

**Vision Beyond Borders
Commercial Development Plan**

Planning Commission Meeting
January 2, 2025

City Council Meeting

Applicants: Patrick Klein, Vision Beyond Borders

Case Number: 24.04 DEV

Agent: Steve Granger, ECS Engineering

Summary: The applicant is proposing to construct a commercial pole building.

Legal Description: Lot 3, Vision Beyond Borders Addition

Location: The property is located on the southwest side of Yellowstone Highway, at the intersection with Radio Rd.

Current Zoning: C-1 (General Commercial) *no change of zoning is requested or required.

Adjacent Land Use: North: Yellowstone Highway ROW
South: Lariat Mobile Home Court (MP)
East: Lariat Mobile Home Court (MP)
West: Various commercial businesses (C-1)

Applicable Land Development Regulations

Section 10.40 of the Mills LDRs provides the review criteria for the approval of a Development Plan. Those criteria include whether the site plan complies with all applicable regulations and if the development requires any additional site and design considerations. The proposed development should not create conflicts with vehicle, bicycle or pedestrian circulation and the Commission and/or City Council may require modifications, or condition plans, to ensure specific design features and conformance with all applicable standards.

Summary:

A Development Plan application has been submitted for a new pole building for Vision Beyond Borders, located just off Yellowstone Highway, accessing via Radio Ave. The site encompasses .75-acres and is zoned C-1 (General Commercial).

Per Section 40.40 of the LDRs, a minimum of 10% of the site must be landscaped. Although a conceptual layout of landscaping has been provided on the Development Plan, a detailed landscaping plan has not yet been submitted, therefore, a condition of approval has been added to address the requirement. The development plan notes that exterior lighting on the site will

utilize full cutoff fixtures (shielded) to prevent off-site glare and light trespass, however, a full lighting plan has not been submitted.

The development plan shows the required six (6) parking spaces as paved, however, the LDRs require all parking spaces and all driveways, entrances and exits from the parking area to be paved with asphalt, concrete or similar permanent surface. The applicant has indicated on the plan to utilize gravel surfacing across the remainder of the site, with plans to pave in the future. The Commission should evaluate this request and include a recommendation to Council to allow an exception or request a revision of the plan from the applicant.

Staff recommends that the following conditions be placed on the Development Plan:

Planning Considerations:

1. Submit a detailed lighting plan per Section 40.35 detailing the types of lighting proposed for the property, including lumens and shielding, manufacturer specifications and locations of all site lighting.
2. Submit a detailed landscaping plan per Section 40.40(4) which includes types of materials to be used, plant locations and quantities and the percentage of site to be landscaped.
 - a. All required landscaping should be provided and shown for Lot 3. Landscaping on adjacent lots/structures does not count towards required landscaping for development on Lot 3.
3. Provide final, City Engineer approved design plans for:
 - a. Final grading plan
 - b. Final access/approach plans
 - c. Final utility service plans
4. Per Section 40.10(6) all required parking spaces and all driveways, entrances and exits from the parking area shall be paved with asphalt, concrete or similar permanent surface.
5. A new address will be assigned after approval of the site plan.
6. Obtain all required building permits for:
 - a. All site lighting
 - b. All on-premise signage.

Staff Recommendation:

Staff recommends the Planning Commission TABLE the Development Plan application pending submittal of a revised Development Plan and supplemental materials.



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: 12/23/2024
Return by: _____
(Submission Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: _____

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: _____
Patrick Klein
Owner Mailing Address: _____

City, State, Zip: _____
Owner Phone: 406-839-5674
Applicant Email: ptthomas@hushmail.com

AGENT INFORMATION:

Print Agent Name: _____
ECS Engineers
Agent Mailing Address: _____
1607 CY Avenue, Suite 104
City, State, Zip: Casper, WY 82604
Agent Phone: 307-337-2883
Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 3, Vision Beyond Borders Addition

Physical address of subject property if available: _____
Size of lot(s) sq. ft./acres: 32,497 sq. ft.
Current zoning: _____ Current use: Vacant
Intended use of the property: _____
Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

1. **Proof of ownership:** _____
(such as deed, title certification, attorney's title opinion)
2. **Seven (7) full sized copies of the Site Plan:** _____
3. **One reproducible 11 x 17 Site Plan hard copy:** _____
4. **One Site Plan electronic copy (pdf):** _____

IF APPLICABLE, INCLUDE:

1. Number of employees on the premises: _____
2. Building occupant loading (if recreational, entertainment, place of assembly, a facility or building of similar nature): _____
3. Number of residential units: _____
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 Patrick T. Klein

OWNER Signature _____

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: \$ _____
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LANDSCAPING APPLICATION FORM

OWNER: Vision Beyond Borders TELEPHONE: 307-333-6545
ADDRESS: 4505 W. Yellowstone Hwy. Casper, WY.

