

**WORK SESSION MEETING**  
**March 11, 2025**  
**6:00 PM**  
**City Hall**



**CITY OF MILLS**  
EST. 1921

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

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## **AGENDA**

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### **CALL TO ORDER**

### **AGENDA ITEMS**

- [1.](#) Vision Beyond Borders - Patrick Klein
2. Mayor - Suicide Awareness

### **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.



**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 25, 2025  
**SUBJECT:** Vision Beyond Borders – Development Plan

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**Case Number:** 24.04 DEV

**Summary:** Vision Beyond Borders (VBB) has submitted a Development Plan application to construct a new pole building on Lot 3, Vision Beyond Borders Addition, which is a .75-acre lot on the southwest side of Yellowstone Hwy, at the intersection with Radio Rd. Access to the parcel will be from a new approach off Radio Rd.

At their February 6, 2025, meeting, the Planning Commission made a DO PASS recommendation for the Development Plan. However, one outstanding consideration remains for Council review and decision. Section 40.10(6) of the Land Development Regulations requires all parking spaces, driveways, entrances and exits from the parking area to be paved with asphalt, concrete or similar pavement surface.

Vision Beyond Borders has made a request to be allowed to delay paving of the entire parking area. Section 40.10(14) allows the City Council to review off-street parking exception requests. VBB has requested up to five years from approval of the Development Plan to pave the parking area for the new building. The Planning Commission reviewed the request and made a recommendation to Council to allow VBB to delay paving the entirety of the parking area, however, they recommended that VBB be required to pave the required parking spaces and the drive/access aisle prior to occupancy of the building. The area recommended to be paved immediately is highlighted in yellow on the attached exhibit.

**Staff Recommendation:** Staff’s recommendation is to require paving of all the required parking area prior to occupying the new building. All other requirements

for the Development Plan have been met, and staff recommends approval of the Development Plan and that Council enter into a Development Plan Agreement with the applicant.

**Planning Commission Recommendation:** At their February 6, 2025, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the Development Plan, pending completion of all planning considerations. Planning Commission recommends the applicant be allowed to delay paving of the entire parking area for up to 5 years but require paving of all off-street parking spaces and the access drive/aisle, as shown on the attached exhibit, prior to occupancy of the building.

PRELIMINARY DRAINAGE PLAN FOR  
**VISION BEYOND BORDERS**

IN THE CITY OF MILLS  
 NATRONA COUNTY, WYOMING

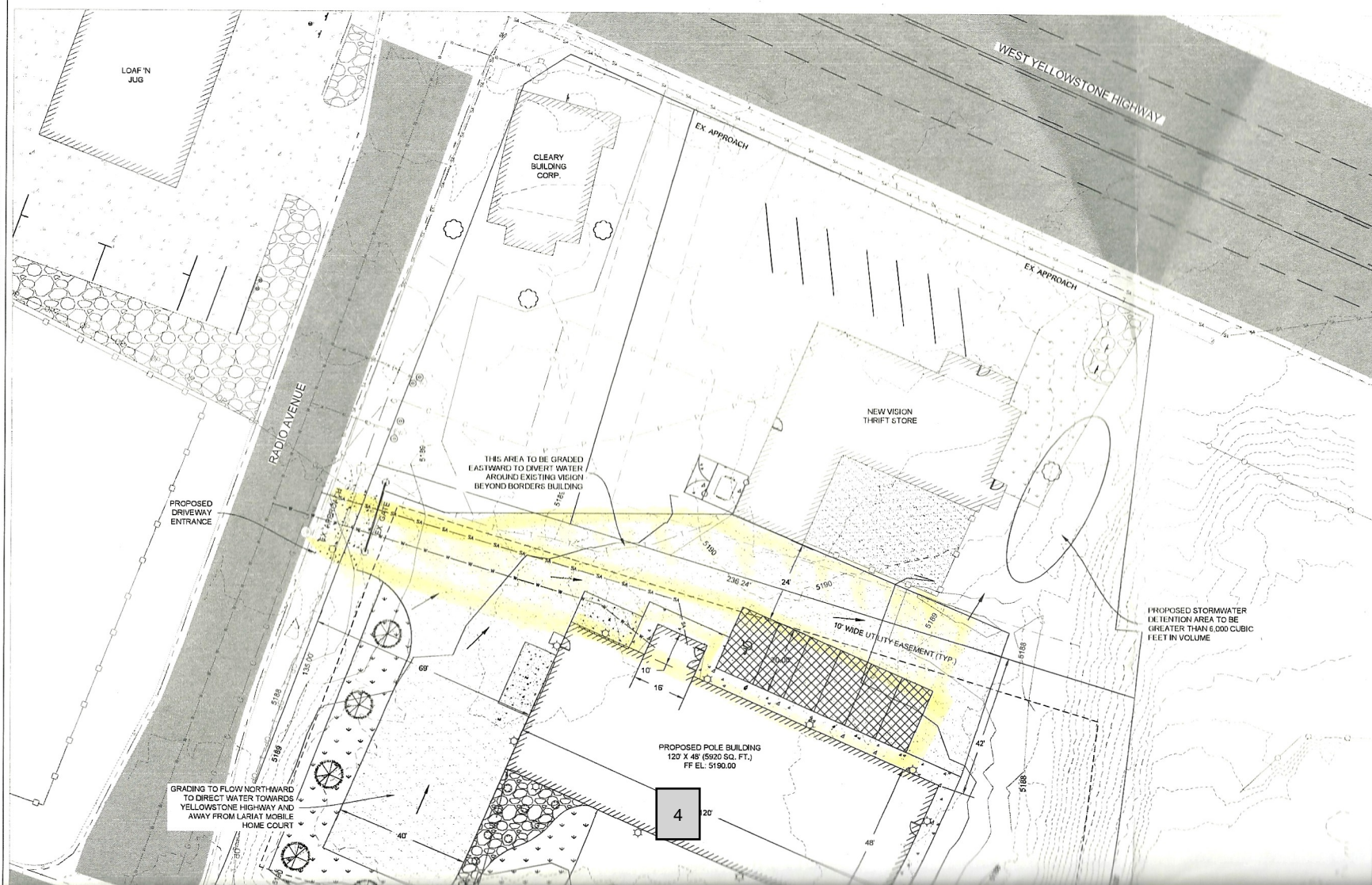
*Exhibit*  
Proposed Paving

**SYMBOLS**

- |                            |                            |
|----------------------------|----------------------------|
| ○ PROPOSED TREE            | ⊗ STORM SEWER MANHOLE      |
| ○ TREE                     | ⊕ STREET LAMP              |
| △ ECS CONTROL POINT        | Ⓣ TELEPHONE MANHOLE        |
| □ ELECTRICAL VAULT         | Ⓛ TELEPHONE PEDESTAL       |
| ▣ FIBER OPTIC PEDESTAL     | ⊗ BORE HOLE LOCATION       |
| ⊕ FIRE HYDRANT             | ⊕ WATER TEE                |
| ⊕ PROFILE FIRE HYDRANT     | ○ WATER CROSS              |
| ▣ FLARED END SECTION       | ⊕ WATER VALVE              |
| ⊕ GAS METER                | ⊕ CURB STOP                |
| ▣ CATCH BASIN              | ⊕ ELECTRICAL METER CABINET |
| ⊕ GUY WIRE ANCHOR          | ⊕ SINGLE SIGN POST         |
| ⊕ POWER POLE               | ⊕ BOLLARD                  |
| ⊕ SANITARY SEWER MANHOLE   | ◇ RECOVERED BRASS CAP      |
| ⊕ SANITARY SEWER CLEAN OUT | □ RECOVERED ALUMINUM CAP   |
| → DRAINAGE DIRECTION ARROW | ○ RECOVERED REBAR          |
|                            | ⊕ RECOVERED ALUMINUM CAP   |

ARCH-FULL BLEED D (24.00" X 36.00" INCHES)

VORWERK AND ASSOCIATES



**Vision Beyond Borders  
Commercial Development Plan**

**Planning Commission Meeting**  
January 2, 2025  
February 6, 2025

**City Council Meeting**

**Applicants:** Patrick Klein, Vision Beyond Borders

**Case Number:** 24.04 DEV

**Agent:** Steve Granger, ECS Engineering

**Summary:** The applicant is proposing to construct a commercial pole building.

**Legal Description:** Lot 3, Vision Beyond Borders Addition

**Location:** The property is located on the southwest side of Yellowstone Highway, at the intersection with Radio Rd.

**Current Zoning:** C-1 (General Commercial) \*no change of zoning is requested or required.

**Adjacent Land Use:** North: Yellowstone Highway ROW  
South: Lariat Mobile Home Court (MP)  
East: Lariat Mobile Home Court (MP)  
West: Various commercial businesses (C-1)

**Applicable Land Development Regulations**

Section 10.40 of the Mills LDRs provides the review criteria for the approval of a Development Plan. Those criteria include whether the site plan complies with all applicable regulations and if the development requires any additional site and design considerations. The proposed development should not create conflicts with vehicle, bicycle or pedestrian circulation and the Commission and/or City Council may require modifications, or condition plans, to ensure specific design features and conformance with all applicable standards.

**Summary:**

A Development Plan application has been submitted for a new pole building for Vision Beyond Borders, located just off Yellowstone Highway, accessing via Radio Ave. The site encompasses .75-acres and is zoned C-1 (General Commercial).

The Planning Commission is tasked with reviewing certain design considerations required with a Development Plan. Per Section 40.40 of the LDRs, a minimum of 10% of this site must be landscaped. An exterior lighting plan is a 5 to be submitted with a Development Plan

application. Off-street parking requirements are also required to be met. Per Section 40.10, s (6) off-street parking spaces are required and all parking spaces, driveways, entrances and exits from the parking area to be paved with asphalt, concrete or a similar permanent surface. Item #1.

The submitted Development Plan depicts the required six (6) parking spaces as paved, however, the applicant has indicated on the Development Plan and in the application their intention to utilize gravel surfacing across the remainder of the site, with plans to pave in the future. The Commission should evaluate this request and either include a recommendation to Council to allow an exception to the paving requirement or request a revision of the application to show a fully paved surface at time of construction.

### **Planning Considerations:**

1. The previous application contained a conceptual exterior lighting plan. A more detailed exterior lighting plan has been provided with this submittal and appears to be in conformance with the LDRs.
  - a. No parking lot lighting is proposed
  - b. Exterior lighting will be limited to the building with shielded wall-packs. The applicant needs to specify which model of the Sling Series Slender Wallpack light will be utilized.
2. Section 40.40(4), a minimum of 10% of the site shall be landscaped. A conceptual landscaping plan was submitted with the previous application. An updated, detailed landscape plan has been submitted and appears to be in conformance with the LDRs.
3. Per Section 40.10(6) all required parking spaces and all driveways, entrances and exits from the parking area shall be paved with asphalt, concrete or similar permanent surface.
  - a. If the Planning Commission desires to allow an alternate surfacing type, either temporarily or permanently, the motion and recommendation to Council should include language to that effect.
4. Enter into an approved Site Plan Agreement upon approval of the Development Plan.
5. A new address will be assigned after approval of the site plan.
6. Provide final, City Engineer approved design plans for:
  - a. Final grading plan
  - b. Final access/approach plans
  - c. Final utility service plans
7. Obtain all required building permits for:
  - a. All site lighting
  - b. All on-premise signage.

**Staff Recommendation:**

Staff recommends APPROVAL of the Development Plan if all requirements of the LDRs are met, including paving of all entrances, exits and required parking area and all other planning considerations are completed and met.

**Planning Commission Recommendation:**

**City Council Decision:**



CITY OF MILLS
APPLICATION FOR SITE PLAN APPROVAL
Pursuant to the City of Mills Zoning Ordinance

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

Date: 12/23/2024
Return by: (Submittal Deadline)
For Meeting on:

PLEASE PRINT

SINGLE POINT OF CONTACT:

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Patrick Klein
Owner Mailing Address:
City, State, Zip:
Owner Phone: 406-839-5674
Applicant Email: ptthomas@hushmail.com

AGENT INFORMATION:

Print Agent Name: ECS Engineers
Agent Mailing Address: 1607 CY Avenue, Suite 104
City, State, Zip: Casper, WY 82604
Agent Phone: 307-337-2883
Agent Email:

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 3, Vision Beyond Borders Addition
Physical address of subject property if available:
Size of lot(s) sq. ft./acres: 32,497 sq. ft.
Current zoning: Current use: Vacant
Intended use of the property:
Zoning within 300 feet: Land use within 300 feet:

ATTACHMENTS (REQUIRED):

- 1. Proof of ownership: (such as deed, title certification, attorney's title opinion)
2. Seven (7) full sized copies of the Site Plan:
3. One reproducible 11 x 17 Site Plan hard copy:
4. One Site Plan electronic copy (pdf):

IF APPLICABLE, INCLUDE:

- 1. Number of employees on the premises:
2. Building occupant loading (if recreational, entertainment, place of assembly, a facility or building of similar nature):
3. Number of residential units:
4. Number of off-street parking spaces provided:
5. Number of off-street parking spaces required:

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is to be the contact 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 make application to the City of Mills as follows:

OWNER Signature Patrick T. Klein

OWNER Signature

AGENT Signature

FEE: \$10.00 per dwelling unit with a \$250.00 minimum and a \$1000.00 maximum; plus a recordation fee of \$150.00.

For Office Use Only: Signature verified: Proof of ownership provided: Fee Paid: \$



January 14, 2025

Dear Planning and Zoning Committee,

Greetings! I apologize for not speaking up at the last meeting. I realize now that I missed an important opportunity to share the heart of our mission and the critical need we have for a new warehouse.

Vision Beyond Borders has been serving people and communities in need for over 40 years, both domestically and internationally. We work to send Bibles and much needed supplies around the world, support orphanages, rescue women and children from sex trafficking and help refugees and those affected by natural catastrophes. Our work is made possible through the generosity of donors and the efforts of countless volunteers who come together to collect, sort, and distribute supplies to those in desperate situations around the world. However, since selling our previous warehouse facility near Bar Nunn, our ability to continue this vital work has been severely impacted.

In the past year alone, we have carried out several significant outreach efforts:

- We sent two 40-foot containers filled with clothes, school supplies, dry food, and hygiene items to Syrian refugees in Jordan.
- We provided a 40-foot container of essential supplies to a nursing home in Cuba.
- We delivered a truck and trailer full of children's Bibles and clothing to Navajo children on the reservation in Arizona.
- We sent a semi-truck load of clothes and supplies to North Carolina to assist hurricane victims; we are hoping to send more supplies once our new warehouse is constructed and functioning.
- Most recently, we transported 36 suitcases filled with crucial supplies to help tribal people caught in the midst of a civil war in Burma. We are in need of more room to sort and pack suitcases full of much needed medicine and vitamins for Cuba and Burma.

These efforts have provided hope and relief to tens of thousands of individuals enduring unimaginable hardships. However, without a dedicated warehouse to store, sort, and pack donations, continuing our mission has become increasingly difficult. We wish we could have extended support to those affected by the fires in California, but without adequate storage, it simply wasn't possible. While our donors have been remarkably generous, we've been forced to turn away contributions due to a lack of space. Currently, we're operating out of our thrift store and relying on rented storage units—a temporary solution that is neither practical nor sustainable for the future.

As a ministry, we have always prioritized financial stewardship, ensuring that every dollar is used to help those in need rather than incurring unnecessary debt. At this point, our need for a new warehouse has become urgent. With a dedicated space, we can maximize the impact of our ministry, efficiently manage donations, and continue providing relief to those in crisis. I want to stress that we are fully committed to complying with all regulations set by the City of Mills, and we are more than willing to pave the parking area and landscaping where applicable.

I really appreciate the time and consideration that the committee has given to our request. We are eager to move forward, and your support in securing the necessary approvals for our new warehouse would be an invaluable step in enabling us to resume our mission of helping those in need.

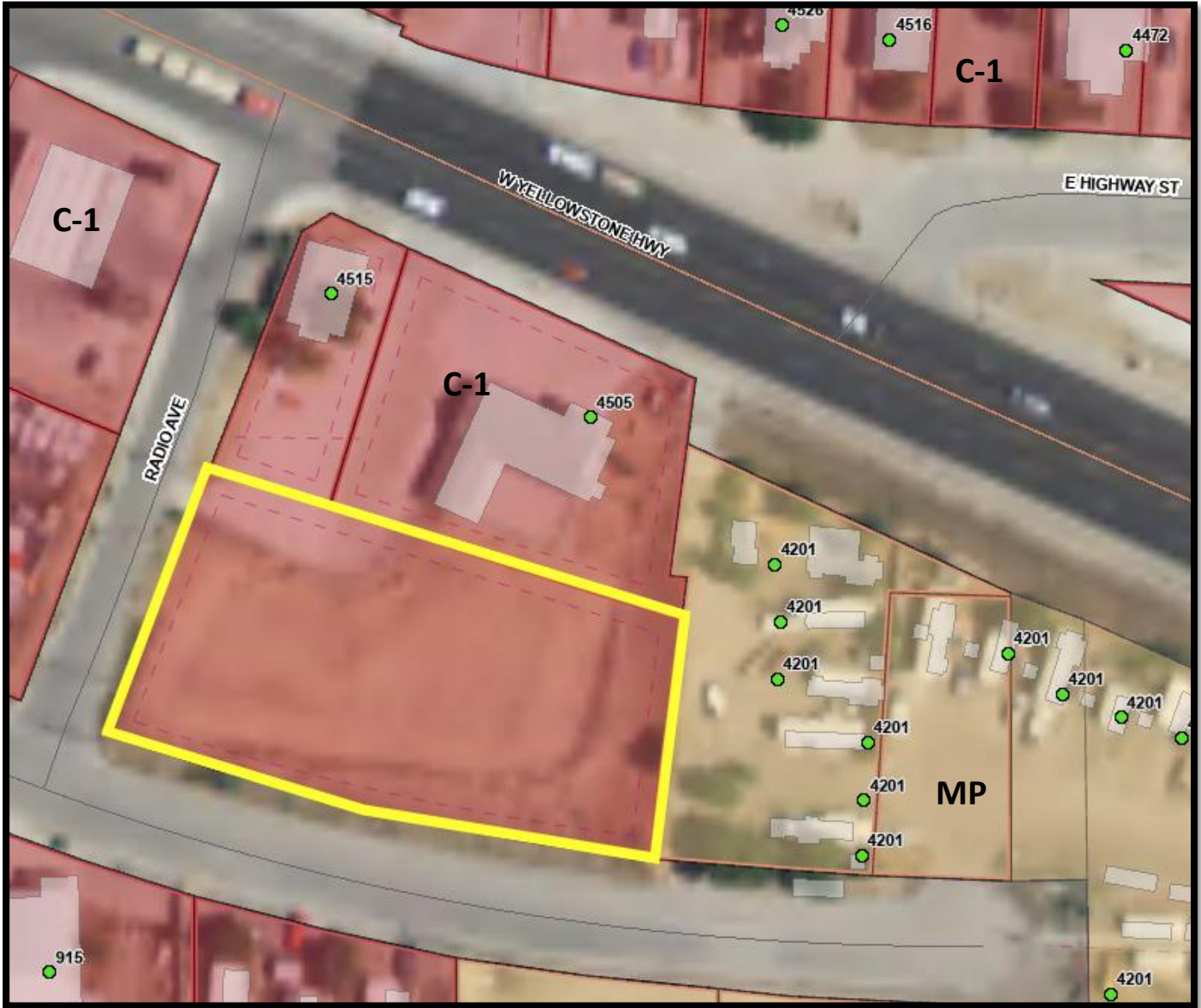
Thank you for your time, understanding, and assistance in this matter.

Sincerely,

Patrick T. Klein Vision Beyond Borders

"Jesus said, I am the way, the truth and the life, no one comes to the Father but by me." John 14:6

# Vision Beyond Borders – Development Plan



## Mills Zoning Districts

Mills, C-1: General Commercial	Mills, O-B: Office Business District
Mills, C-3: Business Service District	Mills, R-1: Single Family Dwelling District
Mills, I-1: Light Industrial	Mills, R-2: One and Two Family Dwelling District
Mills, I-2: Heavy Industrial	Mills, R-3: Multiple Family Dwelling District
Mills, M-H: Manufactured Home District	Mills, UA: Urban Agriculture
Mills, M-P: Manufactured Home Park	Mills, UR: Urban Agriculture Residential
Mills, PLI: Public Land Institutions	

# SITE PLAN FOR VISION BEYOND BORDERS IN THE CITY OF MILLS NATRONA COUNTY, WYOMING

## SYMBOLS

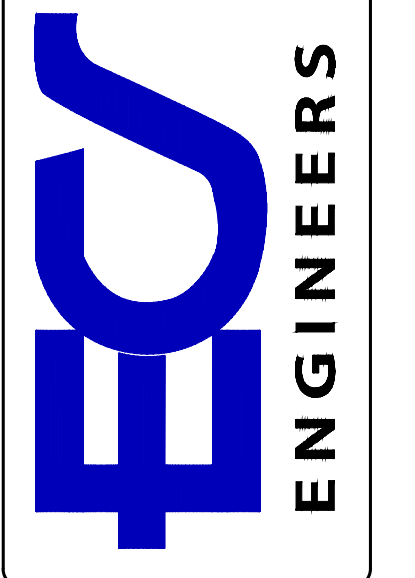
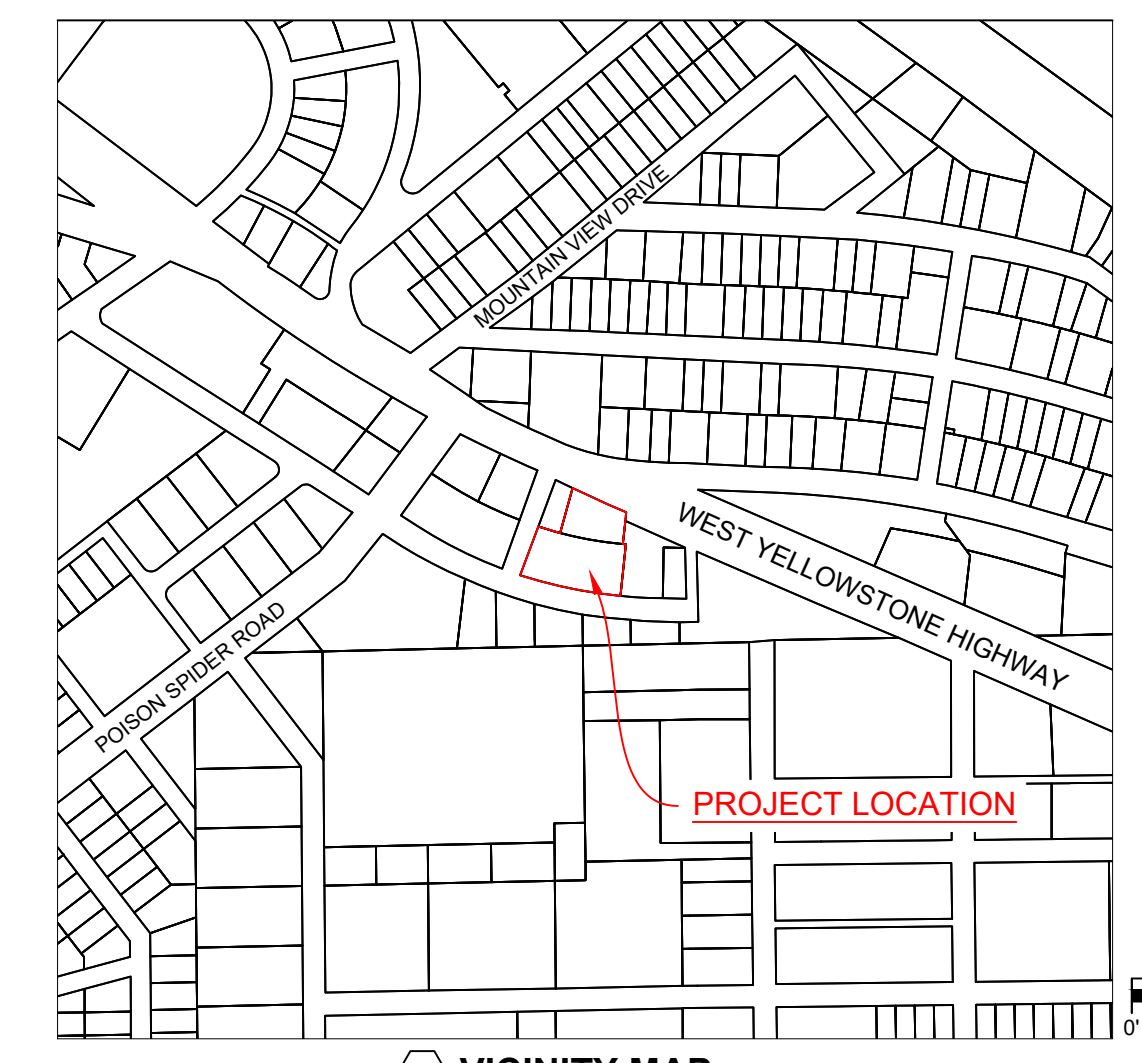
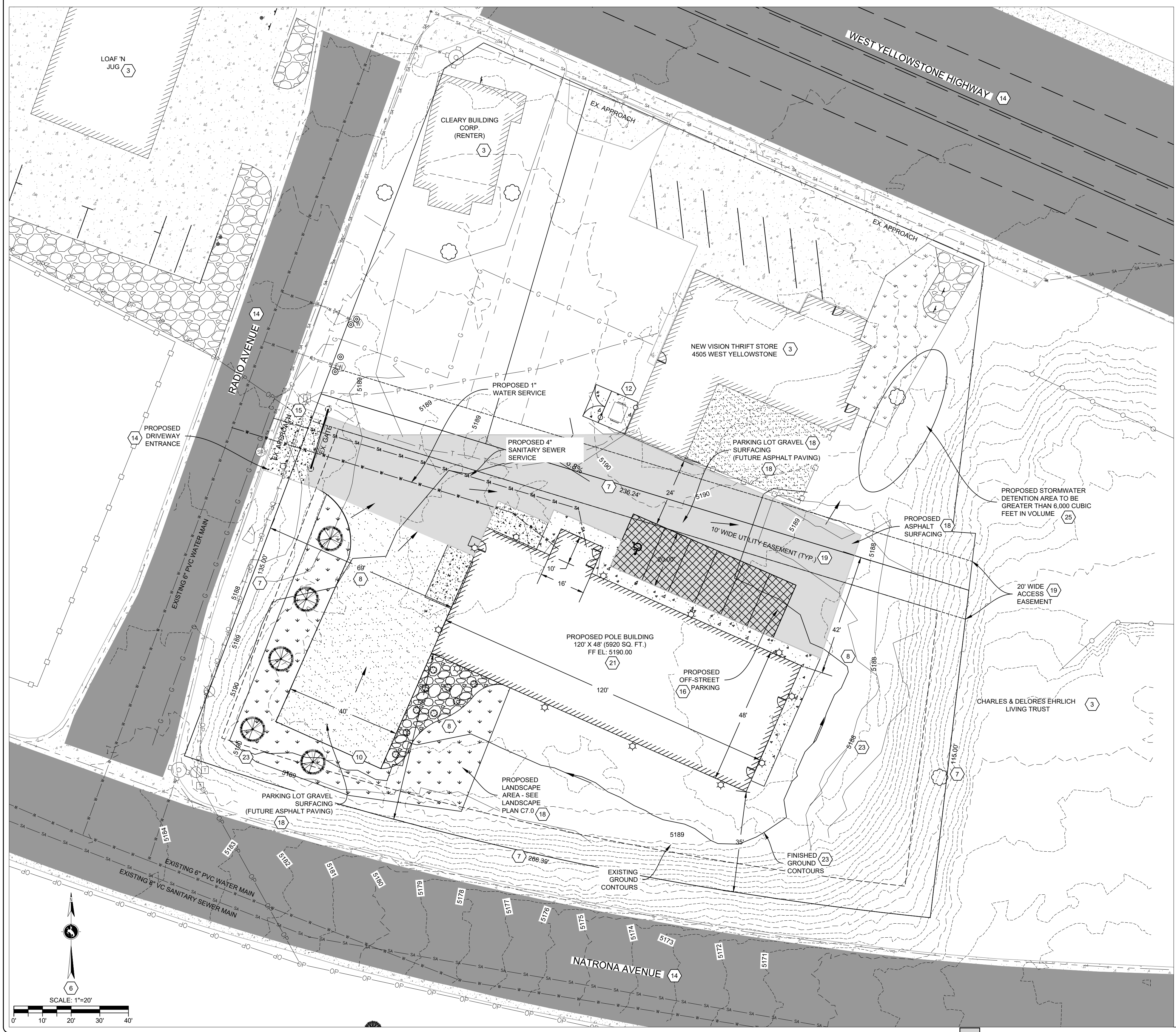
- PROPOSED TREE
- TREE
- △ ECS CONTROL POINT
- ELECTRICAL VAULT
- FIBER OPTIC PEDESTAL
- FIRE HYDRANT
- PROFILE FIRE HYDRANT
- FLARED END SECTION
- GAS METER
- CATCH BASIN
- GUY WIRE ANCHOR
- POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- DRAINAGE DIRECTION ARROW
- ⊙ STORM SEWER MANHOLE
- ⊙ STREET LAMP
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ BORE HOLE LOCATION
- WATER TEE
- WATER CROSS
- ⊙ WATER VALVE
- ⊙ CURB STOP
- ⊙ ELECTRICAL METER CABINET
- ⊙ SINGLE SIGN POST
- ⊙ BOLLARD
- ◇ RECOVERED BRASS CAP
- ◇ RECOVERED ALUMINUM CAP
- ◇ RECOVERED REBAR
- ◇ RECOVERED ALUMINUM CAP

## LEGEND

- RIGHT OF WAY
- PROPERTY LINES
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EDGE EXISTING ASPHALT
- EXISTING WOOD FENCE
- PROPOSED CHAINLINK FENCE
- G — G — G — G — EXISTING GAS LINE
- G — G — G — G — PROPOSED CRUDE MAIN
- W — W — W — W — EXISTING WATER MAIN
- W — W — W — W — PROPOSED WATER MAIN
- SA — SA — SA — SA — EXISTING SANITARY MAIN
- SA — SA — SA — SA — PROPOSED SANITARY MAIN
- SW — SW — SW — SW — EXISTING STORM MAIN
- SW — SW — SW — SW — PROPOSED STORM MAIN
- OP — OP — OP — OP — OVERHEAD POWER LINE
- T — T — T — TELEPHONE LINE
- P — P — P — UNDERGROUND POWER
- EXISTING FIBEROPTIC LINE
- PROPOSED MAJOR CONTOUR
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING CONCRETE SURFACING
- PROPOSED CONCRETE SURFACING
- EXISTING ASPHALT SURFACING
- PROPOSED ASPHALT SURFACING
- PROPOSED LANDSCAPING
- EXISTING GRAVEL

## SITE PLAN CHECKLIST

1. SITE ADDRESSES:  
LEGAL DESCRIPTION: LOT 3 OF VISION BEYOND BORDERS ADDITION  
COMMON ADDRESS: UNKNOWN
2. TITLE BLOCK: AS SHOWN
3. NAMES OF ADJACENT PROPERTY OWNERS: AS SHOWN
4. SURROUNDING LAND USES & ZONING:  
NORTH: YELLOWSTONE HIGHWAY  
SOUTH: LARIAT MOBILE HOME COURT (MP)  
EAST: LARIAT MOBILE HOME COURT (MP)  
WEST: C-1 BUSINESS
5. CURRENT & PROPOSED ZONING OF THE SITE: C-1 (GENERAL COMMERCIAL)
6. NORTH ARROW & SCALE: AS SHOWN
7. LAND AREA DIMENSIONS: AS SHOWN
8. BUILDING HEIGHT & SETBACKS:  
BUILDING HEIGHT: 18' - 1"  
FRONT SETBACK: 69.0'  
SIDE (NORTH) SETBACK: 46.6'  
SIDE (SOUTH) SETBACK: 57.8'  
REAR SETBACK: 73.0'
9. LOCATION & DIMENSION OF PROPOSED OFF-STREET LOADING DOCKS: N/A
10. LOCATION OF TRASH RECEPTACLE: AS SHOWN
11. ADVERTISING SIGNS & FENCES: N/A
12. SCREENING & SCREENING DEVICES: AS SHOWN
13. EXISTING & PROPOSED LIGHTING: SEE LIGHTING PLAN - SHEET C8.0
14. ADJACENT STREETS, ROADWAYS, DRIVEWAYS & RIGHTS-OF-WAY: AS SHOWN
15. EXISTING & PROPOSED SIDEWALKS & CURB CUTS: AS SHOWN
16. LOCATION & DIMENSIONS OF OFF-STREET PARKING: AS SHOWN
17. WHEEL STOPS, BUMPER GUARDS, AND CURBS: N/A
18. TYPES OF SURFACING: AS SHOWN
19. EXISTING & PROPOSED EASEMENTS: AS SHOWN
20. VICINITY MAP: AS SHOWN
21. GENERAL NOTES:  
A. TOTAL LAND AREA: 32,497 SQFT (0.75 ACRES)  
B. TOTAL BUILDING AREA: 5,920 SQFT  
C. TOTAL BUILDING ADDITION: N/A  
D. PERCENT OF LAND COVERED BY BUILDINGS: 18.2%  
E. BUILDING HEIGHT: 18' - 1"  
F. NUMBER OF STORIES: 1 STORY  
G. TOTAL NUMBER OF PARKING SPACES: 6 SPACES  
H. AREA OF PARKING SPACES: 1,240 SQFT  
I. PERCENT OF LAND COVERED BY PARKING: 3.8%  
J. TOTAL LANDSCAPED AREA: 3,369 SQ. FT.  
K. PERCENT OF LAND COVERED BY LANDSCAPING: 10.3%
22. NUMBERING CORRESPONDING TO THIS CHECKLIST: AS SHOWN
23. EXISTING & PROPOSED CONTOURS: AS SHOWN
24. BUILDING ELEVATIONS: SEE ATTACHED BUILDING PLANS
25. SURFACE DRAINAGE PLAN: SEE DRAINAGE PLAN - SHEET C5.0
26. PAVEMENT DESIGN REPORT: N/A
27. TRAFFIC STUDY: N/A



FOR: VISION BEYOND BORDERS  
100 N. W. 3535  
CASPER, WY 82402  
307.333.6545

BY: EBS ENGINEERS  
1607 CY AVENUE, SUITE 104  
CASPER, WY 82404  
307.337.2683

Date Drawn: 2.13.2025  
Scale: SEE DRAWING  
File Name: 240024\_Design.dwg  
Project No.: 240024  
PAGE: 1 / 9

**SITE PLAN  
VISION BEYOND BORDERS  
MILLS, WY**

REV	DATE	REVISIONS

**C1.0**

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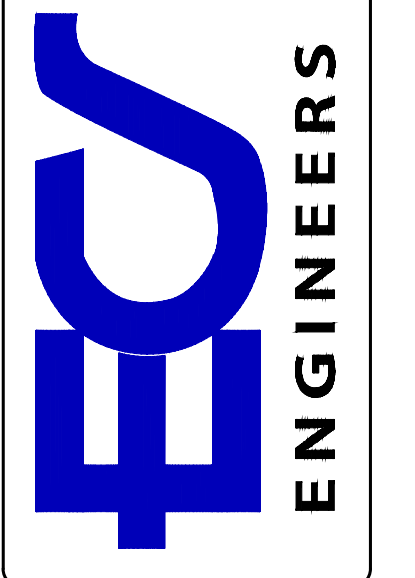
# EXISTING CONDITIONS FOR VISION BEYOND BORDERS IN THE CITY OF MILLS NATRONA COUNTY, WYOMING

## SYMBOLS

- PROPOSED TREE
- TREE
- △ ECS CONTROL POINT
- ELECTRICAL VAULT
- FIBER OPTIC PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ PROFILE FIRE HYDRANT
- ▭ FLARED END SECTION
- ⊕ GAS METER
- ⊕ CATCH BASIN
- ⊕ GUY WIRE ANCHOR
- ⊕ POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER CLEAN OUT
- DRAINAGE DIRECTION ARROW
- ⊕ STORM SEWER MANHOLE
- ⊕ STREET LAMP
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ BORE HOLE LOCATION
- ⊕ WATER TEE
- ⊕ WATER CROSS
- ⊕ WATER VALVE
- ⊕ CURB STOP
- ⊕ ELECTRICAL METER CABINET
- ⊕ SINGLE SIGN POST
- ⊕ BOLLARD
- ⊕ RECOVERED BRASS CAP
- ⊕ RECOVERED ALUMINUM CAP
- ⊕ RECOVERED REBAR
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## LEGEND

- RIGHT OF WAY
- PROPERTY LINES
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EDGE EXISTING ASPHALT
- EXISTING WOOD FENCE
- PROPOSED CHAINLINK FENCE
- EXISTING GAS LINE
- G G G G PROPOSED CRUDE MAIN
- W W W W W W EXISTING WATER MAIN
- W W W W W W PROPOSED WATER MAIN
- SA SA SA SA SA SA EXISTING SANITARY MAIN
- SA SA SA SA SA SA PROPOSED SANITARY MAIN
- SW SW SW SW SW SW EXISTING STORM MAIN
- SW SW SW SW SW SW PROPOSED STORM MAIN
- OP OP OP OP OVERHEAD POWER LINE
- T T T TELEPHONE LINE
- P P P UNDERGROUND POWER
- EXISTING FIBEROPTIC LINE
- PROPOSED MAJOR CONTOUR
- EXISTING MAJOR CONTOURS
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- PROPOSED CONCRETE SURFACING
- EXISTING ASPHALT SURFACING
- PROPOSED ASPHALT SURFACING
- PROPOSED LANDSCAPING
- EXISTING GRAVEL



FOR: VISION BEYOND BORDERS  
200 N. 15th St.  
CASPER, WY 82402  
307.333.6545

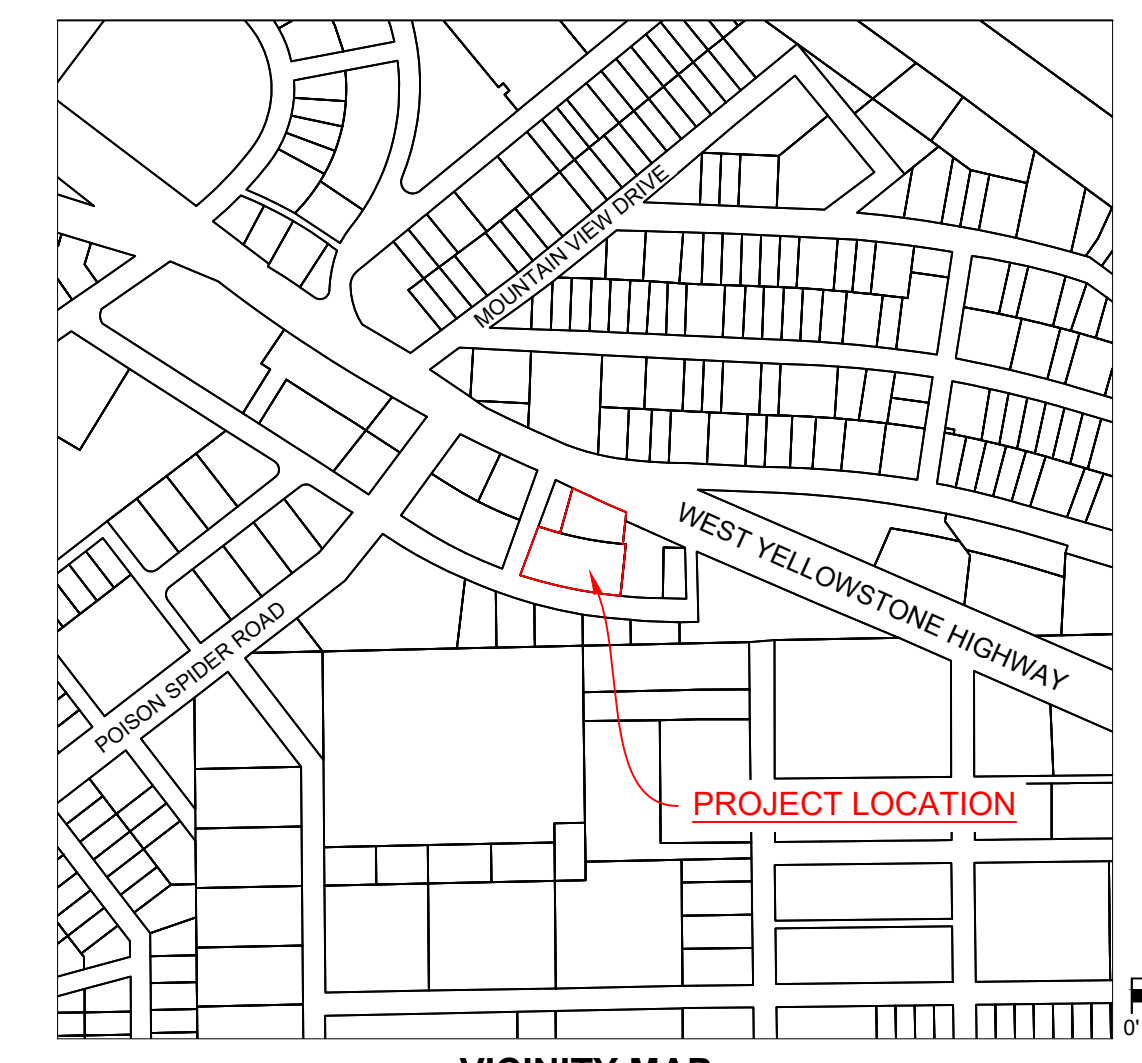
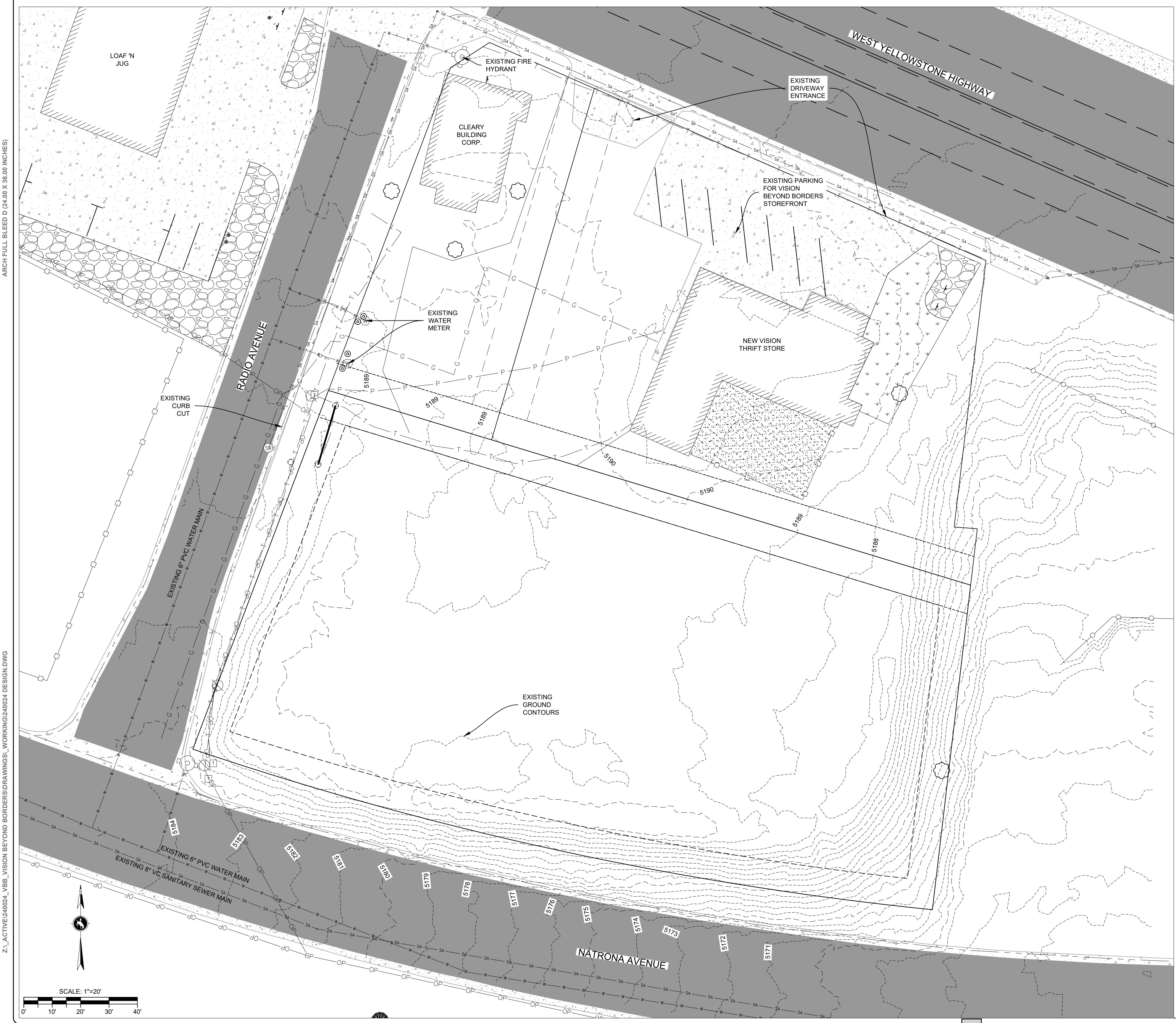
BY: ECS ENGINEERS  
1607 CY AVENUE, SUITE 104  
CASPER, WY 82404  
307.337.2883

Date Drawn: 2.13.2025  
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Project No.: 240024  
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## EXISTING CONDITIONS VISION BEYOND BORDERS MILLS, WY

REV	DATE	REVISIONS	BY

# C2.0



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# UTILITY PLAN FOR

# VISION BEYOND BORDERS

## IN THE CITY OF MILLS

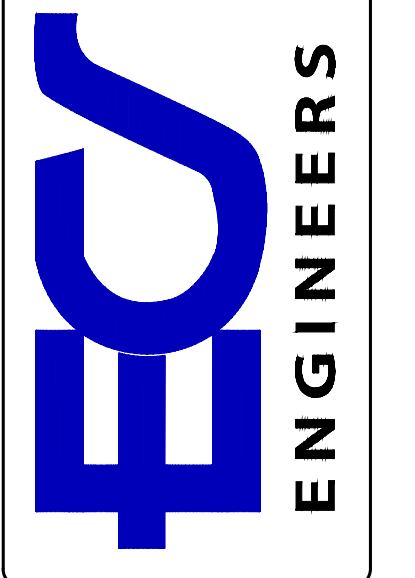
### NATRONA COUNTY, WYOMING

#### SYMBOLS

- |  |                          |  |                          |
|--|--------------------------|--|--------------------------|
|  | PROPOSED TREE            |  | STORM SEWER MANHOLE      |
|  | TREE                     |  | STREET LAMP              |
|  | ECS CONTROL POINT        |  | TELEPHONE MANHOLE        |
|  | ELECTRICAL VAULT         |  | TELEPHONE PEDESTAL       |
|  | FIBER OPTIC PEDESTAL     |  | BORE HOLE LOCATION       |
|  | FIRE HYDRANT             |  | WATER TEE                |
|  | PROFILE FIRE HYDRANT     |  | WATER CROSS              |
|  | FLARED END SECTION       |  | WATER VALVE              |
|  | GAS METER                |  | CURB STOP                |
|  | CATCH BASIN              |  | ELECTRICAL METER CABINET |
|  | GUY WIRE ANCHOR          |  | SINGLE SIGN POST         |
|  | POWER POLE               |  | BOLLARD                  |
|  | SANITARY SEWER MANHOLE   |  | RECOVERED BRASS CAP      |
|  | SANITARY SEWER CLEAN OUT |  | RECOVERED ALUMINUM CAP   |
|  | DRAINAGE DIRECTION ARROW |  | RECOVERED REBAR          |
|  |                          |  | RECOVERED ALUMINUM CAP   |

#### LEGEND

- |  |                          |  |                             |
|--|--------------------------|--|-----------------------------|
|  | RIGHT OF WAY             |  | TELEPHONE LINE              |
|  | PROPERTY LINES           |  | UNDERGROUND POWER           |
|  | EXISTING CENTERLINE      |  | EXISTING FIBEROPTIC LINE    |
|  | PROPOSED CENTERLINE      |  | PROPOSED MAJOR CONTOUR      |
|  | EDGE EXISTING ASPHALT    |  | EXISTING MINOR CONTOURS     |
|  | EXISTING WOOD FENCE      |  | EXISTING MINOR CONTOURS     |
|  | PROPOSED CHAINLINK FENCE |  | EXISTING CONCRETE SURFACING |
|  | EXISTING GAS LINE        |  | PROPOSED CONCRETE SURFACING |
|  | PROPOSED CRUDE MAIN      |  | EXISTING ASPHALT SURFACING  |
|  | EXISTING WATER MAIN      |  | PROPOSED ASPHALT SURFACING  |
|  | PROPOSED WATER MAIN      |  | PROPOSED LANDSCAPING        |
|  | EXISTING SANITARY MAIN   |  | EXISTING GRAVEL             |
|  | PROPOSED SANITARY MAIN   |  |                             |
|  | EXISTING STORM MAIN      |  |                             |
|  | PROPOSED STORM MAIN      |  |                             |
|  | OVERHEAD POWER LINE      |  |                             |



FOR: VISION BEYOND BORDERS  
 200 N. 15th St.  
 CASPER, WY 82402  
 307.333.6545

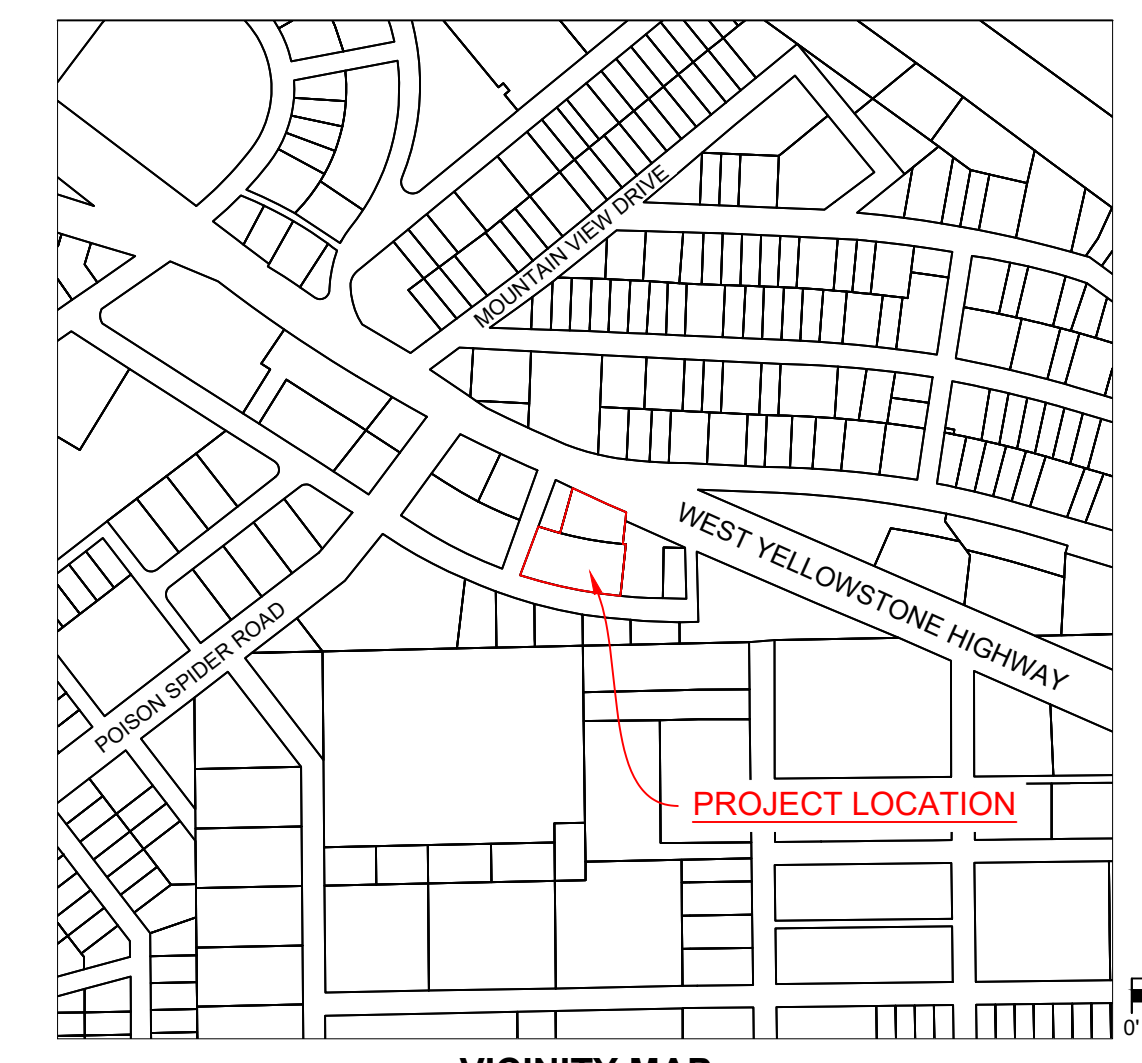
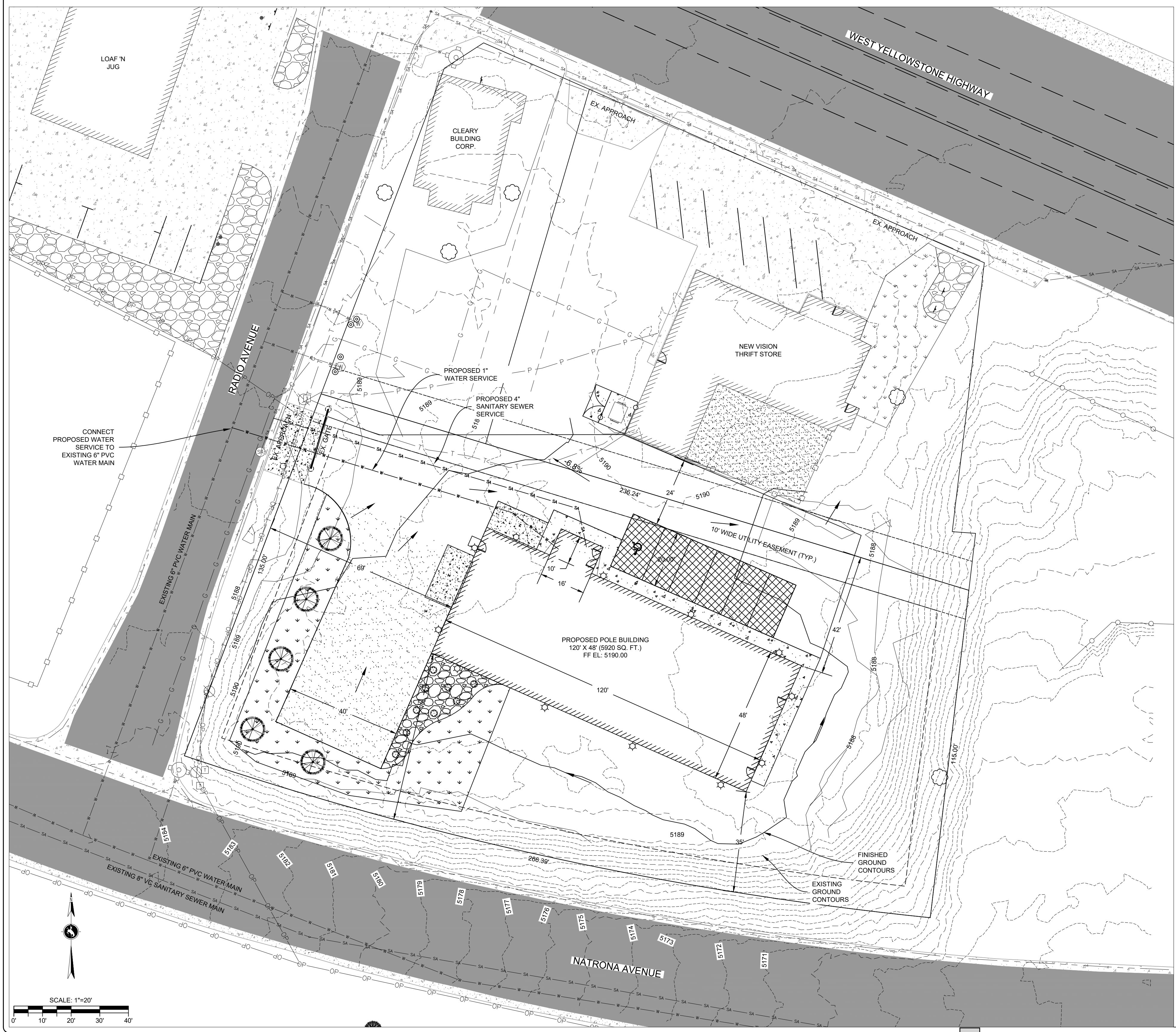
BY: ECS ENGINEERS  
 1607 CY AVENUE, SUITE 104  
 CASPER, WY 82404  
 307.337.2683

Date Drawn: 2.13.2025  
 Scale: SEE DRAWING  
 Project No: 240024  
 File Name: 240024\_Design.dwg  
 PAGE: 2/8

**UTILITY PLAN**  
**VISION BEYOND BORDERS**  
**MILLS, WY**

REV	DATE	REVISIONS	BY

**C3.0**



ARCH FULL BLEED D (24.00 X 36.00 INCHES)

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# GRADING PLAN FOR

# VISION BEYOND BORDERS

## IN THE CITY OF MILLS

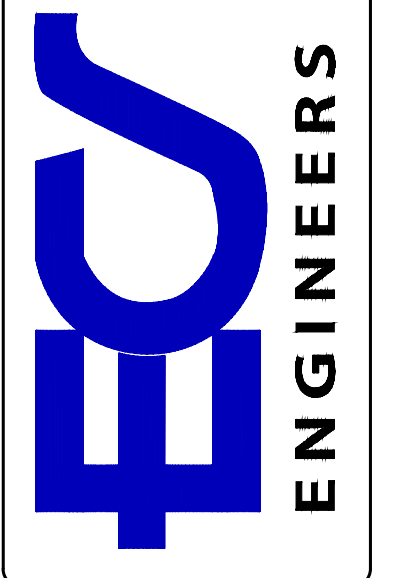
### NATRONA COUNTY, WYOMING

#### SYMBOLS

- |                            |                            |
|----------------------------|----------------------------|
| ○ PROPOSED TREE            | ⊕ STORM SEWER MANHOLE      |
| ○ TREE                     | ⊕ STREET LAMP              |
| △ ECS CONTROL POINT        | ⊕ TELEPHONE MANHOLE        |
| □ ELECTRICAL VAULT         | ⊕ TELEPHONE PEDESTAL       |
| □ FIBER OPTIC PEDESTAL     | ⊕ BORE HOLE LOCATION       |
| ⊕ FIRE HYDRANT             | ⊕ WATER TEE                |
| ⊕ PROFILE FIRE HYDRANT     | ⊕ WATER CROSS              |
| ⊕ FLARED END SECTION       | ⊕ WATER VALVE              |
| ⊕ GAS METER                | ⊕ CURB STOP                |
| ⊕ CATCH BASIN              | ⊕ ELECTRICAL METER CABINET |
| ⊕ GUY WIRE ANCHOR          | ⊕ SINGLE SIGN POST         |
| ⊕ POWER POLE               | ⊕ BOLLARD                  |
| ⊕ SANITARY SEWER MANHOLE   | ⊕ RECOVERED BRASS CAP      |
| ⊕ SANITARY SEWER CLEAN OUT | ⊕ RECOVERED ALUMINUM CAP   |
| ➔ DRAINAGE DIRECTION ARROW | ⊕ RECOVERED REBAR          |
|                            | ⊕ RECOVERED ALUMINUM CAP   |

#### LEGEND

- |               |                             |
|---------------|-----------------------------|
| — T — T — T — | TELEPHONE LINE              |
| — P — P — P — | UNDERGROUND POWER           |
| — F — F — F — | EXISTING FIBEROPTIC LINE    |
| — C — C — C — | PROPOSED MAJOR CONTOUR      |
| — M — M — M — | EXISTING MAJOR CONTOURS     |
| — S — S — S — | EXISTING MINOR CONTOURS     |
| — D — D — D — | EXISTING CONCRETE SURFACING |
| — G — G — G — | PROPOSED CONCRETE SURFACING |
| — A — A — A — | EXISTING ASPHALT SURFACING  |
| — B — B — B — | PROPOSED ASPHALT SURFACING  |
| — L — L — L — | PROPOSED LANDSCAPING        |
| — G — G — G — | EXISTING GRAVEL             |



FOR: VISION BEYOND BORDERS  
 200 N. 15th St.  
 CASPER, WY 82602  
 307.333.6545

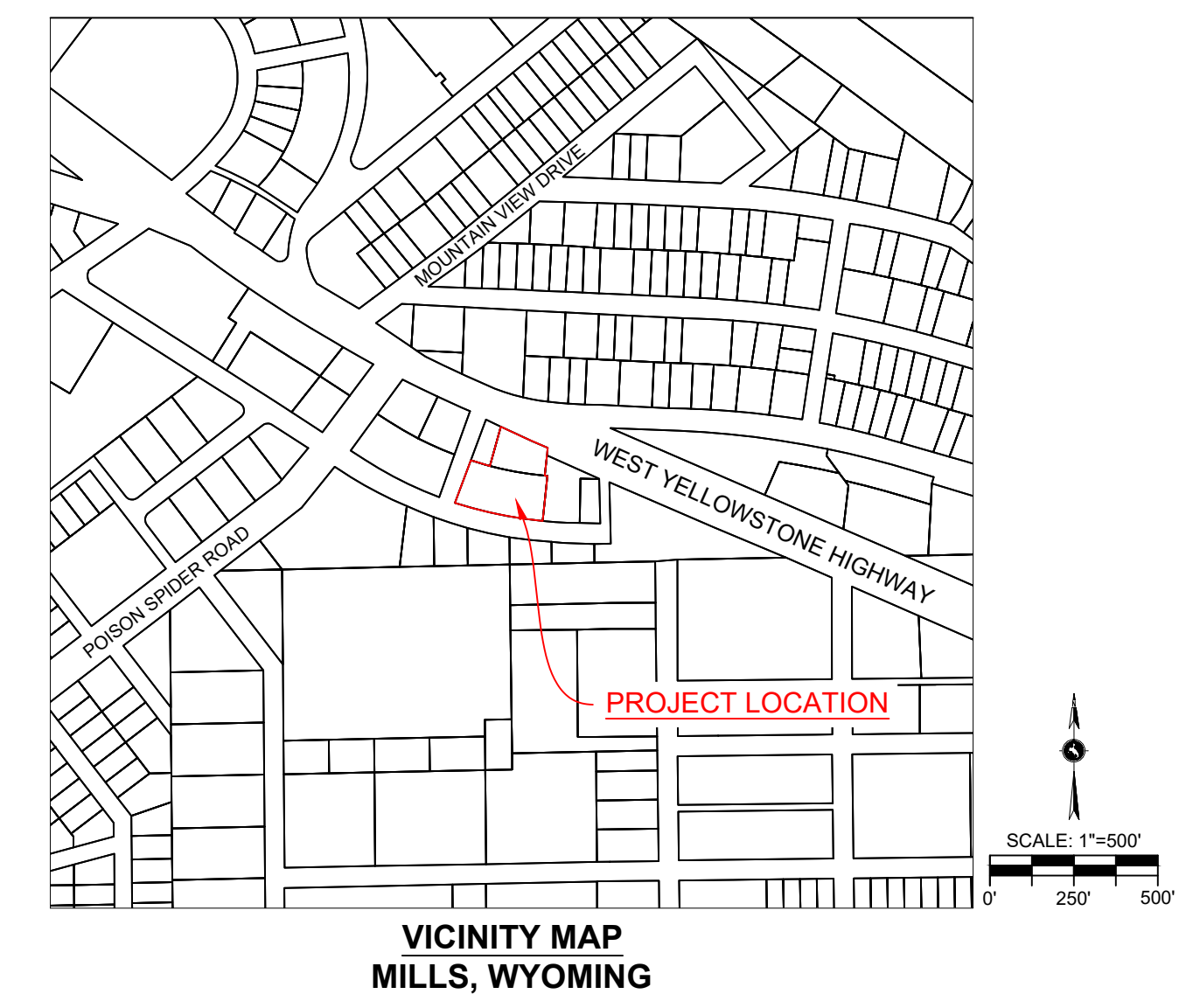
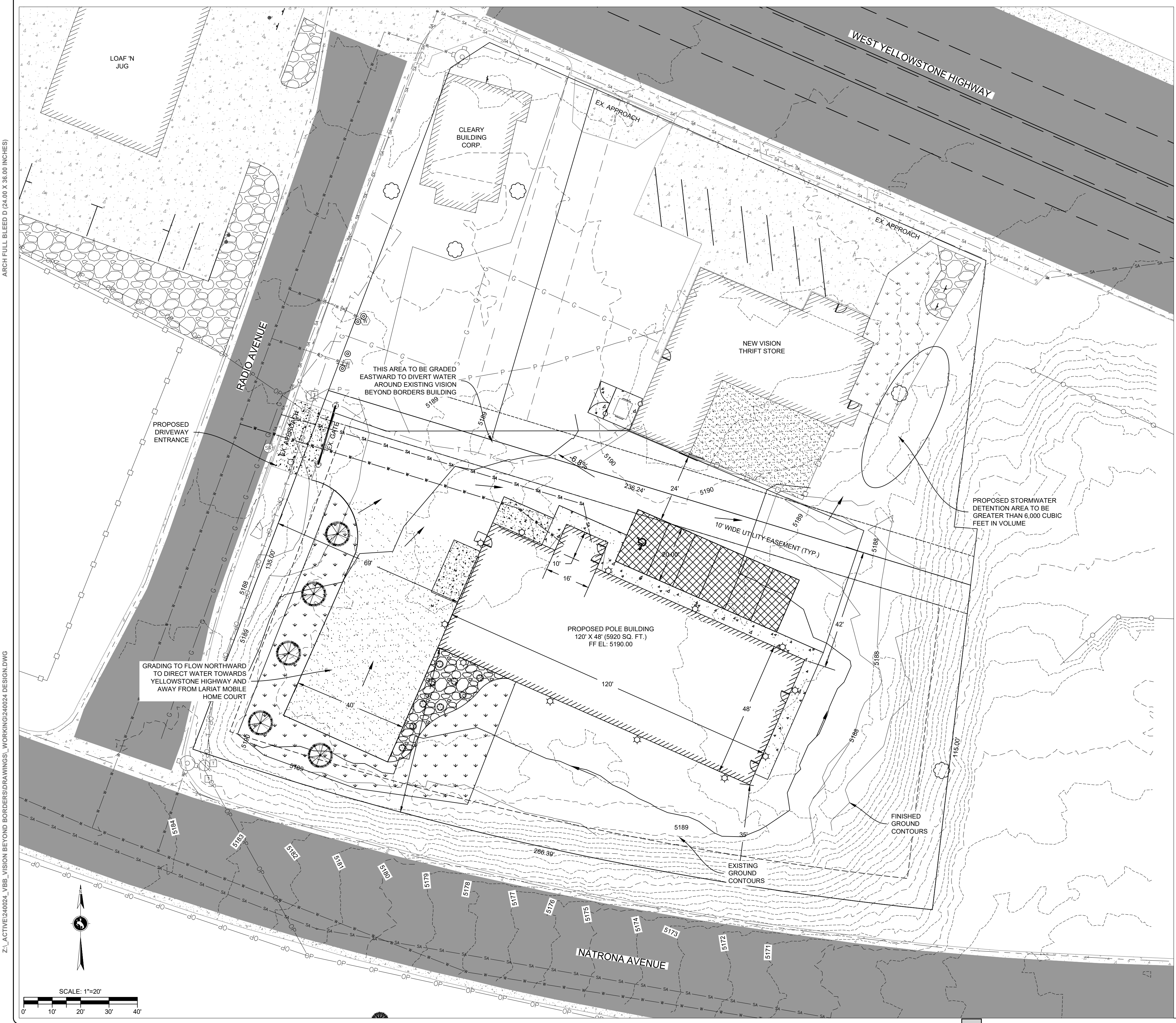
BY: EBS ENGINEERS  
 1607 CY AVENUE, SUITE 104  
 CASPER, WY 82604  
 307.337.2683

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 Project No.: 240024  
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**GRADING PLAN**  
**VISION BEYOND BORDERS**  
**MILLS, WY**

REV	DATE	REVISIONS	BY

**C4.0**



Z:\ACTIVE\240024\_VB\_BORDERS\DRAWINGS\WORKING\240024\_DESIGN.DWG ARCH FULL BLEED D (24.00 X 36.00 INCHES)

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# DRAINAGE PLAN FOR

# VISION BEYOND BORDERS

## IN THE CITY OF MILLS

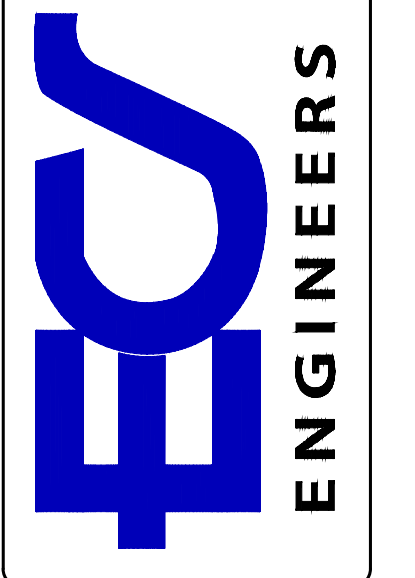
### NATRONA COUNTY, WYOMING

#### SYMBOLS

- |                            |                            |
|----------------------------|----------------------------|
| ○ PROPOSED TREE            | ⊕ STORM SEWER MANHOLE      |
| ○ TREE                     | ⊕ STREET LAMP              |
| △ ECS CONTROL POINT        | ⊕ TELEPHONE MANHOLE        |
| □ ELECTRICAL VAULT         | ⊕ TELEPHONE PEDESTAL       |
| □ FIBER OPTIC PEDESTAL     | ⊕ BORE HOLE LOCATION       |
| ⊕ FIRE HYDRANT             | ⊕ WATER TEE                |
| ⊕ PROFILE FIRE HYDRANT     | ⊕ WATER CROSS              |
| ⊕ FLARED END SECTION       | ⊕ WATER VALVE              |
| ⊕ GAS METER                | ⊕ CURB STOP                |
| ⊕ CATCH BASIN              | ⊕ ELECTRICAL METER CABINET |
| ⊕ GUY WIRE ANCHOR          | ⊕ SINGLE SIGN POST         |
| ⊕ POWER POLE               | ⊕ BOLLARD                  |
| ⊕ SANITARY SEWER MANHOLE   | ⊕ RECOVERED BRASS CAP      |
| ⊕ SANITARY SEWER CLEAN OUT | ⊕ RECOVERED ALUMINUM CAP   |
| → DRAINAGE DIRECTION ARROW | ⊕ RECOVERED REBAR          |
|                            | ⊕ RECOVERED ALUMINUM CAP   |

#### LEGEND

- |               |                             |
|---------------|-----------------------------|
| — T — T — T — | TELEPHONE LINE              |
| — P — P — P — | UNDERGROUND POWER           |
| — F — F — F — | EXISTING FIBEROPTIC LINE    |
| — C — C — C — | PROPOSED MAJOR CONTOUR      |
| — D — D — D — | EXISTING MAJOR CONTOURS     |
| — E — E — E — | EXISTING MINOR CONTOURS     |
| — G — G — G — | EXISTING CONCRETE SURFACING |
| — H — H — H — | PROPOSED CONCRETE SURFACING |
| — I — I — I — | EXISTING ASPHALT SURFACING  |
| — J — J — J — | PROPOSED ASPHALT SURFACING  |
| — K — K — K — | PROPOSED LANDSCAPING        |
| — L — L — L — | EXISTING GRAVEL             |
- 
- |           |                          |
|-----------|--------------------------|
| — — — — — | RIGHT OF WAY             |
| — — — — — | PROPERTY LINES           |
| — — — — — | EXISTING CENTERLINE      |
| — — — — — | PROPOSED CENTERLINE      |
| — — — — — | EDGE EXISTING ASPHALT    |
| — — — — — | EXISTING WOOD FENCE      |
| — — — — — | PROPOSED CHAINLINK FENCE |
| — — — — — | EXISTING GAS LINE        |
| — — — — — | PROPOSED CRUDE MAIN      |
| — — — — — | EXISTING WATER MAIN      |
| — — — — — | PROPOSED WATER MAIN      |
| — — — — — | EXISTING SANITARY MAIN   |
| — — — — — | PROPOSED SANITARY MAIN   |
| — — — — — | EXISTING STORM MAIN      |
| — — — — — | PROPOSED STORM MAIN      |
| — — — — — | OVERHEAD POWER LINE      |



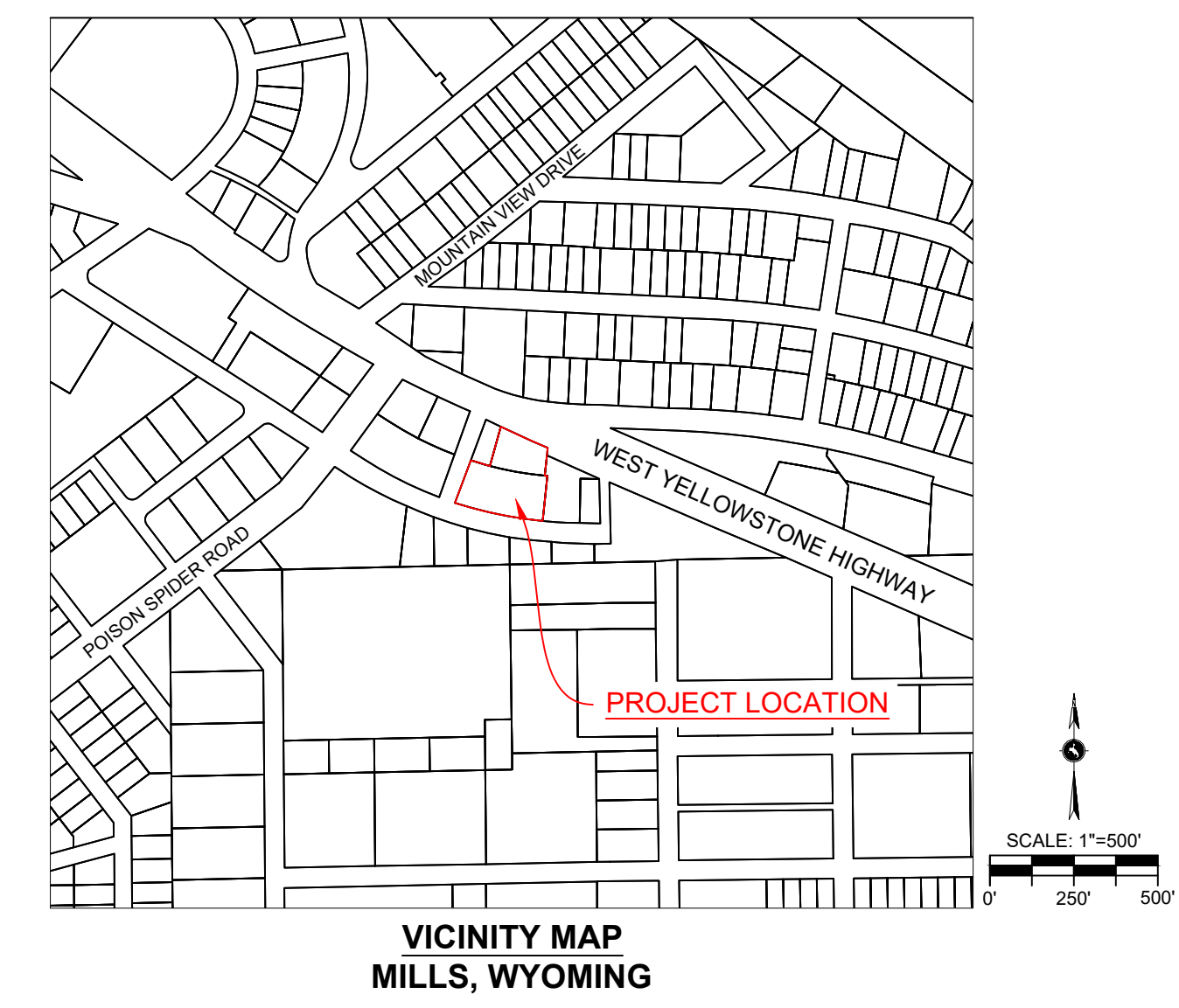
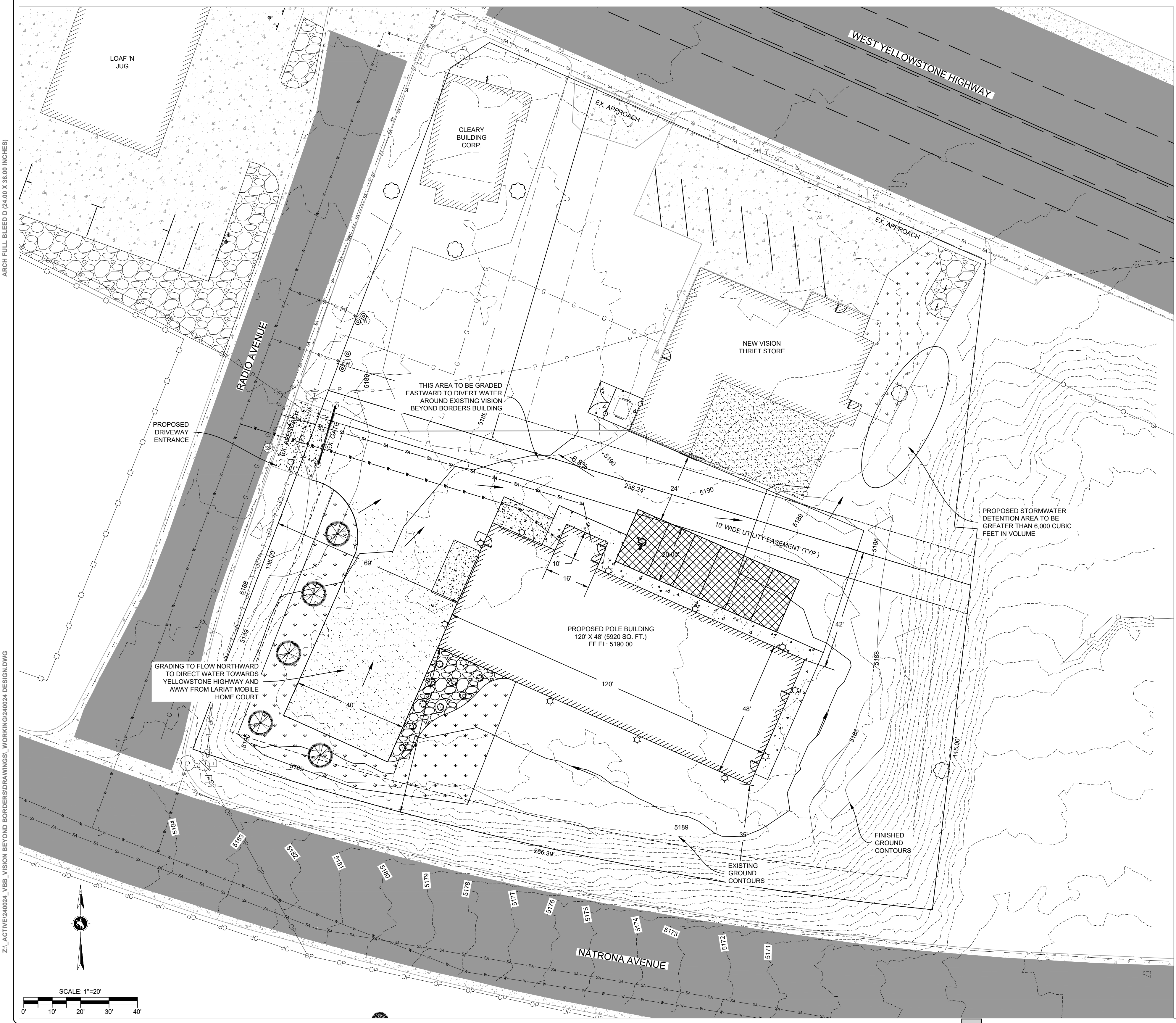
FOR: VISION BEYOND BORDERS  
 1600 CY AVENUE, SUITE 104  
 CASPER, WY 82404  
 307.337.2683

BY: SHAWN J. GUSTAFSON  
 6936  
 PROFESSIONAL ENGINEER  
 WYOMING  
 Date: 2.13.2025  
 Scale: SEE DRAWING  
 File Name: 240024\_Drainp.dwg  
 Project No.: 240024  
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**DRAINAGE PLAN**  
**VISION BEYOND BORDERS**  
**MILLS, WY**

REV	DATE	REVISIONS	BY

**C5.0**



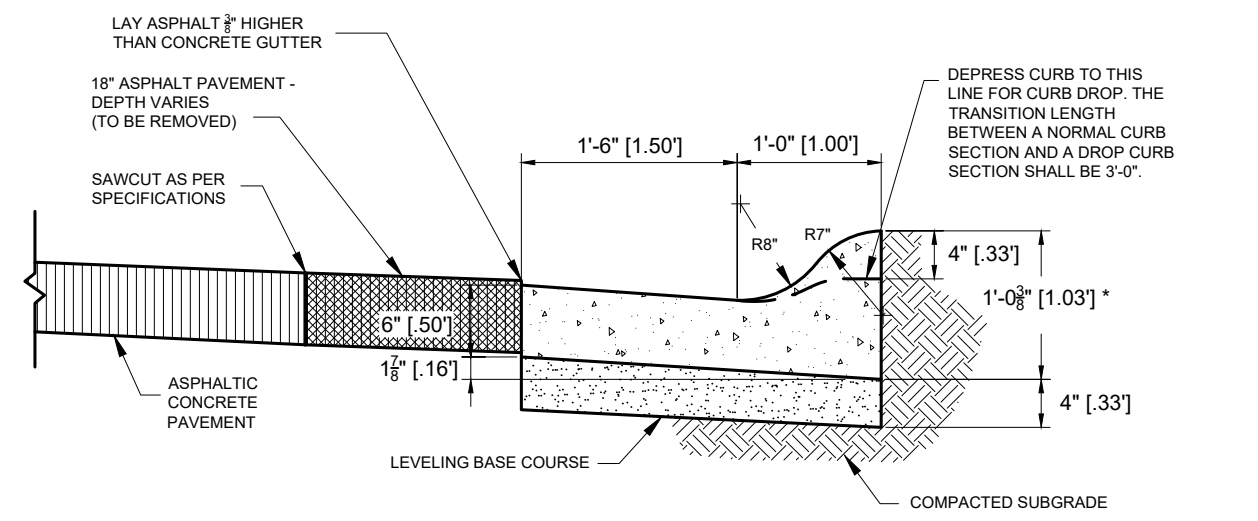
ARCH FULL BLEED D (24.00 X 36.00 INCHES)

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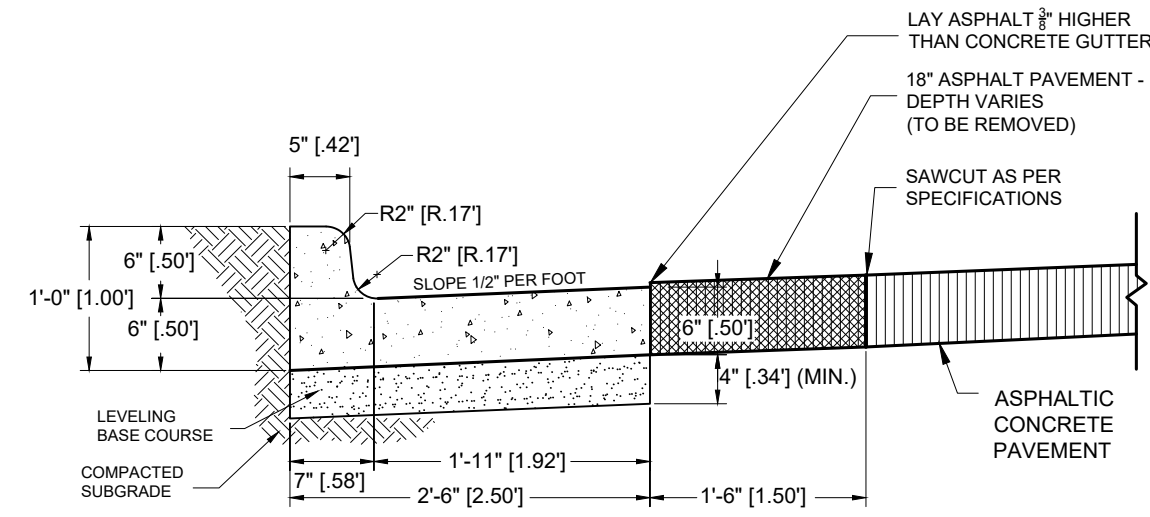
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# DETAILS FOR VISION BEYOND BORDERS IN THE CITY OF MILLS NATRONA COUNTY, WYOMING

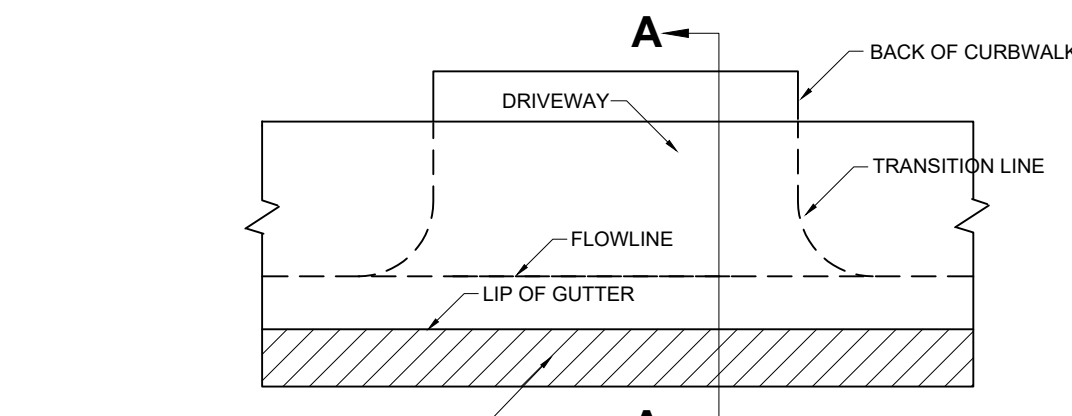


**30" CONCRETE CURB & GUTTER  
TYPE A**



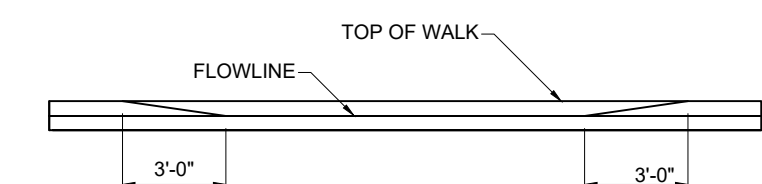
**30" CONCRETE CURB & GUTTER  
TYPE B**

**TYPICAL CONCRETE CURB  
& GUTTER SECTIONS  
NOT TO SCALE**

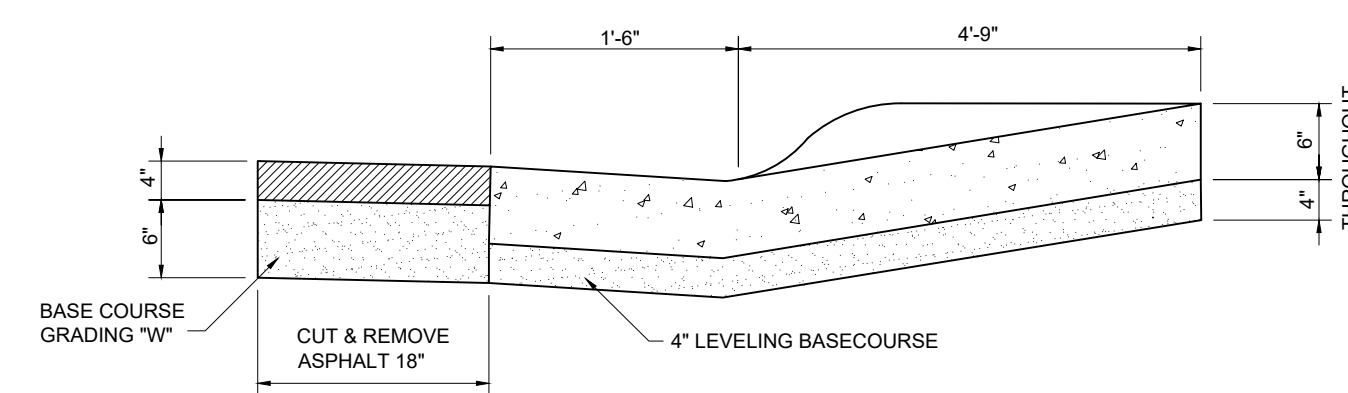


CUT AND REMOVE ASPHALT 18" BACK FROM LIP OF GUTTER. PLACE GRADING "W" BASECOURSE, BACKFILL AND COMPACT TO TOP ASPHALT ELEVATION. EXCEPTIONS MAY BE GRANTED BY CITY ENGINEER.

**CURBWALK PLAN AT DRIVEWAY**

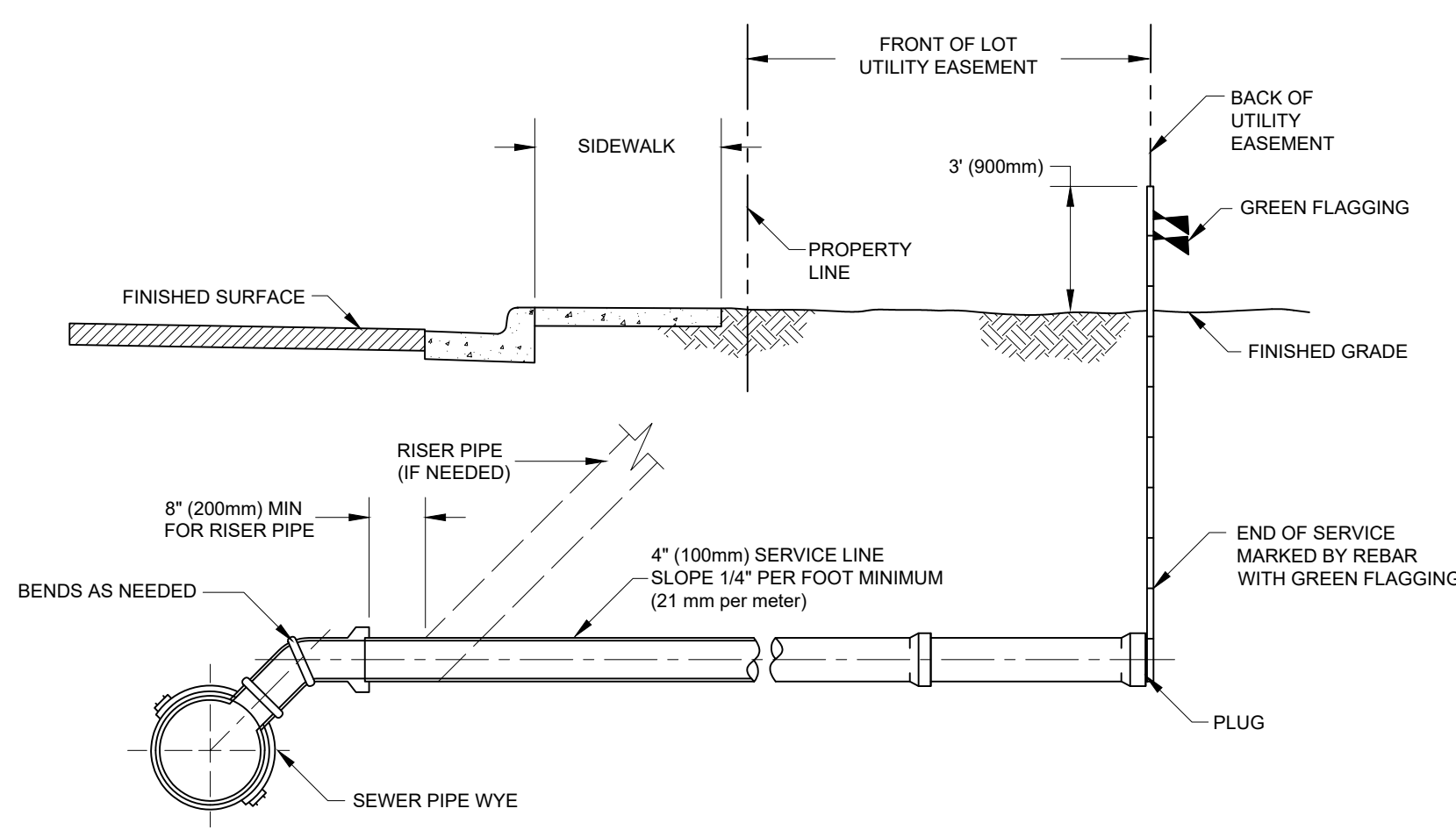


**ELEVATION**



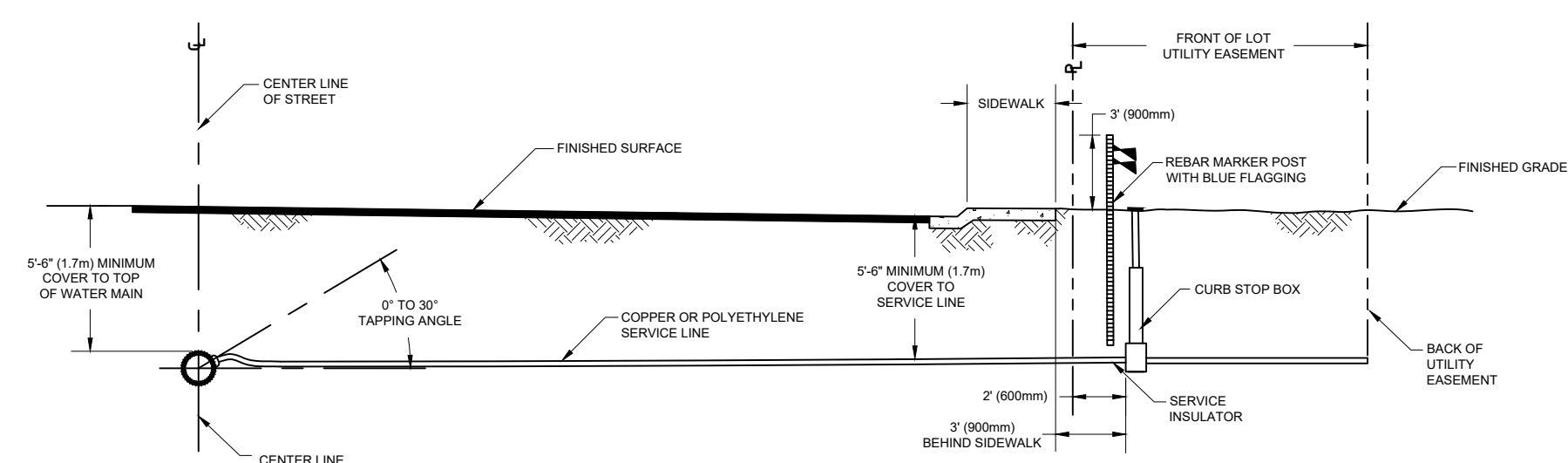
**SECTION A-A  
TYPICAL CURB CUT SECTION FOR  
EXISTING CONSTRUCTION  
NOT TO SCALE**

- NOTES:**
1. REINFORCING FOR DRIVEWAY SECTIONS SHALL CONSIST OF NO. 3 REBAR AT 18" ON CENTER EACH WAY OR FIBER-REINFORCED CONCRETE.
  2. THE CITY OF CASPER DOES NOT PAVE BACK FOR COMMERCIAL PROPERTIES, SITE PLANS, SUBDIVISION DEVELOPMENT, NEW CONSTRUCTION, ETC.

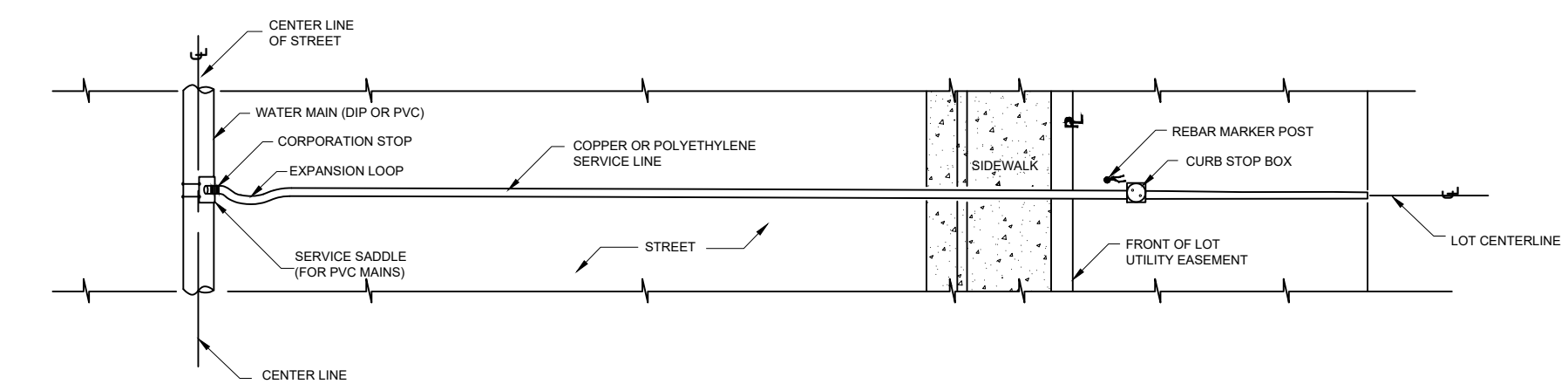


**SEWER SERVICE  
LINE DETAIL  
NOT TO SCALE**

- NOTES:**
1. THE ENDS OF SERVICE LINES SHALL END ABOVE THE GROUNDWATER TABLE.
  2. SEWER SERVICE TO BE LOCATED AT 10 FEET (3m) FROM WATER SERVICE ON THE DOWNHILL FLOW SIDE OF SEWER MAIN.
  3. A GROUNDWATER BARRIER SHALL BE INSTALLED IN THE SERVICE LINE TRENCH ON THE PROPERTY LINE.
  4. SEWER SERVICE LINES WITH RISER PIPES SHALL MEET THE REQUIREMENTS OF SECTION 601.07. C.

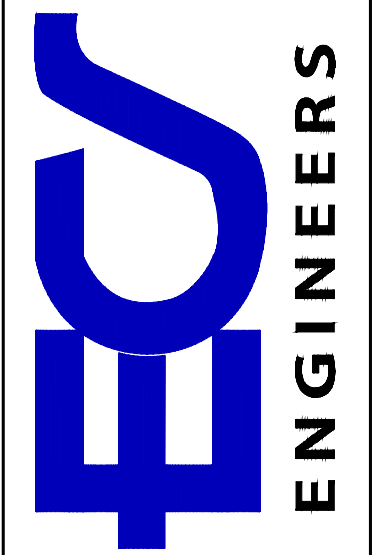


**TYPICAL SECTION**



**TYPICAL PLAN  
WATER SERVICE  
LINE DETAIL  
NOT TO SCALE**

- NOTES:**
1. WATER SERVICE TO BE LOCATED ON LOT CENTER LINE.
  2. SEWER SERVICE TO BE LOCATED AT LEAST 10 FEET (3m) FROM WATER SERVICE LINE ON THE DOWNHILL FLOW SIDE OF SEWER MAIN.
  3. A GROUNDWATER BARRIER SHALL BE INSTALLED IN THE SERVICE LINE TRENCH ON THE PROPERTY LINE.



FOR: VISION BEYOND BORDERS  
200 N. W. 13th St.  
CASPER, WY 82402  
307.333.6545

BY: ECS ENGINEERS  
1607 CY AVENUE, SUITE 104  
CASPER, WY 82404  
307.337.2883

Date Drawn: 2.13.2025  
Scale: SEE DRAWING  
Project No.: 240024  
File Name: 240024\_02wp.dwg  
PAGE: 6/9

**DETAILS  
VISION BEYOND BORDERS  
MILLS, WY**

REV	DATE	DESCRIPTION

**C6.0**

ARCH/FULL BLEED D (24.00 X 36.00 INCHES)

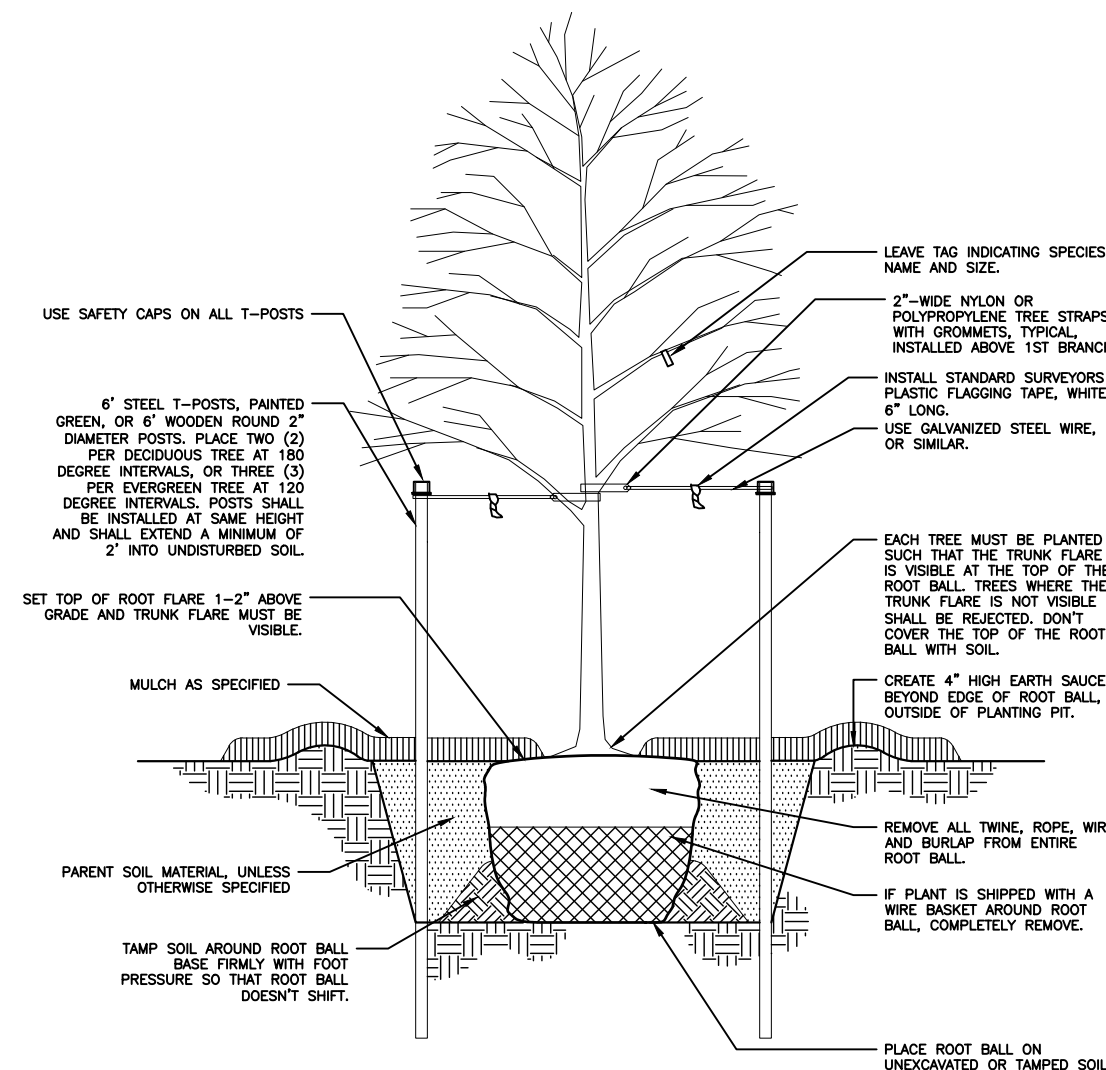
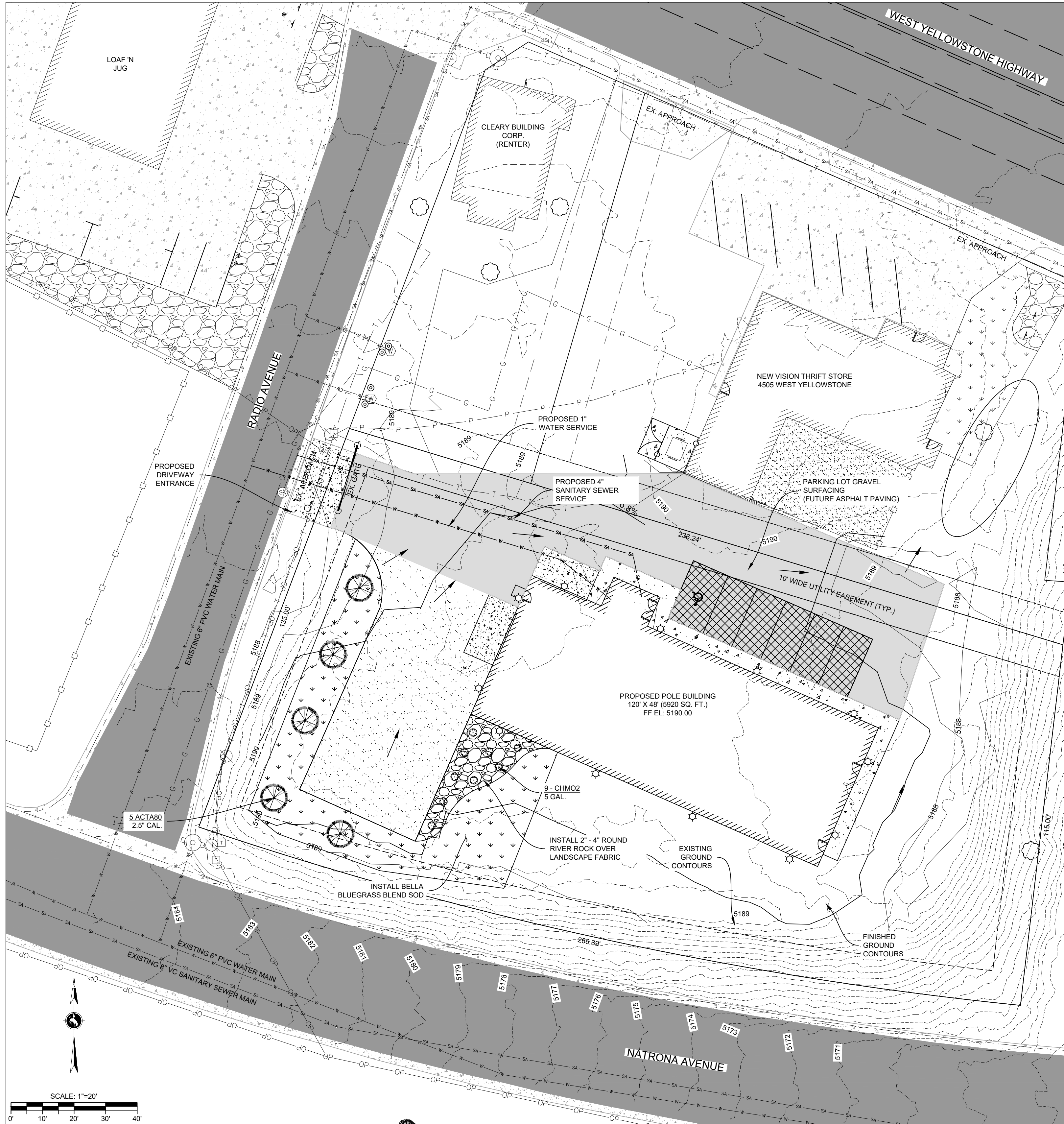
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1/8" IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ARCH/FULL BLEED D (24.00 X 36.00 INCHES)

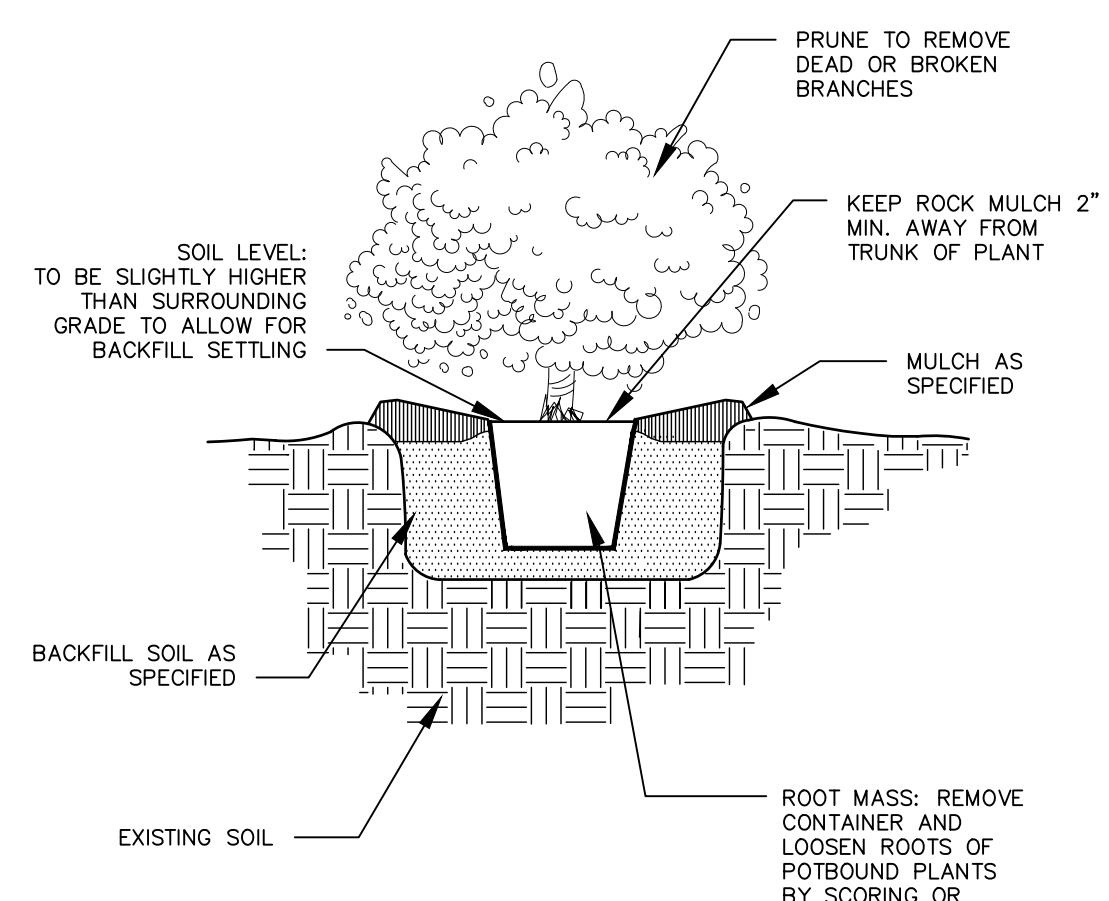
# LANDSCAPE PLAN FOR VISION BEYOND BORDERS IN THE CITY OF MILLS NATRONA COUNTY, WYOMING

PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT	QTY.
	ACTA80	ACER GINNALA AMUR MAPLE	2.5" CAL.	B&B	5
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT	QTY.
	CHMO2	CHRYSOTHAMNUS MOLESTUS RABBITBRUSH	5 GAL.	POT	9

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	BELLA BLUEGRASS BLEND SOD	2,835 SF
	2-4" ROUND RIVER ROCK OVER LANDSCAPE FABRIC	535 SF



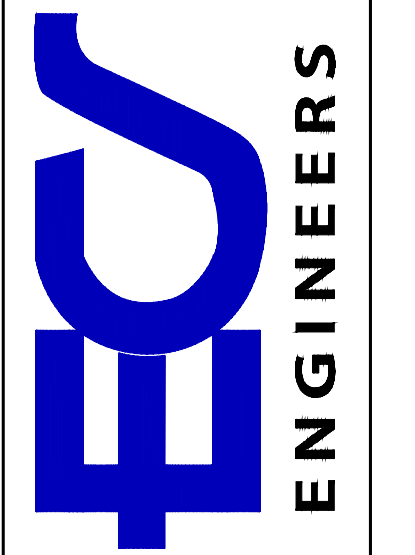
TYPICAL TREE PLANTING  
N.T.S.



TYPICAL SHRUB PLANTING  
N.T.S.

## LANDSCAPING NOTES

- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION, EXCAVATION, OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITIES.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S NATIONAL STANDARD SPECIFICATIONS.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PREPARED AND SEEDED OR SODDED AS SPECIFIED. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING, AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC THAT RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUND COVER OR GRADE. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL OTHER CONTRACT DOCUMENTS TO DETERMINE FULL SCOPE OF POTENTIAL SITE DISTURBANCE TO BE RECLAIMED.
- THE INSTALLATION OF LAWNS, PLANT MATERIAL AND IRRIGATION SYSTEM SHALL BE PERFORMED BY ONE CONTRACTOR.
- CONTRACTOR SHALL FURNISH REQUIRED PLANT MATERIALS, INCLUDING TREES, SHRUBS, GRASSES, AND PERENNIALS OF ALL DESCRIPTIONS, FOR THE PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE ARCHITECT IMMEDIATELY.
- NO TREES SHALL BE PLANTED CLOSER THAN 10' TO A FIRE HYDRANT. ADJUST LAYOUT IF NECESSARY.
- NO TREE OR SHRUB SHALL BE PLANTED OVER OR WITHIN 10' LATERALLY FROM ANY SEWER OR WATER LINES OR 4' LATERALLY FROM GAS LINES. ADJUST LAYOUT IF NECESSARY.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT FROM CITY'S DEVELOPMENT OFFICE. CONTRACTOR TO LEAVE SPECIES LABEL ON PLANT FOR CITY STAFF INSPECTORS.
- CONTRACTOR SHALL PROVIDE PLANTS FREE FROM INSECTS AND DISEASES, SUN-SCALD INJURIES, ABRASIONS OF THE BARK, OR OTHER OBJECTIONABLE BLEMISHES. WEAK AND/OR DISFIGURED PLANTS WILL NOT BE ACCEPTED.
- CONTRACTOR SHALL PROVIDE FIELD GROWN NURSERY TREES, DUG WITH A BALL OF EARTH STILL INTACT IN WHICH THEY ARE GROWING, WRAPPED IN BURLAP OR OTHER SUITABLE MATERIAL TO COMPLETELY COVER THE ROOT BALL WITH A LACING OR OTHER BALL SUPPORTING DEVICE ON THE OUTSIDE TO HOLD THE BALL IN A FIRM, RIGID CONDITION.
- CONTAINER GROWN PLANTS SHALL BE HEALTHY, VIGOROUS, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWN. THEY SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION. THE PLANTS SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM ROOT BALL.
- ALL 1.5-2" CALIPER DECIDUOUS TREES SHALL HAVE A SINGLE LEADER, 12-14' HEIGHT, BRANCHING AT 6-7' HEIGHT WITH A UNIFORM CANOPY BRANCHING, BRANCH ANGLES SHALL BE NO LESS THAN 30°.
- ALL 6-8" TALL EVERGREEN TREES SHALL HAVE A HEIGHT TO SPREAD RATIO OF 5:3, WITH A SINGLE LEADER.
- CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN CONFORMANCE WITH STATE AND FEDERAL LAWS WITH RESPECT TO INSPECTION FOR PLANT DISEASE AND INFECTIONS.
- CONTRACTOR SHALL PROVIDE INSPECTION CERTIFICATES REQUIRED BY LAW WITH EACH SHIPMENT, INVOICE, OR ORDER OF STOCK TO THE OWNER.
- PLANT MATERIALS FOR THIS PROJECT ARE SUBJECT TO INSPECTION BEFORE, DURING, AND POST PLANTING. DAMAGED PLANT MATERIAL, CONTAINERS, OR LOOSE, TORN, AND BROKEN ROOT BALLS WILL NOT BE APPROVED BY THE OWNER AND WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND MUST BE REMOVED FROM THE STORAGE AREA OR PROJECT.
- MAINTENANCE SERVICES TO BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR WILL BE EXPECTED TO FURNISH SERVICE AND MAINTENANCE OF ALL PLANTED AREAS THROUGH FINAL COMPLETION OF PROJECT OR AS REQUIRED PER THE REQUIREMENTS OF THE PROJECT WARRANTY PERIOD.
- ALL PLANT MATERIALS SHALL BE CERTIFIED BY THE STATE DEPARTMENT OF AGRICULTURE TO ASSURE THEM TO BE FREE OF DISEASE OR HAZARDOUS INSECTS.
- ALL FERTILIZER SHALL BE DELIVERED IN WATER PROOF BAGS SHOWING WEIGHT, CHEMICAL ANALYSIS, AND THE NAME OF THE MANUFACTURER.
- ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN THEIR ORIGINAL CONTAINERS WITH ALL LABELS INTACT AND LEGIBLE.
- CONTRACTOR WILL BE RESPONSIBLE TO PROTECT AND MAINTAIN PLANT LIFE DURING THE STORAGE PERIOD PRIOR TO PLANTING.
- INSTALLATION OF PLANT LIFE WILL NOT BE PERMITTED WHEN THE AMBIENT TEMPERATURES MAY DROP BELOW 35°F OF RISE ABOVE 90°F.
- CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY. WARRANTY TO INCLUDE COVERAGE FOR ONE ENTIRE GROWING SEASON FOR ALL DEAD OR UNHEALTHY PLANTINGS. ALL REPLACEMENT PLANTS SHALL BE REQUIRED TO BE OF THE SAME SIZE AND SPECIES AS SPECIFIED IN THE PLANT SCHEDULE, PLANTED IN THE FOLLOWING GROWING SEASON, WITH A NEW WARRANTY COMMENCING ON THE DATE OF PLACEMENT.
- SOIL MATERIALS:
  - ALL SOIL BACKFILL WILL BE FREE OF ROCKS LARGER THAN 1.5", STICKS, ROOTS, AND OTHER DEBRIS.
  - TOPSOIL TO BE STERILE, WEED FREE, PROCESSED, AND PASSED THROUGH A 3/4" SCREEN.
  - 4" OF TOPSOIL TO BE INSTALLED IN ALL NEW SITE LANDSCAPE AREAS, NATIVE GRASS PLANTINGS, AND PLANTING RINGS OR IN ANY AREAS DESIGNATED IN THE PLANS FOR CONSTRUCTION.
- SOIL AMENDMENT MATERIALS:
  - COMPOST SHALL BE 'GLACIER GOLD', 'SOIL PROP', OR AN APPROVED EQUAL.
  - FERTILIZER SHALL BE 100% ORGANIC, 'TRANSPLANT ROOT STIMULATOR', 'BIOPLEX TRANSPARENT CONCENTRATE' OR APPROVED EQUAL.
- BOULDER ENCOUNTERED DURING EXCAVATION FOR THE PROJECT SITE SHALL BE HANDLED TO PREVENT SCARRING AND USED AS PART OF THE LANDSCAPING SCHEME. PLACE AS DIRECTED BY THE OWNER.
- WEED BARRIER FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC, 4.75 OZ. SQ./YD. OR HEAVIER WITH METAL LANDSCAPE PINS. DO NOT INSTALL WEED BARRIER UNDER PERENNIALS AND GRASSES.
- CONTRACTOR SHALL USE 1.5" DIA. ROUND POSTS WITH TAPERED END, 8.0' IN LENGTH OR DUCKBILL ANCHORS FOR TREE ANCHORING.
- CONTRACTOR SHALL USE 3 ANCHORS FOR DECIDUOUS TREES, 3 ANCHORS FOR CONIFEROUS TREES WITH WEBBING OR RUBBER TREE TIES MANUFACTURED SPECIFICALLY FOR USE ON TREES.
- CONTRACTOR WILL BE RESPONSIBLE TO REMOVE ALL ANCHORING AT THE END OF ONE CONTINUOUS GROWING SEASON.
- LANDSCAPE AREAS SHALL BE IRRIGATED PER CITY OF GILLETTE STANDARDS. CONTRACTOR SHALL COORDINATE PERMANENT UNDERGROUND IRRIGATION SYSTEM LAYOUT WITH PLANTINGS.
- CONTRACTOR TO MAINTAIN CURRENT SET OF IRRIGATION AS-BUILT DRAWINGS TO BE SUBMITTED UPON COMPLETION OF PROJECT TO ARCHITECT.
- AREAS THAT ARE TOO SMALL TO BE DRILL SEEDED SHALL BE BROADCAST, RAKED IN, AND ROLLED.
- CONTRACTOR TO PROVIDE FULL IRRIGATION AND EDGING SUBMITTAL WITH SHOP DRAWINGS OF LANDSCAPING AND IRRIGATION LAYOUT TO ARCHITECT.
- STREET LIGHTING SHALL BE ORNAMENTAL STREET LIGHTING, NO GLOBE LIGHTING. ORNAMENTAL STREET LIGHTING SHALL MEET CURRENT STREET LIGHTING STANDARD SPECIFICATIONS.
- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



