



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

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**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

**1. Meeting Minutes - May 26, 2026**

**C. PRESENTATIONS**

**D. CASES**

**1.**

**PL2026-0017 – Minor Subdivision – 830 Mountain Meadow Lane**

Staff Reference: Meredith Duvall, City Planning Manager

**2.**

**PL2026-0019 – Minor Subdivision – 3800 College Drive**

Staff Reference: Meredith Duvall, City Planning Manager

**E. OLD BUSINESS**

**F. NEW BUSINESS**

**G. ADJOURNMENT**



**CITY OF GILLETTE  
PLANNING COMMISSION**

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**DATE:** June 1, 2026

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**TITLE:**

Meeting Minutes - May 26, 2026

**ATTACHMENTS:**

[Minutes May 26, 2026](#)

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
Council Chambers ~ City Hall ~ May 26, 2026 ~ 5:15 pm

PRESENT

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

Commission Members Absent: Jack Colson and Brian Rozier.

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

CALL TO ORDER

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

APPROVAL OF  
THE MINUTES

A motion was made by Ian Scott to approve the meeting minutes of May 11, 2026. Lance Walker seconded the motion. Motion carried 5/0.

Case No.  
PL2026-0016 –  
MAJOR  
SUBDIVISION |  
SKETCH PLAT –  
2610 Nut Tree St

The applicant seeks direction for a new development of 117-119 lots in the Ash Meadows Subdivision.

The proposed Sketch Plat – Major Subdivision is for a new development of 117-119 lots in the Ash Meadows Subdivision north of Nut Tree Street and Sandalwood Street.

The proposed lots are between 6,000 - 6,500 square feet with the zoning remaining M-H, Mobile Home District. All lots will be serviced with city utilities and can have a stick-built, mobile home, enhanced manufactured home, or modular home on each lot.

In Table h.A – Building Placement in a Mobile Home, that is Section 3.h of the Zoning Ordinance that all houses within the proposed subdivision will be permitted off unless the code is changed prior to the submittal of plans.

“The purpose of the Sketch Plat review is to provide the applicant feedback from City Staff and the Planning Commission about the proposed subdivision before time and resources are used to prepare a preliminary plat. The feedback provided by City Staff and the Planning Commission is for general direction only and does not provide the applicant with any commitment that the subdivision will be approved when it proceeds to the preliminary plat and final plat stages”. (Article III, Section 4, Subdivision Regulations). The Sketch Plat is the very first opportunity for Planning Commission to look over the proposed subdivision; this will not be the only opportunity for the public to be heard on this matter. During both the Preliminary Plat review and the Final Plat review, there will be meetings at both the Planning Commission and City Council, with Surrounding Property Letters, such as this one, being sent out and a public hearing notification sign posted on the property.

Meredith Duvall said the Planning Division received two inquiries on the case, with one being a general inquiry only with no objections. The second came from an adjacent property owner residing in the county, who raised concerns regarding the previous developer and their failure to repair fences and created a grade (height) difference between the properties in the original Ash Meadows development. The citizen questioned who would be responsible for correcting these issues since the original developer is no longer managing the project.

Additionally, the citizen expressed concerns regarding loose dogs and blowing trash migrating from the subdivision onto their property. Ms. Duvall noted that while this property owner had previously received complaints regarding their existing barn and horses, they requested it be entered into the record that their property is located within the county and they intend to maintain their existing agricultural use.

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

Kevan Fralick, an adjacent property owner, inquired about the current zoning of the subject property. Meredith Duvall stated that the property is currently zoned M-H (Mobile Home) and will remain as such. Ms. Duvall noted that the property owner is proposing to develop the remaining portion of the Ash Meadows Subdivision and further subdivide the land into individual lots.

Mr. Fralick also expressed concerns regarding loose dogs and debris, echoing the previous citizen's comment that was read. Additionally, he inquired if a "No Jake Brakes" sign could be installed on Northern Drive. Ms. Duvall advised Mr. Fralick to direct that specific inquiry to the City Engineering Division.

Richard Cone inquired whether the proposed new subdivision would have two access points. Ms. Duvall clarified that there would be two entrances/exits from Northern Drive, as well as additional connections through the existing Ash Meadows Subdivision. Furthermore, Ms. Duvall confirmed that the proposed layout meets the city's minimum connectivity requirements.

Chair Hottell inquired about the utility infrastructure for the new subdivision. Ms. Duvall stated that the development would utilize extensions of the existing water and sewer lines. Additionally, she noted that the Electrical Engineering Division has already completed preliminary designs for the electrical infrastructure.

Matt Nelson requested clarification regarding buffer zone requirements and whether they apply exclusively to commercial and industrial projects. Ms. Duvall explained that because the property is zoned M-H (Mobile Home), a buffer zone is not required. However, addressing concerns about construction debris during development, she noted that city staff would address any complaints directly with the contractor, and the Police Department could be involved if necessary.

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

OLD BUSINESS

None.

NEW BUSINESS

Meredith Duvall said the next meetings will be June 1, 2026, and June 23, 2026.

ADJOURNMENT

The meeting was adjourned at 5:27 pm

Minutes prepared by Jill McCarty, Administrative Coordinator.



**CITY OF GILLETTE  
PLANNING COMMISSION**

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**DATE:** June 1, 2026

**TITLE:**

PL2026-0017 – Minor Subdivision – 830 Mountain Meadow Lane

**SUGGESTED ACTION:**

Council Consideration of a Resolution Approving and Authorizing the Resubdivision of Lot 1D, Mountain Meadows Subdivision, to be known as Lots 2D and 3D of Mountain Meadows Subdivision; to the City of Gillette, Wyoming, Subject to all Planning Requirements.

I Move to Approve a Resolution Approving and Authorizing the Resubdivision of Lot 1D, Mountain Meadows Subdivision, to be known as Lots 2D and 3D of Mountain Meadows Subdivision; to the City of Gillette, Wyoming, Subject to all Planning Requirements.

**APPLICANT/OWNER:**

Trevor Schilling, Owner

**AGENT:**

Cevin Imus, Land Surveying Incorporated, Agent

**CASE SUMMARY:**

The applicant seeks to subdivide one existing lot into two.

**CASE BACKGROUND:**

The applicant seeks to subdivide one existing lot, into two; Lot 2D with 1.49 acres and Lot 3D with 1.97 acres. The zoning is currently C-1, General Commercial and will remain C-1. Lot 2D has an approved Commercial Site Plan (PL2025-0039) with the City for a new AutoZone. Lot 3D is currently vacant and undeveloped.

Lots in the C-1 District have no minimum size requirements but must be a minimum width of 50 feet;

both lots meet the minimum width requirement. Water and sanitary sewers services are not required to be installed until the time of development, however both lots have access to all city utilities (water, sewer, and electric). Any development that occurs on the proposed lots will get their access off of Mountain Meadow Lane and not off of Hwy 14-16.

**CASE REQUIREMENTS:**

All comments from the staff review process shall be addressed.

**STAFF RECOMMENDATION:**

Staff recommends approval, subject to all Planning Requirements.

**STAFF REFERENCE:**

Meredith Duvall, City Planning Manager

**CASE MANAGER:**

Meredith Duvall, City Planning Manager

**TENTATIVE CITY COUNCIL DATE:**

June 16, 2026

**ATTACHMENTS:**

[830 Mountain Meadow Lane Planning Requirements.docx](#)

[830 Mountain Meadow Lane Resolution.docx](#)

[Vicinity Map.pdf](#)

[Proposed Plat - NOT FINAL](#)

PL2026-0017 | Minor Subdivision | 830 Mountain Meadow  
Lane

Planning Requirements

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

**RESOLUTION NO.**

**A RESOLUTION APPROVING AND AUTHORIZING THE  
FINAL PLAT OF THE RESUBDIVISION OF LOT 1D,  
MOUNTAIN MEADOWS SUBDIVISION TO BE KNOWN AS  
LOTS 2D AND 3D OF MOUNTAIN MEADOWS SUBDIVISION;  
TO THE CITY OF GILLETTE, WYOMING, SUBJECT TO ALL  
PLANNING REQUIREMENTS.**

WHEREAS the Final Plat of the Resubdivision of Lot 1D, Mountain Meadows Subdivision, to be known as Lots 2D and 3D of Mountain Meadows Subdivision; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on June 1<sup>st</sup>, 2026, with Planning Requirements.

WHEREAS the recording of the Resubdivision of Lot 1D, Mountain Meadows Subdivision, to be known as Lots 2D and 3D of Mountain Meadows Subdivision; 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 June 1<sup>st</sup>, 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, Mountain Meadows Subdivision, to be known as Lots 2D and 3D of Mountain Meadows Subdivision; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by Land Surveying Incorporated, signed by Cevin C Imus, Professional Land Surveyor, Wyoming Registration Number 9328, 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

# 830 Mountain Meadow Lane - Vicinity 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

May 13, 2026  
Service With P.R.I.D.E.  
Productivity Responsibility Integrity Dedication Enthusiasm

City of Gillette, GIS Division, Campbell County, State of Wyoming

**FINAL PLAT  
A RESUBDIVISION OF LOT 1D,  
MOUNTAIN MEADOWS SUBDIVISION  
TO BE KNOWN AS LOTS 2D AND 3D OF MOUNTAIN MEADOW SUBDIVISION  
TO THE CITY OF GILLETTE, WYOMING**

VICINITY MAP SCALE  
1" = 1000'



**BASIS OF BEARING**

CITY OF GILLETTE CONTROL (GROUND)

**SUMMARY**

TOTAL LOTS: 2  
TOTAL AREA: 151,047.49 SQ. FT. (3.46 ACRES)

**SUBDIVISION PURPOSE**

SUBDIVIDING LOT 1D OF MOUNTAIN MEADOW SUBDIVISION INTO TWO SEPARATE LOTS TO BE KNOWN AS LOTS 2D AND 3D, MOUNTAIN MEADOW SUBDIVISION TO THE CITY OF GILLETTE, WYOMING.

**DECLARATION VACATING PREVIOUS PLATTING:**

THIS PLAT IS THE RESUBDIVISION OF LOT 1D OF MOUNTAIN MEADOW SUBDIVISION, AS RECORDED IN BOOK 11 OF PLATS, PAGE 60 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT, ARE HEREBY VACATED.

**CERTIFICATE OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ENERGY, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS THE RESUBDIVISION OF MOUNTAIN MEADOW SUBDIVISION, AND BEING SITUATED IN A PORTION OF THE E 1/2 NE 1/4, SECTION 20, TOWNSHIP 50 NORTH, RANGE 72 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2D AND 3D OF MOUNTAIN MEADOWS SUBDIVISION, TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AND CONTAINS AN AREA OF 151,047 SQUARE FEET (3.46 ACRES), MORE OR LESS, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IS ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC 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, AREA HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWER LINES, WATER LINES, GAS LINES, ELECTRIC 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 \_\_\_, 2026, A.D. BY:

TREVOR SCHILLING, AGENT, ENERGY, LLC

STATE OF WYOMING)

COUNTY OF CAMPBELL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF

\_\_\_, 2026, A.D., BY TREVOR SCHILLING, AGENT, ENERGY, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

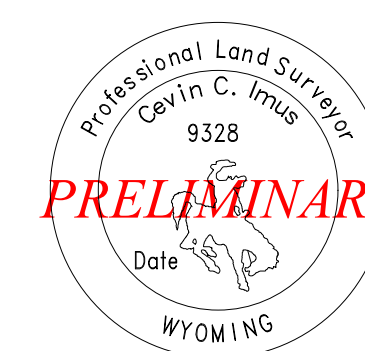
NOTARY PUBLIC

MY COMMISSION EXPIRES:

**SURVEYOR'S CERTIFICATE**

I, CEVIN C. IMUS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF LOTS 2D AND 3D, MOUNTAIN MEADOW SUBDIVISION, AS LAID OUT, PLATTED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY AND IMPROVEMENTS BY ME AND UNDER MY DIRECT SUPERVISION.

DATE OF PLAT OR MAP: APRIL, 2026 (CEVIN C. IMUS)



**CERTIFICATE OF THE CITY ENGINEER**

DATA ON THIS PLAT REVIEWED

THIS \_\_\_ DAY OF \_\_\_, 2026,  
BY THE CITY ENGINEER OF THE CITY OF GILLETTE, WYOMING

CITY ENGINEER

**CERTIFICATE OF APPROVAL BY CITY OF GILLETTE PLANNING COMMISSION**

THIS PLAT APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION

THIS \_\_\_ DAY OF \_\_\_, 2026,

CHAIRMAN

SECRETARY

**CERTIFICATE OF ACCEPTANCE AND APPROVAL BY CITY COUNCIL**

APPROVED BY CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING

THIS \_\_\_ DAY OF \_\_\_, 2026,

MAYOR

CITY CLERK

**CERTIFICATE OF COUNTY CLERK**

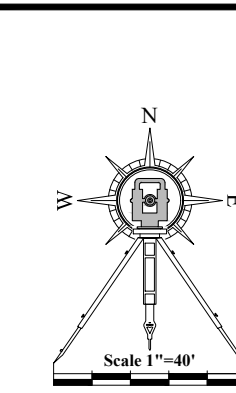
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER

AT \_\_\_ O'CLOCK, \_\_\_ M., THIS \_\_\_ DAY OF \_\_\_, 2026.

AND IS DULY RECORDED IN BOOK \_\_\_ OF PLATS, PAGE NO. \_\_\_

CAMPBELL COUNTY CLERK

**FINAL PLAT  
A RESUBDIVISION OF LOT 1D,  
MOUNTAIN MEADOW SUBDIVISION  
TO BE KNOWN AS LOTS 2D AND 3D OF MOUNTAIN MEADOW SUBDIVISION  
TO THE CITY OF GILLETTE, WYOMING**



**LEGEND**

- ⬢ = (SET) ALUMINUM CAP, PLS 9328
- ⊙ = (SET) PK NAIL IN CONCRETE
- ⊕ = (FOUND) BARE REBAR
- ⬠ = (FOUND) ALUMINUM CAP, RLS 2333
- ◆ = (FOUND) ALUMINUM CAP, PLS 5134
- = (FOUND) ALUMINUM CAP, PLS 9328
- = (FOUND) 1925 GLO BRASS CAP

ALL COURSES ARE MEASURED UNLESS NOTED

PREPARED FOR:  
**MOUNTAIN PEAK BUILDERS**  
PO BOX 1052  
GILLETTE, WYOMING 82717

PREPARED BY:  
**LAND SURVEYING INCORPORATED**  
209 N. WORKS AVENUE  
GILLETTE, WY 82716  
1-307-682-1661 www.lsi-inc.us



- NOTES:**
1. WATER AND SEWER IS READILY AVAILABLE TO EACH LOT AND IT IS THE RESPONSIBILITY OF THE OWNER AT THE TIME OF DEVELOPMENT.
  2. NO ACCESS ALLOWED TO LOTS 2D AND 3D FROM HWY 14-16.



**CITY OF GILLETTE  
PLANNING COMMISSION**

---

**DATE:** June 1, 2026

**TITLE:**

PL2026-0019 – Minor Subdivision – 3800 College Drive

**APPLICANT/OWNER:**

Gillette College, Owner

**AGENT:**

Justin Stearns, WLC, Inc., Agent

**CASE SUMMARY:**

The applicant seeks to combine six existing lots into two lots for ownership purposes.

**CASE BACKGROUND:**

The applicant seeks to combine six existing lots into two; proposed Lot 1 with 3.58 acres and Lot 2 with 2.92 acres. Both proposed lots are currently zoned C-O, Office and Institution District and undeveloped.

Lots in a C-O District have require a minimum of 7,000 square feet with a minimum width of 50 feet at the front setback line; both proposed lots meet these requirements. Water and sanitary sewers services are not required to be installed until the time of development, however both lots have access to all city utilities (water, sewer, and electric).

**CASE REQUIREMENTS:**

All comments from the staff review process shall be addressed.

**STAFF RECOMMENDATION:**

Staff recommends approval, subject to all Planning Requirements.

**STAFF REFERENCE:**

Meredith Duvall, City Planning Manager

**CASE MANAGER:**

Meredith Duvall, City Planning Manager

**TENTATIVE CITY COUNCIL DATE:**

June 16, 2026

**ATTACHMENTS:**

[3800 College Drive Planning Requirements.docx](#)

[Vicinity Map.pdf](#)

[Proposed Plat.pdf](#)

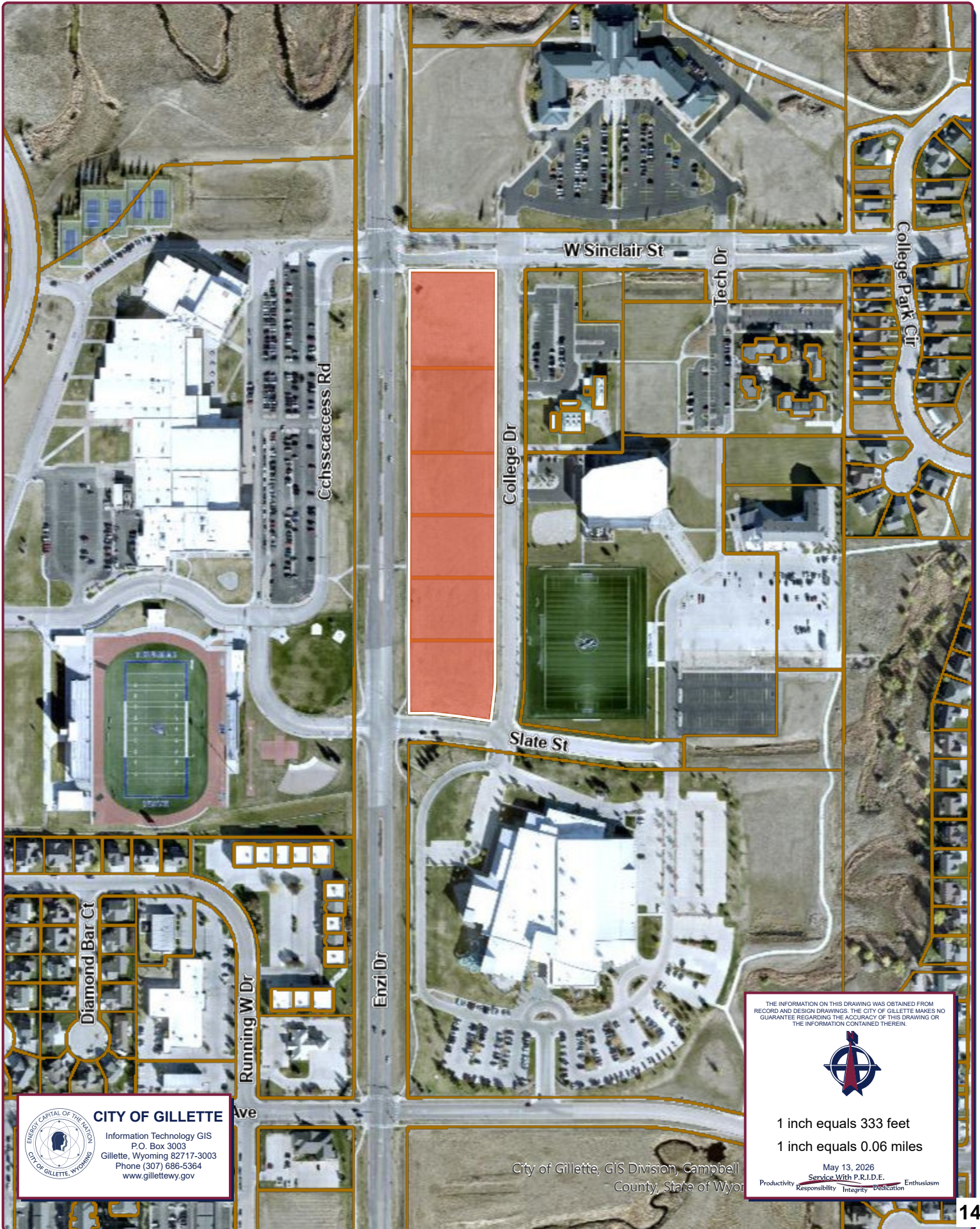
[3800 College Drive Resolution.docx](#)

PL2026-0019 | Minor Subdivision | 3800 College Drive

Planning Requirements

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

# 3800 College Drive - Vicinity Map



**CITY OF GILLETTE**

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

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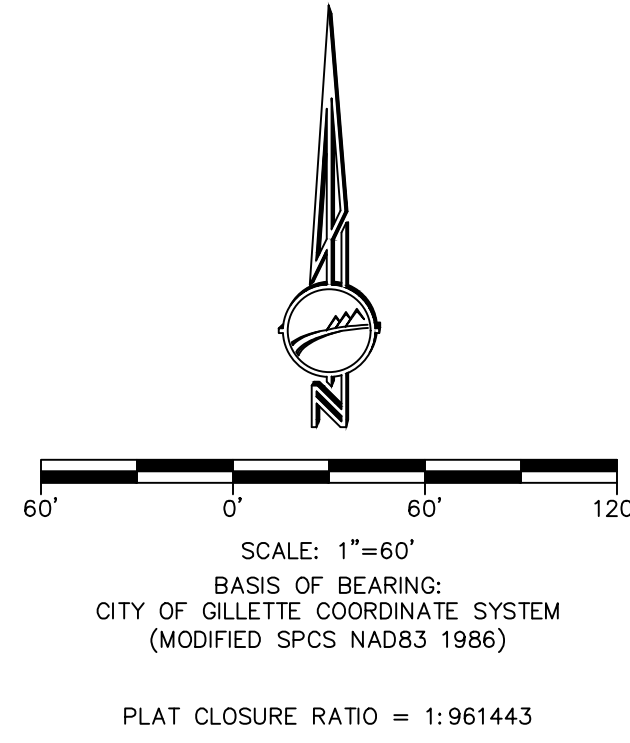


