PLANNING COMMISSION AGENDA
CITY OF GILLETTE
1ST FLOOR, COUNCIL CHAMBERS
201 E. 5TH ST., GILLETTE, WY 82716
Tuesday, October 13, 2026
5:15 PM

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. **Meeting Minutes - September 8, 2026**

C. PRESENTATIONS

D. CASES

1. **PL2026-0047 – Minor Subdivision – 920 E Boxelder Road**

   Staff Reference: Meredith Duvall, City Planning Manager

2. **PL2026-0050 – Minor Subdivision – 405 E 8 th Street**

   Staff Reference: Meredith Duvall, City Planning Manager

E. OLD BUSINESS

F. NEW BUSINESS

G. ADJOURNMENT

CITY OF GILLETTE
PLANNING COMMISSION

DATE: **October 13, 2026**

TITLE:

Meeting Minutes - September 8, 2026

ATTACHMENTS:
Minutes - September 8, 2026

PRESENT

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

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

Staff Present: Meredith Duvall, City Planning Manager, Amy Smith, City Planner; Jami Johnson, 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 Jack Colson to approve the meeting minutes of August 11, 2026. Lance Walker seconded the motion. Motion carried 4/0.

Case No. PL2026-0042 – EASEMENT VACATION – 2300 S Douglas Hwy

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.

Meredith Duvall said the Planning Division received one inquiry that was a Walmart employee calling at their manager's request after seeing the sign posted for the case, and was a general inquiry 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, Lance Walker made a motion to approve the case, and Vice-Chair Cone seconded. The Motion carried 4/0.

Case No. PL 2026-0043 – EASEMENT VACATION – 2300 S Douglas Hwy

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.

DRAFT

Meredith Duvall said the Planning Division received the same inquiry from the Walmart employee calling at their manager's request after seeing the sign. Like the previous case, there were no objections to the proposed vacation.

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 Lance Walker seconded. The Motion carried 4/0.

Case No. PL 2026-0040 – MINOR SUBDIVISION | FINAL PLAT – Pronghorn Ranch Phase III, Filing 1A

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 50 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 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.

Meredith Duvall said the Planning Division received two inquiries from the public on the case, and were general inquiries 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, Jack Colson made a motion to approve the case, and Vice-Chair Cone seconded. The Motion carried 3/0/1 Abstention.

Case No. PL 2026-0041 – MAJOR COMMERCIAL SITE PLAN – 3800 Commercial Drive

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.

Meredith Duvall said the Planning Division received no calls from the public on the case.

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

Chair Hottell asked what the round track-like shaped drawing on the far right of the proposed site map was, and Meredith Duvall said it was an on-site detention area for managing water, snow melt, and runoff.

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

Case No. PL 2026-0025 – MAP AMENDMENT – Lot 2, Chara Hills Estates, Ph III

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.

Per Section 1.e(1) Amendment Procedures, Statement of Policy: Any person, corporation, or the City may initiate amendments to the Zoning Code to: Correct an obvious error or oversight in the regulations; or 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.

Meredith Duvall said the Planning Division received multiple written comments and calls from the public on the case. They were as follows:

Public Comment 1: Against the rezone because the drainage in Phase 1 of Chara Hills was not done properly. They said they worked with City Engineering last year and got land from the church to help fix the drainage, but it did not move forward mainly due to the subdivision. Ms. Duvall noted that, per her understanding, the property owner has since spoken with the resident and reached a mutual understanding/compromise regarding the drainage.

Public Comment 2: Inquired whether the zoning would remain the same. Ms. Duvall said they advised the zoning for Lot 1 and Tract A were staying RS – Suburban Residential District and Lot 2 was proposed for change to Commercial.

Public Comment 3: Inquired about what was being proposed. Ms. Duvall said they were advised it was a minor subdivision as well as a zoning district map amendment. They wanted to know if there would be streets connecting, and they were advised no plans had been submitted to the Planning Division for development for through traffic. They stated they were adamantly opposed to the rezone and the development in all forms.

Public Comment 4: Had general questions regarding the proposed rezone and did not have strong feelings either way.

Public Comment 5: Expressed support of the subdivision and map amendment and stated hope that the land gets developed. They thought it would be a good thing and asked if landscaping would be required, and Ms. Duvall clarified that commercial development requires a landscaping plan, whereas residential development does not.

