



500 South Gillette Avenue  
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(307) 682-1970  
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## PUBLIC WORKS DEPARTMENT

CAMPBELL COUNTY PLANNING COMMISSION MEETING AGENDA

July 16, 2020

7:00 P.M.

### A. APPROVAL OF MINUTES

#### I. June 2020 Minutes

Documents:

[JUNE 2020 MINUTES.PDF](#)

### B. COMMUNICATION

#### I. Election Of Officers

Documents:

[ELECTION OF OFFICERS FOR THE JULY 2020.PDF](#)

### C. PUBLIC HEARINGS

#### I. Standley Rezoning

Documents:

[STANDLEY REZONING.PDF](#)



500 South Gillette Avenue  
Suite 1400  
Gillette, Wyoming 82716  
(307) 685-8061  
(307) 687-6349

**DEPARTMENT OF PUBLIC WORKS**  
**JUNE 18, 2020**  
**PRE-MEETING WORKSHOP**  
**CAMPBELL COUNTY PLANNING COMMISSION**

The June 18, 2020 pre-meeting workshop of the Campbell County Planning Commission began at 6:00 P.M. in the Commissioner's Chambers. Members present were: Bob Jordan, Marc Matlick, Todd Hildebrand and Kurt Siebenaler. Staff present were Megan Nelms, Planner and Zoning Administrator and Clark Melinkovich, Senior Engineer & County Recorder.

No official action was taken.

The workshop adjourned at 7:00 P.M.

Megan Nelms, AICP  
Planner and Zoning Administrator

MEMBERS PRESENT

Todd Hildebrand, Chairman  
Bob Jordan, Vice Chair  
Marc Matlick, Member  
Kurt Siebenaler, Member

MEMBERS ABSENT

Miles Williams, Member

STAFF MEMBERS PRESENT

Megan Nelms, Planner and Zoning Administrator  
Clark Melinkovich, Senior Engineer & County Recorder

The meeting was brought to order by Chairman Hildebrand at 7:00 p.m.

**Approval of Minutes**

Chairman Hildebrand called for a motion for the approval of the minutes from the April 16, 2020 County Planning Commission meeting. Marc Matlick motioned; Bob Jordan seconded. All voted aye. Motion carried.

**Case No. 20.03 CRSD – Johnson Simple Subdivision  
Nick Johnson/Cevin Imus, LSI Inc.**

Chairman Hildebrand introduced the case and asked staff to present. Megan Nelms presented the case, and recommended approval of the simple subdivision request, pending completion of all planning considerations.

Chairman Hildebrand asked if there were any public comments received for the case? Megan stated she had not received any comments. She also stated that the applicant has informed staff that the purpose of the subdivision is for refinancing purposes only, he has no intentions of subdividing. The bank is just requiring a smaller separate, deeded parcel for his home as the collateral.

Commissioner Siebenaler inquired if Mr. Johnson had any plans for future subdividing or selling the larger acreage or if he had made any contact with WYDOT about future access for proposed Parcel 2. Mr. Johnson said he has not, and he has no intentions of building on the 91-acre parcel, so it had not crossed his mind to investigate another access/approach from Highway 50. Mr. Siebenaler then asked if the proposed parcel layout fit with the existing topography if Mr. Johnson or anyone in the future wanted to fence the 10-acres? Mr. Johnson stated that it does.

The chairman asked if any of the Commissioners had any additional questions or comments on the case? There were none. With that, Chairman Hildebrand asked for a motion. Commissioner Jordan moved to approve case number 20.03 CRSD, Johnson

Simple subdivision request, pending completion of all planning considerations.  
Commissioner Matlick seconded.

Voting was as follows:

Bob Jordan	Yes
Todd Hildebrand	Yes
Kurt Siebenaler	Yes
Marc Matlick	Yes

Motion Carried	4/0.
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**Case No. 20.02 COSP – Piper Acres, Phase I - Final Plat  
TLC Developments, LLC/Tony MacDonald, KLJ Engineering**

Chairman Hildebrand introduced the next case and asked staff to present. Megan Nelms presented the case, and recommended approval of the final plat, pending completion of all planning considerations.

Chairman Hildebrand asked if there were any public comments received for the case? Megan stated she had received one phone call but had not received any comments. Chairman Hildebrand asked if the board had any questions or comments.

Tom Civin, representative of TLC Developments, LLC approached the Board. Commissioner Jordan inquired as to the progress of the formation of the improvement & service district for the subdivision. Mr. Civin stated that his attorney, Patrick Carpenter, had filed the petition and they are in the waiting period and waiting for it to run its course. Commissioner Siebenaler inquired about the approach permit with WYDOT and how that was coming along. Mr. Civin stated they had some cosmetic changes and technical details that were needed to the plans.

Chairman Hildebrand asked about Mr. Civin's plan for road maintenance within the subdivision. Mr. Civin stated that it would be part of the improvement & service district, that it would be their responsibility. The chairman clarified his question, stating he was asking about the plan. Mr. Civin is putting gravel roads, and Mr. Hildebrand would like to know what the plan for maintenance and collection of maintenance fees is. Mr. Hildebrand stated he lives in a subdivision with gravel roads, and he has experience in dealing with maintenance. He stated that the plan can't be, "we'll see what happens and deal with it as it comes." There must be an operational plan and money in place. Mr. Civin stated that he was sure they would have some time after the roads were initially installed to get a plan together and the improvement & service district will have something in place regarding when maintenance will happen, as well as funds for unforeseen events or issues. Mr. Hildebrand then inquired about what that plan will be, since Mr. Civin is the one forming the new district?

Mr. Civin responded that he hasn't gotten that far yet. Mr. Hildebrand asked how he could file to form a new district if he didn't have that information in place yet. Megan stated that usually, a maintenance plan for infrastructure or other subdivision issues is something that would be addressed in the improvement & service district by-laws or a new subdivision's HOA documents, depending on which type of entity a developer was planning to utilize. Megan stated that as far as she is aware, a new district does not have to complete their bylaws until the district is formed. She stated that is the reasoning behind the planning consideration, that Mr. Civin provide a copy of any proposed covenants, as many new subdivisions include their covenants and HOA bylaws/operating procedures all as one document. Staff would like to see those preliminary documents from Mr. Civin prior to recording of the final plat for Phase I.

Mr. Hildebrand then asked what the total length of roadway was between Highway 50 and the Red Hills Subdivision? Megan stated that the entire subdivision contains about three miles of roadway. Senior Engineer Melinkovich stated that the length of Piper Blvd, the road from Highway 50 to Red Hills, including the side streets and cul-de-sacs is approximately 6,000 feet, so just over a mile of road. Mr. Hildebrand said he was addressing this topic because his subdivision spends approximately \$35,000 to maintain 1-mile of gravel roadway with 3" of crushed limestone. He understands they won't be re-doing the road every year, but he is looking at over 1-mile of roadway within the first phase and only 27 lots. Mr. Hildebrand asked if Mr. Civin had yet considered what the assessment/fees would be per lot to ensure that maintenance could be covered?

Mr. Civin stated that his plan is to build the infrastructure and sell the 27 lots and move forward with additional lots. There was additional discussion regarding what assessments might be, and Mr. Hildebrand said he wants Mr. Civin to start thinking about costs because he does not want people to move out there and then be shocked by the cost of I&S assessments or dues, or have the subdivision lack the funds to maintain the roads. Commissioner Jordan stated that they want to see it all done right up front. Mr. Civin agreed, stating he does as well.

Commissioner Jordan then inquired about the County Commissioners seeing the district bylaws. Megan re-iterated that the planning consideration requires Mr. Civin to submit at least a preliminary set of bylaws and/or covenants, which would be included in the Commissioner's packet and semi-finalized at approval by the Board of Commissioners.

Mr. Jordan then asked about Mr. Civin's phasing plan for building the roads. Mr. Civin stated that he would build the roads as the phases require and to subdivision standard. Engineer Melinkovich stated that the submitted road plans show 4" inches of a scoria and 2" inches of limestone on top for a 6" road base. This is in line with what is required for road infrastructure in the subdivision regulations. Mr. Jordan stated that he wanted to ensure the roads were installed prior to lots being sold. Megan clarified that yes, the regulations required all infrastructure to be installed and completed prior to recording of the plat, or the developer may enter into an Improvements Agreement with the County and provide a letter of credit for 125% of the costs of the outstanding infrastructure if he

desires to sell lots prior to completion. He then would have up to 24 months to complete all items within the Improvements Agreement.

There was discussion about the process of forming a district and any issues. Megan stated the biggest issue will probably finding new owners who move to the subdivision who want to serve on the I&S Board. Mr. Hildebrand inquired about when Mr. Civin would turn over responsibility of the district to the homeowners. Mr. Civin responded that he would stay active with the District for quite some time. He said that leaving too early can complicate things, so he plans to be around for a while.

Mr. Jordan then asked about the distance from Running Hills Road as it exits Red Hills into Piper Acres to the front door of the house at 7500 Running Hills Rd. Megan stated that Running Hills will be constructed within the Red Hills Subdivision for access to Piper Acres. However, the right-of-way was platted when Red Hills was first recorded, and the owners of that home knew it was right-of-way and an access point for potential development to the south when they placed their home on the property.

Mr. Siebenaler asked Megan about the timeline and when the plat moves to the County Commission for approval. Megan stated that every planning consideration must be completed prior to the Board of Commissioners reviewing and approving the final plat for recording. Megan said that staff works to get as much information as possible to bring before the Planning Commission, as they will not see a plat again before it is approved by the Board of Commissioners, however, staff's role is to ensure that all considerations are met, or an Improvements Agreement and associated letter of credit is provided, prior to final approval of the plat.

Mr. Jordan said he thought the roads got a little bigger. Mr. Civin stated he didn't think they made many changes; however, they did straighten out Piper Blvd. It is his opinion, and he said the traffic engineers with WYDOT feel that most people will utilize the entrance and exit to the subdivision at the Highway 50 access point. Chairman Hildebrand said that he is going to respectfully disagree with WYDOT and that he thinks this direct connection between Highway 50 and Force Road will lead to more traffic cutting through the Red Hills and Stonegate Subdivisions. This is another reason why he is so concerned about the road maintenance plan. He sees significant traffic that is non-native to Stonegate go through his subdivision.

Chairman Hildebrand then asked if there were any further questions or comments. There were none. With that, Chairman Hildebrand asked for a motion. Commissioner Siebenaler moved to approve case number 20.02 COSP, the Piper Acres, Phase I final plat, pending completion of all planning considerations. Commissioner Matlick seconded.

Voting was as follows:

Bob Jordan	Yes
Todd Hildebrand	Yes

Kurt Siebenaler	Yes
Marc Matlick	Yes
Motion Carried	4/0.

### **Adjournment**

There being no further business to come before the Board, Chairman Hildebrand adjourned the meeting at 7:44 p.m.

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Todd Hildebrand, Planning Commission Chairman  
mn

NOTE: Campbell County Planning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.

Election of Officers for the July 2020-June 2021 Planning Commission term:

- a. Nominations for Chairman
- b. Vote on Chairman
- c. Nominations for Vice-Chair
- d. Vote on Vice-Chair

# **ENCLOSURE 1**

## **20.02 COZ**

# **STANDLEY REZONING REQUEST**

500 South Gillette Avenue  
Suite 1400  
Gillette, Wyoming 82716



Public Works Department  
(307) 685-8061  
(307) 687-6349 Fax

## Standley Re-Zoning

July 10, 2020

**Planning Commission Meeting**  
July 16, 2020

**Board of Commissioners Meeting**  
August 18, 2020

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**Applicant:** David Standley

**Case Number:** 20.02 COZ

**Summary:** The applicant is requesting to re-zone property currently zoned R-R (Rural Residential) to R-2 (One- & Two-Family Dwelling District). The request is to allow for placement of a second mobile home and associated infrastructure on the 2.5-acre parcel.

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**Legal Description:** Lot 19, Quail Meadows Subdivision

**Location:** The property is located on the north side of Quail Meadows St. within the Quail Meadows Subdivision, west of American Road, with a physical address of 34 Quail Meadows St.

**Current Zoning:** R-R (Rural Residential District)

**Proposed Zoning:** R-2 (One- & Two-Family Dwelling District)

**Lot Size:** 2.52 acres

**Existing Land Use:** The property is used as a residential lot, with an existing single-family dwelling and accessory shop.

**Adjacent Land Use:** North: Golden Meadows Subdivision (R-R)  
South: Carefree Estates (R-R)  
East: Quail Meadows Subdivision (R-R)  
West: Quail Meadows Subdivision (R-R)

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## CASE BACKGROUND:

The subject property is part of Quail Meadows Subdivision. The average lot size in Quail Meadows and surrounding subdivisions is 2.5 acres. Approximately six lot splits were allowed in the area in the early 1990's, with resulting parcels being roughly 1.10-acres in size. Developments this dense have historically shown to be problematic, with numerous septic system failures and inadequate land area for replacement leach fields. Currently, the minimum lot size for new subdivisions utilizing on-site septic systems is 2.5-acres.

In the past, multiple mobile homes had been allowed on lots within Quail Meadows and the nearby subdivisions of Carefree Estates and Golden Meadows Subdivision. Prior to 2011, County Zoning Regulations in the R-R district stated:

*“For lots already developed to provide for two single-family living units as of March 1, 1994, one single-family living unit per acre, not to exceed two single-family living units per lot.”*

In 2011, the County amended the Zoning Regulations and removed this provision. This rule amendment allowed for the continuation of two living units per lot on parcels that currently had two, however, the status of the parcel became non-conforming, as two living units per parcel were no longer allowed in the R-R district. However, as a non-conforming use, the second unit could remain until such time that the use was *discontinued*, or the second living unit was removed.

Historical records show that a second living unit was last on this property in 2010. The second unit was removed in the summer of 2011 and never replaced. At that time, the parcel *lost its non-conforming use status* since second living units were no longer allowed on the property.

Mr. Standley purchased Lot 19, Quail Meadows in March of 2020, with a Warranty Deed recorded on March 30, 2020. On March 31, 2020, the Planning Division received phone calls from a Heather Huntley and an unidentified caller inquiring about placing a second mobile home on the lot. They were informed that a second home was not allowed on the parcel and the non-conforming use regulations were explained. The County Assessor's Office also received a phone call on that date, inquiring about a second home on the property. Staff from the Assessor's Office referred the caller to the Planning Division.

On April 29, 2020, Heather Huntley applied for an electrical permit to hook-up a second mobile home on the property. The permit was denied, and she was again informed that a second home was not allowed on the parcel.

## STAFF RECOMMENDATION:

Staff recommends DENIAL of the re-zoning request. The Planning Division has consistently enforced the 2011 amendments to the Zoning Regulations and denied other requests to place second homes on lots within Quail Meadows and adjacent subdivisions. In the nine years since the amendment, others have purchased parcels in these subdivisions, and all areas zoned R-R, with the understanding that the County will enforce the Zoning Regulations. They buy their property with confidence that the zoning standards will be maintained, and their property will not be adversely affected. Allowing exceptions creates doubt that the County can, and will, enforce the rules as adopted.

Historical records also indicate that one acre lots are not large enough to allow for adequate area for replacement leach fields. The intent of the 2011 amendment was to decrease density within platted, rural residential county subdivisions.

Regarding the loss of non-conforming use status, Section 10.75(8) of the Zoning Regulations states:

*“If a nonconforming use is discontinued for a continuous period of six months or more, the nonconforming use shall terminate. A use shall be determined to have been abandoned if (a) evidence of an intention to abandon, and (b) an act, or failure to act, which shows or implies that the owner does not continue to claim or retain an interest in the nonconforming use. Evidence may include, but is not limited to, removal of equipment, furniture, machinery, structures or other components of the nonconforming use, disconnected or discontinued utilities or no business records to document continued operation.”*

Lot 19, Quail Meadows lost its non-conforming use status nearly 10 years ago when the previous property owner removed the second living unit and did not replace it. This rezoning request is being made by a new owner, who has never made use of the property with a conforming, or non-conforming, second living unit.

The request to rezone one parcel in the middle of the subdivision and R-R (Rural Residential District) is also inconsistent with the surrounding zones and would be considered spot zoning, which is the process of singling out a small parcel of land for a use classification different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

The request is also inconsistent with the 2013 County Future Land Use Map, which designates this area as low-density residential.

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**Staff Recommendation:**

Staff recommends DENIAL of re-zoning request.

**Planning Commission Recommendation:**

**Board of Commissioners' Decision:**

## Application for Zoning Amendment

Permit Cost: \$200.00

Primary Code Reference: Chapter 7, Sections 10.60 and 10.5



## Applicant Information

Name of Applicant: David Standley	
Applicant Phone Number: Contact through Counsel	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable): Nicklaus L. Dillinger, esq.	
Agent Phone Number: (307) 682-1313	Agent Fax Number: (307) 682-9346
Agent Mailing Address: P.O. Box 1028, Gillette, WY 82717-1028	
Agent Email: dillingers@lubnawlaw.com	

## Property and Use Information

Property Address (if different from applicant): 34 Quail Meadows, Gillette, WY 82716	
Current Zoning: R-R	Current Use: Dwelling, Manufactured Home
Proposed Zoning: R-2	Proposed Use: Multi-Family
Legal Description(s): Quail Meadows, Lot 19	

## Project Information

Description of Amendment: Please describe your project/use in as much detail as you feel necessary. Use extra sheets if required.
° See typed description of amendment attached.

## FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.: 20.02 COZ	Date Received: 6-11-20
Fee/Amount Paid: \$200.00	
Planning Comm. Date: 7-16-20	PC Recommendation: <input type="checkbox"/> Approve <input type="checkbox"/> Modify <input type="checkbox"/> Deny
County Comm. Date: 8-18-20 10:30 am	CC Decision: <input type="checkbox"/> Approve <input type="checkbox"/> Deny
Chairman:	Date Signed:

The following items shall be submitted along with this application. Please review Chapter 7, Section 10.60 and/or Section 10.5 for the procedures and approvals required for a Zoning Amendment.

**Required Materials:**

- a) A written narrative indicating the requested change in designation and/or the modification of any zoning language, pursuant to the requirements of Section 10.60 or 10.5 and adequate to allow the County Commission to make the findings required by Section 10.60 or 10.5.
- b) A depiction of the subject property, showing all structures, landscaping, signage, fencing, road access, and other pertinent features, as well as all access points and adjacent roadways.
- c) The names, addresses, and phone numbers of all property owners within 1,000 feet of the subject property.

**Acknowledgement of Right to Appeal**

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of the fact that decisions by the County Commission cannot be administratively appealed and that any appeal must be brought before the District Court, according to the requirements of Section 10.70 of the Zoning Regulations.

Applicant Signature: \_\_\_\_\_ Authorized Agent: William S. Dillinger

**Agent Authorization and Request for Notification of Changes**

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: [Signature] Date: 5/28/20

Yes, I request to receive notification of submittal changes made during the application review process.

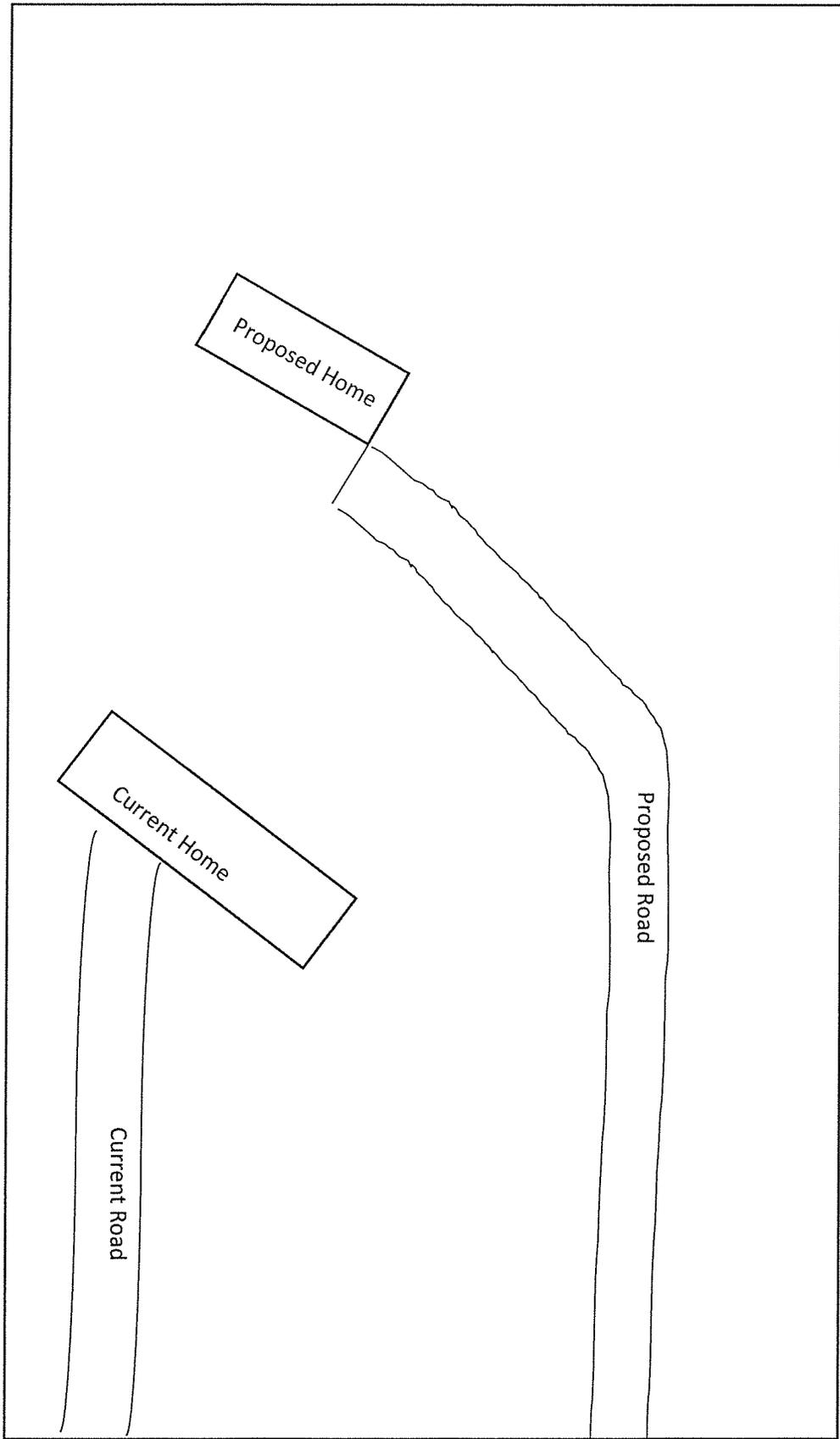
## DESCRIPTION OF AMENDMENT

Applicant respectfully requests the Campbell County Planning Commission to rezone Quail Meadows, Lot 19, commonly referred to as 34 Quail Meadows, Gillette, WY 82716 (herein after "Property"), from R-R to R-2 to facilitate the addition of a second, single-wide, manufactured home to the property. As grounds for this request, Applicant states as follows:

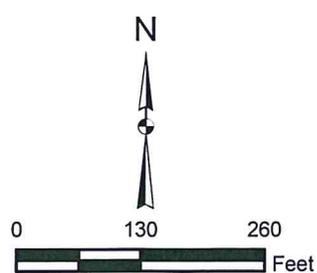
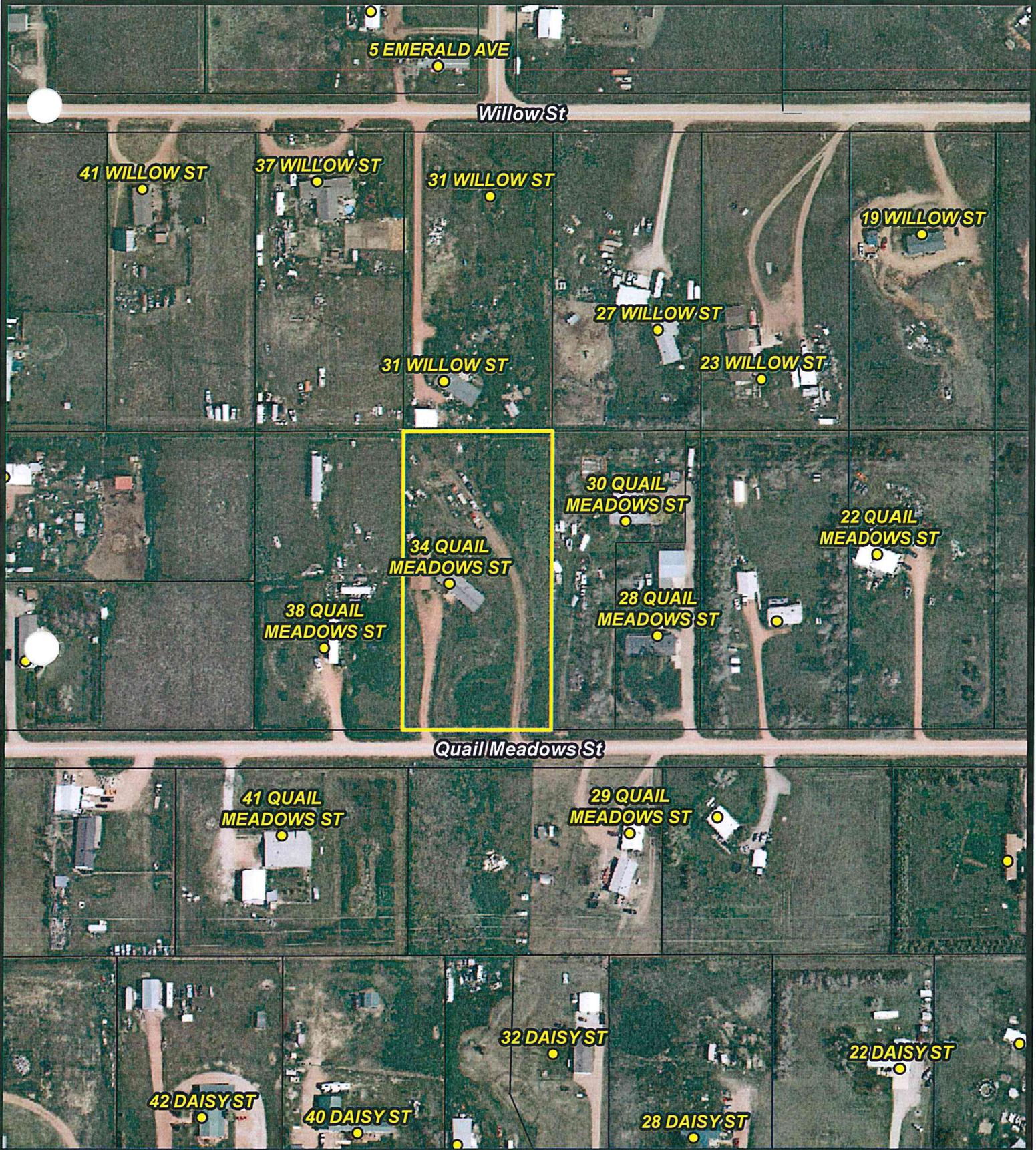
1. David Standley, and his wife of 34 years purchased the mobile home.
2. The mobile home is in good repair.
3. Mr. Standley is a retired veteran of 24 years, and 70/100% disabled as determined by the Veterans Affairs.
4. The purpose of this rezoning is to allow Mr. Standley to continue to live on the property under the supervision and care of his Granddaughter Heather Huntley.
5. Heather Huntley and her family currently reside on the front half of the Two and One Half (2.5) acre property.
6. Applicant's proposal would allow for a separate single-wide mobile home to be placed on the back half of the property for David Standley to live in.
7. Mr. Standley's mobile home would have a separate access road.
8. The proposed rezoning is consistent with County policy, as this property had a non-conforming use previously.
9. The proposed amendment is not detrimental to the public interest, health, safety, convenience, or welfare of the County. The proposed amendment is meant to facilitate senior care for a disabled veteran while allowing him to maintain an independent lifestyle.
10. The site is physically suitable to be rezoned as R-2 because the lot exceeds the minimum requirements and would not impact the density of the area.

Applicant respectfully requests that the Campbell County Planning Commission to rezone the Property from R-R, to R-2 and allow Applicant to add a second mobile home to the property.

34 Quail Meadow Street  
Quail Meadows, Lot 19



Quail Meadow Street



CAMPBELL COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 500 S. Gillette Ave. Gillette, Wyoming 82716  
 Phone # 307 685-8061  
 Fax # 307 687-6349

Lot 19, Quail Meadows  
 Rezoning Request  
 DATE: 7/2/2020 DRAWN BY: mbl08

# WARRANTY DEED

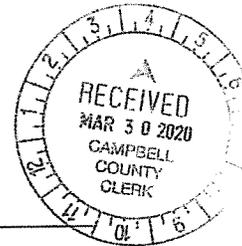
Sharon Anton, *Grantor*, of Campbell County, WY for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to David B Standley, *Grantee*, 34 Quail Meadows St, Gillette, WY, the following described real estate, situate in the County of Campbell, State of WY, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of WY, to-wit:

Lot 19 Quail Meadows Subdivision, Campbell County, Wyoming, according to the official plat thereof filed October 21, 1982 in Book 4 of Plats, pages 27 and 28 of the records of Campbell County, Wyoming.

Subject to any and all transfers or ownership of mineral interests, rights-of-way, easements, agreements, restrictions, reservations, and covenants of record.

Grantor further warrants that the property has never been used or occupied by her spouse and her spouse has not acquired any rights in the property under the homestead exemption laws of the State of WY.

WITNESS our hands this 27th day of March, 2020



*Sharon Anton*  
Sharon Anton

STATE OF WYOMING )  
 )ss  
COUNTY OF CAMPBELL )

The foregoing instrument was acknowledged before me by Sharon Anton, this 27th day of March, 2020.

