



**CITY OF GILLETTE  
PLANNING COMMISSION  
Tuesday, May 28, 2024  
5:15 PM  
COUNCIL CHAMBERS  
201 E. 5th Street, Gillette, Wyoming 82716  
(307) 686-5281**

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**Call To Order**

**Approval of Minutes**

1. Meeting Minutes of May 14, 2024

**Cases**

Case No. PL2024-0064 Minor Subdivision-4401 & 4405 Daylight Ct

Case No. PL2024-0065 Minor Subdivision - Gillette College Foundation Subdivision

**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](http://www.gillettewy.gov)

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**CITY OF GILLETTE  
PLANNING COMMISSION  
May 28, 2024 5:15:00 PM  
Community Conference Room 2nd Floor  
201 E. 5th Street, Gillette, Wyoming 82716  
(307)686-5281**

**DATE:** 5/28/2024 5:15:00 PM

**CASE NUMBER AND TITLE:**

Meeting Minutes of May 14, 2024

**APPLICANT/OWNER:**

**AGENT:**

**CASE SUMMARY:**

**CASE BACKGROUND:**

**CASE REQUIREMENTS:**

**STAFF RECOMMENDATION:**

**CASE MANAGER:**

**TENTATIVE CITY COUNCIL DATE:**

**ATTACHMENTS:**

Click to download

[Meeting Minutes 05/14/24](#)

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
Council Chambers ~ City Hall ~ May 14, 2024 ~ 5:15 pm

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

Commission Members Absent: Jack Colson, and Ian Scott

Staff Present: Meredith Duvall, Planning Manager; 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 Richard Cone to approve the meeting minutes of April 9, 2024. Vice-Chair Conklin seconded the motion. Motion carried 5/0.

Case No.  
PL2024-0061  
ZONING MAP  
AMENDMENT -  
101 S Fir Ave

The owner, Doug Norton, 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 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.

Shannon Stefanick said the city Planning Division received two inquiries from the public regarding the case and were general inquiries only.

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

There being no further comments or questions Matthew Nelson made a motion to approve the case, and Cristal Pratt seconded. The Motion carried 5/0.

Case No.  
PL2024-0059  
MINOR  
SUBDIVISION -  
4404 Westover  
Road

The applicant, Living Rock Church, 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.

Shannon Stefanick said the city Planning Division received a few general inquiries from the public regarding the case but were more towards what was going to be developed on the property. Ms. Stefanick said Living Rock Church owns the property and has not submitted any plans for future use of the property.

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

Jonathan Summerall, resident at 105 Huntington Drive, was present and stated his concern was if a multi-family dwelling unit such as an apartment complex was going to be put on the lot because he said it would drastically affect his property values. Ms. Stefanick said with the property already being zoned R-4 Multi-Family an apartment complex could be put in at any time because it would be a use-by-right.

Lief Nordell, resident at 4305 Westover Road, was present and asked which side the apartment building would be built on. Ms. Stefanick said currently there are no plans for development on the lots, and of the uses that could happen on the lot single family dwelling, a church and an apartment building are all possibilities that could happen with the current zoning. Ms. Stefanick said this case was only to subdivide the single lot into two lots and reiterated that no plans had been given to the city on future development of the lots by the owner. Mr. Nordell said he did not have any problems with single family dwellings, but he did have problems with multi-family dwellings and apartment buildings.

Mark Hines, Living Rock Church, was present and said the east parcel is the one the church would build one someday but there are no immediate plans for it.

Jonathan Summerall asked if construction were to happen on the lot, would additional entrances and exits to the subdivision be added. Ms. Stefanick said it would depend on the level of development, and with a large apartment complex it would require a traffic study as well as would further subdividing into single family lots, but that will be determined at the time of development if a traffic study is needed.

There being no further comments or questions Matthew Nelson made a motion to approve the case, and Vice-Chair Conklin seconded. The Motion carried 5/0.

Case No.  
PL2024-0057  
MINOR  
SUBDIVISION -  
4404 Moon  
Meadows  
Estates No 3

The applicant, 8<sup>th</sup> Avenue Apartments LLC, 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.

