



**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 24, 2024  
**SUBJECT:** Rone Re-Zoning & Development Plan

---

**Case Number:** 24.02 DEV

**Summary:** The applicant is proposing to rezone Lot 2, Hays Simple Subdivision from M-H (Manufactured Home District) to M-P (Manufactured Home Park District). Per the Land Development Regulations (LDRs), the re-zone to the M-P district requires a development plan, showing the layout of the mobile home park and compliance with the standards as set forth in Section 45.25 of the LDRs.

It should be noted that this property is currently considered a permitted non-conforming use. Under the old Title 17, the property was zoned E-R (Established Residential). Per the regulations, only one (1) home per parcel is permitted under the old E-R zoning district as well as the new M-H district. There are eight (8) existing mobile homes on the property, which do not meet the design standards in the adopted zoning regulations. The applicant desires to place additional homes and/or RV's on the property, and doing so necessitates the re-zone request and compliance with the M-P district standards.

Per Section 45.25(8)(D), the M-P zoning district allows for up to 15% of the spaces within a manufactured home park to be occupied by a Recreational Vehicle.

**Planning Commission Recommendation:** At their September 5, 2024, meeting the Planning & Zoning Commission made a "DO PASS" recommendation on the rezoning request and accompanying development plan, pending completion of all planning considerations.

**Staff Recommendation:** The applicant has completed all the required planning considerations and staff recommends APPROVAL of the rezoning request and development plan.

## **Rone Re-Zoning Request & MHP (Mobile Home Park) Development Plan**

**Planning Commission Meeting**  
September 5, 2024

**City Council Meeting**  
September 24, 2024

---

**Applicants:** Marvin Rone

**Case Number:** 24.02 DEV

**Agent:** JKC Engineering

**Summary:** The applicant is proposing to rezone Lot 2, Hays Simple Subdivision from M-H (Manufactured Home District) to M-P (Manufactured Home Park District). Per the Land Development Regulations (LDRs), the re-zone to the M-P district requires a development plan, showing the layout of the mobile home park and compliance with the standards as set forth in Section 45.25 of the LDRs.

It should be noted that this property is currently considered a permitted non-conforming use. Under the old Title 17, the property was zoned E-R (Established Residential). Per the regulations, only one (1) home per parcel is permitted under the old E-R zoning district as well as the new M-H district. There are eight (8) existing mobile homes on the property, which do not meet the design standards in the adopted zoning regulations. The applicant desires to place additional homes and/or RV's on the property, and doing so necessitates the re-zone request and compliance with the M-P district standards.

Per Section 45.25(8)(D), the M-P zoning district allows for up to 15% of the spaces within a manufactured home park to be occupied by a Recreational Vehicle.

---

**Legal Description:** Lot 2, Hays Simple Subdivision

**Location:** The property is located on the north side of Lafayette St., bounded by Harding Ave. to the east and Brooks Ave. on the west.

**Current Zoning:** M-H (Manufactured Home District)

**Existing Land Use:** There are eight (8) existing mobile homes and various accessory structures on the property.

**Adjacent Land Use:** North: C&W Railroad ROW (UA)  
South: Residential Uses/Mountain View Subdivision (M-H)  
East: Residential Uses/Mountain View Subdivision (M-H)  
West: Residential Uses/Robertson Subdivision (M-H)

---

---

**Planning Considerations:**

1. Revise the Development Plan to address the following and meet the requirements of Section 45.25(9):
  - a. Label the space numbers 1-14 (or accurate final number of spaces)
  - b. Only one (1) manufactured home allowed per lot/space. The existing double-wide home needs to be on its own lot/space.
  - c. Show typical setback lines
  - d. Provide a line/symbol legend
2. Post the address number at the front street line of each lot/space.
3. Addressing/access:
  - a. Work with the City and GIS on park/space addresses along the constructed east/west 20' access easement through the park.

---

---

**Staff Recommendation:**

Staff recommends APPROVAL of the re-zoning request and Manufactured Home Park Development Plan upon all planning considerations being completed and recommends the Planning Commission make a “Do Pass” recommendation on the application.

**Planning Commission Recommendation:** At the September 5, 2024 meeting, the Planning Commission made a “DO PASS” recommendation for the re-zoning request and accompanying Development Plan, pending completion of all planning considerations.

**City Council Decision:**



**CITY OF MILLS  
PETITION FOR ZONE CHANGE**



**or  
APPLICATION FOR SPECIAL REVIEW PERMIT**

Pursuant to the Mills City Code

City of Mills, Wyoming  
704 4<sup>th</sup> Street (Physical address)  
P.O. Box 789 (Mailing address)  
Mills, Wyoming 82644

Date: July 25, 2024

Return by: \_\_\_\_\_  
(Submittal Deadline)

For Meeting on: \_\_\_\_\_

**ZONE CHANGE**       **SPECIAL REVIEW**

**PLEASE PRINT**

**PRIMARY CONTACT:** Marvin Rone

**APPLICANT/PROPERTY OWNER(S) INFORMATION:**

Print Owner Name: MJR Enterprises, LLC - Marvin Rone  
Owner Mailing Address: 1521 Nottingham DR  
City, State, Zip: Casper, WY 82609  
Owner Phone: 307-267-1745  
Applicant Email: Marvin.Rone@Trib.com

**AGENT INFORMATION:**

Print Agent Name: Kimber Bloem  
Agent Mailing Address: 5000 E Yellowstone HWY  
City, State, Zip: Evansville, WY 82636  
Agent Phone: 307-237-5000 ex 5  
Agent Email: storage@sonnysrvs.com

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): Lot 2 "Hays Simple Subdivision", Natrona County, Wyoming as per amended plat recorded May 12, 2003, As instrument No 716190  
Physical address of subject property if available: 4710 W Lafayette St  
Size of lot(s) 40 wide x 145 length ?? sq. ft/acres.  
Current zoning: Established Residential Current use: Mobile Home Park  
Intended use of the property: Mobile Home and RV park  
Zoning within 300 feet: Residential? Land use within 300 feet: Residential

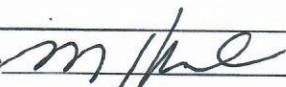
**ATTACHMENTS (REQUIRED):**

- **Proof of ownership:** 100 (such as deed, title certification, attorney's title opinion)

**SIGNATURE(S):**

The following owner's signature signifies that all information on this petition/application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all petition/application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted 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 petition/make application to the City of Mills for: We would like to move it from its current zoning to residential/mobile home park and or RV park

OWNER Signature 

OWNER Signature \_\_\_\_\_

AGENT Signature \_\_\_\_\_

**FEE: \$250.00 (non-refundable)**

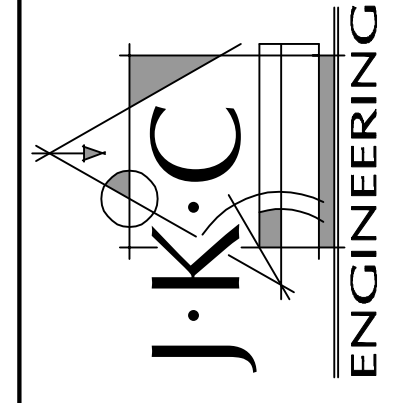
S:\LAND\2023\23-24\DWG\DESIGN\23-24\_DESIGN.dwg    SAVED: 9/17/24    PRINTED: 9/17/24    BY: SHANNON



**REVISION TABLE**

NUMBER	DATE	DESCRIPTION

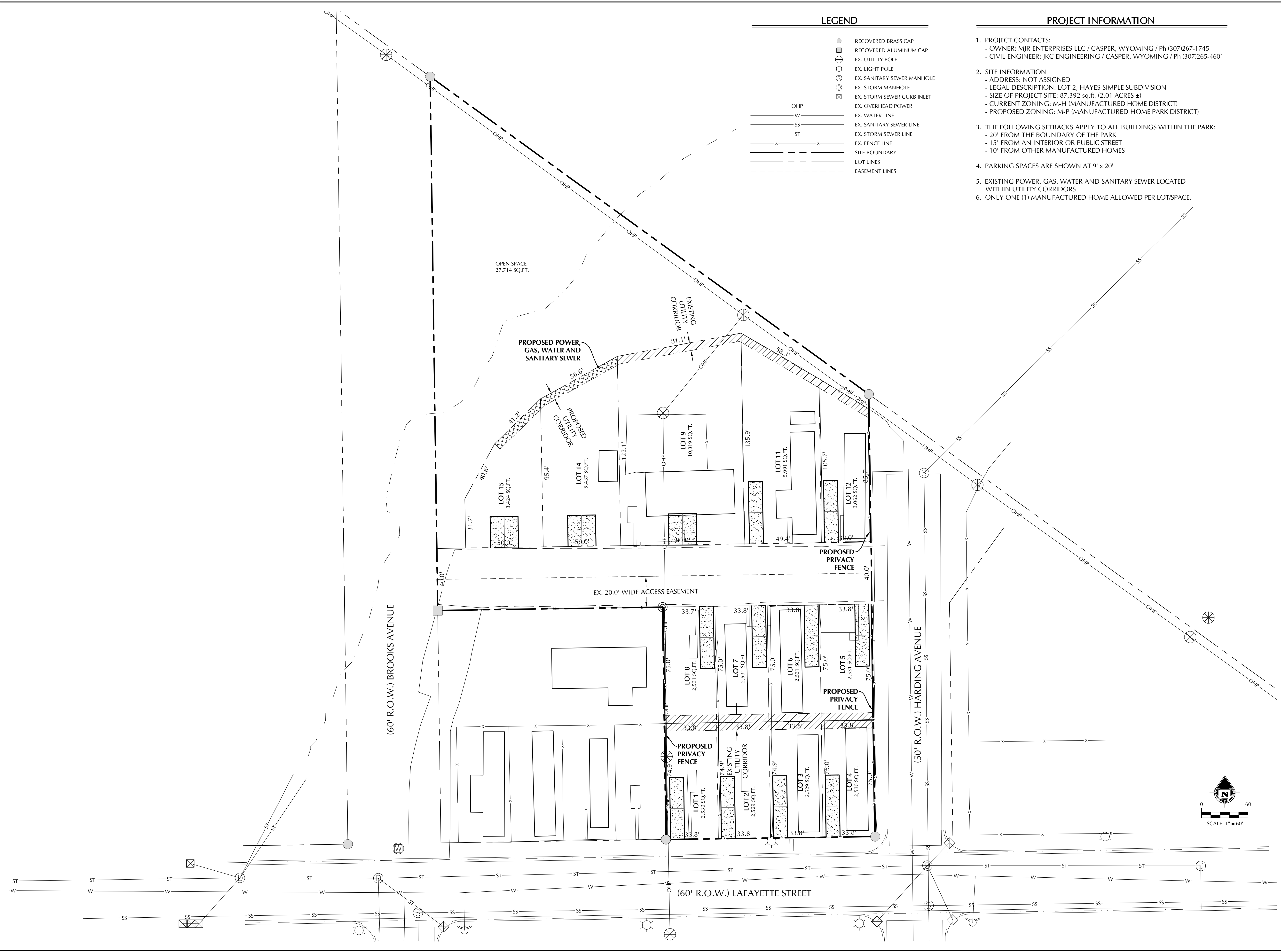
ENGINEERING • SURVEYING • GIS MAPPING  
CONSTRUCTION MANAGEMENT  
1111 W. 2nd St., Ste 420 • Casper, Wyoming 82601  
Ph: 307-265-4601 • Fax: 307-265-4672



DEVELOPMENT PLAN  
**PRELIMINARY**  
LOT 2, HAYES SIMPLE SUBDIVISION  
CITY OF MILLS, WYOMING

DATE: 9/17/2024  
PROJECT #: 23-24  
DRAWN BY: SAG  
SHEET TITLE:  
SITE PLAN  
SHEET NUMBER  
C1.1

S:\LAND\2023\23-24\DWG\DESIGN\23-24\_DESIGN.dwg    SAVED: 9/17/24    PRINTED: 9/17/24    BY: SHANNON



**LEGEND**

- RECOVERED BRASS CAP
- ⊗ RECOVERED ALUMINUM CAP
- ⊕ EX. UTILITY POLE
- ⊙ EX. LIGHT POLE
- ⊖ EX. SANITARY SEWER MANHOLE
- ⊕ EX. STORM MANHOLE
- ⊖ EX. STORM SEWER CURB INLET
- OHP
- W
- SS
- ST
- EX. OVERHEAD POWER
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. STORM SEWER LINE
- EX. FENCE LINE
- SITE BOUNDARY
- LOT LINES
- EASEMENT LINES

**PROJECT INFORMATION**

1. PROJECT CONTACTS:
  - OWNER: MJR ENTERPRISES LLC / CASPER, WYOMING / Ph (307)267-1745
  - CIVIL ENGINEER: JKC ENGINEERING / CASPER, WYOMING / Ph (307)265-4601
2. SITE INFORMATION
  - ADDRESS: NOT ASSIGNED
  - LEGAL DESCRIPTION: LOT 2, HAYES SIMPLE SUBDIVISION
  - SIZE OF PROJECT SITE: 87,392 sq.ft. (2.01 ACRES ±)
  - CURRENT ZONING: M-H (MANUFACTURED HOME DISTRICT)
  - PROPOSED ZONING: M-P (MANUFACTURED HOME PARK DISTRICT)
3. THE FOLLOWING SETBACKS APPLY TO ALL BUILDINGS WITHIN THE PARK:
  - 20' FROM THE BOUNDARY OF THE PARK
  - 15' FROM AN INTERIOR OR PUBLIC STREET
  - 10' FROM OTHER MANUFACTURED HOMES
4. PARKING SPACES ARE SHOWN AT 9' x 20'
5. EXISTING POWER, GAS, WATER AND SANITARY SEWER LOCATED WITHIN UTILITY CORRIDORS
6. ONLY ONE (1) MANUFACTURED HOME ALLOWED PER LOT/SPACE.

**REVISION TABLE**

NUMBER	DATE	DESCRIPTION

ENGINEERING • SURVEYING • GIS MAPPING  
CONSTRUCTION MANAGEMENT

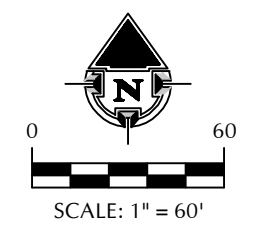
**J.K.C.**

ENGINEERING

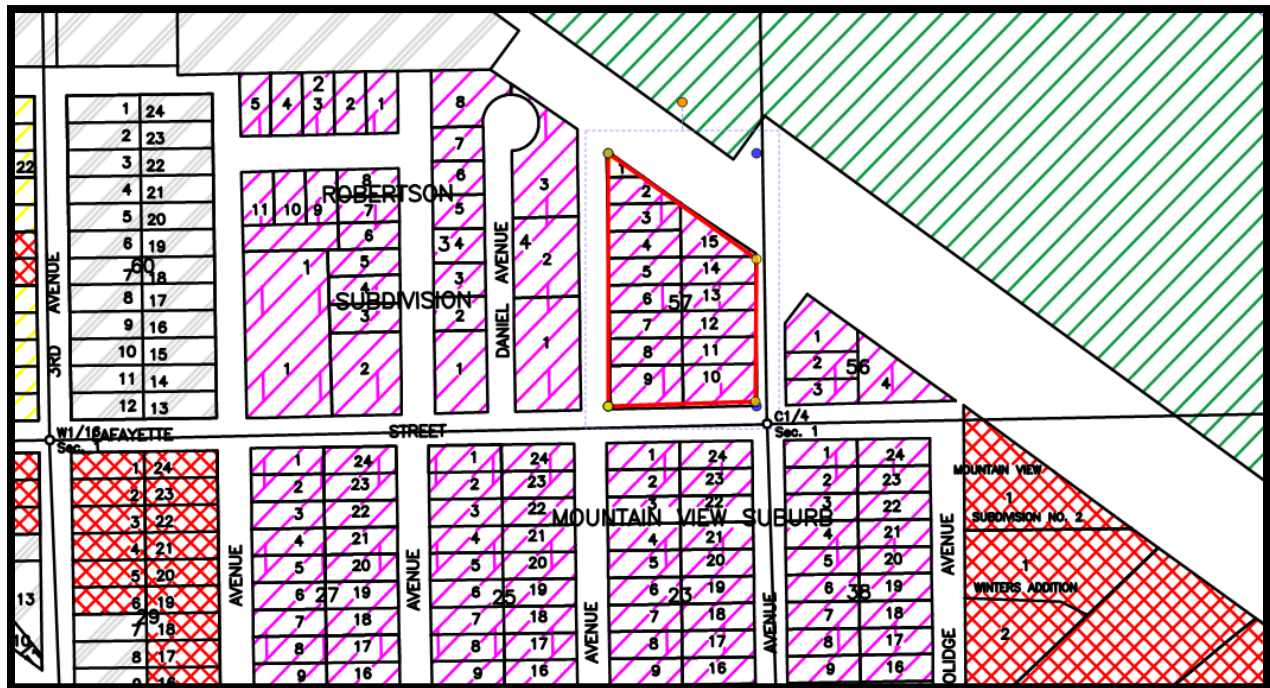
1111 W. 2nd St., Ste 420 • Casper, Wyoming 82601  
Ph: 307-265-4601 • Fax: 307-265-4672

DEVELOPMENT PLAN  
**PRELIMINARY**  
PLOT 2, HAYES SIMPLE SUBDIVISION  
CITY OF MILLS, WYOMING















DATE: 9/17/2024
PROJECT #: 23-24
DRAWN BY: SAG
SHEET TITLE: SITE PLAN
SHEET NUMBER C1.1



# Rone Re-Zoning & Development Plan for Manufactured Home Park



## Mills Zoning Districts

	AG URBAN AGRICULTURE		O-B OFFICE BUSINESS DISTRICT
	C-1 GENERAL COMMERCIAL		PLI PUBLIC LANDS AND INSTITUTIONS
	C-3 BUSINESS SERVICE DISTRICT		R-1 SINGLE FAMILY DWELLING DISTRICT
	I-1 LIGHT INDUSTRIAL		R-2 ONE AND TWO FAMILY DWELLING DISTRICT
	I-2 HEAVY INDUSTRIAL		R-3 MULTIPLE FAMILY DWELLING DISTRICT
	M-H MANUFACTURED HOME DISTRICT		STREETS PLATTED / NOT OPEN
	M-P MANUFACTURED HOME PARK		UR URBAN AGRICULTURE RESIDENTIAL

0716190

716190

NATRONA CO. CLERK WY

MARY ANN COLLINS

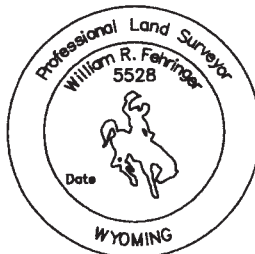
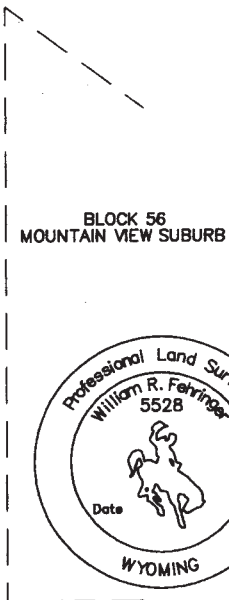
RECORDED BM

2003 FEB 13 PM 3 36



LEGEND

- ▲ SET BRASS CAP
- ⊙ SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- FOUND MONUMENT AS NOTED



FEBRUARY, 2003  
AMENDED APRIL, 2003

CERTIFICATE OF DEDICATION

STATE OF WYOMING }  
COUNTY OF NATRONA }SS

WE, ROBERT D. AND DARLA R. HAYS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND. A PARCEL OF LAND SITUATE IN THE SE1/4NW1/4 OF SECTION 1, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, AND BEING A PORTION OF THE VACATED BLOCK 57, MOUNTAIN VIEW SUBURB, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHEAST CORNER OF THE ROBERTSON SUBDIVISION, MONUMENTED BY A BRASS CAP;
- THENCE N23°46'19"E, A DISTANCE OF 147.82 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED ON THE WEST LINE OF PREVIOUSLY VACATED BLOCK 57, MOUNTAIN VIEW SUBURB, AND BEING THE POINT OF BEGINNING MONUMENTED BY A BRASS CAP;
- THENCE N00°10'29"W, ALONG THE WEST LINE OF SAID BLOCK 57, A DISTANCE OF 419.39 FEET TO THE NORTHWEST CORNER OF THE PARCEL, BEING MONUMENTED BY A BRASS CAP;
- THENCE S53°26'18"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FORMER CHICAGO NORTHWESTERN RAILROAD, A DISTANCE OF 349.39 FEET TO THE NORTHEAST CORNER OF THE PARCEL, BEING MONUMENTED BY A BRASS CAP;
- THENCE S00°10'29"E, ALONG THE EAST LINE OF SAID BLOCK 57, A DISTANCE OF 285.32 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF LAFAYETTE STREET AND MONUMENTED BY A BRASS CAP;
- THENCE S89°48'22"W, ALONG THE NORTH LINE OF LAFAYETTE STREET, A DISTANCE OF 135.00 FEET TO A POINT MONUMENTED BY A BRASS CAP;
- THENCE N00°10'29"W, A DISTANCE OF 75.00 FEET TO A POINT MONUMENTED BY A BRASS CAP;
- THENCE S89°48'22"W, A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.26 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SIMPLE SUBDIVISION SHALL BE "HAYS SIMPLE SUBDIVISION" AND THAT SAID OWNERS AND PROPRIETORS HEREBY WAIVE AND RELINQUISH ALL RIGHTS GRANTED UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

Robert D. Hays  
ROBERT D. HAYS

Darla R. Hays  
DARLA R. HAYS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT D. AND DARLA R. HAYS THIS 2nd DAY OF May, 2003.

WITNESS MY HAND AND OFFICIAL SEAL OF PUBLIC MY COMMISSION EXPIRES JAN 19, 2006  
J. D. COLLINS  
NOTARY PUBLIC

CERTIFICATE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING  
STATE OF WYOMING }  
COUNTY OF NATRONA } My Commission Expires Jan 19, 2006

I, DO HEREBY CERTIFY THAT THIS SIMPLE SUBDIVISION HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REGULATIONS FOR NATRONA COUNTY, WYOMING, AND IS THEREFORE APPROVED FOR RECORDING.

Nichelle Man 5/2/03 William R. Fehring 5/6/03 Ann E. Vardell 5/8/03  
COUNTY PLANNER/DATE COUNTY SURVEYOR/DATE HEALTH OFFICER/DATE

FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF NATRONA }SS

KNOW ALL MEN BY THESE PRESENTS: THAT I, WILLIAM R. FEHRINGER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF NATRONA COUNTY.

AMENDED PLAT OF  
**HAYS SIMPLE SUBDIVISION**

BEING A PORTION OF THE  
SE1/4NW1/4 SECTION 1, T.33N., R.80W., 6TH P.M.  
NATRONA COUNTY WYOMING

W.O. #02-189

16x



**WARRANTY DEED**

ROBERT D. HAYS and DARLA R. HAYS, HUSBAND AND WIFE, grantor(s) of Natrona County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

MJR ENTERPRISES, LLC, grantee(s), whose address is:  
4710 W LAFAYETTE ST  
Casper, WY 82604

1521 NOTTINGHAM DRIVE  
CASPER, WY 82609

of Natrona County and State of Wyoming, the following described real estate, situate in Natrona County and State of WYOMING, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

LOT 2, "HAYS SIMPLE SUBDIVISION", NATRONA COUNTY, WYOMING, AS PER AMENDED PLAT RECORDED MAY 12, 2003, AS INSTRUMENT NO. 716190.

Subject to Covenants, Conditions, Restrictions, and Easements of Record, if any.

Witness my/our hand(s) this 28 day of April, 2023.

Robert D Hays  
ROBERT D. HAYS

Darla R Hays  
DARLA R. HAYS

State of Wyoming                    )  
  )SS.  
County of Natrona                    )

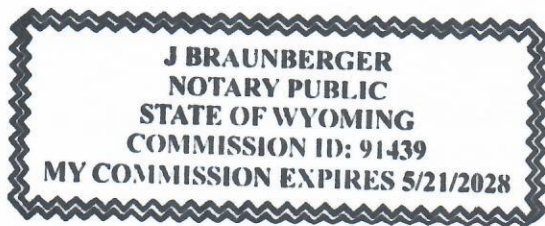
The foregoing instrument was acknowledged before me by ROBERT D. HAYS and DARLA R. HAYS, HUSBAND AND WIFE.

this 28 day of April, 2023.

Witness my hand and official seal.

My Commission Expires: 5/21/2028

J Braunberger  
Notarial Officer





**CITY OF MILLS**  
EST. 1921

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

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

August 15, 2024

Mark Hummell  
614 N Brooks Ave  
Mills, WY 82604

**RE: Rezoning & Development Plan – Manufactured Home Park  
Lafayette St. & Brooks Ave.**

Dear Neighboring Landowner:

I would like to inform you of a proposed re-zoning and development plan request in your area. If you should have any concerns or comments, you are invited to attend the following public hearing:

The Mills City Council will hold a public hearing on September 24, 2024, at 7:00 P.M, or as time allows, in the Council Chambers, 704 Fourth St., Mills, Wyoming.

The request is to rezone the property to Manufactured Home Park District, and review a proposed Development Plan, complying with the requirements of the Land Development Regulations to establish a new Manufactured Home Park. The attached aerial photo shows the property subject to the rezoning and development request highlighted in yellow.

If you are unable to attend the meeting and have any comments regarding this proposal, you may send a signed letter or fax to the City Clerk's Office, and it will be forwarded to the Council on your behalf. Please do not hesitate to contact me at (307) 632-5656 if you have any questions.

Sincerely,

Megan Nelms, AICP  
City Planner

Enclosure

Name	Address	City	State	Zip
Walk, LLC	Box 310	Buffalo	WY	82834
Johan Ohnstad	615 N Brooks Ave	Casper	WY	82604
Robert Beagle	12609 Cow Hollow Rd	Evansville	WY	82636
Barrie Love	614 Harding Ave	Mills	WY	82604
Matthew Baier	PO Box 21037	Cheyenne	WY	82003
Allen Anderson	663 Harding Ave	Casper	WY	82604
Robert Thorne	613 Harding Ave	Casper	WY	82604
Mark Hummell	614 N Brooks Ave	Mills	WY	82604
Alejandro Jimenez	815 Saint Mary St	Casper	WY	82601

## Public Hearing

The Mills City Council will hold a public hearing on September 24, 2024, at 7:00 P.M, or as time allows, in the Council Chambers, 704 Fourth St., Mills, Wyoming, to consider the following: **A rezoning request and associated development plan to establish a Manufactured Home Park zoning district located on Lot 2, Hays Simple Subdivision.**

Written comments will be accepted by the City Clerk until September 19, 2024, and interested parties can appear at the public hearing to present testimony.

---

Do not publish items below line  
For publication August 22<sup>nd</sup>