

**WORK SESSION MEETING**  
**May 28, 2024**  
**6:00 PM**  
**City Hall**



**CITY OF MILLS**  
EST. 1921

**Mayor:**  
Leah Juarez  
**Council President:**  
Sara McCarthy  
**Council Members:**  
Cherie Butcher  
Brad Neumiller  
Tim Sutherland

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## MINUTES

### CALL TO ORDER

### AGENDA ITEMS

1. Special Review - Leon Brothers Dealership
  - a. Megan – They have been in business for a while, they did a site plan, zoning plan, and they are just coming in front of us now. They have been forthcoming and getting us everything we have needed.
2. T-LEE Addition
  - a. 1<sup>st</sup> turns to Van Horn Ave
  - b. Megan – long time in the making. Annexing portion not in Mills, and approving plat to split it into 2 different lots
  - c. Brad asked about zoning, Megan recommended rezoning after title 17 has been approved.
    - i. We will have a little area unzoned for a couple weeks.
    - ii. Pepper tank not interested in annexing
3. Planning and Zoning - Title 17 Review
  - a. John Gudger present to discuss lighting. Apologized for not coming to last meeting.
  - b. Distance
    - i. Illustrating distances, 50' distance is insufficient. This map from google earth shows the lighting. Wall pack lighting was never fixed. Lisa Burrige promised to fix lighting on storage units. 50' not sufficient enough. The illustration shows 240' and they still have to use black out curtains. John feels that 500' is sufficient. He wanted to be on planning board to help prevent these types of problems. Some lights near Freden were shining in the street and causing driving problems.
  - c. Heard that council thinks photometric lighting plan excessive.
    - i. Realtors said that some lighting ruins the value to property.
    - ii. City Council please consider distances thinks 500' reasonable. Request that lighting not go under 400'
    - iii. 90% of all municipalities have the requirement for photometric light plans.
    - iv. Freden park another example, landscape buffering, lighting wasn't considers.
    - v. Consider lighting and landscape buffering when industrial next to residential.
  - d. Landscape Buffering
    - i. Utilities could have been put between warehouse and storage.
    - ii. We want this to be a livable city.
  - e. Consider John's 3 City respect distances, Not remove photometric plan,
  - f. Rick (John Gudger's neighbor) wanted lighting on warehouses taken care of.
    - i. Put electrical tape over lighting
    - ii. 2 different heights to storage units.
    - iii. Even the back ones were just as bright.
    - iv. Buffalo Meadows butts up next to city property, could build warehouse and ruin the value of the houses in the neighborhood.
    - v. Any window you look out of you see a bright blue wall.
    - vi. Don't want to get rid of industrial, but we are fastest growing city in Wyoming, balance to protect everyone involved.

- vii. Thank you for work on zip code.
  - g. Leah asked if shields got installed on lighting
    - i. John responded yes it did.
    - ii. Laid it out on FB page and she reached out to John.
    - iii. She went ahead and took care of the lights that were intrusive.
    - iv. Other issue lights on front of building on Pontiac have not been shielded.
    - v. Keep distance to 500' if we can, no min 400'
  - h. Brad, we went to 150', because that would be across the street, back of house, there is a sheet telling them what kind of lights they can use.
    - i. John, some of this is enforceable with distance
      - 1. Megan – 150' of residential has extra requirements
        - a. Everyone has to turn in a lighting plan, specs, location, height, aiming positioning
        - b. Shielding – to prevent glare from normal
        - c. Brad approved lighting fixtures and 150'
        - d. No matter what they have to turn in a lighting plan
      - 2. John – What is that distance representing?
        - a. Brad, extra stuff comes in
        - b. Megan- shorter light poles, staff to review
          - i. Extra review within distance
      - 3. John – Mini storage, how are we going to address lighting
        - a. Megan – exterior lighting plan with everything included
        - b. John – enforce illumination when install
          - i. Photometric plan clear cut
          - ii. Going to enforce shielding, that's a plus.
        - c. Leah – Shielded or not would be more important
      - 4. John – Photometric plan is very clear cut
        - a. Illumination plans on what is on site, \$1200-2000 cost
        - b. Only for big projects
        - c. Distance needs to be respectful to neighbors and not less than 400'
      - 5. Leah – a lot of these building have already been built
4. National zip code collation call with Sara McCarthy
  - a. If you pitch to post office anything besides mail delivery, they don't care.
  - b. Everything plays off of that zip code
  - c. Post office resistant to talk about change
  - d. Lumen and Hageman are aware of the
  - e. HB860 - Asking for identity, 8 other cities also on board
  - f. Congress is just as frustrated
  - g. Post master is located in Colorado Springs, told Colorado cities and unless Wyoming was on board. Leah said we would be more than happy to help them out.
  - h. Uphill battle
5. Cherie – Sips, people jumping the curb, R&R Rest stops
  - a. Reevaluated looking to add a straight drive
  - b. No one should be jumping a curb
  - c. Has happened numerous times
    - i. Cherie doesn't agree that a straight drive will fix
  - d. People leaving don't stop Johnson Ave, they just continue
  - e. Megan – We approved Sips in August, if review special use permit. Think what of solutions would be good.
    - i. Leah – Even if they don't jump curb, is there enough room?
      - 1. John – Planning and Zoning looked at it, long lane
        - a. Dedicated street, we couldn't adjust triangle piece
        - b. They are leasing and not buying the property
6. Brad – Sanitation truck

- a. Mike detailed the lease
- 7. Summer Fest
  - a. Saturday, parking figured out
- 8. Special Budget Meeting
  - a. Work session June 10 @ 9am

**ADJOURNMENT**

**AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

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.

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Mayor, Leah Juarez

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City Clerk, Sarah Osborn