Meredith Duvall said the city Planning Division received one inquiry from the public regarding the case via email regarding the drainage and they were satisfied with the response from staff.

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

Vice-Chair Conklin asked if there was any intention for the property. Shiela Slocum, PCA Engineering, was present and said the owners are doing a breakdown of the property to purchase out a portion of the property.

There being no further comments or questions Richard Cone made a motion to approve the case, and Cristal Pratt seconded. The Motion carried 5/0.

Case No.  
PL2024-0053  
MINOR  
SUBDIVISION -  
3809 Red  
Lodge Dr.

The applicant, Tony Wille, High Plains Builders, 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.

Meredith Duvall said the city Planning Division received no phone calls from the public regarding the case.

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

Richard Cone asked if the portion that was already constructed was being subdivided, or the whole parcel. Ms. Duvall said only the three lots that had been constructed with addresses would be subdivided. The remaining would then be Tract B. Ms. Duvall said this is phase one and would continue with further subdividing as townhomes are constructed.

There being no further comments or questions Vice-Chair Conklin made a motion to approve the case, and Richard Cone seconded. The Motion carried 5/0.

OLD BUSINESS None.

NEW BUSINESS Meredith Duvall said there will be a meeting May 28, 2024, and June 11, 2024. And the progress of the Comp Plan can be seen at [plangillette.com](http://plangillette.com)

ADJOURNMENT The meeting was adjourned at 5:38 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Coordinator.

DRAFT



**CITY OF GILLETTE  
PLANNING COMMISSION  
May 28, 2024 5:15:00 PM  
Community Conference Room 2nd Floor  
201 E. 5th Street, Gillette, Wyoming 82716  
(307)686-5281**

**DATE:** 5/28/2024 5:15:00 PM

**CASE NUMBER AND TITLE:**

PL2024-0064

Minor Subdivision-4401 & 4405 Daylight Ct

**APPLICANT/OWNER:**

Mark Eisheid, Owner of 4401 Daylight Ct

Jose & Judith Aguayo, Owners of 4405 Daylight Ct

**AGENT:**

Sheila Slocum, PCA Engineering

**CASE SUMMARY:**

The applicants, 4401 and 4405 Daylight Ct, are seeking to split the vacant lot, 4403 Daylight Ct, that sits between them and absorb the extra acreage into their existing lots.

**CASE BACKGROUND:**

The applicants, 4401 and 4405 Daylight Ct, are seeking to split the vacant lot, 4403 Daylight Ct, that sits between them and absorb the extra acreage into their existing lots. Currently, 4401 Daylight Ct is 0.38 Acres, 4403 is 0.26 acres, and 4405 is 0.25 acres. If the subdivision passes, 4401 Daylight Ct will become 0.51 acres and 4405 will become 0.38 acres. All three existing lots are zoned MH, Mobile Home District, and meet the minimum lot size of 0.14 acres both before and after the proposed subdivision.

The existing water service for 4403 Daylight Ct is stubbed into a shared meter pit with 4405. This is acceptable to the Water Division and the service does not need further abandonment. The sewer service is buried at the property line of 4403 Daylight Ct. This is acceptable to the Wastewater Division and the service does not need further abandonment.

