



**PLANNING COMMISSION AGENDA
CITY OF GILLETTE
1ST FLOOR, COUNCIL CHAMBERS
201 E. 5TH ST., GILLETTE, WY 82716
Tuesday, July 28, 2026
5:15 PM**

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Meeting Minutes - June 23, 2026

C. PRESENTATIONS

D. CASES

1.

PL2026-0026 – Major Subdivision| Preliminary Play Plat – 4800 Force Road

Staff Reference: Meredith Duvall, City Planning Manager

2.

PL2026-0024 – Minor Subdivision – Chara Hill Estates, Phase III

Staff Reference: Meredith Duvall, City Planning Manager

3. **PL2026-0025 - Zoning Map Amendment - Lot 2, Chara Hills Estates Ph. III**

Staff Reference: Meredith Duvall, City Planning Manager

E. OLD BUSINESS

F. NEW BUSINESS

G. ADJOURNMENT



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: July 28, 2026

TITLE:

Meeting Minutes - June 23, 2026

ATTACHMENTS:

[Minutes June 23, 2026](#)

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Council Chambers ~ City Hall ~ June 23, 2026 ~ 5:15 pm

PRESENT

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

Commission Members Absent: Jack Colson

Staff Present: 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 June 1, 2026. Lance Walker seconded the motion. Motion carried 6/0.

Case No.
PL2026-0022 –
MINOR
SUBDIVISION –
2602 E 2nd Street

The applicant seeks to create four lots from two existing lots along E 2nd Street in the Prestige Park Subdivision; proposed Lot 6E with 2.48 acres and has one structure on it, Lot 6F with 2.88 acres and 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-2 district, there are no minimum lot size requirements or 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).

Amy Smith said the Planning Division received one call from the public on the case that concerned drainage. Ms. Smith said the individual was referred to the Engineering Division, which is currently working to resolve the issue.

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 Richard Cone seconded. The Motion carried 6/0.

OLD BUSINESS

None.

NEW BUSINESS

Amy Smith said the next meeting will be July 28, 2026.

ADJOURNMENT

The meeting was adjourned at 5:18 pm

Minutes prepared by Jill McCarty, Administrative Coordinator.



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: July 28, 2026

TITLE:

PL2026-0026 – Major Subdivision | Preliminary Plat – 4800 Force Road

APPLICANT/OWNER:

LM Properties LLC, Owner

AGENT:

Joel Klasseen, Earth Work Solutions, Agent

CASE SUMMARY:

The applicant proposes a new residential subdivision of 16 lots along Force Road.

CASE BACKGROUND:

The proposed Preliminary Plat – Major Subdivision is for a new development of 16 lots between the existing Hidden Valley Estates Subdivision and Crestfield Subdivision along Force Road. Per the project description submitted by the applicant, “This project consists of the subdivision of approximately 45 acres of land into sixteen (16) residential lots. The purpose of the subdivision is to create rural residential homesites while providing safe access, utility service, and orderly development consistent with Campbell County subdivision requirements. The proposed subdivision layout has been designed to maximize the usability of the property while preserving efficient transportation and utility corridors.” The proposed lots are between 1-2 acres with the zoning remaining R-R, Rural Residential District. All lots within the R-R District are required to be a minimum of 1 are and have a minimum width of 125 feet; all 16 lots meet these requirements.

All lots will be serviced with city utilities and can have a stick-built or modular home on each lot. Water, Sewer, Storm Drainage, Electrical, Street, and sidewalk utilities will be required to be extended as part of the Final Plat submittal process.

This subdivision will extend Hidden Valley Road from Hidden Valley Subdivision, through proposed Deer Valley Subdivision, and connect to Crestfield Subdivision running east to west. Deer Valley Court will require access off of Force Road and bisect the subdivision. Both proposed Right-of-Ways are 60

feet in width and will be constructed to City Engineering Design and Construction Standards. Per the Subdivision Regulations, a proposed subdivision must have a minimum Street Connectivity Index of 1.40. The purpose of the Street Connectivity Index is to provide adequate traffic flow through a subdivision and provide at least two routes in and out of the subdivision to external collector and arterial streets. The way to calculate the index is to take the number of links (roadway sections between intersections) and divide it by the number of nodes (roadway intersections) within a subdivision. The Street Connectivity of the proposed Subdivision is 1.5, meeting the minimum of 1.4

The surrounding zoning is as follows:

North: R-S, Suburban Residential – County Zoning

East: R-S, Suburban Residential; Ag, Agriculture

South: Agriculture – County Zoning

West: R-S, Suburban Residential; R-R, Rural Residential

The Parks and Beautification Board recommended the Developer pay a fee-in-lieu of any parkland dedication as Hidden Valley Park is less than half a mile from the furthest proposed lot and additional parkland in such close proximity to an existing park would be burdensome on City Staff for maintenance and unnecessary to serve the neighborhood. The Subdivision Regulations require a \$350 per lot fee be assessed when parkland area is not required as part of the Parks and Pathways Master Plan. For the proposed 62 Residential lots, this fee amounts to \$5,600 which will be required to be paid prior to obtaining a Permit to Construct and going before City Council for final subdivision acceptance. These monies are collected and deposited in an account for the construction of larger regional parks which serve a greater population.

“The purpose of the preliminary plat is to enable the City Staff Review Team, Planning Commission and City Council to make an informed judgment using the City Comprehensive Plan, City Engineering Design and Construction Standards, City Zoning Ordinance and other related plans and codes pertaining to utilities to determine whether the proposed subdivision can function and serve the public as intended...” (Article III, Section 4, Subdivision Regulations)

“Approval of the preliminary plat neither means that the final plat of the same proposed subdivision shall be deemed as approved, nor requires the Planning Commission or City Council to approve the final plat. A final plat, based upon a preliminary plat, is reviewed on the requirements set forth by this ordinance.” (Article III, Section 4, Subdivision Regulations)

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.

