



**PLANNING COMMISSION AGENDA  
CITY OF GILLETTE  
1ST FLOOR, COUNCIL CHAMBERS  
201 E. 5TH ST., GILLETTE, WY 82716  
Tuesday, June 23, 2026  
5:15 PM**

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- A. CALL TO ORDER
- B. APPROVAL OF MINUTES
  - 1. Meeting Minutes - June 1, 2026
- C. PRESENTATIONS
- D. CASES
  - 1. PL2026-0022 – Minor Subdivision – 2602 E 2<sup>nd</sup> Street
- E. OLD BUSINESS
- F. NEW BUSINESS
- G. ADJOURNMENT



**CITY OF GILLETTE  
PLANNING COMMISSION**

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**DATE:** June 23, 2026

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**TITLE:**

Meeting Minutes - June 1, 2026

**ATTACHMENTS:**

[Minutes June 1, 2026](#)

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
Council Chambers ~ City Hall ~ June 1, 2026 ~ 5:15 pm

PRESENT

Commission Members Present: Chair Shaun Hottell, Vice-Chair Richard Cone, Lance Walker, and Jack Colson.

Commission Members Absent: Brian Rozier, Matthew Nelson, and Ian Scott.

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 Vice-Chair Cone to approve the meeting minutes of May 26, 2026. Jack Colson seconded the motion. Motion carried 4/0.

Case No.  
PL2026-0017 –  
MINOR  
SUBDIVISION –  
830 Mountain  
Meadow Lane

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.

Meredith Duvall said the Planning Division received two calls from the public on the case and were general inquiries only.

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

Chair Hottell asked which lot had the site plan for a new AutoZone, and Meredith Duvall confirmed it was the northern lot (Lot 2D)

There being no further comments or questions, Lance Walker made a motion to approve the case, and Jack Colson seconded. The Motion carried 4/0.

Case No.  
PL2026-0019 –  
MINOR  
SUBDIVISION –  
3800 College Drive

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).

Meredith Duvall said the Planning Division received two inquiries about the case. One inquired if the proposed changes would affect their property taxes, and Ms. Duvall said she directed them to the County Assessor's office who determines property taxes. The other call was a general inquiry only,

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

There being no further comments or questions, Lance Walker made a motion to approve the case, and Jack Colson seconded. The Motion carried 4/0.

OLD BUSINESS

None.

NEW BUSINESS

Meredith Duvall said the next meeting will be June 23, 2026.

ADJOURNMENT

The meeting was adjourned at 5:21 pm

Minutes prepared by Jill McCarty, Administrative Coordinator.

DRAFT



**CITY OF GILLETTE  
PLANNING COMMISSION**

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**DATE:** June 23, 2026

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**TITLE:**

PL2026-0022 – Minor Subdivision – 2602 E 2<sup>nd</sup> Street

**APPLICANT/OWNER:**

Trevor Schilling, Owner

**AGENT:**

Cevin Limus, Land Surveying Incorporated

**CASE SUMMARY:**

The applicant seeks to adjust the property lines between four existing lots along E 2<sup>nd</sup> Street in the Prestige Park Subdivision.

**CASE BACKGROUND:**

The applicant seeks to adjust the property lines between four existing lots along E 2<sup>nd</sup> Street in the Prestige Park Subdivision; proposed Lot 6E with 2.48 acres and currently one structure on it, Lot 6F with 2.88 acres and has one structure on it, Lot 6G with 2.70 acres and is currently used as a storage yard with no structures on it, and Lot 6H with 6.97 acres and currently has one structure on it and a second building currently under review for a Commercial Site Plan (PL2026-0020).

All proposed lots are currently zoned I-2, Heavy Industrial District. Within the I-S district, there are no minimum lot size requirements of width requirements.  
Water and sanitary sewers services are not required to be installed until the time of development, 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.

