



**PLANNING COMMISSION AGENDA
CITY OF GILLETTE
2ND FLOOR COMMUNITY ROOM
201 E. 5TH ST., GILLETTE, WY 82716
Tuesday, February 25, 2025
5:15 PM**

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES
 - 1. Approval of Minutes
- C. PRESENTATIONS
- D. CASES
 - 1. PL2025-0001 - Map Amendment - 2003 Smithie Rd & 2002 Anvil Ln
Staff Reference: Shannon Stefanick, City Planner
- E. OLD BUSINESS
- F. NEW BUSINESS
- G. ADJOURNMENT



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: February 25, 2025

TITLE:

Approval of Minutes

CASE SUMMARY:

Meeting minutes of February 11, 2025

ATTACHMENTS:

[02.11.2025 Minutes](#)

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Community Room ~ City Hall ~ February 11, 2025 ~ 5:15 pm

PRESENT

Commission Members Present: Chair Shaun Hottell, Vice-Chair Ryan Conklin, Richard Cone, Matthew Nelson and Jack Colson.

Commission Members Absent: Cristal Pratt, Ian Scott.

Staff Present: Meredith Duvall, Planning Manager.

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 January 14, 2025. Shaun Hottell seconded the motion. Motion carried 5/0.

Case No.
PL2024-0105
MINOR
SUBDIVISION
3401 Butler Spaeth
Road

The applicant seeks amend the Zoning Map to rezone 301 Richards Ave from R-2, Two-Family Residential, to C-2, Central Business District. The property is currently being utilized for medical uses under a grandfathered status.

The R-2 District that 301 Richards is currently a part of meets the minimum district size of 3 acres and the C-2 District that this map amendment proposes that the property join meets the minimum district size of size of 1 acre at 41 acres.

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.

The city has recently seen two Map Amendments on Ross Ave, which are less than a block from 301 Richards. Before that, the property directly across from 301 Richards was rezoned from R-4, Multi-Family District, to C-2 District. These three map amendments are proof of the changing conditions of the downtown area. Therefore, this Map Amendment meets Section 1.e. as it recognizes changing conditions in the City for general welfare.

Ms. Duvall stated the city received no calls from the public on the case. Chair Hottell asked if there were any comments from the public or Commission on the case.

There being no further comments or questions Jack Colson made a motion to approve the case, and Richard Cone seconded. The Motion carried 5/0.

OLD BUSINESS

None.

NEW BUSINESS

Meredith Duvall said the next meeting will be February 25, 2025.

ADJOURNMENT

The meeting was adjourned at 5:20 p.m.

Minutes taken and prepared by Meredith Duvall, Planning Manager.



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: February 25, 2025

TITLE:

PL2025-0001 - Map Amendment - 2003 Smithie Rd & 2002 Anvil Ln

SUGGESTED ACTION:

Council Consideration of an Ordinance Amending the District Zoning Map of the City of Gillette, Wyoming, for Lots 1 & 6 of Block 2, Arley Acres Phase 1, City of Gillette, Campbell County, Wyoming, from C-1, General Commercial District, to E-MH RS, Enhanced Manufactured Home Suburban Residential District, per the Attached Exhibit.

I Move to Approve an Ordinance Amending the District Zoning Map of the City of Gillette, Wyoming, for Lots 1 & 6 of Block 2, Arley Acres Phase 1, City of Gillette, Campbell County, Wyoming, from C-1, General Commercial District, to E-MH RS, Enhanced Manufactured Home Suburban Residential District, per the Attached Exhibit.

APPLICANT/OWNER:

Jeremy Horrocks, Owner & Applicant | Benjamin Horrocks, Owner

AGENT:

Sheila Slocum, PCA Engineering Inc, Agent

CASE SUMMARY:

The applicant seeks to amend the Zoning Map to rezone 2003 Smithie Rd and 2002 Anvil Ln from C-1, General Commercial District, to E-MH RS, Enhanced Manufactured Home Suburban Residential.

