



**CITY OF GILLETTE
PLANNING COMMISSION
Tuesday, May 14, 2024
5:15 PM
COUNCIL CHAMBERS
201 E. 5th Street, Gillette, Wyoming 82716
(307) 686-5281**

Call To Order

Approval of Minutes

1. Meeting Minutes of April 9, 2024

Cases

- Case No. PL2024-0061 Zoning Map Amendment – 101 S Fir Ave
- Case No. PL2024-0059 Minor Subdivision-4404 Westover Road
- Case No. PL2024-0057 Minor Subdivision-Moon Meadows Estates No 3
- Case No. PL2024-0053 Minor Subdivision - 3809 Red Lodge Dr.

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

www.gillettewy.gov

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

Productivity Responsibility Integrity Dedication Enthusiasm



**CITY OF GILLETTE
PLANNING COMMISSION
May 14, 2024 5:15:00 PM
Community Conference Room 2nd Floor
201 E. 5th Street, Gillette, Wyoming 82716
(307)686-5281**

DATE: 5/14/2024 5:15:00 PM

CASE NUMBER AND TITLE:

Meeting Minutes of April 9, 2024

APPLICANT/OWNER:

AGENT:

CASE SUMMARY:

CASE BACKGROUND:

CASE REQUIREMENTS:

STAFF RECOMMENDATION:

CASE MANAGER:

TENTATIVE CITY COUNCIL DATE:

ATTACHMENTS:

Click to download

[Meeting Minutes 04-09-24](#)

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Community Room ~ City Hall ~ April 9, 2024 ~5:15 pm

PRESENT

Commission Members Present: Chair Shaun Hottell, Richard Cone, Matthew Nelson, and Cristal Pratt.

Commission Members Absent: Vice-Chair Ryan Conklin, Jack Colson, and Ian Scott.

Staff Present: Meredith Duvall, Planning Manager; Shannon Stefanick, Planner; Jill McCarty, Administrative Coordinator; Mike Cole, City Administrator; Sean Brown, City Attorney; Ry Muzzarelli, Development Services Director; and Alicia Allen, City Clerk.

City Council Present: Council President Tim Carsrud, Billy Montgomery, Jim West, Tricia Simonson, Heidi Gross, and Nathan McLeland.

CALL TO ORDER

Chair Shaun Hottell called the Planning Commission meeting to order at 5:15 p.m. Council President Tim Carsrud called City Council meeting to order directly after.

APPROVAL OF THE MINUTES

A motion was made by Richard Cone to approve the meeting minutes of March 12, 2024. Matthew Nelson seconded the motion. Motion carried 4/0.

COMPREHENSIVE PLAN

Consultants Katherine Linares and AJ Fawver from Verdunity were present and gave a progress update on the city's Comprehensive Plan. Local engagements are also scheduled while the consultants are in town at the Recreation Center with the Planning Division staff. Discussion between the Council, Planning Commission and Consultants took place on the on-going Comprehensive Plan. Planning Manager Meredith Duvall asked for any questions or concerns on the Comprehensive Plan to contact Planning Staff.

ADJOURNMENT OF CITY COUNCIL

There being no further business, the City Council portion of the meeting adjourned at 6:07 p.m.

Case No.
PL2024-0001
DEVELOPMENT
PLAN-4800
Tanner Drive

The owner, Nate Stencil, Stencil Group, is proposing to construct a three-story apartment building with a footprint of 71,147 square feet. The building will include 316 bedrooms across 222 units, broken up by 128 one-bedroom/studio units and 94 two-bedroom units. This development plan includes the entirety of the apartment building; however, the building will be built in two phases. Phase 1 will be the half of the building closest to Tanner Dr and utility infrastructure. Phase 2 build out will commence once a certificate of occupancy has been achieved with phase 1.

A school impact study was submitted. The study anticipates a population of 60 elementary age students to live in the apartments and an available capacity of 116 students at Buffalo Ridge. During this Development Plan, we can only address the drainage at the build site. A drainage plan was submitted. ECS Engineers is working with City Engineering staff to properly address drainage on the lot. The Development Plan will not be approved until all reviewers have approved the plans.

Water, sewer, and electrical services are readily available for connection. This project includes a water main extension that will be accepted by the City of Gillette for future maintenance. The site currently has access off Tanner Dr.

The agent has turned in a landscape plan for both the lot owned to the north of the build site as well as the required landscaping for development.

The Parks Board reviewed the Development Landscaping plan at their March 28, 2024, meeting. They gave approval pending diversification of the plant legend. The Parks Manager will give final approval of the diversified plant legend.

Chair Hottell asked if there were any comments from the public or Commission on the case. Shannon Stefanick said she did have neighbors ask about the development plan but did not believe the response was negative. Meredith Duvall said she spoke with a neighboring citizen regarding the case moving forward with the commission but did not know if there was decent form the citizen on the case.

Richard Cone asked about the proposed park area to the north of the development that had previously posed a drainage issue. Meredith Duvall said while that parcel was not part of this development plan and therefore the Park Board did not vote on it, the developer does still intend to create a park-like atmosphere on the northern property. Ms. Duvall said the landscape plan voted on by the Parks Board would be for the southern lot only, and for that landscape plan the Parks Board was very pleased with it.

Shannon Stefanick said the developer has submitted landscape plans for the northern lot showing they are planning to develop the lot as they previously said they would. Ms. Stefanick said while the city cannot force the developer to build that landscape plan on the northern lot, they are showing plans that they plan to move forward with landscaping.

Mr. Cone asked if the developer would need approval from the Parks Board or from Planning staff for their landscaping plan on the northern lot, and Ms. Duvall said it would depend on the scale of landscaping and park development they were wanting to do. Mostly if infrastructure such as playground equipment were to be installed then it would involve review by the city, Ms. Duvall said.

Mr. Cone said he thought the main concern of the area residents was the excess water from the large parking lot area. Ms. Duvall said the drainage is being routed and diverted away from the neighborhood into the existing drainage system, and the landscaping on-site with further help with drainage. Chair Hottell asked if a drainage plan had to be submitted for this development and Ms. Duvall said it has been submitted and the Engineering Division reviews it. Mr. Cone said he did not want to see any residents adjacent to this development have any detriment to their property values or their basements.

Ryan Sohneman, ECS Engineers, was present and said the development would be two phases with the first phase including an entrance from Tanner Drive. Matthew Nelson asked if developments like these were usually done in two phases. Ms. Stefanick said the developer does, and has gone through this type of development several times in South Dakota and Minnesota.

Chair Hottell asked about the road at the south of the property, and Mr. Sohneman said the road was paved and was an access road coming off Tanner Drive.

Mr. Sohneman said with the site sloping towards the northwest, detention will be built on the northwest side of the lot. Chair Hottell asked if the low spot on the northwest would be filled in by some of the higher area on the southeast, and Mr. Sohneman very minimal dirt will be hauled in as the plan is to use the dirt there with the southeast corner being cut and northwest corner being filled in.

There being no further comments or questions Matthew Nelson made a motion to approve the case, and Chair Hottell seconded. The Motion carried 4/0.

OLD BUSINESS None.

NEW BUSINESS Meredith Duvall said the next meeting will be May 14, 2024.

ADJOURNMENT The Planning Commission meeting was adjourned at 6:32 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Coordinator.



**CITY OF GILLETTE
PLANNING COMMISSION
May 14, 2024 5:15:00 PM
Community Conference Room 2nd Floor
201 E. 5th Street, Gillette, Wyoming 82716
(307)686-5281**

DATE: 5/14/2024 5:15:00 PM

CASE NUMBER AND TITLE:

PL2024-0061

Zoning Map Amendment – 101 S Fir Ave

APPLICANT/OWNER:

Doug Norton, Owner

AGENT:

Jessica Maycock, Land Surveying Incorporated

CASE SUMMARY:

The owner is proposing to rezone 101 S Fir Ave from I-1, Light Industrial District, to C-1, General Commercial District.

CASE BACKGROUND:

The owner is proposing to rezone 101 S Fir Ave from I-1, Light Industrial District, to C-1, General Commercial District. The property is three acres and there is an existing building on the west side. The owner would like to utilize this building as a commercial business center for retail shops, salons, and other services. This proposed use is not allowed within the I-1 District but is consistent with the uses of the surrounding properties.

101 S Fir Ave is a five-sided lot. Four of those five sides are bordered by a C-1 District. The fifth side is bordered by an I-1 District. The minimum district size for a C-1 District is 4 acres. The surrounding zoning district that this parcel will become part of is 23.26 acres currently and would become 26.28 acres if the aforementioned lot were to merge with that district.

Pursuant to Section 12 of the City of Gillette's Zoning Ordinance, a Zoning Map Amendment shall not be approved except to:

- (1) Correct an obvious error, or
- (2) Recognize changing conditions in the City for the promotion of public health, safety, or welfare.

This rezone would serve to recognize changing conditions within the City. S Fir Ave lies within an older part of town that has seen quite a bit of change over the years. Traditionally, industrial uses within the City have bordered the rail road as the rail system was utilized for access to materials

and shipping. We have since seen a shift and industrial areas are being developed more predominantly on the outskirts of the City. This rezone would recognize that the area is becoming more commercial, rather than industrial, and create a street barrier between the two zoning districts. This street barrier affords more distance between the commercial and industrial uses, thus addressing the promotion of public health, safety, and welfare through this separation.

CASE REQUIREMENTS:

None

STAFF RECOMMENDATION:

Staff recommends approval.

CASE MANAGER:

Shannon Stefanick, City Planner

TENTATIVE CITY COUNCIL DATE:

May 21st, 2024

ATTACHMENTS:

Click to download
<input type="checkbox"/> Ordinance
<input type="checkbox"/> Vicinity Map
<input type="checkbox"/> Zoning Exhibit
<input type="checkbox"/> Planning Requirements

ORDINANCE NO.

AN ORDINANCE TO AMEND THE DISTRICT ZONING MAP OF THE CITY OF GILLETTE, WYOMING, FOR LOT 1 OF BLOCK 10, WESTSIDE ADDITION, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO C-1, GENERAL BUSINESS DISTRICT, PER THE ATTACHED EXHIBIT, SUBJECT TO ALL PLANNING REQUIREMENTS.

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

Section 1. Legal Description

Lot 1 of Block 10, Westside Addition, City of Gillette, Campbell County, Wyoming

Section 2. Zoning Amendment

Lot 1 of Block 10, Westside Addition, City of Gillette, Campbell County, Wyoming, is hereby amended from I-1, Light Industrial District, to C-1, General Business District, per the attached Exhibit.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2024.

