

Mills Downtown Commercial River Front District Rezoning

Planning Commission Meeting
August 3, 2023

City Council Meeting
August 22, 2023

Case Number: 23.01 COZ

Summary: The City of Mills is proposing to rezone certain lots and blocks within the original Mills townsite from ER (Established Residential District) and MU (Mixed Use District) to EB (Established Business District) to further implement the goals outlined in the 2017 Comprehensive Plan and the 2016 River Front Concept Development Plan, which include creation of a downtown district within the City of Mills, as well as development of the Downtown Riverfront Corridor.

Description of Properties to be Re-Zoned:

Legal Description	Current Zoning District	Proposed Zoning District
Lots 9-16, Block 49, Town of Mills	ER (Established Residential)	EB (Established Business)
Lots 4-12, Block 44, Town of Mills	MU (Mixed Use)	EB (Established Business)
Lots 1-14, Block 45 excluding ROW, Town of Mills	MU (Mixed Use)	EB (Established Business)
Lot 3-7, Block 55, Town of Mills	MU (Mixed Use)	EB (Established Business)
Lots 8-11, Block 55 excluding ROW, Town of Mills	ER (Established Residential)	PLI (Public Land – Institutions)

EXISTING CONDITIONS:

Currently, there are varying uses on the properties proposed for rezoning. These include single family residences, mobile homes, and a (4)-unit multi-family complex. There are also several vacant parcels.

The average lot size for all parcels included in the rezoning is 5,600 square feet, however, many properties are multiple lots owned by the same entity, essentially creating larger “tax parcels.” The current minimum lot size in the EB District is 4,000 square feet.

ZONING CONSIDERATIONS:

The 2017 Comprehensive Plan Future Land Use Map designates this area as Commercial use. The re-zoning request is in accordance with the future land use map. Implementation actions identified in the 2017 Comprehensive Plan, include, “Develop a unique downtown destination for residents and visitors to gather and celebrate the community” and “Define and establish a

specific Downtown Riverfront Corridor District...with guidelines for future commercial development.”

The properties identified for re-zoning meet the criteria, once rezoned to EB (Established Business), for inclusion in the Downtown Commercial District and Downtown River Front Corridor District. These areas were identified in the 2016 River Front Feasibility Study and 2017 Comprehensive Plan.

All parcels included in the re-zoning, as they currently exist, are compliant with Title 17 requirements for the EB District. All uses, if not permitted within the EB District, shall become “permitted non-conforming uses”. There will generally be no immediate effect on property owners after the rezoning is complete. The current use of the property may continue in perpetuity until a substantial change is proposed. A substantial change would be a change in use, for instance, removing a manufactured home from the property and not replacing it, replacing it with a different structure or use, or a desire to alter the existing structure on the property.

All future development will be subject to the EB (Established Business) zoning district requirements.

Staff Recommendation:

Staff recommends APPROVAL of the proposed rezoning.

Planning Commission Recommendation:

City Council Decision:

Downtown District – Rezoning Property Legal Descriptions

Currently Zoned ER (Established Residential) – Rezone to EB (Established Business)

Lots 9-16, Block 49, Town of Mills

Currently Zoned MU (Mixed Use) – Rezone to EB (Established Business)

Lots 4-12, Block 44, Town of Mills

Lots 1-14, Block 45 excluding ROW, Town of Mills

Lot 3-7, Block 55, Town of Mills

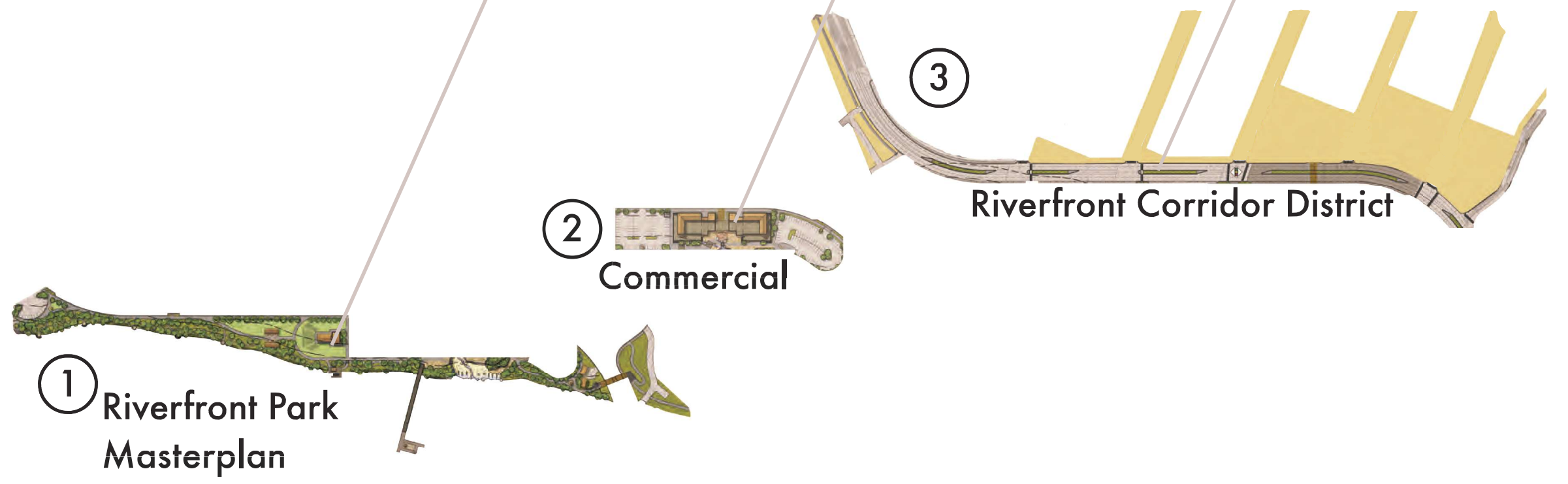
Currently Zoned ER (Established Residential) – Rezone to PLI (Public Land – Institutions)

Lots 8-11, Block 55 excluding ROW, Town of Mills

Mills Downtown District – Commercial Rezoning 2023



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



Property Owner List

Name	Address	City	State	Zip
Victor Salazar	Box 1233	Mills	WY	82644
Geoge Hine	265 N 3rd Ave	Mills	WY	82604
North Piney Investments, LLP	4350 Wolf Creek Rd	Casper	WY	82604
Angela Fankhauser	1759 Mitchell St.	Casper	WY	82601
Cory Kessel	PO Box 1172	Mills	WY	82644
Maretta M Johnston Revocable Tr	Box 58	Mills	WY	82644
Nania Investments LLC	PO Box 2342	Mills	WY	82644
Theodore Jayne	PO Box 2142	Mills	WY	82644
Arthur McNare	2200 W 45th St	Casper	WY	82604



CITY OF MILLS

EST. 1921

704 Fourth Street
P.O. Box 789
Mills, WY 82644

Phone: 307-234-6679
Fax: 307-234-6528

July 19, 2023

Victor Salazar
Box 1233
Mills, WY 82644

RE: City of Mills Downtown Commercial & River Front Corridor Re-Zone

Dear Landowner:

Your property has been identified as meeting the criteria and intent for rezoning to EB (Established Business District) for the creation of a Downtown Commercial and River Front Corridor within the City of Mills. Areas identified within a proposed River Front Corridor District in the 2016 River Front Feasibility Study are being included within this city-initiated rezoning proposal.

The City of Mills Planning and Zoning Board and City Council will review the city-initiated zoning proposal for yours, and 36 other similar parcels in the proposed Downtown & River Front Corridor area. I have enclosed a map which shows all the parcel proposed for rezoning outlined in yellow.

The City Planning & Zoning Commission will review the proposed re-zoning at their meeting on **Thursday, August 3, 2023, at 5:00 P.M.** in the Conference Room at City Hall, 704 4th Street, Mills, Wyoming. The City Council will hold a public hearing to review the proposed re-zoning at their meeting on **Tuesday, August 22, 2023, at 7:00 P.M.** in the Council Chambers at City Hall, 704 4th Street, Mills, Wyoming.

If you are unable to attend the meetings and have any comments regarding this proposal, you may send a signed letter or fax to the City Clerk's Office no later than 5:00 p.m. on August 15, 2023, and it will be forwarded to the City Council on your behalf.

The following are the legal descriptions of properties included in the re-zoning proposal:

Legal Description	Current Zoning District	Proposed Zoning District
Lots 9-16, Block 49, Town of Mills	ER (Established Residential)	EB (Established Business)
Lots 4-12, Block 44, Town of Mills	MU (Mixed Use)	EB (Established Business)



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Lots 1-14, Block 45 excluding ROW, Town of Mills	MU (Mixed Use)	EB (Established Business)
Lot 3-7, Block 55, Town of Mills	MU (Mixed Use)	EB (Established Business)
Lots 8-11, Block 55 excluding ROW, Town of Mills	ER (Established Residential)	PLI (Public Land – Institutions)

The 2017 Comprehensive Plan and 2016 River Front Concept Development plan included goals that support the creation of a Downtown & River Front Corridor, and now, the consideration of property rezoning. As noted above, your property is being proposed for rezoning to EB (Established Business District) in an effort to further implementation of the new corridor area.

Because your property is being proposed for rezoning, we are happy to discuss any questions that you may have to help inform your thoughts and participation in this process. To discuss any aspects, please contact me at megan@y2consultants.com or 307-632-5656 with questions anytime during normal business hours.

Sincerely,

Megan Nelms, AICP
City Planner

Enclosure

Surrounding Property Owner List

Name	Address	City	State	Zip
Philip & Jody Schmidt Living Trust	3911 Otter	Casper	WY	82604
Jerry Twogood	Box 2526	Mills	WY	82644
A C 307 LLC	4165 Ranch Rd	Casper	WY	82604
Shawn Fink	9352 Poison Spider Rd	Casper	WY	82604
All Out Fire Extinguisher Service Inc	PO Box 790	Mills	WY	82644
Andrew Butcher	Box 382	Mills	WY	82644
Kellee Schuerman	Box 1552	Mills	WY	82644
Michael Eatmon	525 Nesting Crane Ln	Longmont	CO	80504
Gary & Margaret Randall Revocable Trust	PO Box 2058	Mills	WY	82644
Sharon Stephan	6049 River Park Dr	Casper	WY	82604
Robert Hubbard	PO Box 670	Mills	WY	82644
Kenneth Fife	PO Box 594	Evansville	WY	82636
Matthew Leslie	616 Fourth St	Mills	WY	82604
Ashley Larimore	PO Box 2513	Mills	WY	82644
Gary Root	Box 63	Mills	WY	82644
David Holbrook	PO Box 2991	Mills	WY	82644
Debra Ann D'Arcy	5150 Chuckwagon Trl	Casper	WY	82604
Patrica Granjiulo	Box 1029	Mills	WY	82644
Randy Hunt	Box 3034	Mills	WY	82644
Glen Stack	Box 937	Mills	WY	82644
Anthony Chavez	Box 1091	Mills	WY	82644
Bayou Liquors Inc	PO Box 673	Mills	WY	82644
Dave Nania	Box 340	Mills	WY	82644
Robert Brooks	PO Box 45	Mills	WY	82644
Willis Schaible	Box 6388	Sheridan	WY	82801
Jimmie Stoneking	PO Box 2097	Mills	WY	82644
Lois Leggett	Box 125	Mills	WY	82644
Robert Creason	216 Platte Ave	Mills	WY	82604
Susan Garris	842 S David St	Casper	WY	82601
John Carlton	Box 2391	Mills	WY	82644
Austin Engineering Attn: Anne Larsen	PO Box 2964	Casper	WY	82602

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Mills Planning & Zoning Board on August 3, 2023, at 5:00 p.m., and the Mills City Council will hold a public hearing on August 8, 2023, at 7:00 p.m. in the Council Chambers, located at 704 Fourth Street, Mills, WY to receive comments on the proposed Mills Downtown District rezoning. The City of Mills intends to rezone the following properties to EB (Established Business):

Currently Zoned ER (Established Residential)

Lot 16, Block 50, Town of Mills
Lots 9-16, Block 49, Town of Mills

Currently Zoned MU (Mixed Use)

Lots 4-12, Block 44, Town of Mills
Lots 1-14, Block 45, Town of Mills (excluding highway right of way)
Lots 3-7, Block 55, Town of Mills

The City of Mills also intends to rezone property legally described as Lots 8-11, Block 55, Town of Mills (excluding highway right of way) from ER (Established Residential) to PLI (Public Land - Institutions).

Anyone having an interest in the property should attend the meetings. Comments may also be made in writing and given to the City Clerk before noon on August 1, 2023.

PUBLISH: July 13 & 27, 2023