OWNER'S AUTHORIZED REPRESENTATIVE:
NAME: Patrick Klein
ADDRESS: 3335 Plateau Street, Casper, WY. 82601
TELEPHONE: 406-839-5674

NAME OF DESIGNER OR LANDSCAPE PLAN:
J & G Landscaping
ADDRESS: 4316 W. Highway Street, Casper, WY. 82604
TELEPHONE: (307)-234-3874

AMOUNT PROPOSED FOR LANDSCAPING \$: 2000.00

PERCENTAGE OF LAND UNDER CONSIDERATION
REQUIRED TO BE LANDSCAPED: 0.25 acre

PERCENTAGE OF INORGANIC LANDSCAPING: _____

TYPES OF IRRIGATION/SPRINKLING PROVISIONS:
- None -

TYPE AND NUMBER OF TREES AND PLANTINGS:
6 aspen trees + 8-10 bushes

DATE OF COMPLETION: August 31, 2025

The following owner's signature signifies that all information on the landscaping plan application is correct and accurate to the best of the owner's knowledge and that the owner has thoroughly read and understands all landscaping information and requirements and shall honor all commitments made therein.

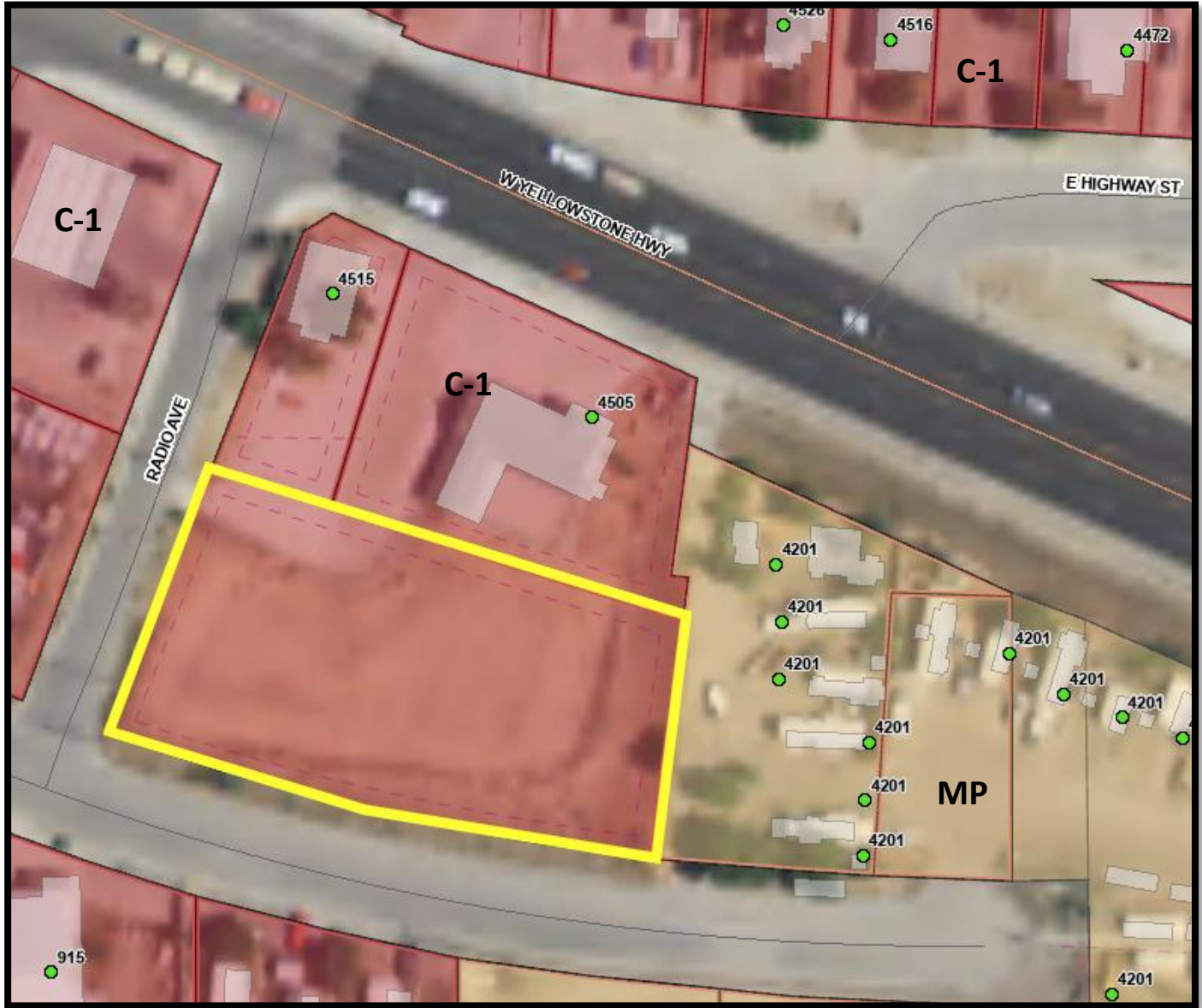
SIGNATURE OF PROPERTY OWNER: Patrick T. Klein