Shay Lundvall, Mayor

(S E A L)

ATTEST:

Alicia Allen, City Clerk

Publication Date:

101 S Fir Ave Vicinity Map



Project Area



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

City of Gillette, GIS Division, Campbell
County, State of Wyoming

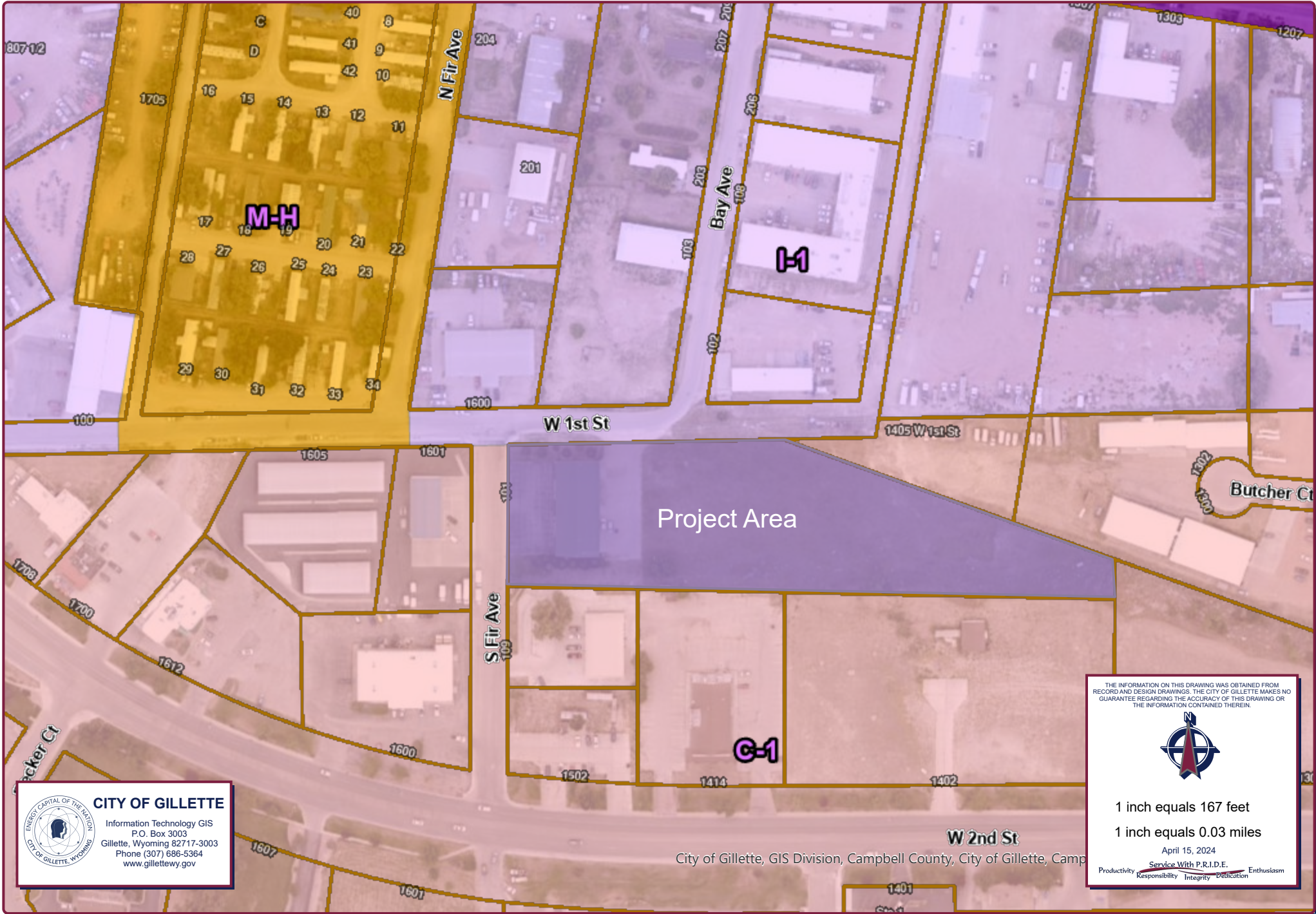
THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.



1 inch equals 167 feet
1 inch equals 0.03 miles

April 15, 2024
Service With P.R.I.D.E.
Productivity Responsibility Integrity Dedication Enthusiasm

101 S Fir Ave Zoning Exhibit



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

April 15, 2024

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

Planning Requirements

PL2024-0061

Zoning Map Amendment - 101 S Fire Ave

The Planning Requirements are as follows:

None



**CITY OF GILLETTE
PLANNING COMMISSION**
May 14, 2024 5:15:00 PM
Community Conference Room 2nd Floor
201 E. 5th Street, Gillette, Wyoming 82716
(307)686-5281

DATE: 5/14/2024 5:15:00 PM

CASE NUMBER AND TITLE:

PL2024-0059

Minor Subdivision-4404 Westover Road

APPLICANT/OWNER:

Living Rock Church, Owner

AGENT:

Mark Hines, DOWL, Agent

CASE SUMMARY:

The applicant seeks to subdivide 4404 Westover Road into two lots for ownership purposes.

CASE BACKGROUND:

The applicant seeks to subdivide 4404 Westover Road into two lots for ownership purposes. The current lot size is 12.3 acres. If the subdivision is approved, Lot 1A will be 5.06 acres and Lot 1B will be 7.24 acres.

The lot is currently zoned R-4, Multi-Family Residential District. The Minimum lot size in an R-4 District is 6,000 square feet or 0.13 acres. Both lots meet this minimum size.

No plans for the development of the proposed new lots have been submitted. There are existing water stubs for both proposed lots. The sewer main that crosses the proposed lots needs to be repaired before sewer taps can be added. Due to this fact, sewer taps are not being required at this time.

Any additional improvements for the new lots will be determined at the time of development through the City of Gillette Development Review Process.

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:

May 21st

ATTACHMENTS:

Click to download
<input type="checkbox"/> Resolution
<input type="checkbox"/> Vicinity Map
<input type="checkbox"/> Planning Requirements

RESOLUTION NO.

**A RESOLUTION APPROVING AND AUTHORIZING THE
MINOR SUBDIVISION OF LOT 1 OF BLOCK 7, COPPER
RIDGE ESTATES PHASE 1; TO THE CITY OF GILLETTE,
WYOMING, SUBJECT TO ALL PLANNING REQUIREMENTS.**

WHEREAS, the Final Plat of the Resubdivison of Lot 1 of Block 7, Copper Ridge Estates Phase 1, to be known as Lots 1A & 1B of Block 7, Copper Ridge Estates Phase 1; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on May 14th, 2024, with Planning Requirements.

WHEREAS, the recording of the Resubdivison of Lot 1 of Block 7, Copper Ridge Estates Phase 1, to be known as Lots 1A & 1B of Block 7, Copper Ridge Estates Phase 1; 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 May 14th, 2024.

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

the Final Plat of the Resubdivison of Lot 1 of Block 7, Copper Ridge Estates Phase 1, to be known as Lots 1A & 1B of Block 7, Copper Ridge Estates Phase 1; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by Morrison Maierle, signed by Duane G. Schmitz, Professional Land Surveyor, Wyoming Registration Number 12839, 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

4404 Westover Rd 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

April 22, 2024

City of Gillette, GIS Division, Campbell County, City of Gillette, Camp
Productivity Service With P.R.I.D.E. Enthusiasm
Responsibility Integrity Dedication

PL2024-0059-Minor Subdivision-4404 Westover Road

Planning Requirements

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



**CITY OF GILLETTE
PLANNING COMMISSION
May 14, 2024 5:15:00 PM
Community Conference Room 2nd Floor
201 E. 5th Street, Gillette, Wyoming 82716
(307)686-5281**

DATE: 5/14/2024 5:15:00 PM

CASE NUMBER AND TITLE:

PL2024-0057

Minor Subdivision-Moon Meadows Estates No 3

APPLICANT/OWNER:

8th Avenue Apartments LLC, Owner

AGENT:

Sheila Slocum, PCA Engineering Inc

CASE SUMMARY:

The applicant seeks to subdivide Tract M2 of Moon Meadows Estates No. 3 into three lots for ownership purposes.

CASE BACKGROUND:

The applicant seeks to subdivide Tract M2 of Moon Meadows Estates No 3 into three lots for ownership purposes. The current tract size is 13.57 acres. If the subdivision is approved, Lot 1 will be 1.55 acres, Lot 2 will be 2.61 acres, and Lot 3 will be 9.28 acres. The lot is currently zoned C-1, General Commercial District. There is no minimum area of a zone lot in the C-1 Zoning District. No plans for the development of the proposed new lots have been submitted. Per Article II, Section 9. (c) of the City of Gillette Subdivision Regulations, "Subdivisions completed for ownership purposes only, in a commercial or industrial zoning district, shall be exempt from installing water, sanitary sewer and other required public improvements". The required improvements for the new lots will be determined at the time of development through the City of Gillette Development Review Process.

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:

May 21st 2024

May 21, 2021

ATTACHMENTS:

Click to download

[Resolution](#)

[Vicinity Map](#)

[Planning Requirements](#)

RESOLUTION NO.

**A RESOLUTION APPROVING AND AUTHORIZING THE
MINOR SUBDIVISION OF TRACT M2, MOON MEADOW
ESTATES NO. 3; TO THE CITY OF GILLETTE, WYOMING,
SUBJECT TO ALL PLANNING REQUIREMENTS.**

WHEREAS, the Final Plat of the Resubdivison of Tract M2, Moon Meadow Estates No. 3, to be known as Lots 1, 2, & 3 of Tract M2, Moon Meadow Estates No. 3; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on May 14th, 2024, with Planning Requirements.

WHEREAS, the recording of the Resubdivison of Tract M2, Moon Meadow Estates No. 3, to be known as Lots 1, 2, & 3 of Tract M2, Moon Meadow Estates No. 3; 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 May 14th, 2024.

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

the Final Plat of the Resubdivison of Tract M2, Moon Meadow Estates No. 3, to be known as Lots 1, 2, & 3 of Tract M2, Moon Meadow Estates No. 3; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by PCA Engineering Inc., signed by Sheila M 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.

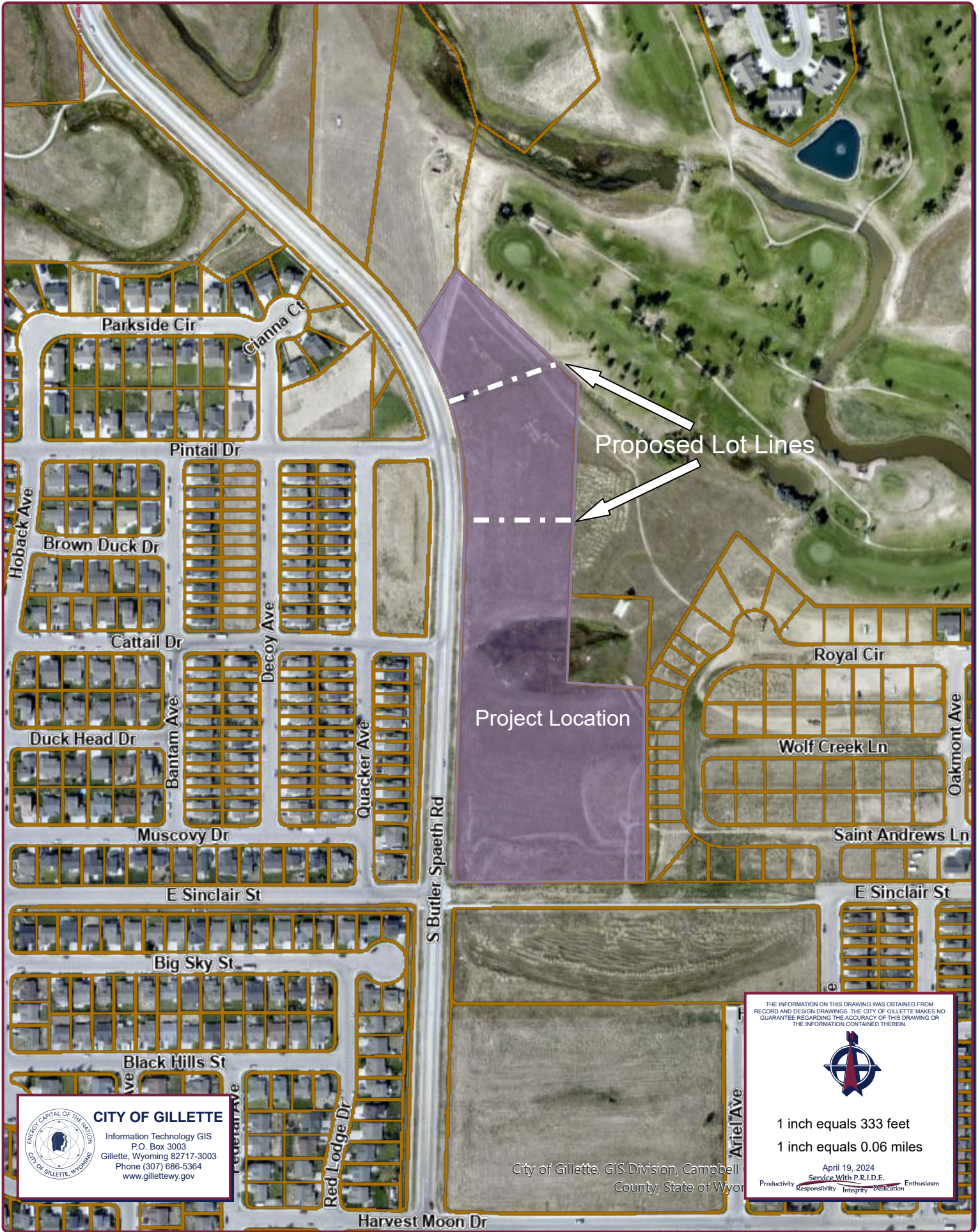
Shay Lundvall, Mayor


(S E A L)

ATTEST:

Alicia Allen, City Clerk


Moon Meadow Estates No 3 Vicinity Map



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

City of Gillette, GIS Division, Campbell
County, State of Wyoming

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

April 19, 2024
Service With P.R.I.D.E.
Productivity Responsibility Integrity Dedication Enthusiasm

PL2024-0057-Minor Subdivision-Moon Meadows Estates No. 3

Planning Requirements

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



**CITY OF GILLETTE
PLANNING COMMISSION
May 14, 2024 5:15:00 PM
Community Conference Room 2nd Floor
201 E. 5th Street, Gillette, Wyoming 82716
(307)686-5281**

DATE: 5/14/2024 5:15:00 PM

CASE NUMBER AND TITLE:

PL2024-0053 Minor Subdivision - 3809 Red Lodge Dr.

APPLICANT/OWNER:

Tony Wille, High Plains Builders, Owner

AGENT:

Tony Wille, High Plains Builders, Owner

CASE SUMMARY:

The applicant seeks to subdivide Lot 5A, Block 5, of High Plains Business Park Subdivision.

CASE BACKGROUND:

The applicant seeks to subdivide Lot 5A, Block 5, of High Plains Business Park Subdivision into four lots, creating Red Lodge Town Homes, Phase 1. In 2022, the owner discussed their plans with Planning Staff and indicated that their intent was to construct townhomes on the existing lot but have separate ownership for each townhome. Due to titling and ownership issues, Staff recommended that a Minor Subdivision was the best route for the property owner. Because the townhomes will have shared walls, Planning Staff and the property owner agreed that the subdivision for each individual home could take place after the foundation was poured; the Certificate of Occupancy would be withheld until the subdivision was legally filed with the County Clerk's Office. Proposed Lot 1 is 0.14 acres, Lot 2 is 0.10 acres, Lot 3 is 0.12 acres, and Tract 1 is 0.91 acres. The lots are currently zoned R-4, Multi-Family Residential. The minimum area of a Zone Lot in R-4 is 3,000 square feet per unit; minimum width is 50 feet at the front setback line; required open space is 500 square feet for each dwelling unit. For the purpose of this subdivision the boundary outline of the Zone Lot is the outer boundary lines of Lots 1, 2, and 3 making the total area of the considered Zone Lot 0.36 acres, or 15,681.6 square feet.

CASE REQUIREMENTS:

1. All comments from the staff review process must be addressed before the plat is filed with the County Clerk's Office.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

CASE MANAGER:

Meredith Duvall, City Planning Manager

TENTATIVE CITY COUNCIL DATE:

May 21, 2024

ATTACHMENTS:

Click to download
<input type="checkbox"/> Vicinity Map
<input type="checkbox"/> Planning Requirements
<input type="checkbox"/> Resolution
<input type="checkbox"/> Plat with Staff Comments

PL2024-0053 - Minor Subdivision – 3809 Red Lodge Dr.

Planning Requirements

1. All comments from the staff review process must be addressed prior to the filing of the plat with the County Clerk's Office.

RESOLUTION NO.

**A RESOLUTION APPROVING AND AUTHORIZING THE
MINOR SUBDIVISION OF RED LODGE TOWN HOMES,
PHASE 1; TO THE CITY OF GILLETTE, WYOMING,
SUBJECT TO ALL PLANNING REQUIREMENTS.**

WHEREAS, the Final Plat of the Red Lodge Town Homes, Phase 1, to be known as Lots 1, 2, 3 and Tract 1 of Red Lodge Town Homes, Phase 1; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on May 14th, 2024, with Planning Requirements.

WHEREAS, the recording of the Red Lodge Town Homes, Phase 1, to be known as Lots 1, 2, 3 and Tract 1 of Red Lodge Town Homes, Phase 1; 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 May 14th, 2024.