Public Comment 6: Concerned about not receiving a surrounding property owner notice. Staff investigation revealed that the previous homeowner had moved and the County Assessor's contact records had not yet been updated. Ms. Duvall informed the resident they would receive all future notices and hand-delivered the subsequent surrounding property owner letter. The resident also asked what type of business would occupy the commercial lot; Ms. Duvall advised that specific development plans are unknown at this time.

Public Comment 7: Had concerns about increased traffic, dangerous intersections and drainage concerns possibly due to an undersized culvert along Shalom Ave. The resident also inquired about a possible berm installation on a lot that is not considered for rezone.

Public Comment 8: Had traffic concerns, stating they thought they were purchasing a home in a quiet neighborhood and had concerns about the rezoning to commercial.

Public Comment 9: Adamantly against the proposed rezoning as it does not align with the intent of the neighborhood.

Public Comment 10: Expressed concern after a neighbor placed a notice on the mailbox advising residents to attend the Planning Commission meeting to vote for or against the map amendment. Ms. Duvall said the flyer claimed the zoning was to be changed to C-O, Office and *Industrial* and it led neighboring residents to believe that they would be voting. Ms. Duvall said she advised the correct zoning would be C-O, Office and Institutional, and that the residents would not be voting on the proposed rezoning, but rather the Planning Commission would be voting on the case. Also, Ms. Duvall advised the case would then move to City Council for approval as well. The resident said they would then address the misleading flyer within the neighborhood.

Public Comment 11: Opposed commercial land use in the neighborhood and objected to the map amendment.

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

Rachelle Kadow of 1700 Chara Ave spoke in opposition to the proposed zoning change and presented the following comments:

Ms. Kadow stated that any rezone should be conducted in consultation with a Homeowners Association (HOA) meeting through an elected representative. Ms. Kadow said she did not have adequate time to prepare for the meeting after being rear-ended at the neighborhood entrance in late July, adding the same kind of events have been frequent and will increase. Ms. Kadow said Shalom Avenue will be affected as people will see it as a shortcut rather than entering off Boxelder Road, which has heavy traffic.

Ms. Kadow asked the Commission to remember purchasing their first home that they could be proud of with a neighborhood of families who believed they were moving into a private residential area. Ms. Kadow said she was referring to an upper-middle class neighborhood where homes are between $500,000 to $1 million. Ms. Kadow noted she is proud of their neighborhood with the highest HOA in the city because they do not have mobile homes, only stick-built homes, that are on a higher level of value.

Ms. Kadow said there is also low crime in her neighborhood, with children riding bikes unattended and that would probably cease because of the potential of being hit by cars and traffic issues. Ms. Kadow said turning off Boxelder Road would become congested, making people use Shalom Avenue prompting more traffic there.

Ms. Kadow said paying off her home was a wonderful accomplishment, but changes are now being proposed to her neighborhood beyond her control that she was led to believe would not by her realtor and by the neighbor who watched her house while she was in Italy for a month. Ms. Kadow said there would not be as many Sunday evenings with people walking their dogs because the whole nature of the neighborhood would change.

Ms. Kadow said it was her understanding that discussions have occurred regarding potential buyers of the lot without changing the zoning, allowing for more meaningful development options other than C-O.

Tom Kremer, Developer of the lot for the proposed rezoning, was present and said the citizen who contacted City Planning about concerns of drainage did get in contact with him and they put together a plan. Subsequently, Mr. Kremer said he spent Labor Day weekend digging a culvert at a church site in the neighborhood. As well, the area was resodded he said.

Mr. Kremer said access to the lot would be off Boxelder Road only, with no access being granted off Chara Avenue, so the concerns of increased traffic on streets like Shalom Avenue will not be an issue with any new development on the property.

Ms. Kadow said she also wanted to point out that she understands the developer wants to be particular about what type of business is developed on the property; however, she said they had no control of how long that business would last and what business would follow and could include a vape shop (e-cigarette retailer).

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

OLD BUSINESS — None

NEW BUSINESS — Meredith Duvall said the September 22, 2026, meeting is canceled and the next meeting will be October 13, 2026.

ADJOURNMENT — The meeting was adjourned at 5:49 pm

Minutes prepared by Jill McCarty, Administrative Coordinator.