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:

August 3, 2026

ATTACHMENTS:

[Vicinity Map](#)

[Planning Requirements](#)

[Draft Preliminary Plat](#)

[Proposed Utility Layout](#)

Vicinity Map



CITY OF GILLETTE

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



1 inch equals 574 feet
1 inch equals 0.11 miles

July 09, 2026
Service With P.R.I.D.E.
Productivity Responsibility Integrity Dedication Enthusiasm

PL2026-0026 | Major Subdivision – Preliminary Plat | 4800
Force Road

Planning Requirements

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

PRELIMINARY PLAT
IRON HORSE ESTATES

BEING SITUATED IN A PORTION OF
THE SE1/4 NW1/4 AND THE NE1/4 SW1/4 OF SECTION 6, T 49 N - R 72 W, 6TH P.M.,
TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING

VICINITY MAP
SCALE: 1" = 1500'

PROJECT SITE

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED LM PROPERTIES, 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 IRON HORSE ESTATES, AND BEING SITUATED IN PORTIONS OF THE SE1/4 NW1/4 AND THE NE1/4 SW1/4 OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 72 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, SAID POINT BEING MONUMENTED BY A 1925 G.L.O. BRASS CAP; THENCE S 0°49'27" W ALONG THE WEST LINE OF SECTION 6 A DISTANCE OF 1,336.78 FEET TO THE NORTH SIXTEENTH CORNER OF SECTIONS 1 AND 6, SAID POINT BEING MONUMENTED BY AN ALUMINUM CAP, RLS 2333; THENCE CONTINUING ALONG THE WEST LINE OF SECTION 6, S 0°49'37" W FOR A DISTANCE OF 1,336.80 FEET TO THE WEST QUARTER CORNER OF SECTION 6, SAID POINT BEING MONUMENTED BY A 1935 G.L.O. BRASS CAP; THENCE S 83°30'29" E FOR A DISTANCE OF 1,295.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF FORCE ROAD, AS RECORDED IN BOOK 8 OF PLATS, PAGE 57-61, FOLDER 25, OF THE OFFICIAL RECORDS OF THE CAMPBELL COUNTY CLERK'S OFFICE, SAID POINT BEING MONUMENTED BY AN ALUMINUM CAP, PELS 2395, AND BEING THE POINT OF BEGINNING;

THENCE N 0°28'38" E ALONG THE WEST SIXTEENTH LINE OF SECTION 6 FOR A DISTANCE OF 210.34 FEET TO THE CENTER-WEST SIXTEENTH CORNER OF SECTION 6, SAID POINT BEING MONUMENTED BY A 1974 BRASS CAP, LS 538; THENCE N 0°26'15" E ALONG THE WEST SIXTEENTH LINE OF SECTION 6 FOR A DISTANCE OF 1,326.93 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SECTION 6, SAID POINT BEING MONUMENTED BY AN ALUMINUM CAP, RLS 2333; THENCE N 87°22'04" E ALONG THE NORTH SIXTEENTH LINE OF SECTION 6 FOR A DISTANCE OF 871.21 FEET TO A POINT BEING MONUMENTED BY AN ALUMINUM CAP, RLS 2333; THENCE CONTINUING ALONG SAID NORTH SIXTEENTH LINE, N 87°26'25" E FOR A DISTANCE OF 468.61 FEET TO THE CENTER-NORTH SIXTEENTH CORNER OF SECTION 6, SAID POINT BEING MONUMENTED BY AN ALUMINUM CAP, RLS 2333; THENCE S 0°34'16" W ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 6 FOR A DISTANCE OF 1,321.82 FEET TO THE CENTER QUARTER CORNER OF SECTION 6, SAID POINT BEING MONUMENTED BY A 1974 BRASS CAP, LS 538; THENCE S 0°30'33" W FOR A DISTANCE OF 54.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF FORCE ROAD, SAID POINT BEING MONUMENTED BY A BARE REBAR; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES: S 81°53'11" W FOR A DISTANCE OF 1,109.98 FEET TO A POINT BEING MONUMENTED BY AN ALUMINUM CAP, PELS 2395; THENCE ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°36'10", AN ARC LENGTH OF 247.26 FEET, A RADIUS OF 970.17 FEET, A CHORD BEARING OF S 74°38'39" W, AND A CHORD LENGTH OF 246.59 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 44.26 ACRES, MORE OR LESS.

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, 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:

LEAH F. MAGNUSON, AGENT, LM PROPERTIES, LLC

STATE OF WYOMING) §

COUNTY OF CAMPBELL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

____, 2026, A.D., BY LEAH F. MAGNUSON, AGENT, LM PROPERTIES, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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:

ARLYN N. MAGNUSON, AGENT, LM PROPERTIES, LLC

STATE OF WYOMING) §

COUNTY OF CAMPBELL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

____, 2026, A.D., BY ARLYN N. MAGNUSON, AGENT, LM PROPERTIES, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CURVE TABLE				
NO.	CENTRAL ANGLE	CURVE LENGTH	CURVE RADIUS	CHORD BEARING
C1	20°03'00"	145.23'	415.00'	S 84°31'32" W
C2	10°18'30"	174.55'	970.17'	S 72°29'50" W
C3	4°17'40"	72.71'	970.17'	S 79°47'55" W
C4	92°05'53"	40.19'	25.00'	S 45°42'08" E
C5	91°46'20"	40.04'	25.00'	S 46°13'59" W
C6	20°03'00"	155.72'	445.00'	S 84°31'32" W
C7	87°54'07"	38.35'	25.00'	N 44°17'52" E
C8	48°11'23"	8.41'	10.00'	N 23°44'53" W
C9	64°34'01"	73.25'	65.00'	N 15°33'32" W
C10	112°39'36"	127.81'	65.00'	N 73°03'16" E
C11	117°23'48"	133.18'	65.00'	S 8°04'59" W
C12	66°25'09"	11.59'	10.00'	S 33°28'39" W
C13	88°13'40"	38.50'	25.00'	S 43°46'01" E
C14	20°03'00"	134.73'	385.00'	N 84°31'32" E

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°34'26" W	30.00'
L2	S 88°14'56" W	636.95'
L3	N 87°52'51" W	196.87'
L4	N 85°26'58" W	149.71'
L5	S 74°30'02" E	186.59'
L6	N 00°20'49" E	486.83'
L7	N 00°20'49" E	239.36'
L8	N 10°29'20" E	56.79'
L9	S 89°34'26" E	29.43'
L10	S 89°34'26" E	30.57'
L11	N 87°52'51" W	12.90'
L12	S 74°30'02" W	7.43'

PAGE: 1 OF 1
DATE: 6/3/2026
FILE: 25-2374_MP

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

BASIS OF BEARING

CITY OF GILLETTE CONTROL

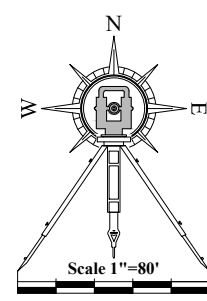
SUMMARY

TOTAL LOTS: 16
TOTAL AREA: 1,928,175 SQ. FT. (44.26 ACRES)

SUBDIVISION PURPOSE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PORTIONS OF THE SE1/4 NW1/4 AND THE NE1/4 SW1/4 OF SECTION 6, T 49 N - R 72 W, OF THE 6TH P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, INTO 16 LOTS.

