



**PLANNING COMMISSION AGENDA
CITY OF GILLETTE
1ST FLOOR, COUNCIL CHAMBERS
201 E. 5TH ST., GILLETTE, WY 82716
Tuesday, September 8, 2026
5:15 PM**

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Meeting Minutes - August 11, 2026

C. PRESENTATIONS

D. CASES

1.

PL2026-0042 – Easement Vacation – 2300 S Douglas Hwy

Staff Reference: Meredith Duvall, City Planning Manager

2.

PL2026-0043 – Easement Vacation – 2300 S Douglas Hwy

Staff Reference: Meredith Duvall, City Planning Manager

3.

PL2026-0040 – Major Subdivision | Final Plat – Pronghorn Ranch Phase III, Filing Number 1A

Staff Reference: Meredith Duvall, City Planning Manager

4.

PL2026-0041 – Major Commercial Site Plan – 3800 College Drive

Staff Reference: Meredith Duvall, City Planning Manager

5. PL2026-0025 – Map Amendment – Lot 2, Chara Hill Estates, Phase III

Staff Reference: Meredith Duvall, City Planning Manager

- E. OLD BUSINESS**
- F. NEW BUSINESS**
- G. ADJOURNMENT**



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: September 8, 2026

TITLE:

Meeting Minutes - August 11, 2026

ATTACHMENTS:

[Minutes - August 11, 2026](#)

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Council Chambers ~ City Hall ~ August 11, 2026 ~ 5:15 pm

PRESENT

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

Commission Members Absent: 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 Lance Walker to approve the meeting minutes of July 28, 2026. Chair Hottell seconded the motion. Motion carried 5/0.

Case No.
PL2026-0038 –
MINOR
SUBDIVISION –
1150 E Shosone
Ave

The applicant seeks to subdivide one existing lot into two; Lot 2P with 5.00 acres and Lot 2Q with 4.48 acres. The zoning is currently C-1, General Commercial. All lots are currently vacant and do not have any structures on them. Lots in the C-1 District do not have a minimum lot size requirement, however they do have a minimum lot width of 50 ft., which both proposed lots meet. City utilities (water, sewer, and electric) are in the general vicinity and are required to be installed to the lots at the time of development. Access for both lots will be off of Shoshone Ave.

Meredith Duvall said the Planning Division received one resident inquiry that was a general inquiry only with no objections.

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

There being no further comments or questions, Vice-Chair Cone made a motion to approve the case, and Jack Colson seconded. The Motion carried 4/0/1 Abstention.

Case No.
PL 2026-0039 –
MINOR
SUBDIVISION – 603
e 2ND St

The applicant seeks to adjust property lines of two existing lots to include previously vacated right-of-way of E 1st Street (Ordinance 3859); Lot 1A with 0.13 acres and Lot 2A with 0.08 acres. The zoning is currently C-1, General Commercial. Lots in the C-1 District do not have a minimum lot size requirement, however they do have a minimum lot width of 50 ft., which both proposed lots meet. Proposed Lot 1A contains a parking lot and proposed Lot 2A has a building that crosses the property line of the neighboring Lot 3 and is currently serviced with city utilities (water, sewer, and electric).

Meredith Duvall said the Planning Division received no resident inquiries about the case.

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

There being no further comments or questions, Brian Rozier made a motion to approve the case, and Lance Walker seconded. The Motion carried 5/0.

OLD BUSINESS

None

NEW BUSINESS

Meredith Duvall said the next meeting will be September 8, 2026.

ADJOURNMENT

The meeting was adjourned at 5:20 pm

Minutes prepared by Jill McCarty, Administrative Coordinator.

DRAFT



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: September 8, 2026

TITLE:

PL2026-0042 – Easement Vacation – 2300 S Douglas Hwy

APPLICANT/OWNER:

Walmart Real Estate Business Trust, Owner

AGENT:

Anna Betkowski, Galloway and Company, Owner

CASE SUMMARY:

The applicant is requesting the partial vacation of a 20-foot wide General Utility Easement; the vacation area being located entirely within 2300 S Douglas Hwy.

CASE BACKGROUND:

The applicant is requesting the partial vacation of an existing 20-foot wide General Utility Easement; the vacation area being located entirely within 2300 S Douglas Hwy. The portion proposed for vacation measures approximately 15,262 square feet, or 0.350 acres and runs north to south along the existing Walmart building and then curves west to wrap around the building.

As required, the applicant submitted an 811 utility locate ticket with the easement vacation request. The portion of the easement that they are requesting to vacate does not have any utilities within, and the utilities locate confirms this. Additionally, City staff have not received any objections from internal utility divisions or external utility providers regarding the proposed vacation.

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 15th, 2026

ATTACHMENTS:

[Vicinity Map](#)

[Easement Vacation](#)

[Ordinance](#)

[Planning Requirements](#)

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 370 feet
1 inch equals 0.07 miles

August 21, 2026
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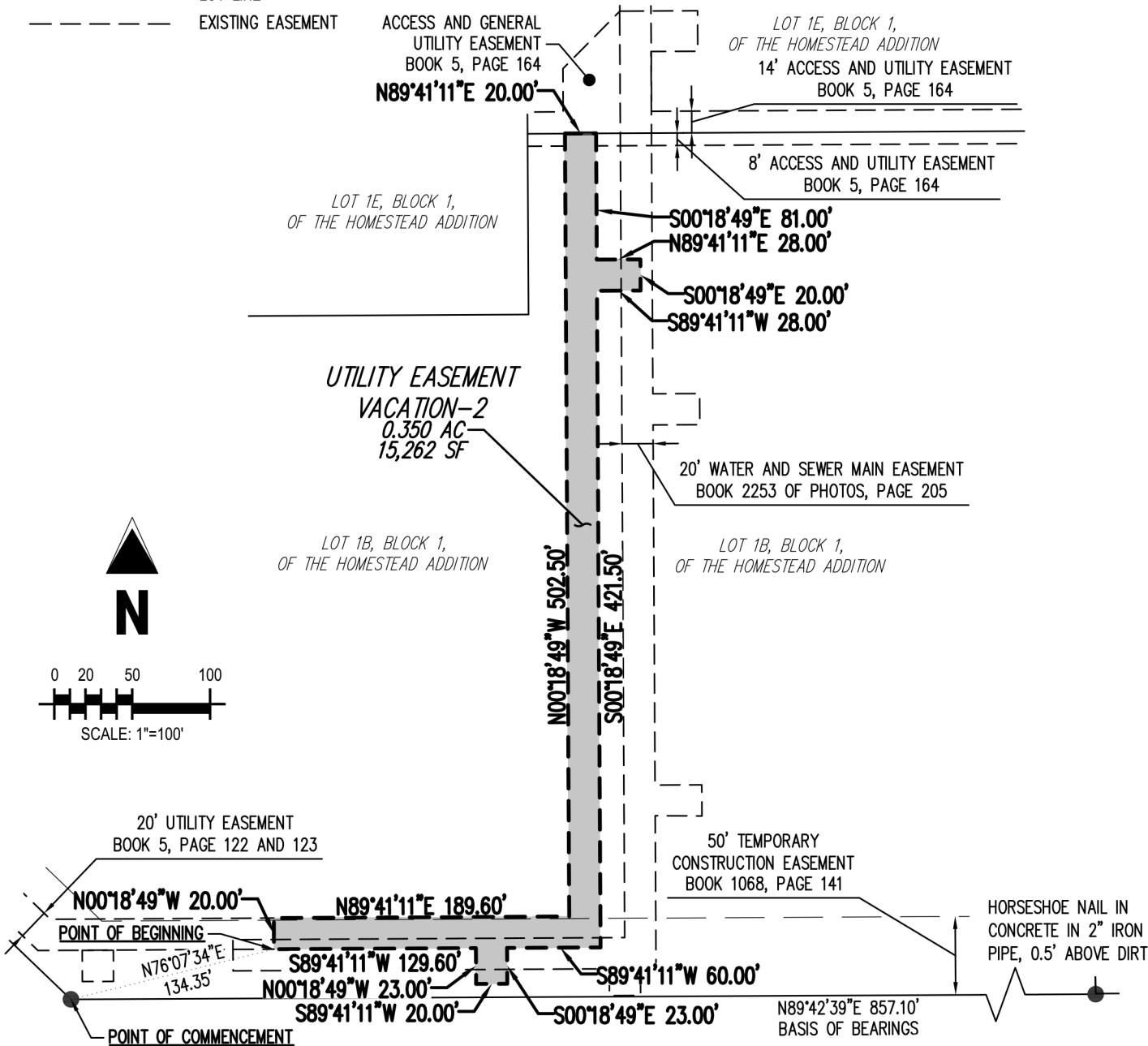
LEGEND

- FOUND "+" CUT IN CONCRETE UNLESS OTHERWISE DESCRIBED
- ▬ VACATED EASEMENT
- ▬ LOT LINE
- - - - - EXISTING EASEMENT

DEPICTION

NOTE:

1. THIS LEGAL AND DEPICTION WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT TO EXAMINE ENCUMBRANCES TO THE PROPERTY. THE SURVEYOR DID NOT PERFORM ANY ADDITIONAL RESEARCH OF THE PROPERTY BEYOND THE CURRENT SUBDIVISION PLAT, IF AVAILABLE. FOR ADDITIONAL ENCUMBRANCE INFORMATION, THE SURVEYOR RECOMMENDS A TITLE REPORT BE OBTAINED.
2. EXISTING PUBLIC ACCESS, EMERGENCY ACCESS, AND PEDESTRIAN ACCESS EASEMENTS ARE NOT AFFECTED BY THIS UTILITY EASEMENT VACATION.



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SHEET 3 OF 3

BEING PART OF LOT 1B, BLOCK 1, HOMESTEAD ADDITION
LOCATED IN THE NORTHEAST QUARTER OF

SECTION 34, T. 50 N., R. 72 W. OF THE 6TH P.M., CITY OF GILLETTE,
COUNTY OF CAMPBELL, STATE OF WYOMING

UTILITY EASEMENT VACATION-2 DEPICTION

Project No: WMT1485

Drawn By: ACS

Checked By: RCR

Date: 08/13/2026

Galloway

5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

Galloway & Company, LLC (DBA
Galloway & Company AE Services, LLC)

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE PARTIAL VACATION OF A 20-FOOT-WIDE GENERAL UTILITY EASEMENT, AS RECORDED IN BOOK 5 OF PLATS, PAGE 122-123, BY THE CAMPBELL COUNTY CLERK; 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 ONE.

Pursuant to the petition of the City of Gillette and with the permission of the property owner of Lot 1B, Block 1 of Homestead Addition, and the authority of W.S. 15-6-104 and W.S. 34-12-106 through W.S. 34-12-110, the City Council finds that the partial vacation of the 20-foot-wide general utility easement, as contained entirely within Lot 1B, Block 1 of Homestead Addition, the easement being recorded by the Campbell County Clerk in Book 5 of Plats, Page 122-123, will not abridge or destroy any of the rights and privileges of the other landowners in the vicinity of the vacation, and further finds that the vacation is in the best interest of the City of Gillette. For a more detailed location of the vacation see the attached "Partial Easement Vacation" exhibit.

SECTION TWO.

- (a) The Ordinance and "Depiction" exhibit shall be recorded at the Campbell County Clerk's Office upon approval of the Vacation by City Council.
- (b) The Clerk of Campbell County, in whose office the aforesaid plat is recorded, shall write in plain legible letters across that part of the plat so vacated, the word "VACATED" and also make a reference on the same to the volume and page in which the said instrument of Vacation is recorded.

SECTION THREE. This ordinance shall be in full force and effect on its effective date, _____, 2026.

PASSED, APPROVED AND ADOPTED THIS ____ day of _____, 2026.

Shay Lundvall, Mayor

(S E A L)
ATTEST:

Alicia Allen, City Clerk
Publication Date: _____, 2026

STATE OF WYOMING)
)ss.
County of Campbell)

On this ____ day of _____, 2026, before me personally appeared Shay Lundvall, to me personally known, who being by me duly sworn, did say that he is the Mayor of the City of Gillette, and that the seal affixed to said instrument is the Corporate Seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said Shay Lundvall acknowledged said instrument to be a free act and deed of said corporation.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

PL2026-0042 | Easement Vacation | 2300 S Douglas Hwy

Planning Requirements

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



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: September 8, 2026

TITLE:

PL2026-0043 – Easement Vacation – 2300 S Douglas Hwy

APPLICANT/OWNER:

Walmart Real Estate Business Trust, Owner

AGENT:

Anna Betkowski, Galloway and Company, Owner

CASE SUMMARY:

The applicant is requesting the partial vacation of an Access and General Utility Easement; the vacation area being located entirely within 2300 S Douglas Hwy.

CASE BACKGROUND:

The applicant is requesting the partial vacation of an existing Access and General Utility Easement; the vacation area being located entirely within 2300 S Douglas Hwy. The portion proposed for vacation measures approximately 2,518 square feet, or 0.058 acres and is located at the Grocery Entrance of the building.

As required, the applicant submitted an 811 utility locate ticket with the easement vacation request. The portion of the easement that they are requesting to vacate does not have any utilities within, and the utilities locate confirms this. Additionally, City staff have not received any objections from internal utility divisions or external utility providers regarding the proposed vacation.

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 15th, 2026

ATTACHMENTS:

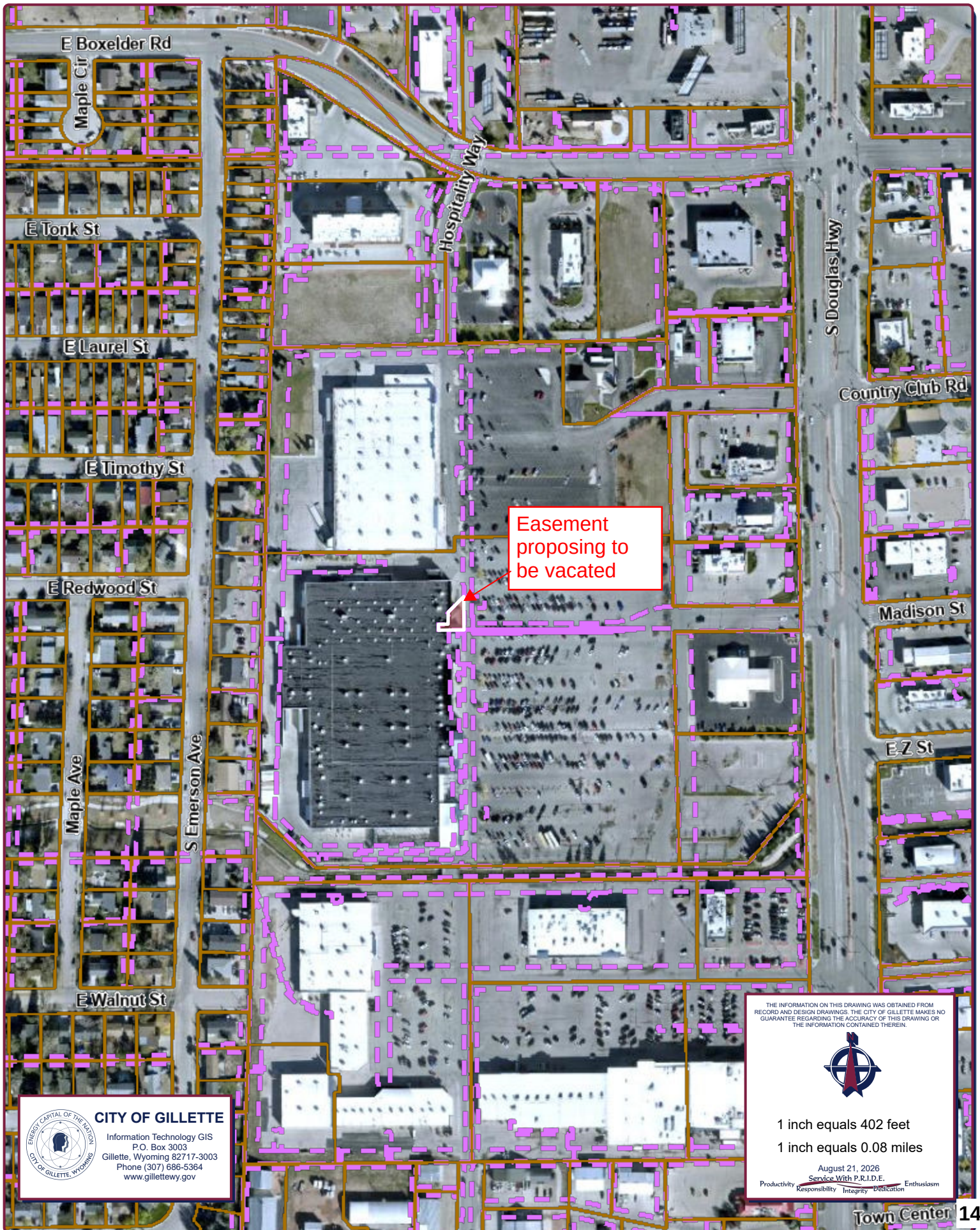
[Vicinity Map](#)

[Easement Vacation](#)

[Ordinance](#)

[Planning Requirements](#)

Vicinity Map



Easement
proposing to
be vacated



CITY OF GILLETTE

Information Technology GIS
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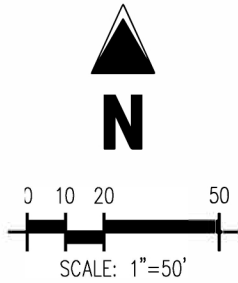
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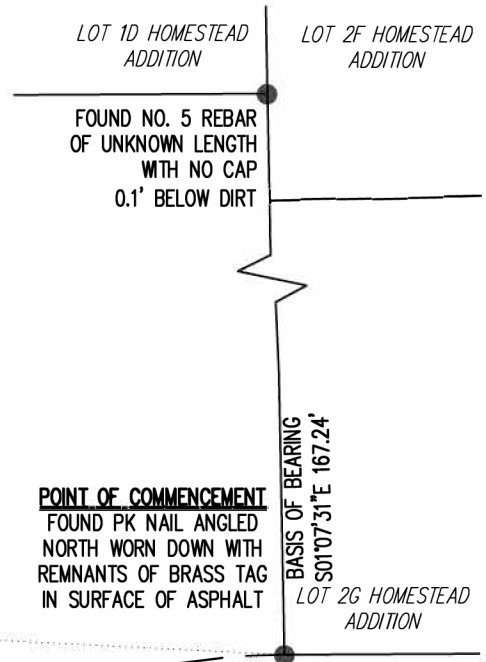
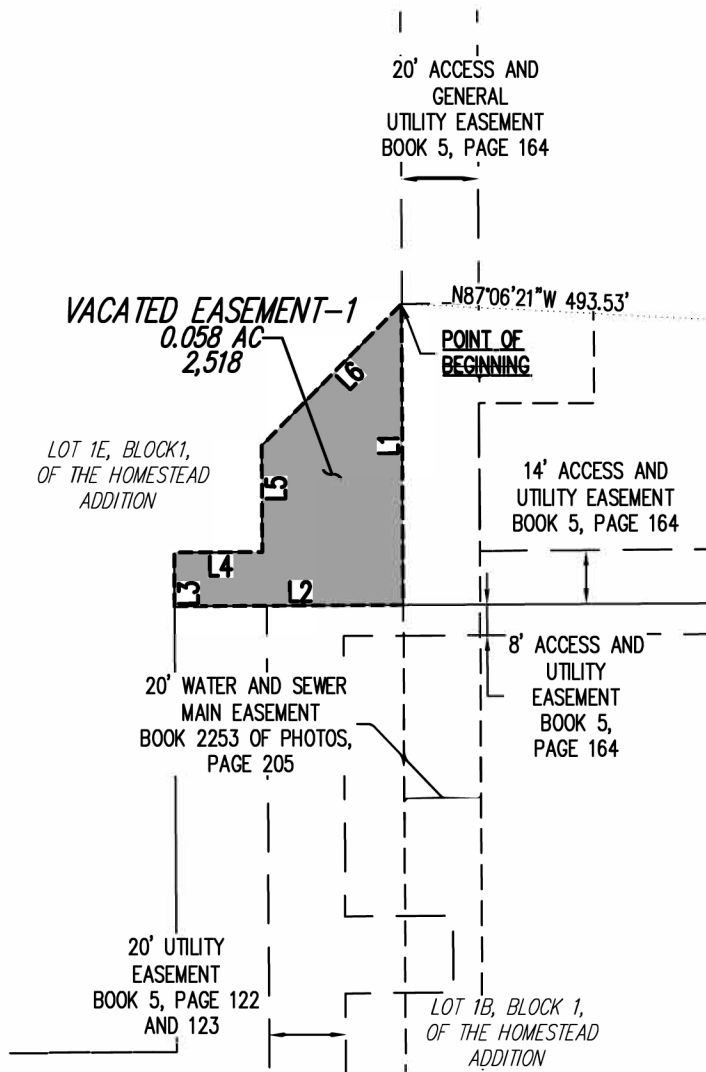
1 inch equals 402 feet
1 inch equals 0.08 miles

August 21, 2026
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DEPICTION



NOTE: THIS LEGAL AND DEPICTION WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT TO EXAMINE ENCUMBRANCES TO THE PROPERTY. THE SURVEYOR DID NOT PERFORM ANY ADDITIONAL RESEARCH OF THE PROPERTY BEYOND THE CURRENT SUBDIVISION PLAT, IF AVAILABLE. FOR ADDITIONAL ENCUMBRANCE INFORMATION, THE SURVEYOR RECOMMENDS A TITLE REPORT BE OBTAINED.



