



**PLANNING COMMISSION AGENDA
CITY OF GILLETTE
2ND FLOOR COMMUNITY ROOM
201 E. 5TH ST., GILLETTE, WY 82716
Tuesday, July 8, 2025
5:15 PM**

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Approval of Minutes - June 24, 2025

C. PRESENTATIONS

D. CASES

1.

PL2025-0023 – Planned Unit Development - Amendment – 205 Villa Way

Staff Reference: Ry Muzzarelli, PE, Director of Development Services

E. OLD BUSINESS

F. NEW BUSINESS

G. ADJOURNMENT



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: July 8, 2025

TITLE:

Approval of Minutes - June 24, 2025

CASE SUMMARY:

Regular Meeting Minutes of June 24, 2025

ATTACHMENTS:

[6/24/25 Minutes](#)

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Community Room ~ City Hall ~ June 24, 2025 ~ 5:15 pm

PRESENT

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

Commission Members Absent: Ian Scott

Staff Present: Shannon Stefanick, City Planner; Margaret Brewer, Planning Technician

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 June 10, 2025. Richard Cone seconded the motion. Motion carried 6/0.

Case No.
PL2025-0022
MINOR
SUBDIVISION
4000 Ariel Ave

The applicant proposes to subdivide an existing 11.53-acre parcel at 4000 Ariel Avenue into two lots. The northern proposed Lot 2A will be 6.39 acres and the southern proposed Lot 2B will be 5.14 acres. Lot 2A has self-storage units on the property and Lot 2B is currently undeveloped.

The property located at 4000 Ariel Avenue is currently zoned C-3, Business/Services District. In accordance with the C-3 zoning district standards, the minimum lot size is 15,000 square feet (approximately 0.344 acres).

Pursuant to the City of Gillette Subdivision Regulations for commercially zoned properties, installation of water and sanitary sewer services to each lot is not required at the time of platting and can be done at the time of development. The cost of these improvements shall be the responsibility of the developer. Access to City utilities—including water, sanitary sewer, and electric is readily available along South Garner Lake Road.

Chair Hottell asked if there were any comments or questions for staff.

There being no further comments or questions, Jack Colson made a motion to approve the case, and Crystal Pratt seconded. The Motion carried 6/0.

Case No.
PL2025-0018 –
MINOR
SUBDIVISION –
301 Richards Ave

The applicant is requesting approval to subdivide an existing 0.32-acre parcel located at 301 Richards Avenue into two separate lots. The proposed subdivision would result in one 0.24-acre lot and one 0.08-acre lot. This action will effectively place the two existing buildings on individual lots. The larger 0.24-acre lot will contain the primary medical office building along with the majority of the current parking area. The smaller 0.08-acre lot will encompass the existing smaller structure, which is currently a legally nonconforming residential use, as well as a smaller portion of the parking area.

The subject property is zoned C-2, Central Business District. This zoning designation does not impose minimum requirements for lot size or width, making the proposed subdivision permissible under current zoning standards. Access to city utilities is

readily available, as the existing parcel is currently served by water, sanitary sewer, and electric infrastructure.

Chair Hottell asked if there were any comments or questions for staff.

Vice-Chair Conklin asked about the zoning for the downtown area and if there were plans to clean up zoning irregularities, considering the case property and its surrounding zonings. Shannon Stefanick said with the downtown area being older properties, it has been naturally transitioning but in a slower pace. Ms. Stefanick said the city is looking into realigning zoning to better match the recently adopted Comprehensive Plan and that will help to better address areas like downtown where zoning is very mixed.

Chair Hottell asked about having the house in an area zoned Commercial, if it would still be permissible. Ms. Stefanick said it would be permissible unless the use was discontinued for more than 12 months, then it would then be converted back to commercial zoning.

Jack Colson asked if there were size requirements for the lot, and Ms. Stefanick said there were none for property zoned C-2, Central Business District.

There being no further comments or questions, Vice-Chair Conklin made a motion to approve the case, and Richard Cone seconded. The Motion carried 6/0.

