

704 Fourth Street
PO BOX 789
Mills, Wyoming



(307) 234-6679
(307) 234-6528 Fax

Devore Limited, LLC Zoning Map Amendment:

Location: Properties located near the intersection of Wy Blvd. and W. Yellowstone Hwy, specific addressing includes 4113 and 4101 W. Yellowstone Hwy., along with 650, 655, and 690 Kiskis. This rezone would include several vacant parcels.

Current Use: Vacant/Storage

Prior Use: Truck Sales and Repair

Current Zoning: C-1 General Commercial

Proposed Zoning: C-3 Business Service

Overview:

The applicant requests approval of a Zoning Map Amendment to change the zoning designation of the subject property/ies from C-1 General Commercial to C-3 Business Service.

The property is currently developed within an established commercial corridor and is located at the intersection of Wyoming Boulevard and West Yellowstone Highway, one of the City's primary transportation corridors.

The request does not alter property boundaries, create additional lots, or modify existing public rights-of-way. Approval of the request would modify only the property's zoning designation. Any future development or redevelopment would remain subject to all applicable provisions of the City of Mills Land Development Regulations.

Existing Zoning:

The subject property/ies is/are currently zoned C-1 General Commercial.

The purpose of the C-1 District is to accommodate a broad range of commercial retail, office, restaurant, and service establishments intended to serve the general public.

The applicant requests rezoning to the C-3 Business Service District. The C-3 District is intended to accommodate business service, contractor, office, wholesale, and other commercial service uses that typically require larger sites, outdoor operational areas, or activities that are more appropriately located along major transportation corridors and separated from residential neighborhoods.

Surrounding Land Use Analysis:

The subject property/ies is/are located at the intersection of Wyoming Boulevard and West Yellowstone Highway, two of the City's principal arterial roadways.

The location provides direct access to the City's transportation network and is well-suited for commercial development serving both the community and regional traffic.

Because of the property's location at a major arterial intersection, staff finds that Business Service zoning is compatible with the existing transportation infrastructure and represents a logical extension of commercial land use in this area.

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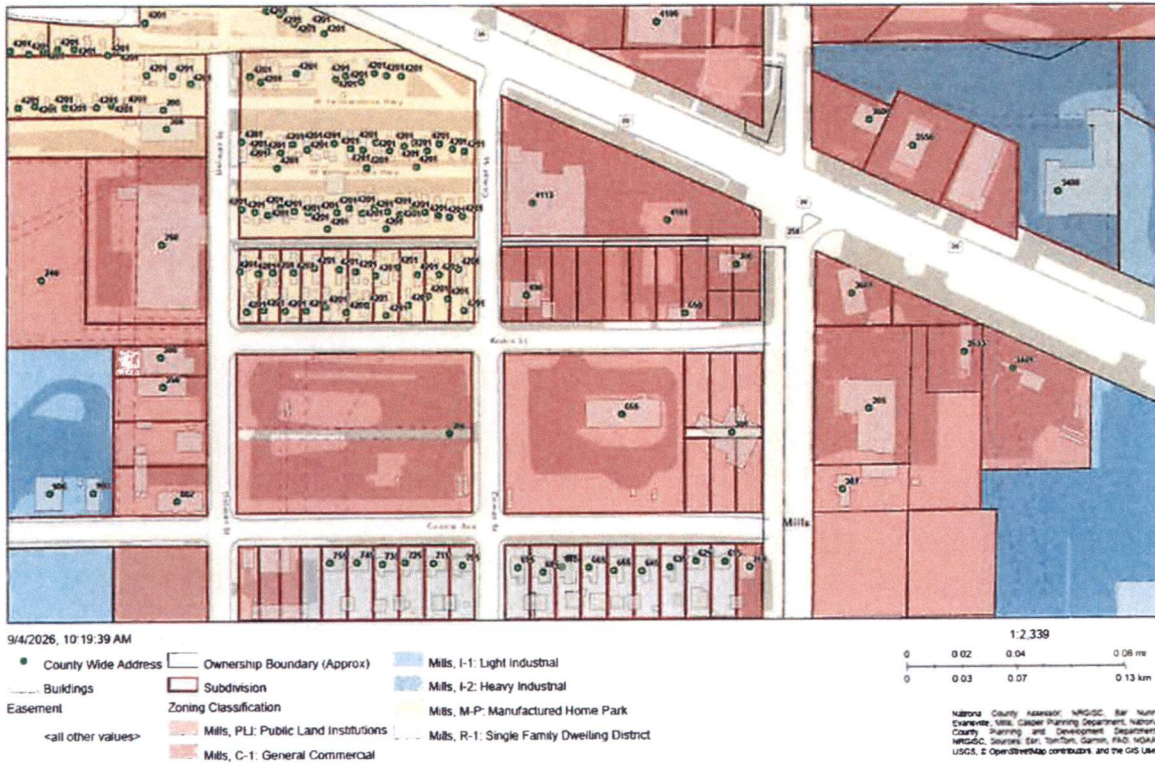


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The proposed zoning does not introduce industrial uses but instead expands the range of commercial business service activities that may occur on the property, while remaining subject to all applicable development standards in the Land Development Regulations.

It is noted that R1 (Single Family) and M-P (Manufactured Home Park) zoning exists in proximity to the subject property/ies; however, as near properties are also zoned I-1 (light Industrial), the shift to C-3 does not meaningfully depart from the areas character.

Devore/Kiskis Rezone



Compatibility Analysis:

Staff considered the following factors in evaluating the proposed rezoning:

- The property is already commercially zoned.
- The request does not convert residential property to commercial use.
- The site fronts two major arterial roadways designed to accommodate higher traffic volumes.
- Existing public infrastructure is available to serve future development.
- Future development will continue to require compliance with all applicable site development, buffering, landscaping, parking, drainage, access management, and building regulations.
- The proposed C-3 Business Service designation is compatible with the surrounding commercial corridor and provides additional flexibility for commercial development while remaining consistent with the City's overall commercial land use pattern.

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Expansion:



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At the Commission's request, staff prepared the following summary describing the intent and primary differences between the C-1 General Commercial and C-3 Business Service zoning districts established under the City of Mills Land Development Regulations.

- Both the C-1 and C-3 districts are commercial zoning districts intended to accommodate business activity; however, they serve different purposes within the City's overall land use framework.
- The C-1 General Commercial District is intended to preserve and expand the City's general business areas. The district is designed to accommodate a broad range of retail, office, and service-oriented commercial uses that serve the general public.
- The emphasis of the district is on commercial activity that attracts customers and provides goods and services directly to the community. Typical C-1 uses include retail stores, restaurants, financial institutions, medical and professional offices, personal service businesses, entertainment uses, and similar customer-oriented commercial establishments.
- The C-3 Business Service District serves a different function by accommodating businesses that bridge the gap between traditional commercial development and manufacturing activities.
- Unlike the C-1 District, the C-3 District is intended to accommodate businesses that may involve production, fabrication, assembly, or processing in addition to traditional commercial activities.
- The C-3 District does not permit light industrial uses as a broad category. Rather, it permits light manufacturing, which Title 17 defines as the production, processing, cleaning, testing, and distribution of materials, goods, food, and products where the materials, equipment, and processes are generally clean, quiet, and free of objectionable or hazardous elements, and which typically occur in facilities of 100,000 square feet or less.
- Examples of light manufacturing may include cabinet and furniture fabrication, custom metal fabrication, sign manufacturing, commercial bakeries, printing and publishing operations, assembly of electronic components, small-scale food processing, craft manufacturing, medical device assembly, and similar businesses where manufacturing activities occur primarily within an enclosed building and do not generate excessive noise, vibration, odors, dust, smoke, or hazardous byproducts.
- This differs from wholesale or light industrial activities, which often emphasize outdoor storage, contractor yards, heavy equipment, bulk material handling, fleet operations, oilfield service yards, warehousing with significant truck traffic, equipment repair operations, salvage activities, or industrial processing. While some of these uses may involve limited manufacturing or fabrication, their operational

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characteristics—including outdoor activity, equipment storage, material stockpiling, and heavier vehicle movements—are generally associated with industrial zoning districts rather than the C-3 Business Service District. Consequently, the C-3 District is intended to accommodate businesses with a manufacturing component that remain compatible with surrounding commercial development, while more intensive industrial and wholesale operations are directed to the City's industrial zoning districts.

- In addition to regulating the types of permitted uses, Title 17 establishes development standards intended to ensure that business and manufacturing activities remain compatible with adjacent properties. Depending upon the proposed use and site design, development within the C-3 District may be subject to requirements for landscaping, buffering, screening of outdoor storage areas, fencing, lighting, and applicable performance standards. These provisions are intended to reduce visual impacts, protect adjacent properties, and maintain an orderly commercial environment. Where outdoor storage is permitted, the Land Development Regulations provide mechanisms requiring such storage to be screened from adjacent rights-of-way and neighboring properties. Likewise, manufacturing activities are expected to remain consistent with the definition of light manufacturing by avoiding objectionable operational impacts such as excessive noise, vibration, odors, dust, or hazardous emissions. These development standards are reviewed during the site development and permitting process to ensure individual projects remain compatible with surrounding land uses.
- In practice, the C-3 District functions as a transitional commercial district that accommodates business service and light manufacturing uses while directing heavier industrial operations, wholesale yard activities, contractor yards, outdoor equipment storage, and more intensive industrial uses for the I-1 and I-2 Industrial Districts.

Planning and Zoning –

At the August 6th, 2026, the Planning and Zoning Commission considered the proposed zoning map amendment and forwarded a DO NOT PASS recommendation to the City Council. The Planning and Zoning Commission was hesitant to approve the rezoning because the property would be the first C3-zoned parcel along the corridor and could introduce more intensive uses near existing residential properties. Commissioners were concerned about compatibility with surrounding uses, potential impacts on neighboring residences, and whether C3 zoning was consistent with the City's long-term vision for the corridor.

Notice of Public Hearing –

Notice of public hearing was published in Oil City News on August 20th and 27th, 2026 and all property owners within 140 feet of the subject property were direct mailed notice.

Comments –

As of 9/4/2026 no comments have been received for or against this zone map amendment.

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The Planning and Zoning Commission's DO NOT PASS recommendation reflected concerns regarding compatibility with adjacent residential uses and the introduction of C-3 zoning along the corridor. Following the Commission's discussion, staff conducted additional review of the intent, permitted uses, and development standards of the C-3 District.

Based on that review, staff finds 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. Applicable buffering, screening, and performance standards provide additional measures to address compatibility with surrounding properties.

It is noted that R-1 (Single Family Dwelling District) and M-P (Manufactured Home Park) zoning exist in proximity to the subject properties. However, property in the immediate vicinity is also zoned I-1 (Light Industrial), establishing an existing mixed commercial/industrial character along this segment of the corridor. Per Section 20.5 of Title 17, I-1 districts are already intended to "ensure compatibility between industrial uses and nearby commercial areas," and I-1 specifically excludes uses that generate high traffic volumes or offsite nuisances (noise, glare, dust, odor) at the property line. Because C-3 is a comparatively lower-intensity district, limited to office, business service, retail, and light manufacturing uses, and expressly excluding the heavier industrial uses reserved for I-1 and I-2 — reclassifying the subject properties to C-3 does not introduce a use intensity greater than what the surrounding I-1 zoning already permits. The rezone therefore does not meaningfully depart from the area's established character, and any interface with the neighboring R-1 and M-P districts remains subject to the land use buffering requirements of Section 40.30, which apply based on the zoning or use of adjoining property regardless of the base district classification.

Staff Recommendation:

Based upon the application, surrounding land uses, existing infrastructure, and review of the City of Mills Land Development Regulations, staff recommends approval of the requested Zoning Map Amendment from C-1 General Commercial to C-3 Business Service.

AFFIDAVIT OF PUBLICATION

Oil City Weekly
627 W Yellowstone Hwy, Casper, WY 82601
(307) 259-0287

State of New Jersey, County of Camden, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Oil City Weekly, a Weekly newspaper of general circulation, printed and published in City of Casper, Natrona County, State of Wyoming; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:

- Aug 20, 2026
- Aug 27, 2026

Notice ID: AYlfbMm7yKltlF2iJhoS

Notice Name: Devore Limited/Kiskis Subdivision Rezone

Publication Fee: \$87.00

Anjana Bhadoriya

Agent

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 08/31/2026

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Devore/Kiskis Rezone

A public hearing will be held by the Mills City Council on **Tuesday, September 8th, 2026, at 7:00 p.m.** in the Council Chambers, 704 Fourth Street, Mills, Wyoming, to receive comments on the proposed Devore Limited/Kiskis Subdivision Rezone.

The applicant proposes to rezone the following property:

- KISKIS BLK 7 LOT TR IN E PT EXC TRI TR IN NE COR & N1/2 OF THE W 400' OF VAC ALLEY ADJ COMMERCIAL

- KISKIS BLK 4 LOT 4-17 INCL
- KISKIS BLK 5 LOT 7-10 INCL & S1/2 OF VAC ALLEY

- KISKIS BLK 5 LOT 1 S 58' EXC TRI TR IN SE COR, 2 S 58' & 3-6 ALL INCL & S1/2 OF VAC ALLEY

- Current Zoning: C1 (General Commercial)

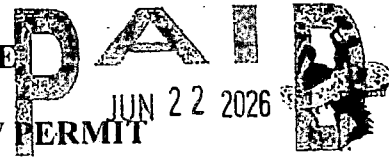
- Proposed Zoning: C3 (Business Service District)

Anyone with an interest in this property is encouraged to attend the public hearing. Written comments may also be submitted to the City Clerk at Mills City Hall no later than 12:00 p.m. on September 4th, 2026.

Publish: August 20, 27, 2026



CITY OF MILLS
PETITION FOR ZONE CHANGE



or
APPLICATION FOR SPECIAL REVIEW PERMIT

Pursuant to the Mills City Code

City of Mills, Wyoming
704 4th Street (Physical address)
P.O. Box 789 (Mailing address)
Mills, Wyoming 82644

Date: 6/15/2026

Return by: _____

(Submittal Deadline)

For Meeting on: 7/9/26

☒ ZONE CHANGE

☐ SPECIAL REVIEW

PLEASE PRINT

PRIMARY CONTACT: Nat Steinhoff

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name:

Devore Limited, LLC

Owner Mailing Address:

[REDACTED]

City, State, Zip: Casper, Wy 82601

Owner Phone: [REDACTED]

Applicant Email: [REDACTED]

AGENT INFORMATION:

Print Agent Name:

Nat Steinhoff

Agent Mailing Address:

[REDACTED]

City, State, Zip: Casper, Wy 82601

Agent Phone: [REDACTED]

Agent Email: [REDACTED]

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Please see attached Exhibit A.

Physical address of subject property if available: 4113& 4101 W Yellowstone and 650,655&690 Kiskis & Vacant Parcels- See Exhibit A

Size of lot(s) 5.6 Acres sq. ft./acres.

Current zoning: C-1 Current use: Most Recently- Truck Sales and Repair

Intended use of the property: Many potential buyers of the properties have needed C-3 Zoning for their use.

Zoning within 300 feet: M-P, R-1, C-1 Land use within 300 feet: Manufactured Home Park + Commercial

ATTACHMENTS (REQUIRED):

- Proof of ownership: Attached Deed (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:
A zoning change to C-2. (C-3)

OWNER Signature

R. L. Delaney

OWNER Signature

AGENT Signature

Nat Steinhoff

FEE: \$250.00 (non-refundable)

City of Mills
Rev: 05/2016

Petition for Zone Change or
Application for Special Review Permit

Page 1

CITY OF MILLS
PO BOX 789
704 FOURTH STREET
MILLS WY 82644 307-234-6679

Receipt No: 1.000066379 Jun 22, 2026

DEVORE LIMITED LLC

Previous Balance:	.00
Planning	
Plat/ Re-Plat	250.00
10-3200-5210	
Building Permits Income	

Total:	250.00
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Check -- Jonah Operating	
Check No: 2634	250.00
Payor:	
DEVORE LIMITED LLC	
Total Applied:	250.00

Change Tendered:	.00
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06/22/2026 4:32 PM

WARRANTY DEED

DEVORE LIMITED PARTNERSHIP, grantor(s) of Natrona County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warranty To

DEVORE LIMITED, LLC, grantee(s), whose address is:

1421 S CENTER STREET
CASPER, WY 82601

of Natrona County and State of Wyoming, the following described real estate, situate in Natrona County and State of WYOMING, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Covenants, Conditions, Restrictions, and Easements of Record, if any.

Witness my/our hand(s) this 28 day of Dec., 2023.

DEVORE LIMITED PARTNERSHIP

BY: Stanley F. DeVore, Jr.
STANLEY F. DEVORE, JR.
GENERAL PARTNER

State of Wyoming)
County of Natrona) SS.

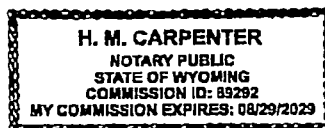
The foregoing instrument was acknowledged before me by STANLEY F. DEVORE, JR. as GENERAL PARTNER of DEVORE LIMITED PARTNERSHIP.

this 28 day of Dec, 2023.

Witness my hand and official seal.

My Commission Expires: 8-29-2029

H. M. Carpenter
Notarial Officer



12/28/2023 3:25:46 PM NATRONA COUNTY CLERK
Pages: 2
1149310
Tracy Good
Recorded: CC
Fee: \$31.00
AMERICAN TITLE AGENCY

EXHIBIT "A"

PARCEL I:

LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 4, KISKIS ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING.

PARCEL II:

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 III:

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 IV:

THAT PORTION OF BLOCK 7, KISKIS ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

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.

AND

THE NORTH ONE-HALF OF THE WEST 400 FEET OF VACATED ALLEY ADJACENT TO THE ABOVE DESCRIBED LAND 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.