DRAFT

CITY OF GILLETTE
PLANNING COMMISSION

DATE: **October 13, 2026**

TITLE:

PL2026-0047 – Minor Subdivision – 920 E Boxelder Road

APPLICANT/OWNER:

LOF Gillette, LLC, Owner; Double Bulls Property LLC, Owner

AGENT:

Cevin Imus, Mountain Plains LLC., Agent

CASE SUMMARY:

The applicant seeks to subdivide one existing lot into two that is situated between E Boxelder Road and Country Club Road.

CASE BACKGROUND:

The applicant seeks to subdivide one existing lot into two; proposed Lot 5B with 0.82 acres and proposed Lot 5C with 1.40 acres. The zoning is currently C-1, General Commercial. The existing lot proposed to be subdivided currently contains paved parking and does not have any structures on it. There is an active Commercial Site Plan (PL2026-0023) for a proposed restaurant on Lot 5B that is under review with City Staff. 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 Lot 5B will be off E Boxelder Road and access for Tract 5C will be off Country Club Road.

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:

October 20, 2026

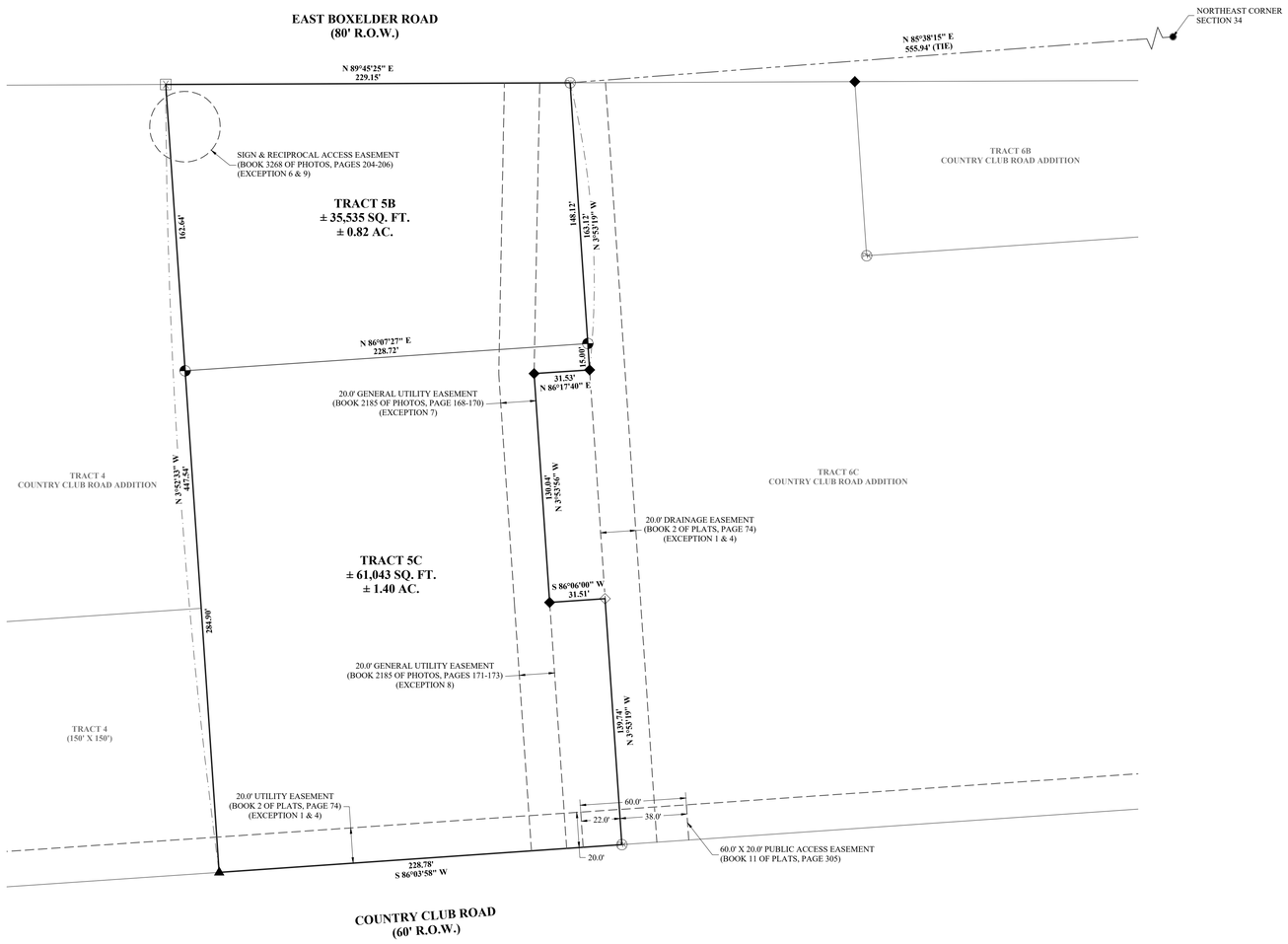
ATTACHMENTS:
Draft Final Plat
Vicinity Map
Planning Requiremets
Resolution