DATE: 12/23/2024














SIGNATURE OF PLANNING DIRECTOR: _____

DATE: _____

Vision Beyond Borders – Development Plan



Mills Zoning Districts

 Mills, C-1: General Commercial	 Mills, O-B: Office Business District
 Mills, C-3: Business Service District	 Mills, R-1: Single Family Dwelling District
 Mills, I-1: Light Industrial	 Mills, R-2: One and Two Family Dwelling District
 Mills, I-2: Heavy Industrial	 Mills, R-3: Multiple Family Dwelling District
 Mills, M-H: Manufactured Home District	 Mills, UA: Urban Agriculture
 Mills, M-P: Manufactured Home Park	 Mills, UR: Urban Agriculture Residential
 Mills, PLI: Public Land Institutions	

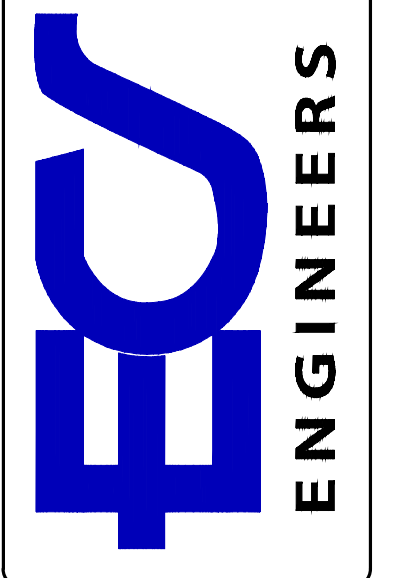
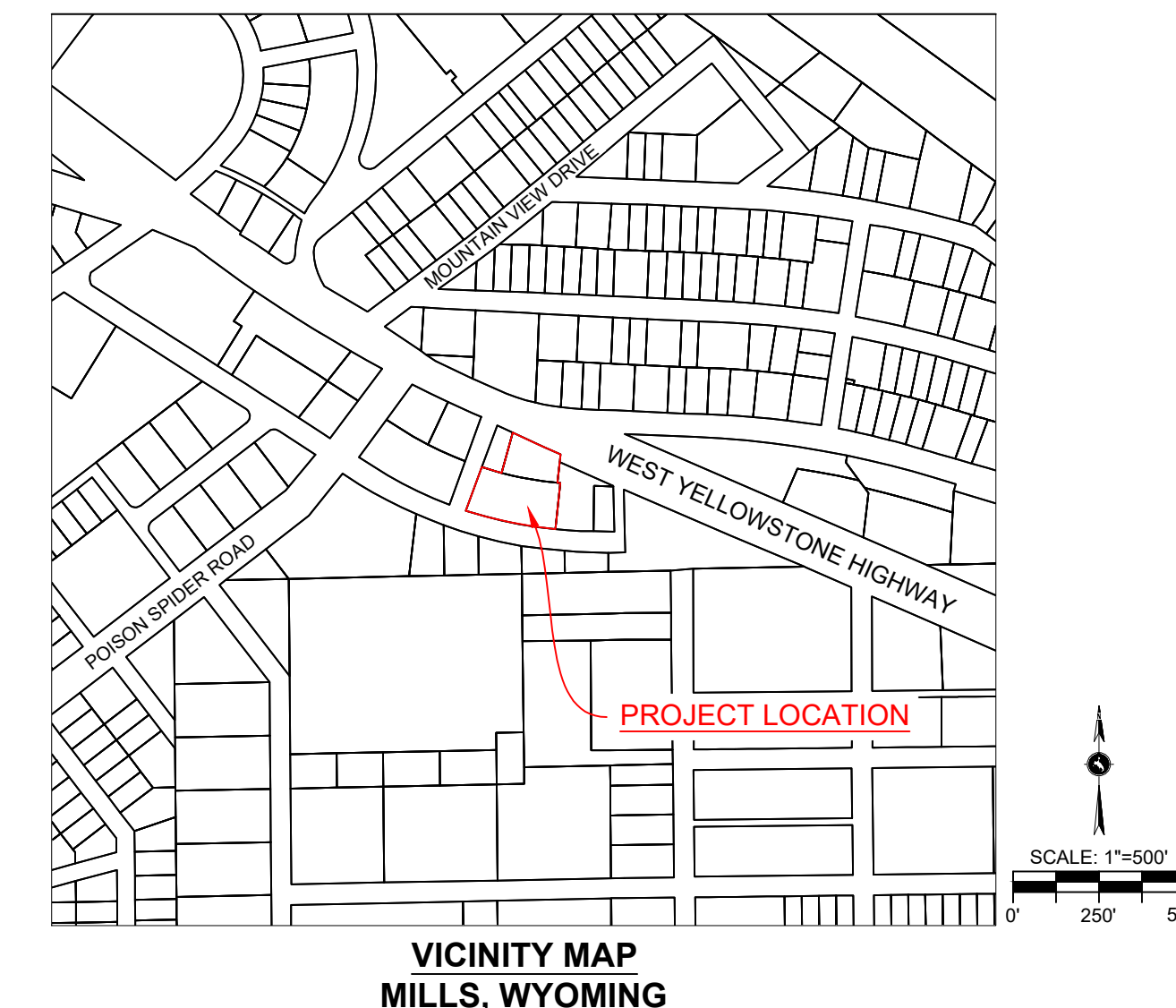
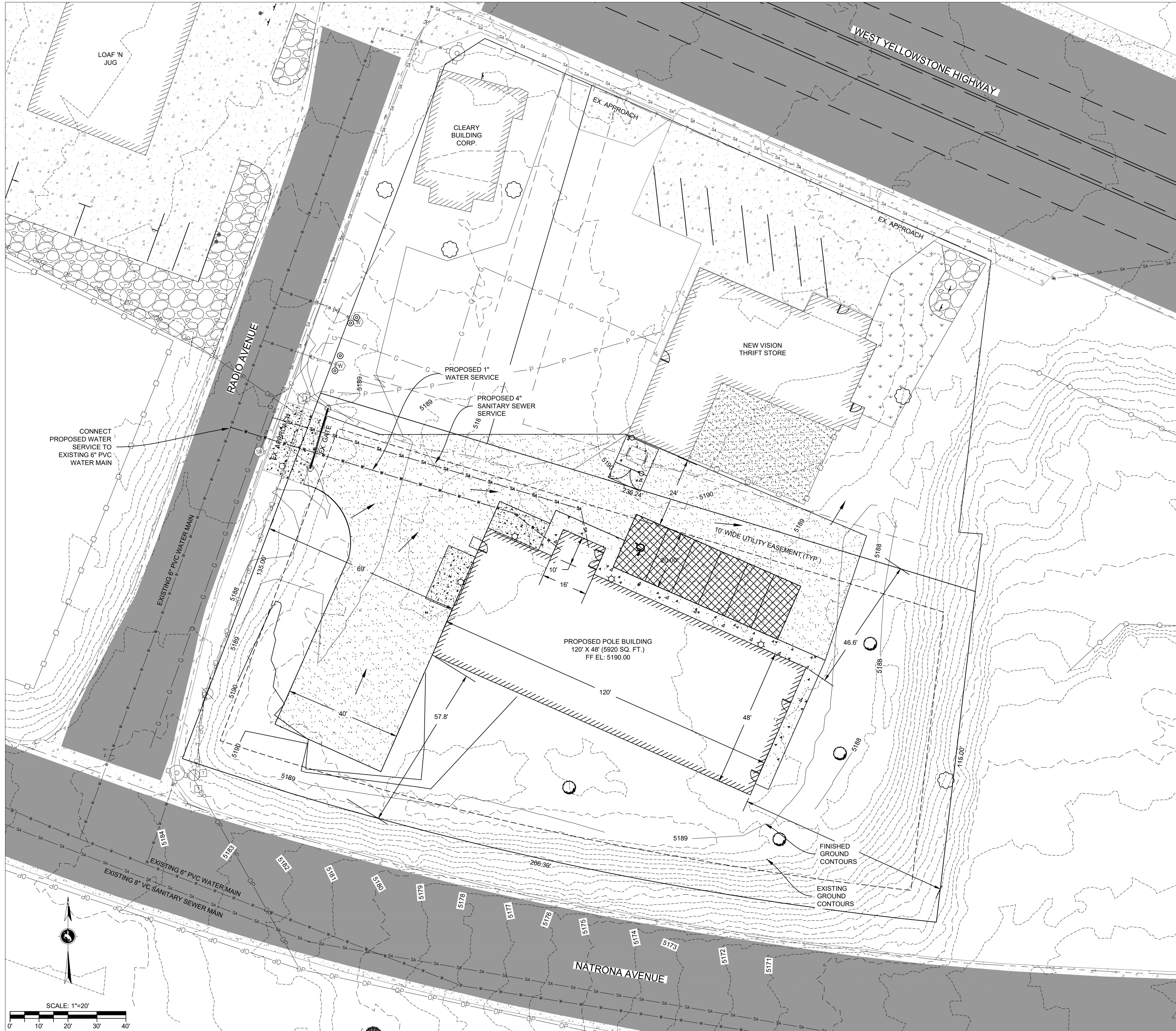
PRELIMINARY UTILITY PLAN FOR VISION BEYOND BORDERS IN THE CITY OF MILLS NATRONA COUNTY, WYOMING

SYMBOLS

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|--|--------------------------|--|--------------------------|
| | PROPOSED TREE | | STORM SEWER MANHOLE |
| | TREE | | STREET LAMP |
| | ECS CONTROL POINT | | TELEPHONE MANHOLE |
| | ELECTRICAL VAULT | | TELEPHONE PEDESTAL |
| | FIBER OPTIC PEDESTAL | | BORE HOLE LOCATION |
| | FIRE HYDRANT | | WATER TEE |
| | PROFILE FIRE HYDRANT | | WATER CROSS |
| | FLARED END SECTION | | WATER VALVE |
| | GAS METER | | CURB STOP |
| | CATCH BASIN | | ELECTRICAL METER CABINET |
| | GUY WIRE ANCHOR | | SINGLE SIGN POST |
| | POWER POLE | | BOLLARD |
| | SANITARY SEWER MANHOLE | | RECOVERED BRASS CAP |
| | SANITARY SEWER CLEAN OUT | | RECOVERED ALUMINUM CAP |
| | DRAINAGE DIRECTION ARROW | | RECOVERED REBAR |
| | | | RECOVERED ALUMINUM CAP |

LEGEND

- | | | | |
|--|--------------------------|--|-----------------------------|
| | RIGHT OF WAY | | TELEPHONE LINE |
| | PROPERTY LINES | | UNDERGROUND POWER |
| | EXISTING CENTERLINE | | EXISTING FIBEROPTIC LINE |
| | PROPOSED CENTERLINE | | PROPOSED MAJOR CONTOUR |
| | EDGE EXISTING ASPHALT | | EXISTING MAJOR CONTOURS |
| | EXISTING WOOD FENCE | | EXISTING MINOR CONTOURS |
| | PROPOSED CHAINLINK FENCE | | EXISTING CONCRETE SURFACING |
| | EXISTING GAS LINE | | PROPOSED CONCRETE SURFACING |
| | PROPOSED CRUDE MAIN | | EXISTING ASPHALT SURFACING |
| | EXISTING WATER MAIN | | PROPOSED ASPHALT SURFACING |
| | PROPOSED WATER MAIN | | PROPOSED LANDSCAPING |
| | EXISTING SANITARY MAIN | | EXISTING GRAVEL |
| | PROPOSED SANITARY MAIN | | |
| | EXISTING STORM MAIN | | |
| | PROPOSED STORM MAIN | | |
| | OVERHEAD POWER LINE | | |



FOR: VISION BEYOND BORDERS
 200 N. W. 10th St.
 CASPER, WY 82402
 307.333.6545

BY: ECS ENGINEERS
 1607 CY AVENUE, SUITE 104
 CASPER, WY 82404
 307.337.2883

Date Drawn: 12.20.2024
 Scale: SEE DRAWING
 File Name: 240024_01.dwg
 Project No.: 240024
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**PRELIMINARY UTILITY PLAN
 VISION BEYOND BORDERS
 MILLS, WY**

REV	DATE	REVISIONS	BY

C3.0

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Z:\ACTIVE\240024_VBB_VISION BEYOND BORDERS\DRAWINGS\WORKING\240024 DESIGN.DWG

1/8" IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ARCH FULL BLEED D (24.00 X 36.00 INCHES)

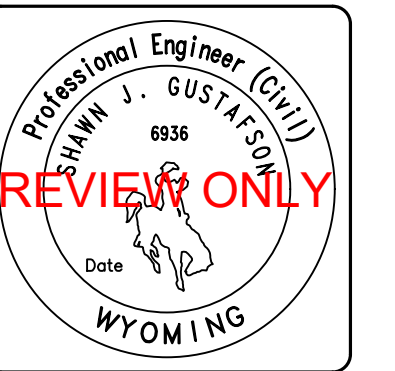
PRELIMINARY GRADING PLAN FOR
VISION BEYOND BORDERS
 IN THE CITY OF MILLS
 NATRONA COUNTY, WYOMING

SYMBOLS

- | | |
|----------------------------|----------------------------|
| ○ PROPOSED TREE | ⊕ STORM SEWER MANHOLE |
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| △ ECS CONTROL POINT | ⊕ TELEPHONE MANHOLE |
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| → DRAINAGE DIRECTION ARROW | ⊕ RECOVERED REBAR |
| | ⊕ RECOVERED ALUMINUM CAP |

LEGEND

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|---------------|-----------------------------|
| — T — T — T — | TELEPHONE LINE |
| — P — P — P — | UNDERGROUND POWER |
| — — — — — | EXISTING FIBEROPTIC LINE |
| — — — — — | PROPOSED MAJOR CONTOUR |
| — — — — — | EXISTING MAJOR CONTOURS |
| — — — — — | EXISTING MINOR CONTOURS |
| — — — — — | EXISTING CONCRETE SURFACING |
| — — — — — | PROPOSED CONCRETE SURFACING |
| — — — — — | EXISTING ASPHALT SURFACING |
| — — — — — | PROPOSED ASPHALT SURFACING |
| — — — — — | PROPOSED LANDSCAPING |
| — — — — — | EXISTING GRAVEL |
-
- | | |
|------------------|--------------------------|
| — — — — — | RIGHT OF WAY |
| — — — — — | PROPERTY LINES |
| — — — — — | EXISTING CENTERLINE |
| — — — — — | PROPOSED CENTERLINE |
| — — — — — | EDGE EXISTING ASPHALT |
| — — — — — | EXISTING WOOD FENCE |
| — — — — — | PROPOSED CHAINLINK FENCE |
| — G — G — G — | EXISTING GAS LINE |
| — G — G — G — | PROPOSED CRUDE MAIN |
| — W — W — W — | EXISTING WATER MAIN |
| — W — W — W — | PROPOSED WATER MAIN |
| — SA — SA — SA — | EXISTING SANITARY MAIN |
| — SA — SA — SA — | PROPOSED SANITARY MAIN |
| — SW — SW — SW — | EXISTING STORM MAIN |
| — SW — SW — SW — | PROPOSED STORM MAIN |
| — OP — OP — OP — | OVERHEAD POWER LINE |



FOR: VISION BEYOND BORDERS
 200 N. WYOMING
 CASPER, WY 82602
 307.333.6545

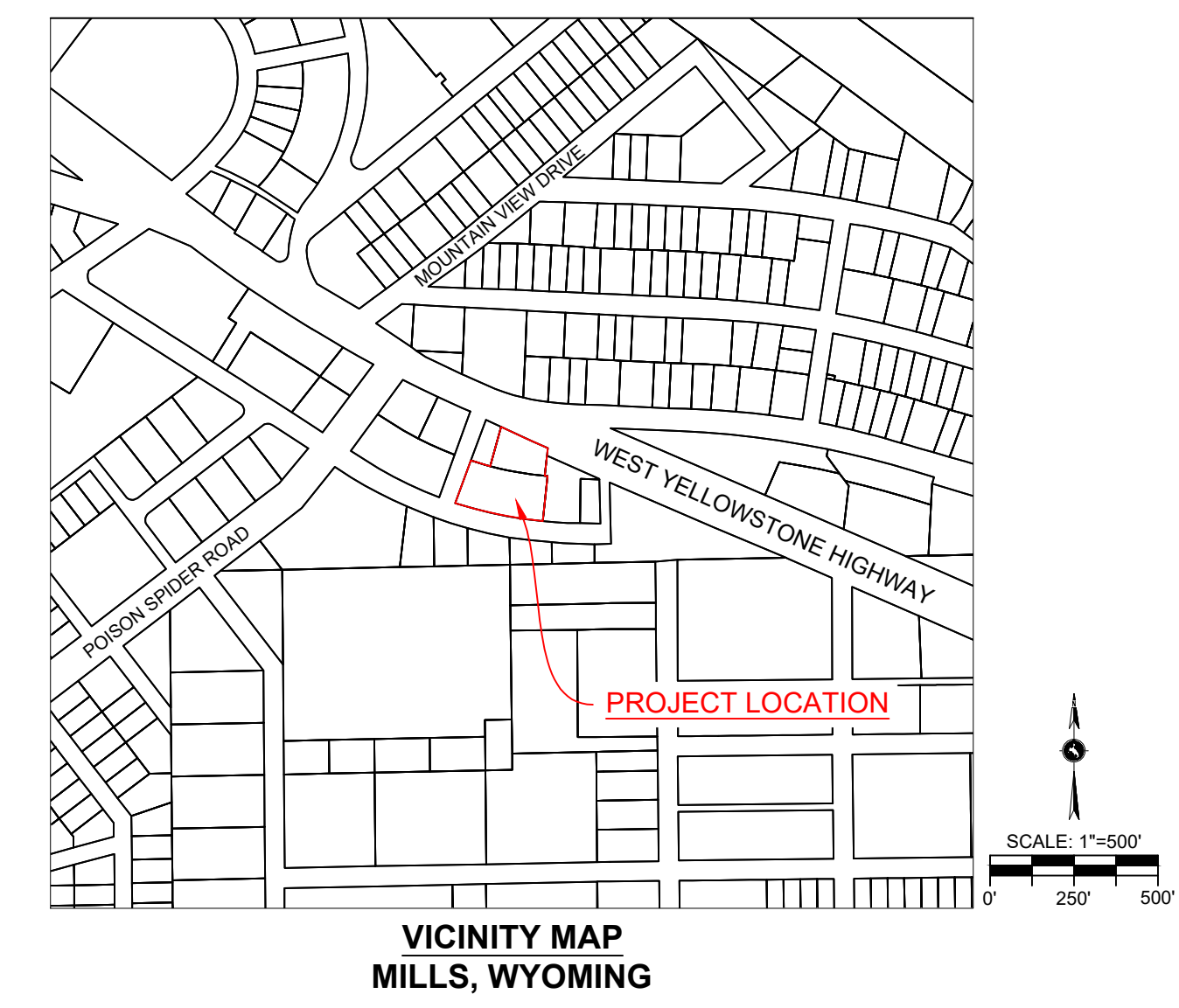
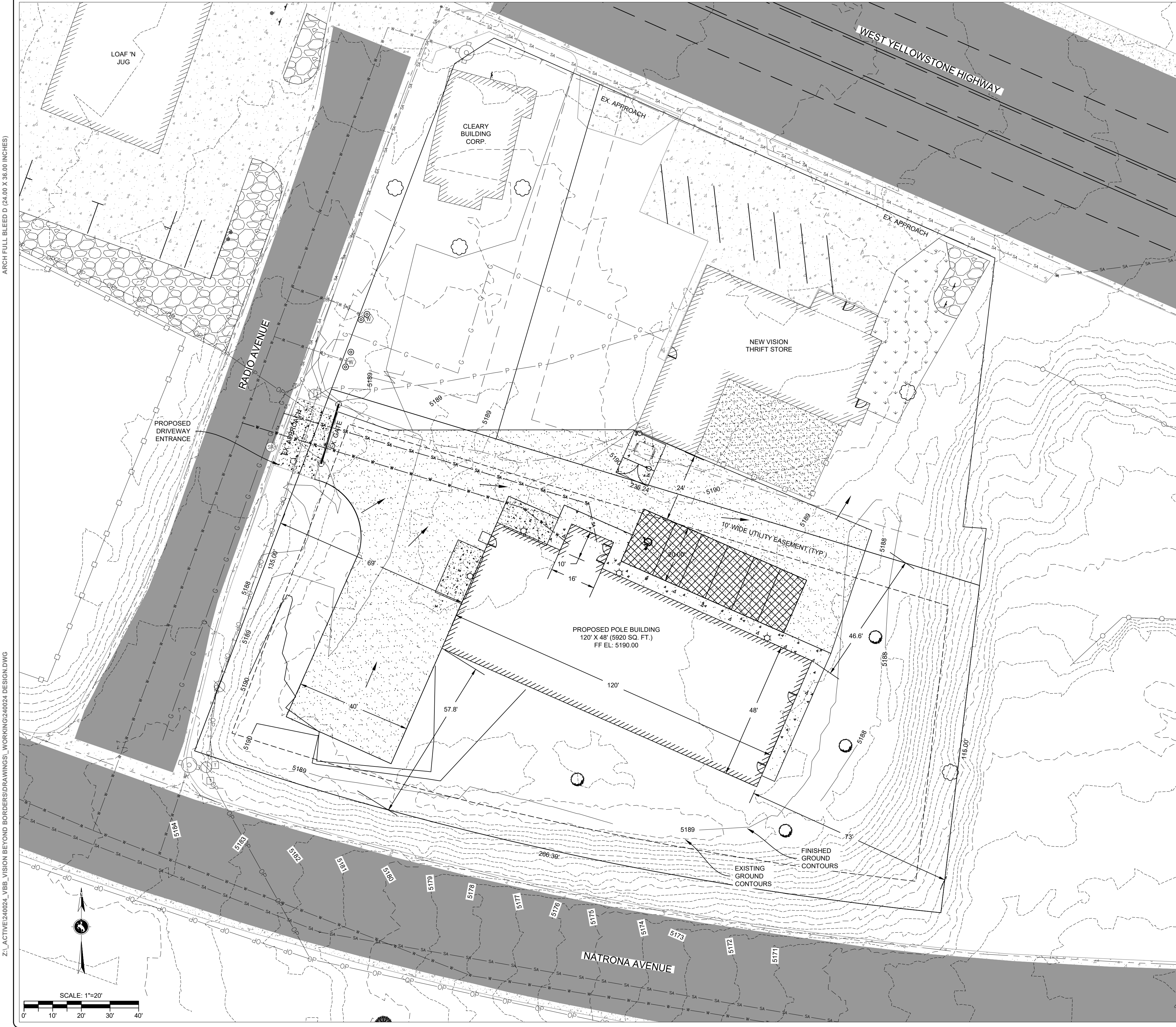
BY: EBS ENGINEERS
 1607 CY AVENUE, SUITE 104
 CASPER, WY 82604
 307.337.2883

Date Drawn: 12.30.2024
 Scale: SEE DRAWING
 Project No.: 240024
 File Name: 240024_Design.dwg
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**PRELIMINARY GRADING PLAN
 VISION BEYOND BORDERS
 MILLS, WY**

REV	DATE	REVISIONS	BY

C4.0



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