



704 Fourth Street  
P.O. Box 789  
Mills, Wyoming 82644  
Phone: 307-234-6679  
Fax: 307-234-6528

## MEMORANDUM

**Date:** 27 January 2022  
**To:** Mills City Council  
**From:** Scott Radden, City Planner  
**Subject:** 3 February 2022 - Planning and Zoning Board Meeting

**ZC 1-2022 (Public Hearing):** A Petition for zone change to consider a Zone Change request from Established Residential (E-R) to Established Business (E-B), for Lot 6, Block 32, of the Town of Mills. SW1/4NW1/4, Section 7, Township 33 North, Range 79 West, 6th Principal Meridian, Natrona County, Wyoming. (Owner/Petitioner: Ray Clamp Masonry, Inc./ Scott E. Clamp)

### Background:

Mr. Clamp has petitioned a rezone for Lot 6, Block 32, Town of Mills (aka 721 Wasatch Ave.), from Established Residential to Established Business. The intent of the rezone is to match the zoning to the adjacent properties on the northwest and southeast sides as Lot 6 was a residential property located between commercial properties.

### General:

As required by the Mills Ordinance, notification of the zone change was published to the public a minimum of 15 days in advance of the public hearing. The legal notification was provided to the public on 11 January 2022.

Staff members were notified about the petition to rezone on 4 January 2022. Staff had no issues with the zone change.

- 1) The property is surrounded by Established Residential (E-R) on the southwest (across the alley) and northeast side (across the street), with Established Business (E-B) Zoning Districts adjacent to the property on the northwest and southeast sides..
- 2) The rezone of the property follows the procedures of the City of Mills Zoning Ordinance and Wyoming State Statues.
- 3) The proposed zone change will not impact the existing land use at or around the adjacent area.

- 4) Mills Official Zoning Map shall be modified to reflect the zone change if approved.

Staff recommended the P&Z Board forward a motion to the City Council for ZC 1-2022: A Petition for zone change to consider a Zone Change request from Established Residential (E-R) to Established Business (E-B), for Lot 6, Block 32, of the Town of Mills. SW1/4NW1/4, Section 7, Township 33 North, Range 79 West, 6th Principal Meridian, Natrona County, Wyoming.

**At the 3 February 2022 P&Z Meeting, the P&Z Board forwarded a “Do Pass” recommendation to the Council for ZC 1-2022.**

**TOWN OF MILLS  
PETITION FOR ZONE CHANGE**

Pursuant to the Mills Town Code

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

Date: \_\_\_\_\_

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

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

**PLEASE PRINT**

**PRIMARY CONTACT:** SCOTT E CLAMP

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

Print Owner Name: Ray Clamp Masonry LLC  
Owner Mailing Address: PO Box 487  
City, State, Zip: Mills Wyo 82644  
Owner Phone: 307 2345405  
Applicant Email: \_\_\_\_\_

**AGENT INFORMATION:**

Print Agent Name: SCOTT E CLAMP  
Agent Mailing Address: PO Box 1998  
City, State, Zip: Mills Wyo 82644  
Agent Phone: 307 2581557  
Agent Email: \_\_\_\_\_

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): 721 wasatch  
BLOCK 32 LOT 6

Physical address of subject property if available: 721 wasatch

120' x 40' Size of lot(s) \_\_\_\_\_ sq. ft./acres.

Current zoning: Residential Current use: NONE

Intended use of the property: Commercial

Zoning within 140 feet: Both Land use within 140 feet: Both

**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 Town of Mills for:

Change From Residential To Commercial  
We own land on both side that are already commercial  
Block 32 Lot 3, 4, 5, 7, 8

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

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

AGENT Signature Scott E Clamp

FEE: \$275.00 (non-refundable)

1108682

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Cindy Evans

grantor \_\_\_\_\_, of the County of Natrona, State of Wyoming  
for the consideration of \$10.00 and other good and valuable consideration

\_\_\_\_\_ DOLLARS

in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEY(S) and QUITCLAIM(S) to  
Ray Clamp Masonry INC.

all interest in the following described real property, situate in the County of Natrona  
in the State of Wyoming, to-wit:

LOT 6 BLOCK 32  
TOWN OF MILLS

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 8-02 day of Aug, 20 21

Cindy Evans

State of Wyoming  
County of Natrona } ss.

The foregoing instrument was acknowledged before me by Cindy Evans

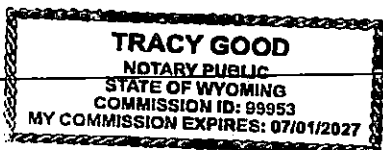
this 2nd day of August, 20 2021

Witness my hand and official seal.

Tracy Good

Notary Public

My commission Expires: 7-1-2027



**TOWN OF MILLS  
 PETITION FOR ZONE CHANGE, VARIANCE  
 SPECIAL REVIEW PERMIT OR VACATION OF PUBLIC ROW**

Date: \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Subject property owner information (Please Print):

Name: Ray Clamp Masonry Inc Mailing Address: PO BOX 487 Mills Wyo 82644 Phone: 307 2581557

Subject property legal description: Block 32 LOT 6

Total number of owners within 140-feet of the subject property: \_\_\_\_\_

Does the total number of signatures represent 50% of the Owners of Record? (as shown in the County records): Y N

We, the undersigned owners of the property located within a 140-foot radius of the subject property, favor granting the requested (circle one) variance - zone change - special review permit, vacate public ROW by the Town of Mills.

NOVCO

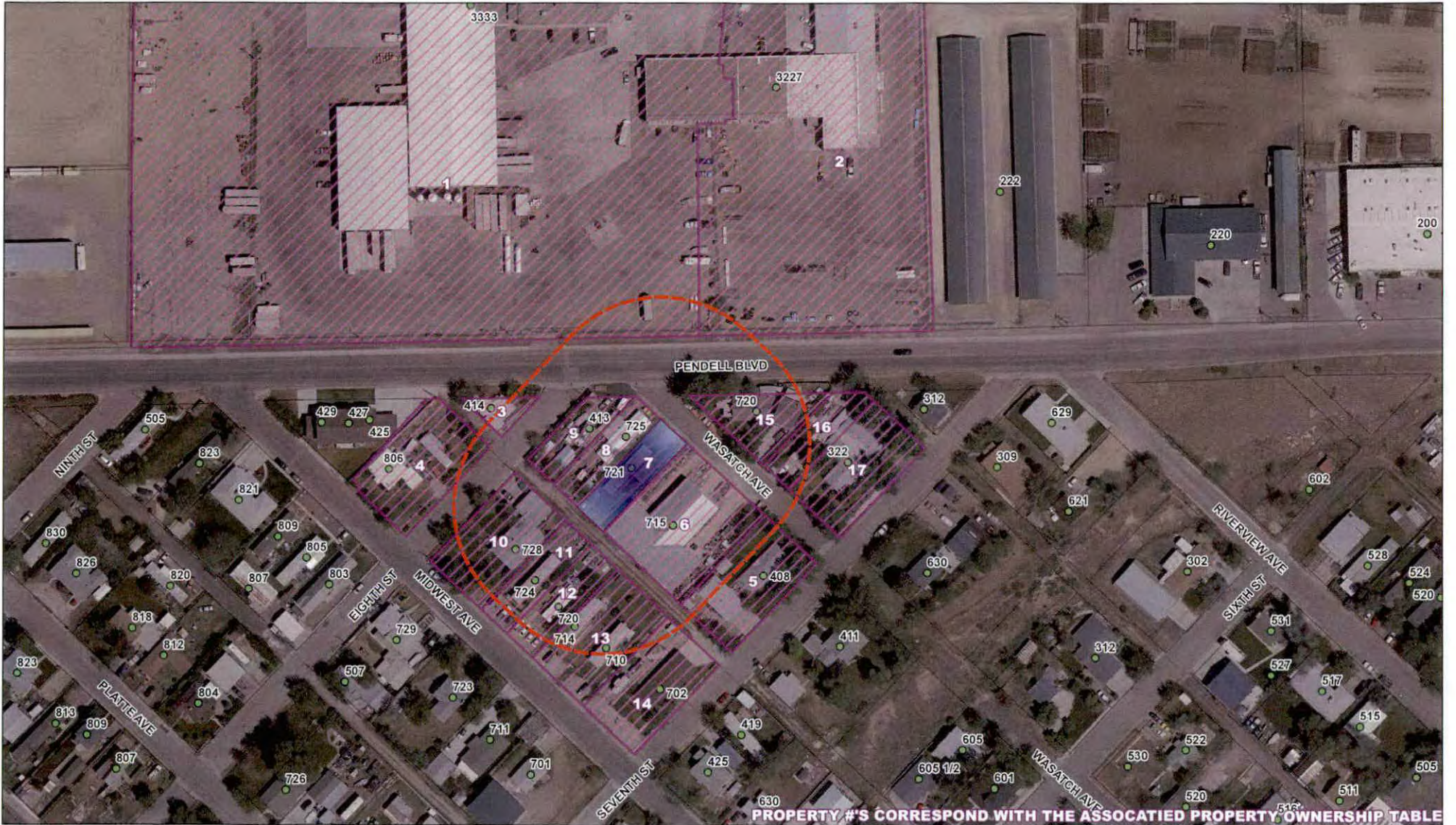
|    | OWNER OF RECORD<br>(PRINTED NAME) | OWNER OF RECORD<br>(SIGNATURE) | ADDRESS                | LOT         | BLOCK | Contract for Deed (if recorded) |
|----|-----------------------------------|--------------------------------|------------------------|-------------|-------|---------------------------------|
| 1  | CWver Properties LLC              | Mike Spahr-Rent                | 3333 West Yellowstone  | 233.79      |       | Rent                            |
| 2  | Corey Sondag                      | Corey Sondag                   | 3327 W Yellowstone Hwy | 7-33-79     |       | Rent                            |
| 3  | ERIC COATES                       | Eric Coates                    | 414 MIDWEST            |             |       | CONTRACT                        |
| 4  | Deviv Siegel                      | Deviv Siegel                   | 806 Midwest ave        | 4PT<br>5all | 31    | owner                           |
| 5  | Newt Weber                        | Newt Weber                     | 405 T+R                | 1/2         | 32    | owner                           |
| 6  | Ray Clamp Masonry Inc             | Ray Clamp                      | 715 wasatch ave        | 3/4/5       | 32    | owner                           |
| 7  | Ray Clamp Masonry Inc             | Ray Clamp                      | 721 wasatch ave        | 6           | 32    | owner                           |
| 8  | SCOTT E Clamp                     | Scott E Clamp                  | 725 wasatch ave        | 7           | 32    | owner                           |
| 9  | SCOTT E Clamp                     | Scott E Clamp                  | 725 wasatch ave        | 8           | 32    | owner                           |
| 10 | Charler Hard                      | CHARLES HARD                   | 728 Midwest ave        | 9/10        | 32    | owner                           |
| 11 | WALLIENOVOTAY                     | Walli Novotay                  | 724 Midwest ave        | 11          | 32    | owner                           |

We, the undersigned owners of the property located within a 140-foot radius of the subject property, favor granting the requested (circle one) variance - zone change - special review permit, vacate public ROW by the Town of Mills.

|    | OWNER OF RECORD<br>(PRINTED NAME) | OWNER OF RECORD<br>(SIGNATURE) | <del>720</del> ADDRESS | LOT   | BLOCK | Contract for Deed (if<br>recorded) |
|----|-----------------------------------|--------------------------------|------------------------|-------|-------|------------------------------------|
| 12 | VALLIE NOVOTNY                    | Vallie Novotny                 | 720 Midwest ave        | 12    | 32    | owner                              |
| 13 | Remy Larson                       | Remy Larson                    | 702 Midwest ave        | 19/14 | 32    | owner                              |
| 14 | CARE Mobile Home Service          | CARE Mobile Home Service       | 710 714 Midwest ave    | 15/16 | 32    | owner                              |
| 15 | SCOTT E CLAMP                     | Scott E Clamp                  | 720 wasatch ave        | 2/3   | 30    | owner                              |
| 16 | Ray M Clamp                       | Ray M Clamp                    | 718 wasatch ave        | 4     | 30    | owner                              |
| 17 | Ray M clamp                       | Ray M Clamp                    | 322 7th st             | 5/6   | 30    | owner                              |
| 18 |                                   |                                |                        |       |       |                                    |
| 19 |                                   |                                |                        |       |       |                                    |
| 20 |                                   |                                |                        |       |       |                                    |
| 21 |                                   |                                |                        |       |       |                                    |
| 22 |                                   |                                |                        |       |       |                                    |
| 23 |                                   |                                |                        |       |       |                                    |
| 24 |                                   |                                |                        |       |       |                                    |
| 25 |                                   |                                |                        |       |       |                                    |
| 26 |                                   |                                |                        |       |       |                                    |
| 27 |                                   |                                |                        |       |       |                                    |
| 28 |                                   |                                |                        |       |       |                                    |

## OWNER WITH INFORMATION

| PROPERTY# | GEODE          | OWNER  | MAIL ADDRESS        | ADDRESS | COUNTY/STATE/ZIP      | LEGAL DESCRIPTION                                  |
|-----------|----------------|--|---------------------|---------|-----------------------|--|
| 1         | 33790720001100 | CULVER PROPERTIES LLC                            | 1920 RUSTIC CT      |         | CASPER WY 82609       | PT NW NW: 7-33-79 COMMERCIAL                       |
| 2         | 33790720001800 | WAHE FAMILY LP, ATTN: FERGUSON/MICHELE HERNANDEZ | 12500 JEFFERSON AVE |         | NEWPORT NEWS VA 23602 | PT NW NW: 7-33-79 COMMERCIAL                       |
| 3         | 33790720500100 | NARRAGON, FLOYD E ET UX                          | BOX 652             |         | MILLS WY 82644        | MILLS BLK 31 LOT 1                                 |
| 4         | 33790720500300 | STIEGEL, DEVIN L ET UX                           | BOX 1644            |         | MILLS WY 82644        | MILLS BLK 31 LOT 4 PT SE 10, 5 ALL EXC 23 SQ FT NE |
| 5         | 33790720600100 | WEBER, NEWTON J ET AL                            | BOX 704             |         | MILLS WY 82644        | MILLS BLK 32 LOT 1-2                               |
| 6         | 33790720600200 | CLAMP, RAY M ET AL                               | BOX 487             |         | MILLS WY 82644        | MILLS BLK 32 LOT 3-5 INCL                          |
| 7         | 33790720600300 | EVANS, STEVEN ET UX, ATTN: SCOTT CLAMP           | BOX 487             |         | MILLS WY 82644        | MILLS BLK 32 LOT 6                                 |
| 8         | 33790720600400 | CLAMP, RAY M ET AL                               | BOX 487             |         | MILLS WY 82644        | MILLS BLK 32 LOT 7                                 |
| 9         | 33790720600500 | CLAMP, RAY M ET AL                               | BOX 487             |         | MILLS WY 82644        | MILLS BLK 32 LOT 8                                 |
| 10        | 33790720600600 | HARD, CHARLES S                                  | BOX 186             |         | MILLS WY 82644        | MILLS BLK 32 LOT 9-10                              |
| 11        | 33790720600700 | NOVOTNY, EUGENE F ET AL TRUSTEES                 | 234 N GRANT ST      |         | CASPER WY 82601       | MILLS BLK 32 LOT 11                                |
| 12        | 33790720600800 | NOVOTNY, EUGENE F ET AL TRUSTEES                 | 234 N GRANT ST      |         | CASPER WY 82601       | MILLS BLK 32 LOT 12                                |
| 13        | 33790720600900 | REMY AND MARY R LARSON LIVING TRUST              | BOX 1071            |         | MILLS WY 82644        | MILLS BLK 32 LOT 13-14                             |
| 14        | 33790720601000 | CARE MOBILE HOME SERVICE LLC                     | BOX 1071            |         | MILLS WY 82644        | MILLS BLK 32 LOT 15-16                             |
| 15        | 33790720700200 | CLAMP, SCOTT E ET UX                             | BOX 1998            |         | MILLS WY 82644        | MILLS BLK 30 LOT 2-3                               |
| 16        | 33790720700300 | CLAMP, RAY M ET UX                               | BOX 487             |         | MILLS WY 82644        | MILLS BLK 30 LOT 4                                 |
| 17        | 33790720700400 | CLAMP, RAY ET UX                                 | BOX 487             |         | MILLS WY 82644        | MILLS BLK 30 LOT 5-6                               |



**721 WASATCH AVE - REZONE**  
**MILLS, WYOMING**

Map created by: WLC | 501 W. Main | PO Box 10000 | Cheyenne, WY 82002  
 Date: 02/28/2023 | 09:51 | 10:00 AM  
 This map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is subject to change without notice. For more information, please contact WLC at 307.632.1234.



- 140' RADIUS
- 721 WASATCH AVENUE
- OWNERS WITHIN 140'
- PARCEL