PRELIMINARY PLAT
IRON HORSE ESTATES
BEING SITUATED IN A PORTION OF
THE SE1/4 NW1/4 AND A PORTION OF THE NE1/4 SW1/4 OF SECTION 6,
T 49 N - R 72 W, 6TH P.M.,
TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING



LEGEND

- = (SET) ALUMINUM CAP, PLS 9328
- ◇ = (FOUND) ALUMINUM CAP, PELS 8663
- ◆ = (FOUND) ALUMINUM CAP, PELS 2395
- ▲ = (FOUND) ALUMINUM CAP, RLS 2333
- = (FOUND) ALUMINUM CAP, WLS 545
- = (FOUND) 1974 BRASS CAP, LS 538
- = (FOUND) 1935 G.L.O. BRASS CAP
- ⬢ = (FOUND) BARE REBAR
- ALL COURSES ARE MEASURED UNLESS NOTED

PREPARED FOR:
EARTH WORK
SOLUTIONS
PO BOX 1007
GILLETTE, WYOMING 82717

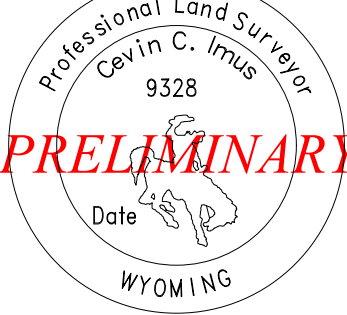
PREPARED BY:
LAND SURVEYING INCORPORATED
209 N. WORKS AVENUE
GILLETTE, WY 82716
1-307-682-1661
www.lsi-inc.us



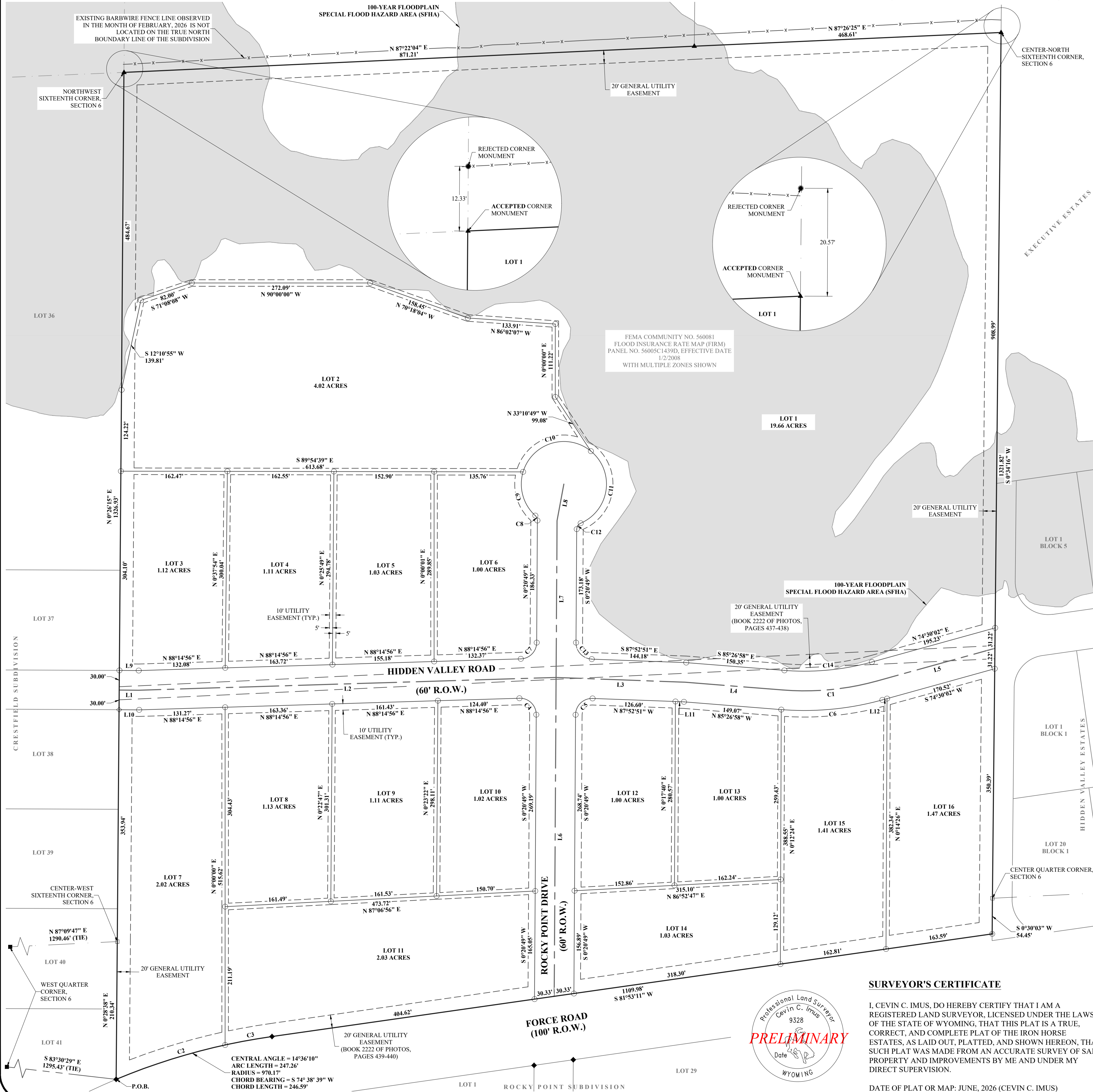
SURVEYOR'S CERTIFICATE

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 IRON HORSE ESTATES, 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)



