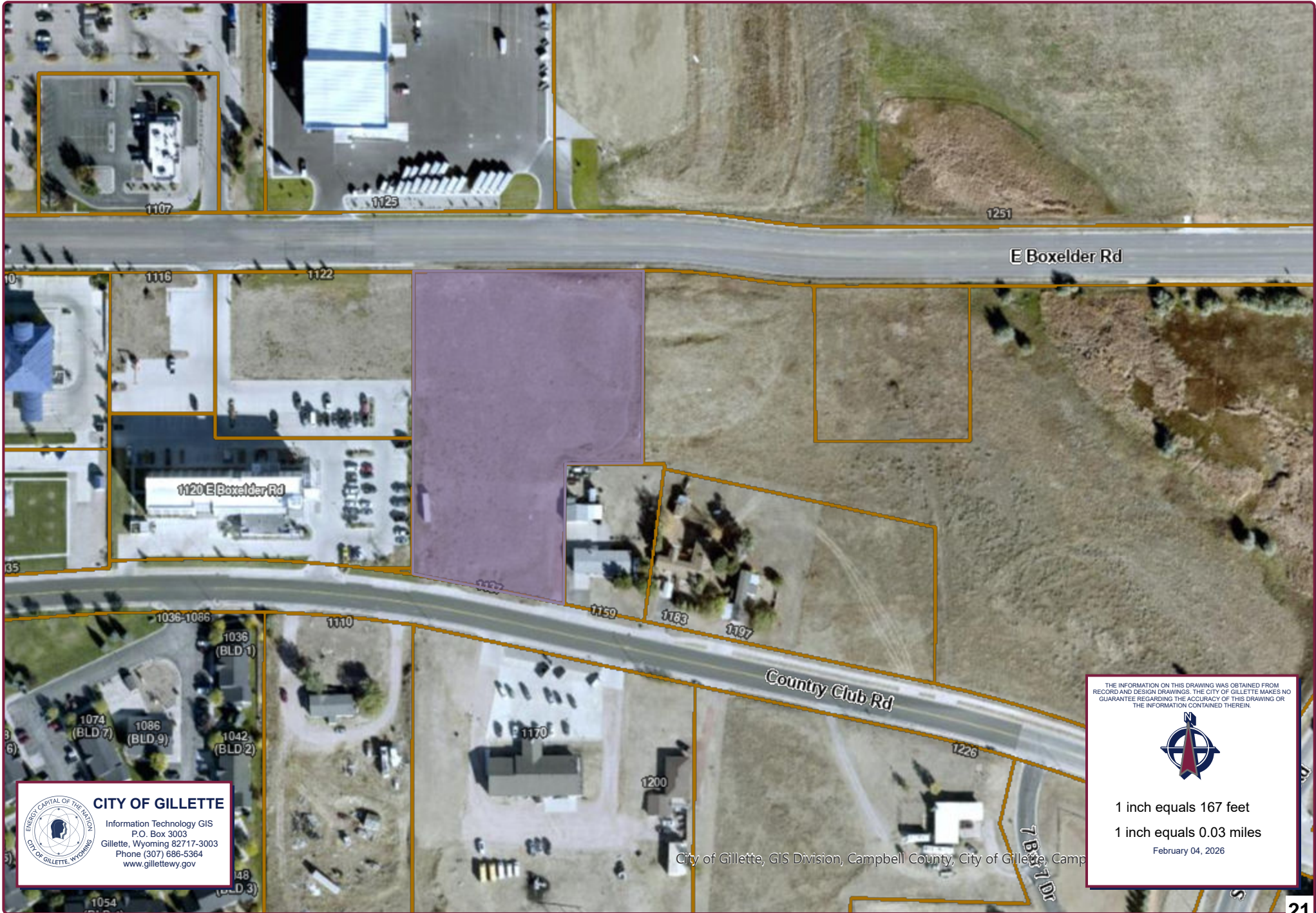



HAMPTON INN SITE PLAN

SITE PLAN


SHEET 1 OF 1

Vicinity Map - Proposed New Hotel Location



 **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
February 04, 2026

City of Gillette, GIS Division, Campbell County, City of Gillette, Camp

PL2026-0002 | Major Commercial Site Plan | 1137 Country Club
Rd

Planning Requirements

1. All comments from the staff review process shall be addressed.