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

the Final Plat of Red Lodge Town Homes, Phase 1, to be known as Lots 1, 2, 3 and Tract 1 of Red Lodge Town Homes, Phase 1; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by Nelson Engineering, signed by Travis Pearson, Professional Land Surveyor, Wyoming Registration Number 10566, 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

Red Lodge Town Homes, Phase 1

RED LODGE TOWN HOMES MINOR SUBDIVISION

A RESUBDIVISION OF HIGH PLAINS BUSINESS PARK LOT 5A, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING

NENW Only?
Are you including Moon Meadows?
- County Assessors

Lot 5A is not included in the southeast quarter of the northwest quarter. not needed on this plat

Change title to add Phase I

Reminder to send a paper copy to the County Clerk's Office for review

To Be Known as Lots 1, 2, 3, and Tract 1 of Red Lodge Town Homes, Phase 1

Central Angles do not match in the Certificate of Dedication and the image

Certificate of Dedication does not match the image

Building outlines not needed on map?

MAP READS S88°21'37"E - County Assessors

BETTER CLOSURE THAN DEDICATION CLOSURE: 0. -0.431 - County Assessors

CERTIFICATE OF DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TONY WILLE, MEMBER OF HIGH PLAINS BUILDERS, LLC, BEING THE OWNERS, PROPRIETORS, OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT Red Lodge Town Homes Minor Subdivision, A RESUBDIVISION OF HIGH PLAINS BUSINESS PARK LOT 5A, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID HIGH PLAINS BUSINESS PARK; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S01°42'23"W ALONG THE EASTERLY LINE OF SAID HIGH PLAINS BUSINESS PARK A DISTANCE OF 366.12 FEET; THENCE N89°55'00"W ALONG THE SOUTHERLY LINE OF SAID HIGH PLAINS BUSINESS PARK A DISTANCE OF 146.31 FEET; THENCE N09°05'00"W ALONG THE WESTERLY LINE OF SAID HIGH PLAINS BUSINESS PARK A DISTANCE OF 350.08 FEET; THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID HIGH PLAINS BUSINESS PARK, AND ALONG A TANGENT CIRCULAR CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 91°43'23" A DISTANCE OF 32.02 FEET; THENCE N88°21'37"E ALONG THE NORTHERLY LINE OF SAID HIGH PLAINS BUSINESS PARK, A DISTANCE OF 136.99 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.28 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY, AND RESTRICTIONS OF RECORD.

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 THIS 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 VIRTUES OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

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

NAME, OWNER
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D., 20____, BY _____ AS _____ FOR _____ AS A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE CAMPBELL COUNTY PLANNING COMMISSION, CAMPBELL COUNTY, WYOMING
APPROVED BY THE CAMPBELL COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, A.D., 20____

CHAIRMAN
ATTEST
CLERK OF THE PLANNING COMMISSION

COUNTY CLERK
DEPUTY

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, CAMPBELL COUNTY
APPROVED FOR FILING BY THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS IN AND FOR THE COUNTY OF CAMPBELL, STATE OF WYOMING THIS ____ DAY OF _____, A.D., 20____

CHAIRMAN OF BOARD
ATTEST: CLERK OF BOARD

CERTIFICATE OF APPROVAL OF THE CITY ADMINISTRATOR AND DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT ____ O'CLOCK ____ THIS ____ DAY OF _____, 2024, AND IS DULY RECORDED IN BOOK ____ OF PLATS PAGE NUMBER ____

THE RESUBDIVISION OF HIGH PLAINS BUSINESS PARK LOT 5A, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, TO BE KNOWN AS Red Lodge Town Homes Minor Subdivision, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, IS HEREBY APPROVED FOR RECORDING AS P.U.D. PLAT ON THIS ____ DAY OF _____, 2024 THROUGH THE AUTHORITY GRANTED BY THE CITY OF GILLETTE SUBDIVISION REGULATIONS.

CITY ADMINISTRATOR
DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES

CERTIFICATE OF SURVEYOR
STATE OF WYOMING)
COUNTY OF JOHNSON)

I, TRAVIS D. PEARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF THE WYOMING, DO HEREBY ATTEST THAT THIS PLAT OF THE RED LODGE TOWN HOMES MINOR SUBDIVISION IS BASED ON THE RESULTS OF AN ACTUAL FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION, BY FRED JANSSEN, CONDUCTED IN SEPTEMBER OF 2017, AND THAT SAID INFORMATION IS ACCURATELY REPRESENTED HEREON.

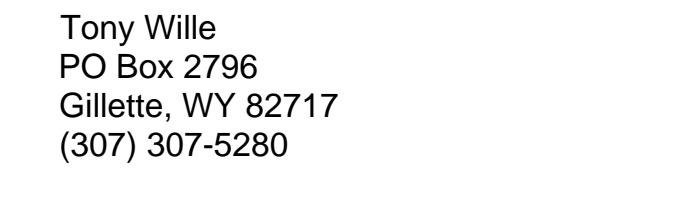
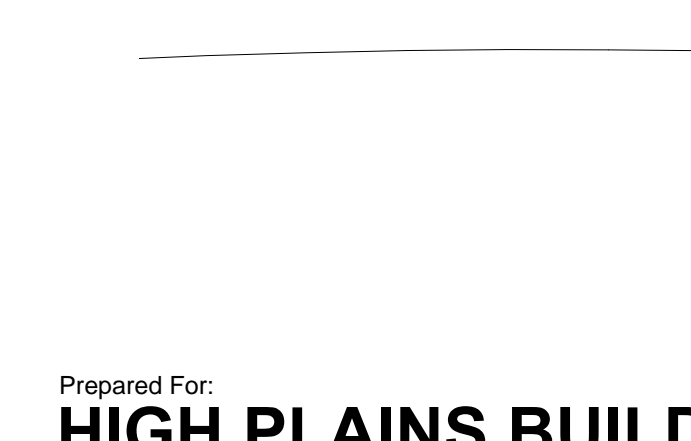
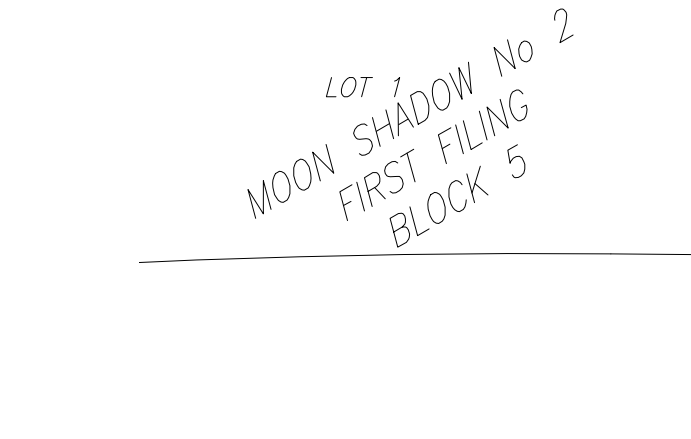
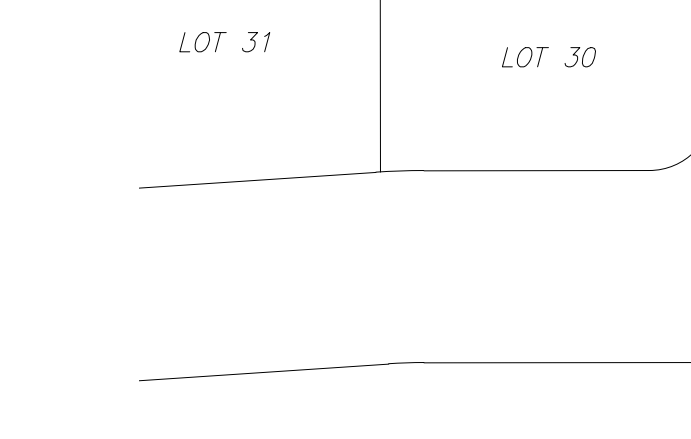
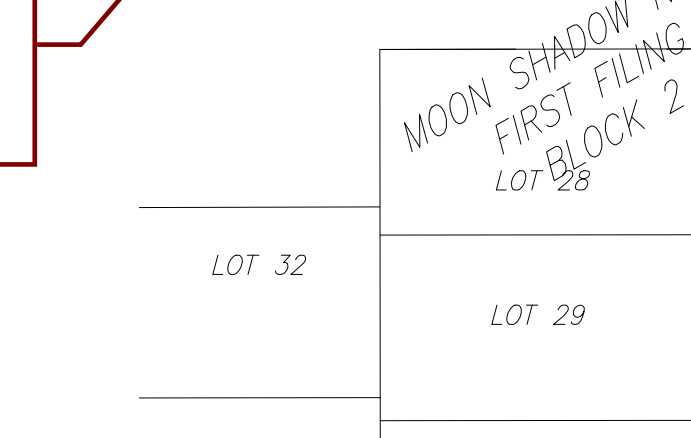
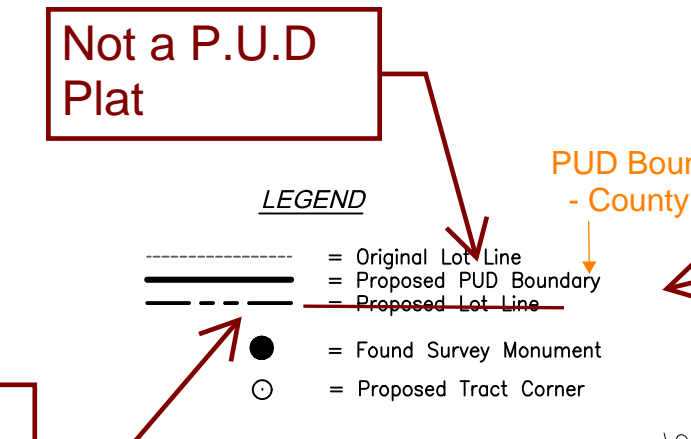
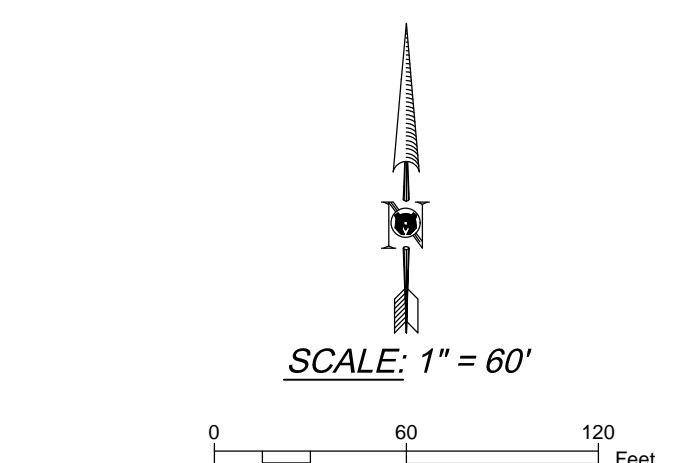
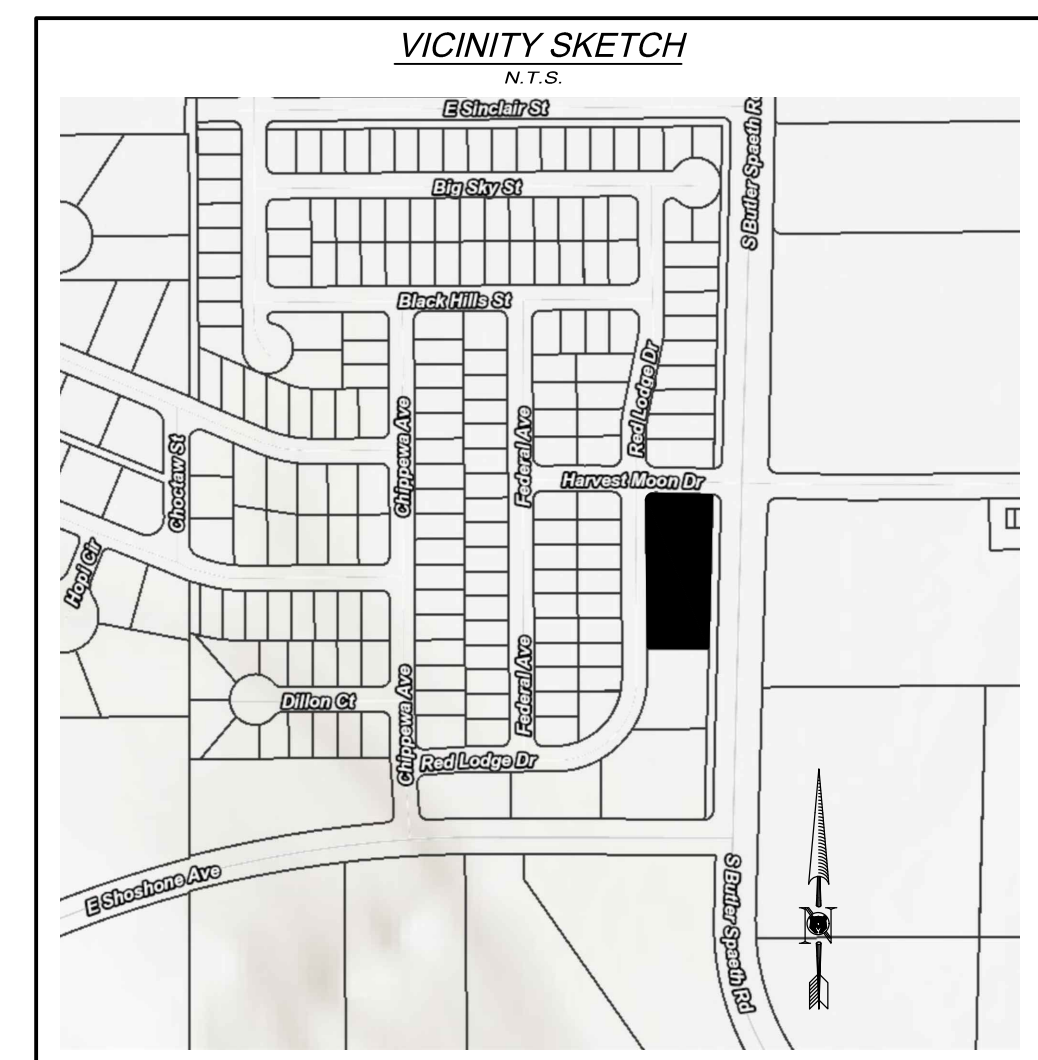
BENCHMARK
BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #21
ELEVATION: 4684.90

BASIS OF BEARING
CITY OF GILLETTE HORIZONTAL CONTROL
ALL MEASURED DISTANCES ARE GROUND.

DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RED LODGE TOWN MINOR SUBDIVISION, A RESUBDIVISION OF HIGH PLAINS BUSINESS PARK LOT 5A, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, AS RECORDED IN BOOK 8 OF PLATS, PAGES 221-222, AND BOOK 10 A.S., PAGE NUMBER 385, ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

DATE: 4/1/24
WYOMING

Plats



- NOTES
- 1) ACCESS IS PROHIBITED FROM BUTLER SPAETH ROAD.
 - 2) ALL LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE MOST RECENT REVISION OF THE CITY OF GILLETTE CITY CODE AND ALL ADOPTED ORDINANCES, DESIGN AND CONSTRUCTION CODES, SPECIFICATIONS, AND STANDARDS.
 - 3) TWO (2) OFFSTREET PARKING PLACES, PER UNIT, WILL BE PROVIDED

Note on plat regarding the Zone Lot for this subdivision. The Zone Lot is considered the outer boundary of proposed Lots 1, 2, and 3.

Not a P.U.D Plat

Proposed lot line not used in map? not needed

Lots 2, 3, & 4, block 5 are not needed on this plat because they are not part of this subdivision at this time

Line for easement not shown in legend? Add?

Setbacks line not shown in legend. Not needed on map?

Confusing. Remove Lot 5A

Missing measurements for both east and west sides of Lot 5B

10' General Utility easement across all proposed lots required

Certificate of Dedication does not match the image

Please bold the outline of only Lot 5A because this is the only lot being subdivided at this time. Only need the boundary for the lot being subdivided.

Change title to add Phase I

Change title to add Phase I

Please rename tracts 1, 2, & 3 to lots 1, 2, & 3. This way when you go to re-subdivide for the rest of the homes, the next lots can be sequential in lot name

Not a P.U.D Plat

Book 8 of plats, page 221-222 is not part of High Plains Business Park Lot 5A

Missing Radius measurement in Certificate of Dedication

Radius 20.00

Closure: 0. -8.271 - County Assessors

REV.	2/27/2024	FPJ	FPJ	JJW	TDP
DATE					
SUR					
ENG					
DRW					
CHE					
APPE					
DRAWING TITLE	PRELIMINARY PLAT				
JOB TITLE	RED LODGE TOWN HOMES MINOR SUBD.				
	REPLAT OF HIGH PLAINS BUSINESS PARK 5A				
DRAWING NO	B17-033				
JOB NO	B17-033				

Prepared For:
HIGH PLAINS BUILDERS, LLC
Tony Wille
PO Box 2796
Gillette, WY 82717
(307) 307-5280

NELSON ENGINEERING
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029