1 inch equals 333 feet  
 1 inch equals 0.06 miles

May 13, 2026

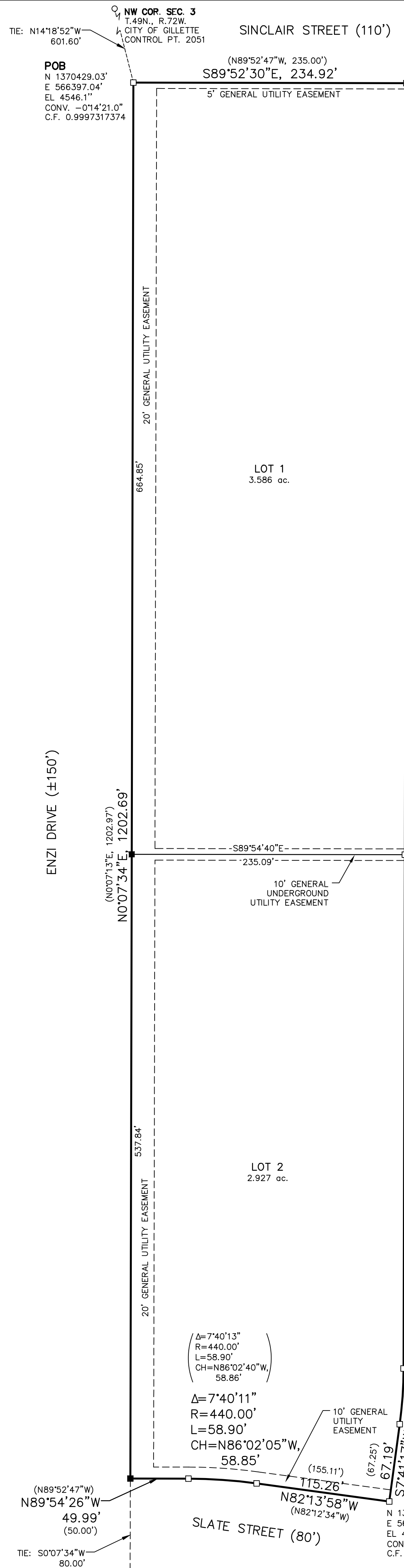
Productivity Service With P.R.I.D.E. Enthusiasm  
 Responsibility Integrity Dedication

City of Gillette, GIS Division, Campbell  
 County, State of Wyoming



**LEGEND**

- SET ALUM. CAP
- RECOVERED BRASS CAP
- RECOVERED ALUM. CAP
- (0.00') RECORD
- NO'00'00"W, 0.00' MEASURED
- PARCEL BOUNDARY
- - - - - EASEMENT



**RESUBDIVISION OF LOTS 1-6, BLOCK 6,  
GILLETTE TECH CENTER, PHASE I**  
TO BE KNOWN AS PRONGHORN PLAZA  
A SUBDIVISION OF PORTIONS OF  
THE W1/2NW1/4, SECTION 3  
TOWNSHIP 49 NORTH, RANGE 72 WEST  
SIXTH PRINCIPAL MERIDIAN  
CAMPBELL COUNTY, WYOMING

**APPROVALS**

**CERTIFICATE OF THE CITY ENGINEER**  
Data on this plat reviewed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Engineer of Gillette, Wyoming.

City Engineer \_\_\_\_\_

**CERTIFICATE OF THE PLANNING COMMISSION**  
This plat approved by the City of Gillette Planning Commission this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_

**CERTIFICATE OF THE CITY COUNCIL**  
Approved by the City Council of the City of Gillette, Wyoming, this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_