OLD BUSINESS

None.

NEW BUSINESS

Shannon Stefanick said the next regular meetings will be July 8, 2025, and July 22, 2025.

Ms. Stefanick said this was the final meeting for Planning Commissioners Ryan Conklin and Crystil Pratt and thanked them for their service to the Commission.

ADJOURNMENT

The meeting was adjourned at 5:24 p.m.

Minutes taken and prepared by Margaret Brewer, Planning Technician.



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: July 8, 2025

TITLE:

PL2025-0023 – Planned Unit Development - Amendment – 205 Villa Way

APPLICANT/OWNER:

Cassidy and Kylee Graham, Owner

AGENT:

Sheila Slocum, PCA Engineering

CASE SUMMARY:

The applicant is seeking approval of an amendment to Ordinance 3961 - the Amended PUD Final Plat, The Villas At Legacy Ridge.

CASE BACKGROUND:

The Villas at Legacy Ridge are located east of the Campbell County Recreation Center along Shoshone Avenue. The owner is seeking to combine two existing lots on Villa Way, Lot 6E and Lot 7E, Block 2, into one lot: proposed Lot 6F.

Planned Unit Development plats with the accompanying Draft Ordinance regulate the zoning components of the development that differ from the adopted Zoning Ordinance. The proposed change to existing Ordinance 3961 is an increase of the Maximum Lot Size. All other aspects of the ordinance governing the existing developed lots will remain unchanged and continue to follow the two previous ordinances - Ordinance No. 3661 and Ordinance No. 3961.

The Maximum Lot Size in Ordinance No. 3961 is 15,000 square feet; the proposed amendment would increase the Maximum Lot Size to 20,000 square feet. The reason for this amendment is that when the owners combine existing Lots 6E and 7E into Lot 6F, the total square footage is 16,371, which exceeds the allowed Maximum Lot Size of 15,000 square feet by 1,371 square feet.

Proposed Lot 6F has access to city utilities – water, sewer, and electric. All existing easements that run along the front and rear property lines will remain.

Per the Zoning Ordinance, all new Planned Unit Developments, any amendments to existing Planned Unit Developments, or the removal of Planned Unit Developments, must go before both Planning Commission and City Council – with City Council being the final authority in granting, amending, or denying the proposed ordinances.

CASE REQUIREMENTS:

All comments from the staff review process shall be addressed.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

STAFF REFERENCE:

Ry Muzzarelli, PE, Director of Development Services

CASE MANAGER:

Meredith Duvall, City Planning Manager

TENTATIVE CITY COUNCIL DATE:

July 15, 2025

ATTACHMENTS:

[Planning Requirements.docx](#)

[Vicinity Map.pdf](#)

[Resub Villa Way - P.U.D. _v1.pdf](#)

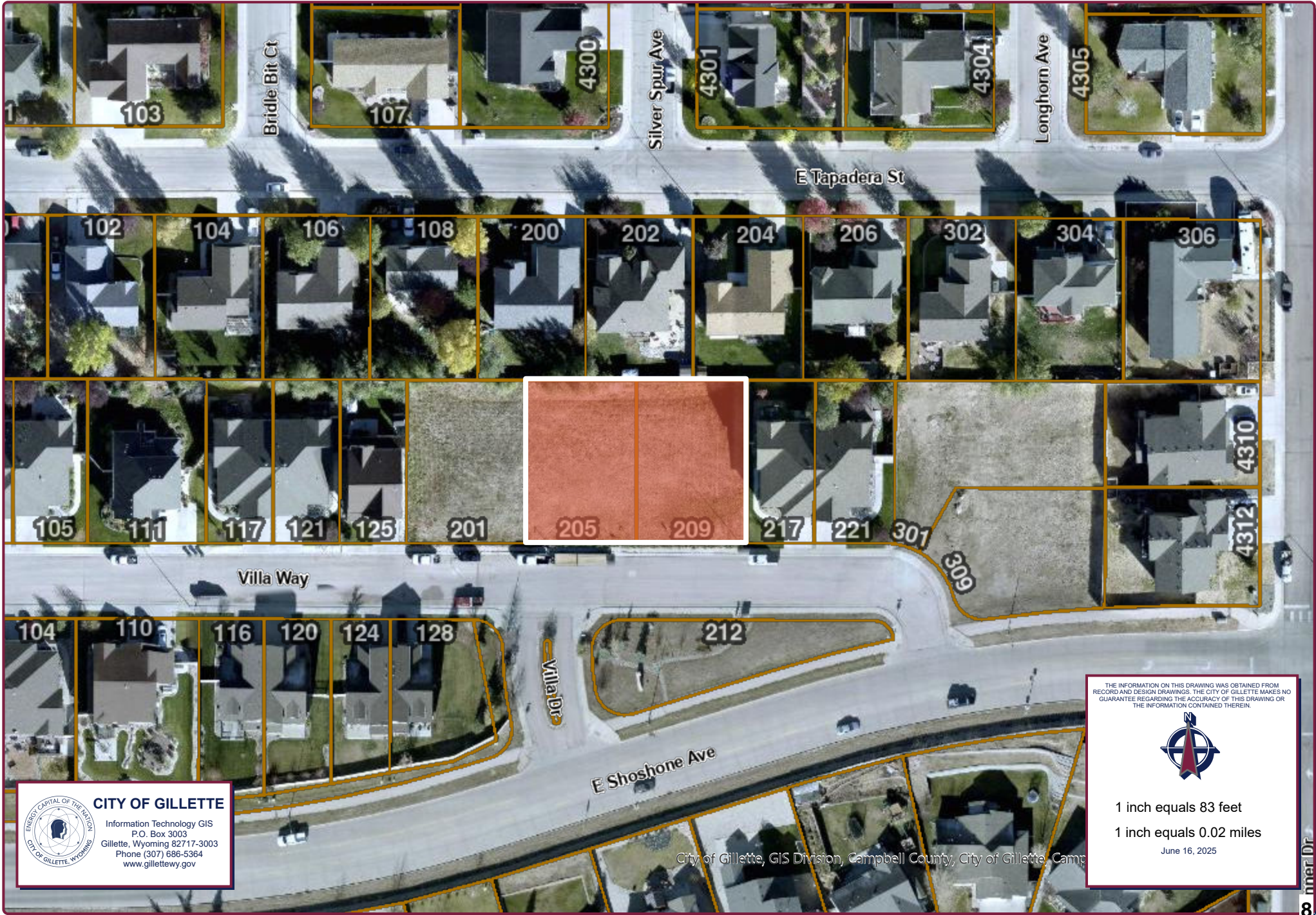
[Ordinance.doc](#)

PL2025-0023 | Planned Unit Development - Amendment | 205
Villa Way

Planning Requirements

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

Vicinity Map - 205 Villa Way



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 83 feet
1 inch equals 0.02 miles

June 16, 2025

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

RESUBDIVISION OF LOTS 6E & 7E, BLOCK 2 OF THE VILLAS AT LEGACY RIDGE, PHASE 1 P.U.D.

A RESUBDIVISION OF LEGACY RIDGE PHASE I, LOCATED IN SECTION 3, T49N, R72W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CASSIDY GRAHAM AND KYLEE GRAHAM, BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS THE RESUBDIVISION OF LOTS 6E & 7E, BLOCK 2 OF THE VILLAS AT LEGACY RIDGE, PHASE 1 P.U.D., A RESUBDIVISION OF LEGACY RIDGE PHASE I, LOCATED IN SECTION 3, T49N, R72W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6E & 7E, BLOCK 2 OF THE VILLAS AT LEGACY RIDGE AND CONTAINS AN AREA OF 0.375 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:

CASSIDY GRAHAM, OWNER

STATE OF WYOMING)
)SS.
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____, BY CASSIDY GRAHAM, OWNER, AS A FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

EXECUTED THIS _____ DAY OF _____ A.D., 20____, BY:

KYLEE GRAHAM, OWNER

STATE OF WYOMING)
)SS.
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____, BY KYLEE GRAHAM, OWNER, 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

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF LOTS 6E AND 7E, BLOCK 2 OF THE VILLAS AT LEGACY RIDGE, PHASE 1 P.U.D., AS RECORDED IN BOOK 11 OF PLATS, PAGE 71 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 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 _____ OF PLATS, PAGE NUMBER _____.

