

PLANNING & ZONING

August 06, 2026

5:30 PM

City Hall



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 5:32pm.

Board Attendees: John Gudger, Chris Volzke and Robin Baye

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

ELECTION OF OFFICERS FOR 2026-2027 TERM

1. Chair
2. Vice-Chair

Chairman John Gudger motioned to postpone the vote until the September meeting. Voting Yea: Chairman Gudger, Vice Chairman Volzke, Member Baye.

CONSENT AGENDA

3. Approval of Minutes from 07/09/2026 Meeting

Member Baye motioned to approve the minutes from 7/9/2026, and seconded by Vice Chairman Volzke. Voting Yea: Chairman Gudger, Vice Chairman Volzke, Member Baye.

AGENDA ITEM

4. Chapman Industrial Park – Replat

Planner Coates presented the Chapman Industrial Park Replat application submitted by Blue Mountain Real Estate LLC. The request would subdivide and replat an existing parcel at 5701 Chapman Place into two conforming light industrial lots, establishing legal lots of record for future ownership and development. No zoning changes were proposed.

Staff reviewed the proposal and found it complies with all applicable light industrial zoning standards, including lot size, frontage, access, and utility requirements. Existing easements would be preserved, and no nonconforming or landlocked parcels would be created. Reviewing agencies, including police, fire, public works, Rocky Mountain Power, and Black Hills Energy, reported no significant concerns. One engineering comment regarding survey corner documentation was identified and will be addressed prior to final plat recording.

Based on the review, staff determined the replat is consistent with city subdivision regulations and the intent of the light industrial district and recommended approval.

Commission members indicated the application was straightforward and had no questions. A motion was made and seconded to approve the application following staff's recommendation and initially passed unanimously. The chair then reopened the public hearing to allow for any public comment. With no comments received, a new motion was made by Member Baye to approve the Chapman Industrial Park Replat and seconded by Vice Chairman Volzke. Voting Yea: Chairman Gudger, Vice Chairman Volzke, Member Baye.

5. Peterson Addition No. 4 – Replat

Planner Coates presented a request from CCR Properties LLC for the vacation and replat of Lot 20, Peterson Addition No. 2, located at 1120 Falcon Avenue and zoned Light Industrial. The proposal would create two conforming industrial lots, approximately 8.55 acres and 7.865 acres, establishing legal lots of record for future ownership and development while maintaining existing access and utility easements.

Staff reviewed the proposal and found it complies with Light Industrial zoning requirements, including minimum lot size, frontage, setbacks, and development standards. Both lots have frontage on Falcon Avenue, preserve necessary utility and access easements, and can be served by existing infrastructure. No zoning changes were proposed, and no nonconforming or landlocked parcels would be created.

Agency reviews identified no concerns from the Police Department, Fire Department, Public Works Department, Rocky Mountain Power, or Black Hills Energy, although Black Hills Energy noted that new utility service will be required for the newly created lot. The City Engineer identified minor plat scaling and description corrections, which will be addressed administratively before final plat recording.

Staff also explained that an existing shared breezeway between two buildings will be separated through a partition and required firewall construction to comply with building code requirements. Commissioners asked questions regarding access and easements. Staff clarified that all access easements would be preserved and that no fencing or barriers would be permitted that would impede access to the rear parcel.

The public hearing was opened, and no comments were received.

A motion was made by Member Baye to approve Peterson Addition No. 4 Replat and seconded by Vice Chairman Volzke. Voting Yea: Chairman Gudger, Vice Chairman Volzke, Member Baye.

6. Un-tabling: Devore Limited Rezone/Map Amendment

A motion was made by Member Baye to un-table Devore Limited Rezone/Map Amendment and seconded by Vice Chairman Volzke. Voting Yea: Chairman Gudger, Vice Chairman Volzke, Member Baye.

Planner Coates provided an overview of the request from DeVore Limited, LLC to rezone multiple parcels near West Yellowstone Highway from C1 (General Commercial) to C3 (Business Service). Staff explained that the request would change only the zoning designation and would not alter property boundaries, create new lots, or modify public rights-of-way. Future development would remain subject to all applicable land development regulations.

Staff reviewed the differences between the C1 and C3 districts, noting that C1 is intended for customer-oriented commercial uses, while C3 accommodates business services and limited light manufacturing uses. Staff emphasized that C3 does not permit heavy industrial uses and that development standards related to buffering, landscaping, screening, lighting, and performance impacts would continue to apply.

Commission discussion focused on compatibility with surrounding land uses, particularly nearby residential properties. Commissioners noted that the subject property would be the first C3-zoned property along that corridor and expressed concerns about introducing uses that could be more intensive than those allowed under the current C1 designation. Commissioners also discussed long-term planning goals for the corridor and the importance of maintaining compatibility between residential and non-residential development.

During public comment, the applicant's representative spoke in support of the rezoning request. He stated that the property had historically been used for more intensive commercial purposes, noted the property's proximity to existing industrial uses, and argued that C3 zoning could attract desirable business users while reducing the likelihood of vacancy. He also stated that prospective tenants often seek certainty regarding permitted uses and may pursue locations elsewhere when rezoning is required.

Following additional discussion, commissioners reiterated concerns about the potential impacts of expanded permitted uses on adjacent residential properties and consistency with the city's long-term planning goals.

A motion was made by Vice Chairman Volzke for a **Do Not Pass** recommendation for the City Council and seconded by Member Baye. Voting Yea: Chairman Gudger, Vice Chairman Volzke, Member Baye.

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 6:14pm

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

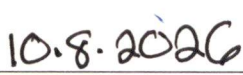
NEXT MEETING - 5:30 PM DAY, September 3rd, 2026

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