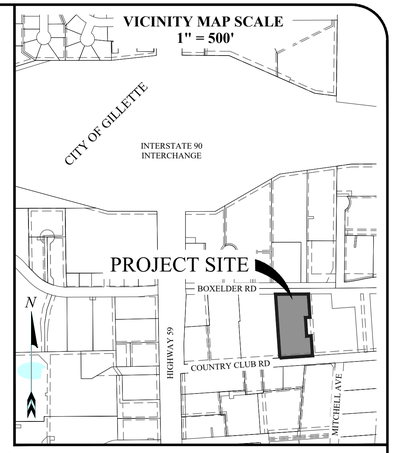
FINAL PLAT

RESUBDIVISION OF TRACT 5A, COUNTRY CLUB ROAD ADDITION, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING TO BE KNOWN AS

TRACT 5B & TRACT 5C, COUNTRY CLUB ROAD ADDITION,

TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING





BASIS OF BEARING

CITY OF GILLETTE CONTROL

SUMMARY

TOTAL LOTS: 2
TOTAL AREA: 96,578 SQ. FT. (2.22 AC.)

SUBDIVISION PURPOSE

THE RESUBDIVISION OF TRACT 5A, COUNTRY CLUB ROAD ADDITION, NOW TO BE KNOWN AS TRACT 5B & TRACT 5C, COUNTRY CLUB ROAD ADDITION.

DECLARATION VACATING PREVIOUS PLATTING:

THIS PLAT IS THE RESUBDIVISION OF TRACT 5A, COUNTRY CLUB ROAD ADDITION, AS RECORDED IN BOOK 11 OF PLATS, PAGE 305, OF THE OFFICIAL RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED NORMAN H. LESLIE, PRESIDENT OF LOF GILLETTE, LLC, AND KENT JEFFRIES, MANAGER OF DOUBLE BULL PROPERTIES, LLC, BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS TRACT 5A, COUNTRY CLUB ROAD ADDITION, BEING SITUATED IN A PORTION OF THE NE1/4 NE1/4 OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 72 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 5B & TRACT 5C, COUNTRY CLUB ROAD ADDITION, TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AND CONTAINS AN AREA OF 96,578 SQUARE FEET (2.22 ACRES), MORE OR LESS, AND

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

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, AREA HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS _____DAY OF _____, 2026, A.D. BY:

_____
NORMAN H. LESLIE, PRESIDENT OF LOF GILLETTE, LLC

STATE OF WYOMING)
)ß.
COUNTY OF CAMPBELL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

_____, 2026, A.D., BY NORMAN H. LESLIE, PRESIDENT OF LOF GILLETTE, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC_____

MY COMMISSION EXPIRES:

_____

EXECUTED THIS _____DAY OF _____, 2026, A.D. BY:

_____
KENT JEFFRIES, MANAGER OF DOUBLE BULL PROPERTIES, LLC

STATE OF WYOMING)
)ß.
COUNTY OF CAMPBELL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

_____, 2026, A.D., BY KENT JEFFRIES, MANAGER OF DOUBLE BULL PROPERTIES, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC_____

MY COMMISSION EXPIRES:

_____

CERTIFICATE OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED

THIS____DAY OF_____, 2026,
BY THE CITY ENGINEER OF THE CITY OF GILLETTE, WYOMING

_____
CITY ENGINEER

CERTIFICATE OF APPROVAL BY CITY OF GILLETTE PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION

THIS____DAY OF_____, 2026,

_____
CHAIRMAN

_____
SECRETARY

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY CITY COUNCIL

APPROVED BY CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING

THIS____DAY OF _____, 2026,

_____
MAYOR

_____
CITY CLERK

CERTIFICATE OF COUNTY CLERK

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

AT_____O'CLOCK,_____M.,THIS_____DAY OF_____, 2026,

AND IS DULY RECORDED IN BOOK_____OF PLATS, PAGE NO._____

_____
CAMPBELL COUNTY CLERK

SCHEDULE B TITLE EXCEPTIONS

1. BOOK 2 OF PLATS, PAGE 74 (AS SHOWN)
2. BOOK 380 OF PHOTOS, PAGE 411 (NON-PLOTTABLE, AFFECTS PROPERTY)
3. BOOK 397 OF PHOTOS, PAGE 21 (NON-PLOTTABLE, DOES NOT AFFECT PROPERTY)
4. BOOK 1 OF DEVELOPMENTAL PLAN PLATS, PAGE 24 (AS SHOWN)
5.
   - 5.1. BOOK 597 OF PHOTOS, PAGE 147 (NON-PLOTTABLE, AFFECTS PROPERTY)
   - 5.2. BOOK 812 OF PHOTOS, PAGE 579 (NON-PLOTTABLE, AFFECTS PROPERTY)
   - 5.3. BOOK 812 OF PHOTOS, PAGE 580 (NON-PLOTTABLE, AFFECTS PROPERTY)
   - 5.4. BOOK 924 OF PHOTOS, PAGE 55 (NON-PLOTTABLE, AFFECTS PROPERTY)
   - 5.5. BOOK 1115 OF PHOTOS, PAGE 338 (NON-PLOTTABLE, AFFECTS PROPERTY)
   - 5.6. BOOK 1129 OF PHOTOS, PAGE 70 (NON-PLOTTABLE, AFFECTS PROPERTY)
   - 5.7. BOOK 1155 OF PHOTOS, PAGE 541 (NON-PLOTTABLE, AFFECTS PROPERTY)
6. BOOK 924 OF PHOTOS, PAGE 57 (AS SHOWN)
7. BOOK 2185 OF PHOTOS, PAGE 168 (AS SHOWN)
8. BOOK 2185 OF PHOTOS, PAGE 171 (AS SHOWN)
9. BOOK 3268 OF PHOTOS, PAGE 204 (AS SHOWN)
10. BOOK 11 OF PLATS, PAGE 208 (PORTIONS OF THIS PLAT HAVE SINCE BEEN VACATED AND ARE NOT SHOWN HEREON)
11. INSTRUMENT NO. 2022-07983 (NON-PLOTTABLE, AFFECTS PROPERTY)
12. BOOK 11 OF PLATS, PAGE 305 (AS SHOWN)
13. (NON-PLOTTABLE)
14. (NON-PLOTTABLE)
15. (NON-PLOTTABLE)
16. (NON-PLOTTABLE)
17. (NON-PLOTTABLE)
18. (NON-PLOTTABLE)
19. (NON-PLOTTABLE)
20. (NON-PLOTTABLE)
21. (NON-PLOTTABLE)

SURVEYOR'S CERTIFICATE

Professional Land Surveyor
Cevin C. Imus
9328
Date
WYOMING

PRELIMINARY

I, CEVIN C. IMUS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF THE RESUBDIVISION OF TRACT 5A, COUNTRY CLUB ROAD ADDITION, TO BE KNOWN AS TRACT 5B & TRACT 5C, COUNTRY CLUB ROAD ADDITION, AS LAID OUT, PLATTED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY AND IMPROVEMENTS BY ME AND UNDER MY DIRECT SUPERVISION.

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

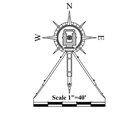
PAGE: 1 OF 1
DATE: 8/21/2026
FILE: 26-164MP_MP

FINAL PLAT

RESUBDIVISION OF TRACT 5A, COUNTRY CLUB ROAD ADDITION, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING TO BE KNOWN AS

TRACT 5B & TRACT 5C, COUNTRY CLUB ROAD ADDITION,

TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING



LEGEND

- (SET) PK NAIL AND WASHER PLS 9328
- (FOUND) 2022 PK AND WASHER PLS 9328
- (FOUND) PK AND WASHER PLS 9328
- (FOUND) PK AND WASHER PLS 5910
- (FOUND) 2019 ALUMINUM CAP, PLS 9328
- (FOUND) 2015 BRASS CAP, PLS 12839
- (FOUND) CHISELED "X" IN CONCRETE

PREPARED FOR:

DOUBLE BULL PROPERTIES, LLC
1107 EAST BOXELDER ROAD
GILLETTE, WYOMING 82718

PREPARED BY:

MOUNTAIN PLAINS, LLC
209 N. WORKS AVENUE
GILLETTE, WY 82716
1-307-682-1661 www.mtnplains.com

Vicinity Map - 920 E Boxelder Rd



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 305 feet

1 inch equals 0.06 miles

September 15, 2026

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

PL2026-0047 | Minor Subdivision | 920 E Boxelder Road

Planning Requirements

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

RESOLUTION NO.

A RESOLUTION APPROVING AND AUTHORIZING THE FINAL PLAT OF TRACT 5B & TRACT 5C, COUNTRY CLUB ROAD ADDITION; TO THE CITY OF GILLETTE, WYOMING, SUBJECT TO ALL PLANNING REQUIREMENTS.

WHEREAS the Final Plat of Tract 5B & Tract 5C, Country Club Road Addition; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on October 13th, 2026, with Planning Requirements.

WHEREAS the recording of the Final Plat of Tract 5B & Tract 5C, Country Club Road Addition; to the City of Gillette, Wyoming; with the Campbell County Clerk and Ex-Officio Recorder of Deeds, is subject to meeting all Planning Requirements approved by the Planning Commission on October 13th, 2026.

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

the Final Plat of Tract 5B & Tract 5C, Country Club Road Addition; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by Mountain Plains LLC. signed by Cevin Imus, Professional Land Surveyor, Wyoming Registration Number 9328, is hereby approved for filing with the Campbell County Clerk and Ex-Officio Recorder of Deeds.

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

_____
Shay Lundvall, Mayor

(S E A L)

ATTEST:

_____
Alicia Allen, City Clerk

CITY OF GILLETTE
PLANNING COMMISSION

DATE: **October 13, 2026**

TITLE:

PL2026-0050 – Minor Subdivision – 405 E 8th Street

APPLICANT/OWNER:

Floyd Donaldson, Owner

AGENT:

Sheila Slocum, PCA Engineering Inc., Agent

CASE SUMMARY:

The applicant seeks to subdivide a portion of existing Lot 5, Block 3, Keeline Addition, situated between 7th and 8th Streets along S Emerson Avenue, into two lots

CASE BACKGROUND:

The applicant seeks to subdivide a portion of existing Lot 5 of the Keeline Addition into two lots. Proposed Lot 5A with 0.205 acres and Lot 5B with 0.421 acres. The zoning is currently R-2, Two-Family Residential District. Lots in the R-2 District have a minimum lot size requirement of 6,000 square feet; on lots where there are two-family dwellings, there must be a minimum of 4,000 square feet per dwelling. Lot 5A contains a house and detached garage and meets the minimum lot size of 6,000 square feet. Lot 5B contains seven mobile homes with associated storage and vehicles on the lot; this does not meet the requirement of 4,000 square feet per dwelling unit, as that would require 28,000 square feet and the lot only contains 18,338.76. The use of mobile homes in an R-2 Zoning District is not permitted, as only stick-built or modular homes are allowed, however these homes have been in some sort of configuration on the lot for many years, as shown on the Aeiral 1966 State Plane Imagery. Under Exemptions in Section 7.a.2 of the Zoning Ordinance, “If a mobile/manufactured home is removed from a lot, it must be replaced within six (6) consecutive months with a similar unit. A nonconforming replacement mobile/manufactured home may be larger than the mobile/manufactures home it replaces if setbacks, open space, and other requirements of the zoning district are met.”. In its current state as one lot, the homes still do not meet the minimum lot size requirement as the mobile homes plus stick-built would equal 8 homes, and the lot in its entirety is

27,268.56 square feet, and it would require 32,000 square feet to meet the 4,000 square feet per dwelling unit rule. Additionally, the zoning district only allows two homes on each lot, which the current lot violates by having 8. The required minimum lot width is 50 feet, which each proposed lot meets. City utilities (water, sewer, and electric) are in the general vicinity and are required to be installed to the lots prior to the plat filing if not already installed. Access for Lot 5A is off of S Emerson Ave and access for Lot 5B is off of both S Emerson Ave and E 8th Street.

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:

October 20, 2026

ATTACHMENTS:
Final Plat
Original Plat 1920
Vicinity Map
Planning Requiremets
Resolution

RESUBDIVISION OF A PORTION OF LOT 5, BLOCK 3 KEELINE ADDITION

LOCATED IN THE NE4NW4 AND NW4NE4 OF SECTION 27, T50N, R72W, OF THE 6TH P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING



VICINITY MAP

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FLOYD DONALDSON, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS THE RESUBDIVISION OF A PORTION OF LOT 5, BLOCK 3 KEELINE ADDITION, LOCATED IN THE NE4NW4 AND NW4NE4 OF SECTION 27, T50N, R72W, OF THE 6TH P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 85 FEET TO THE NORTH 100 FEET OF LOT 5 IN BLOCK 3 IN THE KEELINE ADDITION TO THE CITY OF GILLETTE. THAT PART OF THE CB&Q CANAL RIGHT OF WAY STARTING AT THE NORTHWEST CORNER OF LOT 5 IN BLOCK 3 OF THE KEELINE ADDITION TO THE CITY OF GILLETTE, WYOMING; THENCE SOUTHERLY 23.1 FEET AND PARALLEL TO THE EAST LINE OF SAID LOT 5; THENCE EASTERLY 64 FEET FEET ALONG THE SOUTH LINE OF THE NW4NW4 AND THE SOUTH LINE OF THE N2NE4 OF SECTION 27, T50N, R72W, 6TH P.M.; THENCE NORTHWESTERLY TO THE POINT OF BEGINNING AND CONTAINS AN AREA OF 0.626 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:

_____
FLOYD DONALDSON, OWNER

STATE OF WYOMING)
)SS.
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

___ DAY OF _____, A.D., 20__, BY FLOYD DONALDSON, 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

SUBDIVISION PURPOSE

THIS IS THE RESUBDIVISION OF A PORTION OF LOT 5, BLOCK 3 KEELINE ADDITION, TO BE KNOWN AS LOTS 5A & 5B, BLOCK 3 OF KEELINE ADDITION.

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF A PORTION OF LOT 5, BLOCK 3 KEELINE ADDITION, AS RECORDED IN BOOK 1 OF PLATS, PAGES 17 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 _____, PAGE NUMBER _____.

_____
COUNTY CLERK

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 RESUBDIVISION OF A PORTION OF LOT 5, BLOCK 3 KEELINE ADDITION, LOCATED IN THE NE4NW4 AND NW4NE4 OF SECTION 27, T50N, R72W, 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 SUPERVISION.

BENCHMARK

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #27 ELEVATION= 4532.82

BASIS OF BEARING

THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK.

LEGEND

- ◇ FOUND REBAR AND AL CAP PELS 2395
- × SET X IN CONCRETE
- ● SET REBAR AND CAP PLS 15542
- ——— BOUNDARY
- – – – – – PROPOSED EASEMENT

SUBDIVISION SUMMARY

TOTAL AREA: 0.626 ACRES

TOTAL LOTS: 2 LOTS

FLOOD PLAIN DESIGNATION ZONE X

Prepared for:

FLOYD DONALDSON

P.O. BOX 108
ROZET, WY 82727

PCA ENGINEERING INC.
CIVIL ENGINEERING
SURVEYING
MATERIAL TESTING
4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyoming 82718
307-687-0600

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Drawn by: SS	Design by: SS	Reviewed by: SS

Revision Date	Revision Description

PCA Project Number: 264099.043

Plot Date: Sep 02, 2026 - 3:36pm

P:\Projects\264099000 - Misc. Survey - 2026\264099
MainP.dwg
Layout: Plat 1

X-Ref: ...

RESUBDIVISION OF A PORTION OF LOT 5, BLOCK 3 KEELINE ADDITION

LOCATED IN THE NE4NW4 AND NW4NE4 OF SECTION 27, T50N, R72W, OF THE 6TH P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING

FINAL PLAT

SHEET 1 OF 1

KEELINE ADDITION
TO
GILLETTE
CAMPBELL COUNTY WYOMING.



I hereby certify that in the Month of May. 1920 I surveyed Keeline Addition to Gillette, situated on a part of the SW.¼.SE.¼ of Sec. 22 and apart of N.W.¼.NE.¼ and N.E.¼ N.W.¼ of Sec 27 all in Tp. 50 N. R. 72 W as is shown by the foregoing plat which is a correct delineation of said survey drawn to a scale of 200 feet to an inch. The streets and avenues are extensions of those in original town and additions. Oak stakes are driven well into the ground at the front corners of each lot. The width of avenues, streets, and alleys; and dimension of lots are indicated in feet and decimals by red figures. Each lot and block bears its own number.

Witnesseth my hand this 22nd day of May. A.D. 1920.

Jesse E. Spielman
Surveyor.

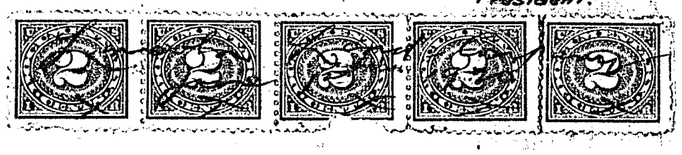
This certifies that the Lincoln Land Company, a corporation duly organized under and by virtue of the laws of the State of Nebraska and authorized to transact business in the State of Wyoming, is the owner in fee of these parts of the SW¼SE¼ Sec 22 and N.W.¼.NE.¼ ; N.E ¼ N.W.¼ of Sec. 27. all in Tp. 50 N. R 72 W. of 6th P.M., on which Keeline Addition to Gillette is located as is shown by the foregoing plat and surveyors certificate : That the said owners have caused said lands to be surveyed and platted as said Keeline Addition to Gillette as is shown by the foregoing plat and Surveyors certificate: That the streets, and alleys indicated are hereby dedicated to the Public Use.

In testimony whereof the said Lincoln Land Company has caused this instrument to be signed in duplicate by the President, countersigned by its secretary and the Corporate Seal of said Company to be hereunto affixed this 1st day of JUNE, A.D. 1920.

Countersigned
W. W. Turner
Secretary.

Lincoln Land Company.
By Charles E. Perkins
President.

Witness signature of President.
C. L. Benson



STATE OF IOWA } ss.
Des Moines County

Be it known that on this 1st day of June, A.D. 1920., before me a Notary Public in and for said county personally appeared Charles E. Perkins, President of the Lincoln Land Company, who is personally known to me to be the identical person whose name is subscribed to the foregoing instrument as said President and then and there acknowledged the said instrument and the execution there of to be his voluntary act and deed and the voluntary act and deed of said Company. Witness my hand and seal on the day last above written.

My commission expires 4th day of JULY, 1921

Henry H. Herd
Notary Public.

#11617

STATE OF WYOMING, }
COUNTY OF CAMPBELL, } ss.

OFFICE OF REGISTER OF DEEDS.

I certify the within instrument was filed for record the 7th day of June A. D. 1920 at 9 o'clock and ____ minutes A. M., and recorded in book 1 of Plats on page 17 of the records of said office for said County.

Geo. W. Clark
County Clerk and Ex-Officio Register of Deeds.

Fees $ ____ By Lucy M. Clark Deputy

Book 1 of Plats page 17

Vicinity Map - 405 E 8th St



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 183 feet

1 inch equals 0.03 miles

September 16, 2026

Service With P.R.I.D.E.

Productivity Responsibility Integrity Dedication Enthusiasm

PL2026-0050 | Minor Subdivision | 405 E 8th Street

Planning Requirements

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

RESOLUTION NO.

A RESOLUTION APPROVING AND AUTHORIZING THE FINAL PLAT OF LOTS 5A & 5B, BLOCK 3 OF KEELINE ADDITION; TO THE CITY OF GILLETTE, WYOMING, SUBJECT TO ALL PLANNING REQUIREMENTS.

WHEREAS the Final Plat of Lots 5A & 5B, Block 3 of Keeline Addition; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on October 13th, 2026, with Planning Requirements.

WHEREAS the recording of the Final Plat of Lots 5A & 5B, Block 3 of Keeline Addition; to the City of Gillette, Wyoming; with the Campbell County Clerk and Ex-Officio Recorder of Deeds, is subject to meeting all Planning Requirements approved by the Planning Commission on October 13th, 2026.

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

the Final Plat of Lots 5A & 5B, Block 3 of Keeline Addition; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by PCA Engineering Inc. signed by Sheila Slocum, Professional Land Surveyor, Wyoming Registration Number 15542, is hereby approved for filing with the Campbell County Clerk and Ex-Officio Recorder of Deeds.

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

_____
Shay Lundvall, Mayor

(S E A L)

ATTEST:

_____
Alicia Allen, City Clerk