COUNTY CLERK

SUBDIVISION SUMMARY

TOTAL AREA: 0.375 ACRES

TOTAL LOTS: 1 LOT

FLOOD PLAIN DESIGNATION: THIS SUBDIVISION IS LOCATED IN AN "OTHER AREAS" FOUND ON FIRM MAP #56005C1444D. (ZONE X)

BENCHMARK

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #102 ELEVATION= 4609.67

BASIS OF BEARING

THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK.

LEGEND

- ⊙ FOUND REBAR AND CAP RLS 2333
- BOUNDARY
- EASEMENT

SURVEYOR'S CERTIFICATE

I, SHEILA M. SLOCUM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE RESUBDIVISION OF LOTS 6E & 7E, BLOCK 2 OF THE VILLAS AT LEGACY RIDGE, PHASE 1 P.U.D., A RESUBDIVISION OF LEGACY RIDGE PHASE I, LOCATED IN SECTION 3, T49N, R72W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACTUAL SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION.

LOT 7, BLOCK 3
WESTERN WAY
DEVELOPMENT

LOT 6, BLOCK 3
WESTERN WAY
DEVELOPMENT

LOT 5, BLOCK 3
WESTERN WAY
DEVELOPMENT

LOT 5E, BLOCK 2
VILLAS AT LEGACY
RIDGE, PHASE 1 P.U.D.

LOT 6F
0.375 ACRES

LOT 8C, BLOCK 2
VILLAS AT LEGACY
RIDGE, PHASE 1 P.U.D.

10.00' UTILITY AND
DRAINAGE EASEMENT

5.00' UTILITY AND
ROAD MAINTENANCE
EASEMENT

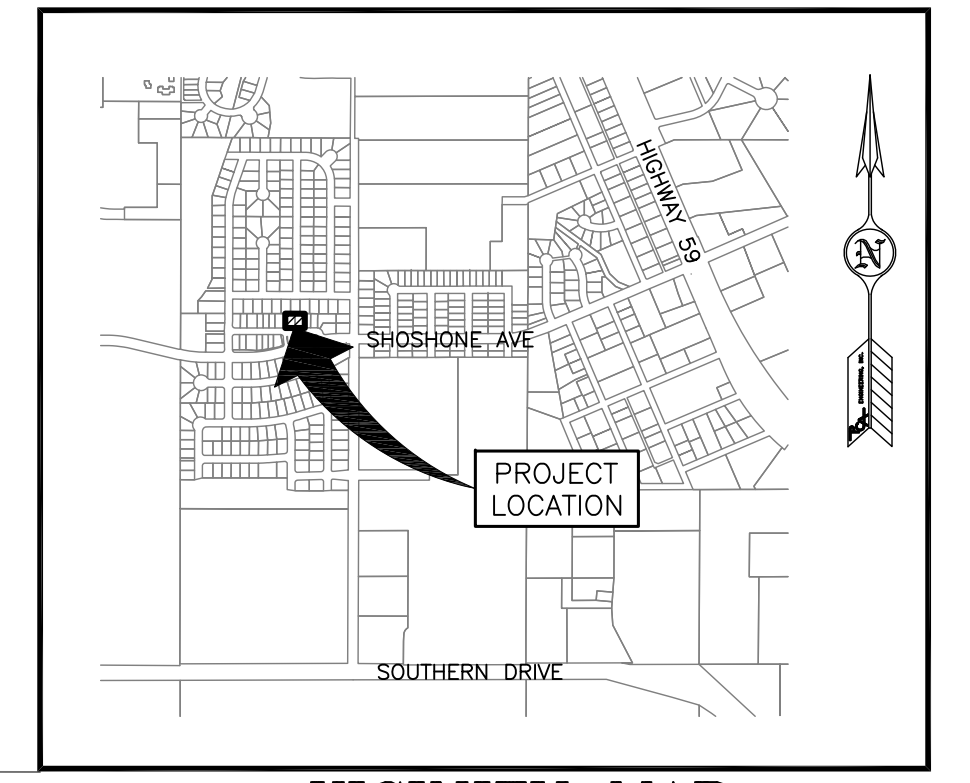
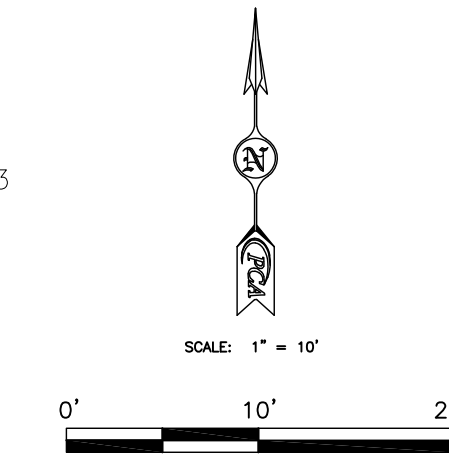
VILLA WAY
50' R.O.W.

S89°48'49"E 149.41'

N89°47'54"W 149.57'

N0°10'07"E 109.39'

S0°04'55"W 109.43'



VICINITY MAP

Prepared for:
CASSIDY AND KYLEE GRAHAM
3309 PAINTBRUSH DRIVE
GILLETTE, WYOMING 82718



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

PCA Project Number: 254058.013
Plot Date: Jun 03, 2025 - 12:56pm
P:\Projects\254058000 - Misc. Survey - 2025\254058 MainP.dwg
Layout: Plat 1
X-Ref: ...

RESUBDIVISION OF
LOTS 6E & 7E,
BLOCK 2
OF THE VILLAS AT
LEGACY RIDGE,
PHASE 1 P.U.D.
A RESUBDIVISION OF LEGACY RIDGE
PHASE I, LOCATED IN SECTION 3,
T49N, R72W OF THE 6TH P.M.,
CAMPBELL COUNTY, WYOMING

FINAL PLAT

SHEET 1 OF 1

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND AUTHORIZING AN AMENDMENT TO ORDINANCE 3961 AND ASSOCIATED AMENDED PUD FINAL PLAT, THE VILLAS AT LEGACY RIDGE TO BE KNOWN AS RESUBDIVISION OF LOTS 6E & 7E, BLOCK 2 OF THE VILLAS AT LEGACY RIDGE, PHASE 1 P.U.D.; 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 1. The zoning of the property legally described below will be changed by amending parts of a Planned Unit Development (PUD) overlaying the existing R-4 Multiple Family Residential District for the Property, according to Section 3 and 10 of the Zoning Ordinance of the City of Gillette.

A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING DESCRIBED AS FOLLOWS:

RESUBDIVISION OF LOTS 6E & 7E, BLOCK 2 OF THE VILLAS AT LEGACY RIDGE, PHASE 1 P.U.D

SAID PARCELS CONTAIN 0.375 ACRES, MORE OR LESS (the “Property”). Incorporated herein by reference is City of Gillette Ordinance No. 3872, *An Ordinance to approve the Final Plat for The Villas at Tenth Hole Estates, Planned Unit Residential Development in the City of Gillette, Wyoming by changing the zoning classification from R-4 to P.U.D., Planned Unit Development District*, hereinafter referred to herein as “Ordinance No. 3872”.

No changes shall be made to any other property currently authorized under Ordinance No. 3872 and not specifically referenced herein as the “Property”.

SECTION 2. This Planned Unit Development – Amendment zoning overlay was approved by the Gillette City Planning Commission on July 8, 2025.

SECTION 3. In accordance with Section 10.4.c. of the Zoning Ordinance of the City of Gillette, the following Design and Review Criteria shall govern the RESUBDIVISION OF LOTS 6E & 7E, BLOCK 2 OF THE VILLAS AT LEGACY RIDGE, PHASE 1 P.U.D. (the “Neighborhood”) and the Property.

1. Permitted Uses:

Those Permitted Uses provided for in Ordinance No. 3961:

- a. Single family dwelling
- b. Day Care (family childcare home) with appropriate State license and operated from the provider’s home with a special permit
- c. Accessory uses as permitted and defined in the City of Gillette Zoning Ordinance for the R-4 Multiple Family Residential District.

Multiple family dwelling(s) shall be excluded from the Neighborhood.

2. Additional Uses:

Those Additional Uses provided for in Ordinance No. 3961:

- 1. Storm water conveyance and detention facilities
- 2. Utility infrastructure

3. Minimum Lot Size:

That Minimum Lot Size provided for in Ordinance No. 3661:
2,924 sq. ft.

4. Maximum Lot Size:

20,000 sq. ft.

5. Maximum Height of Structure:

That Maximum Height of Structure provided for in Ordinance No. 3872:
Thirty-five feet (35’)

6. Building/Lot Site Coverage:

Those Building/Lot Size Coverage provided for in Ordinance No. 3961:

- a. Maximum size of building footprint:

Existing Structures:	As already approved
Single-Family Detached Home:	4,000 square feet
Single-Family Detached Structure or Townhome:	4,000 square feet
Each Unit:	2,000 square feet
- b. Maximum percent of site coverage occupied by building: 60%

7. Minimum Setbacks on the Front, Side and Rear Yards:

Those Minimum Setbacks on the Front, Side and Rear Yards provided for within Ordinance No. 3661:

- a. Front Yard: Twenty feet (20’); except that on a corner lot, any front yard not directly adjacent to the primary entrance of a main building may be reduced to fifteen feet (15’).
- b. Side Yard: Five feet (5’)

- c. Rear Yard:
 - 1. Structures containing Permitted Uses. Twenty feet (20') or twenty percent (20%) of the lot depth of the zone lot, whichever is smaller.
 - 2. Structures containing Accessory Uses only: Five feet (5') provided however, that a garage entered from an alley shall be located no closer than ten feet (10') from the alley.
- d. Permitted Yard Encroachments:
 - 1. Belt courses, sills, lintels, exterior columns, chimneys, and building accessories may project twenty-four inches (24") into all yards.
 - 2. Open or unwallled porches, terraces, balconies, and exterior stairways may project three and one-half (3 ½') into front and rear yards.
 - 3. Cornices, overhangs, eaves, and gutters may project two feet (2') into all yards.

8. Project Specific Unique Development or Design Standards:

Those Project Specific Unique Development or Design Standards provided for within Ordinance No. 3961:

The Neighborhood provides for the following features:

- Ranch style paired homes
- Attractively designed condominiums and townhomes
- Single-family detached homes
- A variety of housing alternatives to encourage a mix of young families, traditional families, and seniors and those looking to age in place
- Common area maintenance
- Covenant controlled community
- Attractively landscaped common areas which buffer the neighborhood from Shoshone Avenue
- Consistent landscaping design from home to home

Additionally, those Project Specific Unique Development or Design Standards provided for in Ordinance No. 3661:

- A system of parks, trails, and open space connecting The Villas at Legacy Ridge to the surrounding amenities and neighborhoods
- Architectural features of the homes are both attractive and affordable
- Public streets in an alternative right-of-way section so that the HOA is not responsible for street maintenance

9. Landscaping, Buffering and Screening Standards:

Those Landscaping, Buffering and Screening Standards provided for within Ordinance No. 3661:

- a. Exterior:
 - North: A six-foot (6') high vinyl picket privacy fence will provide a screen between the development and the residents to the north. Private rear and side yard landscaping will enhance the screen.
 - South: Landscaping is provided in the landscape tract between the lots and the sidewalk along Shoshone Ave.