LEGEND

- FOUND MONUMENT AS DESCRIBED
- VACATED EASEMENT
- LOT LINE
- EXISTING EASEMENT

PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	S00°18'47"E	78.40
L2	S89°41'11"W	59.53
L3	N00°18'49"W	14.00
L4	N89°41'11"E	22.93
L5	N00°18'49"W	27.69
L6	N44°36'06"E	51.83

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BEING A PART OF LOT 1 E, BLOCK 1 HOMESTEAD ADDITION
LOCATED IN THE NORTHEAST QUARTER
OF SECTION 34, T. 50 N., R. 72 W. OF THE 6TH P.M. CITY OF GILLETTE
COUNTY OF CAMPBELL, STATE OF WYOMING
UTILITY EASEMENT VACATION-1 DEPICTION
SHEET 2 OF 2

Project No: WMT1485

Drawn By: BHM

Checked By: RCR

Date: 08/13/2026

Galloway

5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

Galloway & Company, LLC (DBA
Galloway & Company AE Services, LLC)

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE PARTIAL VACATION OF AN ACCESS AND GENERAL UTILITY EASEMENT, AS RECORDED IN BOOK 5 OF PLATS, PAGE 164-165, BY THE CAMPBELL COUNTY CLERK; 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 ONE.

Pursuant to the petition of the City of Gillette and with the permission of the property owner of Lot 1B, Block 1 of Homestead Addition, and the authority of W.S. 15-6-104 and W.S. 34-12-106 through W.S. 34-12-110, the City Council finds that the partial vacation of an access and general utility easement, as contained entirely within Lot 1B, Block 1 of Homestead Addition, the easement being recorded by the Campbell County Clerk in Book 5 of Plats, Page 164-165, will not abridge or destroy any of the rights and privileges of the other landowners in the vicinity of the vacation, and further finds that the vacation is in the best interest of the City of Gillette. For a more detailed location of the vacation see the attached "Partial Easement Vacation" exhibit.

SECTION TWO.

- (a) The Ordinance and "Depiction" exhibit shall be recorded at the Campbell County Clerk's Office upon approval of the Vacation by City Council.
- (b) The Clerk of Campbell County, in whose office the aforesaid plat is recorded, shall write in plain legible letters across that part of the plat so vacated, the word "VACATED" and also make a reference on the same to the volume and page in which the said instrument of Vacation is recorded.

SECTION THREE. This ordinance shall be in full force and effect on its effective date, _____, 2026.

PASSED, APPROVED AND ADOPTED THIS ____ day of _____, 2026.

Shay Lundvall, Mayor

(S E A L)
ATTEST:

Alicia Allen, City Clerk
Publication Date: _____, 2026

STATE OF WYOMING)
)ss.
County of Campbell)

On this ____ day of _____, 2026, before me personally appeared Shay Lundvall, to me personally known, who being by me duly sworn, did say that he is the Mayor of the City of Gillette, and that the seal affixed to said instrument is the Corporate Seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said Shay Lundvall acknowledged said instrument to be a free act and deed of said corporation.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

PL2026-0043 | Easement Vacation | 2300 S Douglas Hwy

Planning Requirements

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



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: September 8, 2026

TITLE:

PL2026-0040 – Major Subdivision | Final Plat – Pronghorn Ranch Phase III, Filing Number 1A

SUGGESTED ACTION:

Council Consideration for the Approval of a Final Plat Known as Pronghorn Ranch Phase III, Filing Number 1A, Subject to all Planning Requirements

I Move to Approve the Final Plat Known as Pronghorn Ranch Phase III, Filing Number 1A, Subject to all Planning Requirements

APPLICANT/OWNER:

Pronghorn Phase II Development LLC, Owner

AGENT:

Tom Civin, TLC Development LLC, Agent

CASE SUMMARY:

The applicant proposes a new residential subdivision of 11 lots and one larger tract along Star Hope Drive.

CASE BACKGROUND:

The proposed Final Plat – Major Subdivision for Pronghorn Ranch Phase III, Filing Number 1A is for a new development of 11 residential lots between 7,200 – 11,200 square feet (or 0.16 – 0.25 acres) and one larger Tract at 465,395 square feet (or 10.68 acres) for a total subdivision area of 13.53 acres. The subdivision is location just south of Big Lost Drive and will extend the 60-foot right-of-way that is Star Hope Drive south and dead-end until a future phase of the subdivision extends Star Hope Drive further. This subdivision is zoned R-1, Single Family Residential District, with the land to the north containing single family homes and the land to the south and west being undeveloped and vacant. All

lots within the R-1 District are required to be a minimum of 6,000 square feet and have a minimum width of 20 feet; all proposed lots meet these requirements.

Many of the underground utilities for this subdivision are already in place. A Recorded or Unrecorded Plat Agreement will be required prior to City Council acceptance of the Final Plat. All lots will be serviced with city utilities and can have a stick-built or modular homes on each lot. Water, Sewer, Stormwater, Electrical, Street, and sidewalk utilities will be required to be extended as part of the Final Plat submittal process if not already in place.

The surrounding zoning is as follows:

North: R-1, Single Family Residential

East: R-1, Single Family Residential

South: R-R, Rural Residential

West: R-1, Single Family Residential

The Parks and Beautification Board approved the Preliminary Plat for this subdivision on December 13, 2012 and was determined at that time that no park fee will be required for this development.

CASE REQUIREMENTS:

All comments from the staff review process shall be addressed; please see the attached Planning Requirements Sheet.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements. If the requirements listed on the Planning Requirements Sheet are not met, Staff then recommends denial.

STAFF REFERENCE:

Meredith Duvall, City Planning Manager

CASE MANAGER:

Meredith Duvall, City Planning Manager

TENTATIVE CITY COUNCIL DATE:

To Be Determined

ATTACHMENTS:

[Vicinity Map.pdf](#)

[Filing 1A Final Plat.pdf](#)

[Planning Requirements.pdf](#)

[Resolution.docx](#)

Vicinity Map



CITY OF GILLETTE

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P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
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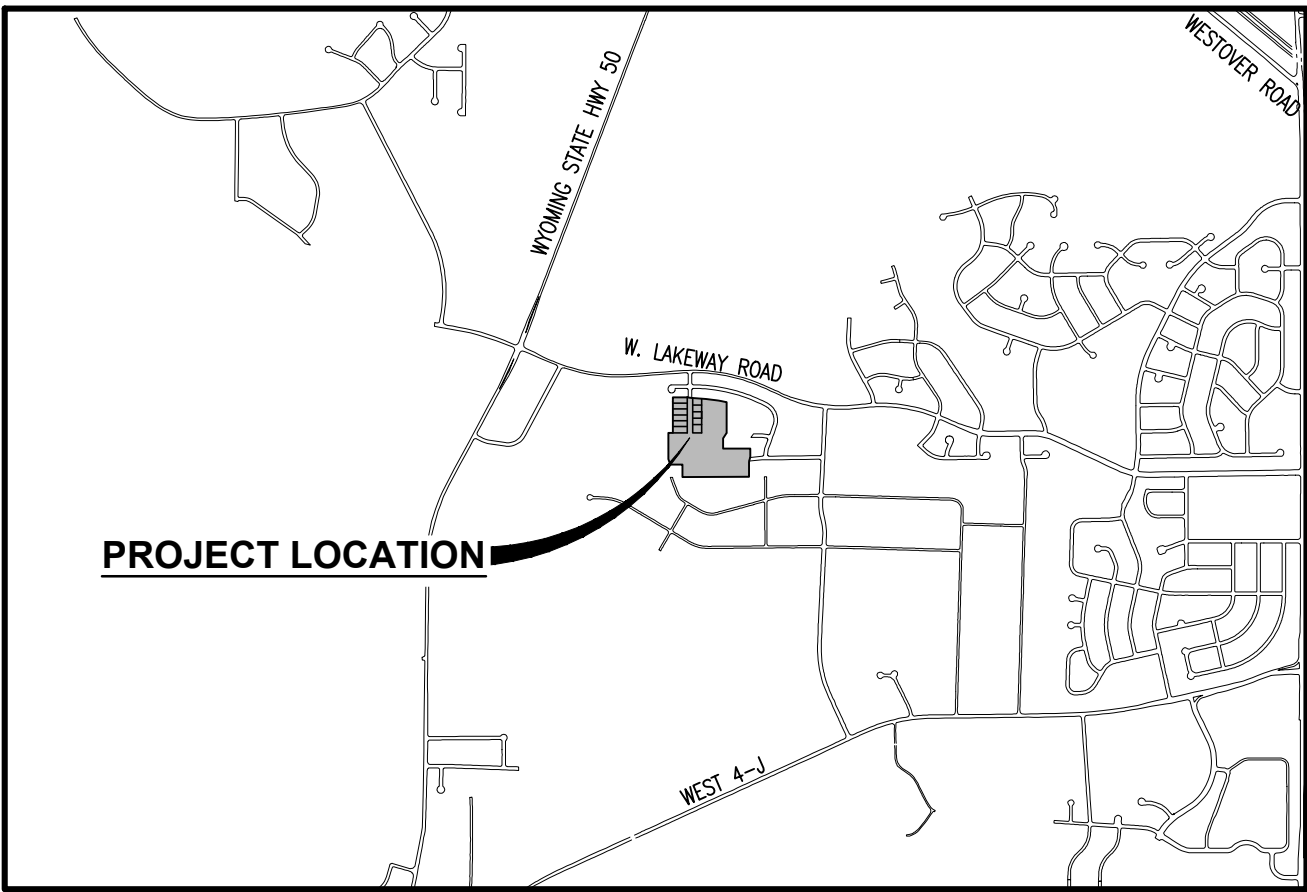
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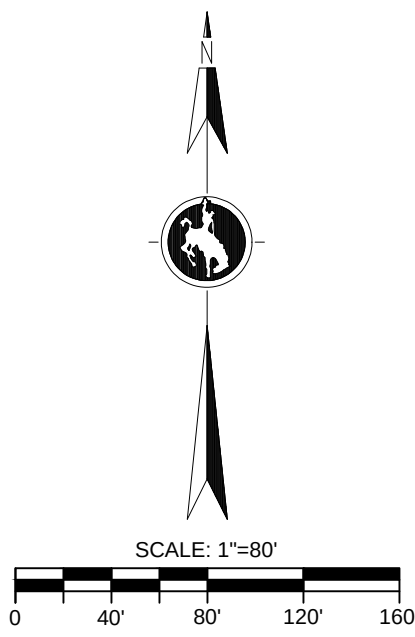
August 24, 2026
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FINAL PLAT OF
PRONGHORN RANCH PHASE III
FILING NUMBER 1A

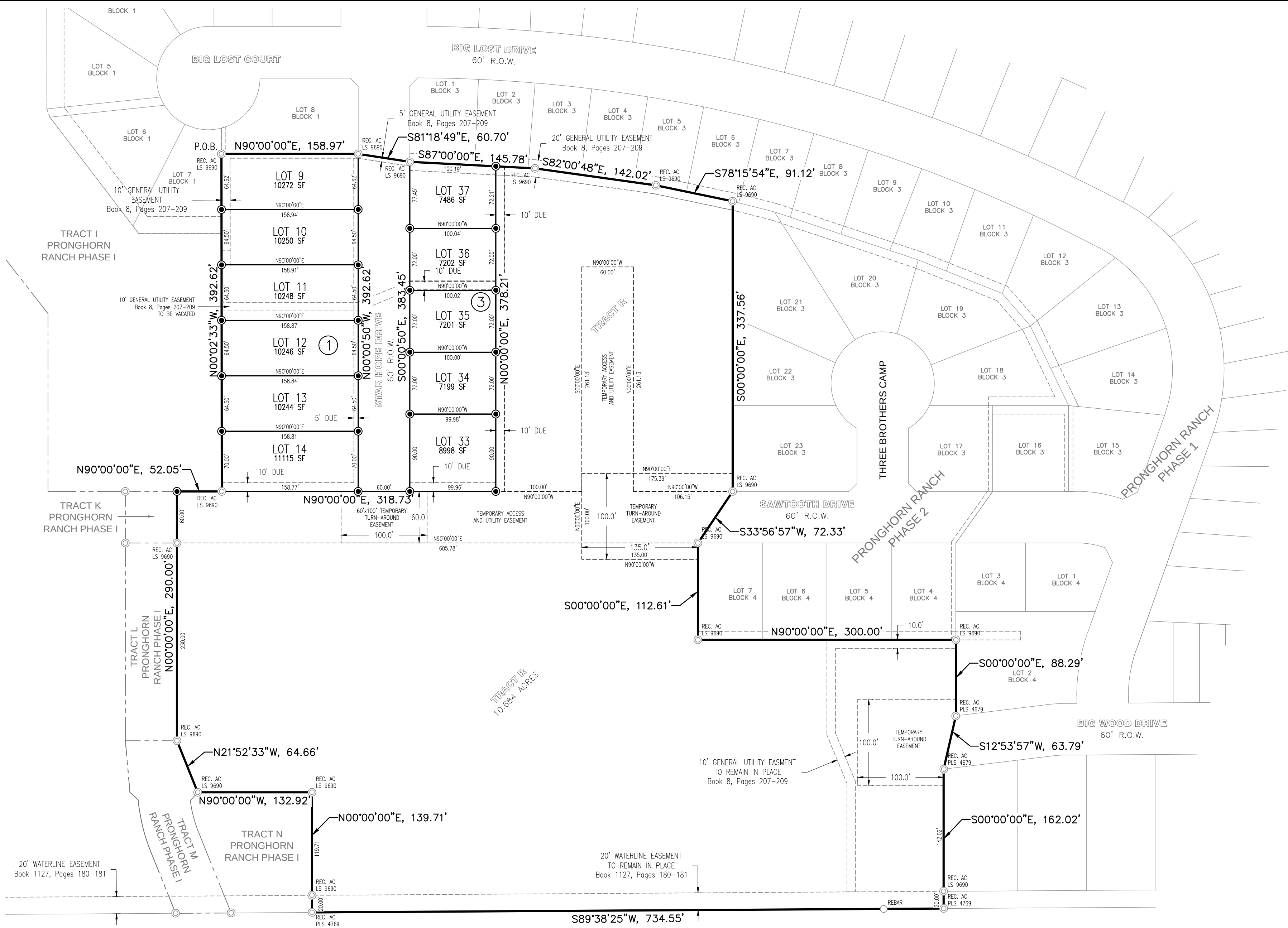
A RESUBDIVISION OF TRACT O, PRONGHORN RANCH PHASE 2, LOCATED IN
SECTION 32, T.50N., R.72W. OF THE 6th P.M. CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING



VICINITY MAP
N.T.S.



- LEGEND**
- SET 2" ALUMINUM CAP (LS 584)
 - ⊙ FOUND ALUMINUM CAP (AS NOTED)
 - FOUND REBAR
 - LOT BOUNDARY
 - SUBDIVISION BOUNDARY
 - - - EXISTING EASEMENT LINES
 - - - PROPOSED GENERAL UTILITY EASEMENT
 - - - EXISTING LOT LINES
 - XX' DUE DRY UTILITY EASEMENT
 - XX' GUE GENERAL UTILITY EASEMENT



CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED PRONGHORN PHASE II DEVELOPMENT, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE PRONGHORN RANCH PHASE III, FILING NUMBER 1A, A RESUBDIVISION OF TRACT O, PRONGHORN RANCH PHASE II, LOCATED IN SECTION 32, T.50N., R.72W. OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 1, PRONGHORN RANCH PHASE I, MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 9690, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N.90°00'00"E., 158.97 FEET; THENCE S.81°18'49"E., 60.70 FEET; THENCE S.87°00'00"E., 145.78 FEET; THENCE S.82°00'48"E., 142.02 FEET; THENCE S.78°15'54"E., 91.12 FEET; THENCE S.00°00'00"W., 337.56 FEET; THENCE S.33°56'57"W., 72.33 FEET; THENCE S.00°00'00"W., 112.61 FEET; THENCE N.90°00'00"E., 300.00 FEET; THENCE S.00°00'00"E., 88.29 FEET; THENCE S.12°53'57"W., 63.79 FEET; THENCE S.00°00'00"W., 162.02 FEET; THENCE S.89°38'25"W., 734.55 FEET; THENCE N.00°00'00"E., 139.71 FEET; THENCE N.90°00'00"W., 132.92 FEET; THENCE N.21°52'33"W., 64.66 FEET; THENCE N.00°00'00"W., 290.00 FEET; THENCE N.90°00'00"E., 52.05 FEET; THENCE N.00°02'33"W., A DISTANCE OF 392.62 FEET TO POINT OF BEGINNING

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.

THOMAS CIVIN, PRESIDENT
PRONGHORN PHASE II DEVELOPMENT, LLC
1461 THOMAS DRIVE
SHERIDAN, WY 82801
307-674-6447

STATE OF WYOMING)
)ss.
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ A.D., 20____ BY THOMAS CIVIN, PRESIDENT,
PRONGHORN PHASE II DEVELOPMENT, LLC AS A FREE AND VOLUNTARY ACT
AND DEED.

WITNESS MY OFFICIAL HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLAT NOTES

1. ALL INTERIOR LOT CORNERS SHALL BE SET BY THE OWNER'S DESIGNATED WYOMING PROFESSIONAL LAND SURVEYOR UPON SUBSTANTIAL COMPLETION OF THE ROADWAY AND UTILITY CONSTRUCTION.

SUBDIVISION SUMMARY

TOTAL AREA: 13.53 ACRES
TOTAL TRACTS: 1 TRACTS
TOTAL LOTS: 11 LOTS
AVERAGE LOT SIZE: 9133 S.F. ±
ZONING: R-1
FLOOD PLAIN DESIGNATION: ZONE X
RIGHT OF WAY: 0.53 ACRES

BENCHMARK

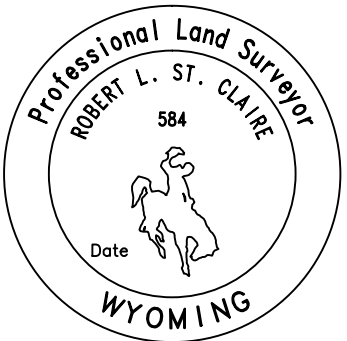
BASED ON CITY OF GILLETTE VERTICAL CONTROL
MONUMENT #57, ELEVATION 4694.18.

BASIS OF BEARING

THE CITY OF GILLETTE HORIZONTAL CONTROL
NETWORK. ALL MEASURED DISTANCES ARE GRID.
FOR CONVERSION TO GROUND, MULTIPLY BY
1.00026964.

SURVEYOR'S CERTIFICATE

I, ROBERT L. ST. CLAIRE, 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 PRONGHORN RANCH PHASE III, FILING 1A, A RESUBDIVISION OF TRACT O, PRONGHORN RANCH PHASE II, LOCATED IN SECTION 32, T.50N., R.72W., OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY DIRECT SUPERVISION.



CERTIFICATE OF APPROVAL OF 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, WYOMING THIS ____ DAY OF _____ A.D., 20____

CHAIRMAN

SECRETARY

CERTIFICATE OF REVIEW OF THE CITY ENGINEER:

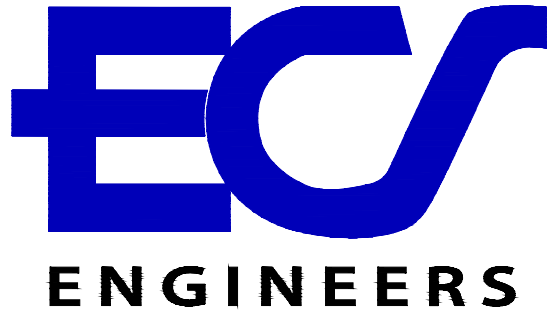
DATA ON THIS PLAT REVIEWED THIS ____ DAY OF _____ A.D., 20____
BY THE CITY ENGINEER OF GILLETTE, WYOMING.

CITY ENGINEER

CERTIFICATE 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 _____ A.D., 20____, AND IS
DULY RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

COUNTY CLERK



Prepared For: THOMAS CIVIN 1461 Thomas Drive Sheridan, WY 82801 • 307.680.5280		Prepared By: ECS ENGINEERS 511 E. 4th Street • Suite 3 Gillette, WY 82716 • 307.670.8977	
Date Drawn: 09.14.2015	Scale: SEE DRAWING	PAGE 1/1	
Project No. 120099	File Name: 120099_PronghornRanch_PhaseIII_Filing1A_FinalPlat.dwg	Drawn By: CODY O'BRYAN	Checked By: ROBERT L. ST. CLAIRE, P.L.S.

PL2026-0040 | Major Subdivision – Final Plat | Pronghorn
Ranch Phase III, Filing Number 1A

Planning Requirements

1. All comments from the staff review process shall be addressed; see plat below with comments.

RESOLUTION NO.

A RESOLUTION APPROVING AND AUTHORIZING
THE FINAL PLAT FOR PRONGHORN RANCH PHASE III, FILING
NUMBER 1A, A RE-SUBDIVISION OF TRACT O, PRONGHORN RANCH
PHASE 2
TO THE CITY OF GILLETTE, WYOMING,
SUBJECT TO ALL PLANNING REQUIREMENTS

WHEREAS, the Final Plat for Pronghorn Ranch Phase III, Filing Number 1A, A Re-Subdivision of Tract O, Pronghorn Ranch Phase 2, to the City of Gillette, Wyoming, has been approved by the City of Gillette Planning Commission by a majority of its members on September 8, 2026, with Planning Requirements.

WHEREAS, the recording of the Final Plat for Pronghorn Ranch Phase III, Filing Number 1A, A Re-Subdivision of Tract O, Pronghorn Ranch Phase 2, with the Campbell County Clerk and Ex-officio Recorder of Deeds, is subject to meeting all Planning Requirements approved by the Planning Commission on September 8, 2026.

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

The Final Plat for Pronghorn Ranch Phase III, Filing Number 1A, A Re-Subdivision of Tract O, Pronghorn Ranch Phase 2, as prepared by Robert L. St. Claire, signed by Robert L. St. Claire, Registered Land Surveyor, Wyoming Registration Number 584, 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: September 8, 2026

TITLE:

PL2026-0041 – Major Commercial Site Plan – 3800 College Drive

SUGGESTED ACTION:

None - Does not go to City Council.

APPLICANT/OWNER:

Gillette College, Owner

AGENT:

Martin Woulfe, Gillette Community College District, Agent

CASE SUMMARY:

The applicant is seeking approval for the development of the Enzi Applied Learning Center.

CASE BACKGROUND:

If a Commercial Site Plan is proposing multiple buildings or is proposing a building over 25,000 square feet, it is required to be submitted as a Major Commercial Site Plan and go before Planning Commission for approval.

The applicant has submitted a Major Commercial Site Plan for the development of the new Enzi Applied Learning Center, located at 3800 College Drive, which is at the intersection of Enzi Drive and W Sinclair Street. The site currently has access to all city utilities (water, sewer, and electric) and the applicant has provided staff with their required pipe sizing and electrical loads, none of which are an issue for the various utility divisions. The proposed building is 48,752 square feet, with parking provided in front of the building. The purpose of the building is for higher education, which is a permitted use in its zoning district of C-O, Office and Institution.

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:

None

ATTACHMENTS:

[Planning Requirements](#)

[Vicinity Map](#)

[PLANTING PLAN](#)

[SITE SIGNAGE](#)

[SITE PLAN](#)

PL2026-0041 | Minor Subdivision | 3800 College Drive

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

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 416 feet

1 inch equals 0.08 miles

August 24, 2026
Service With P.R.I.D.E.
Productivity Responsibility Integrity Dedication Enthusiasm

ENZI DRIVE

W. SINCLAIR STREET

COLLEGE DRIVE

PLANT SCHEDULE

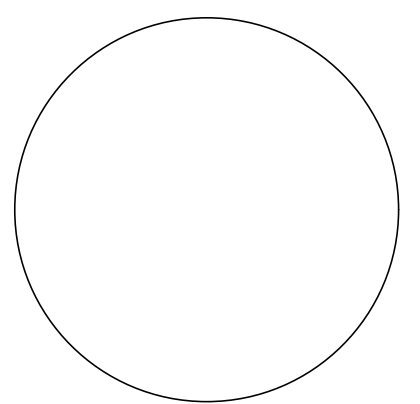
CODE	QTY	DETAIL	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES					
GI	5		THORNLESS HONEY LOCUST	GLEDTISIA TRIACANTHOS INERMIS	2.5" CAL.
GK	10		KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2.5" CAL.
QM	3		BURR OAK	QUERCUS MACROCARPA	2.5" CAL.
QY	12		SKINNY GENES® OAK	QUERCUS X BIMUNDORUM 'JFS-KW2QX'	3" CAL.
UP	3		TRIUMPH™ ELM	ULMUS X 'MORTON GLOSSY'	3" CAL.
EVERGREEN TREES					
JM	11		MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	8-10' H
JT	6		TAYLOR EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'TAYLOR'	8-10' H
PE	9		PINYON PINE	PINUS EDULIS	8-10' H
ORNAMENTAL TREES					
AG	11		HOT WINGS® TATARIAN MAPLE	ACER TATARICUM 'GARANN'	10' HT
AS	13		SERVICEBERRY	AMELANCHIER ALNIFOLIA	10' HT MULTI STEM
DECIDUOUS SHRUBS					
AFD	29		ARCTIC FIRE RED TWIG DOGWOOD	CORNUS STOLONIFERA 'FARROW' TM	5 GAL
CM	51		FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL
CUM	3		GREEN MOUND CURRANT	RIBES ALPINUM 'GREEN MOUND'	5 GAL
CWR	32		FLOWER CARPET WHITE ROSE	ROSA X 'FLOWER CARPET WHITE'	5 GAL
GLS	77		GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
LDN	22		LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY' TM	5 GAL
RR	8		WHITE KNOCK OUT ROSE	ROSA X 'RADWHITE' TM	5 GAL
EVERGREEN SHRUBS					
JA	67		BLUEBERRY DELIGHT JUNIPER	JUNIPERUS COMMUNIS DEPRESSA 'AMIDAK' TM	5 GAL
OHR	25		CREeping OREGON GRAPE HOLLY	MAHONIA REPENS	5 GAL
GRASSES					
BGA	64		BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL
FAK	97		KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA	5 GAL
LBS	263		BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	2 GAL
PRD	218		PRAIRIE DROPS EED	SPOKOBOLUS HETEROLEPIS	5 GAL
SI	113		INDIAN STEEL INDIAN GRASS	SORGHASTRUM NUTANS 'INDIAN STEEL'	1 GAL
PERENNIALS					
JBC	22		JOHNSON'S BLUE GERANIUM	GERANIUM X 'JOHNSON'S BLUE'	1 GAL

PLANTING LEGEND

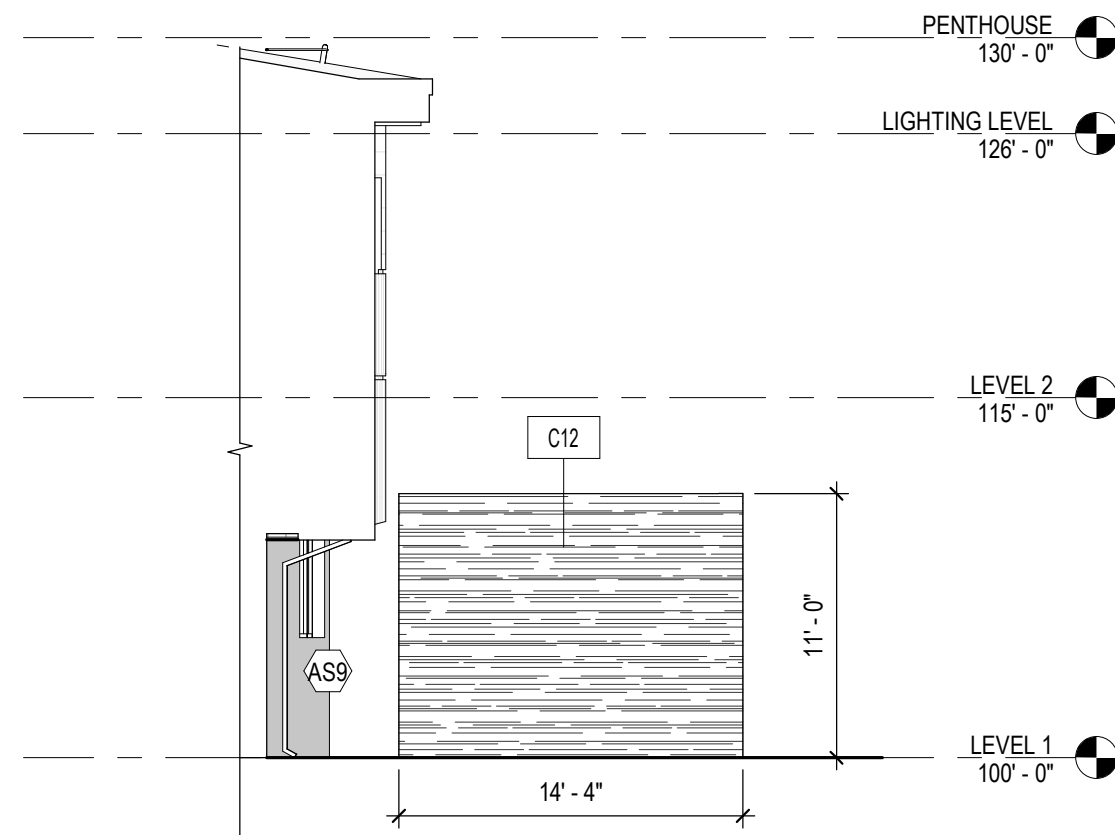
	IRRIGATED TURF
	PLANTING AREA (PA) MULCH W/ 3/4" STONE MULCH
	NATIVE SEED

GENERAL NOTES

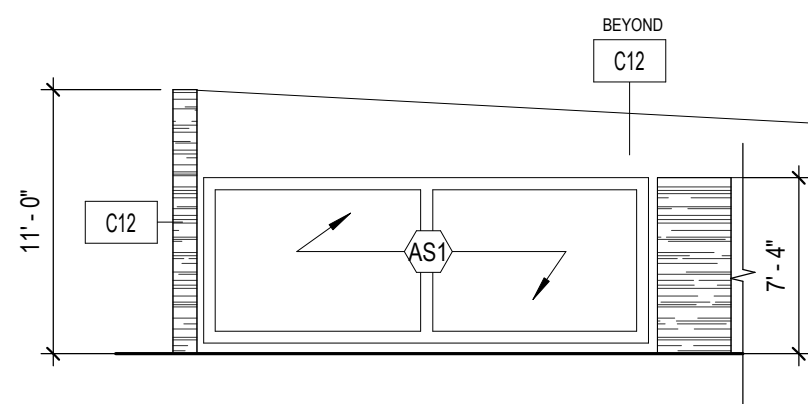
1. CONFIRM SOURCE OF BOULDERS PRIOR TO PROCUREMENT. IF AVAILABLE BOULDERS MEET THE DESIGN INTENT, SELECTED BOULDERS TO BE STORED AT NORTHEAST CORNER OF SITE.



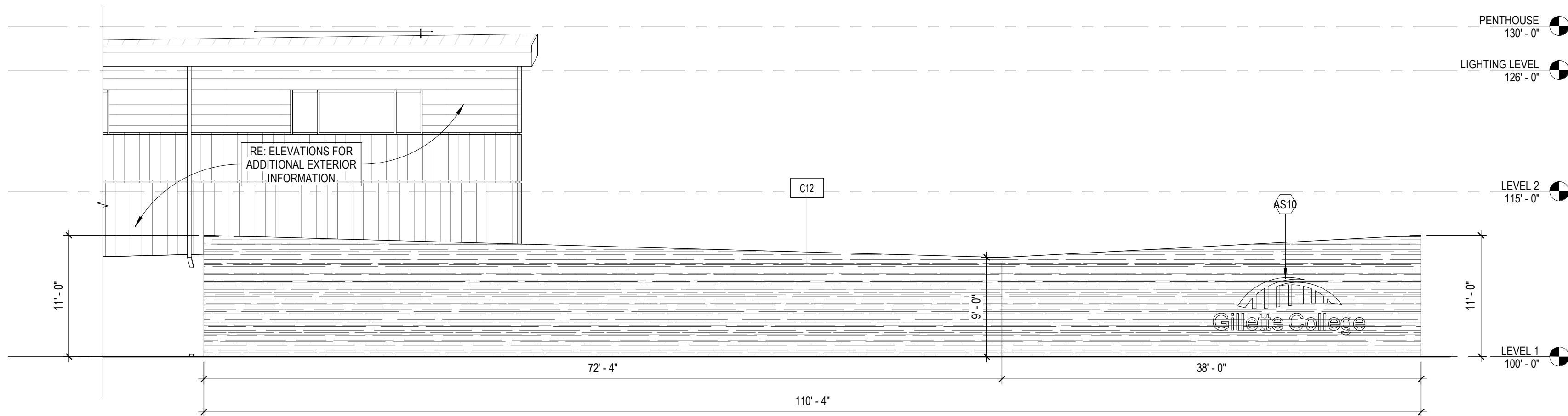
REVISION	DATE
50% CONSTRUCTION DOCUMENTS	06.12.2026
Project Number	24161.00
Date	06.12.2026
Drawn By	BW
Checked By	CS
Copyright	
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF MOA ARCHITECTURE	
Sheet Name	PLANTING PLAN



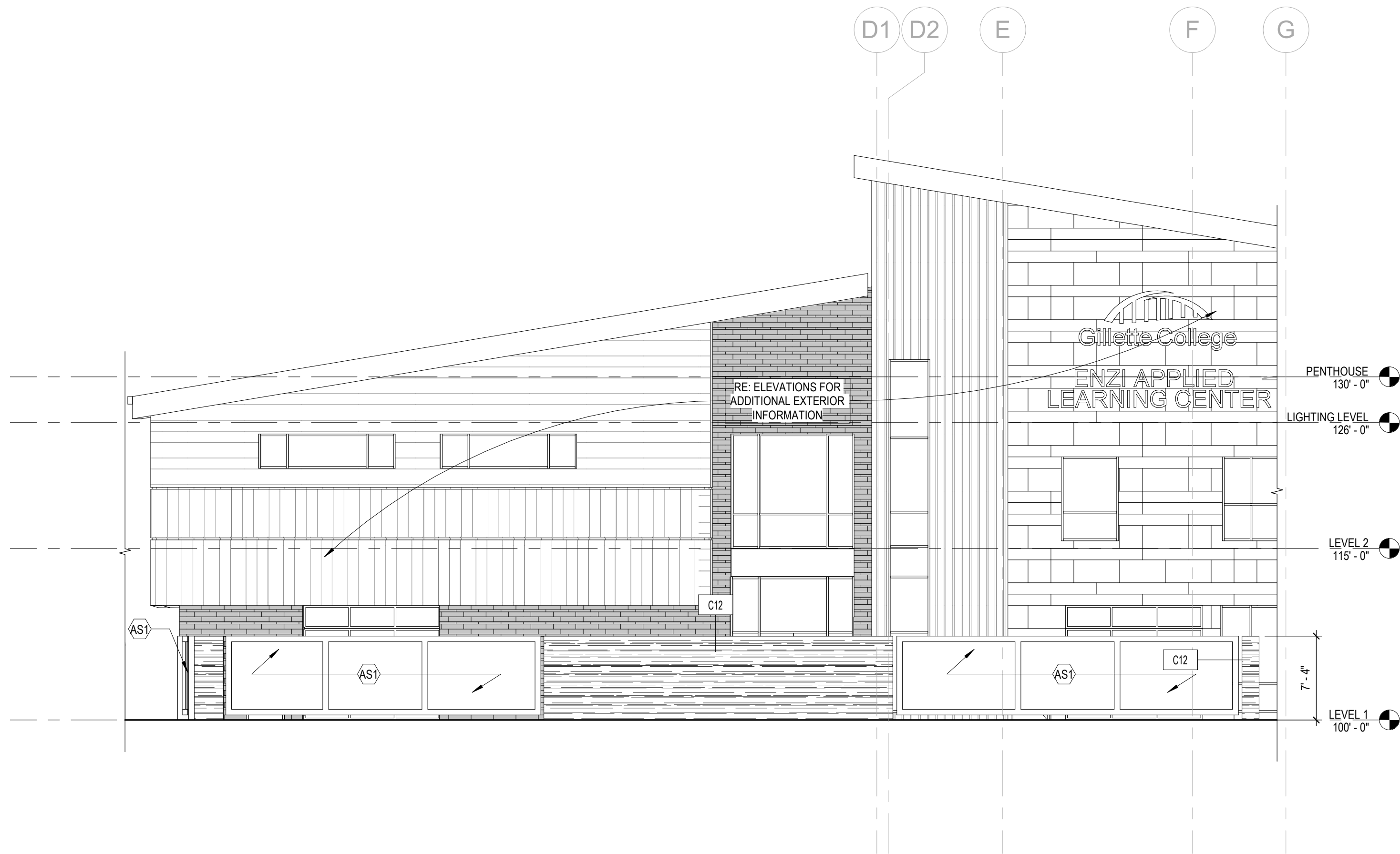
5 TRASH ENCLOSURE - NORTH
1/8" = 1'-0"



4 TRASH ENCLOSURE - EAST
1/8" = 1'-0"



3 TRASH ENCLOSURE - WEST
1/8" = 1'-0"



2 SERVICE YARD - SOUTH
1/8" = 1'-0"

SHEET KEYNOTES

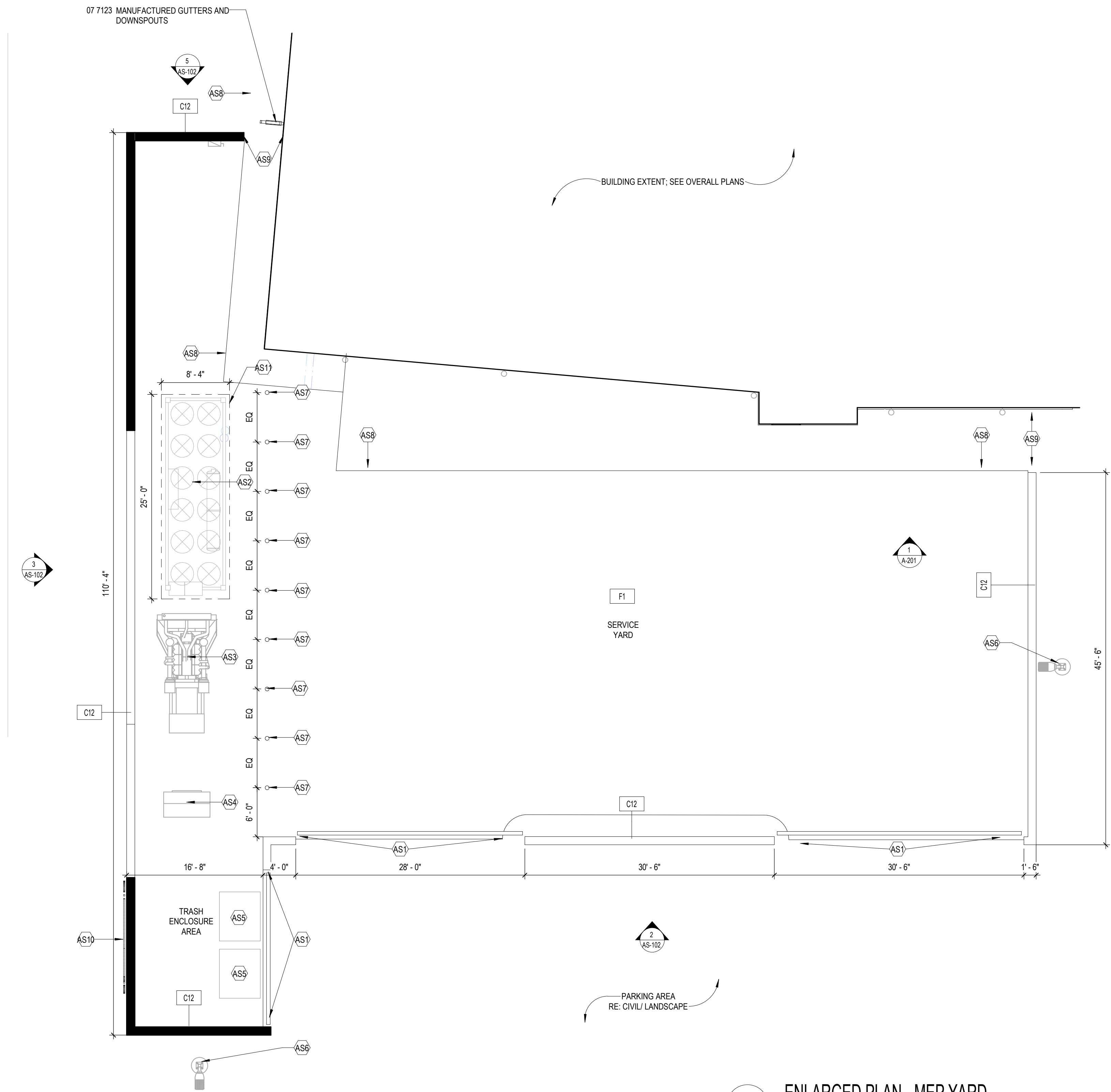
- NUMBERING IS GROUPED BY TYPE / PHASE OF WORKSHEET OF NON-ARCHITECTURAL ITEMS OR INFORMATIONAL / INSTRUCTIONAL NOTATION. SOME NUMBERS MAY BE SKIPPED ON ANY GIVEN DRAWING SHEET.
- AS1 AUTOMATIC SLIDING GATE, CUSTOM STEEL FABRICATION, WELDED SQUARE TUBE FRAME WITH CUSTOM SCREEN DESIGN, SCREEN BOD, ARTISAN PANELS INC. DESIGN 65 - MATRIX
- AS2 CHILLER, RE: MECHANICAL
- AS3 BACKUP GENERATOR, RE: ELECTRICAL
- AS4 TRANSFORMER, RE: ELECTRICAL
- AS5 TRASH ENCLOSURE UNITS, RE: CIVIL
- AS6 LIGHT POLE, RE: ELECTRICAL
- AS7 8" DIA. STEEL BOLLARD, PRIMER AND PAINTED
- AS8 EXTENT OF SOG CONCRETE SNOWMELT ZONE, RE: MECHANICAL
- AS9 MANUAL GATE, CUSTOM STEEL FABRICATION, WELDED SQUARE TUBE FRAME WITH CUSTOM SCREEN DESIGN, SCREEN BOD, ARTISAN PANELS INC. DESIGN 65 - MATRIX
- AS10 3' DEPTH X 18" HEIGHT EXTERIOR FABRICATED ST STL TEXT, ILLUMINATED BACKLIT, BRUSHED FINISH, STUD MOUNT FLUSH, FONT: TBO
- AS11 6" CONCRETE ISOLATION PAD FOR MECHANICAL EQUIPMENT

REFERENCE KEYNOTES

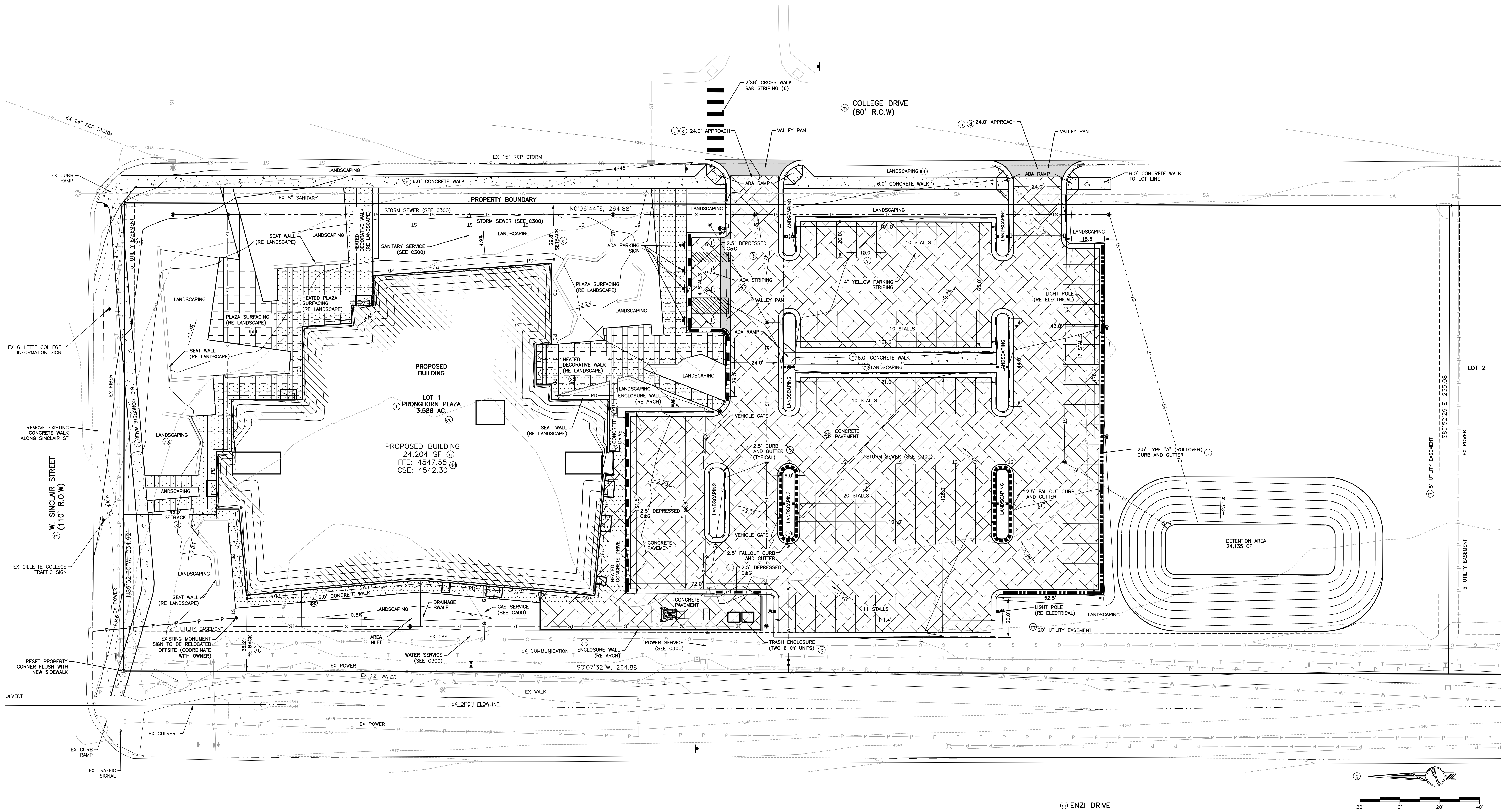
- SHEET SPECIFIC IDENTIFICATION OF ITEMS DIRECTLY REFERENCED TO CORRESPONDING ARCHITECTURAL SPECIFICATION SECTIONS IN THE PROJECT MANUAL. THE DECIMAL AND SUFFIX NUMBERS / LETTERS ARE NOT IDENTIFIED IN SPECIFICATIONS.
- 07 7123 MANUFACTURED GUTTERS AND DOWNSPOUTS

GENERAL NOTES

- SHEET SPECIFIC GENERAL INFORMATION AND/OR INSTRUCTION.
1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADES, UTILITIES, DIMENSIONS AND DETAILS.
 2. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR APPLICABLE SITE INFORMATION.
 3. REFER TO G-005 & G-006 FOR SYSTEM ASSEMBLIES.



1 ENLARGED PLAN - MEP YARD
1/8" = 1'-0"



SITE PLAN CHECKLIST

- Name of the project - AS SHOWN
- Show all drainage areas and how it will be accommodated - SEE DRAINAGE STUDY
- Landscape plan, according to Ordinance on separate sheet (including Landscape Calculations Worksheet, Maintenance Agreement and Installation Agreement) - SEE SHEET L100
- Access to property (show all entrances/exits clearly) - AS SHOWN
- Owner/developer, agent, and engineering/surveying firm information (contact information)
- OWNER: GILLETTE COMMUNITY COLLEGE
300 SINCLAIR ST.
GILLETTE, WY 82718
- ARCHITECT: MOA ARCHITECTURE
302 SOUTH DAVID STREET, SUITE 210
CASPER, WY 82401
- CIVIL ENGINEER: WLC ENGINEERING & SURVEYING
200 PRONGHORN ST
CASPER, WY 82601
- Indicate property boundary with dimensions - AS SHOWN
- North arrow, scale (no smaller than 1" equals 50 ft.)
- Required certifications
- Date of preparation
- Legend and summary table - AS SHOWN
- Vicinity map (min. 200 ft. around the area at 1" equals 500 ft.) - AS SHOWN
- Legal description of property - AS SHOWN
- Show all dedicated rights-of-way and easements
- Floodplain areas (if applicable) - OUTSIDE FEMA FLOOD ZONES
- Significant natural features or hazards - NONE
- Any existing wells (water, methane, or oil) - NONE
- Show building size and setbacks with dimensions - AS SHOWN
- Show sidewalks (both proposed and existing) - AS SHOWN
- Show proposed and existing parking spaces, handicapped spaces, and dimensions of all spaces and drive aisles - AS SHOWN
- Show elevations at curb and structure and indicate type of curb - AS SHOWN
- Location of all curb cuts and loading areas - AS SHOWN
- Indicate locations and sizes of existing and proposed water and sewer services (a Permit to Construct from the Engineering Division may be required) - AS SHOWN ON SHEET C300
- Indicate locations of electrical transformers. Show voltage and service size and all existing and proposed electrical lines - AS SHOWN ON SHEET C300
- Indicate location of refuse storage and pick-up - AS SHOWN
- Location of all existing and proposed fire hydrants and distance to proposed structure - AS SHOWN ON SHEET C300
- Show location and size of signage (separate permit required)
- Show location of fencing and retaining walls (separate permit) - AS SHOWN
- Show the type of surface (paving, gravel, grass, etc.) - AS SHOWN
- Use group(s) as defined by the current International Building Code
- Indicate first floor elevation based on the City of Gillette's Vertical Control Network - AS SHOWN
- Existing and proposed contours shall be shown. Show minimum of 2' intervals or less
- Show total square footage of the lot, structure(s), parking and driveway area, pedestrian walks, and open spa
- Fonts large enough to be readable, show solid lines for lot boundaries, dashed lines and labeling for easements, and shading for paved areas that do not interfere with other labeling - AS SHOWN
- Demolition of existing buildings (separate permit) - NONE

LEGEND

○	RECOVERED BRASS CAP	---	PROPERTY BOUNDARY
□	RECOVERED ALUM. CAP	---	EX FENCE
✶	EX SIGN	---	EX EDGE ASPHALT
✶	EX CULVERT	---	EX EDGE CONCRETE
✶	EX TV PEDESTAL	---	FLOWLINE
✶	EX GAS METER	---	EASEMENT
✶	EX PIPELINE MARKER	---	EX CONTOUR MAJOR
✶	EX POWER TRANSFORMER	---	EX CONTOUR MINOR
✶	EX LIGHT POLE	---	EX FIBER
✶	EX ELECTRIC METER	---	EX GASLINE
✶	EX ELECTRIC VAULT	---	EX POWERLINE
✶	EX SANITARY MANHOLE	---	EX STORM SEWER
✶	EX SANITARY CLEANOUT	---	EX SANITARY SEWER
✶	EX STORM MANHOLE	---	EX TELEPHONE
✶	EX STORM INLET	---	EX WATERLINE
✶	EX TELEPHONE MARKER	---	PROP EDGE ASPHALT
✶	EX TELEPHONE PEDESTAL	---	PROP EDGE CONCRETE
✶	EX TRAFFIC SIGNAL	---	PROP CONTOUR MAJOR
✶	EX TRAFFIC CONTROL BOX	---	PROP CONTOUR MINOR
✶	EX WATER VALVE	---	PROP GASLINE
✶	EX FIRE HYDRANT	---	PROP POWERLINE
✶	EX WATER METER	---	PROP STORM SEWER
✶	PROP STORM MANHOLE	---	PROP SANITARY SEWER
✶	PROP STORM INLET	---	PROP WATERLINE
✶	PROP WATER VALVE	---	
✶	PROP FIRE HYDRANT	---	
✶	PROP FE	---	

PARKING SUMMARY

REQUIRED ONSITE PARKING FROM ZONING CODE, SECTION 5

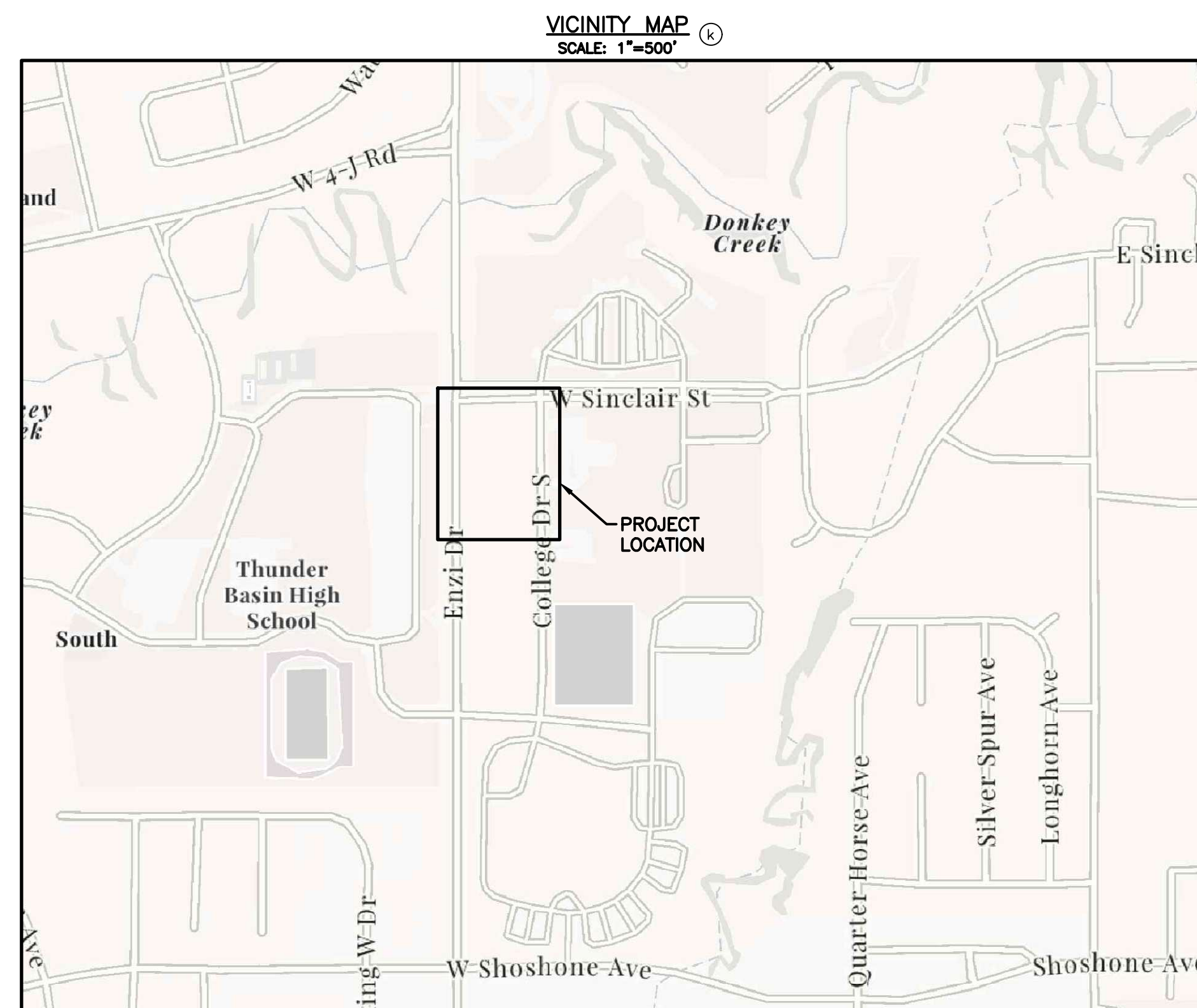
COLLEGE AND TECH SCHOOLS: 1 SPACES PER 2 STUDENTS
CAMPUS ENROLLMENT: 810 STUDENTS
REQUIRED PARKING: 810/2= 405 SPACES