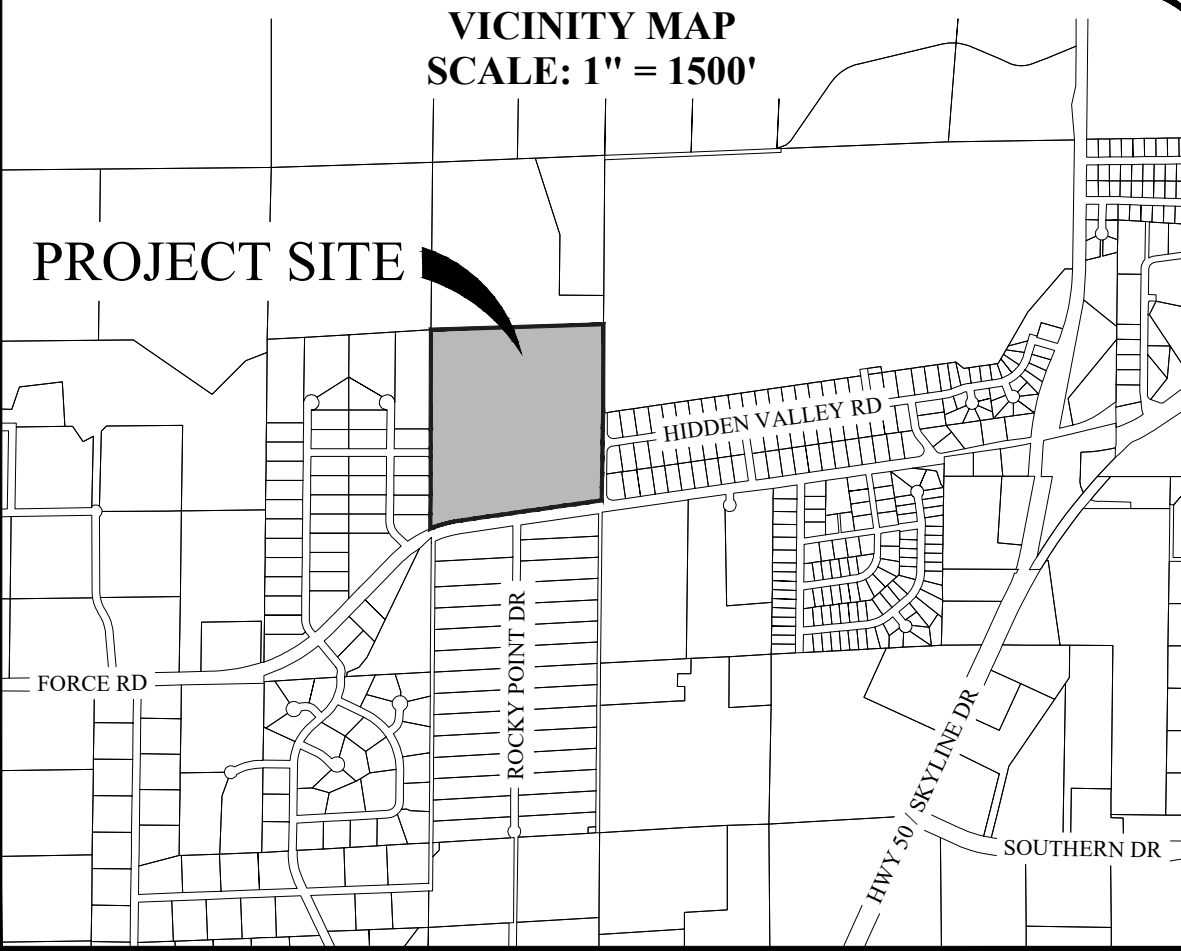
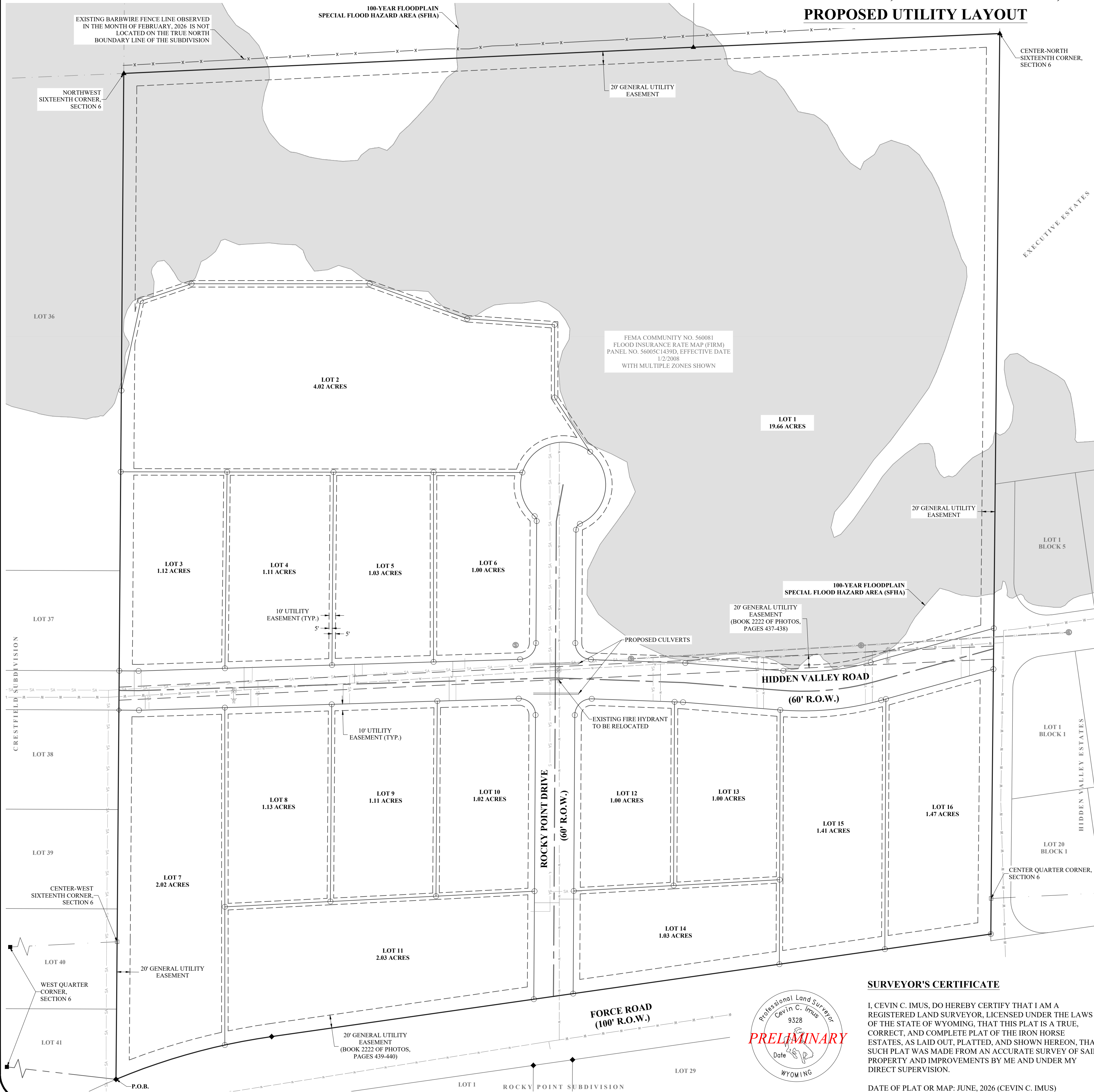
PRELIMINARY



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TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING

PROPOSED UTILITY LAYOUT



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

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

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CITY OF GILLETTE CONTROL

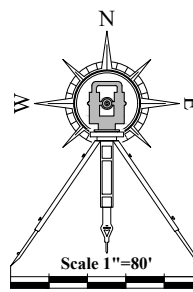
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T 49 N - R 72 W, 6TH P.M.,
TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING



LEGEND

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PAGE: 1 OF 1
DATE: 6/3/2026
FILE: 25-237A_MP

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





**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: July 28, 2026

TITLE:

PL2026-0024 – Minor Subdivision – Chara Hill Estates, Phase III

APPLICANT/OWNER:

Chara Hills, LLC, Owner

AGENT:

Sheila Slocum, PCA Engineering, Inc., Agent

CASE SUMMARY:

The applicant seeks to subdivide one existing lot into three.

CASE BACKGROUND:

The applicant seeks to subdivide one existing lot into three; Lot 1 with 2.80 acres, Tract A with 9.35 acres, and Lot 2 with 2.88 acres. The zoning is currently R-S, Suburban Residential. Lot 1 and Tract A are to remain R-S, however there is an active application (PL2026-0025) for a Zoning Map Amendment for proposed Lot 2 to be rezoned to C-1, General Commercial. All lots and the tract are currently vacant and do not have any structures on them.

Lots in the R-S District have a minimum lot size requirement of 22,000 square feet with a minimum width of 125 feet. All of the lots in this proposed subdivision meet the minimum lot size requirement, and while the street frontage of proposed Lot 1 is only 60 feet at the ROW frontage, where a driveway would enter from, the lot opens up to 266.9 feet more or less in width and maintains that width and actually increases further throughout the lot.

All lots have access to all city utilities (water, sewer, and electric) and are required to be installed to the lots prior to the plat filing for residentially zoned lots. If the rezone for proposed Lot 2 is approved to C-1, then utilities would be installed at the time of development. If the rezone is not approved for proposed Lot 2, then utilities would be installed at the time of plat filing. Access for proposed Lot 1 will be off of Shalom Ave, access for proposed Tract A will be off of Chara Ave, and access for proposed Lot 2, if rezoned, will be off of E Boxelder; if the rezone is not approved and Lot 2 remains zoned R-S, then

access would be off of Chara Ave.

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:

September 15, 2026

ATTACHMENTS:

[Planning Requirements](#)

[Vicinity Map](#)

[Proposed Final Plat](#)

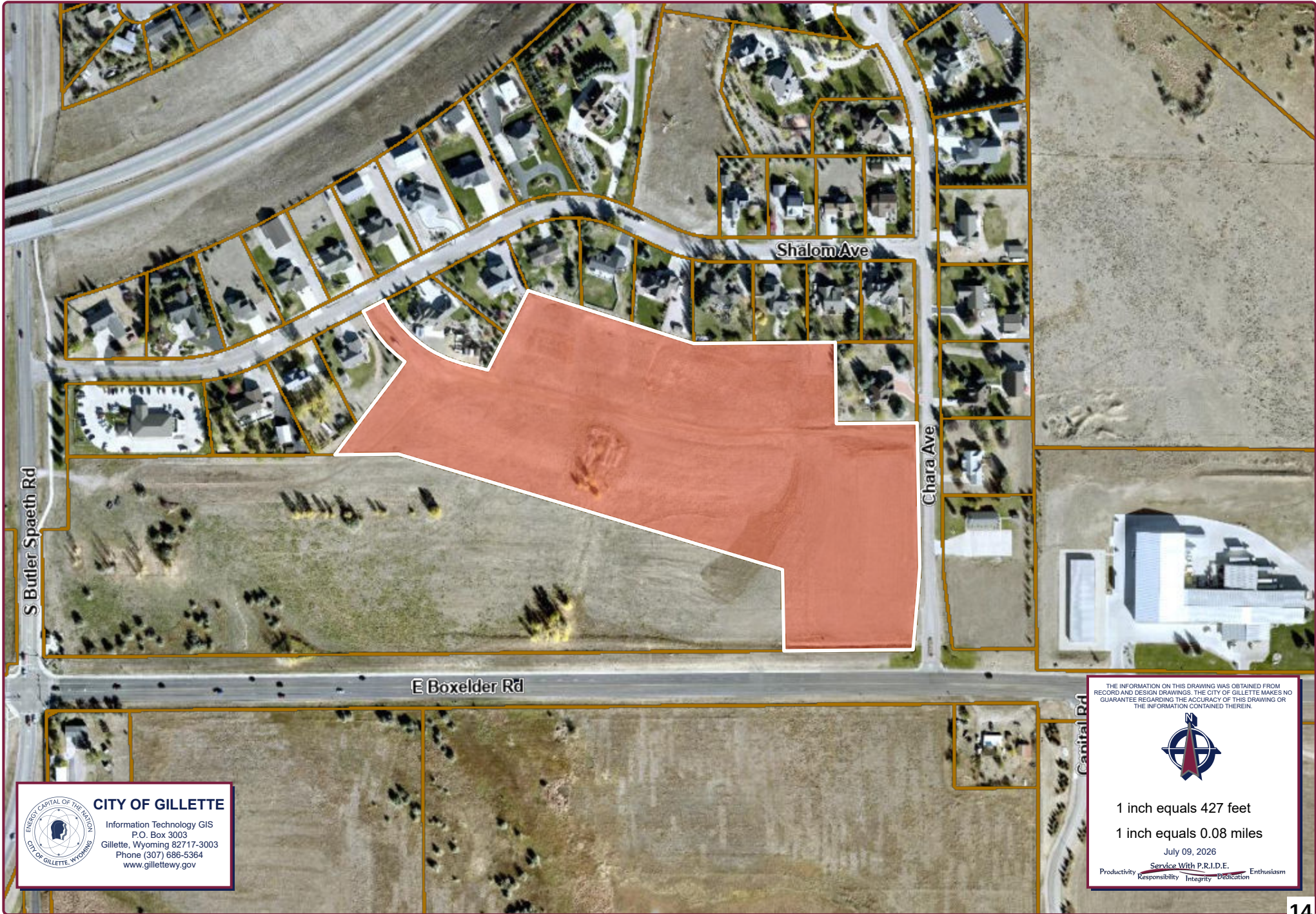
[Resolution](#)

PL2026-0024 | Minor Subdivision | Chara Hill Estates, Phase III

Planning Requirements

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

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 427 feet

1 inch equals 0.08 miles

July 09, 2026

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

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED A-N-P 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 CHARA HILL ESTATES PHASE III, LOCATED IN THE S1/2SE1/4 OF SECTION 26, T50N, R72W, OF THE 6TH P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A SUBDIVISION TO BE KNOWN AS "CHARA HILL ESTATES PHASE III", LOCATED IN A PORTION OF THE S2SE4 OF SECTION 26, T50N, R72W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF BOXELDER ROAD, BEING THE SOUTHEAST CORNER OF SAID CHARA HILL ESTATES PHASE III, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 15542, FROM WHICH THE SOUTHEAST SECTION CORNER OF SECTION 26 IS N89°44'35"E, 307.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BOXELDER ROAD, MONUMENTED BY A ALUMINUM CAP STAMPED RLS 578, THENCE S00°44'21"E, 100.06 FEET TO THE SOUTHEAST SECTION CORNER; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, S89°44'35"W, 317.27 FEET TO AN ALUMINUM CAP STAMPED PLS 15542; THENCE N00°44'10"W, 199.93 FEET TO AN ALUMINUM CAP STAMPED PLS 15542; THENCE N73°05'11"W, 992.81 FEET TO AN ALUMINUM CAP STAMPED PLS 15542; THENCE S89°47'48"W, 156.05 FEET TO AN ALUMINUM CAP STAMPED RLS 2333; THENCE N37°31'25"E, 286.92 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE TO THE RIGHT, MONUMENTED BY AN ALUMINUM CAP STAMPED RLS 2333; THENCE THROUGH SAID CURVE WITH A DELTA ANGLE OF 25°34'10", A RADIUS LENGTH OF 367.65 FEET, AN ARC LENGTH OF 164.07 FEET, A CHORD BEARING OF N39°39'59"W AND A CHORD LENGTH OF 162.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SHALOM AVENUE, MONUMENTED BY AN ALUMINUM CAP STAMPED RLS 2333; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, N63°06'51"E, 60.02 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT, MONUMENTED BY AN ALUMINUM CAP STAMPED RLS 2333; THENCE THROUGH SAID CURVE WITH A DELTA ANGLE OF 48°57'17", A RADIUS LENGTH OF 307.65 FEET, AN ARC LENGTH OF 262.86 FEET, A CHORD BEARING OF S51°21'17"E AND A CHORD LENGTH OF 254.94 FEET TO A POINT, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 15542; THENCE S75°49'24"E, 56.56 FEET TO AN ALUMINUM CAP STAMPED RLS 2333; THENCE N27°32'38"E, 220.43 FEET TO AN ALUMINUM CAP STAMPED RLS 2333; THENCE S72°06'32"E, 427.38 FEET TO AN ALUMINUM CAP STAMPED PLS 15542; THENCE N89°59'20"E, 350.79 FEET TO AN PLASTIC CAP STAMPED RLS 2333; THENCE S00°31'16"E, 200.02 FEET TO AN PLASTIC CAP STAMPED RLS 2333; THENCE N89°49'24"E, 200.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF CHARA AVENUE, MONUMENTED BY AN PLASTIC CAP STAMPED RLS 2333; THENCE ALONG SAID WESTERLY RIGHT OF WAY, S00°34'03"E, 359.99 FEET TO AN ANGLE POINT, MONUMENTED WITH AN PLASTIC CAP STAMPED RLS 2333; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, S05°02'32"W, 199.29 FEET TO THE POINT OF BEGINNING AND CONTAINS AN AREA OF 4.014 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, REINSTALLING, REPLACING AND MAINTAINING SEWERS, 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.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS.

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 _____ A.D., 20____, BY:

TOM KREMER, MEMBER, A-N-P LLC

STATE OF WYOMING }
 }SS.
CAMPBELL COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, A.D., 20____, BY TOM KREMER, MEMBER, A-N-P LLC, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

CERTIFICATE OF REVIEW OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS _____ DAY OF _____ A.D., 20____ BY THE CITY ENGINEER OF GILLETTE WYOMING.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS _____ DAY OF _____ A.D., 20____.

MAYOR

CITY CLERK

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20____.

CHAIRMAN

SECRETARY

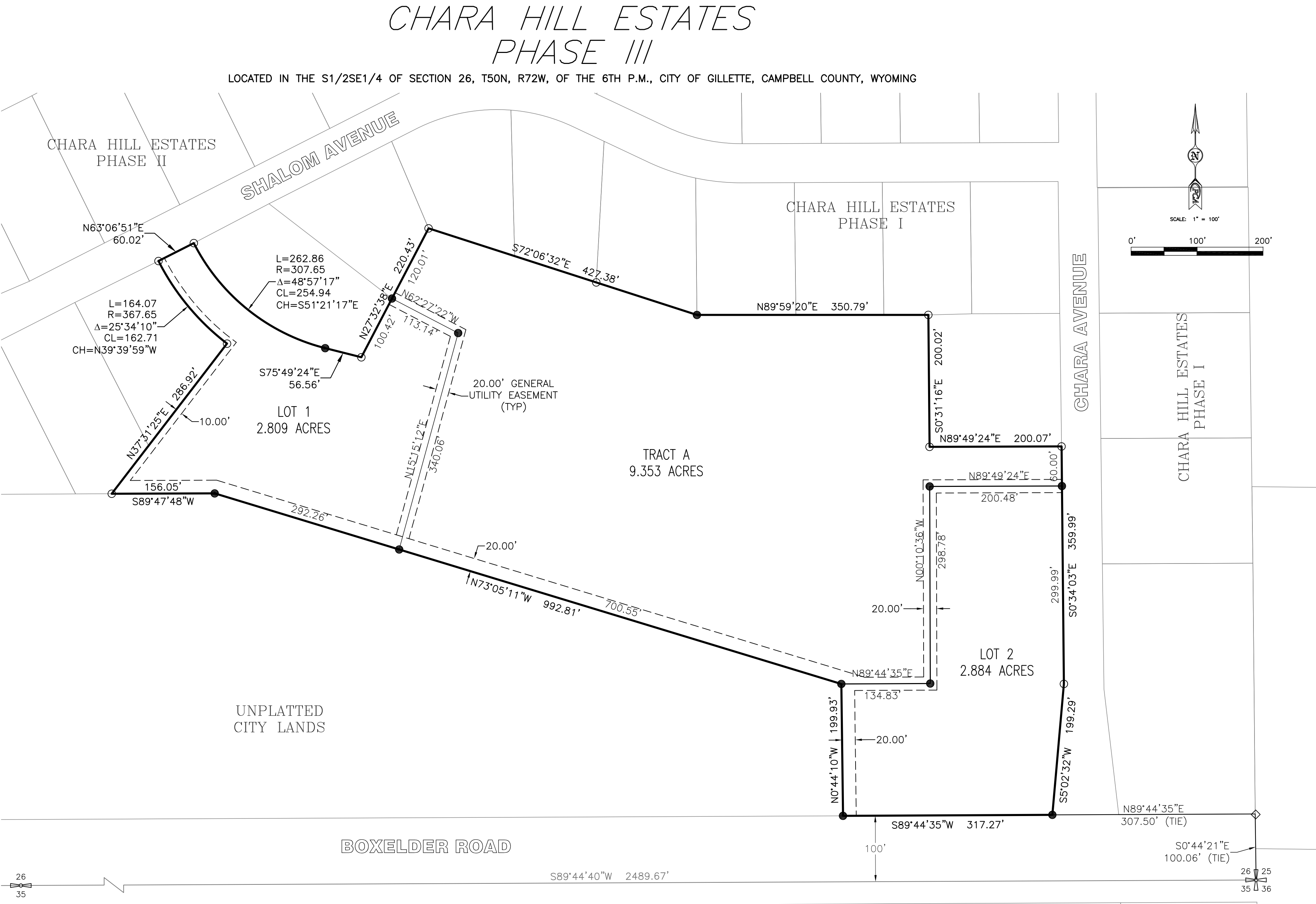
SUBDIVISION PURPOSE

THIS IS THE CREATION OF CHARA HILL ESTATES PHASE III WITH LOTS TO BE KNOWN AS LOTS 1, 2, AND TRACT A OF CHARA HILL ESTATES PHASE III.

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____M., THIS _____ DAY OF _____ 20____, AND IS DULY RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

COUNTY CLERK



LEGAL DESCRIPTION

A SUBDIVISION TO BE KNOWN AS "CHARA HILL ESTATES PHASE III", LOCATED IN A PORTION OF THE S2SE4 OF SECTION 26, T50N, R72W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, S05°02'32"W, 199.29 FEET TO THE POINT OF BEGINNING.

BENCHMARK

BASED ON CITY OF GILLETTE
VERTICAL CONTROL MONUMENT #17
ELEVATION= 4546.25

BASIS OF BEARING

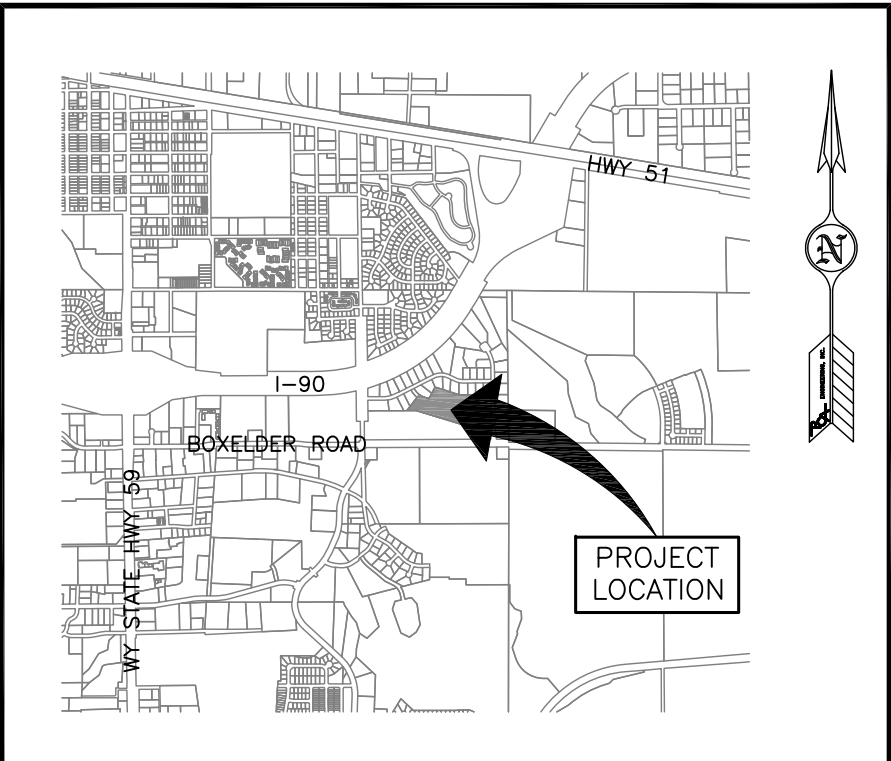
THE CITY OF GILLETTE HORIZONTAL
CONTROL NETWORK.

LEGEND

- ◇ FOUND REBAR AND AL CAP RLS 578
- FOUND REBAR AND CAP RLS 2333
- SET REBAR AND CAP PLS 15542
- ✕ FOUND SECTION CORNER
- ⊕ FOUND QUARTER CORNER
- BOUNDARY
- - - PROPOSED EASEMENT
- - - - EXISTING EASEMENT

SUBDIVISION SUMMARY

TOTAL AREA: 15.002 ACRES
TOTAL LOTS: 3 LOTS/TRACTS
FLOOD PLAIN DESIGNATION ZONE X



VICINITY MAP

Prepared for:

A-N-P LLC

P.O. BOX 745
GILLETTE, WY 82717



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Drawn by: SS Design by: SS Reviewed by: SS
Revision Date Revision Description

PCA Project Number: 264099.027

Plot Date: Jun 02, 2026 - 6:23pm

P:\Projects\264099000 - Misc. Survey - 2026\264099000 MainP.dwg
Layout: Plot 1

X-Ref: ...

CHARA HILL ESTATES
PHASE III
LOCATED IN THE S1/2SE1/4
OF SECTION 26, T50N, R72W,
OF THE 6TH P.M., CITY OF
GILLETTE, CAMPBELL COUNTY,
WYOMING

FINAL PLAT

SHEET 1 OF 1

RESOLUTION NO.

**A RESOLUTION APPROVING AND AUTHORIZING THE
FINAL PLAT OF CHARA HILL ESTATES PHASE III; TO THE
CITY OF GILLETTE, WYOMING, SUBJECT TO ALL
PLANNING REQUIREMENTS.**

WHEREAS the Final Plat of Chara Hill Estates Phase III; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on July 28th, 2026, with Planning Requirements.

WHEREAS the recording of the Final Plat of Chara Hill Estates Phase III; 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 July 28th, 2026.

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

the Final Plat of Chara Hill Estates Phase III; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by PCA Engineering, Inc. signed by Sheila 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



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: July 28, 2026

TITLE:

PL2026-0025 - Zoning Map Amendment - Lot 2, Chara Hills Estates Ph. III

APPLICANT/OWNER:

Chara Hills LLC, Owner

AGENT:

Sheila Slocum, PCA Engineering, LLC, Agent

CASE SUMMARY:

The applicants seek to amend the Zoning Map to rezone Lot 2, Chara Hill Estates, Phase III from R-S, Suburban Residential District, to C-1, General Commercial District.

CASE BACKGROUND:

The applicants seek to amend the Zoning Map to rezone Lot 2 of Chara Hill Estates, Phase III from R-S, Suburban Residential District to C-1, General Commercial District. The property is 2.88 acres and is currently vacant and undeveloped. No plans for the development of the property have been submitted to the City Planning Division at this time. At the time of development, a landscape buffer will be required for any commercial business that locates on Lot 2, per the Landscape Section of the Zoning Ordinance. Lot 2 does have access to city utilities (water, sewer, and electric).

The minimum district size for C-1 is 4 acres; as the neighboring zoning district to the west is already zoned C-1 and is 17.29 acres, this proposed rezone will merge with that district, meeting the minimum district requirements for a total of 20.17 acres.

The surrounding Zoning Districts are:

North – R-S, Suburban Residential District

East – R-S, Suburban Residential District

South – Ag, Agricultural District

West – C-1, General Commercial 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:

1. Correct an obvious error or oversight in the regulations; or
2. 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 “recognize changing conditions” for the “general welfare”. “The C-1 Zoning District’s intent is to provide basic retail services and office uses in addition to those normally permitted in neighborhood convenience centers and what is found in commercial locations. Their proximity and location to residential districts should be carefully considered in order to avoid any adverse impacts on the residential areas” (*Section 3, m. Zoning Ordinance*). When considering this rezone, staff considered the following: future access, road classification, and surrounding zoning and use.