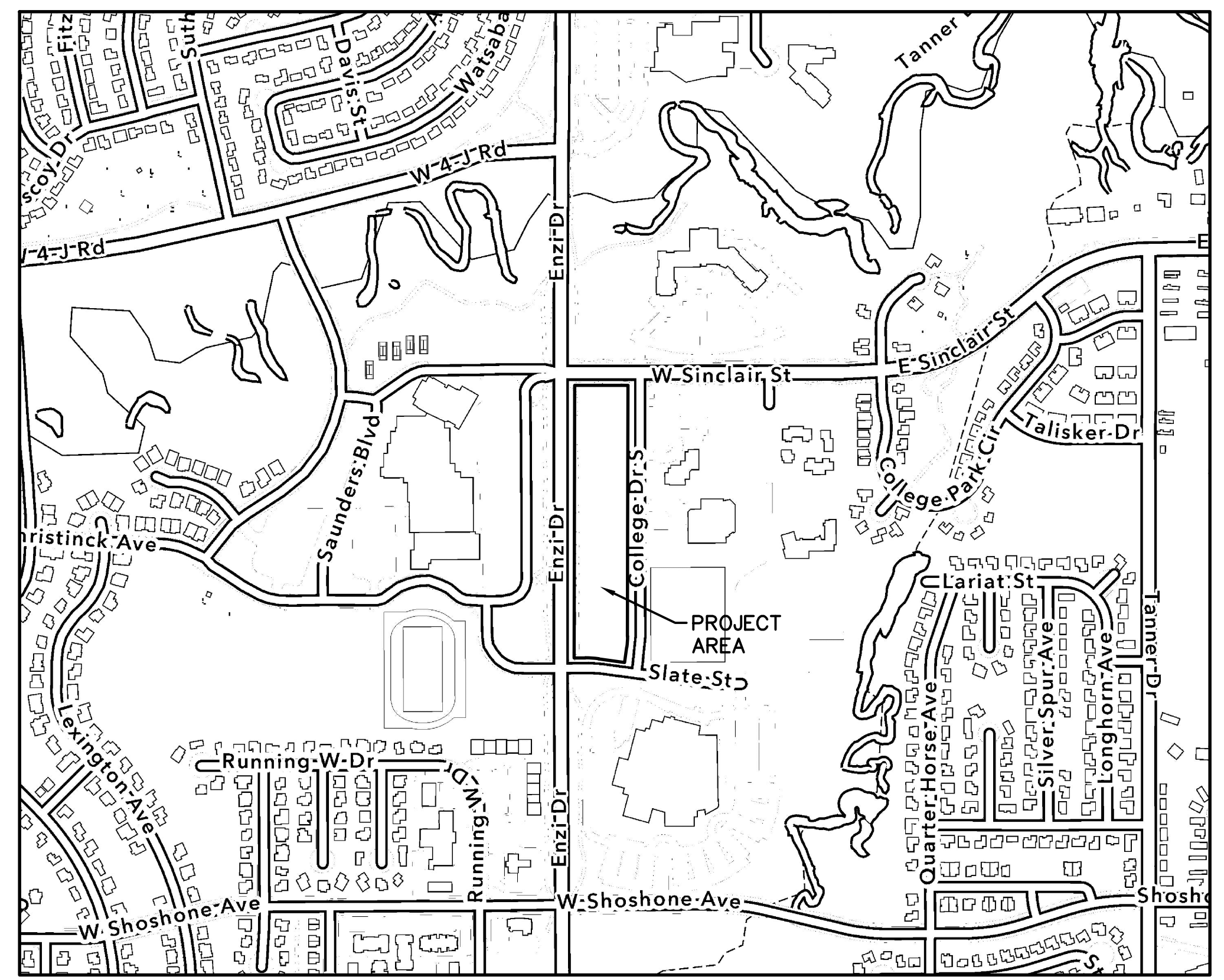
**CERTIFICATE OF RECORDING**  
This plat was filed on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for record in the Office of the Clerk and Recorder at \_\_\_\_ o'clock \_\_\_\_ m., and is duly recorded in Book \_\_\_\_ of Plats, Page No. \_\_\_\_.

County Clerk \_\_\_\_\_

**DECLARATION VACATING PREVIOUS PLATTING**  
This plat is the resubdivision of Lots 1-6, Block 6, GILLETTE TECH CENTER, PHASE I, as recorded in Book 7 of Plats, Page 156-157, of the records of the Campbell County Clerk. All earlier plats, easements, or portions thereof, encompassed by the boundaries of this plat, are hereby vacated.

**PURPOSE STATEMENT**  
The purpose of this plat is to subdivide Lots 1-6, Block 6, Gillette Tech Center, Phase I as recorded in Book 7 of Plats, Page 156-157, in the Campbell County clerk and recorders office. The resulting lots to be known as PRONGHORN PLAZA.

**SUBDIVISION SUMMARY**  
TOTAL AREA: 6.513 ACRES  
TOTAL LOTS: 2 LOTS  
ZONING: C-0, Office & Institution  
RIGHT OF WAY: 0 ACRES  
FLOOD PLAIN DESIGNATION "ZONE X", FIRM PANEL #56005C1444D AND DATE 1-2-2008



**VICINITY MAP**  
SCALE: 1"=500'

**CERTIFICATE OF OWNERSHIP**

Know all men by these presents that the undersigned Gillette Community College District, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as PRONGHORN PLAZA, a resubdivision of Lots 1-6, Block 6, Gillette Tech Center, Phase I, located in the W1/2NW1/4, Section 3, Township 49 North, Range 72 West of the 6th P.M., Gillette, Campbell County, Wyoming, and is more particularly described as follows:

Beginning at the northwesterly corner of the Parcel being described and a point in the easterly line of Enzi Drive and a point in the southerly line of Sinclair Street and from which point the northwesterly corner of said Section 3 bears N14°18'52"W, 601.60 feet; thence from said Point of Beginning and along the northerly line of the Parcel being described and the southerly line of said Sinclair Street, S89°52'30"E, 234.92 feet to the northeasterly corner of said Parcel and a point in and an intersection with the westerly line of college drive; thence along the easterly line of the Parcel being described and the westerly line of said College Drive, S0°06'44"W, 664.70 feet to a point; thence, S0°08'26"W, 442.64 feet to the beginning of a non-tangential curve; thence along the arc of a true curve to the right and having a radius of 360.00 feet, and the long chord of which bears S3°55'29"W, 48.09 feet, through a central angle of 7°39'37", 48.13 feet to a point of intersection with a non-tangential line; thence, S7°41'17"W, 67.19 feet to the southeasterly corner of said Parcel and a point in and an intersection with the northerly line of Slate Street; thence along the southerly line of the Parcel being described and the northerly line of said Slate Street, N82°13'58"W, 115.26 feet to the beginning of a non-tangential curve; thence along the arc of a true curve to the left and having a radius of 440.00 feet, and the long chord of which bears N86°02'05"W, 58.85 feet, through a central angle of 7°40'11", 58.90 feet to a point of intersection with a non-tangential line; thence, N89°54'26"W, 49.99 feet to the southwesterly corner of said Parcel and a point in and an intersection with the easterly line of said Enzi Drive; thence along the westerly line of said Parcel and the easterly line of said Enzi Drive, N0°07'34"E, 1202.69 feet to said Point of Beginning and contains an area of 6.513 acres, more or less,

and that this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements.

That the undersigned owner of the land shown and described on this plat does hereby dedicate to the City of Gillette and its licensees for perpetual public use, all streets, alleys, easements and other public 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 City of Gillette and its licensees for perpetual public use, for the purpose of installing, repairing, reinstating, replacing and maintaining sanitary sewer lines, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public.

GILLETTE COMMUNITY COLLEGE DISTRICT  
Dr. Janell Oberlander, President

STATE OF WYOMING )  
COUNTY OF CAMPBELL )SS

The foregoing instrument was acknowledged before me by Dr. Janell Oberlander, President of Gillette Community College District, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

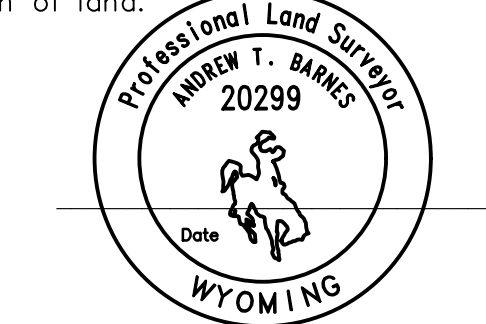
Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
NOTARY PUBLIC

**SURVEYORS CERTIFICATE**

I, Andrew T. Barnes, do hereby certify that I am a registered land surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of PRONGHORN PLAZA, as laid out, plotted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with City of Gillette regulations governing the subdivision of land.

Registered Land Surveyor No. 20229



**WLC**  
ENGINEERING & SURVEYING  
200 PRONGHORN, CASPER, WY. 82601  
W.O. NO. 18039 DATE: 5-29-26 FILE NAME: EZREPLAT

AL GREEN/WAL/18039-2ND CENTER/SURVEY/GENERAL PLAT/ENG. DRAWN BY: 265

**RESOLUTION NO.**

**A RESOLUTION APPROVING AND AUTHORIZING THE  
FINAL PLAT OF PRONGHORN PLAZA, A RESUBDIVISION  
OF LOTS 1-6, BLOCK 6 OF GILLETTE TECH CENTER,  
PHASE 1; TO THE CITY OF GILLETTE, WYOMING,  
SUBJECT TO ALL PLANNING REQUIREMENTS.**

WHEREAS the Final Plat Of Pronghorn Plaza, A Resubdivision Of Lots 1-6, Block 6 of Gillette Tech Center, Phase 1; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on June 1<sup>st</sup>, 2026, with Planning Requirements.

WHEREAS the recording of the Final Plat Of Pronghorn Plaza, A Resubdivision Of Lots 1-6, Block 6 of Gillette Tech Center, Phase 1; 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 June 1<sup>st</sup>, 2026.

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

the Final Plat Of Pronghorn Plaza, A Resubdivision Of Lots 1-6, Block 6 of Gillette Tech Center, Phase 1; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by Land Surveying Incorporated, signed by Andrew T. Barnes, Professional Land Surveyor, Wyoming Registration Number 20299, 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