East: The front yard landscaping of the four-plex homes creates the landscape edge facing Tanner Drive. No fencing will be provided.

West: The fence line along the detention pond will be open rail with scattered trees. Private rear yard landscaping will enhance the separation between the homes and the detention pond.

Entry Features: Enhanced landscaping is provided at the entry monument. The landscaping includes shrubs, ornamental trees, and ornamental grasses that provide season interest.

Open Space: The open space tract provides a variety of landscaping to add interest to the area. Areas of sod maintain an open area for snow storage.

b. Interior:

The developer will provide one tree, sod, irrigation, and between 8 and 10 shrubs per lot. The corner side yard will include one additional tree. The rear yards will include irrigation and hydro-seeding. The homeowner may add additional landscaping as desired upon approval of major improvements by the HOA Design Review Committee. The intent is to provide a tree-lined street through the development although the tree is located outside the easement in the front yard.

c. Interior Lighting:

Interior lighting will consist of downcast porch and garage-mounted lights. Standard City streetlights will be provided along the public streets as required by the City. Low voltage uplighting is permitted at the entry monument and to highlight trees at the entryways.

10. Areas Designed for Common Open Space and Facilities:

Those Area(s) Designated for Common Open Space and Facilities provided for within Ordinance No. 3661:

Title Final Plat- A Resubdivision of Legacy Ridge, Phase: I City of Gillette, Wyoming Legacy Ridge, Phase I Planned Unit Development to be known as the Villas at Legacy Ridge is the first phase of development within Legacy Ridge, which is part of the overall Legacy Master Plan. As part of the entitlement process for Legacy Ridge, a 6.74-acre neighborhood park and 8.2 acres of open space/ trail corridors and landscape buffers were proposed and accepted by the Planning Commission and Parks Board. The residents of the development at will benefit from these amenities which will be accessible not only through the road network, but also through trail connections. The trail corridors will also link the homes to the proposed neighborhood park, proposed elementary school to the east and the new recreation center to the west of the site.

Three open space tracts are proposed within The Final Plat- A Resubdivision of Legacy Ridge, Phase I City of Gillette, Wyoming Legacy Ridge, Phase I Planned Unit Development to be known as the Villas at Legacy Ridge. Tract A will be utilized as a stormwater detention pond. Tract B includes a landscape area and areas for snow storage. Tract C is a landscape tract that parallels Shoshone Ave. Tract D is within the center median of the primary entrance.

Tract A will be owned and maintained by the City of Gillette. Tracts B, C and D will be owned and maintained by the Homeowner's Association, (HOA.)

11. Signage Requirements:

Those Signage Requirements provided for within Ordinance No. 3661:

One entry monument is proposed for the neighborhood in the median at the neighborhood's main entrance.

- Monument Height: 5 feet
- Monument Width: 8.5 feet
- Sign face: 21 square feet
- Materials: Stone sign with pinned metal letters
 - Stone cap on sign face
 - Natural or faux stone columns to match buildings

12. Parking:

That Parking requirements provided for in Ordinance No. 3961:

Each home shall have a two- or three-car garage and driveway that accommodates at least two cars.

13. Ownership of Common Areas and Facilities:

That Ownership of Common Areas and Facilities provided for within Ordinance No. 3661:

- Tract A1: Owned and maintained by the City of Gillette
- Tract B1: Owned and maintained by the HOA
- Tract C1: Owned and maintained by the HOA
- Tract D1: Owned and maintained by the HOA
- Yard landscaping: Owned by the homeowner, maintained by the HOA
- Medianed entry: Owned and maintained by the HOA
- Entry monument: Owned and maintained by the HOA

14. Site Access and Street Standards:

Those Site Access and Street Standards provided for within Ordinance No. 3661, provided however, that all references to the Private Streets referenced therein for the benefit of lands within the Neighborhood shall be struck:

a. Site Access

Access to the site is from Shoshone Avenue, Tanner Drive and Quarter Horse Drive.

b. Public Streets

All internal streets with the exception of Villa Court (north of Villa Way) are public streets.