CASE BACKGROUND:

The applicant seeks to amend the Zoning Map to rezone 2003 Smithie Rd and 2002 Anvil Ln from C-1, General Commercial District, to E-MH RS, Enhanced Manufactured Home Suburban Residential. All residentially zoned lots must have water and sewer taps installed to the property line. Both lots have no development, but sewer and water taps were installed with the installation of the subdivision. The minimum lot size for E-MH RS is 15,000 square feet or 0.34 acres. Both lots are 0.84 acres, meeting

this minimum requirement.

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.

Arelly Acres Phase 1, the subdivision that both lots reside in, was officially platted in 2003 and annexed into the City in 2008. This annexation established City zoning. At the time of platting and annexation, the expectations for population and development growth were much different than what we have actually seen. We expected to see growth along Boxelder towards these Commercial properties and that did not occur. This is evidenced by all four commercial lots in this commercial zoning district still having no development. A rezone of 2003 Smithie Rd and 2002 Anvil Ln would recognize that growth patterns and economic conditions in the City have changed and enable the land to be better utilized for the general welfare of the public.

CASE REQUIREMENTS:

There are no Planning Requirements.

STAFF RECOMMENDATION:

Staff recommends approval.

STAFF REFERENCE:

Shannon Stefanick, City Planner

CASE MANAGER:

Shannon Stefanick, City Planner

TENTATIVE CITY COUNCIL DATE:

March 4th, 2025

ATTACHMENTS:

- [Zoning Exhibit](#)
- [Zoning Map](#)
- [Vicinity Map](#)
- [Planning Requirements Ordinance](#)



CAMPLEX CAMPGROUND

BOXELDER ROAD

SMITHIE ROAD

ANVIL LANE

EXISTING ZONING: C-1
PROPOSED ZONING: E-MH R-S

LOT 1, BLOCK 2
ARLEY ACRES

LOT 6, BLOCK 2
ARLEY ACRES

LOT 2, BLOCK 2
ARLEY ACRES

LOT 7, BLOCK 2
ARLEY ACRES

SCALE: 1" = 200'

Design by: SMS 01/14/2025

Drawn by:

Revised:

Revised:

PCA Project Number: 254058.01

4506 WIGWAM BLVD.
P.O. BOX 2185
GILLETTE, WYO. 82716
PH. (307) 687-0600



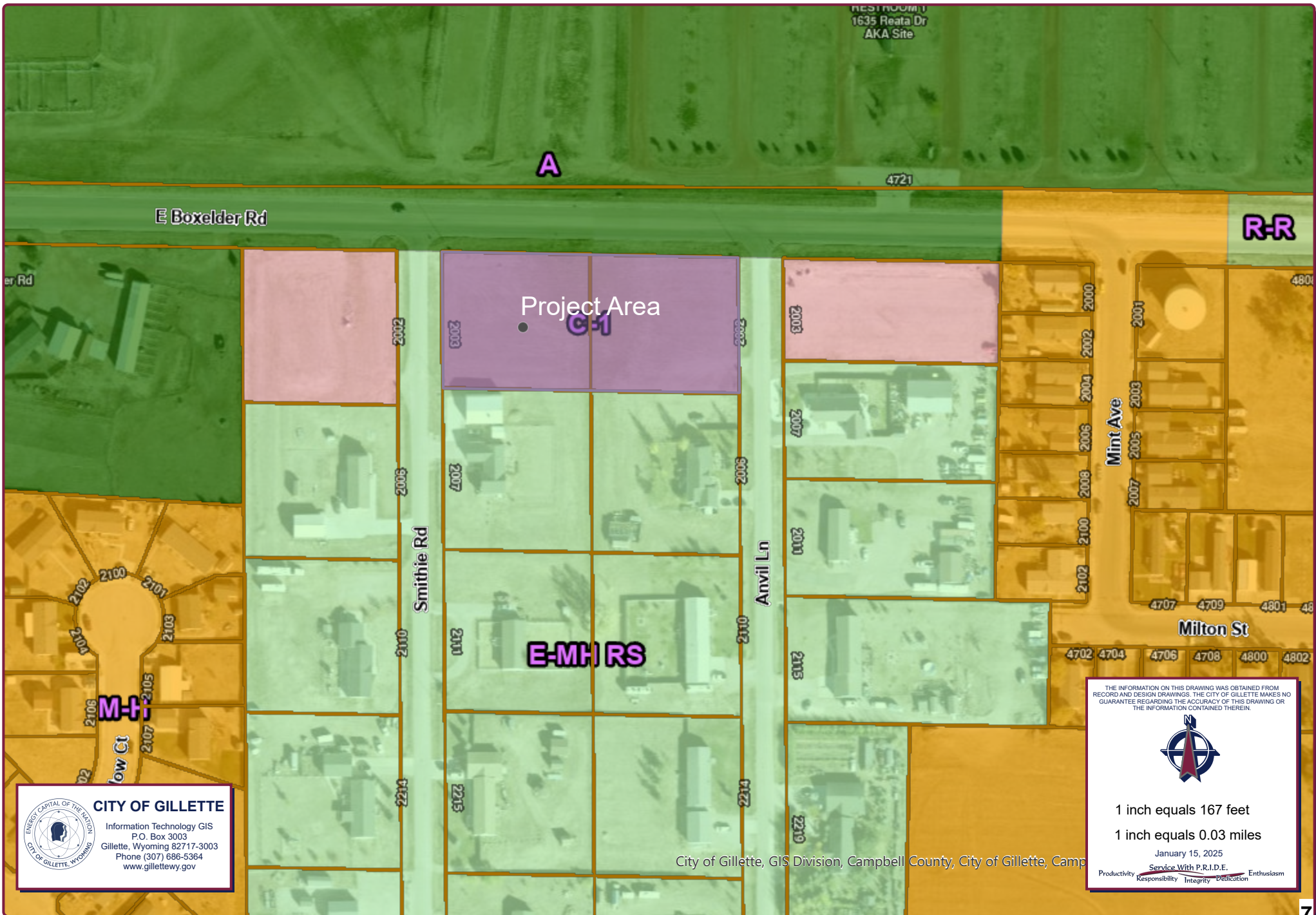
Prepared for:

JEREMY HORROCKS
4058 E BOXELDER ROAD
GILLETTE, WY 82718

2003 SMITHIE RD - L1B2 ARLEY ACRES
2002 ANVIL LN - L6B2 ARLEY ACRES
ZONING EXHIBIT


1
1

Zoning Map



**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

January 15, 2025

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

Planning Requirements

PL2025-0001

Zoning Map Amendment | 2003 Smithie Ln & 2002 Anvil Rd

There are no Planning Requirements for this case.

ORDINANCE NO.

AN ORDINANCE AMENDING THE DISTRICT ZONING MAP OF THE CITY OF GILLETTE, WYOMING, FOR LOTS 1 & 6 OF BLOCK 2, ARLEY ACRES PHASE 1, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, FROM C-1, GENERAL COMMERCIAL DISTRICT, TO EMH-RS, ENHANCED MANUFACTURED HOME SUBURBAN RESIDENTIAL DISTRICT, PER THE ATTACHED EXHIBIT.

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

Section 1. Legal Description

Lot 1 of Block 2, Arley Acres Phase 1, City of Gillette, Campbell County, Wyoming
Lot 6 of Block 2, Arley Acres Phase 1, City of Gillette, Campbell County, Wyoming

Section 2. Zoning Amendment

Lots 1 & 6 of Block 2, Arley Acres Phase 1, City of Gillette, Campbell County, Wyoming, is hereby amended from C-1, General Commercial District, to E-MH RS, Enhanced Manufactured Home Suburban Residential District, per the attached Exhibit.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2025.

Shay Lundvall, Mayor

(S E A L)

ATTEST:

Alicia Allen, City Clerk

Publication Date: