

9 Aces Storage

Commercial Site Plan

Planning Commission Meeting
September 7, 2023

City Council Meeting

Applicants: Clinton Miller

Case Number: 23.03 SKC

Agent: Paul Svenson, WLC Engineering & Surveying

Summary: The applicant is proposing to locate a commercial storage facility on the property, which is currently being resubdivided into one (1) larger parcel. The business will consist of areas for outdoor storage of licensed, operable vehicles, RV's, boats, etc. Future plans include construction of various buildings for indoor storage of vehicles, covered parking and mini storage units.

Legal Description: Lots 1-20, Block 3, Kiskis Addition

Location: The property is located just west of Wyoming Blvd. and is bounded by Kiskis Ave to the north, Connie Ave on the south, Delmar St. on the west and Comet St. on the east.

Current Zoning: EB (Established Business)

Adjacent Land Use: North: Kiskis Addition (EB)
South: Reclamation Center Subdivision (ER & PLI)
East: Kiskis Addition (EB)
West: Delmar Addition (EB)

Planning Considerations:

1. Remove the label "Proposed 9 Aces Storage" from the center of the site plan.
2. Provide a lighting plan if any new lighting is proposed to be installed on the parcel.
 - a. Obtain all required building permits for any new lighting installation
3. Show a line legend for the site plan
4. Provide a General Summary table, per item 21 in the Site Plan checklist
5. Show three (3) parking spaces for servicing associated with the commercial

business.

- a. Note that future parking areas shall be required at the time of construction of covered and indoor storage units.
 6. A six (6) foot privacy fence at least 75% opaque must be installed around the perimeter of the property.
 7. Ensure that any fencing at each corner of the property does not impair the site triangle and utilizes only open chain link fence for fences over 42” in height.
 8. Obtain a sign permit for any on-premise signage.
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Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed.

Planning Commission Recommendation:

City Council Decision:



CITY OF MILLS
APPLICATION FOR SITE PLAN APPROVAL
Pursuant to the City of Mills Zoning Ordinance



City of Mills, Wyoming
704 4th Street (Physical Address)
P.O. Box 789 (Mailing Address)
Mills, Wyoming 82644

Date: _____
Return by: _____
(Submission Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Clinton Miller

APPLICANT/PROPERTY OWNER(S) INFORMATION:	AGENT INFORMATION:
Print Owner Name: <u>Clinton Miller and Donelle Miller</u>	Print Agent Name: _____
Owner Mailing Address: <u>1770 Sunset Blvd</u>	Agent Mailing Address: _____
City, State, Zip: <u>Bar Nunn, WY 82601</u>	City, State, Zip: _____
Owner Phone: <u>307-267-6280</u>	Agent Phone: _____
Applicant Email: <u>dcRentals11c@outlook.com</u>	Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Kiskis Block 3 lot 1-20 Inc Commercial

Physical address of subject property if available: _____

Size of lot(s) sq. ft/acres: 3.04 acres 310' x 460'

Current zoning: Commercial Current use: Vacant land

Intended use of the property: Boat, Camper enclosed trailers motor home storage *(Future use: mini storage units canopy motor home storage)*

Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):	IF APPLICABLE, INCLUDE:
1. Proof of ownership: _____ (such as deed, title certification, attorney's title opinion)	1. Number of employees on the premises: _____
2. Seven (7) full sized copies of the Site Plan: _____	2. Building occupant loading (if recreational, entertainment, place of assembly, a facility or building of similar nature): _____
3. One reproducible 11 x 17 Site Plan hard copy: _____	3. Number of residential units: _____
4. One Site Plan electronic copy (pdf): _____	4. Number of off-street parking spaces provided: _____
	5. Number of off-street parking spaces required: _____

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is to be the contact for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature Clinton Miller OWNER Signature Donelle Miller

AGENT Signature _____

FEE: \$10.00 per dwelling unit with a \$250.00 minimum and a \$1000.00 maximum; **plus a recordation fee of \$150.00.**

For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____

QUITCLAIM DEED


Green Family, LLC, a Wyoming limited liability company (“Grantor”), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND QUITCLAIMS to **Clinton F. Miller and Donelle M. Miller**, husband and wife (“Grantee”), whose mailing address is 1770 Sunset Blvd, Bar Nunn, WY 82601, all of Grantor’s right title and interest in and to the following described real estate located in Natrona County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

ALL OF BLOCK 3, KISKIS ADDITION, TOWN OF MILLS, NATRONA COUNTY,
WYOMING

together with all rights, property and interests appurtenant thereto, including without limitation, all buildings, improvements and fixtures located on the real estate, and all easements and rights-of-way pertaining thereto, but subject to all rights-of-way, easements, exceptions, reservations, conditions, covenants and restrictions presently of record, the provisions of which touch and concern, or pertain to, the above-described real estate.

IN WITNESS WHEREOF, Grantor executes this instrument this 7th day of July, 2023.

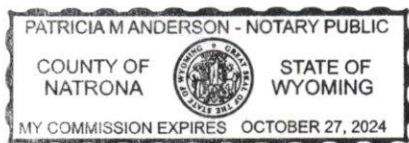
Green Family, LLC



By: Thomas H. Green
Title: Manager

STATE OF WYOMING)
 ss:
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me this 7th day of July, 2023, by **Thomas H. Green**, the manager of and on behalf of Green Family LLC.

(Seal)




Notary Public














My Commission Expires: October 27, 2024


7/7/2023 4:11:50 PM **NATRONA COUNTY CLERK**
Pages: 1 Tracy Good
 Recorded: SA
 Fee: \$12.00
1141944 THOMAS GREEN

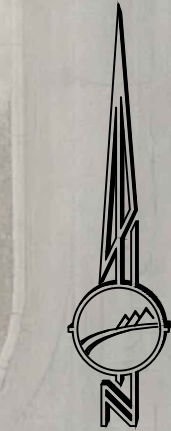
9 Aces Storage



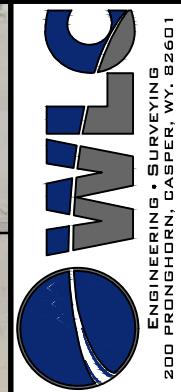
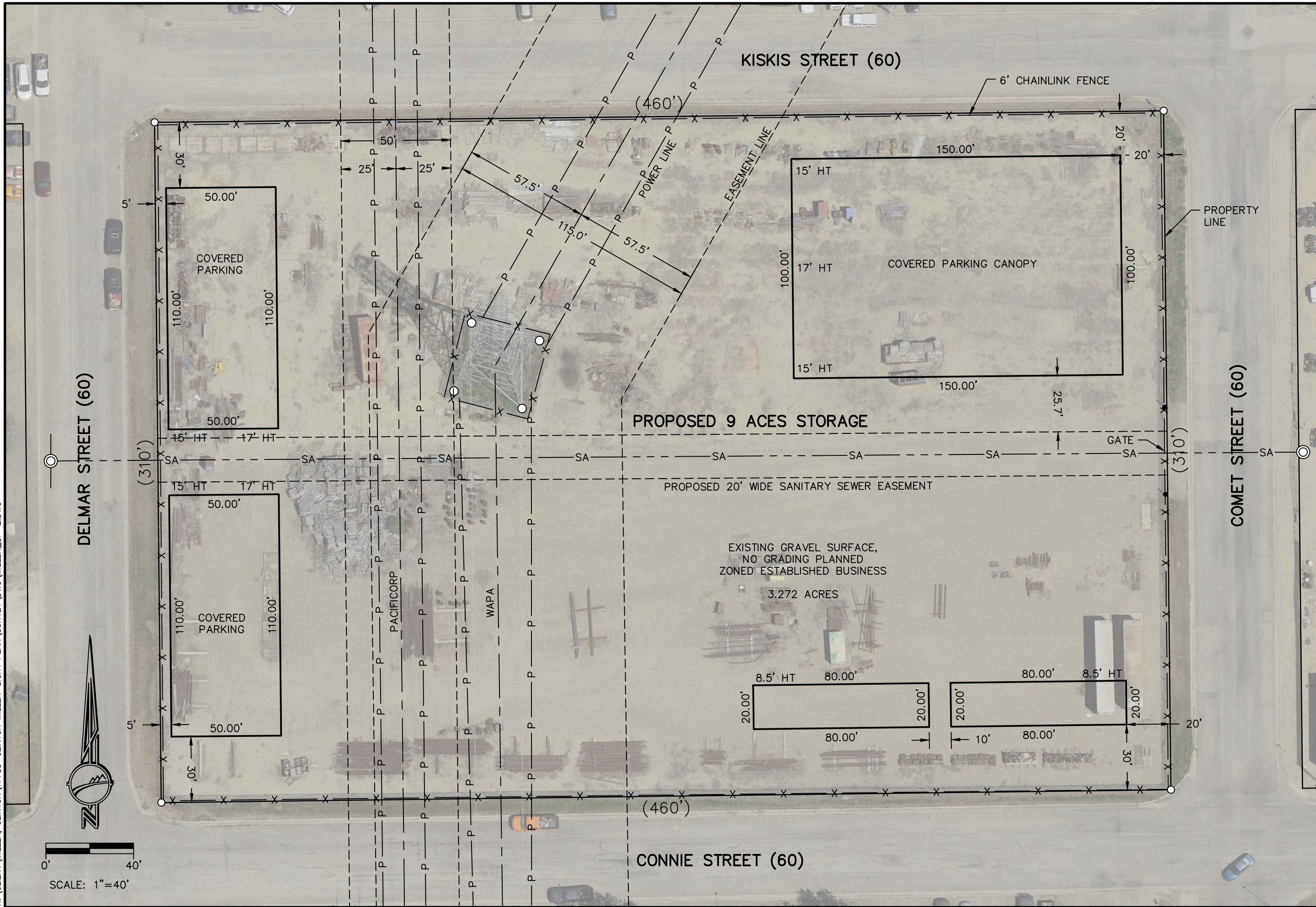
Mills Zoning Districts

- | | |
|--|--|
|  Mills, DB |  Mills, ER: Established Residential |
|  Mills, DI: Developing Industrial |  Mills, PLI: Public Land Institutions |
|  Mills, DMH: Developing Mobile Home |  Mills, PUD: Planned Urban Development |
|  Mills, DR: Developing Residential |  Mills, MSR: Mixed Sized Residential |
|  Mills, EB: Established Business |  Mills, MU: Mixed Use |
|  Mills, EI: Established Industrial |  Mills, UA: Urban Agriculture |
| |  Mills, UR: Urban Agriculture Residential |

N:\CLIENT\MILLER, CLINTON\17785-CLINTON MILLER-SIGHT PLAN\SURVEY\DWG\MILLER_SP-2.DWG



0' 40'
SCALE: 1"=40'



Drwg. By: MFJ W.O. No.: 17785
Chk. By: FRS Book No.:
Acad File: MILLER_SP-2
FOR: CLINTON MILLER
1770 SUNSET BLVD
BAR NUNN, WYOMING 82601

REVISIONS

**SITE PLAN LOCATED IN
PROPOSED 9 ACES STORAGE ADDITION
A PORTION OF NE1/4NE1/4, SECTION 12
T.33N., R.80W. OF THE 6TH P.M.
NATRONA COUNTY, WYOMING**

SHEET NO.
1 OF 1
DATE:
8-23-23

Miller Utilities