- Quarter Horse Drive will transition from the existing 50-foot-wide right-of-way north of the site to a 60-foot right-of-way with 32 feet of pavement from top back of curb to top back of curb through the site. This is consistent with the existing Quarter Horse Drive. Four-foot-wide sidewalks are provided on both sides of the street.
- Villa Drive will be constructed as a medianed parkway within 60 feet of right-of-way. The central median is ten feet wide with two eleven-foot travel lanes.

Four-foot wide sidewalks are provided on both sides of the street.

- Villa Way will have a pavement width of 36 feet as measured from top back of curb to top back of curb. The pavement section will be within a 50-foot-wide right-of-way with five-foot wide utility and road maintenance easements located on both sides of the street. Four-foot-wide sidewalks are provided on both sides of the street.

c. Private Streets

Villa Court (north of Villa Way) is a private street that will serve as shared driveway access for Lots 9D-9G. The driveway is located on the private lots and is 20 feet wide. Maintenance of the shared private drive will be by the HOA. The 20-foot-wide private drive is located within a 37-foot-wide access and utility easement servicing lot 9D through 9G.

15. Water and Sewer and Drainage Infrastructure:

Those Water and Sewer and Drainage Infrastructure provided for within Ordinance No. 3661:

a. Drainage

The total site consists of approximately 83 acres of residential development including large open space areas. This development consists of approximately 9.82 acres of the site located north of Shoshone Avenue. The drainage system consists of streets, gutters, inlets, storm sewers, culverts, natural grass swales and one detention pond. The offsite South Donkey Creek Tributary drainageway flows south to north along the west property line. The on-site runoff will flow to the detention pond designed to contain the developed runoff from this site. The pond attenuates developed runoff prior to release into Donkey Creek. No irrigation ditches exist onsite. The detention pond release will be directed into Donkey Creek. The Phase II Drainage Report prepared for Legacy Ridge Subdivision, Phase I and utilized by The Final Plat- A Resubdivision of Legacy Ridge, Phase I City of Gillette, Wyoming Legacy Ridge, Phase I Planned Unit Development to be known as the Villas at Legacy Ridge prepared by Peak Civil Consultants dated September 2008 provides details of the drainage system for the development.

b. Utilities

Water System

The Final Plat- A Resubdivision of Legacy Ridge, Phase I City of Gillette, Wyoming Legacy Ridge, Phase I Planned Unit Development to be known as the Villas at Legacy Ridge water distribution system will consist of 8-inch water mains. The connection points will be at the two entrances to Shoshone Avenue and to the northern access to Quarter Horse Drive. This water system will be looped within the site to provide adequate water supply and fire protection.

Sanitary Sewer System

The Final Plat- A Resubdivision of Legacy Ridge, Phase I City of Gillette, Wyoming Legacy Ridge, Phase I Planned Unit Development to be known as the Villas at Legacy Ridge sanitary sewer system is entirely a gravity system. The majority of the site connects into the existing sanitary sewer main

located within Quarter Horse Drive. The units along Tanner Drive will connect into the existing Tanner Drive sanitary sewer system. Sewage flows are conveyed within the existing sanitary sewer system to the City treatment plant. The sanitary sewer system will be designed according to the City of Gillette Standards.

Gas and Electric

Gas service is provided by SourceGas and Electric service is provided by the City of Gillette. Both are located in the existing adjacent streets and along the property's northern border for service to the site.

Street-Lights

All street-lights shall be downcast.

16. Phasing Plan:

There are no plans for phasing

SECTION 4. The **RESUBDIVISION OF LOTS 6E & 7E, BLOCK 2 OF THE VILLAS AT LEGACY RIDGE, PHASE 1 P.U.D.**, in the City of Gillette is approved for filing with Campbell County Clerk and Ex-Officio Recorder of Deeds.

SECTION 5. This ordinance shall be in full force and effect upon its publication.

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

Shay Lundvall, Mayor

(Seal)
ATTEST:

Alicia Allen, City Clerk
Publish Date: