

PLANNING & ZONING

July 09, 2026

5:30 PM

City Hall



CITY OF MILLS
EST. 1921

Chairman:

John Gudger

Vice Chairman:

Chris Volzke

Members:

John Bryson

Laura Miramontes

Robin Baye

MINUTES

MILLS CITY PLANNING COMMISSION MEETING MINUTES

ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING BEFORE THE CITY COUNCIL FOR FINAL ACTION

CALL TO ORDER

Chairman John Gudger called the meeting to order at 5:31pm.

Board Attendees: John Gudger, John Bryson, Laura Miramontes, and Robin Baye

City Employees: Casey Coates (Planner), Megan Smith (City Clerk) and Ali Humble (Clerk)

ELECTION OF OFFICERS FOR 2026-2027 TERM

1. Chair
2. Vice-Chair

Chairman John Gudger motioned to table the vote until the August meeting. Voting Yea: Chairman Gudger, Member Bryson, Member Baye, Member Miramontes.

CONSENT AGENDA

MINUTES

3. Approval of Minutes from 03/05/2026 Meeting

The Chairman asked if there were any questions or comments on the minutes. No one had any comments regarding the minutes. Voting Yea: Chairman Gudger, Member John Bryson, Member Baye, Member Miramontes

AGENDA ITEM

4. Ridge West No.2 - Vacation and Replat of Lots 64-86

Planner Coates presented a request for approval of a vacation and replat affecting Lots 64 through 86 of the previously approved Ridge West No. 2 subdivision. The proposal reorganizes existing lots within the approved subdivision boundary to create larger residential lots and reduces the total number of lots from 86 to 82. No changes to zoning, subdivision boundaries, or overall development footprint were proposed.

Staff reported that the property remains zoned R-1 Single-Family Residential and that all proposed lots exceed the district's minimum lot size and width requirements. The replat reduces residential density and maintains street access, utility easements, and serviceability for all lots.

Agency review identified no concerns that would preclude approval. Water and sewer service remain available, the Fire Department and Black Hills Energy reported no issues, and previous concerns from Rocky Mountain Power had been resolved through a service agreement.

Commissioners discussed grading, access connections within the subdivision, and the location of the community mailbox site near Robertson Road. The applicant's engineer, ECS, stated there were no grading concerns and confirmed that the replat does not alter existing subdivision access arrangements. The mailbox location was reviewed, and commissioners expressed no concerns regarding traffic impacts. Future widening of Robertson Road was briefly discussed but was determined not to affect the application under consideration.

Motion was made to approve by Member Bryson, seconded by Member Baye. Voting Yea: Chairman Gudger, Member Bryson, Member Baye, Member Miramontes.

5. Wyoming Classical Academy - Vacation and Replat

Planner Coates presented a request from Wyoming Classical Academy to vacate and replat Lot 1A of Meadows No. 2 and Lots 1 and 2 of Charter Heights Addition into a single tract of approximately 20.52 acres. The purpose of the replat is to consolidate the existing parcels into one lot to facilitate future campus development and avoid construction across lot lines.

Planner Coates noted that the request does not expand subdivision boundaries, increase development density, create additional lots, or change the underlying zoning. The property is zoned Urban Agriculture (UA), and staff found the proposal consistent with the intent of the district.

Agency review comments indicated no concerns regarding water and sewer capacity, fire protection, or other utility services. Existing street frontage and easements will remain in place.

Commissioners asked questions regarding drainage improvements and mosquito control associated with the existing detention facilities. Staff explained that drainage infrastructure in the area has been improved, including increased pond capacity and upgraded piping. Staff also stated that the detention facility is designed to drain after storm events and is not intended to retain standing water. Mosquito abatement services are provided through Natrona County Weed and Pest.

Commissioners also inquired about future phases of the school, including the potential for athletic fields. Staff stated that no site plans for future facilities are currently under review and that the lot consolidation is the first step to allow future campus development.

Motion was made to approve by Member Miramontes, seconded by Member Baye. Voting Yea: Chairman Gudger, Member Bryson, Member Baye, Member Miramontes.

6. Devore Limited Rezone/Map Amendment

Planner Coates presented a request from Devore Limited LLC to rezone several parcels near the intersection of Wyoming Boulevard and West Yellowstone Highway from **C1 (General Commercial)** to **C3 (Business Service)**. The properties are currently vacant or used for storage and were previously used for truck sales and service.

Planner Coates explained that the C3 district would allow additional business service and limited light manufacturing uses while still permitting the commercial uses allowed in C1. Staff found the request consistent with surrounding commercial development, existing infrastructure, and the City's long-term growth patterns, and recommended approval.

The applicant stated that the property was historically used in a manner more consistent with the C3 district and that potential buyers and tenants have been discouraged by the current zoning limitations. The applicant explained that rezoning would provide greater flexibility for future commercial and business service uses.

Commissioners discussed the differences between the C1 and C3 districts and expressed concerns regarding potential impacts on nearby residential properties. Discussion focused on noise, outdoor storage, buffering, screening, lighting, and compatibility with adjacent residential and mobile home properties. Staff explained that future development would remain subject to applicable site plan review requirements, buffering standards, landscaping requirements, and City ordinances, including those related to noise and public welfare.

Commissioners discussed whether existing regulations provide adequate protections for nearby residential areas and whether additional review of buffering and noise standards was needed before making a recommendation on the rezoning request.

A motion was made by Chairman Gudger and seconded by Member Baye to table until the next meeting. Voting Yea: Chairman Gudger, Member Bryson, Member Baye, Member Miramontes.

PUBLIC COMMENT - Public comment is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note no formal action will be taken on these items during this time. However, they may be scheduled on a future posted agenda if action is required.

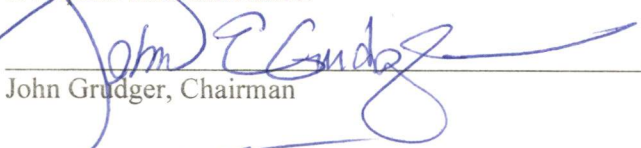
ADJOURNMENT

The Chairman adjourned the meeting at 7:02pm

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

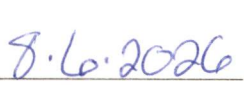
NEXT TENTATIVE MEETING - August 6th, 2026

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.


John Gudger, Chairman


Date


City Clerk, Megan Smith


Date