



**CITY OF GILLETTE  
PLANNING COMMISSION**  
**Tuesday, December 10, 2024**  
**5:15 PM**  
**2ND FLOOR COMMUNITY ROOM**  
**201 E. 5th Street, Gillette, Wyoming 82716**  
**(307) 686-5281**

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**Call To Order**

**Approval of Minutes**

1. Meeting Minutes of November 12, 2024

**Cases**

Case No. PL2024-0102 Minor Subdivision-2701 E 2<sup>nd</sup> St

Case No. PL2024-0101 Minor Subdivision - 2401 Foothills Blvd

Case No. PL2024-0104 Minor Subdivision – 3500 Force Road

**Old Business**

**New Business**

**Adjournment**

Planning Commission Meeting Comment Form

**CHAIRMAN**

Shaun Hottell

**VICE-CHAIRMAN**

Ryan Conklin

**BOARD MEMBERS**

Cristal Pratt  
Richard Cone

Matthew Nelson

Ian Scott  
Jack Colson

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**CITY OF GILLETTE  
PLANNING COMMISSION  
December 10, 2024 5:15:00 PM  
Community Conference Room 2nd Floor  
201 E. 5th Street, Gillette, Wyoming 82716  
(307)686-5281**

**DATE:** 12/10/2024 5:15:00 PM

**CASE NUMBER AND TITLE:**

Meeting Minutes of November 12, 2024

**APPLICANT/OWNER:**

**AGENT:**

**CASE SUMMARY:**

**CASE BACKGROUND:**

**CASE REQUIREMENTS:**

**STAFF RECOMMENDATION:**

**CASE MANAGER:**

**TENTATIVE CITY COUNCIL DATE:**

**ATTACHMENTS:**

Click to download

[Meeting Minutes 11.12.24](#)

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
Community Room ~ City Hall ~ November 12, 2024 ~ 5:15 pm

PRESENT

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

Commission Members Absent: None

Staff Present: Shannon Stefanick, Planner; Jill McCarty, Administrative Coordinator.

CALL TO ORDER

Chair Shaun Hottell called the meeting to order at 5:15 p.m.

APPROVAL OF THE MINUTES

A motion was made by Ian Scott to approve the meeting minutes of October 22, 2024. Cristal Pratt seconded the motion. Motion carried 7/0.

Case No.

PL2024-0097

EASEMENT

VACATION --

200 N Garner  
Lake Road

A request seeking approval for the vacation of a 20-foot public access easement at 200 N Garner Lake Rd.

The public access easement was granted in 1997 for the purpose of the City of Gillette accessing a city-owned water well that lies east of the property. A Minor Subdivision, PL2024-0088 – Peterson Subdivision, was proposed and approved at a previous meeting. This subdivision will create right-of-way (ROW) to facilitate the future expansion of Warlow Dr. This new ROW will now be utilized by city staff to access the well east of the property, rendering the existing access easement no longer necessary.

The vacation of this easement is a requirement of PL2024-0088 as the easement does not appear on the plat. The easement was left off as it was known that the owner of the property wanted to vacate the access easement.

Shannon Stefanick said the city received no calls from the public on the case.

Chair Hottell asked if there were any comments from the public or Commission on the case.

Richard Cone asked if there will still be access to the well on the property. Shannon Stefanick said after the easement is filed at the County, then the subdivision plat will be filed where there is a line in between the two lots that will be the new right-of-way and will facilitate the city's access to the well. As well, there are a few utility easements located below that will allow access to the water and electrical infrastructure.

There being no further comments or questions Richard Cone made a motion to approve the case, and Vice-Chair Conklin seconded. The Motion carried 7/0.

Case No.

PL2024-0096

ZONING MAP  
AMENDMENT

Parcel No.

20140221161

0310332631206

The owner is proposing to rezone Parcel No. 201402211610310332631206 that is along Force Road from R-S, Suburban Residential District to C-1, General Commercial District. The property is approximately 0.96 acres and is currently vacant; there are city utilities available.

The minimum district size for a C-1 zoning district is 4 acres. This rezone would not meet the minimum district requirements as the adjacent C-1 zoning district that the

property would merge with is only 1.88 acres; the merging of this rezone would help the existing come closer to compliance, as it would become 2.84 acres, but it would still be short of the 4-acre minimum.

The Zoning Ordinance does allow for adjacent County Zoning to be taken into consideration for minimum acreage calculations if the use is similar to those being sought by the applicant (Section 12.f.2.d); for the purpose of this rezone request, Staff does recognize that the adjacent County Zoning District is C-1, General Commercial, and can be used to meet the minimum acreage requirements, which it does at 17.16 acres.

Shannon Stefanick said the city received several inquiries from the public on the case. Most were concerns of what will be done with the parcel and if obnoxious structures are being built and lighting being put in. None of the citizen calls were in direct opposition but they did have concerns, Ms. Stefanick said.

Chair Hottell asked if there were any comments from the public or Commission on the case.

Carolyn Killion, owner/resident next to the proposed rezoned property, was present and said she has come into meetings the past regarding this property and wanted to know how many times she had to come in and fight against a proposed rezoning on the property. Ms. Killion said the rezoning did not pass Council voting last time, she said due to the residents such as herself speaking out against it. Ms. Killion said she has lived in her home for 35 years and is concerned that once the property is zoned commercial it can be used for just about anything including a truck stop or a bar.

Ms. Killion said she is concerned for the children riding bikes on the sidewalk if it were to be turned into a truck stop. Ms. Killion said with her bedroom facing the property she is also concerned with lighting that will be used and if trucks will be pulling in and out of the area at all hours of the night. Ms. Killion said while The Little Store was located on one of the lots, she said she called police several times due to attempted break-ins, fights, and vandalism, and is concerned with changing the zoning to commercial that it would bring up the crime rate in the area.

Ms. Killion thinks with the lot staying zoned residential it would continue to be a buffer for herself and the other residents for the commercial property traffic. Ms. Killion said there is a sign for no use of Jake Brakes by semi-trucks; however, she said she hears the trucks using the brakes coming down the hill. She feels if a truck stop were to be put in there would be even more trucks using them and feels no tickets are being given out that she has witnessed and has believes that the sign does not stop the use of the brakes.

Ms. Stefanick said the landscaping code does call for a buffer between commercial and residential properties, so there would be a buffer to whatever is built on the property.

William Hoskinson, owner of the proposed rezoned property, was present and said they just purchased the property along with the two adjacent lots, and their plans are rather transparent as they are going to build a gas station and a convenience store on the initial lot where the Little Store was located. The next phase of their plan would be a strip mall with a coffee shop and restaurant that served breakfast along with spaces for others to

rent. Mr. Hoskinson said a truck stop would not work on the property for a variety of reasons.

Ms. Killion asked for the strip mall what the working hours would be and if it would be late night, Mr. Hoskinson said for Gillette a late-night business would most probably not work as Gillette's businesses are typically 8 am to 5 pm or a little later so it would follow those hours.

Chair Hottell asked what type of buffer was being looked at being put in. Mr. Hoskinson said he was looking for the result to look very nice and he would do what was required as far as the landscaping buffer and to address the concerns of the residents.

Richard Cone said another concern was the lighting of the businesses at night for those that live in the area and asked if the lights would be not glaring in the residents' windows. Mr. Hoskinson said he could handle that with dimmers on the lights and use other technology to handle that. Mr. Hoskinson said the empty lots do back up to residents' homes and they would be cognizant of it, as the other two lots zoned commercial were also backed up against residential lots.

There being no further comments or questions Matthew Nelson made a motion to approve the case, and Jack Colson seconded. The Motion carried 7/0.

OLD BUSINESS None.

NEW BUSINESS Shannon Stefanick said the next meeting will be December 10, 2024. There will not be a Planning Commission Meeting on November 26, 2024, or December 24, 2024.

ADJOURNMENT The meeting was adjourned at 5:37 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Coordinator.



**CITY OF GILLETTE**  
**PLANNING COMMISSION**  
December 10, 2024 5:15:00 PM  
Community Conference Room 2nd Floor  
201 E. 5th Street, Gillette, Wyoming 82716  
(307)686-5281

**DATE:** 12/10/2024 5:15:00 PM

**CASE NUMBER AND TITLE:**

PL2024-0102

Minor Subdivision-2701 E 2<sup>nd</sup> St

**APPLICANT/OWNER:**

Diverse Energy, LLC, Owner

**AGENT:**

Gerald Williams, Inberg-Miller Engineers, Agent

**CASE SUMMARY:**

The applicant seeks to move two lot lines, creating an adjustment in size for four lots: 2601, 2701, & 2801 E 2<sup>nd</sup> St and 2901 Conestoga Dr for ownership purposes.

**CASE BACKGROUND:**

The applicant seeks to move two lot lines, creating an adjustment in size for four lots: 2601, 2701, & 2801 E 2<sup>nd</sup> St and 2901 Conestoga Dr for ownership purposes. Currently, 2601 E 2<sup>nd</sup> St is 2.8 acres, 2701 E 2<sup>nd</sup> St is 5.46 acres, 2801 E 2<sup>nd</sup> St is 1.63 acres, and 2901 Conestoga Dr is 3 acres. Should this Minor Subdivision be approved, 2601 E 2<sup>nd</sup> St will be 2.5 acres, 2701 E 2<sup>nd</sup> St will be 4.4 acres, 2801 E 2<sup>nd</sup> St will be 2.12 acres, and 2901 Conestoga will be 3.79 acres. No new lots are being created. No existing easements are being vacated. All four of the lots are zoned I-2, Heavy Industrial District. Currently, there is no minimum lot size or width in an I-2 Zoning District. This will not change with the Zoning Ordinance Rewrite.

**CASE REQUIREMENTS:**

All comments from the staff review process shall be addressed.

**STAFF RECOMMENDATION:**

Staff recommends approval, subject to all Planning Requirements.

**CASE MANAGER:**

Shannon Stefanick, City Planner

**TENTATIVE CITY COUNCIL DATE:**

December 17<sup>th</sup> 2024

**ATTACHMENTS:**

Click to download

[Resolution](#)

[Planning Requirements](#)

[Vicinity Map](#)

**RESOLUTION NO.**

**A RESOLUTION APPROVING AND AUTHORIZING THE  
MINOR SUBDIVISION OF LOTS 1-4, PRESTIGE PARK; TO  
THE CITY OF GILLETTE, WYOMING, SUBJECT TO ALL  
PLANNING REQUIREMENTS.**

WHEREAS the Final Plat of the Resubdivision of Lots 1-4, Prestige Park to be known as Lots 1A, 2A, 3A and 4A, Prestige Park; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on December 10<sup>th</sup>, 2024, with Planning Requirements.

WHEREAS the recording of the Resubdivision of Lots 1-4, Prestige Park to be known as Lots 1A, 2A, 3A and 4A, Prestige Park; to the City of Gillette, Wyoming; with the Campbell County Clerk and Ex-Officio Recorder of Deeds, is subject to meeting all Planning Requirements approved by the Planning Commission on December 10<sup>th</sup>, 2024.

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

the Final Plat of Resubdivision of Lots 1-4, Prestige Park to be known as Lots 1A, 2A, 3A and 4A, Prestige Park; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by Inberg-Miller Engineers, signed by Randall S. Stelzner, Professional Land Surveyor, Wyoming Registration Number 5134, is hereby approved for filing with the Campbell County Clerk and Ex-Officio Recorder of Deeds.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

(S E A L)

ATTEST:

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

PL2024-0102-Minor Subdivision-2701 E 2<sup>nd</sup> St  
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 167 feet

1 inch equals 0.03 miles

October 24, 2024

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



**CITY OF GILLETTE**  
**PLANNING COMMISSION**  
December 10, 2024 5:15:00 PM  
Community Conference Room 2nd Floor  
201 E. 5th Street, Gillette, Wyoming 82716  
(307)686-5281

**DATE:** 12/10/2024 5:15:00 PM

**CASE NUMBER AND TITLE:**

PL2024-0101 Minor Subdivision - 2401 Foothills Blvd

**APPLICANT/OWNER:**

Meredith Duvall, City Planning Manager

Joe Schoen, City Engineer

**AGENT:**

Cevin Imus, Land Surveying Incorporated

**CASE SUMMARY:**

The City of Gillette Planning Division and Engineering Division is requesting the approval of the minor subdivision of 2401 Foothills Blvd.

**CASE BACKGROUND:**

The City Engineering Division is underway on the design for 24EN02-Foothills Drainage Improvements, which will address drainage issues and within the Foothills neighborhood and also encompasses the realignment of Foothills Boulevard. Given the current curve of Foothills Blvd, it has been determined that the best course of action for the community would be to realign the boulevard. During their due-diligence phase of the projects, it became clear that a minor subdivision would need to take place to facilitate the road realignment. At this point, the City Engineering Division requested the support of the City Planning Division to coordinate the land portion of the project.

The applicant is seeking to subdivide 2401 Foothills Blvd. Within this subdivision, proposed Lot 2B will be 61.49 acres and currently contains Foothills Mobile Home Park; Lot 1B will be 1.97 acres and currently contains Abiding Grace Lutheran Church; Lot 4 will be a newly created lot and be 2.92 acres; Lot 3 will be a newly created lot and be .36 acres; the proposed realignment of Foothills Boulevard will be between proposed Lot 4 and Lot 3. All proposed lots are either currently served by city utilities or will have access to city utilities. The current zoning of all existing lots is M-H, Mobile Home District, and not proposed to change at this time.

All previous easements on proposed Lot 2B that were filed by separate instrument are called out on this plat and will remain.

**CASE REQUIREMENTS:**

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

2. All Consent to Subdivides must be received by Planning Staff prior to the filing of the plat.

**STAFF RECOMMENDATION:**

Staff recommends approval, subject to all Planning Requirements.

**CASE MANAGER:**

Meredith Duvall, City Planning Manager

**TENTATIVE CITY COUNCIL DATE:**

December 17, 2024

**ATTACHMENTS:**

<b>Click to download</b>
<input type="checkbox"/> <a href="#">Planning Requirements</a>
<input type="checkbox"/> <a href="#">Resolution</a>
<input type="checkbox"/> <a href="#">Plat</a>
<input type="checkbox"/> <a href="#">Vicinity Map - Zoomed In</a>
<input type="checkbox"/> <a href="#">Vicinity Map - Zoomed Out</a>

PL2024-0101 - Minor Subdivision – 2401 Foothills Blvd  
Planning Requirements

1. All comments from the staff review process shall be addressed.
2. All Consent to Subdivides must be received by Planning Staff prior to the filing of the plat.

**RESOLUTION NO.**

**A RESOLUTION APPROVING AND AUTHORIZING THE  
FINAL PLAT OF LOTS 1B, 2B, 3, & 4 OF FOOTHILLS  
PLANNED UNIT DEVELOPMENT PHASE 1A; TO THE CITY  
OF GILLETTE, WYOMING, SUBJECT TO ALL PLANNING  
REQUIREMENTS.**

WHEREAS, the Final Plat of Lots 1B, 2B, 3, & 4 of Foothills Planned Unit Development Phase 1A; to the City of Gillette, Wyoming, to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on December 10<sup>th</sup>, 2024, with Planning Requirements.

WHEREAS, the recording of the Final Plat of Lots 1B, 2B, 3, & 4 of Foothills Planned Unit Development Phase 1A; 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 December 10<sup>th</sup>, 2024.

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

the Final Plat Lots 1B, 2B, 3, & 4 of Foothills Planned Unit Development Phase 1A; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by Land Surveying Incorporated, signed by Cevin Imus, Professional Land Surveyor, Wyoming Registration Number 9328, is hereby approved for filing with the Campbell County Clerk and Ex-Officio Recorder of Deeds.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

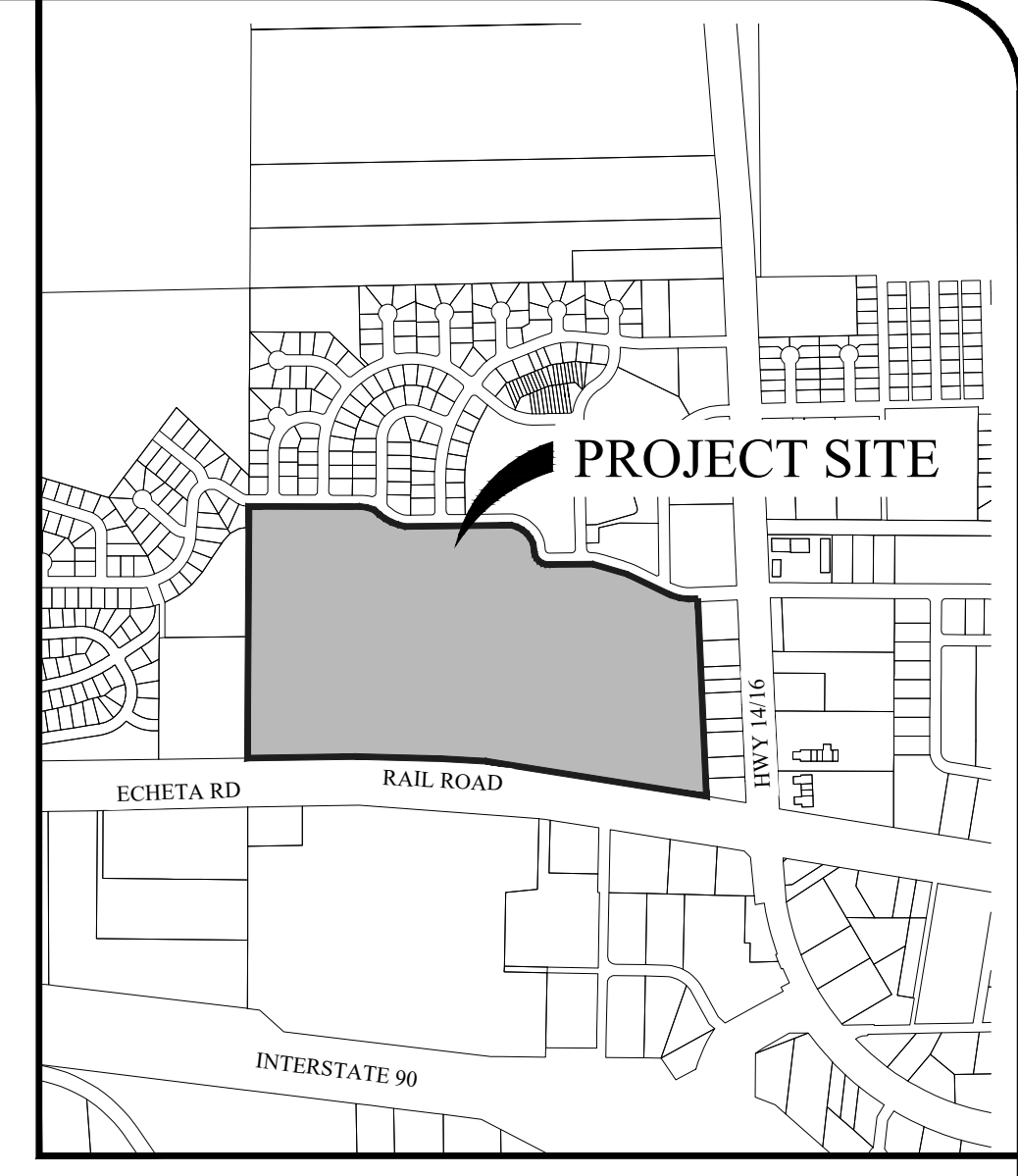
\_\_\_\_\_  
Shay Lundvall, Mayor

(S E A L)

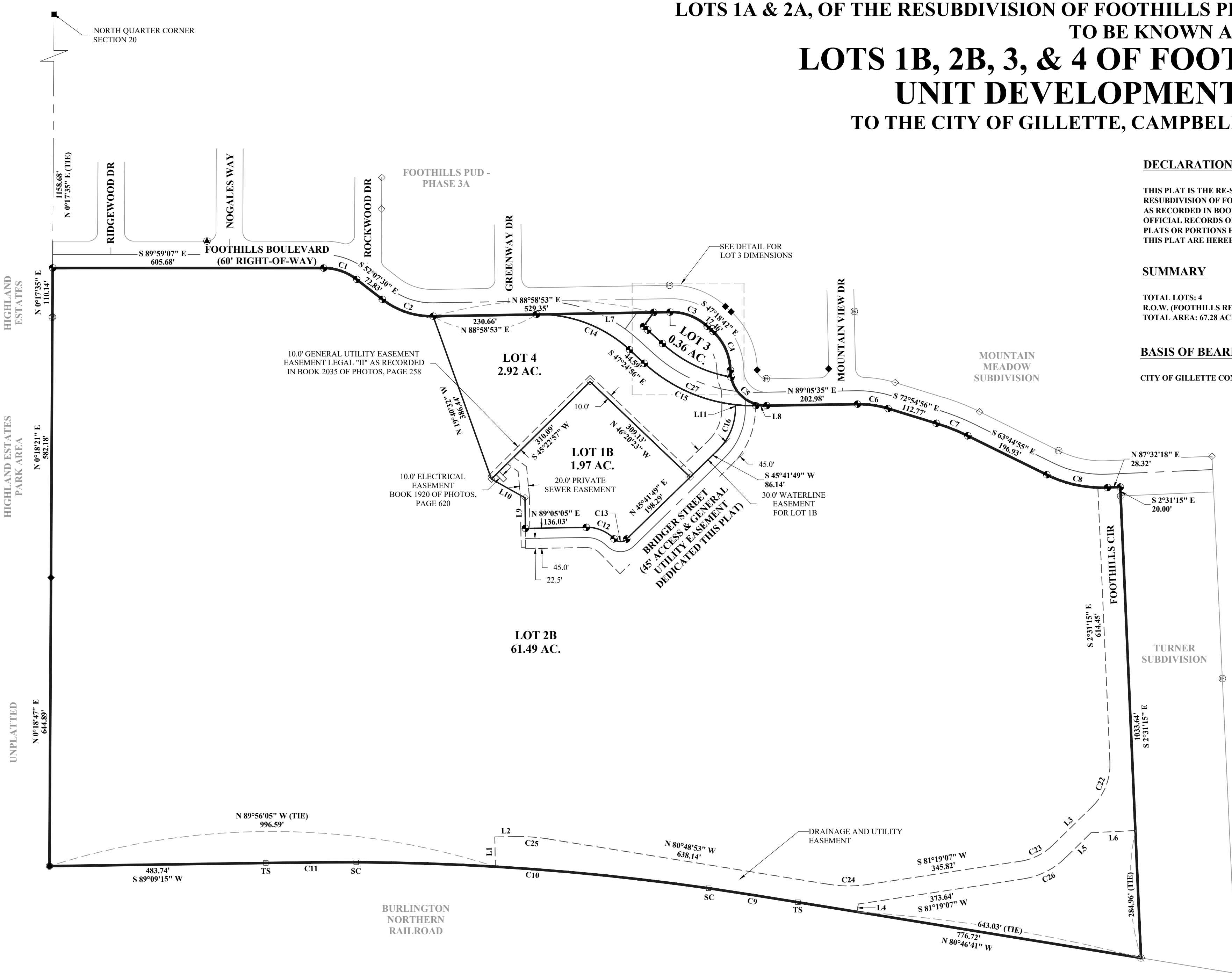
ATTEST:

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

**RESUBDIVISION PLAT OF  
LOTS 1A & 2A, OF THE RESUBDIVISION OF FOOTHILLS PLANNED UNIT DEVELOPMENT PHASE 1A,  
TO BE KNOWN AS  
LOTS 1B, 2B, 3, & 4 OF FOOTHILLS PLANNED  
UNIT DEVELOPMENT PHASE 1A,  
TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING**



VICINITY MAP SCALE  
1" = 1000'



**DECLARATION VACATING PREVIOUS PLATTING:**

THIS PLAT IS THE RE-SUBDIVISION OF LOT 1A & LOT 2A, OF THE RESUBDIVISION OF FOOTHILLS PLANNED UNIT DEVELOPMENT, PHASE 1A, AS RECORDED IN BOOK 6 OF PLATS, PAGE 140, FOLDER 67, OF THE OFFICIAL RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS HEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

**SUMMARY**

TOTAL LOTS: 4  
R.O.W. (FOOTHILLS RE-ALIGNMENT) 0.54 ACRES  
TOTAL AREA: 67.28 ACRES

**BASIS OF BEARING**

CITY OF GILLETTE CONTROL (GROUND)

**CERTIFICATE OF OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ABIDING GRACE LUTHERAN CHURCH AND DARK HORSE DIGITAL, LLC, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS LOTS 1A & 2A OF THE RESUBDIVISION OF FOOTHILLS PLANNED UNIT DEVELOPMENT, PHASE 1A, BEING SITUATED IN A PORTION OF THE NE1/4, SECTION 20, TOWNSHIP 50 NORTH, RANGE 72 WEST, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1B, 2B, 3, & 4 OF THE RESUBDIVISION OF FOOTHILLS PLANNED UNIT DEVELOPMENT, PHASE 1A, TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING AND CONTAINS AN AREA OF 67.28 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, 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.

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.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY:

XXXXXXXXXXXX, AUTHORIZED MEMBER OF ABIDING GRACE LUTHERAN CHURCH

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY XXXXXXXXXXXX, AUTHORIZED MEMBER OF ABIDING GRACE LUTHERAN CHURCH.

WITNESS MY HAND AND OFFICIAL SEAL.

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

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

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY:

XXXXXXXXXXXX, OWNER OF DARK HORSE DIGITAL, LLC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY XXXXXXXXXXXX, OWNER OF DARK HORSE DIGITAL, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

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

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

**APPROVALS**

DATA ON THIS PLAT REVIEWED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
BY THE CITY ENGINEER OF GILLETTE, WYOMING.

CITY ENGINEER \_\_\_\_\_

THIS PLAT APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

**RECORDING INFORMATION**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AND IS DULY RECORDED IN BOOK NUMBER \_\_\_\_ OF PLATS, PAGE NUMBER \_\_\_\_.

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

**EXTERIOR BOUNDARY**

Curve #	CURVE BEARING	CURVE RADIUS	CURVE LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	S 60°50'19" E	79.29	120.00	37°51'37"	S71°03'19" E	77.86
C2	S 80°46'52" E	122.19	180.00	38°53'37"	S71°34'19" E	119.86
C3	S 89°05'05" E	91.27	120.00	43°34'47"	S69°13'44" E	89.09
C4	S 89°56'05" W	97.52	120.00	46°33'41"	S24°00'41" E	94.86
C5	S 89°56'05" W	126.15	80.00	90°29'46"	S45°50'46" E	113.48
C6	S 89°56'05" W	69.68	220.00	17°59'30"	S81°54'41" E	68.80
C7	S 89°56'05" W	75.86	470.00	9°14'52"	S68°22'21" E	75.78
C8	S 89°56'05" W	140.32	280.00	28°42'47"	S78°00'19" E	138.85
C9	S 89°56'05" W	201.78	1460.28	0°47'30"	N81°00'30" W	201.78
C10	S 89°56'05" W	791.85	5708.14	7°56'25"	N85°40'39" W	790.42
C11	S 89°56'05" W	201.75	1460.09	0°47'30"	S89°33'00" W	201.75

**LOT 1B BOUNDARY**

NO.	TANGENT BEARING	CENTRAL ANGLE	CURVE LENGTH	CURVE RADIUS	CHORD BEARING	CHORD LENGTH
L10	S 60°50'19" E					85.94
L9	S 80°46'52" E					68.45
C12	S 89°05'05" E	46°30'41"	69.15	85.00	S 67°30'33" E	67.26
C13	S 89°05'05" E	90°00'00"	31.42	20.00	S 89°18'11" E	28.28

**FOOTHILLS BOULEVARD REALIGNMENT**

NO.	TANGENT BEARING	CENTRAL ANGLE	CURVE LENGTH	CURVE RADIUS	CHORD BEARING	CHORD LENGTH
L7	S 88°58'53" W					262.38
L8	N 89°05'05" E					24.48
C27	N 89°05'05" E	43°29'29"	273.26	360.00	N 69°09'41" W	266.75

**DRAINAGE AND UTILITY EASEMENT**

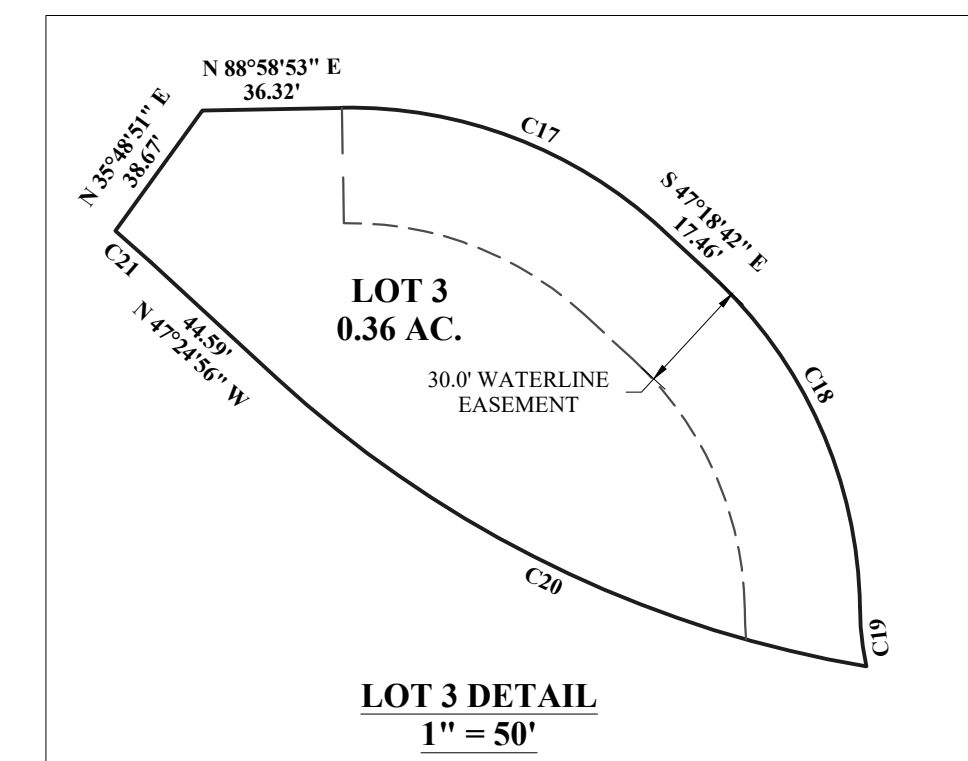
NO.	TANGENT BEARING	CENTRAL ANGLE	CURVE LENGTH	CURVE RADIUS	CHORD BEARING	CHORD LENGTH
L4	S 69°08'01" W					17.51
C26	S 69°08'01" W	35°37'55"	105.72	170.00	S 63°30'07" W	104.03
L5	S 45°41'07" W					81.18
L6	S 87°12'00" W					98.98
L1	S 87°12'00" W					66.34
L2	S 89°44'07" E					50.00
C25	S 89°44'07" E	10°06'55"	67.09	300.00	N 85°52'24" W	67.09
C24	S 89°44'07" E	17°52'00"	87.21	280.00	N 89°45'53" W	86.96
C23	S 89°44'07" E	35°37'55"	80.85	130.00	S 63°30'07" W	79.55
L3	S 45°41'07" W					124.47
C22	S 45°41'07" W	48°12'22"	109.38	130.00	S 21°34'56" W	106.18

**LOT 3 BOUNDARY**

NO.	TANGENT BEARING	CENTRAL ANGLE	CURVE LENGTH	CURVE RADIUS	CHORD BEARING	CHORD LENGTH
C17	S 45°41'07" W					89.89
C18	S 45°41'07" W	43°36'11"	228.37	300.00	S 69°13'02" E	222.84
C19	S 45°41'07" W	36°10'39"	227.37	360.00	S 65°30'15" E	222.85
C20	S 45°41'07" W	33°04'24"	173.17	300.00	S 63°57'08" W	176.78
C21	S 45°41'07" W	1°57'54"	12.35	360.00	N 68°23'53" W	12.35

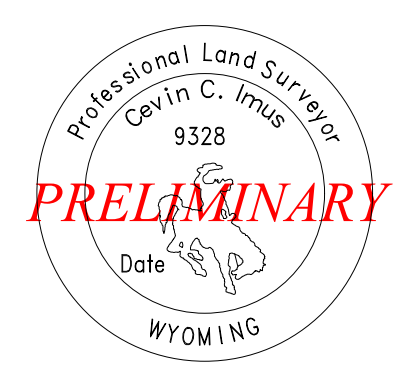
**LOT 4 BOUNDARY**

NO.	TANGENT BEARING	CENTRAL ANGLE	CURVE LENGTH	CURVE RADIUS	CHORD BEARING	CHORD LENGTH
C14	S 45°41'07" W					6.66
L11	S 80°47'36" E					6.66
C16	S 80°47'36" E	46°29'26"	105.40	130.00	S 22°27'06" W	102.41



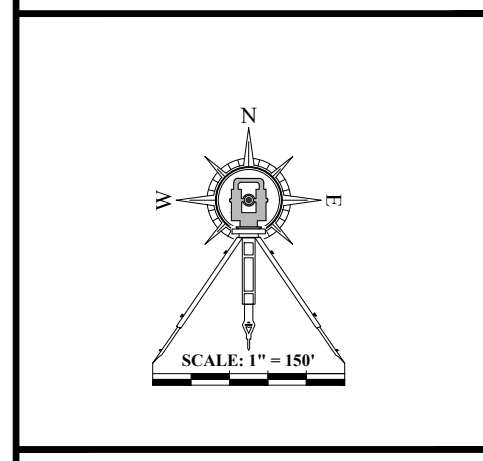
**SURVEYOR'S CERTIFICATE**

I, CEVIN C. IMUS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF THE RESUBDIVISION PLAT OF LOTS 1A & 2A, OF THE RESUBDIVISION OF FOOTHILLS PLANNED UNIT DEVELOPMENT, PHASE 1A, TO BE KNOWN AS LOTS 1B, 2B, 3, & 4 OF FOOTHILLS PLANNED UNIT DEVELOPMENT, PHASE 1A, 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: OCTOBER, 2024 (CEVIN C. IMUS)

**RESUBDIVISION PLAT OF  
LOTS 1A & 2A, OF THE RESUBDIVISION OF  
FOOTHILLS PLANNED UNIT DEVELOPMENT, PHASE 1A,  
TO BE KNOWN AS  
LOTS 1B, 2B, 3, & 4 OF FOOTHILLS PLANNED  
UNIT DEVELOPMENT, PHASE 1A,  
TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING**



- LEGEND**
- (SET) 2024 ALUMINUM CAP, PLS 9328
  - ▲ (FOUND) PLASTIC CAP, ILS 538
  - (FOUND) ALUMINUM CAP, RLS 2333
  - ◆ (FOUND) ALUMINUM CAP, BLANK
  - ⊙ (FOUND) BARE REBAR
  - ⊖ (FOUND) IRON PIPE
  - ⊕ (FOUND) BRASS CAP, BLANK
  - (FOUND) BRASS CAP, RLS 577
  - (FOUND) ALUMINUM CAP, IHS
  - (FOUND) 1925 G.L.O. BRASS CAP
  - TS - TANGENT TO SPIRAL CURVE
  - SC - SPIRAL TO CIRCULAR CURVE
  - ALL COURSES ARE MEASURED, UNLESS NOTED

PREPARED FOR:  
**CITY OF GILLETTE**  
201 E 5TH STREET  
GILLETTE, WY 82716

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

NOTE: INTERNAL EASEMENTS FOR LOT 2B HAVE BEEN FILED BY SEPARATE INSTRUMENT DETAILED IN THE CAMPBELL COUNTY CLERK'S OFFICE IN BOOK 2055 OF PHOTOS, PAGE 222-260, AS WELL AS OTHER EASEMENTS OF RECORD THAT ARE SHOWN OR NOT SHOWN HEREON.

# Vicinity Map - 2401 Foothills Blvd



## CITY OF GILLETTE

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

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.



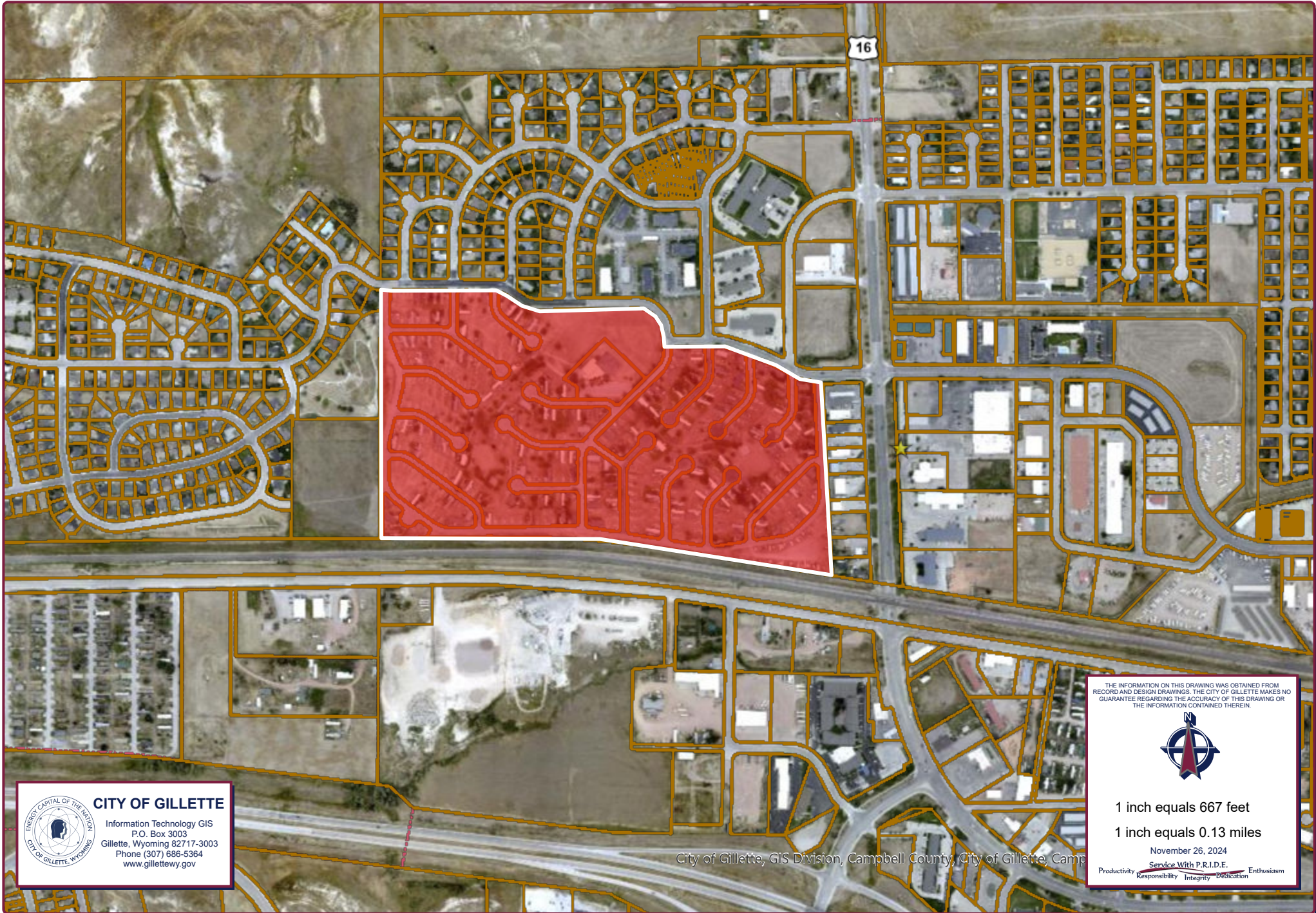
1 inch equals 333 feet  
1 inch equals 0.06 miles

November 26, 2024

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

Productivity Responsibility Integrity Dedication Enthusiasm

# Vicinity Map - 2401 Foothills Blvd



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1 inch equals 667 feet

1 inch equals 0.13 miles

November 26, 2024

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

Productivity Responsibility Integrity Dedication Enthusiasm

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



**CITY OF GILLETTE  
PLANNING COMMISSION  
December 10, 2024 5:15:00 PM  
Community Conference Room 2nd Floor  
201 E. 5th Street, Gillette, Wyoming 82716  
(307)686-5281**

**DATE:** 12/10/2024 5:15:00 PM

**CASE NUMBER AND TITLE:**

PL2024-0104

Minor Subdivision – 3500 Force Road

**APPLICANT/OWNER:**

Dustin Linder, Hoskinson Contracting

**AGENT:**

Sheila Slocum, PCA Engineering

**CASE SUMMARY:**

The applicant is seeking to combine existing three lots into one located at 3500 Force Road to create the Mr. Bones Subdivision.

**CASE BACKGROUND:**

The applicant is proposing to combine existing Lots 1 and 2, Block 1 of Executive Estates II Subdivision and the adjacent parcel to the west that is currently unplatted into one lot; Lot 1 of the Mr. Bones Subdivision at 2.638 acres. The proposed subdivision is for ownership purposes.

The parcels are all currently zoned C-1, General Commercial, and is not proposed to change at this time.

Proposed Lot 1 does have access to city utilities. Because the proposed lot will be adjacent to WYDOT's highway (Hwy 50), if the land use does change, the landowner is required to submit an application to WYDOT and go through their review process for access review.

**CASE REQUIREMENTS:**

All comments from the staff review process shall be addressed.

**STAFF RECOMMENDATION:**

Staff recommends approval, subject to all Planning Requirements.

**CASE MANAGER:**

Meredith Duvall, City Planning Manager

**TENTATIVE CITY COUNCIL DATE:**

December 17, 2024

**ATTACHMENTS:**

Click to download

[Planning Requirements](#)

[Vicinity Map](#)

[Resolution](#)

[Plat](#)

# PL2024-0104 - Minor Subdivision – 3500 Force Road

## Planning Requirements

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

# Vicinity Map - 3500 Force Road



## CITY OF GILLETTE

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

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

**RESOLUTION NO.**

**A RESOLUTION APPROVING AND AUTHORIZING THE  
FINAL PLAT OF THE MR. BONES SUBDIVISION; TO THE  
CITY OF GILLETTE, WYOMING, SUBJECT TO ALL  
PLANNING REQUIREMENTS.**

WHEREAS, the Final Plat of the Mr. Bones Subdivision; to the City of Gillette, Wyoming, to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on December 10<sup>th</sup>, 2024, with Planning Requirements.

WHEREAS, the recording of the Final Plat of the Mr. Bones Subdivision; 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 December 10<sup>th</sup>, 2024.

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

the Final Plat of the Mr. Bones Subdivision; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by PCA Engineering 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 \_\_\_\_\_, 2024.

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

(S E A L)

ATTEST:

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

