



CITY OF MILLS
EST. 1921

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

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

Memorandum

TO: Mills City Council

FROM: Megan Nelms, AICP, City Planner

DATE: September 22, 2023

SUBJECT: 9 Aces Storage – Commercial Site Plan
Lots 1-20, Block 3, Kiskis Addition

Case Number: 23.03 SKC

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.

Current Zoning: EB (Established Business) *no change of zoning is requested or required.

Planning Commission Recommendation: At their September 7, 2023, meeting the Planning & Zoning Commission made a "DO PASS" recommendation on the commercial site plan.

Staff Recommendation: Staff recommends APPROVAL of the commercial site plan.

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:

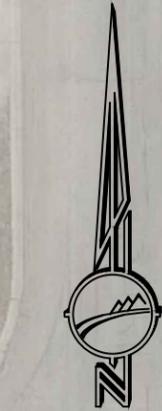
OWNER Signature Clinton Miller OWNER Signature Donelle Miller

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: \$ _____

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



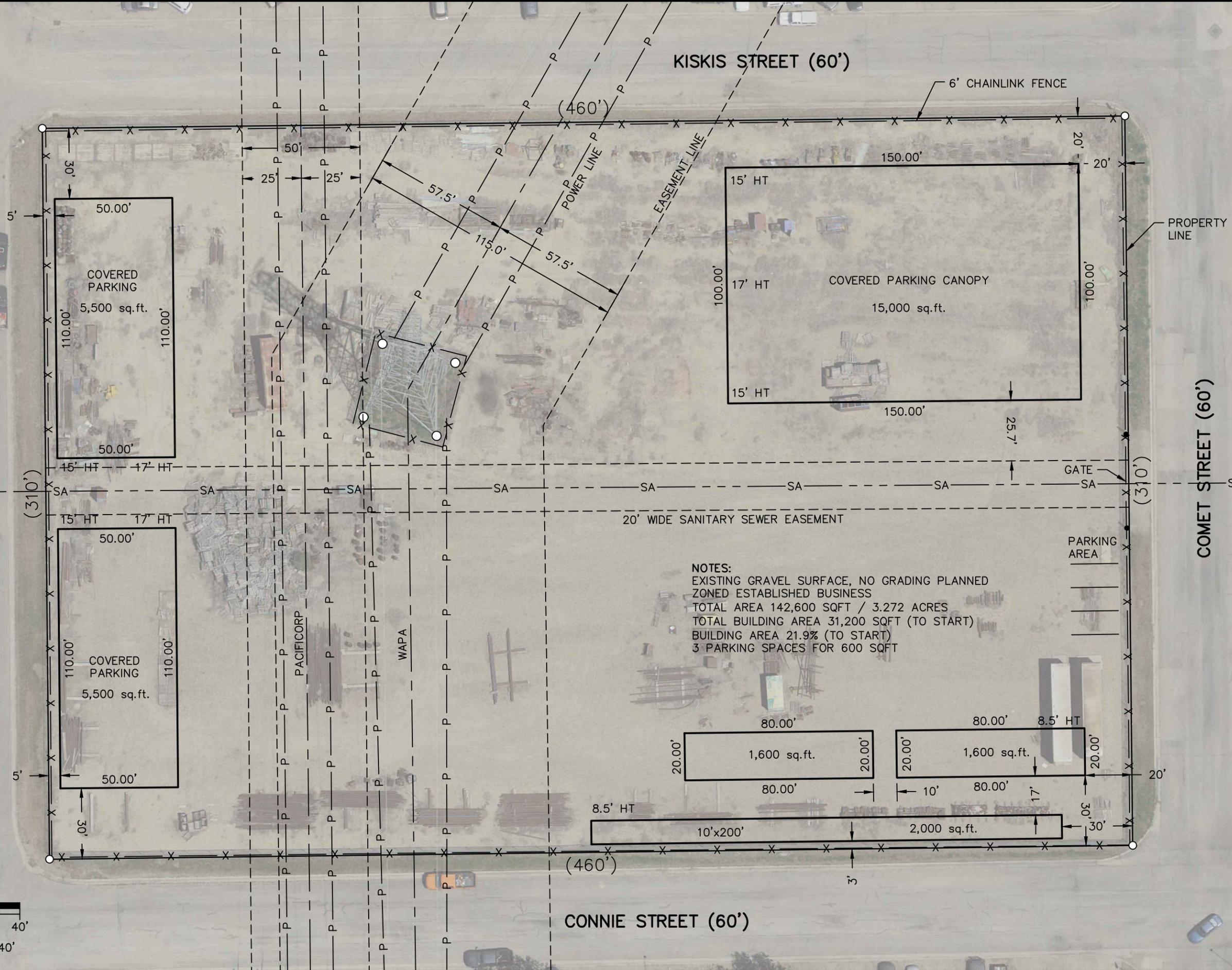
0' 40'
SCALE: 1"=40'

DELMAR STREET (60')

KISKIS STREET (60')

COMET STREET (60')

CONNIE STREET (60')



NOTES:
EXISTING GRAVEL SURFACE, NO GRADING PLANNED
ZONED ESTABLISHED BUSINESS
TOTAL AREA 142,600 SQFT / 3.272 ACRES
TOTAL BUILDING AREA 31,200 SQFT (TO START)
BUILDING AREA 21.9% (TO START)
3 PARKING SPACES FOR 600 SQFT



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
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:
09-18-23

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 |