Witness my hand and official seal.

*Anna Land*  
Notary Public  
My Commission Expires: 1/31/22



RECORDED ✓  
ABSTRACTED ✓  
INDEXED ✓  
CHECKED ✓

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip	Generated	Tracking#
Daryl L & Carla J Morgan	10 Clover Ave	Gillette	WY	82716		
Randy Warren & Brenda Rose Elliott	11 Emerald Ave	Gillette	WY	82716		
Dave Engelbrecht	1001 E Playa Del Norte Dr Unit 2136	Tempe	AZ	85281		
Jay L & Sherry Hatfield	PO Box 643	Gillette	WY	82717		
Jesse Ryan Weege	12 Emerald Ave	Gillette	WY	82716		
American Road Water & Sewer District	PO Box 2874	Gillette	WY	82717		
Randy Warren & Brenda Rose Elliott	11 Emerald Ave	Gillette	WY	82716		
Arthur A Oliver	PO Box 2313	Mills	WY	82644		
Jeffrey L Johnson	909 N Elm Ave	Gillette	WY	82716		
Bud William Rowley	16 Quail Meadows St	Gillette	WY	82716		
Wade Allen & Mary Ellen Faunce	18 Daisy St	Gillette	WY	82716		
William R & Aree Leger	19 Quail Meadows St	Gillette	WY	82716		
Timothy P & Tammie L Eustice	19 Willow St	Gillette	WY	82716		
Timothy P & Kimberly L Granzer	2 Camilla Ct	Gillette	WY	82716		
Dennis Popp	21 Daisy St	Gillette	WY	82716		
Tom A & Nan Neiman	22 Daisy St	Gillette	WY	82716		
Perry C Johnson	22 Quail Meadows St	Gillette	WY	82716		
Ruth A & Gresens	23 Willow St	Gillette	WY	82716		
Jim Carson	2 Willow St	Gillette	WY	82716		
Andrew J & Nina G Mravlja	26 Quail Meadows St	Gillette	WY	82716		
Dale W & Jolene M Harris	PO Box 1081	Gillette	WY	82717		
Deanne R Hamilton	28 Clover Ave	Gillette	WY	82716		
Lane A & Diane M Harden	28 Daisy St	Gillette	WY	82718		
Brian P & Victoria J Balo	28 Quail Meadows St	Gillette	WY	82716		
John Brannan	29 Quail Meadows St	Gillette	WY	82716		
Duane F & Ranaye S Haney	30 Quail Meadows St	Gillette	WY	82716		
Gregory A & Melita K Gorsuch	208 Warren Ave	Gillette	WY	82716		
Larry D Jr Mohnsen	32 Daisy St	Gillette	WY	82716		
Fred Molnar	34 Daisy St	Gillette	WY	82716		
Sharon Anton	34 Quail Meadows St	Gillette	WY	82716		
Timothy & Molly Slatery	37 Willow St	Gillette	WY	82716		

Arnold A & Sylvia F Flores	PO Box 3694	Gillette	WY	82717
Charles J & Carol A Wood	4 Emerald Ave	Gillette	WY	82716
Jason & Dawn M King	40 Daisy St	Gillette	WY	82716
Glen M & Madge R Hill	41 Quail Meadows St	Gillette	WY	82716
Brian L & Army J Hamilton	41 Willow St	Gillette	WY	82716
Richard E & Laura L Hanes	42 Daisy St	Gillette	WY	82716
Shane S & Sherry L Ryno	42 Quail Meadows St	Gillette	WY	82716
Terry Or Shelli Jelle	42 Willow St	Gillette	WY	82716
Mildred C/O Rowland	45 Daisy St	Gillette	WY	82716
William D & Karen C Demunbrun	PO Box 673	Salisbury	NC	28145
Gordon G & Valerie J Dubeau	PO Box 1561	Gillette	WY	82717
Don & Amanda Maynard	PO Box 2735	Gillette	WY	82717
Judy L & Gleason	5 Emerald Ave	Gillette	WY	82716
Bonnie S Lewis	PO Box 4536	Gillette	WY	82717
Victor R & Darlene Kay Saur	8 Clover Ave	Gillette	WY	82716
Wyodak Resources Development Corp Attn PO Box 20		Rapid City	SD	57709