- Future Access: future access for any commercial development will come off of E Boxelder Road
- Road Classification: E Boxelder Road is classified as a Major Collector street and is a connector between the commercial businesses along E Boxelder Road to the east, the Energy Capital Sports Complex going west, and Cam-Plex further west.
- Surrounding Zoning and Use: The property directly east along E Boxelder Road is zoned C-1, General Commercial, that currently abuts the Chara Hill Estates subdivision; directly across Chara Ave is a Calvary Baptist Church of Gillette (zoned, R-S, Suburban Residential) and half of the lot containing 1801 Chara Ave, a residential house.

The 2025 Comprehensive Plan Future Land Use Map identifies this area as Complete Suburban Living. This neighborhood typology, “is comprised of existing neighborhoods in Gillette that are suburban in form but largely incomplete because of the lack of connectivity and lack of variety in housing types. These places were built in the post-World War II style of large lots with bigger yards and curvilinear, winding streets...Neighborhood-scale commercial should be allowed along key intersections and higher intensity roadways, ensuring there are plenty of opportunities within walking distance for residents” (*pg. 78, Comprehensive Plan*). Staff does recognize the neighborhood feel when entering off of E Boxelder onto Chara Ave, however the frontage of Lot 2 along E Boxelder is prime for commercial use and is a logical extension of the C-1, General Commercial District.

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:

August 18, 2026

ATTACHMENTS:

[Vicinity Map](#)

[Planning Requirements](#)

[Ordinance](#)

[Zoning Map](#)

Vicinity Map



CITY OF GILLETTE

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



1 inch equals 344 feet

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July 09, 2026

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

PL2026-0025 | Map Amendment | Chara Hill Estates, Phase III

Planning Requirements

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

ORDINANCE NO.

AN ORDINANCE AMENDING THE DISTRICT ZONING MAP OF THE CITY OF GILLETTE, WYOMING, FOR ALL OF LOT 2, CHARA HILL ESTATES, PHASE III, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, FROM R-S, SUBURBAN RESIDENTIAL DISTRICT TO C-1, GENERAL COMMERCIAL DISTRICT, PER THE ATTACHED EXHIBIT.

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

Section 1. Legal Description

Lot 2, Chara Hill Estates, Phase III, City of Gillette, Campbell County, Wyoming.

Section 2. Zoning Amendment

Lot 2, Chara Hill Estates, Phase III, City of Gillette, Campbell County, Wyoming, from R-S, Suburban Residential District to C-1, General Commercial District, per the attached Exhibit.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2026.

Shay Lundvall, Mayor

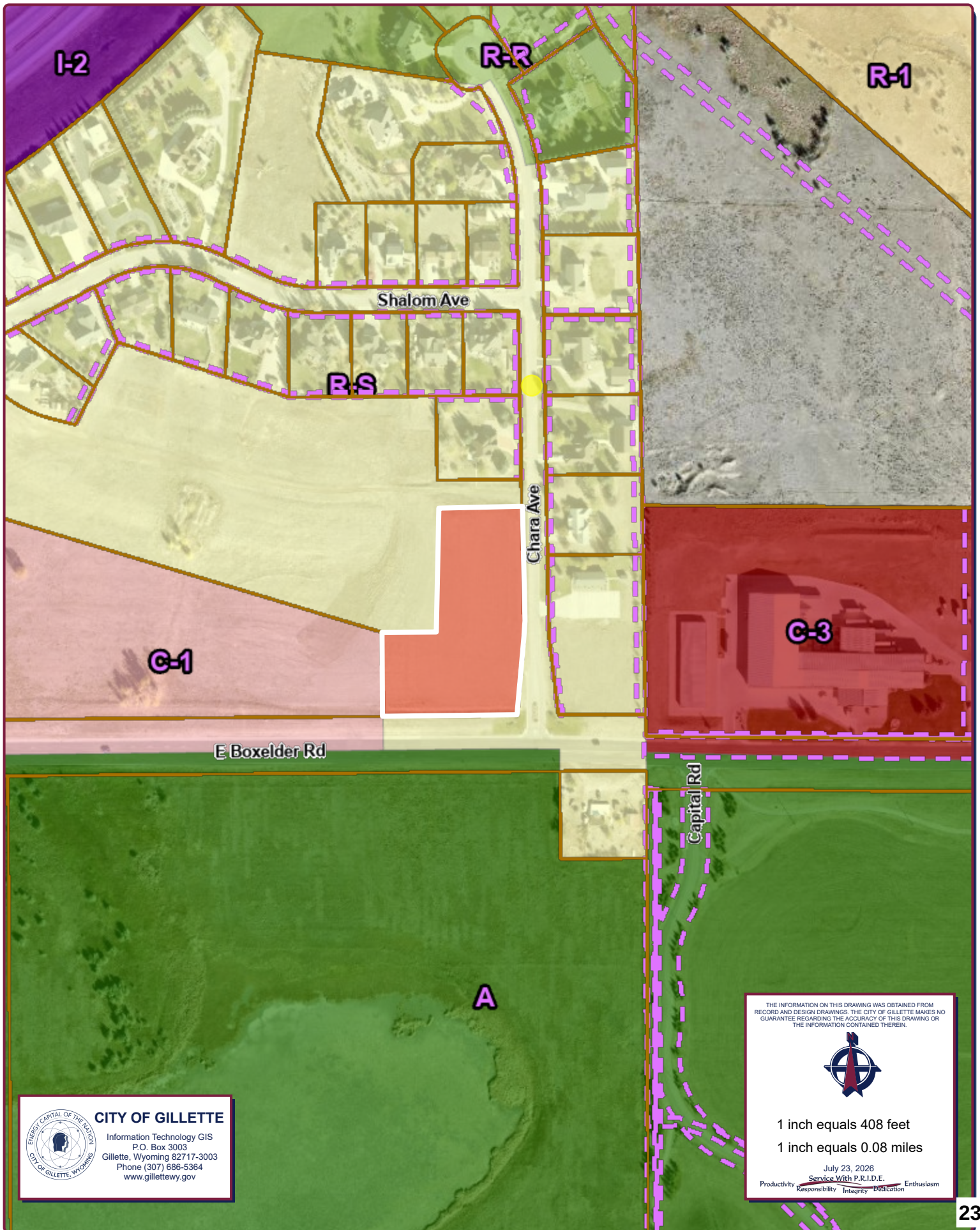
(S E A L)

ATTEST:

Alicia Allen, City Clerk

Publication Date:

Zoning Map



CITY OF GILLETTE

Information Technology GIS
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
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July 23, 2026
Service With P.R.I.D.E.
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