



704 Fourth Street
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MEMORANDUM

Date: 7 September 2021
To: Mills City Council
From: Scott Radden, City Planner
Subject: 14 September 2021 – City Council Meeting

SRP-1-2020 (Public Hearing): An application for a Special Review Permit to Request a special review permit required for multi-family dwellings in a developing residential (D-R) Zoning District. Applicant wants to build duplex dwelling on Lot 1 & 2, Block 1, Caspar's Crossing at Topaz (aka 812 & 824 S. 6th Ave). (Owner/Applicant: David Ashby).

Background:

Mr. Ashby, of Ashby Construction, LLC, applied for a Special Review Permit to allow multi-family dwellings in a developing residential (D-R) Zoning District. Applicant wants to build duplex dwelling on Lot 1 & 2, Block 1, Caspar's Crossing at Topaz, on 4 August 2021. The applicant would like to build duplex homes on each property, which is permitted by Special Review per 17.08.030 of the Mills Zoning Code.

General:

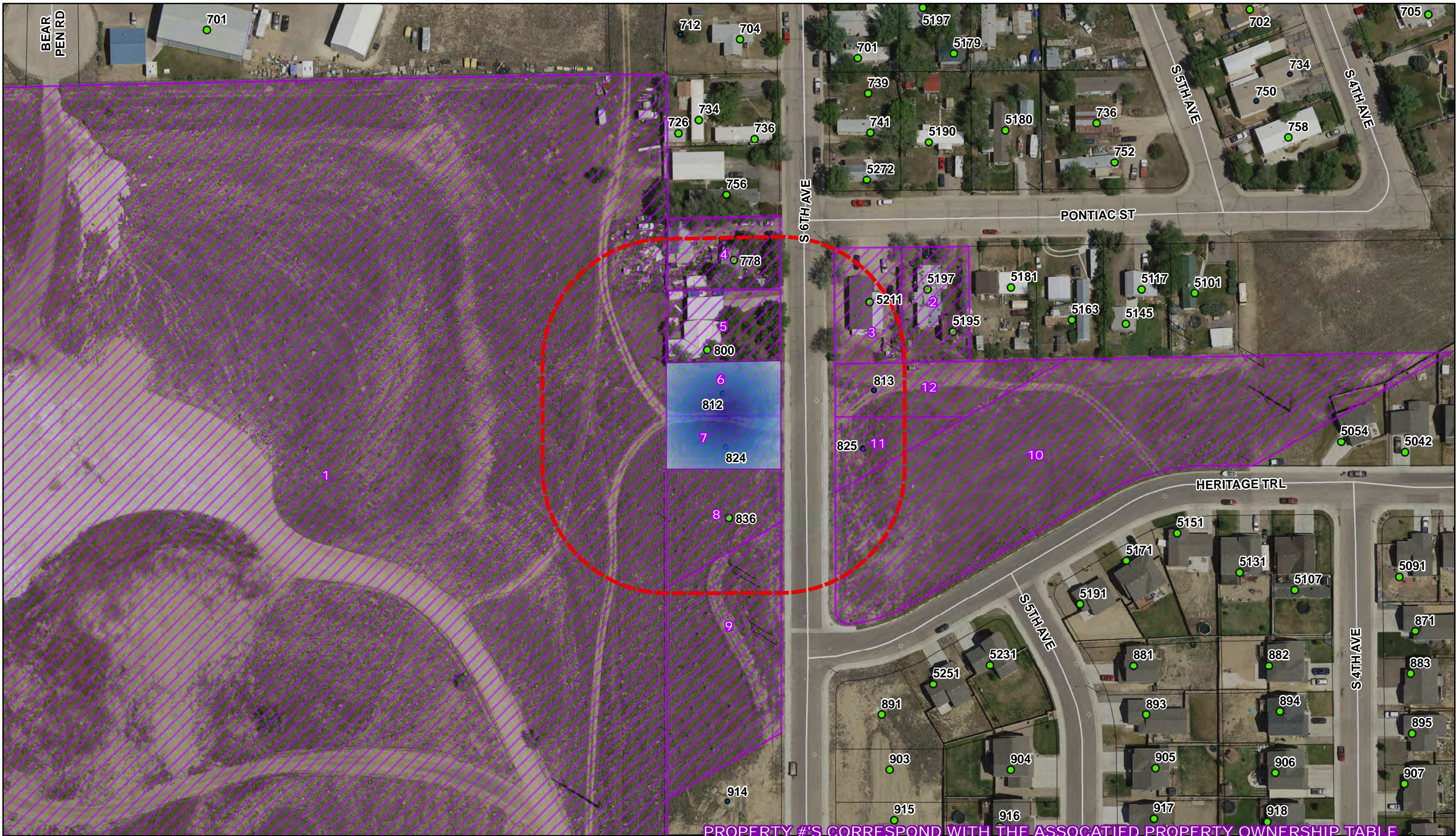
A notice of the public hearing was published in the Casper Star- Tribune on 21 August 2021, at least ten (10) days prior the hearing, and sent notification of the proposed petition to property owners within 140' of the property as required by Section 17.16.010 of the Mills Zoning Ordinance.

As of writing this report, the city received one comment from owners within 140 feet of the proposed permitting area. The received response had an objection to the duplexes. (Please see Attached Map/ Ownership Table /Comments)

The proposed use would be an alternative to the predominately single-family homes in the area. In the D-R Zoning District, which are the City's "Estate Lots," twin-homes are not allowed.

Staff recommendation to the City Council: If SRP 1-2020 is approved, approve with the following conditions:

1. Outstanding violations, filing procedures, time limitations/expiration, transfers, modifications and revocation, suspension or modification by Council as described in Section 17.16.010 (E)- (J) applies to the permit.
2. The Special Use Permit runs with the land and succeeds to the benefit of subsequent owners, subject to the terms and conditions of the permit.

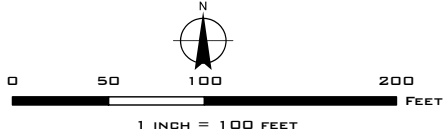




PROPERTY #'S CORRESPOND WITH THE ASSOCIATED PROPERTY OWNERSHIP TABLE



**812/ 824 S. 6TH AVENUE - SRP
MILLS, WYOMING**

SOURCE(S): 2021 GIS DATA (NGRC/ WLC); 2020 IMAGERY (SANBORN)
DATE: 2021.8.9 ; BY: SSR;

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-  140FT RADIUS
-  OWNERS WITHIN 140'

-  ASHBY PROPERTIES
-  PARCEL



PROPERTY OWNERS WITHIN 140'

PROPERTY #	GEOCODE	OWNER	MAILING ADDRESS	CITY/ ST/ ZIP	LEGAL DESCRIPTION
1	33801140100100	MOBILE CONCRETE INC	BOX 1119	CASPER,WY 82602-1119	BOATRIGHT #2 BLK 1 LOT 1 COMMERCIAL
2	33801230301000	BAKER, PAUL H ET AL	5197 PONTIAC ST	CASPER,WY 82604-	EVERGREEN PK #2 BLK 4 LOT 5
3	33801230301100	RIVERSIDE RENTALS LLC	2130 FAIRGROUNDS RD	CASPER,WY 82604-	EVERGREEN PK #2 BLK 4 LOT 6
4	33801230600300	BARRUS, STEVEN L	BOX 21	EVANSVILLE,WY 82636-	EVERGREEN PK #2 BLK 9 LOT 16
5	33801230600400	BACHLER, ANDREW D ET UX	800 S 6TH AV	CASPER,WY 82604-	EVERGREEN PK #2 BLK 9 LOT 17
6	33801230600500	CLOUD PEAK COMPANY INC	DRAWER G	BUFFALO,WY 82834-	CASPAR'S CROSSING AT TOPAZ BLK 1 LOT 1
7	33801230601200	CLOUD PEAK COMPANY INC	DRAWER G	BUFFALO,WY 82834-	CASPAR'S CROSSING AT TOPAZ BLK 1 LOT 2
8	33801230601300	CLOUD PEAK COMPANY INC	DRAWER G	BUFFALO,WY 82834-	CASPAR'S CROSSING AT TOPAZ BLK 1 LOT 3
9	33801230601400	FRESCA LLC	PO BOX 83	BUFFALO,WY 82834-0083	CASPAR'S CROSSING AT TOPAZ BLK 1 LOT TR A
10	33801231800100	FRESCA LLC	PO BOX 83	BUFFALO,WY 82834-0083	FRESCA #3 LOT TR B
11	33801231800200	CLOUD PEAK COMPANY INC	DRAWER G	BUFFALO,WY 82834-	CASPAR'S CROSSING AT TOPAZ BLK 2 LOT 2
12	33801231800400	CLOUD PEAK COMPANY INC	DRAWER G	BUFFALO,WY 82834-	CASPAR'S CROSSING AT TOPAZ BLK 2 LOT 4

Notice to Owners of Neighboring Properties:

Please return this letter by 25 Aug 2021 to:

Date: 12 Aug 2021

Mills Town Planner
P.O. Box 789
Mills, WY 82644

RE: **REQUEST FOR SPECIAL REVIEW PERMIT**

THE TOWN OF MILLS HAS RECEIVED THE FOLLOWING REQUEST FOR A SPECIAL REVIEW PERMIT. YOUR COMMENTS WOULD BE APPRECIATED.

Applicant Name(s): David Ashby

Address or Location/Legal Description: Caspar's Crossing at Topaz, Blk 1, Lots 1 & 2

Description of Request: Request a special review permit required for multi-family dwellings in a developing residential (D-R) Zoning District. Applicant wants to build duplex dwelling on Lot 1 & 2, Block 1, Caspar's Crossing at Topaz (aka 812 & 824 S. 6th Ave).

This request will be considered by Town of Mills Town Council at their regularly scheduled meeting on Tuesday, ~~17~~ September 2021, at 7:00 p.m. in the Town Hall Council Chambers, at 704 Fourth St.

Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Council Members:

My name is Andrew and Deanna Bachler and I am familiar with the proposal by _____
(Printed name) (Applicant name)

for the special review permit request described above.

I have NO OBJECTION to the Special Review Permit.

Name: _____

Address: _____

Comments: _____

I **OBJECT** to the Special Exemption Request:

Name: Deanna Bachler

Address: 800 S. 6th Av Mills WY 82604

Reason for Objection: Being non-owners the up keep and general care taking will be lacking. We had no idea what was being planned. They showed up one day and dug two big holes very close to us. Piles of dirt still there!!

If you would like to receive a copy of the Council agenda materials for this request, please provide your

email address: E-mail address: deanna.bachler@gmail.com