



**CITY OF MILLS**  
EST. 1921

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

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

## Memorandum

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**TO:** Mills City Council

**FROM:** Megan Nelms, AICP, City Planner

**DATE:** February 9, 2023

**SUBJECT: Maddox Rezone**

A portion of Lot 1 and all of Lot 2, Block 21, Mountain View Suburb

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**Case Number:** 22.03 COZ

**Summary:** The applicant is proposing to rezone a portion of Lot 1 and all of Lot 2, Block 21, Mountain View Suburb from DR (Developing Residential) to EB (Established Business) for the purposes of building a shop for storage.

**Current Zoning:** DR (Developing Residential)

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

**Parcel Size:** 13,068 sq. ft

**Planning Commission Recommendation:** At their February 2, 2023 meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the rezoning request.

**Staff Recommendation:** Staff recommends APPROVAL of the rezoning request.



## MINUTES OF THE 2<sup>nd</sup> of FEBRUARY 2023 MILLS PLANNING & ZONING BOARD MEETING

**Board Members Present:** Pattie Gould, Bob Greenley, Leon Norvell and Mike Roden were all present for this P&Z Meeting. Ed Greenwood arrived at 5:20 PM.

**Others in Attendance:** Megan Nelms, City Planner and Leo Maddox, applicant were also in attendance.

Chairman Pattie Gould called the Meeting to order at 5:16 PM on February 2, 2023, as a quorum was present.

Chairman Pattie Gould asked board members if they had read the minutes of the January 5, 2023 P&Z Board meeting. Board Member Leon Norvell made a motion to approve the minutes as presented and Board Member Mike Roden seconded the motion. Chairman Pattie Gould called for a vote to pass the minutes of the 5<sup>th</sup> of January 2023 P&Z meeting. All ayes, motion passed.

Pattie asked Megan to present the agenda item. Megan introduced case number 23.01 COZ, the Maddox Rezoning request.

### **Background:**

The Maddox Family Trust, represented by Leo Maddox, Trustee owns a portion of Lot 1 and all of Lot 2, Block 21, Mountain View Suburb. The applicant is proposing to rezone the property from DR (Developing Residential) to EB (Established Business) for the purposes of building a shop for storage.

### **Notifications were sent to utility reviewers on December 28, 2022:**

No comments were received from external and internal staff reviews. Megan provided an overview rezoning request:

### **Planning Considerations:**

The 2017 Comprehensive Plan Future Land Use Map designates this area as Mixed Use and Medium Density Residential. The re-zoning request is in accordance with the future land use map.

There are no zoning considerations. All future development will be subject to the EB (Established Business) zoning district requirements.

# MINUTES OF THE 5<sup>TH</sup> OF JANUARY 2023

## MILLS PLANNING & ZONING BOARD MEETING

**Staff Recommendation:** Staff recommends the Planning and Zoning Board approve the rezoning request for a portion of Lot 1 and all of Lot 2, Block 21, Mountain View Suburb.

Chairman Gould thanked Megan and asked if there were any questions from the Board. There was general discussion about historic uses of the property. Board Member Greenley stated the shop should fit right in, as everything surrounding the property, except for two homes, is business or business related. Board Member Norvell asked about drainage conditions and if Mr. Maddox had thought about that. Mr. Maddox stated that the drainage on the property is pretty decent and that it is set up for underground drainage already. He said the previous owner had plans to put place a home there and had started work on over-lot drainage issues, so now it should be good to go.

Board Member Greenley asked if there was any grading that needed to be done or if there were any plans for a retaining wall. Mr. Maddox stated he was planning to bring in additional fill dirt, but he wasn't sure yet on the retaining wall, as they are still working on the site plan and where the building will sit on the property. He stated he was still getting bids on metal buildings and that they are about 2-3 months out on getting the structure built.

There was general discussion about plans for the building, including types of utilities and other infrastructure. Mr. Maddox said he wasn't planning for any interior floor drains, though he was going to have a bath and insulate the interior. The utilities are already to the lot line and accessible.

Mr. Maddox had general questions about the process and building permits. Megan explained the process and next steps with the City Council and said once he gets final approval for the rezoning, he will be able to work with Kevin to turn in building plans and receive his permit.

Chairman Gould then asked if there was any further discussion. There was none so she called for a motion. Board Member Bob Greenley made a motion to provide the City Council with a "Do Pass" recommendation for the rezoning of a portion of Lot 1 and all of Lot 2, Block 21, Mountain View Suburb. Board Member Leon Norvell seconded the motion. All voted in favor, motion carried.

After the applicant left, Megan discussed recent development inquiries she had received as well as upcoming cases for the March 2023 P&Z meeting.

With no further business, Chair Pattie Gould declared the meeting adjourned at 5:38 PM.

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Pattie Gould, Chair

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Attested: Christine Trumbull

## Maddox Rezoning

**Planning Commission Meeting**  
February 2, 2024

**City Council Meeting**  
February 14, 2023

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**Applicants:** Leo Maddox

**Case Number:** 23.01 COZ

**Summary:** The applicant is proposing to rezone a portion of Lot 1 and all of Lot 2, Block 21, Mountain View Suburb from DR (Developing Residential) to EB (Established Business) for the purposes of building a shop for storage.

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**Legal Description:** A portion of Lot 1 & all of Lot 2, Block 21, Mountain View Suburb

**Location:** The property is located on the southeast corner of Gardner St. and Chalmers St., with a physical address of 111 Gardner.

**Current Zoning:** DR (Developing Residential)

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

**Parcel Size:** 13,068 sq. ft

**Existing Land Use:** The parcel is currently vacant.

**Adjacent Land Use:** North: Mountain View Suburb (ER)  
South: Mountain View Suburb (EB)  
East: Mountain View Suburb (DR)  
West: Mountain View Suburb (ER & EB)

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### **ZONING CONSIDERATIONS:**

The 2017 Comprehensive Plan Future Land Use Map designates this area as Mixed Use and Medium Density Residential. The re-zoning request is in accordance with the future land use map.

There are no zoning considerations. All future development will be subject to the EB (Established Business) zoning district requirements.

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### **Staff Recommendation:**

Staff recommends APPROVAL of the rezoning request.



**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

**RECEIVED**

DEC 12 2022

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

Return by: 12-14-22

(Submittal Deadline)

For Meeting on: 1-5-23

**ZONE CHANGE**

**SPECIAL REVIEW**

**PLEASE PRINT**

**PRIMARY CONTACT:** LEO MADDox

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

Print Owner Name: LEO MADDox / MERLENE MADDox

Owner Mailing Address: 3511 EAST 22 ND

City, State, Zip: CASPER, WY. 82609

Owner Phone: 307-265-8375

Applicant Email: LEOS65VETTE@YAHOO.COM

**AGENT INFORMATION:**

Print Agent Name: SAME

Agent Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Agent Phone: \_\_\_\_\_

Agent Email: \_\_\_\_\_

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): PT LOT 1 AND 2, BLOCK 21,

MOUNTAIN VIEW MILLS, WY. 82604

Physical address of subject property if available: POSSIBLY 111 GARDNER

Size of lot(s) 100' x 135' sq. ft/acres.

Current zoning: RESIDENTIAL Current use: VACANT

Intended use of the property: INDUSTRIAL

Zoning within 300 feet: INDUSTRIAL/RESIDENTIAL Land use within 300 feet: INDUSTRIAL/RESIDENTIAL

**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:

ZONE CHANGE TO INDUSTRIAL

OWNER Signature Leo Maddox

OWNER Signature Merlene Maddox

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

**FEE: \$250.00 (non-refundable)**

City of Mills  
Rev: 05/2016

Petition for Zone Change or  
Application for Special Review Permit

November 21, 2022

By signing this document, I agree to the request to change the zoning of 4223 Chalmers

From residential to ~~industrial~~ <sup>business</sup>

Signed

Address

1. Cal Hill

4360 Highway

2. Rachael Bull

4333 Chalmers

3. Margaret Parker

4371 Chalmers

4. Roberto Taster

4380 Chalmers

5. \_\_\_\_\_

\_\_\_\_\_

6. \_\_\_\_\_

\_\_\_\_\_



# Maddox Re-Zone – Developing Residential to Established Business



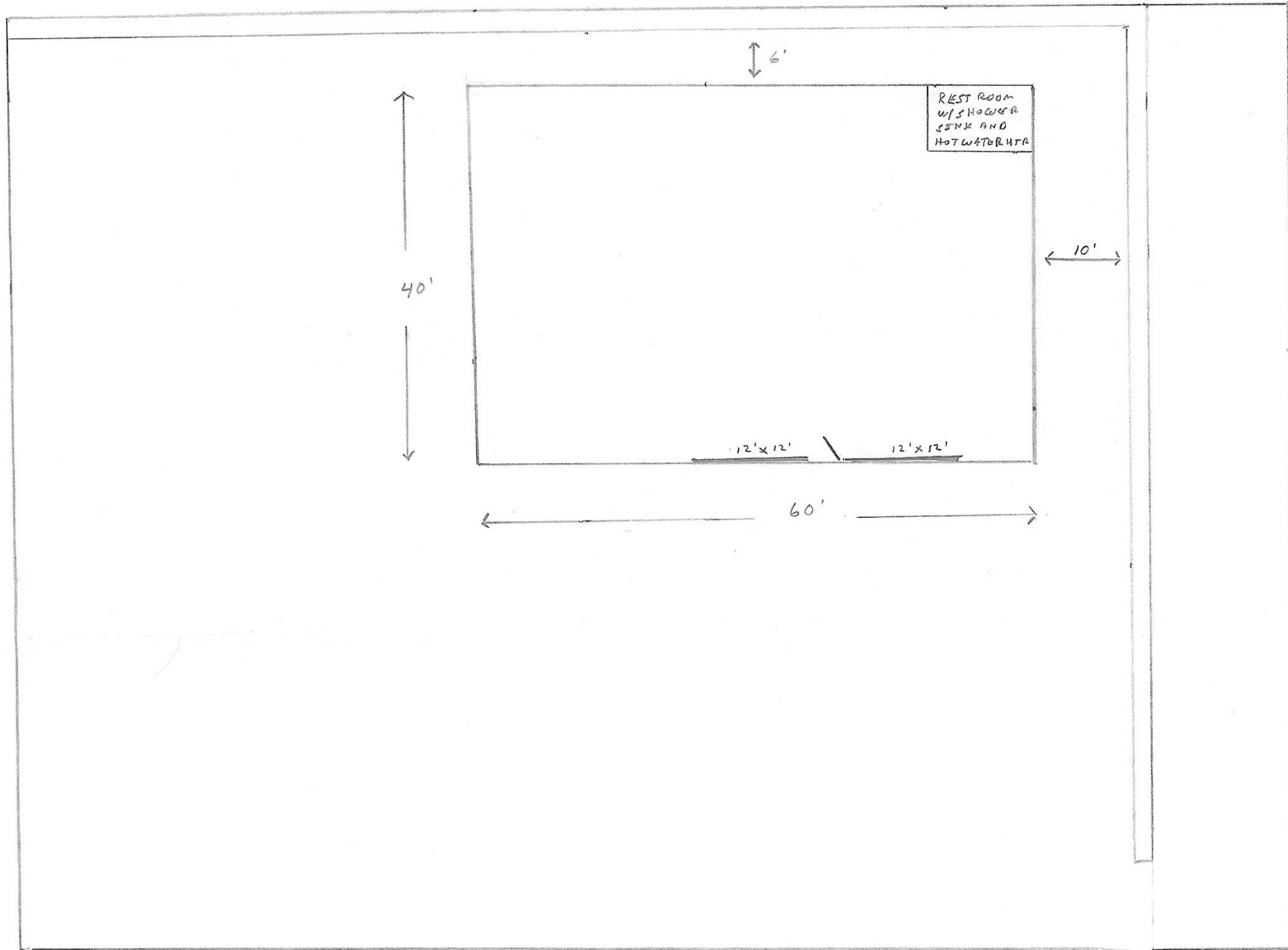
## Mills Zoning Districts

- |  |  |
|--|--|
|  Mills, DB                          |  Mills, ER: Established Residential       |
|  Mills, DI: Developing Industrial   |  Mills, PLI: Public Land Institutions     |
|  Mills, DMH: Developing Mobile Home |  Mills, PUD: Planned Urban Development    |
|  Mills, DR: Developing Residential  |  Mills, MSR: Mixed Sized Residential      |
|  Mills, EB: Established Business    |  Mills, MU: Mixed Use                     |
|  Mills, EI: Established Industrial  |  Mills, UA: Urban Agriculture             |
|  |  Mills, UR: Urban Agriculture Residential |

SCALE 10 = 1"

Site Plan

CHANDLER



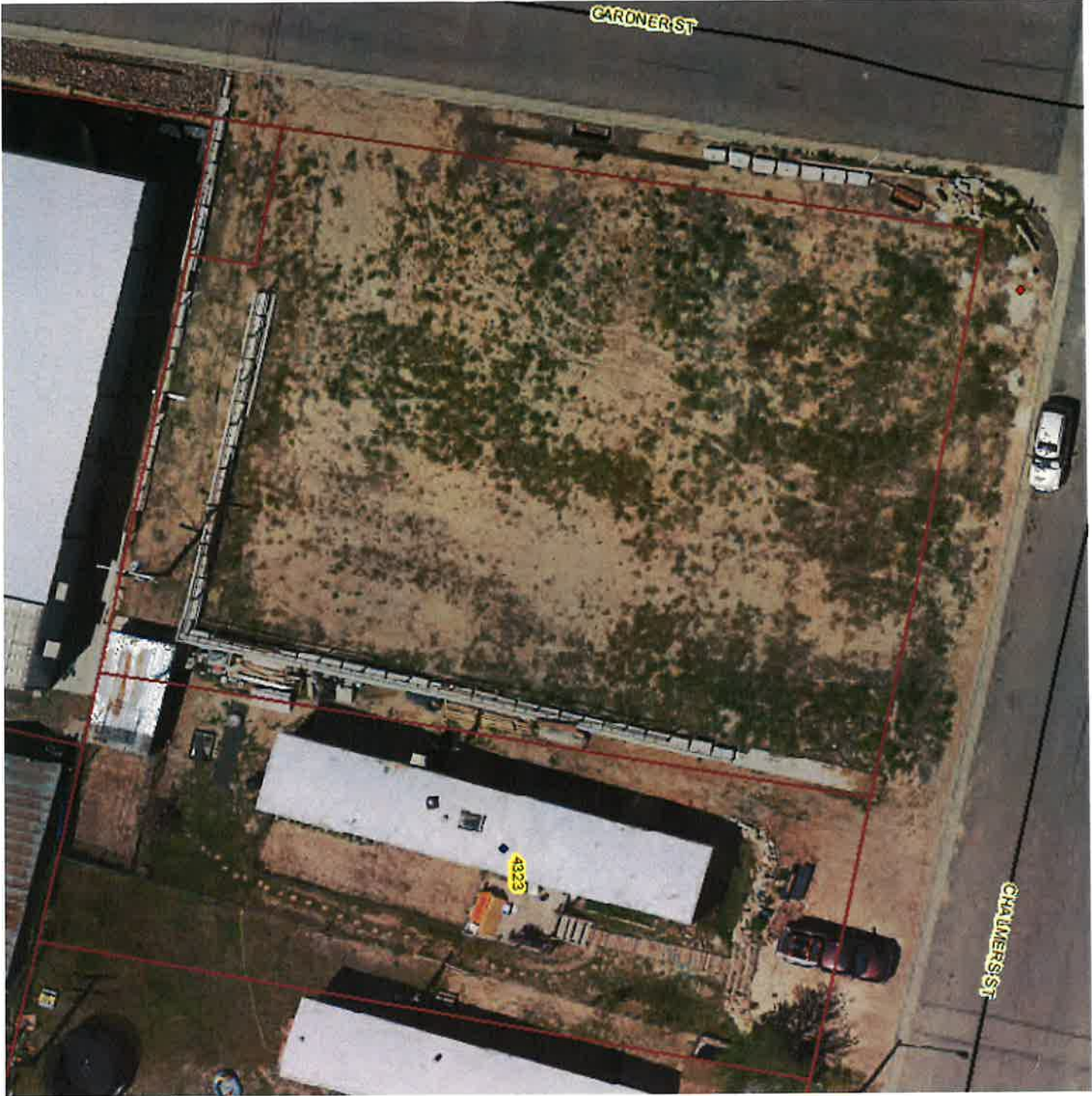
GARDNER



GARDNER ST

CHAMBERS ST

4323



# Surrounding Property Owner Notification

Name	Address	City	State	Zip
James Barton	145 Manly Rd	Casper	WY	82601
Rachel Bull	4333 Chalmers	Mills	WY	82604
Morgan Henry	4141 S Seneca St. Apt. 913	Witchita	KS	67217
Carl Hill	Box 1797	Mills	WY	82644
Donovan Robinson	4675 Boles Rd	Casper	WY	82604
Robert Selvey	4388 E Highway St	Casper	WY	82604
Buckley Parker	104 Gardner St	Casper	WY	82604

# Customer Ad Proof

156-60002780 Town of Mills

Order Nbr 83977

**Publication** Casper Star-Tribune

Contact Town of Mills  
Address 1 P.O. BOX 789  
Address 2  
City St Zip MILLS WY 82644  
Phone 3072346679  
Fax

Section Legal Notices  
SubSection  
Category 940 Public Meetings

Ad Key 83977-1  
Keywords NOTICE OF PUBLIC HEARING A pub

Notes

PO Number  
Rate Legal Notice  
Order Price 163.32  
Amount Paid 0.00  
Amount Due 163.32

Start/End Dates 12/16/2022 - 01/13/2023  
Insertions 3  
Size 26

Salesperson(s) Shawn Killinger  
Taken By Shawn Killinger

**Ad Proof** NOTICE OF PUBLIC HEARING

A public hearing will be held by the Mills Planning & Zoning Board on February 2, 2023, at 5:00 p.m., and the Mills City Council will hold a public hearing on February 14, 2023, at 7:00 p.m., in the Council Chambers, located at 704 Fourth Street, Mills, WY, for the purpose of hearing a rezoning request for Lots 1 & 2, Block 21, Mountain View Suburb. The applicant has requested the property currently zoned D-R (Developing Residential) to be zoned E-B (Established Business).  
Anyone having an interest in the property should attend the meetings. Comments may also be made in writing and given to the City Clerk before noon on January 27, 2023.  
Published: December 16 & 30, 2022 & January 13, 2023  
Legal No: 83977