**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

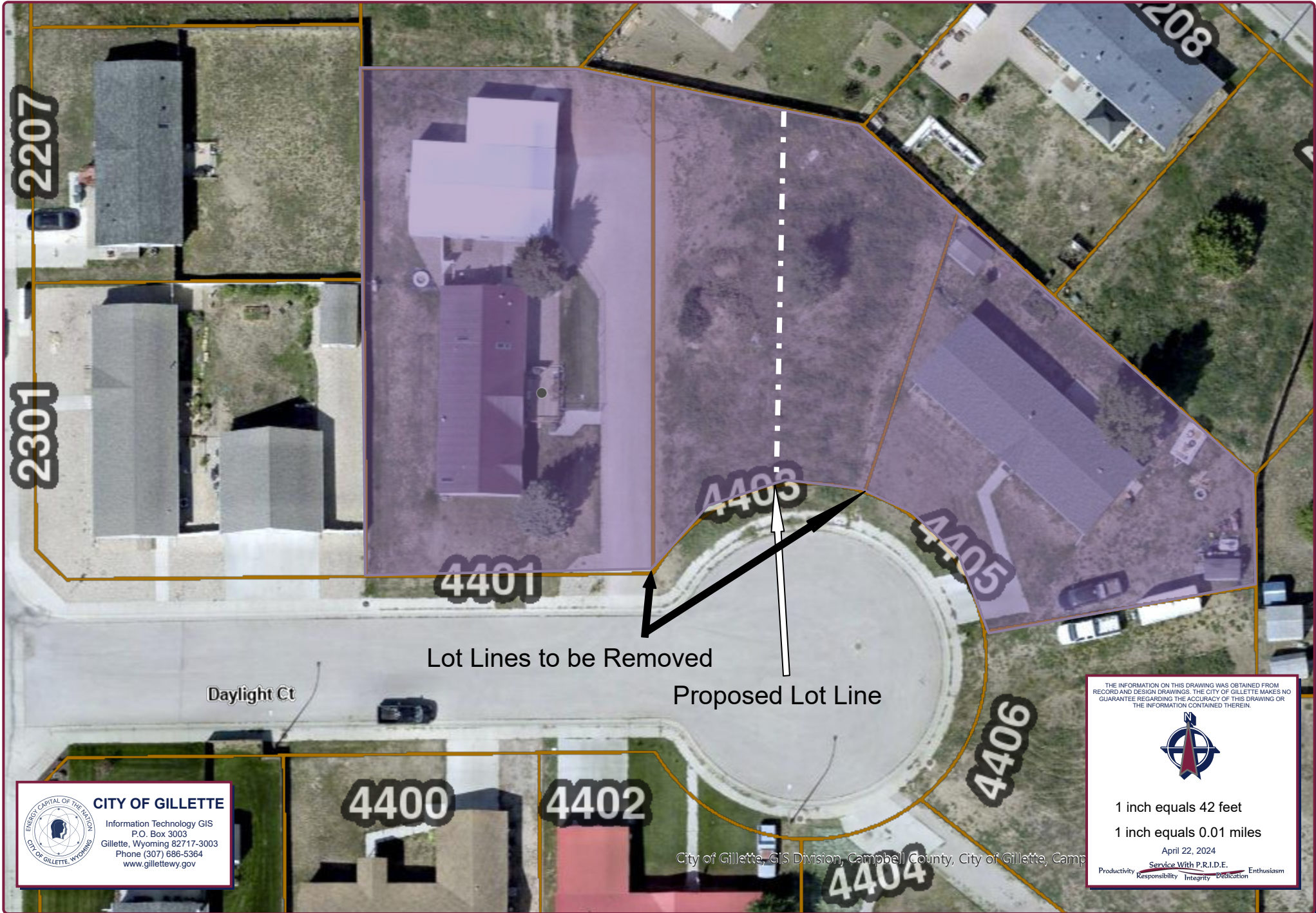
**TENTATIVE CITY COUNCIL DATE:**

June 3, 2024

**ATTACHMENTS:**

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

# Daylight Ct 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 42 feet

1 inch equals 0.01 miles

April 22, 2024

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

# PL2024-0064-Minor Subdivision-4401 Daylight Ct

## Planning Requirements

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

**RESOLUTION NO.**

**A RESOLUTION APPROVING AND AUTHORIZING THE  
MINOR SUBDIVISION OF LOTS 8, 9, & 10 OF BLOCK 5,  
MORNINGSIDE ESTATES; TO THE CITY OF GILLETTE,  
WYOMING, SUBJECT TO ALL PLANNING REQUIREMENTS.**

WHEREAS, the Final Plat of the Resubdivison of Lots 8, 9, & 10 of Block 5, Morningside Estates, to be known as Lots 8A & 10A of Block 5, Morningside Estates; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on May 28<sup>th</sup>, 2024, with Planning Requirements.

WHEREAS, the recording of the Resubdivison of Lots 8, 9, & 10 of Block 5, Morningside Estates, to be known as Lots 8A & 10A of Block 5, Morningside Estates; 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 28<sup>th</sup>, 2024.

