

## Good Nature's Kitchen

### Special Review/Temporary Use Permit

#### City Council Meeting

June 25, 2024

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**Applicants:** Kristina Neufeld & Lara Taylor

**Case Number:** 24.04 SPC

**Summary:** Ms. Neufeld has applied for a special review/temporary use permit to operate a temporary produce stand in an approximately 5,000 square foot grassy area in front of the Mountain View Plaza, between the parking lot and W Yellowstone Highway. The applicants propose to set a 12' x 24' enclosed structure on the grassy area to operate from. Parking for customers will be in the Mountain View Plaza parking lot.

As proposed, the fresh produce stand will be open Tuesday-Friday from 2pm-6pm and on the weekends from 10am to 2 or 4pm, respectively. They anticipate operating June through October. They will be the only vendor and offer fresh produce and canned goods.

Issuance of a special review permit is required since a temporary produce stand is a land use not specifically allowed under Title 17 and the proposed application does not comply with Section 17.12.045(e), which limits temporary event structures to seven (7) days or less.

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**Legal Description:** A portion of Lots 4, 5 & 6, Block 45, Mountain View Suburb

**Location:** The grassy area in front of the parking lot of Mountain View Plaza, between the parking lot and W Yellowstone Highway

**Current Zoning:** EB (Established Business)

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#### **Planning Considerations:**

1. The Special Review permit is granted strictly for a temporary produce stand.
2. Provide a letter from the property owner stating the applicant has permission to set up on the grassy area and utilize the plaza parking lot for customers.
3. The temporary use is approved to begin immediately through October 31, 2024. It is approved to be open to the public each day of the week between 10am and 6pm.
4. The applicant shall be the sole vendor and offer fresh produce to the citizens of the City of Mills.

5. Any tables or awnings set up shall be taken down each day of operation. The site shall be cleaned of debris and litter and the end of the hours of sales each day.
6. The enclosed structure and all associated aspects of the produce stand shall remain within the grassy area and completely out of the WYDOT right of way.
7. All customer parking shall be in the Mountain View Plaza parking lot.
8. Obtain a business license from the City Clerk.
9. Obtain all required building permits from the Building Official.
10. The Special Review Permit terminates on October 31, 2024.
11. The permit is subject to review and possible revocation for noncompliance with the conditions of the permit or other violations of the Mills City Code.

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**Staff Recommendation:** Staff recommends APPROVAL of the Special Review Permit, pending completion of all planning considerations and compliance with all permit considerations.



**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: 06/05/2024

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

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

ZONE CHANGE       SPECIAL REVIEW

**PLEASE PRINT**

**PRIMARY CONTACT:** Kristina Neufeld or Lara Taylor

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

Print Owner Name: Kristina Neufeld  
Owner Mailing Address: 923 Rosberg Rd  
City, State, Zip: Casper, Wy 82604  
Owner Phone: 307-277-7000  
Applicant Email: kristina@goodnatureskitchen.com

**AGENT INFORMATION:**

Print <sup>Partner</sup> Agent Name: Lara Taylor  
Agent Mailing Address: 4831 S Center St  
City, State, Zip: Casper, Wy 82601  
Agent Phone: 307-258-7384  
Agent Email: yes@goodnaturesfarmstand.com

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): \_\_\_\_\_

Physical address of subject property if available: 4700 W Yellowstone Hwy Casper, wy  
Size of lot(s) \_\_\_\_\_ sq. ft/acres.

Current zoning: \_\_\_\_\_ Current use: \_\_\_\_\_  
Intended use of the property: Temporary Farm Stand  
Zoning within 300 feet: \_\_\_\_\_ Land use within 300 feet: \_\_\_\_\_

**ATTACHMENTS (REQUIRED):**

- Proof of ownership: \_\_\_\_\_ (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:

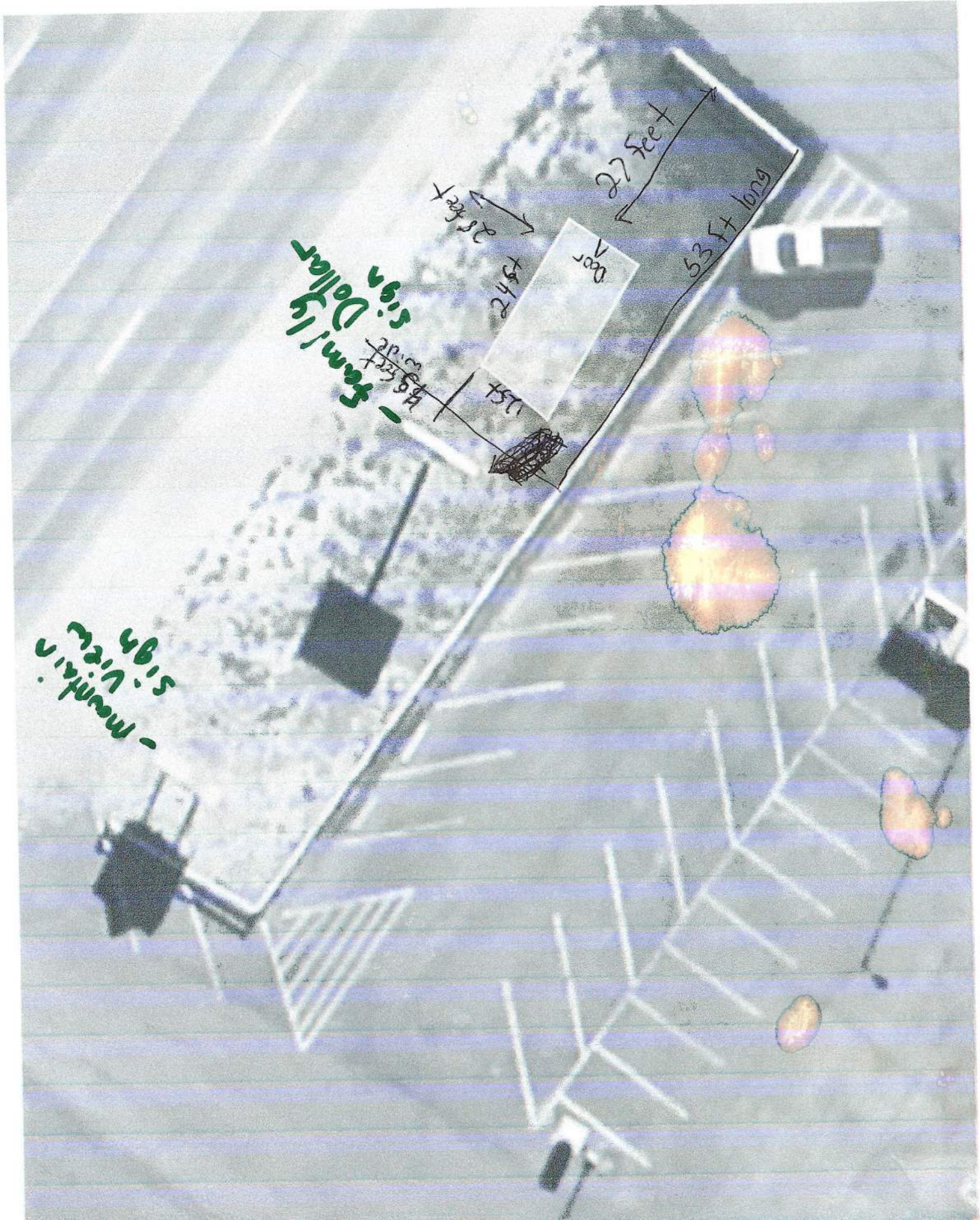
Temporary Farm Stand  
OWNER Signature \_\_\_\_\_

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

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

We are bringing a temporary 12' by 24' Farm Stand to the front of the Mountain View Shopping Center in Mills. It will be open 5 months out of the year in June through October. We will tentatively be open Tuesday-Friday 2pm-6pm, Saturday 10am-4pm, and Sunday 10am-2pm. We will be selling Fresh Produce, Fresh Eggs, Fresh Local Honey, & Canned goods (example: fruit butters, pickled items, salsas, etc). We will have around 20 parking spots for customers. We will be the only stand, there will be no other vendors.





Family Dollar sign

22 feet

53 Ft long

28 feet

24 feet

28 feet

86 feet wide

Main sign

# Good Nature's Kitchen Location – Street View





**CITY OF MILLS**  
EST. 1921

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

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

June 12, 2024

Gasamat Oil Corp of Colorado  
6790 Winchester Cir  
Boulder, CO 80301

**RE: Special Review/Temporary Use Permit – Farm Stand Market  
Mountain View Plaza**

Dear Neighboring Landowner:

I would like to inform you of a proposed special review/temporary use permit 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 June 25, 2024, at 7:00 P.M, or as time allows, in the Council Chambers, 704 Fourth St., Mills, Wyoming.

The request is to permit a temporary farm stand market on a portion of the property at the Mountain View Plaza. The attached aerial photo shows the area of the property that will be used for the farm stand market highlighted in yellow and marked with a yellow asterisk (\*).

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
O'Quinn Enterprises L	113 S Lincoln St	Casper	WY	82601
Glen & Renee Taylor T	PO Box 716	Evansville	WY	82636
Providence Properties	905 S Center St	Casper	WY	82601
Maverik Inc	185 S State St. Ste 800	Salt Lake Ci	UT	84111
Gasamat Oil Corp of C	6790 Winchester Cir	Boulder	CO	80301

## Public Hearing

The Mills City Council will hold a public hearing on June 25, 2024, at 7:00 P.M, or as time allows, in the Council Chambers, 704 Fourth St., Mills, Wyoming, to consider the following: **A Special Review/Temporary Use Permit application to establish a temporary farm stand market sales use located on a portion of Lots 5 & 6, Block 45, Mountain View Suburb, also known as the Mountain View Plaza in the 4700 block of W Yellowstone Highway.**

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

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Do not publish items below line  
For publication June 20<sup>th</sup>