FOR: VISION BEYOND BORDERS  
200 N. B. 1535  
CASPER, WY 82402  
307.333.6545

BY: ECS ENGINEERS  
1600 CV AVENUE, SUITE 104  
CASPER, WY 82404  
307.337.2683

Date Drawn: 2.10.2025  
Scale: SEE DRAWING  
File Name: 240024\_Landscape.dwg  
Project No.: 240024  
PAGE: 7/8

LANDSCAPE PLAN  
VISION BEYOND BORDERS  
MILLS, WY

REV	DATE	DESCRIPTION

C7.0

ARCH FULL BLEED D (24.00 X 36.00 INCHES)

Z:\ACTIVE\240024\_VBB\_VISION BEYOND BORDERS\DRAWINGS\WORKING\240024\_DESIGN.DWG

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ARCH FULL BLEED D (24.00 X 36.00 INCHES)

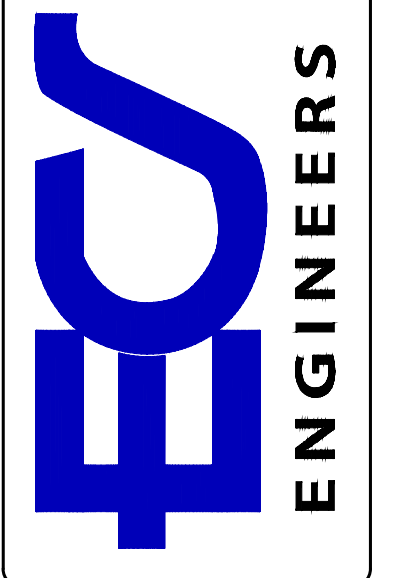
# LIGHTING PLAN FOR VISION BEYOND BORDERS IN THE CITY OF MILLS NATRONA COUNTY, WYOMING

## SYMBOLS

- PROPOSED TREE
- TREE
- △ ECS CONTROL POINT
- ELECTRICAL VAULT
- FIBER OPTIC PEDESTAL
- FIRE HYDRANT
- PROFILE FIRE HYDRANT
- FLARED END SECTION
- GAS METER
- CATCH BASIN
- GUY WIRE ANCHOR
- POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- DRAINAGE DIRECTION ARROW
- ⊙ STORM SEWER MANHOLE
- ⊙ STREET LAMP
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ BORE HOLE LOCATION
- WATER TEE
- WATER CROSS
- ⊙ WATER VALVE
- CURB STOP
- ⊙ ELECTRICAL METER CABINET
- ⊙ SINGLE SIGN POST
- ⊙ BOLLARD
- ◇ RECOVERED BRASS CAP
- ◇ RECOVERED ALUMINUM CAP
- ◇ RECOVERED REBAR
- ◇ RECOVERED ALUMINUM CAP

## LEGEND

- RIGHT OF WAY
- PROPERTY LINES
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EDGE EXISTING ASPHALT
- EXISTING WOOD FENCE
- PROPOSED CHAINLINK FENCE
- EXISTING GAS LINE
- PROPOSED CRUDE MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY MAIN
- PROPOSED SANITARY MAIN
- EXISTING STORM MAIN
- PROPOSED STORM MAIN
- OVERHEAD POWER LINE
- TELEPHONE LINE
- UNDERGROUND POWER
- EXISTING FIBEROPTIC LINE
- PROPOSED MAJOR CONTOUR
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING CONCRETE SURFACING
- PROPOSED CONCRETE SURFACING
- EXISTING ASPHALT SURFACING
- PROPOSED ASPHALT SURFACING
- PROPOSED LANDSCAPING
- EXISTING GRAVEL



FOR: VISION BEYOND BORDERS  
1600 CY AVENUE, SUITE 104  
CASPER, WY 82404  
307.337.2683

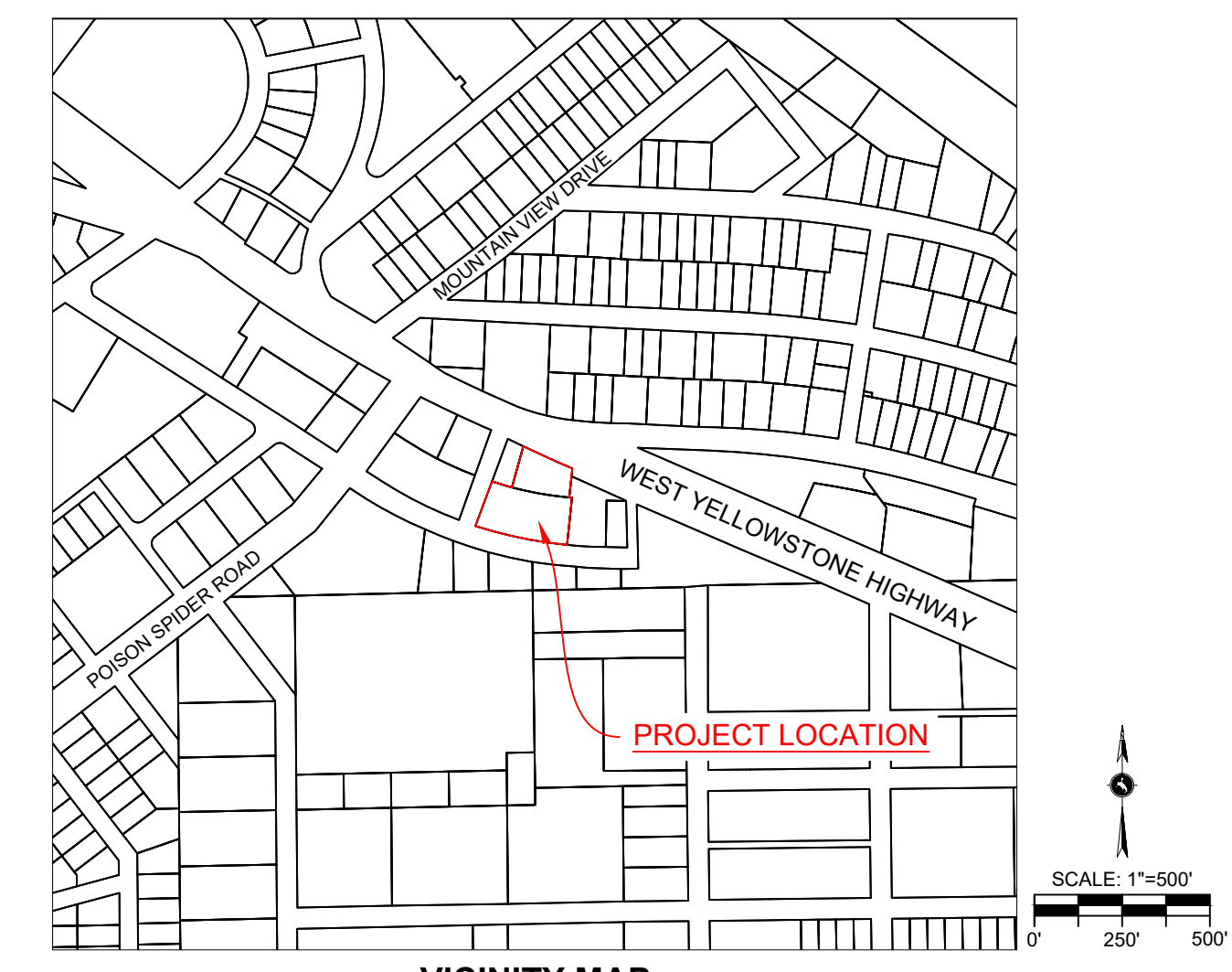
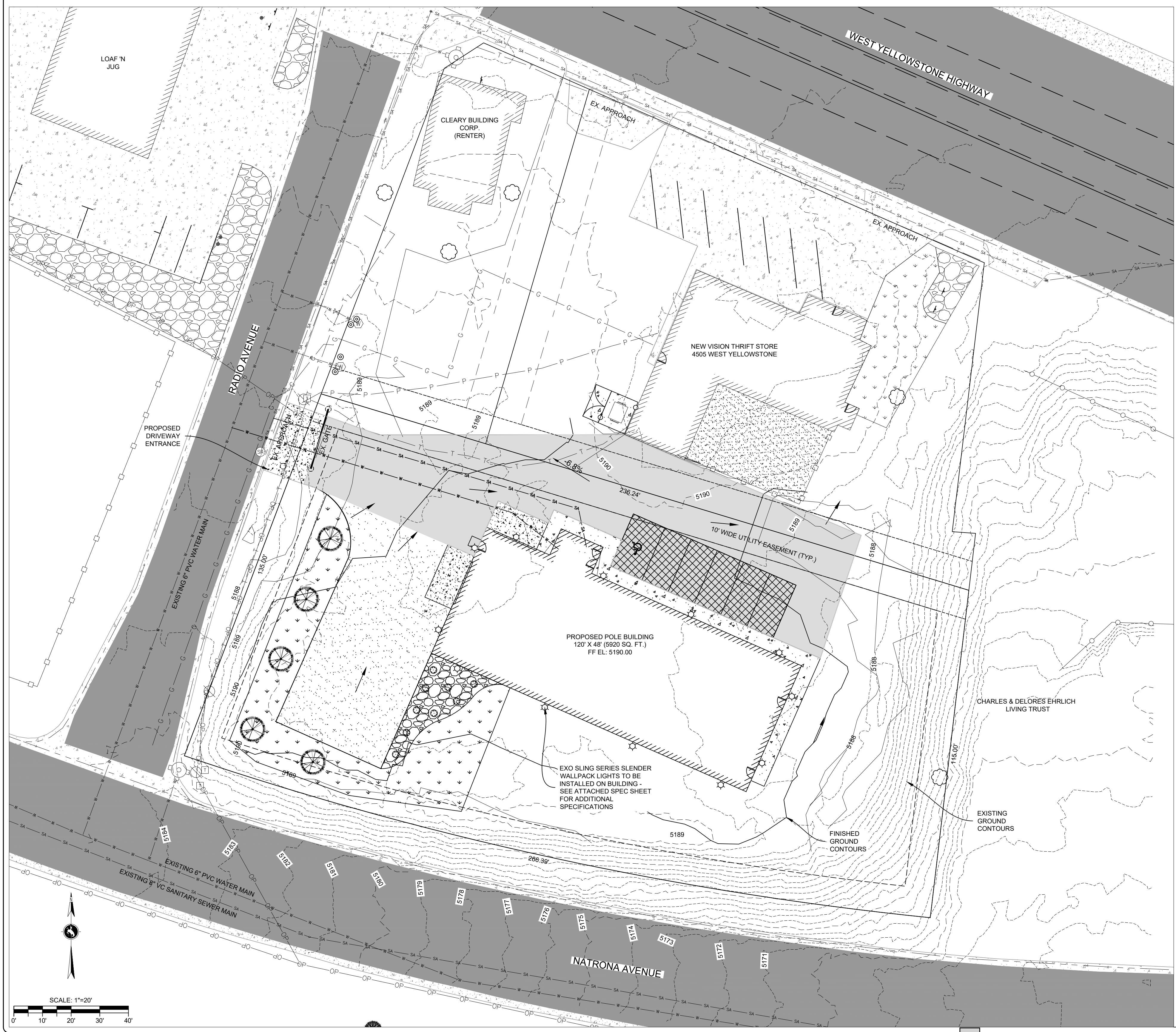
BY: EBS ENGINEERS  
1600 CY AVENUE, SUITE 104  
CASPER, WY 82404  
307.337.2683

Date: 2.13.2025  
Scale: SEE DRAWING  
Project No: 240024  
File Name: 240024\_Lighting.dwg  
PAGE: 1 / 1

LIGHTING PLAN  
VISION BEYOND BORDERS  
MILLS, WY

REV	DATE	DESCRIPTION	BY

# C8.0



ARCH FULL BLEED D (24.00 X 36.00 INCHES)

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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ARCH FULL BLEED D (24.00 X 36.00 INCHES)

# SLING Series

SLENDER WALLPACK

CATALOG #:

tradeSELECT™

## FEATURES

- Two sizes for a variety of applications
- Ranges from 21W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort Lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40°C ambient
- DLC (DesignLights Consortium Qualified - see [www.designlights.org](http://www.designlights.org))



## SPECIFICATIONS

### HOUSING

- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

### OPTICS

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs

### INSTALLATION

- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduits hubs for surface conduit provided

### ELECTRICAL

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

### OPTIONS/CONTROLS

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 fc minimum over 10'x10' at 11' mounting height

### CERTIFICATIONS

- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- Complies with IDA standards with zero uplight for 3000K and warmer CCT's
- IP65

### WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	2263-8079
Wattage Range	21-80
Efficacy Range (LPW)	101-113
Weights lbs. (kg)	4.3-11 (2.0-5.0)

# SLING SERIES

SLIMLINE WALLPACK

CATALOG #:

## ORDERING GUIDE

Example: SGI-20-3K7-FT-UNV-DBT-PCU-CS

CATALOG #

## ORDERING INFORMATION

Housing	CCT/CRI	Distribution	Voltage	Color/Finish	Control Options	Options
SG1-10 Size 1, 10W	3K7 3000K, 70 CRI	FT Fwd Throw	UNV 120V-277V	BLT Black Matte Textured	PCU Universal Button Photocontrol (120-277V)	CS Comfort Lens
SG1-20 Size 1, 20W	4K7 4000K, 70 CRI		120 120V	BLS Black Gloss Smooth	SCP <sup>1,2,3</sup> Occupancy Sensor Programmable (Dim)	E <sup>1,2</sup> Battery 0°C
SG1-30 Size 1, 30W	5K7 5000K, 70 CRI		277 277V	DBT Dark Bronze Matte Textured	Specify MTG HT for OCC Sensor	EH <sup>1,2</sup> Battery w/ heater -20°
SG1-40 Size 1, 40W			UHV 347V-480V	DBS Dark Bronze Gloss Smooth	8F Up to 8'	
SG2-50 Size 2, 50W				GTT Graphite Matte Textured	20F Up to 20'	
SG2-80 Size 2, 80W				LGS Light Grey Gloss Smooth		
				PSS Platinum Silver Smooth		
				WHT White Matte Textured		
				WHS White Gloss Smooth		
				VGT Verde Green Textured		
				<b>Color Option</b>		
				CC Custom Color		

Notes:

- 1 Available in SG2 only, UHV available in SG2-50 only
- 2 Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting, 120-277V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH
- 3 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

## STOCK ORDERING INFORMATION

Catalog Number	CCT/CRI	Wattage	Mounting Height	Color	Color	Delivered Lumens	LPW	Weight lbs. (kg)
SG1-10-PCU	5000K/70	11W	8-12ft	120-277V	Dark Bronze	1349	122	4.3 (2.0)
SG1-10-4K-PCU	4000K/70	11W	8-12ft	120-277V	Dark Bronze	1424	129	4.3 (2.0)
SG1-20-PCU	5000K/70	21W	8-12ft	120-277V	Dark Bronze	2263	108	4.3 (2.0)
SG1-20-4K-PCU	4000K/70	21W	8-12ft	120-277V	Dark Bronze	2310	110	4.3 (2.0)
SG1-30-PCU	5000K/70	29W	10-15ft	120-277V	Dark Bronze	3270	113	4.3 (2.0)
SG1-30-4K-PCU	4000K/70	29W	10-15ft	120-277V	Dark Bronze	3060	105	4.3 (2.0)
SG1-40-PCU	5000K/70	38W	10-15ft	120-277V	Dark Bronze	4008	105	4.3 (2.0)
SG1-40-4K-PCU	4000K/70	38W	10-15ft	120-277V	Dark Bronze	4070	106	4.3 (2.0)
SG2-50-PCU	5000K/70	51W	12-18ft	120-277V	Dark Bronze	5548	110	11 (5.0)
SG2-50-4K-PCU	4000K/70	51W	12-18ft	120-277V	Dark Bronze	5526	109	11 (5.0)
SG2-80-PCU	5000K/70	80W	15-25ft	120-277V	Dark Bronze	8061	101	11 (5.0)
SG2-80-4K-PCU	4000K/70	80W	15-25ft	120-277V	Dark Bronze	8079	101	11 (5.0)

# SLING SERIES

SLENDER WALLPACK

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_

Item #1.

## ORDERING GUIDE

### OPTIONS AND ACCESSORIES

	Catalog Number	Description	Weight lbs. (kg)
<input type="checkbox"/>	SG1-YOKE	SG1 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	SG1-KNUCKLE	SG1 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	SG2-YOKE	SG2 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	SG2-KNUCKLE	SG2 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	SCP-REMOTE*	Remote control for SCP option. Order at least one per project to program and control fixtures	1 (.45)

# SLING SERIES

SLIMMER WALLPACK

## PERFORMANCE DATA

Description	# of LEDs	Drive Current	System Watts	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
SG1-10	2	140mA	11	1349	122	1	0	0	1424	129	1	0	0	1003	91	1	0	0
SG1-20	2	250mA	21	2449	115	1	0	0	2310	110	1	0	0	2054	95	1	0	0
SG1-30	2	350mA	29	3332	117	2	0	0	3060	106	1	0	0	2913	100	1	0	0
SG-40	2	450mA	38	4008	105	2	0	0	4070	106	2	0	0	3845	100	2	0	0
SG2-50-UHV	3	350mA	44	4633	106	2	0	0	4609	105	2	0	0	3895	90	2	0	0
SG2-50	3	415mA	51	5548	109	2	0	0	5526	107	2	0	0	4700	92	2	0	0
SG2-80	3	650mA	80	7851	98	2	0	1	8079	103	2	0	1	6721	86	2	0	1

\*347 and 460 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment application and inherent performance balances of the electrical components.

## ELECTRICAL DATA

Catalog number	# of Drivers	Input Voltage	Current (AMPS)	System Power
SG1-10	1	120	0.09	11.0
	1	277	0.04	11.0
SG1-20	1	120	0.18	21.0
	1	277	0.08	21.0
SG1-30	1	120	0.24	28.9
	1	277	0.10	28.9
SG2-40	1	120	0.32	38.3
	1	277	0.14	38.3
SG-50-UHV	1	347	0.13	43.5
	1	480	0.18	43.5
SG2-50	1	120	0.42	50.6
	1	277	0.18	50.6
SG2-80	1	120	0.68	79.8
	1	277	0.29	79.8

## PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11 <sup>1</sup> L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11<sup>1</sup> (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08

**SLING SERIES**  
SLENDER WALLPACK

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_

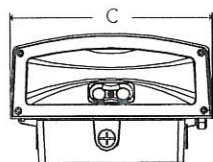
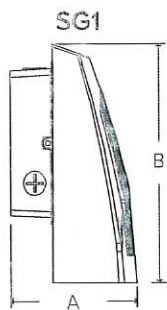
Item #1.

**LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)**

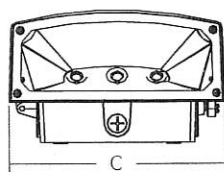
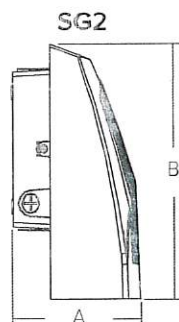
Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.96

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

**DIMENSIONS**

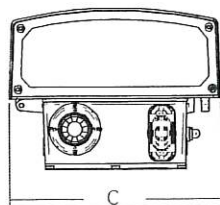
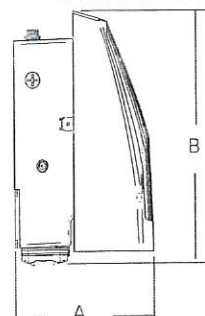


A	B	C	Weight
4.19" (107mm)	7.80" (198mm)	6.61" (168mm)	4.4lbs (2kg)



A	B	C	Weight
5.80" (147mm)	11.14" (283mm)	9.52" (242mm)	11lbs (5kg)

**SG2 with occupancy sensor and battery options**



A	B	C	Weight
7.26" (184mm)	13.64" (342mm)	9.52" (242mm)	11lbs (5kg)



# SLING SERIES

SLENDER WALLPACK

CATALOG #:

## PHOTOMETRY

### SG1-10-4K7

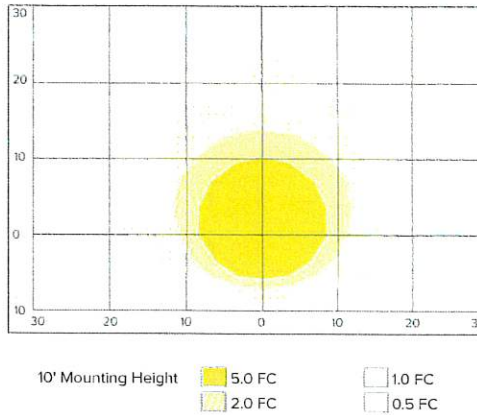
#### LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	1424
Watts	11.4
Efficacy	125
Mounting	Wall

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	996.6	70.0
Downward House Side	427.8	30.0
Downward Total	1424.4	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	1424.4	100.0

#### ISOMETRIC FOOTCANDLE



### SG1-20-4K7

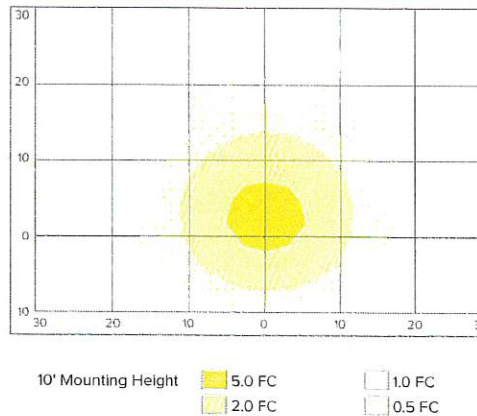
#### LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	2310
Watts	20.9
Efficacy	111
Mounting	Wall

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1618	70.0
Downward House Side	692.1	30.0
Downward Total	2310	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	2310.3	100.0

#### ISOMETRIC FOOTCANDLE



### SG1-30

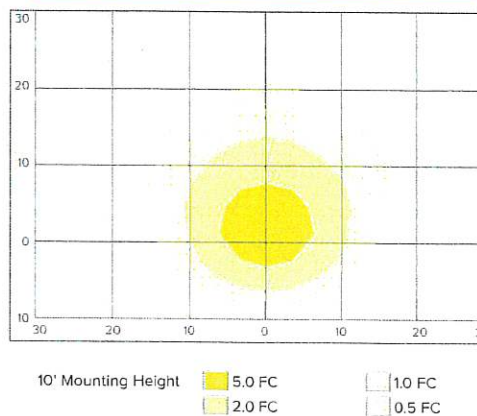
#### LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	3060
Watts	29.1
Efficacy	105
Mounting	Wall

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	2619.4	70.9
Downward House Side	890.4	29.1
Downward Total	3059.8	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	3059.8	100.0

#### ISOMETRIC FOOTCANDLE



**SLING SERIES**  
SLENDER WALLPACK

**PHOTOMETRY**

**SG1-40-4K7**

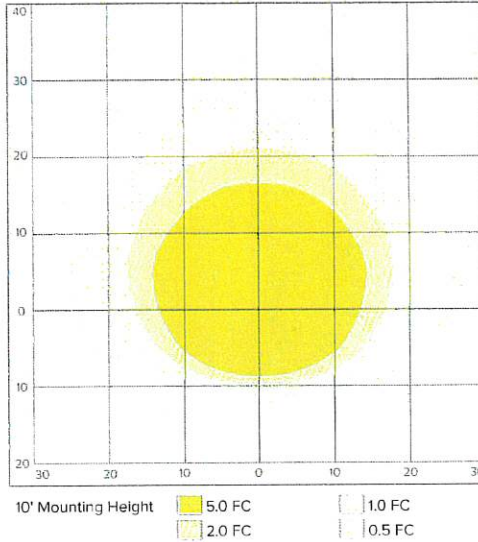
**LUMINAIRE DATA**

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	4070
Watts	38.1
Efficacy	107
Mounting	Wall

**ZONAL LUMEN SUMMARY**

Zone	Lumens	% Luminaire
Downward Street Side	2857.7	70.2
Downward House Side	1215.5	29.8
Downward Total	4070.2	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	4070.2	100.0

**ISOMETRIC FOOTCANDLE**



**SG2-50-4K7**

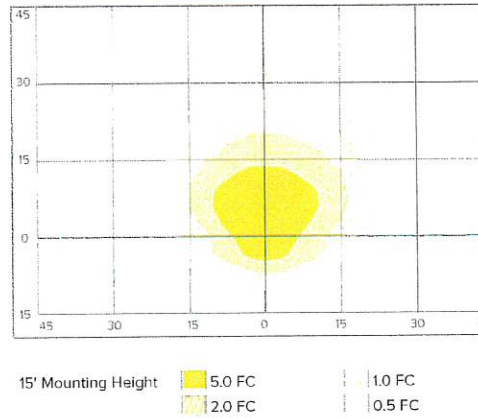
**LUMINAIRE DATA**

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	5525.7
Watts	51.7
Efficacy	107
Mounting	Wall

**ZONAL LUMEN SUMMARY**

Zone	Lumens	% Luminaire
Downward Street Side	4611.8	83.5
Downward House Side	913.9	16.5
Downward Total	5525.7	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	5525.7	100.0

**ISOMETRIC FOOTCANDLE**



**SG2-80-4K7**

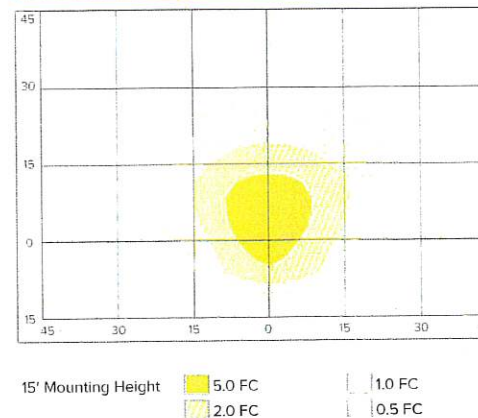
**LUMINAIRE DATA**

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	8453
Watts	78.5
Efficacy	108
Mounting	Wall

**ZONAL LUMEN SUMMARY**

Zone	Lumens	% Luminaire
Downward Street Side	6677.7	79.0
Downward House Side	1775.5	21.0
Downward Total	8453.2	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	8453.2	100.0

**ISOMETRIC FOOTCANDLE**



# SLING SERIES

SLENDER WALLPACK

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_




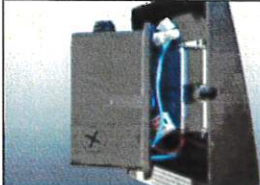
Item #1.

## ADDITIONAL INFORMATION

### Shipping Information

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack	Pallet Qty.
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)		
SG1	4.35lbs (2kg)	9.5 (24)	8.25 (21)	5.25 (13)	6	98
SG2	11lbs (5kg)	14 (36)	11.5 (29)	8 (20)	2	64

### Accessories and Services

Visor	Mounting Options	Photocontrol	Hinged Housing Door
			
Visor accessory included with mounting accessory kits	Flood mounting accessories - 1/2" threaded knuckle or yoke (includes grommet and 3' SO cord)	Photocontrol option available for energy-saving dusk-to-dawn operation	Side hinged for easy installation and wiring access, single screw secures housing closure

**Board Members Present:** John Gudger, Chris Volzke, John Bryson and Robin Baye were present for the P&Z Meeting. Member Nick Sterling was absent.

**City Staff in Attendance:** Megan Nelms, City Planner, Building Inspector Kevin O'Hearn, Sabrina Kemper, Community Development Director and Sarah Osborn, City Clerk

Chairman John Gudger called meeting to order at 5:32pm on February 6, 2025, as a quorum was present.

Chairman Gudger asked if everyone had a chance to read the minutes from the previous meeting on January 2, 2025. Board Member Chris Volzke made a motion to approve the minutes. Board Member Robin Baye seconded the motion. Chairman Gudger called for a vote to pass the minutes of the January 2, 2025 P&Z meeting. All ayes, motion passed.

Chairman Gudger introduced the first item on the agenda, the Final Plat for the replat of Lots 2 & 3, Sage Addition and ask Megan for a staff report. Megan provided an overview of the application, stating that it was completing a boundary adjustment between Lots 2 & 3, Sage Addition. The Applicant is Lyle Vinich and the agent is ECS Engineering. The adjustment will reduce the size of proposed Lot 2A from 2.23 to 2.0 acres and increase proposed Lot 3A from 2.23 to 2.45 acres in size. The subdivision is located on the northwest side of the intersection of Chamberlin Rd and Pontiac Street and zoned as I-1 (Light Industrial). There is an existing shop building on proposed Lot 2A. There are just a few planning considerations. They are as follows:

**Planning Considerations:**

1. Add a 5' general utility easement around the boundary of each lot
2. Label the line shown on Lot 3A
3. Survey Reviews:
  - Verify the plat scale is 1" = 60' not 1" = 100'
  - Verify all line types in the legend match those on the plat face
  - Revise the plat in the vicinity map and Surveyors Certificate to match the Dedication.

**Staff Recommendations:**

Staff recommends approval of the Final Plat, pending all considerations being completed and recommends the Planning Commission make a do-pass recommendation on the application to City Council.

Board Member Bryson had questions regarding line labels. Steve Granger with ECS Engineers came forward. He stated that the next item on the agenda is the development plan related to this subdivision but wanted to clarify that he has not seen the site plan and has only worked on the plat. Kevin brought the site plan to the podium to show Steve. He let the

commission know that the line being discussed is the original lot line. He can add the line to the legend or remove it all together. Member Bryson asked him to just label the line. Megan stated she will revise the considerations to remove or label the line being vacated.

There was discussion regarding the 50' wide easement running along the eastern side of the subdivision. Mr. Granger said that the easement shows up on the original Sage Addition plat and it is recorded, but he was unsure about the site plan. Chairman Gudger referred to the site plan and detailed that the building is roughly 124' and based on those dimensions, the existing building is within the easement. Mr. Granger agreed and said it was a possible conflict. He thinks that it is one of the large transmission lines that runs up through there.

Megan stated that, in reviewing the aerial photo, there is not any overhead transmission infrastructure within the shown easement. She stated that based on the recording information, you can tell it is a very old easement. Megan recommended that they do locates and make sure the lines are not underground. Member Bryson advised he would like them to provide positive evidence of vacation of the easement. Mr. Granger said that may be hard to do, but he would provide some information to Megan. Megan said we could ask the City Attorney for more clarification as to the process of vacating the easement, based on who it is in favor of, and other issues. She reminded the commission that at this time, they are only reviewing the subdivision plat, not the development plan. Chairman Gudger made it clear that they would be approving the plat, but not the site plan at this time. Megan confirmed.

Chairman Gudger opened the floor for questions or comments from the commission or the public. There were none. Chairman Gudger then asked for a motion. Vice Chairman Volzke made a motion to approve the final plat for the resubdivision of Sage Addition, pending completion of all planning considerations. Member Bryson seconded the motion. All voted aye, motion carried.

Chairman Gudger introduced the next item on the agenda, the Vinich Development Plan, and asked Megan for a staff report. Megan provided an overview of the case, 25.01 DEV. The applicant is proposing to construct additions to an existing commercial shop building on Lot 2A, Sage Addition. The existing building is approximately 3,750 sf in size and the application proposes future additions of 3,600 sf on the north side of the existing structure and a second addition of 1,710 sf on the south side. The property is located on the northwest corner of the intersection of Chamberlin Rd and Pontiac St.

Megan provided an overview of the development plan review process and the criteria for approval. She provided details on the current application, stating that the site encompasses approximately 2.0-acres and is zoned I-1 (Light Industrial). The development plan notes that exterior lighting will be on the building, with no proposed parking lot illumination. Specifications for the types of exterior lighting for the building need to be provided. A 'potential future building' is depicted on the adjacent Lot 3A. It should be noted that any future development on Lot 3A will require a separate Development Plan application and review. She also advised that the applicant should also be aware of additional setbacks and buffering that will be required for commercial or industrial development adjacent to the residential Buffalo Meadows Addition.

Megan then provided a summary of the planning considerations for the development plan application:

**Planning Considerations:**

1. Submit a detailed lighting plan per Section 40.35 detailing the types of lighting proposed for the building. Submit an exterior lighting plan per Section 40.35(4) showing the location and types of lighting for the building, along with manufacturer's specifications.
2. Per Section 40.10(6) all required parking spaces and all driveways, entrances and exits from the parking area shall be paved with asphalt, concrete or similar permanent surface.
  - a. Nine (9) parking spaces are required. 14 are shown on the development plan with asphalt surfacing. This meets the intent of the regulations.
3. Submit a final drainage plan
4. Enter into an approved Site Plan Agreement upon approval of the Development Plan.
5. Obtain all required building permits for:
  - a. All site lighting
  - b. All on-premise signage.
6. Clarify and show the power 15' wide power easement on the site plan and clarify whether there is a holds infrastructure and the encroachment of the building in the easement.

**Staff Recommendation:**

Staff recommends approval of the Development Plan pending completion of all planning considerations and recommends the Planning Commission make a do-pass recommendation on the application to City Council.

Board Member Bryson had questions regarding the required paving area. There was general discussion centered around the requirements for paving the required parking area in industrial zoning districts. Megan stated that the commission will see upcoming amendments to the LDRs and she will be sure to include some clarifying language regarding parking surfacing at that time.

There was extensive discussion over the location of the 50' easement on the eastern portion of the property in relation to the existing building and proposed additions. Chairman Gudger state that he did not want to move the application forward without knowing more about the easement. Megan stated staff's recommendation is still approval, as the applicant and their agent will be required to provide information on the easement as part of completing the planning considerations prior to council review and approval. Chairman Gudger stated he feels the application should be tabled. There was general discussion by the commission on whether they wanted to review the development plan and easement information again before making a recommendation.

Chairman Gudger then asked if there was any other discussion. There was none. He then made a motion to table the Vinich Development Plan Application, pending additional information regarding the 50' wide easement. Vice-Chairman Volzke seconded the motion. All voted aye, motion carried.

Chairman Gudger introduced the final item on the agenda, the Vision Beyond Borders Development Plan and asked Megan to provide a staff report. Megan reminded the commission that the case had been tabled at the previous meeting and that the commission should entertain a motion to remove it from the table for consideration. Member Volzke motioned to remove the case from the table for review. Member Bryson seconded. All voted aye, motion carried.

Megan provided an over of the case, 25.01 DEV, stating the case had been tabled at the previous meeting with a request from the commission that the applicant provide additional details and required items per the LDRs. The applicant is Patrick Klein with Vision Beyond Borders and the agent is Steve Granger with ECS Engineering.

Megan provided an overview of the development plan review process and the criteria for approval of a development plan. Vision Beyond Borders has applied to construct a new pole building for Vision Beyond Borders, located just off Yellowstone Highway, accessing via Radio Ave. She stated that the site encompasses .75-acres and is zoned C-1 (General Commercial).

Megan provided a summary of the outstanding items that were previously missing from the application that were now included, such as a detailed landscaping plan, exterior lighting plan and updated site plan. She stated that one outstanding issue remains. Per Section 40.10(6) all required parking spaces and all driveways, entrances and exits from the parking area shall be paved with asphalt, concrete or similar permanent surface. The development plan shows the (6) parking spaces. The applicant has indicated on the development plan and in the application their intent to utilize gravel surfacing across the remainder of the site with plans to pave in the future. Megan stated that the commission should evaluate this request and include a recommendation to city council to allow the exception to the paving requirement or request a revision of the application showing fully paved surface at the time of construction and building occupation. She also provided a summary of the planning considerations.

**Planning Considerations:**

1. The previous application contained a conceptual exterior lighting plan. A more detailed exterior lighting plan has been provided with this submittal and appears to be in conformance with the LDRs.
  - a. No parking lot lighting is proposed
  - b. Exterior lighting will be limited to the building with shielded wall-packs. The applicant needs to specify which model of the Sling Series Slender Wallpack light will be utilized.
2. Section 40.40(4), a minimum of 10% of the site shall be landscaped. A conceptual landscaping plan was submitted with the previous application. An updated, detailed landscape plan has been submitted and appears to be in conformance with the LDRs.
3. Per Section 40.10(6) all required parking spaces and all driveways, entrances and exits from the parking area shall be paved with asphalt, concrete or similar permanent surface.
  - a. If the Planning Commission desires to allow an alternate surfacing type, either temporarily or permanently, the motion and recommendation to Council should include language to that effect.
  - b.

4. Enter into an approved Site Plan Agreement upon approval of the Development Plan.
5. A new address will be assigned after approval of the site plan.
6. Provide final, City Engineer approved design plans for:
  - a. Final grading plan
  - b. Final access/approach plans
  - c. Final utility service plans
7. Obtain all required building permits for:
  - a. All site lighting
  - b. All on premise signage.

**Staff Recommendation:**

Megan stated that staff recommends APPROVAL of the Development Plan with the requirement that all paving requirements of the LDRs be met prior to occupancy of the building as well as all other planning considerations.

Chairman Gudger then asked if there were any questions from the commission. Vice Chairman Volzke questioned the updated drainage plan, saying it shows a small storm water detention area next to the thrift store, and he wants to confirm that a final drainage plan and design will be forthcoming. Megan confirmed that a final drainage plan would be required as part of the approval. Board Member Bryson commented there still wasn't a shared access easement shown for the access aisle between the two lots.

Board Member Bryson next asked about the paving requirement. Megan stated that staff suggests the commission make a recommendation on the request to delay the required paving to city council if they feel differently than the staff recommendation. Mike Elston and Jana Beeson with Vision Beyond Borders came forward to address the delayed paving request and the concerns they have about having to pave the lot immediately. Mr. Elston stated the request is that they be allowed to pave the property in phases. He stated that VBB is a non-profit organization and trying to be fiscally conservative with their construction and operating funds.

There was general discussion about the paving requirements and what would be paved when. Chairman Gudger stated that he would be okay with granting a 5-year time period by which they would have to have all required paving complete. Vice Chair Volzke disagreed, stating that enforcement of conditions like this is difficult with staff changes and things being forgotten over a period of time. He stated that he believes VBB has good intentions, but this isn't something that can be easily tracked.

Chairman Gudger asked Kevin if there was a way to enforce this through the CSO. Kevin explained that the paving usually happens a lot quicker due to trucks driving over the gravel and pavement. Kevin did say that there is no way to track it. In order to protect the asphalt, they will want to pave it sooner. Chairman Gudger asked if we could add a clause in the application.

Megan provided some additional information, stating that paving was a requirement for all lots within the commercial zoning districts. As Kevin stated, tracking mud, gravel and dirt onto city streets is not the city's best interest, hence the requirement for paved parking lots. Megan stated that if the commission made a



recommendation to allow the delayed paving and the council approved it, it would become a condition in the recorded Development Plan agreement that the applicant will be required to enter into with the city.

Board Member Bryson also had comments regarding the landscaping plan, stating he would like to see the landscaping closer to Yellowstone Highway, be recognizing that the landscaping is required to be installed on the lot being developed.

There was general discussion about the lot lines and a shared access and utility easement shown on the plat. Board Member Bryson stated that the site plan shows vehicles on the access drive to the parking area will be crossing over the lot line a bit and he doesn't want to see any issues if there are ever two different owners of the parcels.

Shawn Gustafson, ECS Engineering approached the commission and stated that the easement shown on the plat is a shared access and general utility easement, with 10' on each side of the property line. Clarification was provided and Megan stated that the commission was worried about the access coming off Radio Rd and the east/west property line. There was general consensus from the commission that the applicants should record a separate shared access agreement for the two lots.

Chairman Gudger then asked if there were any other comments or questions from the commission. There were none. Chairman Gudger then made a motion to recommend approval of the development plan and recommend to city council to allow for a 5-year delay of paving the required parking area and only require paving of the areas highlighted in yellow on the exhibit drawn by the applicants at the time of building occupancy. His motion also included an additional planning consideration to require a shared access agreement along the east/west property line to ensure access to the new commercial building on Lot 3. Board Member Bryson seconded the motion. All voted aye, motion carried.

Chairman Gudger then opened the floor for public comment. Shawn Gustafson approached the commission and apologized for being late to the building. He stated that he was working on the final drainage plan for the Vinich Development Plan and that he would send it to Megan shortly. He also commented on the easement issue and stated he would provide information to staff on that as well.

With no other business, Chairman Gudger adjourned the meeting at 6:57pm.

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John Gudger, Chairman

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Attest: Sarah Osborn, City Clerk