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

the Final Plat of the Resubdivison of Lots 8, 9, & 10 of Block 5, Morningside Estates, to be known as Lots 8A & 10A of Block 5, Morningside Estates; 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 \_\_\_\_\_, 2024.

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

(S E A L)

ATTEST:

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



**CITY OF GILLETTE  
PLANNING COMMISSION  
May 28, 2024 5:15:00 PM  
Community Conference Room 2nd Floor  
201 E. 5th Street, Gillette, Wyoming 82716  
(307)686-5281**

**DATE:** 5/28/2024 5:15:00 PM

**CASE NUMBER AND TITLE:**

PL2024-0065 Minor Subdivision - Gillette College Foundation Subdivision

**APPLICANT/OWNER:**

Gillette College Foundation

**AGENT:**

Cevin Imus, Land Surveying Incorporated

**CASE SUMMARY:**

The owner has initiated a subdivision for an area of land to be known as the Gillette College Subdivision that has recently been annexed by the City of Gillette known as the Gillette College Foundation Annexation.

**CASE BACKGROUND:**

The property owner is proposing to subdivide an existing area of land within city limits that has been recently annexed by the City of Gillette at the owners request on February 20, 2024, known as the Gillette College Foundation Annexation. The proposed subdivision consists of Lot 1 at 9.85 acres, Lot 2 at 1.69 acres, Lot 3 at 15.41 acres, and Tract A at 10.90 acres.

The City of Gillette owns proposed Tract A, which consists of Donkey Creek and its immediate floodplain. City Planning Staff determined that it would be logical to include the city-owned proposed tract in the subdivision as it bisects the Gillette College Foundations three lots.

The proposed subdivision is located generally south of Lakeway Road, between 4-J Road and South Douglas Highway, and north of Sinclair Street. The proposed Lots and Tract currently have no buildings located on them. The zoning is C-O, Office and Institution District and has access to City services; property owners will be required to hook up to city services at the time of development.

Any future development or construction will be reviewed by the City and shall meet City standards.