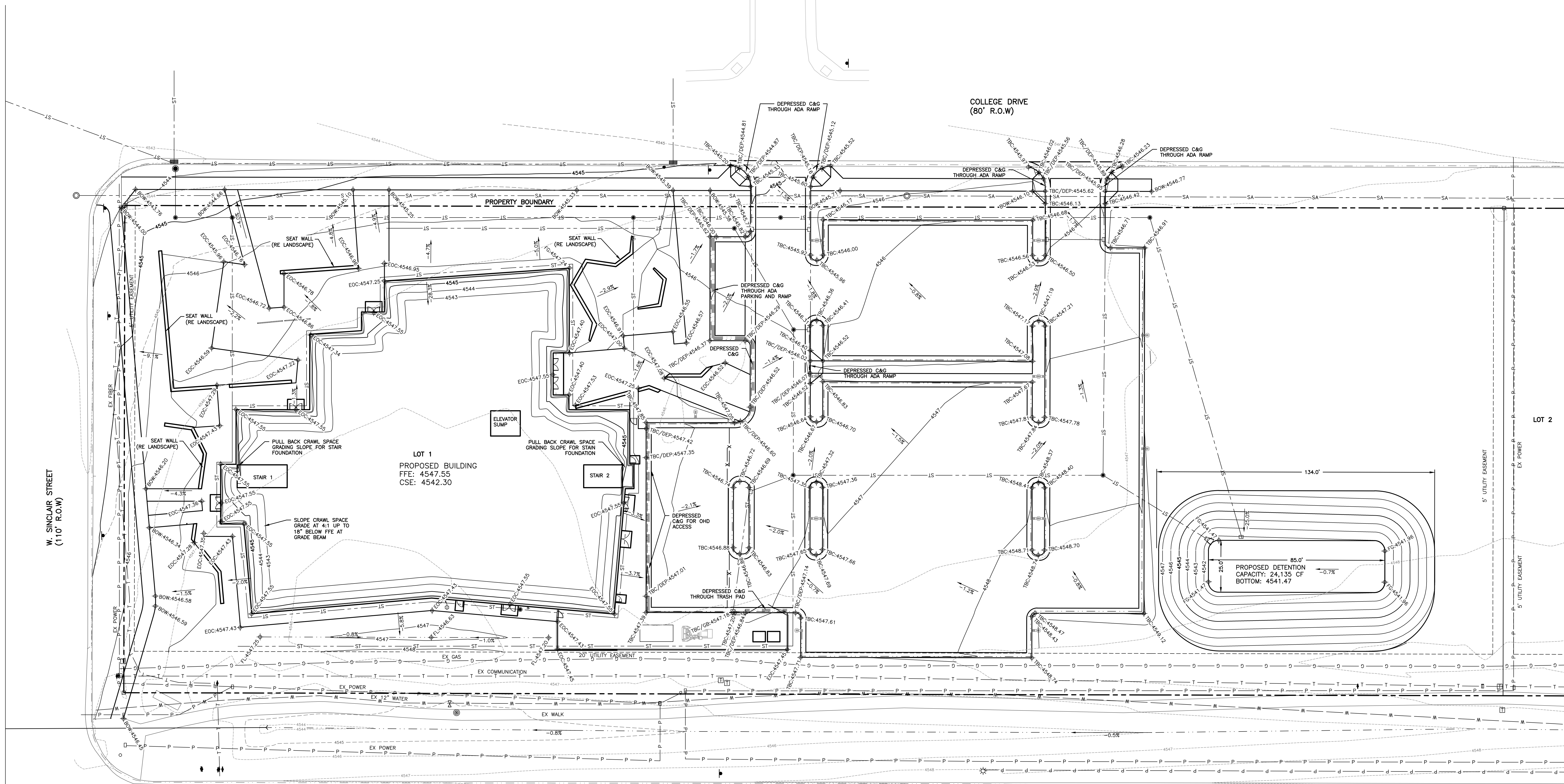
PROPOSED ENZI CENTER PARKING SUMMARY:

10'X20' SPACES= 78
10'X20' ADA SPACES= 4
TOTAL SPACES= 82

TOTAL AVAILABLE CAMPUS WIDE PARKING: 1045 EXISTING SPACES + 82 PROPOSED SPACES = 1127 SPACES

- NOTES:
- EXISTING UTILITY LOCATIONS ARE FROM ONE CALL LOCATES AND FIELD OBSERVATIONS AS SURVEYED JANUARY 2025 AND ARE APPROXIMATE.
 - SEE SHEET E002 FOR SITE LIGHTING AND POWER SERVICE INFORMATION.
 - SEE SHEET L100 FOR SITE LANDSCAPING.
 - LABELS ARE PROVIDED ON THE PLAN SHEET CORRESPONDING TO THE CHECKLIST ITEMS WHERE APPLICABLE.





NOTES:

- 1) PROPOSED CONTOURS REPRESENT FINISH GRADE ELEVATIONS.
- 2) FINISH GRADE AGAINST BUILDING IN NON-HARDSCAPE AREAS SHALL BE LEFT 4" BELOW FINISH FLOOR ELEVATION.
- 3) SLOPE GRADE AWAY FROM BUILDING AT 5.0% FOR 10.0' IN ALL NON-HARDSCAPE AREAS ADJACENT TO BUILDING UNLESS OTHERWISE INDICATED.
- 4) REFER TO LANDSCAPE ARCHITECT PLANS AND DETAILS FOR ALL LANDSCAPE AREAS AND SEAT WALLS FEATURE GRADING. CIVIL FINISH GRADE SURFACE DOES NOT INCLUDE GRADING INFORMATION FOR THESE ITEMS.
- 5) REFER TO LANDSCAPE ARCHITECT PLAN SHEETS FOR ANY LOCATIONS AND SURFACING DETAILS OF AREAS THAT REQUIRE TOPSOIL. ALL SURFACE ELEVATIONS PRESENTED IN THE CIVIL PLANS REPRESENT FINAL FINISH GRADE AND DO NOT DEPICT LEAVING GRADE LOWER FOR AREAS TO RECEIVE ADDITIONAL TOPSOIL.
- 6) ALL PARKING LOT ISLAND INTERIOR AREAS BETWEEN BACK OF CURB SHALL BE EXCAVATED DOWN TO SUBGRADE TO REMOVE ALL ROAD BASE BEFORE FINAL LANDSCAPING OCCURS.
- 7) ALL SIDEWALK SHALL HAVE 2% CROSS SLOPE STANDARD UNLESS SHOWN OTHERWISE.

LEGEND

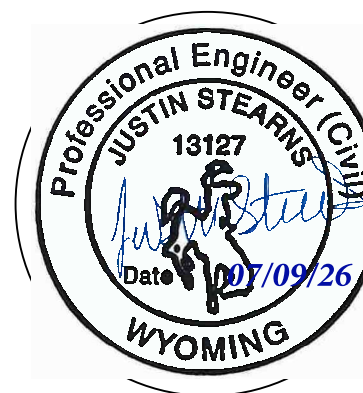
- PROPERTY BOUNDARY
- 4540 --- EX CONTOUR MAJOR
- 4541 --- EX CONTOUR MINOR
- 4540 --- PROP CONTOUR MAJOR
- 4541 --- PROP CONTOUR MINOR

- TBC TOP BACK CURB
- FG FINISH GRADE
- BOW BACK OF WALK
- EOC EDGE OF CONCRETE
- FL FLOW LINE
- DEP DEPRESSED
- FFE FINISH FLOOR ELEVATION
- CSE CRAWL SPACE ELEVATION
- 1.3% PROPOSED FG SLOPE (-SIGN = DOWNGRADE)



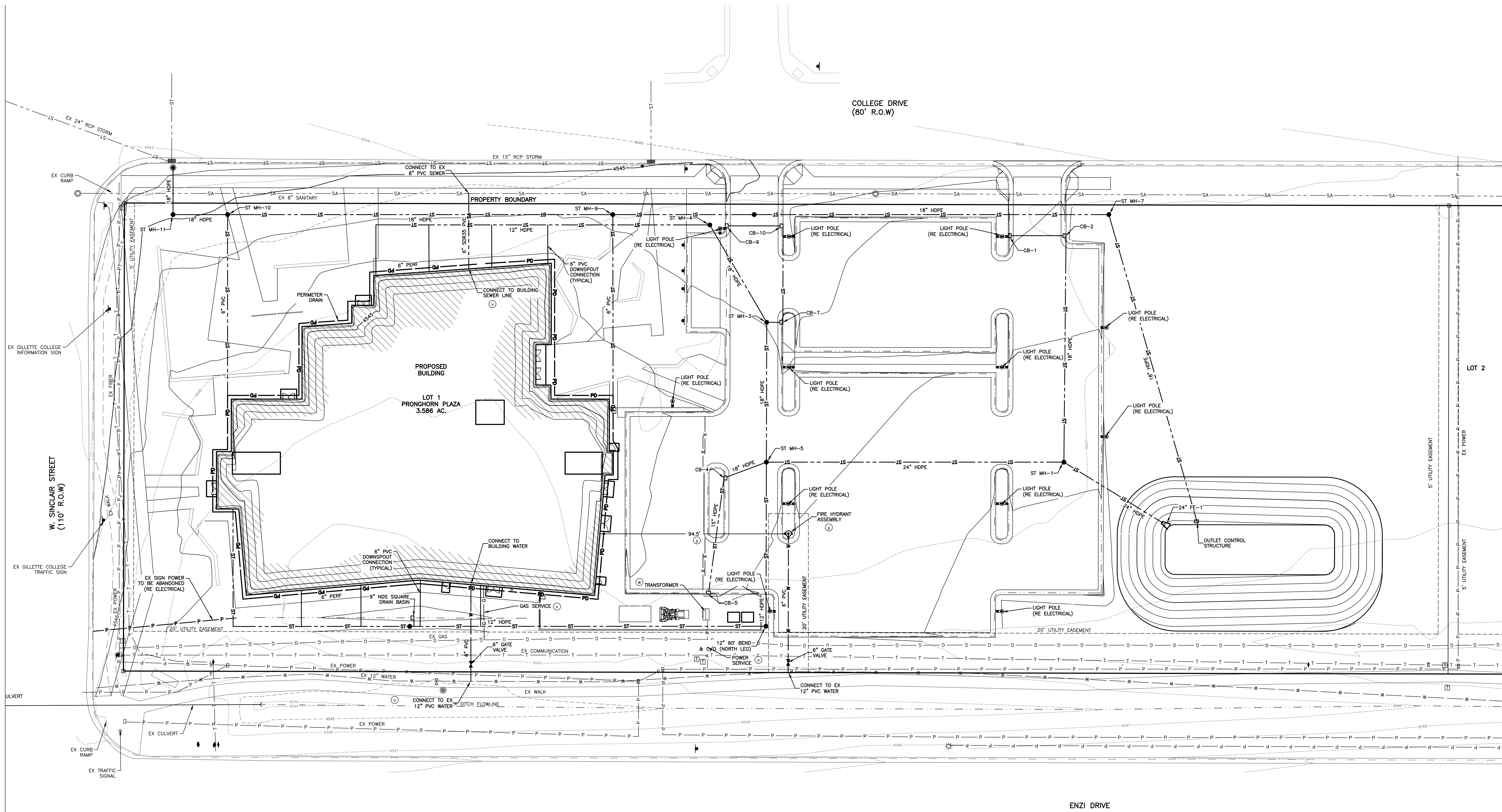
HORIZONTAL SCALE: 1"=20'

ENZI APPLIED LEARNING CENTER
300 Sinclair Street, Gillette, Wyoming 82718



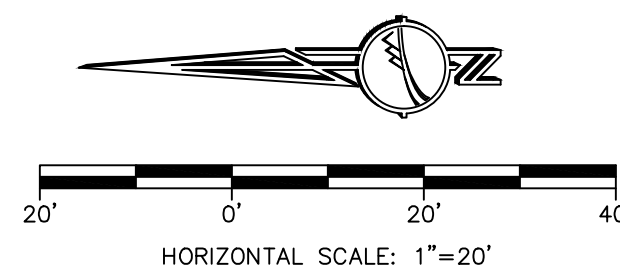
REVISION	DATE
5% CONSTRUCTION DOCS	7.02.2026
Project Number	24161.00
Date	1.19.2026
Drawn By	JLS
Checked By	MDW
Copyright	ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF MOA ARCHITECTURE
Sheet Name	OVERALL UTILITY PLAN

C300

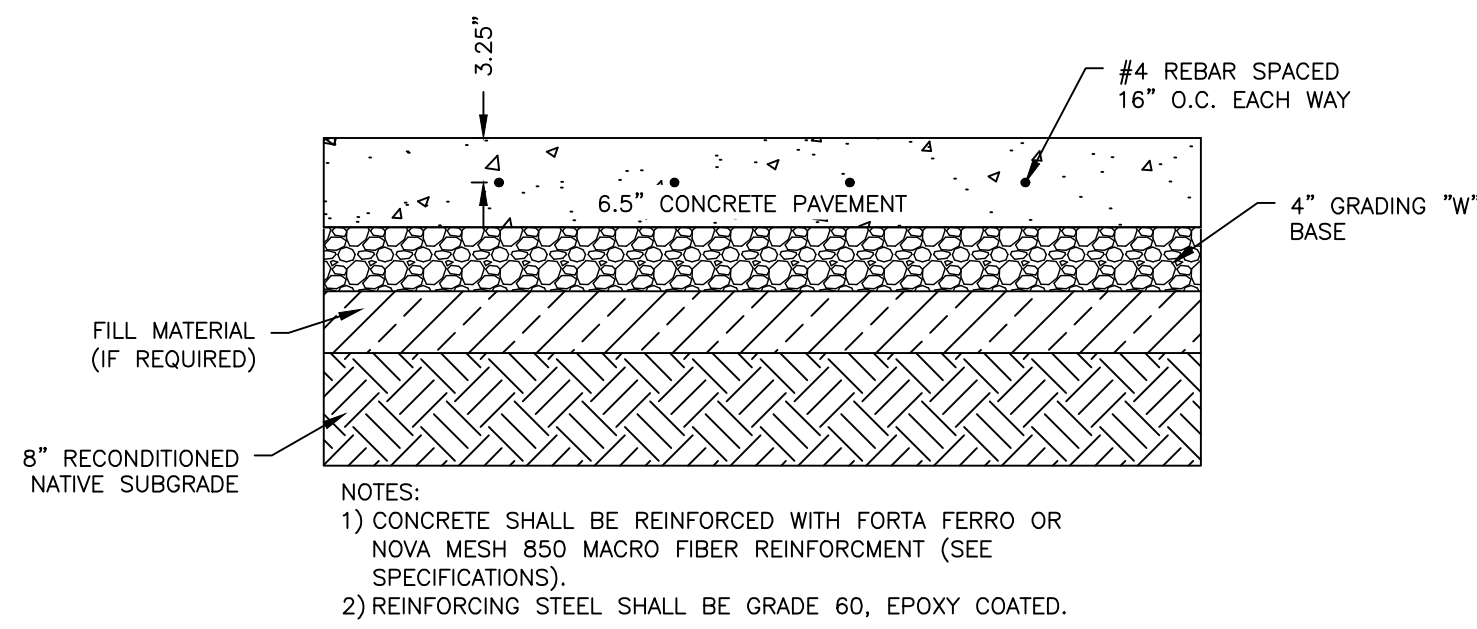


- NOTES:
- 1) ALL STORM SEWER WITHIN THE PROPERTY SHALL BE PRIVATELY MAINTAINED.
 - 2) ALL FIRE HYDRANTS LOCATED WITHIN THE PROPERTY SHALL BE MAINTAINED BY THE CITY AND EASEMENTS WILL BE PROVIDED.
 - 3) SEE SHEET C310 FOR DOMESTIC WATER AND SEWER SERVICES.
 - 4) SEE SHEETS C320-C323 FOR SITE STORM SEWER SYSTEM LAYOUT.
 - 5) SHE SHEET C150 FOR SITE PLAN CHECKLIST CORRESPONDING TO CALLOUTS ON THIS SHEET.

LEGEND	
EX CULVERT	PROPERTY BOUNDARY
EX GAS METER	EASEMENT
EX PIPELINE MARKER	4550 EX CONTOUR MAJOR
EX POWER TRANSFORMER	4547 EX CONTOUR MINOR
EX LIGHT POLE	FO-FO-FO EX FIBER
EX ELECTRIC METER	G-G-G EX GASLINE
EX ELECTRIC VAULT	P-P-P EX POWERLINE
EX SANITARY MANHOLE	ST EX STORM SEWER
EX SANITARY CLEANOUT	SA EX SANITARY SEWER
EX STORM MANHOLE	T-T-T EX TELEPHONE
EX STORM INLET	W EX WATERLINE
EX TELEPHONE MARKER	4550 PROP CONTOUR MAJOR
EX TELEPHONE PEDESTAL	4547 PROP CONTOUR MINOR
EX TRAFFIC SIGNAL	G-G-G PROP GASLINE
EX TRAFFIC CONTROL BOX	P-P-P PROP POWERLINE
EX WATER VALVE	ST PROP STORM SEWER
EX FIRE HYDRANT	SA PROP SANITARY SEWER
EX WATER METER	W PROP WATERLINE
PROP STORM MANHOLE	PD PROP PERIMETER DRAIN
PROP STORM INLET	
PROP WATER VALVE	
PROP FIRE HYDRANT	
PROP FE	
SITE PLAN CHECKLIST CALLOUT	

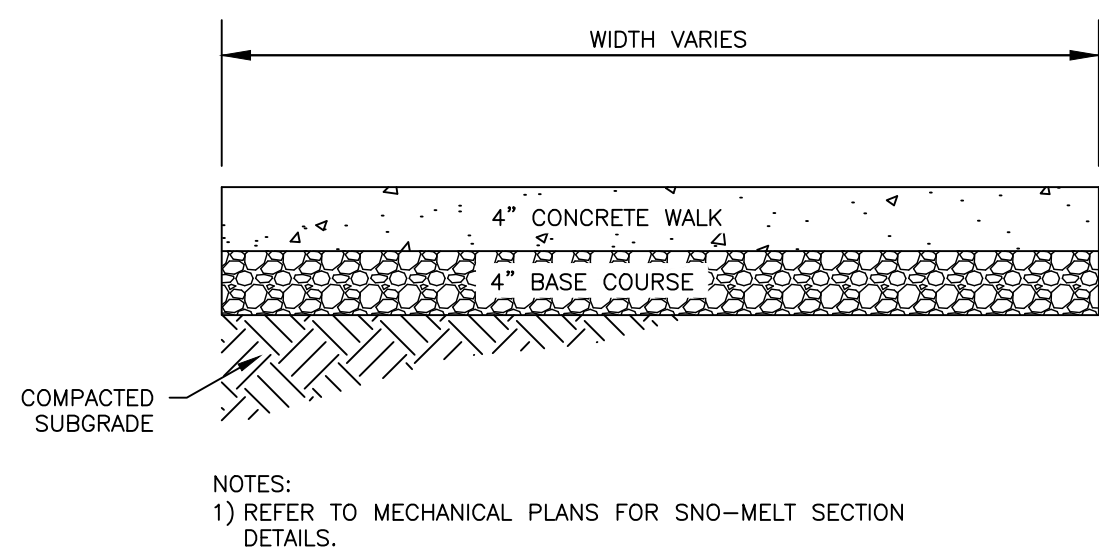


①



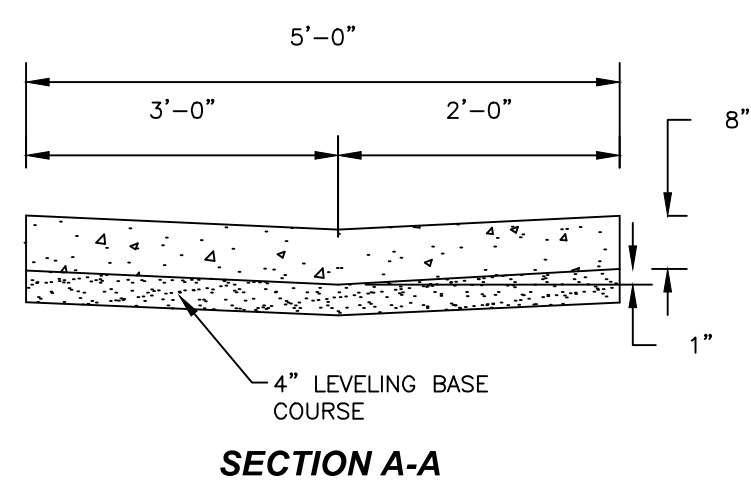
CONCRETE SURFACING
TYPICAL SECTION
NOT TO SCALE

②



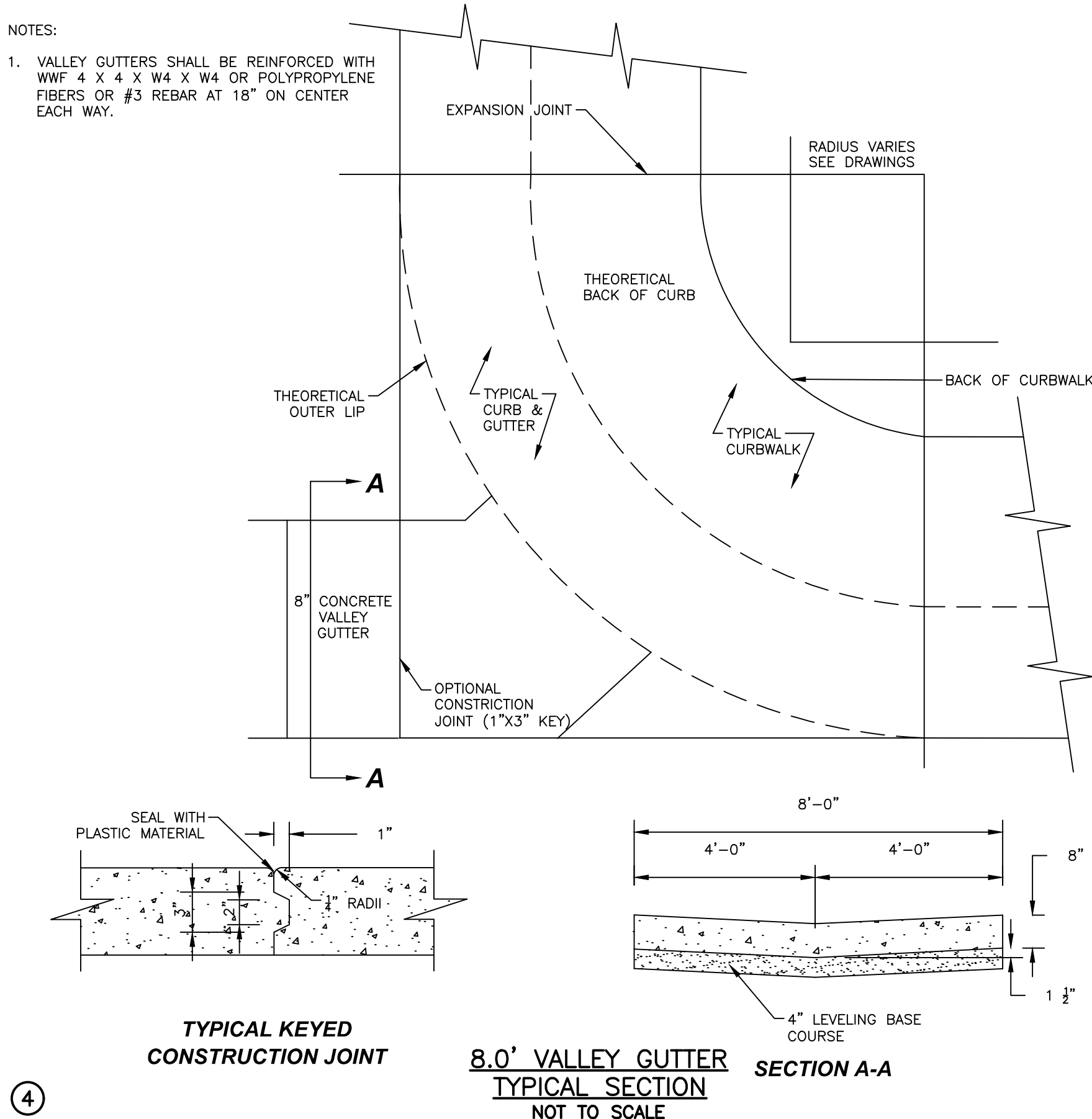
CONCRETE SIDEWALK
TYPICAL SECTION
NOT TO SCALE

③



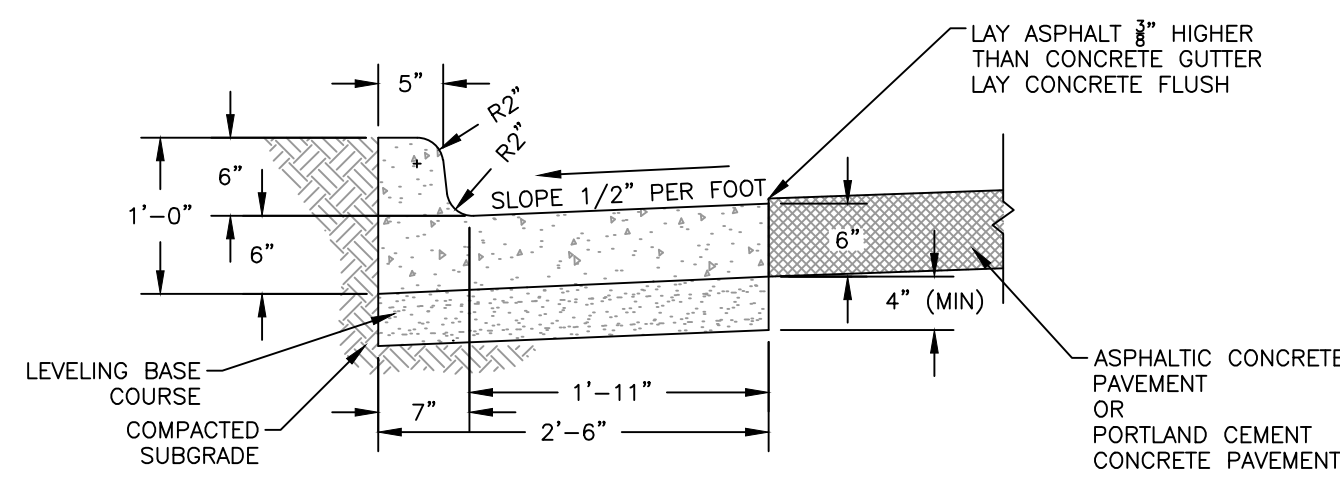
5.0' VALLEY GUTTER
TYPICAL SECTION
NOT TO SCALE

④



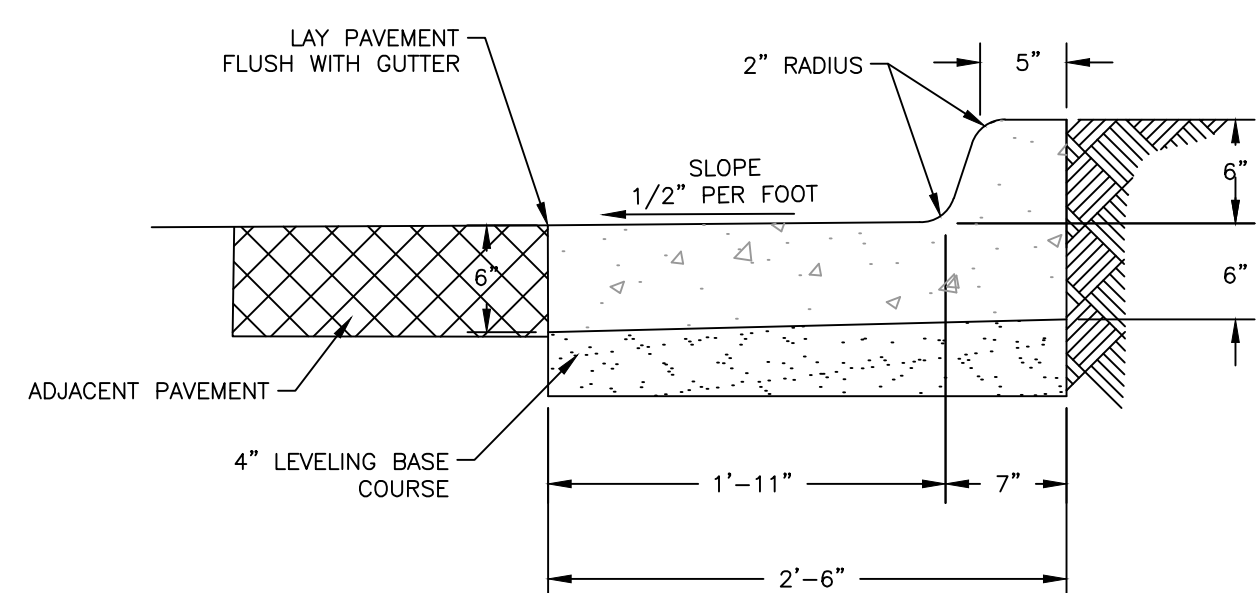
TYPICAL KEYED
CONSTRUCTION JOINT
8.0' VALLEY GUTTER
TYPICAL SECTION
NOT TO SCALE

⑤



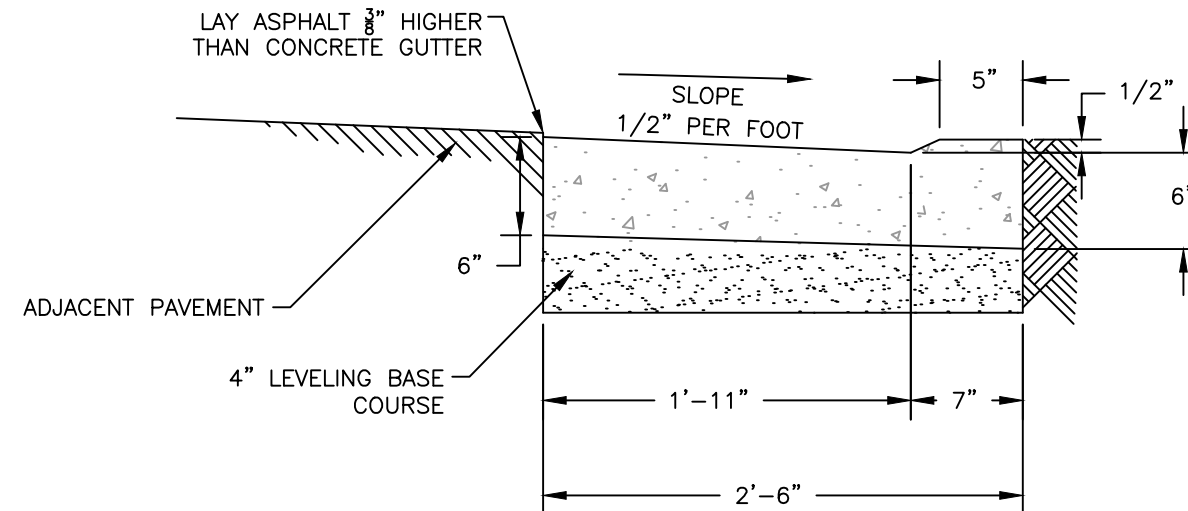
30" TYPE "B"
CURB & GUTTER
TYPICAL SECTION
NOT TO SCALE

⑥



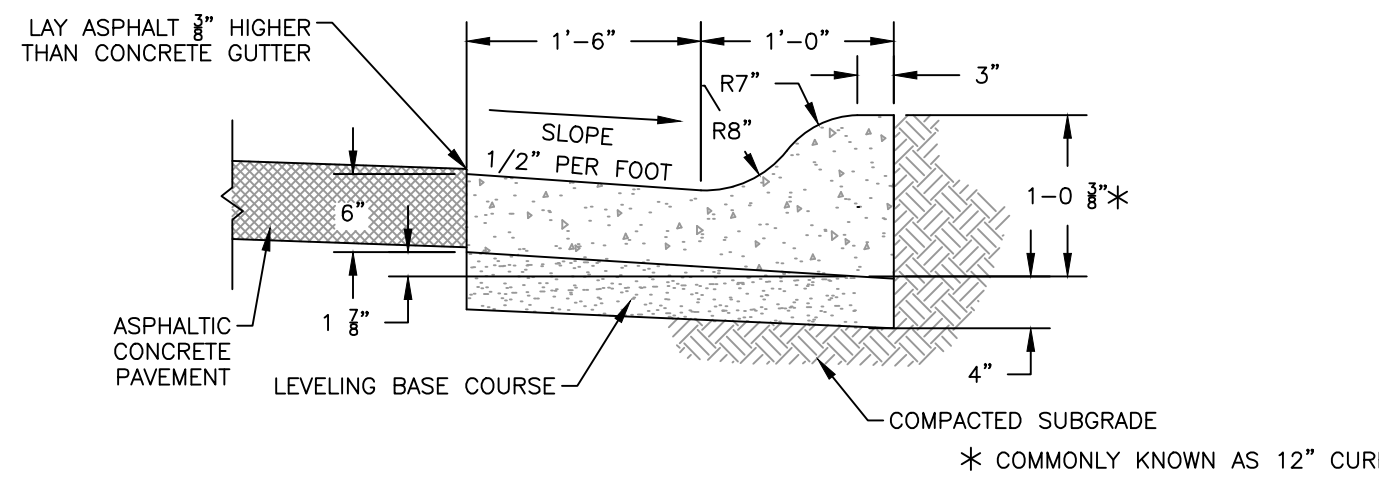
30" TYPE "B" FALLOUT
CURB & GUTTER
TYPICAL SECTION
NOT TO SCALE

⑦



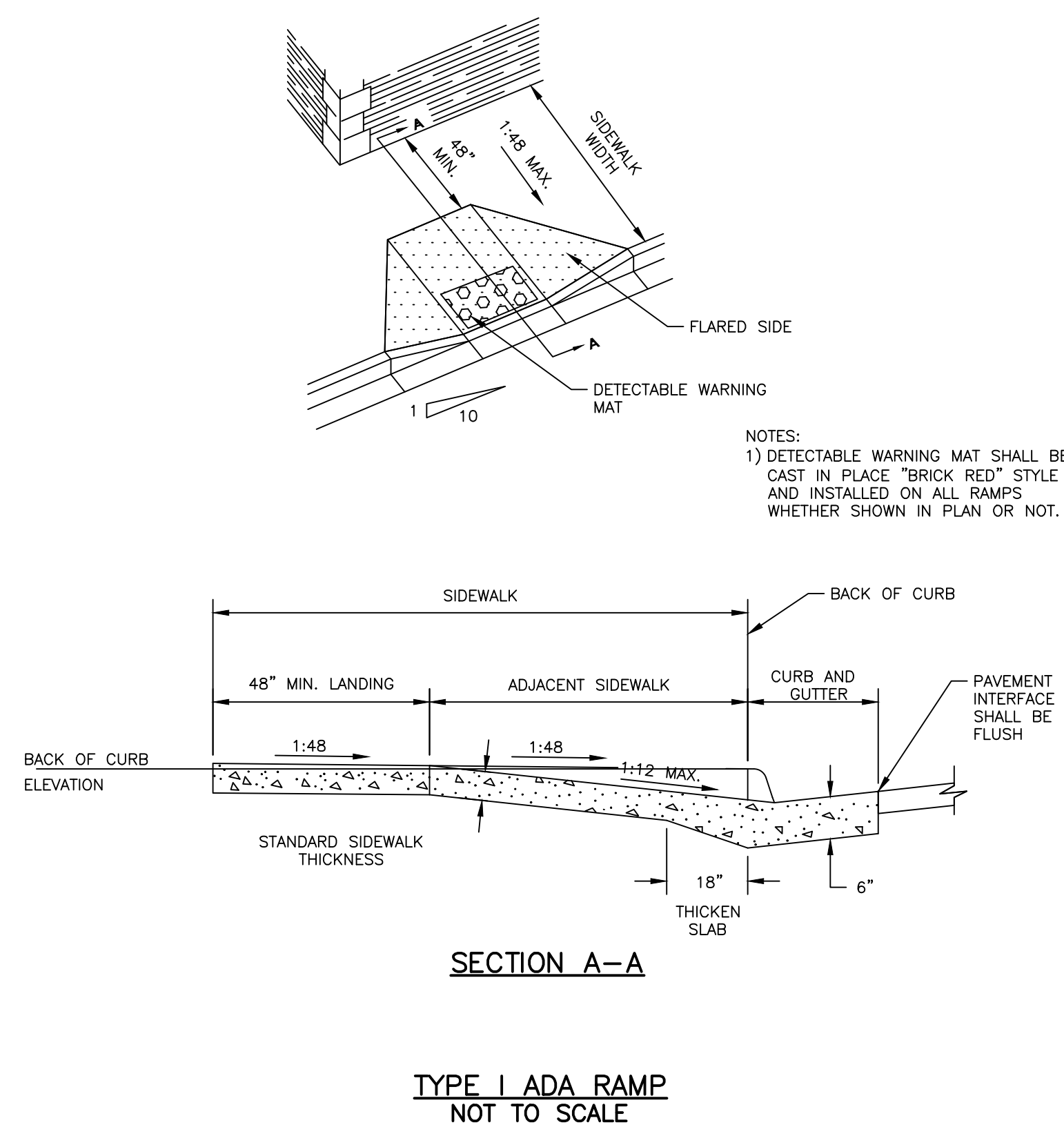
DEPRESSED CURB & GUTTER
TYPICAL SECTION
NOT TO SCALE

⑧



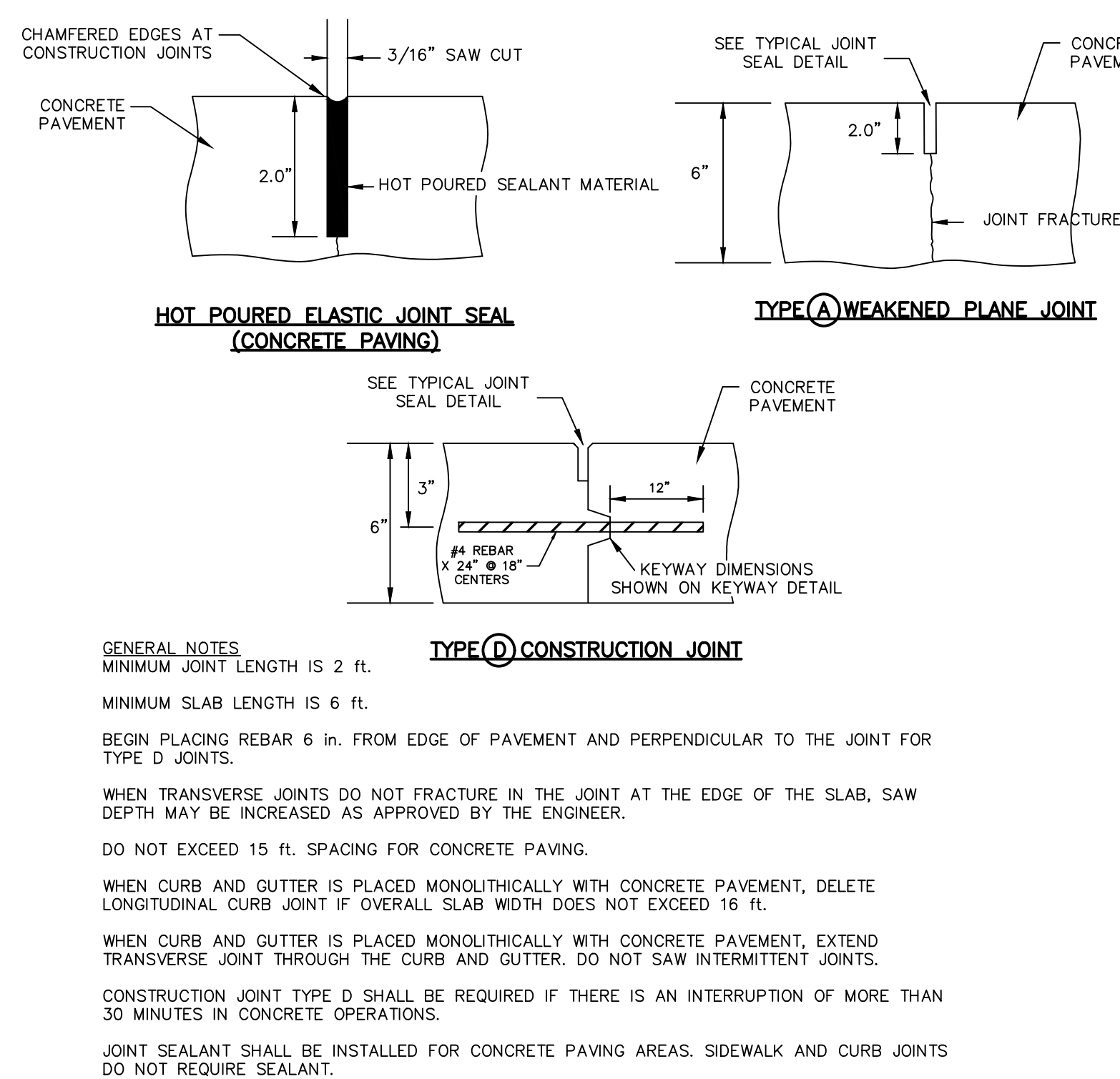
30" TYPE "A"
CURB & GUTTER
TYPICAL SECTION
NOT TO SCALE

⑨



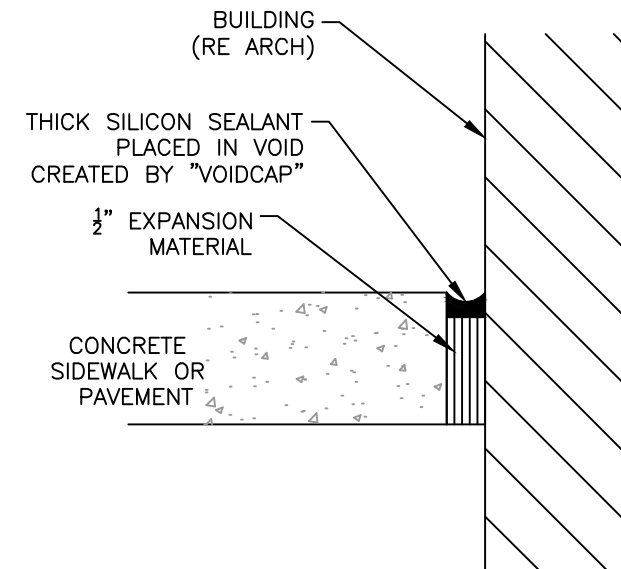
TYPE I ADA RAMP
NOT TO SCALE

⑩



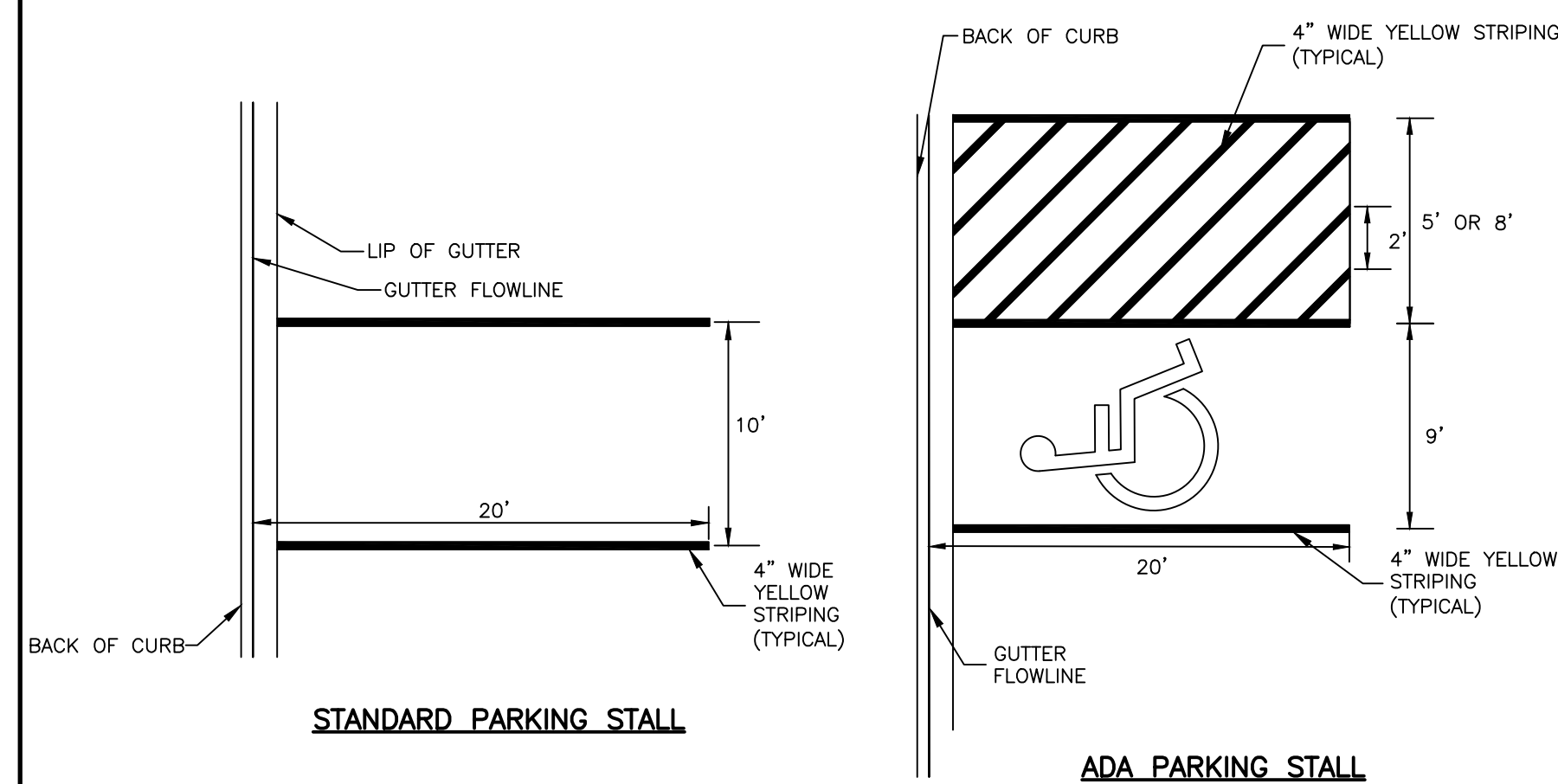
CONCRETE PAVEMENT
JOINT DETAILS
NOT TO SCALE

⑪

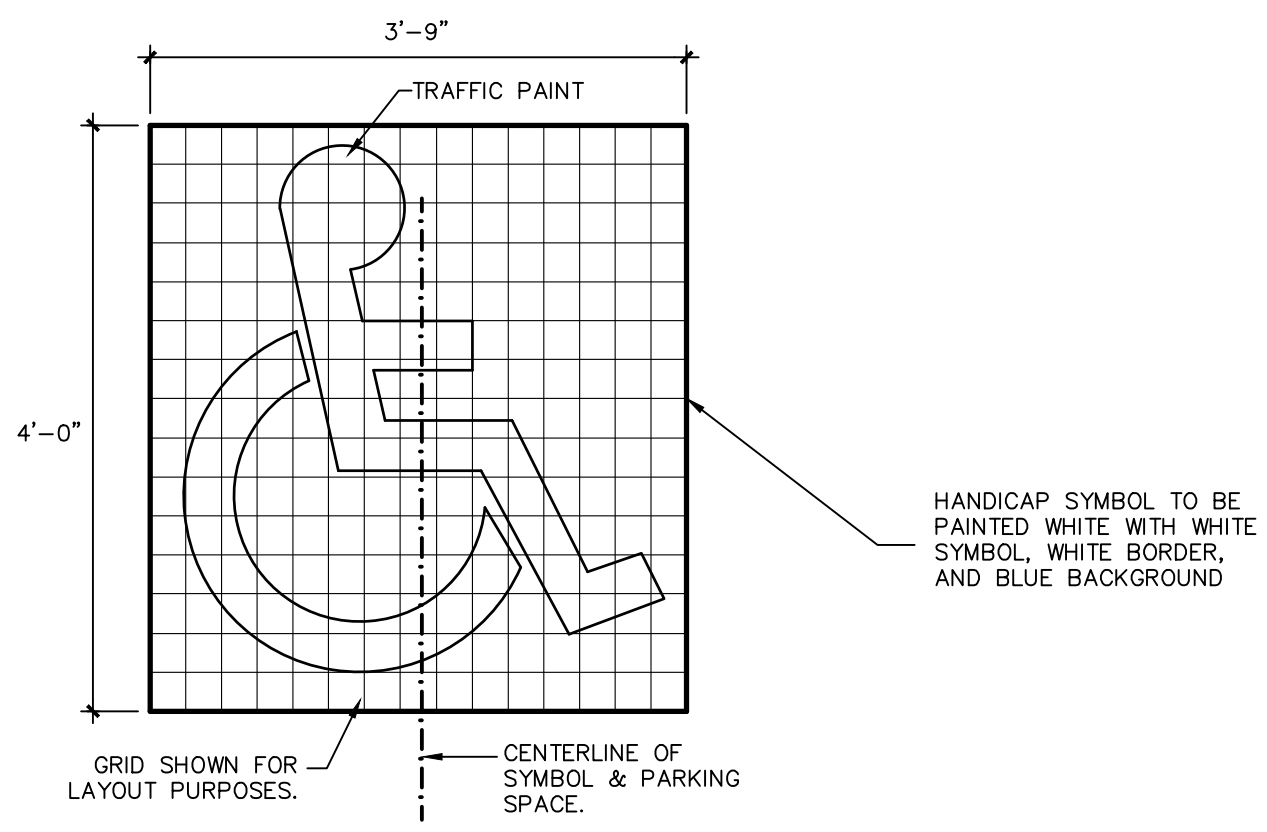


ISOLATION JOINT DETAIL
NOT TO SCALE

⑫



TYPICAL PARKING SPACE
STRIPING DETAIL
NOT TO SCALE



TYPICAL ADA SYMBOL
STRIPING DETAIL
NOT TO SCALE

SIGN SCHEDULE

SIGN NO.	DESCRIPTION AND SIZE	BACKGROUND COLOR	LETTERS, BORDERS, & SYMBOLS	MUTCD CODE	MOUNTING HEIGHT (BOTTOM)	NEW SIGN PANEL MATERIAL	SIGN POST	
#1	CROSSWALK 30"x30" DIAMOND	RETROFLECTIVE YELLOW	RETROFLECTIVE BLACK	W11-2	7'	ALUMINUM	2"x2" SQUARE TUBULAR STEEL	V-LOCK OR TELES PAR
	RIGHT DOWN ARROW 24"x12"			W16-7P				
#2	RESERVED PARKING WITH WHEELCHAIR SYMBOL	RETROFLECTIVE WHITE	RETROFLECTIVE GREEN LETTERING	R7-8	7'	ALUMINUM	2"x2" SQUARE TUBULAR STEEL	V-LOCK OR TELES PAR
	VAN ACCESSIBLE 12"x6"	RETROFLECTIVE BLUE	RETROFLECTIVE WHITE	R7-8B				
#3	RESERVED PARKING WITH WHEELCHAIR SYMBOL	RETROFLECTIVE WHITE	RETROFLECTIVE GREEN LETTERING RETROFLECTIVE BLUE SYMBOL	R7-8	7'	ALUMINUM	2"x2" SQUARE TUBULAR STEEL	V-LOCK OR TELES PAR



**CITY OF GILLETTE
PLANNING COMMISSION**

DATE: September 8, 2026

TITLE:

PL2026-0025 – Map Amendment – Lot 2, Chara Hill Estates, Phase 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-O, Office and Institutional 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-O, Office and Institutional 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). Also, at the time of development, a Drainage Study and Traffic Impact Study will be required.

The minimum district size for C-O is 1 acre and the minimum lot size within the C-O district is 7,000 square feet, or 0.16 acres. As Lot 2 is 2.88 acres, it does meet both the minimum lot size as well as the minimum district size.

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”. “This District allows for a compatible mixture of public, quasi-public, and private institutional and professional service uses at a moderate level of intensity, designed to be compatible with nearby residential districts.” (*Section 3, I. 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 Avenue, 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 Road onto Chara Avenue, however the frontage of Lot 2 along E Boxelder Road is prime for commercial, office, and institutional uses and is a logical extension of those uses.

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:

[Vicinity Map](#)

[Zoning Map](#)

[Exhibit](#)

[Section 2 - District Regulations](#)

[Planning Requirements](#)

[Ordinance](#)

Vicinity Map



CITY OF GILLETTE

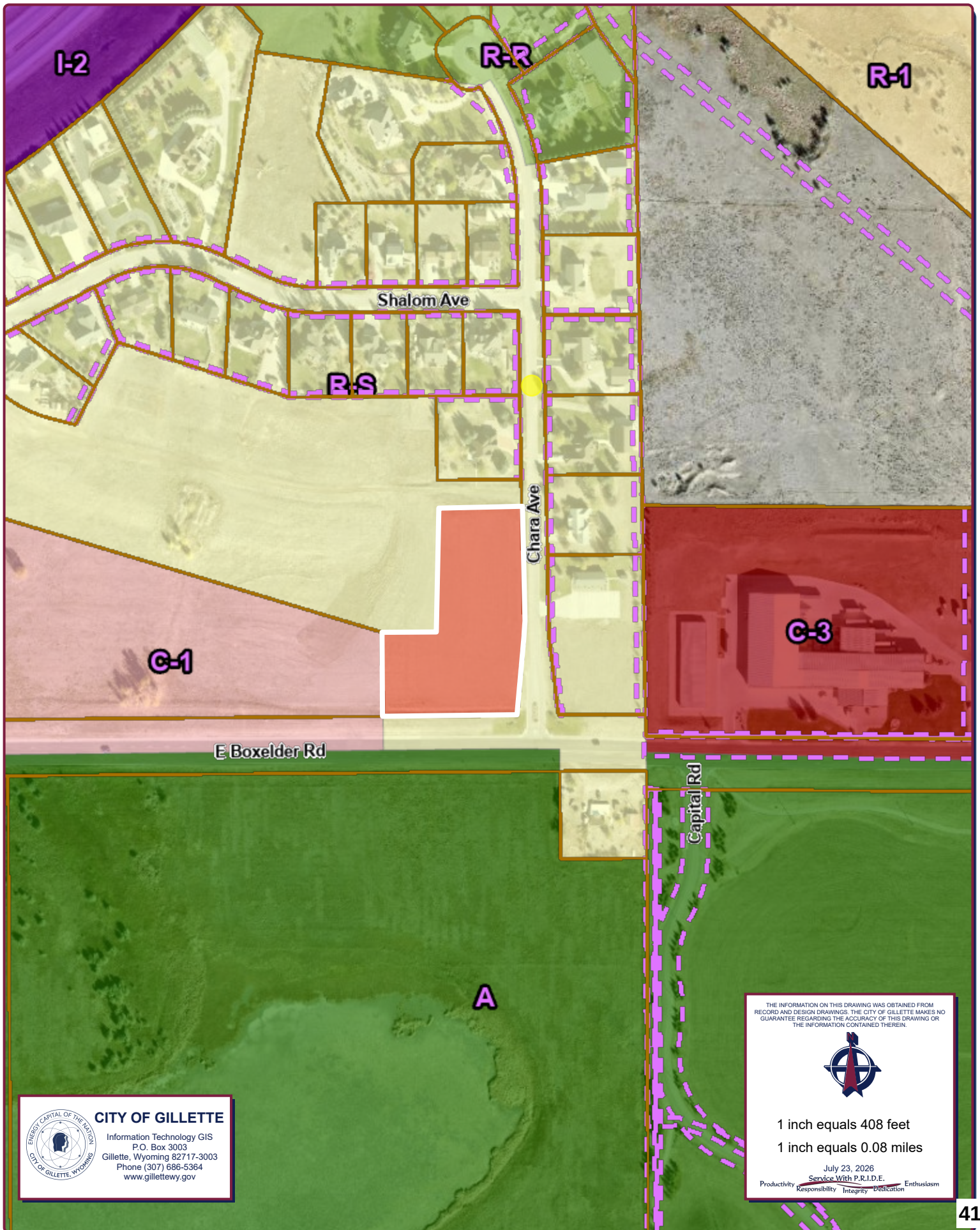
Information Technology GIS
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
www.gillettewy.gov



1 inch equals 344 feet
1 inch equals 0.07 miles

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

Zoning 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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THE INFORMATION CONTAINED THEREIN.



1 inch equals 408 feet

1 inch equals 0.08 miles

July 23, 2026
Service With P.R.I.D.E.
Productivity Responsibility Integrity Dedication Enthusiasm



N.T.S.

LOT 2
CHARA HILL ESTATES PH III
2.884 ACRES

CHARA AVENUE

BOXELDER ROAD



ZONING CODE

(Ord. No. 4056, 12/17/2024)

SECTION 2. DISTRICT REGULATIONS

Contents:

- a. Establishment of Zoning Districts
- b. Purpose and Land Use

a. Establishment of Zoning Districts

1. District Classification

Land within the corporate limits of the City of Gillette shall be divided into the following zoning districts:

Table a. A Districts Established		
Abbreviation	District Name	Reference
AG	Agricultural District <i>*Grandfathered Status</i>	a.
R-R	Rural Residential District	b.
R-S	Suburban Residential District	c.
R-1	Single-Family Residential District	d.
R-2	Single and Two-Family Residential District	e.
R-3	Single and Multiple-Family Residential District	f.
R-4	Multi-Family Residential	g.
M-H	Mobile Home District	h.
E-MH	Enhanced Manufactured Home District	i.
E-MH RS	Enhanced Manufactured Home Suburban Residential District	j.
C-P	Planned Neighborhood Business District	k.
C-O	Office and Institutional	l.
C-1	General Commercial District	m.
C-2	Office and Institution	n.
C-3	Business and Services District	o.
I-I	Light Industrial District	p.
I-2	Heavy Industrial District	q.

2. Zoning District Map

- a. The boundaries of the zoning districts are shown on a map titled, "Zoning Map, Gillette, Wyoming". This map, and all official amendments, are hereby declared to be part of this ordinance. The [Zoning Map](#) can be found on the City website under "Planning Services Division".
- b. All lands within the corporate boundaries shall be within one of the Zoning Districts.

- c. All lands which are hereafter annexed to the City of Gillette will have the default zoning of R-1, Single-Family Residential District, unless otherwise designated by the City Council as a part of the annexation and zoning process. Established zoning may be amended pursuant to the procedures established by the Zoning Code.

3. Uniform District Regulations

This ordinance applies uniformly in all zoning districts with the same classification:

- a. If a single property is divided by a zoning district boundary line, and if one parcel is smaller than the minimum lot size required by the Zoning Code, the zoning district regulations for the larger parcel shall apply to the small parcel.
- b. If a single property is divided by a zoning district boundary line, and if each parcel is at least equal to the minimum lot size required by the Zoning Code, the zoning district regulations for each parcel shall apply.
- c. If a single property is divided by a zoning district boundary line, and if both parcels are smaller than the minimum lot size required by the Zoning Code, the most restrictive of the zoning district regulations for the two parcels shall apply to both parcels.
- d. Lots located in R-1, R-2, M-H, E-MH and E-MH-RS Zoning Districts may have one (1) primary structure; this applies to individually owned lots in the M-H Zoning District. Lots located in the remaining zoning districts and mobile home parks located in an M-H Zoning District may have more than one (1) primary structure. All structures must comply with the Zoning Code.

4. Minimum Size of District Area

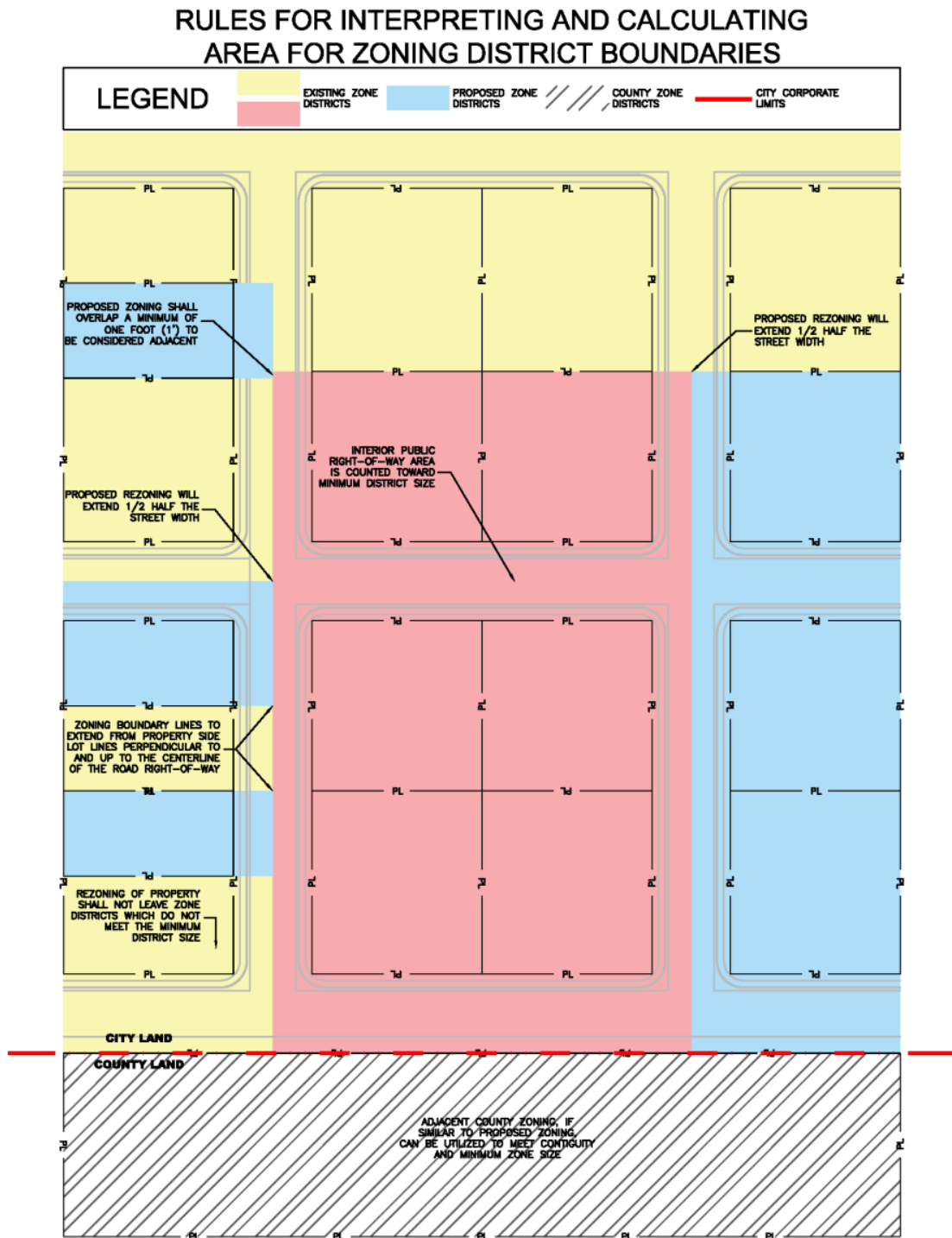
Amendments to the Zoning Code must meet minimum size requirements.

Table a. B Minimum Size of District Area		
Abbreviation	District Name	Minimum Size of District
Ag	Agricultural	No New Districts Allowed
R-R	Rural Residential	10 acres
R-S	Suburban Residential	10 acres
R-1	Single-Family Residential	10 acres
R-2	Two-Family Residential	3 acres
R-3	Single and Multiple Family Residential	3 acres
R-4	Multi-Family Residential	2 acres
M-H	Mobile Home	5 acres
E-MH	Enhance Manufactured Home	7 acres
E-MH RS	Enhanced Manufactured Home Suburban Residential	10 Acres
C-O	Office and Institutional	1 acre
C-P	Planned Neighborhood Business	1 acre
C-1	General Commercial	4 acres
C-2	Office and Institution	1 acre
C-3	Business/Service	10 acres
I-1	Light Industrial	5 acres
I-2	Heavy Industrial	10 acres

5. Rules for Interpreting and Calculating Area for Zoning District Boundaries

- a.** All rights-of-way within City limits are to be zoned to the centerline.
- b.** Side lot lines extend to the centerline of the right-of-way.
- c.** Interior public right-of-way counts toward minimum district size.
- d.** Natural features are zoned to the centerline when at a boundary limit.
- e.** Adjacent and contiguous land in the surrounding county that is zoned in a similar category can be used for rezoning acreage calculation purposes.
- f.** Upon annexation and zoning of County land, the zoning will be adjusted to the center of right-of-way as applicable.

Figure a. A
Rules for Interpreting and Calculating Area for Zoning Districts



Effective on: 10/21/2024

b. Purpose and Land Use

Table b. A Permitted Uses																	
X = Permitted Use																	
Use	<u>Ag</u>	<u>R-R</u>	<u>R-S</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	M-H	<u>E-MH</u>	E-MH RS	<u>C-O</u>	C-P	<u>C-1</u>	C-2	<u>C-3</u>	I-1	I-2
Amusement Place													<u>X</u>				
Animal Boarding/Training	<u>X</u>														<u>X</u>	X	<u>X</u>
Animal or Livestock Sales																	<u>X</u>
Antique Shop (all merchandise sold indoors)												X	<u>X</u>	X			
Asphalt Plant or Concrete Plant																	<u>X</u>
Automobile Body Work, Painting, or Major Repairs																X	<u>X</u>
Automobile Wrecking/Salvage Yard/Junk Yard																	<u>X</u>
Automobile/Mobile/Manufactured Homes Sales													<u>X</u>		<u>X</u>	X	
Automobile Supply Store													<u>X</u>		<u>X</u>		
Bar/Tavern/Lounge											<u>X</u>	X	<u>X</u>	X			
Barber, Beauty Shop, or Spa											<u>X</u>	X	<u>X</u>	X	<u>X</u>		
Bed & Breakfast		X	<u>X</u>	X	<u>X</u>			X									
Boarding or Rooming House							<u>X</u>										
Bulk Plant, Gasoline, or LP Gas																	<u>X</u>
Carpenter and Cabinet Shop; (employing 5 persons or less in C-1 and C-2)													<u>X</u>	X	<u>X</u>	X	<u>X</u>
Car Servicing/Repair													<u>X</u>	X	<u>X</u>	X	
Cemetery	<u>X</u>	X	<u>X</u>	X	<u>X</u>			X		X							
Church	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X			
Civic (police, post office, fire, utilities, parks, libraries, etc.)	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>
Commercial Recreation													<u>X</u>	X	<u>X</u>	X	<u>X</u>
Community Center		X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X			<u>X</u>				
Condominium or Townhouse					<u>X</u>	X	<u>X</u>										
Contractors' Yard (vehicles, equipment/supplies, etc.)																X	<u>X</u>
Crematorium (as primary use)																X	<u>X</u>
Daycare* - with appropriate state license and special permit		X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>		
Dry cleaning/Laundry, etc.											<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>
Entertainment - Family-Friendly (movie theater, bowling alley, etc.)												X	<u>X</u>				
Financial Institutions (banks, lending, etc.)											<u>X</u>	X	<u>X</u>	X			
Fix-it-Shop (small appliance, household, and small engine repair)												X	<u>X</u>				
Flooring and carpet store													<u>X</u>		<u>X</u>		
Food Sales (bakery, coffee shop, etc.)											<u>X</u>	X	<u>X</u>	X	<u>X</u>		
Foster Home	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X	<u>X</u>	X							

Table b. A
Permitted Uses

X = Permitted Use

Use	<u>Ag</u>	<u>R-R</u>	<u>R-S</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>M-H</u>	<u>E-MH</u>	<u>E-MH RS</u>	<u>C-O</u>	<u>C-P</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>I-1</u>	<u>I-2</u>
Gas Station (does not include body work, painting, or major repairs)												X	X		X	X	X
General Agriculture	X																
Golf Course	X		X	X									X				
Greenhouse/Plant Nursery	X											X	X		X	X	X
Grocery Store													X				
Group Care Facility	X	X	X	X	X	X	X	X	X	X	X		X	X			
Group Daycare Facility (with appropriate state license)						X	X					X	X	X	X		
Group Foster Home - with appropriate state license						X	X							X			
Halfway House														X		X	
Heavy Equipment Sales, Service, and Repair																	X
Heavy Manufacturing, Processing, and Fabrication																	X
Hospital						X	X				X			X			
Hotel/Motel													X	X			
Industrial Pipe Yard																	X
Institution of Higher Learning, Including Dormitory Accommodations						X	X						X	X			
Junk Yard																	X
Light Manufacturing, Processing, or Fabrication															X	X	X
Lumber/Pipe Yard/Building Material Storage and Sales (except ready mix concrete)													X		X	X	X
Medical Offices											X	X	X	X	X		
Mixed-use Development (Minimum area of zone lot for mixed-use shall be 2000 square feet per residential development.)											X	X	X	X	X		
Mobile/Manufactured Home								X	X	X							
Mortuary (Does not include Crematorium as an Accessory Use in Residential Zones)					X	X					X		X	X			
Multi-Family Dwelling						X	X										
Museum													X	X			
Neighborhood Recreational Facility											X	X					
Novelty Shops, as defined in G.C.C. § 10-4(2)(m), and permitted by G.C.C. § 10-4(4)(c)													X	X	X		
Nursing Home/Assisted Living for Elderly						X	X				X			X			
Office											X	X	X	X	X	X	
Off-Street Parking and Storage of Personal Effects								X	X	X							
Oil/Gas/Mineral Exploration, Production	X																X
Oil/Gas/Mineral Supply, Storage, and Sales																X	X

Table b. A
Permitted Uses

X = Permitted Use

Use	Ag	R-R	R-S	R-1	R-2	R-3	R-4	M-H	E-MH	E-MH RS	C-O	C-P	C-1	C-2	C-3	I-1	I-2
Parking Garage													X	X	X		
Parking of Vehicles (Must comply with SECTION 5.)					X	X		X			X		X	X	X	X	X
Pet Store												X	X	X			
Pharmacy											X	X	X	X			
Printing and Publishing, Including Newspaper Office													X		X		
Private Club/Lodge						X	X						X	X	X		
Professional Services											X	X	X	X	X	X	X
Railroad	X				X	X							X		X	X	X
Ready-mix Concrete Plant																	X
Recreation Camp	X																
Recreational Vehicle (RV) Park													X				
Refinery																	X
Rental Store													X			X	
Restaurant, Fast Food											X		X				
Restaurant, Standard											X	X	X	X	X	X	
Retail, Alcohol/Tobacco Sales											X	X	X	X			
Retail, General Goods											X	X	X	X	X		
Sanitary Landfill																	X
Schools (Public and Private)	X	X	X	X	X	X	X	X			X		X	X			
Self Service Laundry													X				
Sexually Oriented Business																	X
Shared Living Residence for Senior Citizens		X	X	X	X	X	X	X						X			
Single-Family Dwelling		X	X	X	X	X	X	X	X	X							
Slaughterhouse																	X
Storage Facility													X		X	X	X
Taxidermy***															X	X	
Telecommunication Studio (television, radio, etc.)													X		X	X	
Truck or Railroad Terminal																X	X
Two-Family Dwelling					X	X	X										
Underground Oil or Gas Storage Facilities, as Approved by the City Engineering and Fire Marshall																X	
Veterinary Clinic	X												X		X	X	X
Victim Service Agency					X	X	X						X				
Warehouse																X	X
Welding Shop																X	X

Table b. A Permitted Uses																	
X = Permitted Use																	
Use	<u>Ag</u>	R-R	<u>R-S</u>	R-1	<u>R-2</u>	R-3	<u>R-4</u>	M-H	<u>E-MH</u>	E-MH RS	<u>C-O</u>	C-P	<u>C-1</u>	C-2	<u>C-3</u>	I-1	<u>I-2</u>
* Daycares: R-R, R-S, R-1, R-2, R-3, R-4, M-H, E-MH, and E-MH-RS - Family Child Care Home (FCCH), or Family Child Care Center (FCCC), with appropriate State License and operated from the provider's home with a special permit, or Child Care Center (CCC) operated by a church with appropriate State License as required under Section 3.t. of this code. Family Child Care Center (FCCC) or Child Care Center (CCC) can operate C-O, C-P, C-1, C-2, C-3. All outdoor play areas must be fenced.																	
***Tanning of hides, preparation such as boiling skulls for European Mounts and anything that causes obnoxious odors and smells are not allowed in the C-2, Central Business District and the C-3, Business/Service District.																	
Not all uses are listed as part of this table. Uses not listed shall be subject to administrative review and approval.																	

Table b. B Permitted Encroachments in All Zoning Districts	
Type	Amount
Belt courses, sills, lintels, exterior columns, chimneys, and building accessories	2 feet
Open/unwalled porches, terraces, balconies, and exterior stairways	3.5 feet
Cornices, overhangs, eaves, and gutters	2 feet

Table b. C Permitted Accessory Uses in Residential Districts					
Type	Ag	R-R	R-S	R-1, R-2, M-H, E-MH, E-MH-RS	R-3, R-4
Clearly incidental, customary, and commonly associated with the primary structure	X	X	X	X	X
Operated and maintained under the same ownership and on the same lot as the primary structure	X	X	X	X	X
Accessory use in detached structures	X	Gross floor area not to exceed 1.5 times that of primary structure	Gross floor area not to exceed 1.5 times that of primary structure	<u>Lots Less Than or Equal to 22,000 Square Feet:</u> Not to exceed the Gross Floor Area of the permitted use. <u>Lots Greater Than 22,000 Square Feet:</u> Gross floor area not to exceed 1.5 times that of primary structure	<u>Lots Less Than or Equal to 22,000 Square Feet:</u> Not to exceed the Gross Floor Area of the permitted use. <u>Lots Greater Than 22,000 Square Feet:</u> Gross floor area not to exceed 1.5 times that of primary structure

Table b. C Permitted Accessory Uses in Residential Districts					
Type	Ag	R-R	R-S	R-1, R-2, M-H, E-MH, E-MH-RS	R-3, R-4
Livestock and fowl - with restrictions	X	X	---	---	---
Chickens - Up to five (5) Chickens in Accordance with Chapter 4, Sections 4-33 through 4-43 of the Gillette City Code.	X	X	X	X	X
Residential occupancy - with restrictions*	X	See Table 20.02.02 E	See Table 20.02.02 E	See Table 20.02.02 E	See Table 20.02.02 E

Table b. D Permitted Accessory Uses in Commercial and Industrial Districts						
Type	C-P	C-O	C-1	C-2	C-3	I-1, I-2
Clearly incidental, customary, and commonly associated with the primary structure.	X	X	X	X	X	X
Operated and maintained under the same ownership and on the same zone lot as the permitted use.	X	X	X	X	X	X
Does not include structures or structural features inconsistent with the permitted use.	X	X	---	X	---	---
Does not include residential occupancy	X	X	X	X	---	---
Does not include residential occupancy, except by a caretaker or watchman employed on the premises.	---	---	---	---	X	X
Except for Mixed-Use Development, does not include residential occupancy, except by owners and employees employed on the premises and their families; provided however, that no more than one (1) such dwelling unit shall be allowed for each permitted use. Mobile or manufactured homes shall not be permitted.	X	X	X	X	X	---
If operated wholly or partly within the structure containing the permitted use, the gross floor area utilized by the accessory use shall not exceed thirty (30%) percent of gross floor area of the permitted use.	---	---	---	X	---	---
If operated within a structure, shall not exceed a gross floor area of fifty (50%) percent of the gross floor area of the permitted use. If operated as an open accessory use, shall not exceed a gross floor area of fifty (50%) percent of the area of the zone lot.	X	X	X	---	X	X
Does not include an area of over ten (10%) percent of the area of the zone lot.	---	---	---	---	---	X
Does not include an area of over ten (10%) percent of the area of the zone lot or thirty-five (35%) percent of the gross floor area of the permitted use, whichever is greater.	---	---	---	---	X	---
If in a separate, detached structure from a permitted use, the gross floor area devoted to the accessory use shall not exceed the gross floor area of the permitted use.	---	---	---	X	---	---

Table b. E
Accessory Dwelling Units (ADU)

Use	Requirement
Occupancy	Owner must live on-site in either the primary dwelling or the ADU
Quantity	One ADU per lot
Foundation	Must be on a permanent foundation
Utilities	Water, sewer, and electric utilities shall be provided to each ADU
Parking	Must provide one additional off-street paved parking space (9'x18') in addition to primary dwelling parking requirements
Setbacks and Open Space	Must adhere to zoning district accessory use setbacks and open space requirements.
Size	800 square feet maximum

ADU's are allowed in all residential zoning districts on lots that are individually owned and contain single-family dwellings.
No Day Cares are allowed in ADU's. ADU's must comply with the current Building Code as adopted by the City of Gillette.

Table b. F
Shipping Containers

Residential	Commercial	Industrial
Allowed only as Accessory use to Primary Structure (Not allowed as ADU)	Allowed as Primary or Accessory Structure	Allowed as Primary or Accessory Structure
Solid 6' screen fence required	Solid 6' screen fence required or mural for screening. Construction shall meet all current Building Codes	Construction shall meet all current Building Codes

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-O, OFFICE AND INSTITUTIONAL 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-O, Office and Institutional 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: