

ORDINANCE NO. 838

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MILLS, WYOMING, BY REZONING CERTAIN PROPERTY LOCATED NEAR THE INTERSECTION OF WYOMING BOULEVARD AND WEST YELLOWSTONE HIGHWAY (4113 AND 4101 W. YELLOWSTONE HIGHWAY, AND 650, 655, AND 690 KISKIS), FROM C-1 (GENERAL COMMERCIAL) TO C-3 (BUSINESS SERVICE)

WHEREAS, pursuant to Title 17 of the Mills Municipal Code, the City of Mills has established zoning districts for the purpose of promoting the health, safety, and general welfare of its residents; and

WHEREAS, Devore Limited, LLC, owner of the subject property, has petitioned the City of Mills for a zoning map amendment to rezone the property described herein from C-1 (General Commercial) to C-3 (Business Service); and

WHEREAS, the subject property is located within an established commercial corridor at the intersection of Wyoming Boulevard and West Yellowstone Highway, two of the City's principal arterial roadways, and is currently vacant or used for storage, having most recently been used for truck sales and repair; and

WHEREAS, the proposed amendment does not alter property boundaries, create additional lots, or modify existing public rights-of-way, and would affect only the zoning designation of the property; and

WHEREAS, the Planning and Zoning Commission considered the proposed zoning map amendment at its meeting of August 6th, 2026, and forwarded a DO NOT PASS recommendation to the City Council, citing concerns regarding compatibility with adjacent residential uses and the introduction of C-3 zoning along the corridor; and

WHEREAS, City staff, upon further review of the intent, permitted uses, and development standards of the C-3 District, found that the proposed amendment is consistent with the regulatory intent of C-3 as a transitional commercial district accommodating business service and limited light manufacturing uses, while directing more intensive industrial activities to the I-1 and I-2 Districts; and

WHEREAS, notice of public hearing on the proposed amendment was published in the Oil City Weekly on August 20th and 27th, 2026, and all property owners within 140 feet of the subject property were provided direct mailed notice; and then again on September 24th and October 8, 2026, again with all property owners within 140 feet of the subject property provided direct mailed notice; and

WHEREAS, the City Council, after notice and hearing, finds that the rezoning is in the public interest and consistent with:

The intent and purpose of Title 17, Land Development Regulations, Mills Municipal Code;

The City of Mills Comprehensive Plan and future land-use designation for the area;

The character and suitability of the subject property and adjacent uses, including the existing I-1 (Light Industrial) zoning already present in the immediate vicinity; and

The overall health, safety, and welfare of the community will not be impacted by the action of zoning map amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING:

Section 1.

The official zoning map of the City of Mills, Wyoming, as adopted by Ordinance No. ____, is hereby amended to rezone the following described property from C-1 (General Commercial) to C-3 (Business Service):

Legal Description:

Parcel I:

The South 58 feet of Lots 1 and 2 and all of Lots 3, 4, 5 and 6, Block 5, Kiskis Addition to the Town of Mills, Natrona County, Wyoming, and the South one-half of vacated alley adjacent to said Lots 3, 4, 5 and 6, Block 5, as vacated by Ordinance No. 657, recorded July 9, 2015, as Instrument No. 995332, and re-recorded February 9, 2016, as Instrument No. 1007320, and re-re-recorded February 11, 2016, as Instrument No. 1007426; excepting therefrom that parcel of land described in that certain Warranty Deed recorded March 14, 2012, as Instrument No. 924598.

Parcel II:

Lots 7, 8, 9 and 10, Block 5, Kiskis Addition to the Town of Mills, Natrona County, Wyoming, and the South one-half of vacated alley adjacent to said Lots 7, 8, 9 and 10, Block 5, as vacated by Ordinance No. 657, recorded July 9, 2015, as Instrument No. 995332, and re-recorded February 9, 2016, as Instrument No. 1007320, and re-re-recorded February 11, 2016, as Instrument No. 1007426.

Parcel III:

That portion of Block 7, Kiskis Addition to the Town of Mills, Natrona County, Wyoming, described as: Commencing at the Southeast corner of Block 7; thence West along the South property line of said Block 7 a distance of 504.60 feet to a point; thence Northerly 274.80 feet to a point on the South boundary line of the 150-foot-wide right-of-way of U.S. Highway No. 20-26, said point being also on the North line of said Block 7 and 553.80 feet Northwest of the Northeast corner of said Block 7; thence Southeasterly along the South boundary line of said U.S. Highway 20-26, 553.80 feet to a point on the East property line of said Block 7; thence S.0°18'W., 47.60 feet to the point of beginning; together with the North one-half of the West 400 feet of vacated alley adjacent thereto, as shown and described in Ordinance No. 657, recorded July 9, 2015, as Instrument No. 995332, and re-recorded February 9, 2016, as Instrument No. 1007320, and re-re-recorded February 11, 2016, as Instrument No. 1007426; excepting therefrom that parcel of land described in that certain Warranty Deed recorded March 14, 2012, as Instrument No. 924598.

Section 2.

The zoning designation of the above-described property shall henceforth be C-3 (Business Service), and all development or use thereof shall conform to the applicable provisions of Title 17 of the Mills Municipal Code, including all applicable buffering, screening, landscaping, parking, drainage, access management, and building regulations, and the land use buffering requirements of Section 40.30 with respect to adjoining R-1 and M-P zoned property.

Section 3.

The City Planner is directed to update the official zoning map to reflect this amendment.

Section 4.

This ordinance shall take effect and be in force after passage on third reading and publication according to law.

PASSED on 1st reading the _____ day of _____ 2026.

PASSED on 2nd reading the _____ day of _____, 2026.

PASSED, APPROVED AND ADOPTED on 3rd and final reading this ____ day of _____, 2026.

CITY OF MILLS, WYOMING

Leah Juarez, Mayor

Sara McCarthy, Council

Brad Neumiller, Council

Cherie Butcher, Council

Tim Sutherland, Council

ATTESTED:

Megan Smith, City Clerk