**CASE REQUIREMENTS:**

None

**STAFF RECOMMENDATION:**

Staff recommends approval

**CASE MANAGER:**

Meredith Duvall, City Planning Manager

**TENTATIVE CITY COUNCIL DATE:**

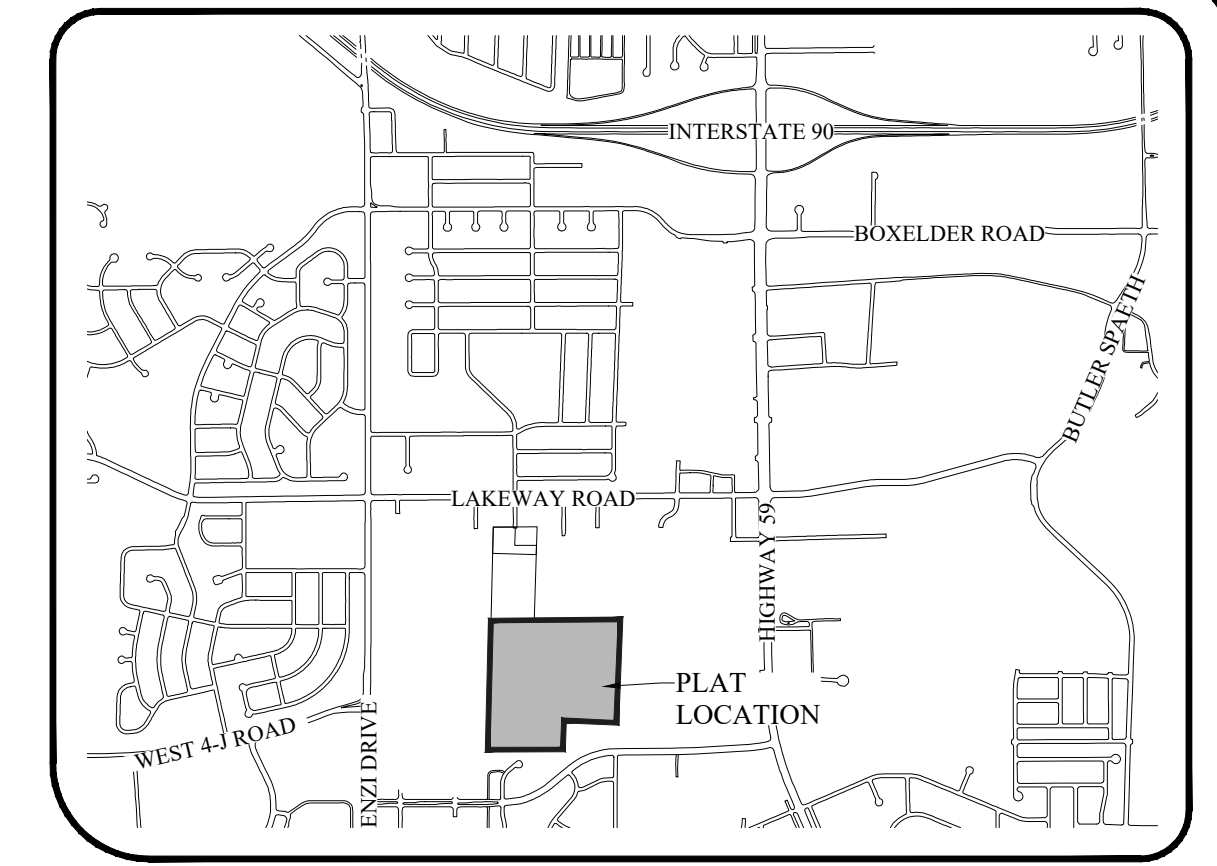
June 3, 2024

**ATTACHMENTS:**

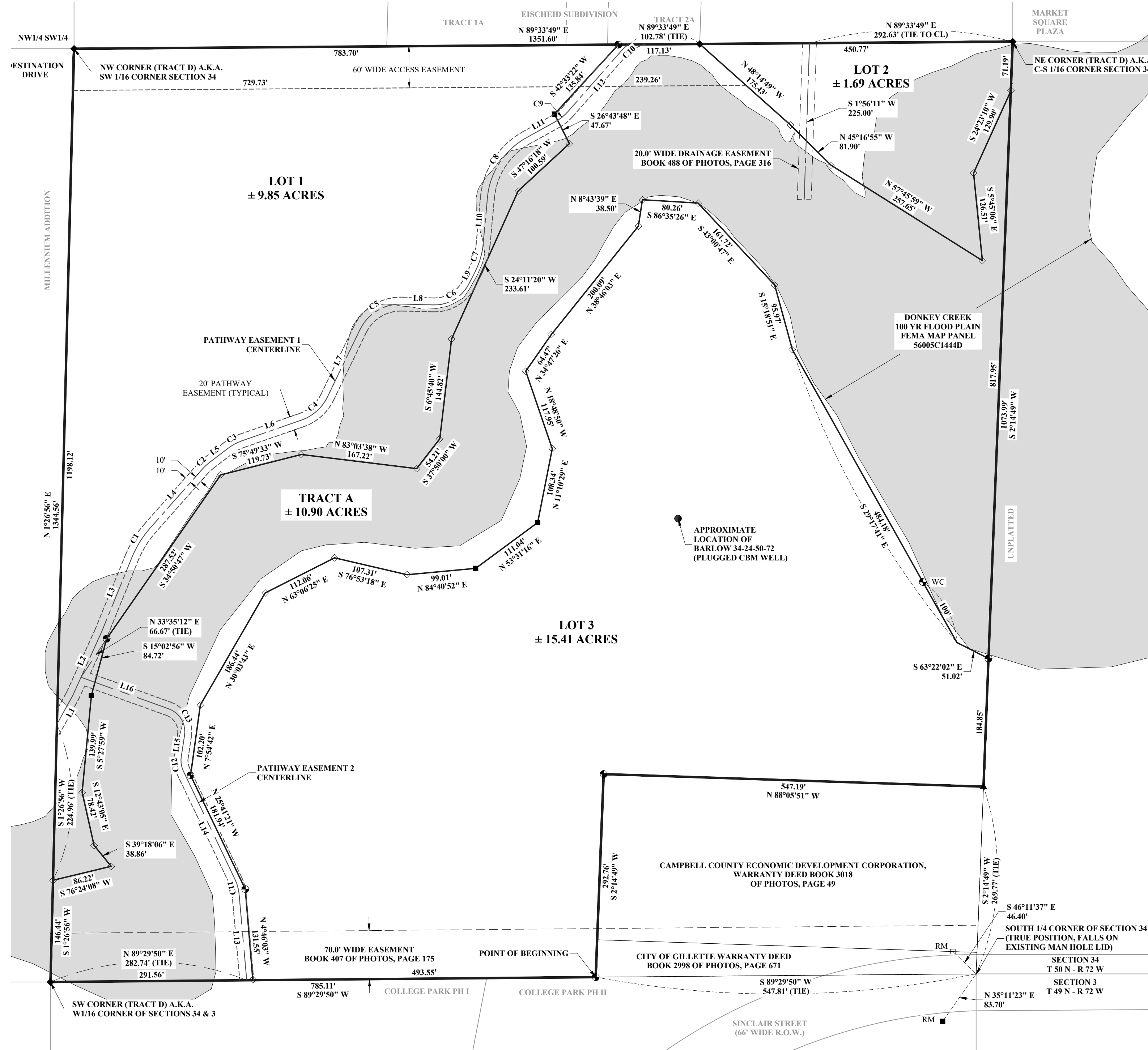
<b>Click to download</b>
<input type="checkbox"/> <a href="#">Plat</a>
<input type="checkbox"/> <a href="#">Planning Requirements</a>
<input type="checkbox"/> <a href="#">Vicinity Map</a>
<input type="checkbox"/> <a href="#">Resolution</a>

# FINAL PLAT TO BE KNOWN AS GILLETTE COLLEGE SUBDIVISION

LOCATED IN A PORTION OF  
THE HITT ESTATES SURVEY TRACT D,  
BEING A PORTION OF THE SE1/4 SW1/4, OF SECTION 34,  
TOWNSHIP 50 NORTH - RANGE 72 WEST, OF THE SIXTH P.M.  
CAMPBELL COUNTY, WYOMING



VICINITY MAP  
1"=2000'



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED GILLETTE COLLEGE FOUNDATION A WYOMING NONPROFIT CORPORATION, AND THE CITY OF GILLETTE, BEING THE OWNER(S), PROPRIETOR(S), OR PARTIES OF INTEREST IN LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS GILLETTE COLLEGE SUBDIVISION, IS LOCATED IN A PORTION OF THE HITT ESTATES SURVEY TRACT "D" AS OFFICIALLY RECORDED IN BOOK 155 OF PHOTOS, PAGES 544-549 AT THE CAMPBELL COUNTY CLERK AND RECORDERS OFFICE, ALSO KNOWN AS THE SE1/4 SW1/4 OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 72 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "D", ALSO KNOWN AS THE SOUTH QUARTER CORNER OF SAID SECTION 34, SAID CORNER BEING MONUMENTED WITH A 1989 B.L.M. BRASS CAP REFERENCE MONUMENT BEARING N 46°11'37" W FOR A DISTANCE OF 46.40 FEET AND A BARE REBAR REFERENCE MONUMENT BEARING S 35°11'23" W FOR A DISTANCE OF 83.70 FEET FROM THE TRUE CORNER POSITION WHICH FALLS ON AN EXISTING MAN HOLE LID; THENCE S 89°29'50" W FOR A DISTANCE OF 547.81 FEET ALONG THE SOUTH BOUNDARY OF SAID TRACT "D" AND SECTION 34 TO A POINT MONUMENTED WITH A 2023 ALUMINUM CAP, PLS 9328 AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY S 89°29'50" W FOR A DISTANCE OF 785.11 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "D" AND THE WEST SIXTEENTH CORNER OF SAID SECTION 34, SAID CORNER BEING MONUMENTED WITH A 2" IRON PIPE; THENCE N 1°26'56" E FOR A DISTANCE OF 1,344.56 FEET ALONG THE WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID TRACT "D", SAID CORNER BEING MONUMENTED WITH A 2" IRON PIPE; THENCE N 89°33'49" E FOR A DISTANCE OF 1,351.60 FEET ALONG THE NORTH BOUNDARY TO THE NORTHEAST CORNER OF SAID TRACT "D", SAID CORNER BEING MONUMENTED WITH A 2" IRON PIPE; THENCE S 2°14'49" W FOR A DISTANCE OF 1,073.99 ALONG THE EAST BOUNDARY OF SAID TRACT "D" TO A POINT MONUMENTED WITH AN ALUMINUM CAP, IS 2218 AND BEING THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN THE WARRANTY DEED FOUND IN BOOK 3018 OF PHOTOS, PAGE 49 OF THE OFFICIAL RECORDS AT THE CAMPBELL COUNTY CLERK AND RECORDERS OFFICE, FROM WHICH THE SOUTHEAST CORNER OF SAID TRACT "D" BEARS S 2°14'49" W FOR A DISTANCE OF 260.77 FEET; THENCE N 88°05'51" W FOR A DISTANCE OF 547.19 FEET CONTINUING ALONG SAID PARCEL TO A POINT MONUMENTED WITH A 2023 ALUMINUM CAP, PLS 9328; THENCE S 2°14'49" W FOR A DISTANCE OF 292.76 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINING 37.85 ACRES, MORE OR LESS.

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS 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 IN LOTS 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 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, REPLACING AND MAINTAINING, SANITARY SEWER LINES, WATER LINES, GAS LINES, ELECTRICAL LINES, TELEPHONE LINES, CABLE TV LINES AND THE 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.

### ACKNOWLEDGEMENTS

EXECUTED THIS \_\_\_ DAY OF \_\_\_, 2024, BY:

BY  
CHARLENE CAMBLIN, PRESIDENT, GILLETTE COLLEGE FOUNDATION A WYOMING NONPROFIT CORPORATION.

STATE OF WYOMING )  
                                  ) §  
COUNTY OF CAMPBELL )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLENE CAMBLIN, PRESIDENT, GILLETTE COLLEGE FOUNDATION A WYOMING NONPROFIT CORPORATION.

THIS \_\_\_ DAY OF \_\_\_, 2024,

WITNESS MY HAND AND OFFICIAL SEAL.

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

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

### ACKNOWLEDGEMENTS

EXECUTED THIS \_\_\_ DAY OF \_\_\_, 2024, BY:

BY  
MIKE COLE, CITY ADMINISTRATOR  
CITY OF GILLETTE, WYOMING

STATE OF WYOMING )  
                                  ) §  
COUNTY OF CAMPBELL )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MIKE COLE, CITY ADMINISTRATOR, CITY OF GILLETTE, WYOMING.

THIS \_\_\_ DAY OF \_\_\_, 2024,

WITNESS MY HAND AND OFFICIAL SEAL.

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

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

### CERTIFICATE OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED

THIS \_\_\_ DAY OF \_\_\_, 2024,  
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 \_\_\_, 2024,

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

### CERTIFICATE OF ACCEPTANCE AND APPROVAL BY CITY COUNCIL

APPROVED BY CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING

THIS \_\_\_ DAY OF \_\_\_, 2024,

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 \_\_\_, 2024,

AND IS DULY RECORDED IN BOOK \_\_\_ OF PLATS, PAGE NO. \_\_\_\_\_

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

20' PATHWAY EASEMENT 1 CENTERLINE

NO.	TANGENT BEARING	CENTRAL ANGLE	CURVE LENGTH	CURVE RADIUS	CHORD BEARING	LENGTH
L1	N 28°49'24" E	47.53°				70.47'
L2	N 24°24'40" E					100.61'
L3	N 22°07'18" E					115.04'
C1		19°23'00"	50.75'	150.00'	N 31°48'48" E	50.50'
L4	N 41°30'18" E					112.64'
C2		10°50'18"	13.30'	70.00'	N 46°58'27" E	13.24'
L5	N 52°26'36" E					34.80'
L6	N 18°21'17" E	22.42°	70.00'	N 61°37'15" E		23.33'
L7	N 70°47'53" E					91.22'
C3		45°00'40"	51.80'	65.00'	N 48°17'23" E	35.75'
L8	N 25°47'13" E					100.00'

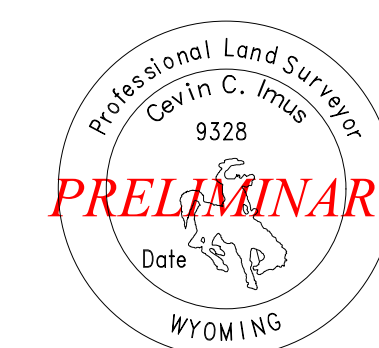
20' PATHWAY EASEMENT 2 CENTERLINE

NO.	TANGENT BEARING	CENTRAL ANGLE	CURVE LENGTH	CURVE RADIUS	CHORD BEARING	LENGTH
C5		65°30'43"	74.47'	65.00'	N 58°36'35" E	70.47'
L8	S 88°34'01" E					46.00'
C6		64°10'43"	61.61'	55.00'	N 59°20'34" E	58.44'
L9	N 27°15'13" E					19.88'
C7		22°01'49"	42.29'	110.00'	N 10°14'18" E	42.03'
L10	N 9°13'24" E					67.17'
C8		55°13'30"	102.24'	110.00'	N 33°09'09" E	100.00'
L11	N 61°04'54" E					47.00'
C9		19°42'23"	22.30'	65.00'	N 51°13'12" E	22.30'
L12	N 41°21'31" E					117.20'
C10		12°43'12"	13.30'	59.92'	N 47°42'36" E	13.20'

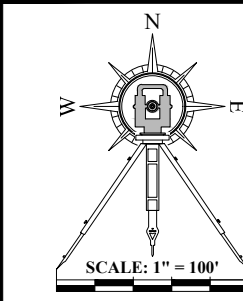
### SURVEYOR'S CERTIFICATE

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 GILLETTE COLLEGE SUBDIVISION, AS Laid OUT, PLATTED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY AND IMPROVEMENTS BY AARON BICKNESE, UNDER MY DIRECT SUPERVISION.

DATE OF PLAT OR MAP: APRIL 24, 2024 (CEVIN C. IMUS)



LEGEND	
⊕	-(FOUND) 2023 ALUMINUM CAP, PLS 9328
⊙	-(FOUND) ALUMINUM CAP, IS 14275
▲	-(FOUND) ALUMINUM CAP, IS 2218
⊠	-(FOUND) 1989 B.L.M. BRASS CAP
◆	-(FOUND) 2" IRON PIPE
■	-(FOUND) BARE REBAR
RM	- REFERENCE MONUMENT
WC	- WITNESS CORNER
ALL COURSES ARE MEASURED UNLESS NOTED	



PREPARED FOR:  
**GILLETTE COLLEGE FOUNDATION**  
300 WEST SINCLAIR STREET  
GILLETTE, WY 82718

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



PAGE: 1 OF 1  
DATE: 5/14/2024  
FILE: 23043A\_MP

PL2024-0065 - Minor Subdivision – Gillette College  
Subdivision

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.

# Vicinity Map - Gillette College Subdivision



## 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

May 13, 2024

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

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

**RESOLUTION NO.**

**A RESOLUTION APPROVING AND AUTHORIZING THE  
MINOR SUBDIVISION OF THE GILLETTE COLLEGE  
SUBDIVISION; TO THE CITY OF GILLETTE, WYOMING,  
SUBJECT TO ALL PLANNING REQUIREMENTS.**

WHEREAS the Final Plat of the Gillette College Subdivision to be known as Lots 1, 2, 3, and Tract A of the Gillette College Subdivision; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on May 28<sup>th</sup>, 2024, with Planning Requirements.

WHEREAS the recording of the Gillette College Subdivision to be known as Lots 1, 2, 3, and Tract A of the Gillette College 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 May 28<sup>th</sup>, 2024.

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

the Final Plat of Gillette College Subdivision to be known as Lots 1, 2, 3, and Tract A of the Gillette College Subdivision; 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