**CASE MANAGER:**

Meredith Duvall, City Planning Manager

**TENTATIVE CITY COUNCIL DATE:**

July 7, 2026

**ATTACHMENTS:**

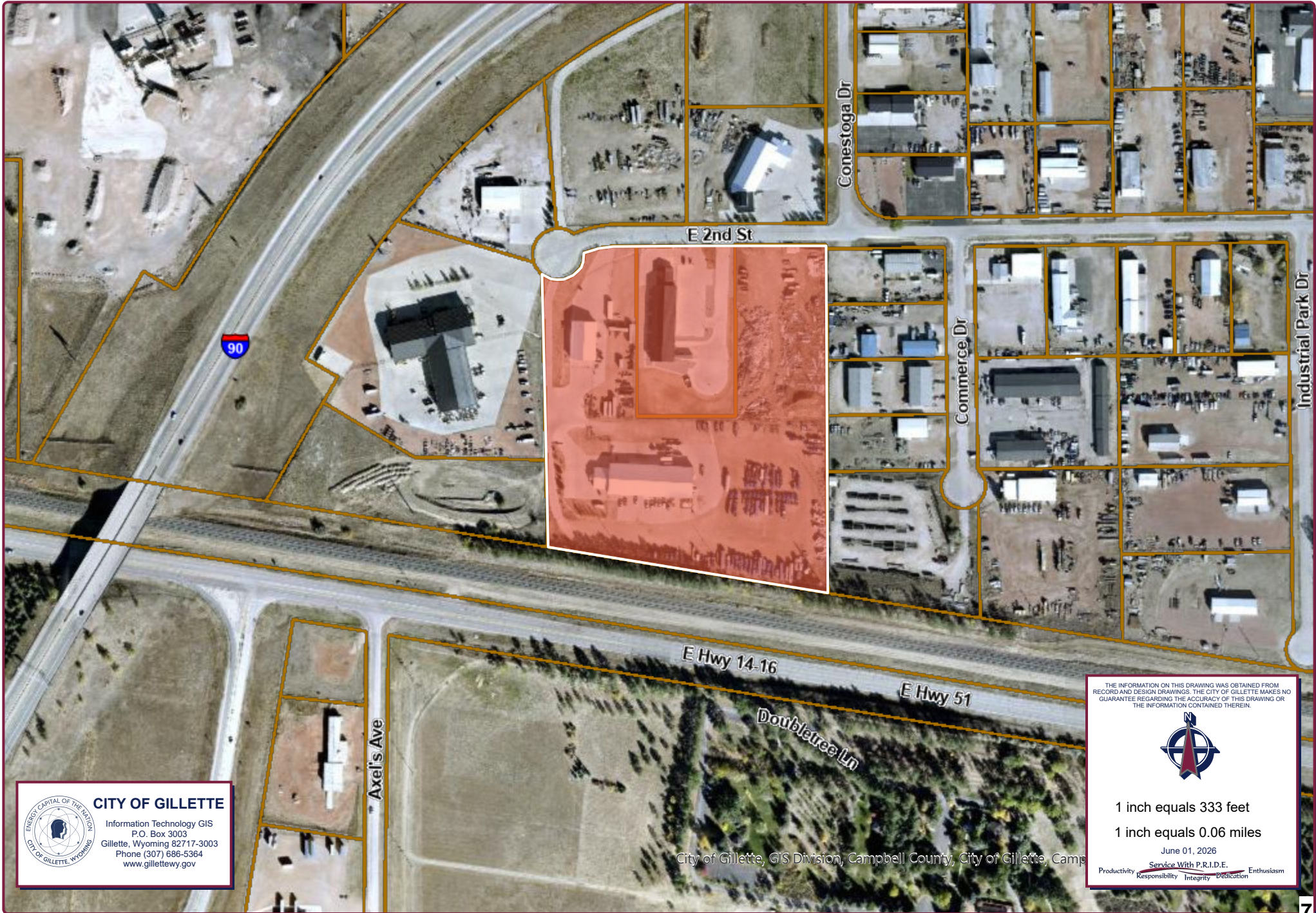
[Vicinity Map](#)

[Planning Requirements](#)

[Resolution](#)

[Draft Plat](#)

# 2602 E 2nd St - 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 333 feet  
1 inch equals 0.06 miles

June 01, 2026

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

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

PL2026-0022 | Minor Subdivision | 2602 E 2<sup>nd</sup> Street

Planning Requirements

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

**RESOLUTION NO.**

**A RESOLUTION APPROVING AND AUTHORIZING THE  
FINAL PLAT OF LOTS 6E, 6F, AND 6G, OF PRESTIGE PARK;  
TO THE CITY OF GILLETTE, WYOMING, SUBJECT TO ALL  
PLANNING REQUIREMENTS.**

WHEREAS the Final Plat of Lots 6E, 6F, And 6G, of Prestige Park; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on June 23<sup>rd</sup>, 2026, with Planning Requirements.

WHEREAS the recording of Lots 6E, 6F, And 6G, of Prestige Park; 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 23<sup>rd</sup>, 2026.

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

the Final Plat of Lots 6E, 6F, And 6G, of Prestige Park; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by Land Surveying Incorporated, signed by Cevin 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.

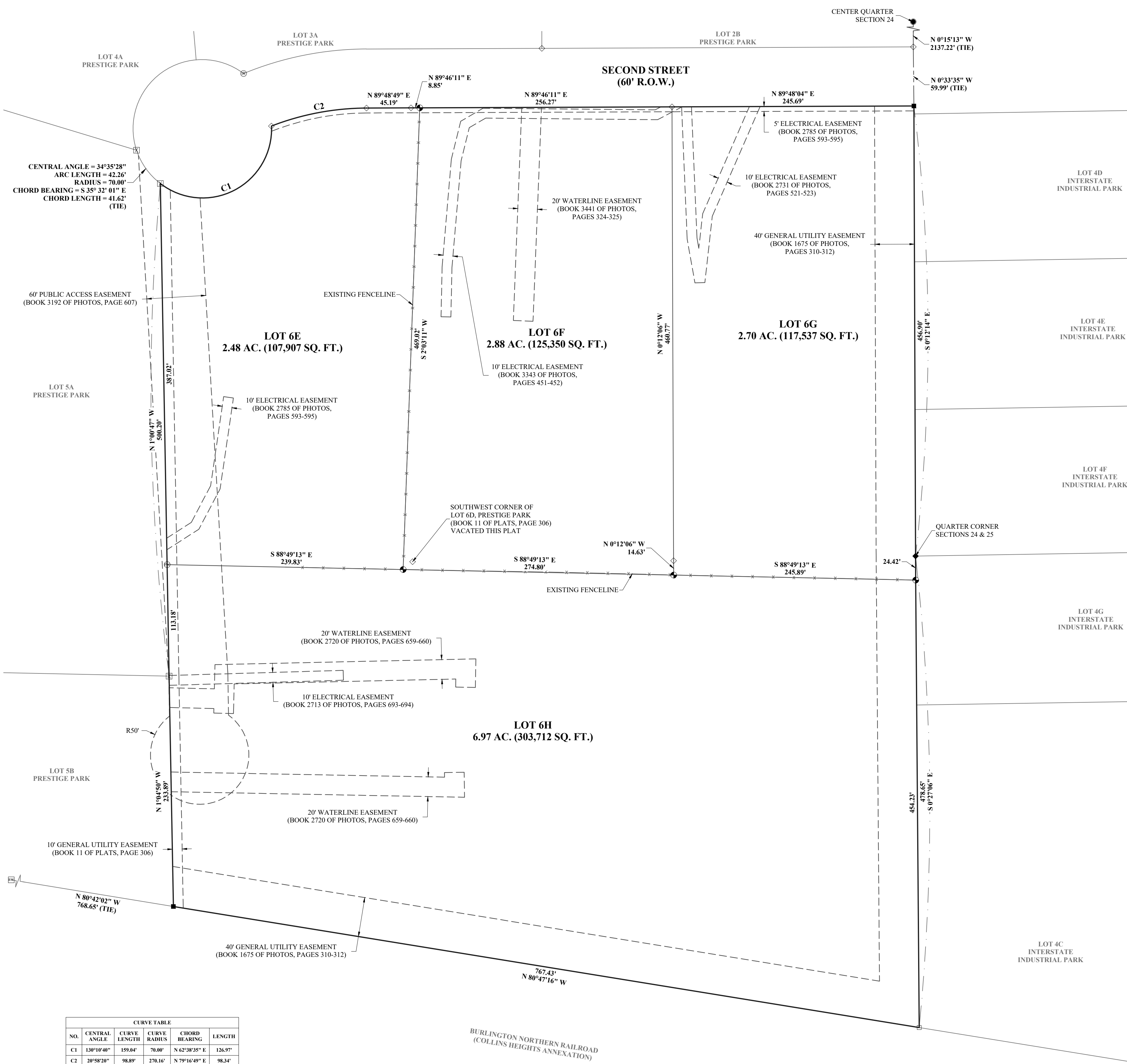
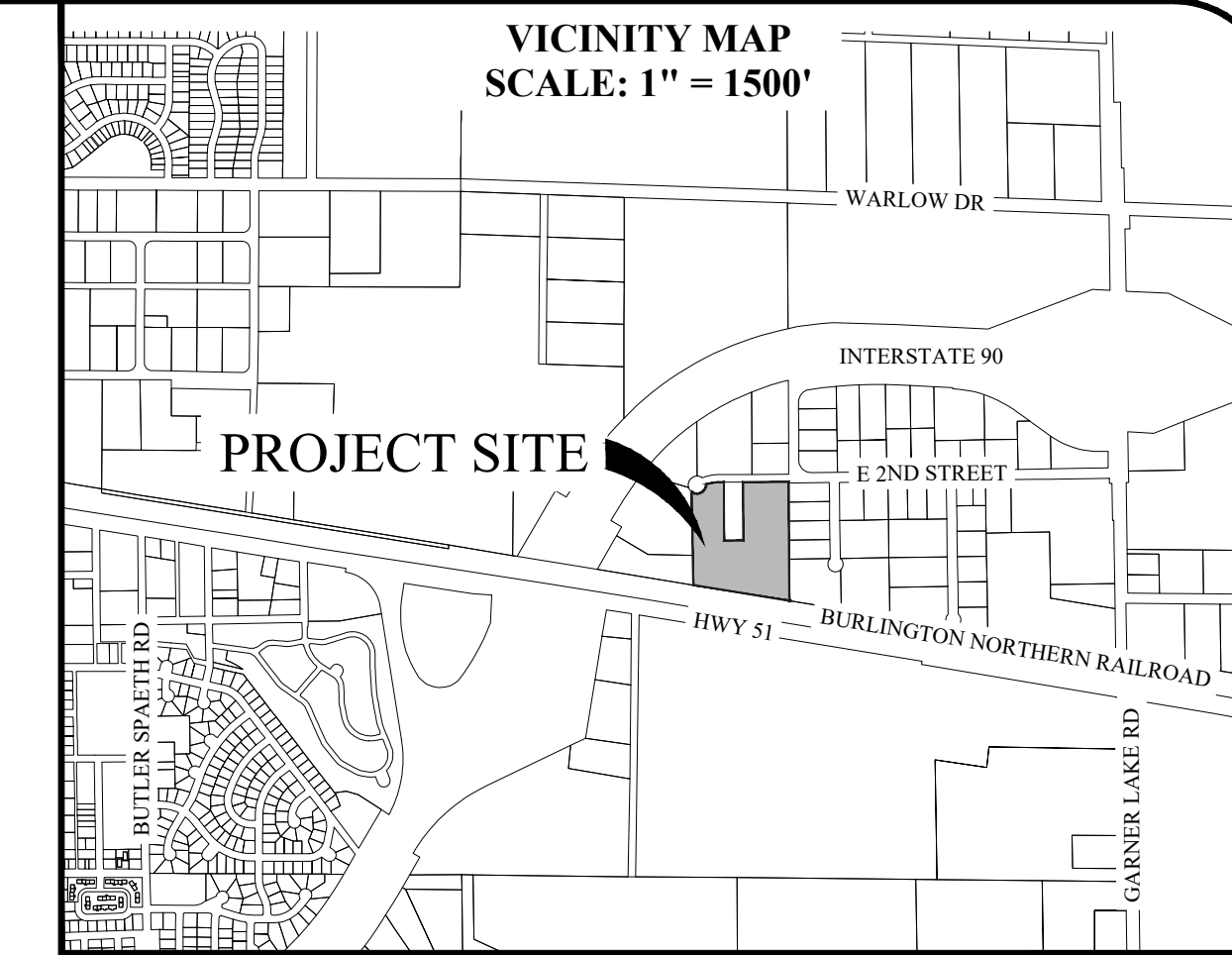
\_\_\_\_\_  
Shay Lundvall, Mayor

(S E A L)

ATTEST:

\_\_\_\_\_  
Alicia Allen, City Clerk

**FINAL PLAT**  
**RESUBDIVISION OF LOTS 6C & 6D, PRESTIGE PARK**  
**TO BE KNOWN AS**  
**LOTS 6E, 6F, 6G AND 6H, PRESTIGE PARK,**  
**TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING**



CURVE TABLE				
NO.	CENTRAL ANGLE	CURVE LENGTH	CURVE RADIUS	CHORD BEARING
C1	130°19'00"	159.64'	70.00'	N 42°38'35" E 126.97'
C2	20°58'28"	98.89'	270.16'	N 79°16'09" E 98.34'

**BASIS OF BEARING**

CITY OF GILLETTE CONTROL

**SUMMARY**

TOTAL LOTS: 4  
 TOTAL AREA: 654,506 SQ. FT. (15.03 ACRES)

**SUBDIVISION PURPOSE**

RESUBDIVISION OF LOTS 6C & 6D, PRESTIGE PARK, NOW TO BE KNOWN AS LOTS 6E, 6F, 6G, AND 6H, PRESTIGE PARK.

**DECLARATION VACATING PREVIOUS PLATTING:**

THIS PLAT IS THE RESUBDIVISION OF LOTS 6C & 6D, PRESTIGE PARK, AS RECORDED IN BOOK 11 OF PLATS, PAGE 306, OF THE OFFICIAL RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

**CERTIFICATE OF DEDICATION**

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

THAT THE FOREGOING PLAT DESIGNATED AS THE RESUBDIVISION OF LOTS 6C & 6D, PRESTIGE PARK, AND BEING SITUATED IN PORTIONS OF THE SE1/4 SW1/4, SECTION 24, AND THE NE1/4 NW1/4, SECTION 25, 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 6E, 6F, 6G, AND 6H, PRESTIGE PARK, TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AND CONTAINS AN AREA OF 654,506 SQUARE FEET (15.03 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, 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, DIVERSE 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, DIVERSE ENERGY, LLC WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**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**

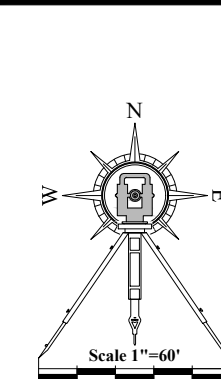
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER

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

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

CAMPBELL COUNTY CLERK \_\_\_\_\_

**FINAL PLAT**  
**RESUBDIVISION OF LOTS 6C & 6D, PRESTIGE PARK**  
**TO BE KNOWN AS**  
**LOTS 6E, 6F, 6G AND 6H, PRESTIGE PARK,**  
**TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING**



- LEGEND**
- ⊙ = (SET) ALUMINUM CAP, PLS 9328
  - ⊙ = (SET) PK NAIL WITH WASHER
  - ⬠ = (FOUND) ALUMINUM CAP, PLS 5134
  - ⬠ = (FOUND) ALUMINUM CAP, PLS 2333
  - ⬠ = (FOUND) ALUMINUM CAP, LS 324
  - ⬠ = (FOUND) BRASS CAP, STAMPED "R.G.S. 1969 L.D.M."
  - ⬠ = (FOUND) BRASS CAP, LS 538
  - ⬠ = (FOUND) WYDOT BRASS CAP
  - ⬠ = (FOUND) CHISELED "X" IN CONCRETE
  - ⊙ = (FOUND) BARE REBAR
  - ALL COURSES ARE MEASURED UNLESS NOTED

PREPARED FOR:  
**MOUNTAIN PEAK BUILDERS, LLC**  
 PO BOX 1052  
 GILLETTE, WYOMING 82716

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



**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 THE RESUBDIVISION OF LOTS 6C & 6D, PRESTIGE PARK, TO BE KNOWN AS LOTS 6E, 6F, 6G AND 6H, PRESTIGE PARK, 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: JUNE 2026 (CEVIN C. IMUS)