

PLANNING & ZONING
October 02, 2025
5:30 PM
City Hall



Chairman:
John Gudger
Vice Chairman:
Chris Volzke
Members:
John Bryson
Laura Miramontes
Robin Baye

AGENDA

MILLS CITY PLANNING COMMISSION

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

CALL TO ORDER

ELECTION OF OFFICERS FOR 2025-2026 TERM

1. Chair
2. Vice-Chair

BYLAWS

- [3.](#) Review and Approval of Bylaws

CONSENT AGENDA

Minutes

- [4.](#) Approval of Minutes from 8-7-25
- [5.](#) Approval of Minutes from Special Meeting 9-10-25

AGENDA ITEM

- [6.](#) Charter Heights Replat
- [7.](#) Ridgeway Replat
- [8.](#) Glasgow Walport Addition No. 2 Replat

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

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - November 6, 2025 at 5:30pm

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 PLANNING & ZONING COMMISSION BY-LAWS

CHAPTER I GENERAL PROVISIONS

SECTION 1. Establishment: As set forth in the Wyoming Statutes on Planning & Zoning, Wyo. Stat. §15-1-501 through 15-1-510 and 15-1-604, Wyoming Statutes, (1977 as amended), the City of Mills Planning & Zoning Commission, Mills, Wyoming, adopted these By-Laws governing its powers. These By-Laws shall regulate and govern the affairs of the City of Mills Planning and Zoning Commission, hereinafter referred to as the "Commission".

SECTION 2. Adoption of By-Laws: These By-Laws shall become effective upon their approval by the City of Mills Council and their formal adoption by the Commission as required in accordance with the Wyoming Administrative Procedures Act, Wyo. Stat. §16-3-101 et. Seq and as amended.

SECTION 3. Amendments to By-Laws. Changes or amendments to these By-Laws shall conform to the procedures outlined in the Wyoming Administrative Procedures Act, Wyo. Stat. §16-3-101 et. Seq and as amended. A vote of a majority of the Commission and the City Council shall be required to change or amend these By-Laws.

SECTION 4. Purpose. The purpose of the Planning & Zoning Commission is to promote the health, safety, and general welfare of the community and foster the most appropriate development of land within the city. The Commission shall, in accordance with the public interest, oversee the development of and updates to the city comprehensive plan. The Commission shall submit recommendations to the City Council, on the adoption of ordinances and codes established to enact the development policies of the comprehensive plan, and rule on matters pertaining to the enforcement of said adopted codes and ordinances, specifically the zoning ordinance and subdivision regulations, known as Title 17: City of Mills Land Development Regulations.

CHAPTER II COMPOSITION OF COMMISSION

SECTION 1. Membership: The Commission shall be composed of five (5) members, appointed by the City Council. All members shall be residents of the City of Mills.

SECTION 2. Terms of Office. The term of office for each member appointed shall be for two (2) years. The terms of the members appointed to the first Commission shall be of such length and so arranged that the terms of no more than three (3) members expire at any one time. There is no limit to the number of terms that a person may serve on the Commission.

SECTION 3. Vacancy of Office: In the event of a vacancy in the Commission, the Mills City Council shall fill the vacancy by appointment for the unexpired term.

SECTION 4. Removal from office. In the event that any member is no longer a resident of the city, the Mayor and City Council shall terminate the appointment of such person and appoint a new member of the Commission. If a member fails to attend three (3) regular Commission meetings without cause over a six (6) month period, the chair of the Commission shall notify the Mayor and City Council, who may declare the member's seat vacant and appoint a new member to the Commission.

CHAPTER III ELECTION OF OFFICERS & MEETINGS

SECTION 1. Officers: The Commission shall annually elect two (2) officers from amongst its own members during its annual Board meeting in July. The two officers of the Commission shall consist of a chairman and vice-chairman. Each officer shall serve a one (1) year term. Officers may succeed themselves.

SECTION 2. Annual Meetings: The annual meeting of the Commission shall be the first regular meeting in the month of July of each year. This meeting shall include the election of officers for the following year and the regular business of the Commission.

SECTION 3. Regular Meetings: The Commission shall regularly meet the first Thursday of each month. A regular meeting may be cancelled or rescheduled by the Commission at a prior meeting. In the event that there are no cases scheduled, or other business to be considered, the regular meeting may be cancelled by the chair of the Commission seven (7) days prior to the meeting.

SECTION 4. Open Meetings: All meetings of the Commission are public meetings, open to the public at all times except as otherwise provided. A member of the public shall not be required as a condition of attendance at any meeting to register his name, to supply information, to complete a questionnaire or fulfill any other condition precedent to his attendance except that a person seeking recognition may be required to give his name and affiliation.

SECTION 5. Special Meetings: Special meetings may be called by the chairman by giving notice of the meeting to the secretary, who shall thereafter, on behalf of the chairman, give notice to each member of the Commission and to the public. The notice shall be given one day prior to the scheduled meeting and shall specify the time and place of the special meeting and the business to be transacted. No business other than that specified shall be considered at a special meeting.

CHAPTER IV TRANSACTION OF BUSINESS

SECTION 1. Quorum. Three (3) members of the Commission shall constitute a quorum for the transaction of business. Any or all members of the Commission may participate in a meeting by means of telephone or video conference, and such participation shall constitute presence at the meeting. No action shall be taken in the absence of a quorum except to adjourn the meeting to a subsequent date.

SECTION 2. Voting: Each member, including the chairman, of the Commission shall be entitled to one (1) vote. Voting shall be by roll call voice, voice or by show of hands. All votes shall be cast in person by members of the Commission. A majority of members present shall be required to approve all Board actions.

SECTION 3. Abstention & Conflicts of Interest: Any member of the Commission shall abstain from voting on any matter of issue when that member has a personal or financial interest in that matter or issue. The member shall disclose his interest and be disqualified from voting upon the matter and the secretary shall so record in the minutes that no vote was cast by such member. Any abstention by a member for other than personal or financial reasons shall be considered a negative vote upon the matter.

SECTION 4. Proceedings: At any regular meeting of the Planning and Zoning Commission, the following shall be the regular order of business:

- a. Call to Order
- b. Consideration of Minutes of Previous Meetings
- c. Public Hearings
- d. Regular Business
- e. Public Comment
- f. Adjournment

Individuals or groups may be recognized by the Chairman of the Commission with agreement of the other Commission members for discussion of new business not scheduled on the agenda. This recognition shall only be extended to individuals or groups after the conclusion of the scheduled new business.

SECTION 5. Appearance Before the Commission: Individuals or groups that wish to appear in person or by representative before the Commission shall make their request in writing to the secretary or the official designee. The written request to be placed on the agenda shall be made no later than three (3) weeks prior to the meeting at which they wish to appear. During discussion of topics on the agenda, the chairman of the Commission will recognize all persons who desire to make comments.

SECTION 6. Public Records: All rules and all other written statements of policy or interpretations formulated, adopted, or used by the Commission in the discharge of its function shall be available for public inspection.

CHAPTER V OFFICERS & DUTIES

SECTION 1. Officers. The officers of the Commission shall consist of a Chair, Vice-Chair and Secretary.

SECTION 2. Duties of Officers.

a. Chairman: The chairman shall preside at all meetings of the Planning and Zoning Commission and shall have general authority and responsibility in the administration of the rules and regulations and ensure an orderly proceeding in accordance with these bylaws. Powers include their signature for documents, recommendations and resolutions of the Commission, the call for special meetings in accordance with these By-Laws, and appointments for advisory committees subject to confirmation by the Commission.

b. Vice-Chairman: The vice-chairman shall exercise the functions of the chairman in the chairman's absence or incapacity. He shall also serve as chairman until the election of officers at the annual meetings in July in the event the office of chairman becomes vacant due to resignation, removal, incapacity, or any other similar circumstances.

c. Secretary: The secretary of the Planning and Zoning Commission shall be the City Clerk, or a person designated by the Mayor. The secretary or the designee shall attest all official documents of the Board. The minutes of the Board shall be kept by the secretary or the designee.

SECTION 3. Advisory Committee. The Planning and Zoning Commission may establish such advisory committees to the Commission as are necessary and the chairman shall appoint the membership of these advisory committees subject to confirmation by the Commission.

CHAPTER VI PROCEDURES FOR PUBLIC HEARING

SECTION 1. Purpose of Public Hearing: A public hearing is held for the purpose of obtaining information and comments. The Commission shall consider the information and comments presented during the public hearing prior to the submission of recommendations to the Mills City Council.

SECTION 2. Notice of Public Hearing. Notice of the time and place of hearing shall be given as required by Title 17 of Mills City Code.

SECTION 3. Initiated Public Hearing by Commission. The Commission may initiate public hearings relative to the functions permitted under Title 17, Mills City Code and other functions duly delegated to the Commission by the Mills City Council.

SECTION 4. Appearance at Public Hearing. Any interested individual or group or their representative will be provided with an opportunity to participate in a public hearing. Appearance will be granted in the following order:

- a. Those individuals or groups who wish to speak for the proposal set for public hearing.
- b. Those individuals or groups who wish to speak against the proposal set for public hearing.
- c. Those individuals or groups who wish only to comment.

SECTION 6. Written Comments for Public Hearing: Any individual or group will be provided with an opportunity to submit written comments to be addressed to the Commission within the public notice period prior to the public hearing. Written comments shall automatically be incorporated into the public hearing record.

SECTION 7. Conduct of Public Hearing. The conduct for the public hearing shall conform to the following procedures:

- a. The chairman shall call the public hearing to order, and the proposal set for the public hearing shall be read.
- b. The chairman may recognize members of the Commission and staff to provide initial comments on the proposal.
- c. The chairman shall then recognize those present at the public hearing. The individual or group recognized by the chairman shall be asked to identify himself or the group and his or their affiliation regarding the proposal prior to making any comments.
- d. Appearance of those recognized by the chairman shall follow the procedure outlined in these By-Laws. Only one (1) individual at a time and recognized by the chairman shall be permitted to speak.

- e. Each person or group shall be limited to five (5) minutes for comments unless an extension approved by the Commission is granted. Any extension of time shall be granted equally to all individuals or groups who wish to comment.
- f. At the conclusion of an individual's comments, the chairman of the Commission may permit appropriate questions from the Board and from recognized individuals, groups, or their representatives to be addressed to the individual who has concluded his or her comments.
- g. Standards of public conduct shall be maintained. All participants and observers will conduct themselves in a proper manner.
- h. At the conclusion of the comments from all individuals or groups recognized by the chairman, the chairman may request comments and opinions from members of the Commission and staff.
- i. Formal action may then be taken by the Commission.

Approved this ____ day of _____, 2025.

MILLS CITY COUNCIL

BY: _____
Leah Juarez, Mayor

ATTEST:

City Clerk

APPROVED AND ADOPTED THIS ____ DAY OF _____, 2025

CITY OF MILLS PLANNING & ZONING BOARD

BY: _____
Chairman

ATTEST:

Secretary

Board Members Present: Chairman John Gudger, Vice-Chairman Chris Volzke, Member Robin Baye, and Member Laura Miramontes

City Staff in Attendance: Megan Nelms, City Planner and Kevin O'Hearn, Building Inspector,

Chairman John Gudger called meeting to order at 5:36pm on August 5, 2025, as a quorum was present.

1. Consent Agenda – Approval of Minutes

- July 10, 2025 Minutes: Chairman Gudger noted a correction: he was listed as present but was absent from that meeting.
 - Action: Motion by Vice-Chairman Volzke to approve the minutes with correction; seconded by Member Baye.
 - Vote: All in favor (Volzke, Gudger, Baye, Miramontes). Motion carried unanimously.
-

2. Case 25.09 – Final Subdivision Plat

Location: Lots 14 & 15, Block 12, Town of Mills (410 Wasatch Ave.)

Applicant: Eric Rice

Agent: Steven Cowley, Heintz Surveying

- Proposal: Combine two existing lots into one 0.25-acre parcel for construction of a new accessory shop. Lot line removal is required to comply with zoning setbacks.
 - Zoning: R-2, One- and Two-Family Dwelling District.
 - Staff Report: Minor cosmetic changes required, including utility easements, dedication statement language, and survey corrections. Staff recommended approval.
 - Applicant: Not present.
 - Commission Discussion: No questions.
 - Action: Motion by Member Miramontes to approve with staff comments; seconded by Member Baye.
 - Vote: All in favor. Motion carried unanimously.
-

3. Case 25.10 – Preliminary Plat (Ridgewest Addition / Mountain Meadows Edition)

Applicant: Lisa Burrridge, Greenbrier Properties

Agent: Shawn Gustafson, ECS Engineers

Location: Lot 3, Charter Heights; west side of Robertson Road, south of Wyoming Classical Academy

Size: 27 acres, proposed 86 residential lots

Proposed Zoning: R-1, Single-Family Dwelling District

Current Use: Vacant grassland

Staff Report (Nelms)

Mills Planning & Zoning Board Meeting Minutes

August 5, 2025

Item # 4.

The preliminary plat was presented with the following requirements and items for discussion:

- Legal Description: Update to reflect Lot 3, Charter Heights.
- Certificate of Dedication: Correct legal description, boundary, acreage, and vacation language.
- Access: Maintain access to Charter Heights Lots 1 & 2; consider secondary access to Poison Spider Lane.
- Road Names: Provide proposed street names.
- Traffic: Submit Traffic Impact Study, or coordinate with Casper MPO Robertson Road Corridor Study.
- Drainage/Infrastructure: Submit preliminary drainage study and infrastructure plans.
- Parkland: Provide required fee-in-lieu (\$12,900) or consider land dedication.
- Tract A & Mailbox Tract: Clarify ownership and maintenance; provide HOA documents.
- Buildable Areas: Provide site plans for Lots 23, 37, 44.
- Survey/GIS: Address technical revisions and cosmetic updates (remove vacated easements, label easements, add vicinity map, correct lot labels, provide subdivision summary).

Discussion on Robertson Road Corridor

- Robertson Road currently has an 80-foot right-of-way (ROW). The plat accommodates the existing ROW.
- Any future widening or lane additions may require ROW acquisition, utility relocation, and plat revisions.
- MPO study results are pending; staff has provided updated school and subdivision data to the study team.

Applicant/Engineer Comments (Gustafson)

- Confirmed 80-foot ROW is sufficient for four lanes with center turn lane.
- School traffic study previously recommended a signal at Poison Spider & Robertson Road at full buildout.
- Ridgewest (84 lots) projected to generate ~2.4 trips/lot/day, below thresholds for major traffic concerns.
- Utilities: Irrigation easement, diagonal gas lines, and power line easements will be accommodated. Relocations are not feasible.
- HOA will own/manage common areas and mailbox tract.
- Development is planned in one phase.

Commission Discussion

- Traffic/Access: Concern about access alignment with Robertson Heights subdivision; emphasized need for secondary/emergency access to Wyoming Classical Academy.
- Utilities: Staff will confirm water/fire flow capacity; preliminary analysis indicates adequacy.
 - Question/Discussion: The Commission asked whether there should be a neighborhood park included in the development. Options that were raised for consideration included:
 - Dual use of the detention basin (Tract A) as open space.
 - Coordination with the Classical Academy to allow playground and pathway access.

Mills Planning & Zoning Board Meeting Minutes

August 5, 2025

Item # 4.

- Dedication of a residential lot (e.g., Lot 43) for parkland.
- *Board Clarification* (Chairman Gudger): This was only a question. Under Title 17 Municipal Code, the applicant is not required to provide parks or access to parks; this responsibility does not fall on the applicant.
- *Lot Buildability*: Concerns about small cul-de-sac and easement-constrained lots. Developer committed to ensuring all lots remain buildable, through floorplan adjustments or consolidation.

Action

- Motion: Vice-Chairman Volzke moved to table Case 25.10 pending submission of additional information and revisions.
 - Second: Member Baye.
 - Vote: All in favor. Motion carried unanimously.
 - Board Clarification (Chairman Gudger): The case was tabled specifically due to Title 17 requirements for a complete submittal. At the time of the hearing, the City Planner did not yet have the required drainage report and traffic study information.
-

5. Additional Business

- *Timeliness of Minutes*: P&Z minutes must be prepared within one week to allow Council review prior to decision-making.
 - *Developer Agreements*: Any binding conditions must be drafted by the City Attorney, approved by Council, and recorded with the plat.
 - *Application Completeness*: Commission emphasized need for staff to verify applications are complete prior to scheduling hearings.
 - *Training Opportunity*: Wyoming Planning Association Fall Conference – Sheridan, September 17–19. Discounted rates available for commissioners.
-

6. Adjournment

With no further business, the meeting was adjourned at 6:46pm.

Chairman, John Gudger

City Clerk, Sarah Osborn

PLANNING & ZONING
September 10, 2025
5:30 PM
City Hall



Chairman:
 John Gudger
Vice Chairman:
 Chris Volzke
Members:
 John Bryson
 Laura Miramontes
 Robin Baye

MINUTES

SPECIAL MILLS CITY PLANNING COMMISSION MEETING

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

CALL TO ORDER

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

ATTENDANCE:

Chairman John Gudger
 Vice-Chairman Chris Volzke
 Member John Bryson
 Member Laura Miramontes (over phone)

STAFF IN ATTENDANCE:

Casey Coates, Interim City Planner
 Sarah Osborn, City Clerk

Agenda Item

1. Mountain Meadows No. 2, Lot 2A – Zone Map Amendment

- Chairman Gudger noted that the project is also referred to as the *Ridgeway West Subdivision*. He opened the floor to **Casey Coates** to present the application.

2. Attendance Update

- Member **Laura Miramontes** joined the meeting via phone.
- Chairman Gudger again turned the floor over to **Casey Coates**, who provided a detailed explanation of the proposed project.

Applicant: City of Mills (Staff/Council Initiated)

Request: Rezoning of Mountain Meadows No. 2, Lot 2A

Location: Western edge of Robertson Road, north of Wyoming Classical Academy, bordered by county properties to the south and west.

Current Conditions

- Zoning:** Urban Agriculture (UA)
- Existing Use:** Vacant grassland

- **Adjacent Land Uses/Zoning:**
 - **North:** Urban Agriculture
 - **South/West:** County – Light Industrial
 - **East:** Robertson Hills & Robertson Heights (R-1 Residential)

Proposed Action

- Rezone Lot 2A from **Urban Agriculture (UA)** to **Residential (R-1)**.
- Supports development of a subdivision with approximately 80+ single-family homes.
- Provides **infill development** within city limits.

Infrastructure & Services

- **Utilities:** City water and sewer are available; sufficient capacity exists.
- **Public Services:** Police and Fire services are already extended to the area.
- No adverse impact on infrastructure loading is anticipated.

Planning Considerations

- Aligns zoning with adjacent R-1 subdivisions to the east, eliminating the narrow strip of agricultural zoning.
- Facilitates transition between residential neighborhoods (Robertson Hills/Heights, Wyoming Classical Academy) and nearby county properties.
- Promotes orderly growth consistent with **Title 17 – Zoning Regulations**, which encourage:
 - Appropriate land use,
 - Conservation of land and building value,
 - Efficient use of municipal services.
- Rezoning initiated under Title 17 provisions allowing Council/Staff to request zoning map amendments.

Staff Recommendation

Staff recommends **approval** of the rezoning request for Mountain Meadows No. 2, Lot 2A. The proposed change is consistent with adjacent development patterns, available municipal infrastructure, and the City's long-term land use planning goals.

Chairman Gudger asked the board if there were any questions.

Member Chris Volzke commented that his remarks were consistent with those he had made at the prior meeting when the initial application was introduced. He noted that the long-term plan for this area had once contemplated potential UR – Urban Residential zoning with larger lot sizes. However, he agreed with Mr. Coates that the current proposal is consistent with Title 17 and represents a good use of the land.

He further stated that the rezoning aligns with surrounding development patterns: UR zoning to the north, the new charter school directly to the south, residential neighborhoods across Robertson Road to the east, and the adjacency to the Wyoming Classical Academy.

Member Volzke concluded by expressing his support for the rezoning, stating that it is an appropriate step for the growth of the City of Mills.

Mr. Coates confirmed that the request before the Commission was limited to the rezoning action. He explained that in order for the proposed plat to move forward, the property must first be rezoned. Under the current Urban Agriculture (UA) zoning, minimum lot sizes are too large to accommodate the developer's proposed subdivision of approximately 80+ lots. Rezoning to Residential One (R-1) would allow the smaller lot sizes necessary for the subdivision design.

Chairman Gudger then asked about issues raised at the prior meeting, noting that updates had been provided to the traffic study, as well as to drainage and access information. He requested clarification on whether those items would be reviewed in a separate site plan application or as part of the current request.

Mr. Coates responded that the traffic and drainage updates have been addressed and would be formally considered as part of the final plat review process, not within the rezoning request.

Chairman Gudger asked whether the final plat would be brought before the Commission at the next meeting. Mr. Coates indicated that timing would depend on the outcome of the rezoning decision, since a public notice period would follow.

Chairman Gudger acknowledged the developer's efforts to incorporate prior Commission comments into the updated materials. He expressed that, in his opinion, the application should not be unnecessarily delayed given that the applicant had made changes in good faith in response to concerns raised at the last meeting.

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.

Chairman Gudger opened the floor for Public Comment

Mayor Juarez expressed appreciation to the Commission and acknowledged that the recent transition in City planning staff had created some challenges. She explained that the previous planner had not followed the correct procedural order, which required the City to "catch up" by submitting the rezoning application at this stage.

She emphasized that the City's intent was to support the developer and correct items that had fallen out of place. In preparation, Mayor Juarez personally reviewed the recording of the prior meeting, took down the Commission's comments, and compared them with the previous planner's notes. She then met with the developer twice in recent weeks to work through concerns.

Mayor Juarez stated that she felt confident the City, the developer, and the school had reached better solutions than what had previously been proposed. She encouraged Commission members, in their advisory role, to also engage with Council when the matter comes forward, noting that discussions could occur outside of formal meetings to avoid quorum issues.

She concluded by reiterating that she believed many of the concerns raised by both the Commission and the developer had been resolved, and that a middle ground had been achieved that satisfied all parties.

Chairman Gudger raised a procedural question, noting that the application had been tabled at a prior meeting. He asked whether the Commission would be required to formally "untable" the item before

taking action to forward it to Council, and whether that would necessitate it being placed on the agenda for the next regular meeting.

Mayor Juarez clarified that because this was a special session, the Commission could only act on the one item that had been noticed for the meeting. For proper housekeeping, the item would need to be formally untabled at a subsequent regular Planning & Zoning meeting. She also noted that, procedurally, the Planning & Zoning Commission acts in an advisory capacity. Therefore, Council can move forward with the application without delay, even if the Commission must later complete the housekeeping step of untabling the item at its October meeting.

Chairman Gudger confirmed that the action before the Commission that evening was simply to recommend approval or denial of the rezoning request as presented in the packet.

Mayor Juarez added that this process mirrored what would have occurred had the application been properly submitted initially, and she thanked the Commission for their time and effort in helping to resolve the matter.

Vice-Chairman Volzke made a motion to have a “due pass” approval for the rezone to R1, Member Bryson seconded the motion. Voting yea: Chairman Gudger, Vice-Chairman Volzke, Member Bryson, and Member Miramontes. Motion passes.

Member Comment: A Commissioner noted that this was the first special Planning & Zoning meeting held during their two years on the board. They requested clarification on the parameters for calling a special meeting, specifically:

What criteria or circumstances justify bringing an item forward in a special meeting versus waiting for a regular session; whether there is a consistent test or standard used to determine when a special meeting is necessary; and How the Commission can have clarity regarding which applications may be scheduled in this manner going forward.

Mayor Juarez explained that holding a special Planning & Zoning meeting is a rare occurrence under her term and not the preferred practice. She acknowledged that short notice is difficult for the public and emphasized the City’s commitment to transparency.

She noted that in this case, the meeting was necessary because the prior contracted planner had not followed the traditional process, which left items incomplete. The City needed to act swiftly to correct the record and ensure the rezoning could proceed to Council so that the developer could move forward with home construction.

Mayor Juarez stressed that this was not being done to benefit a single individual but rather to advance a large subdivision project that would provide housing for the broader community.

She reiterated that special meetings will remain rare exceptions, but in certain cases may be required to resolve procedural issues in a timely manner. She added that staff may reach out to the Commission for clarification before future meetings, so that all official actions are completed properly.

Member Bryson observed that the public notice period for the special meeting felt very short. Mayor Juarez confirmed that Wyoming law requires a minimum of five (5) hours’ notice for a special meeting. While this meets the legal threshold, it also limits the agenda strictly to the noticed item and prevents

other business from being added. Staff acknowledged that the short timeframe is challenging for transparency but is dictated by statute.

Member Bryson then asked about the process for advancing the rezoning ordinance at Council, specifically whether it would require multiple readings. Mr. Coates explained that ordinances typically go through the standard three-reading process. However, Wyoming statute allows a council to suspend the rules and adopt on first reading if it is a unanimous decision, though this is uncommon. The Commission was reassured that this procedural option lies solely with Council and not with the Planning & Zoning Commission, which acts in an advisory capacity.

Mayor Juarez added that while timelines are a concern for the developer, Council is expected to proceed with multiple readings in the normal process. She reiterated that this meeting was necessary only because of procedural issues left unresolved by prior staff, not to provide preferential treatment.

A Commissioner stated they appreciated the clarification, noting it was important to confirm the Commission's role was to address a procedural correction rather than grant any special favor.

Mr. Coates confirmed that a rezoning application had previously been filed but never advanced, and this had unfortunately "fallen through the cracks." The present meeting was intended to correct that and allow the project to move forward properly.

ADJOURNMENT

Chairman Gudger adjourned the meeting at 5:50pm.

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - TBA

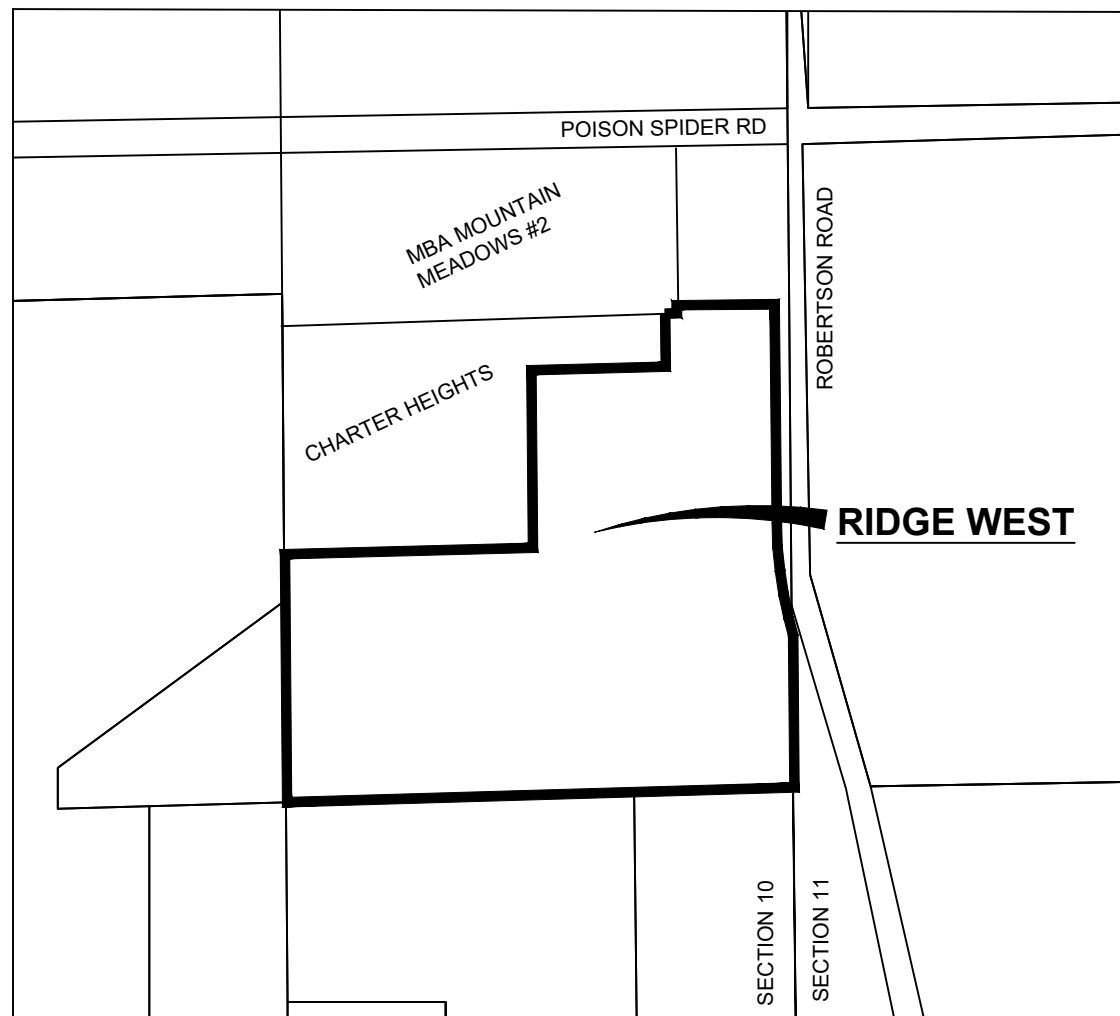
In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.

Chairman John Gudger

City Clerk Sarah Osborn

A VACATION & REPLAT
 OF LOT 3, CHARTER HEIGHTS SUBDIVISION
 AS
RIDGE WEST

AN ADDITION TO THE
 CITY OF MILLS, WYOMING
 LOCATED IN PORTIONS OF
 THE NE1/4SE1/4,
 SECTION 10, T.33N., R.80.W, 6TH PRINCIPAL MERIDIAN,
 NATRONA COUNTY, WYOMING



VICINITY MAP
 NATRONA COUNTY, WY
 SCALE: 1" = 500'

LEGEND

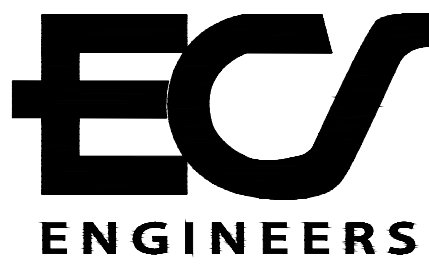
- RECOVERED BRASS
- SET BRASS CAP
- ▬ RECOVERED HIGHWAY R/W MONUMENT
- ▬ SET ALUMINUM CAP
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- N00°00'00"W, 1234.56'** MEASURED BEARING & DISTANCE
- (N00°00'00"W, 1234.56')** RECORD BEARING & DISTANCE

NOTES

- ERROR OF CLOSURE EXCEEDS 1:427,523.
- BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/2011.
- ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
- DISTANCES: US SURVEY FOOT/GRID.

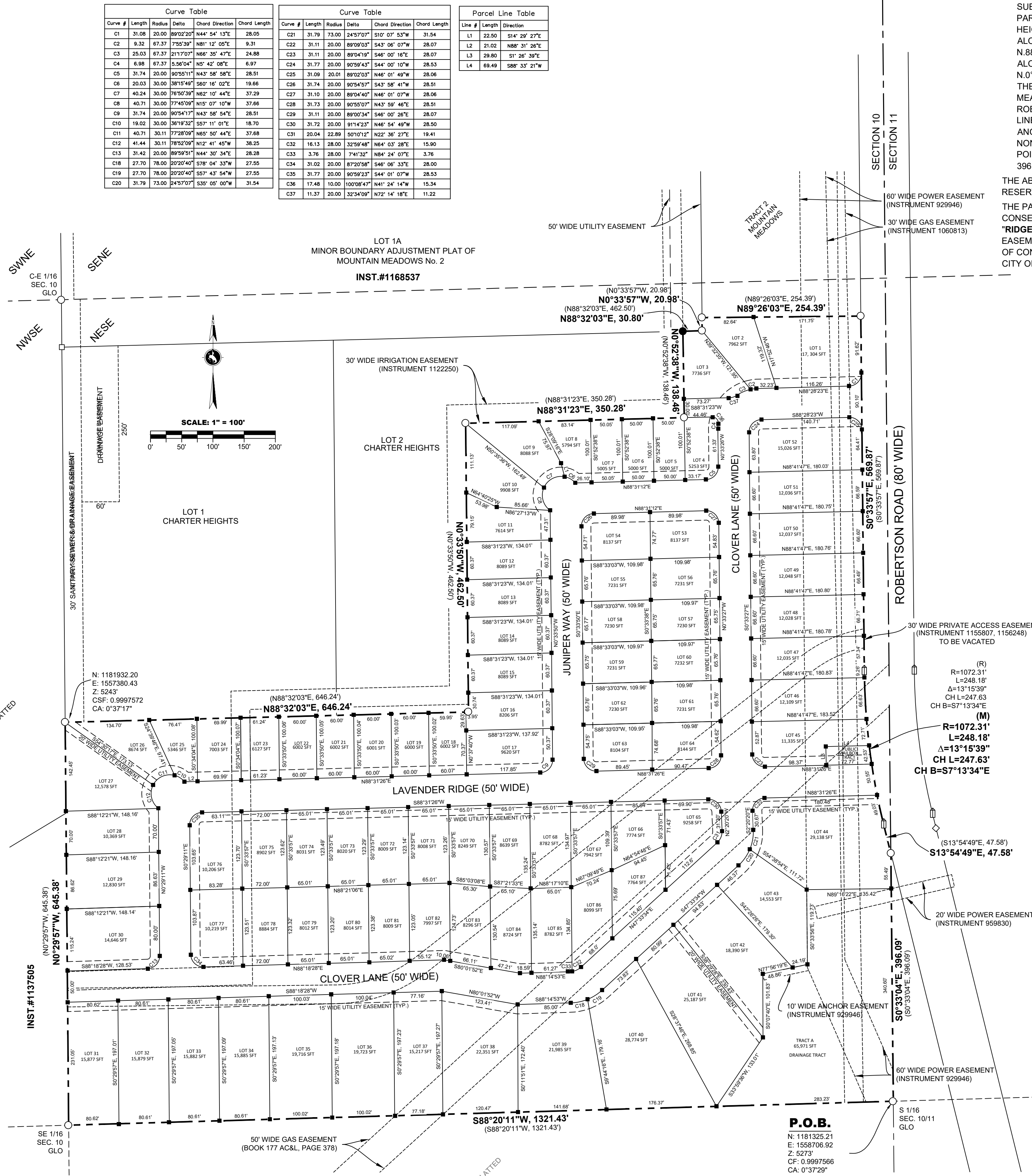
PLAT SUMMARY

NUMBER OF LOTS: 86
 SUBDIVISION TOTAL ACREAGE: 27.124 ACRES
 PUBLIC RIGHT OF WAY AREA: 4.73 ACRES



Environmental and Civil Solutions, LLC
 1607 CY AVE., Suite 104
 Casper, WY 82604
 Phone: 307.337.2883
 www.ecsengineers.net

PROJECT NO. 220010



CERTIFICATE OF DEDICATION

STATE OF WYOMING
 COUNTY OF NATRONA

THE UNDERSIGNED, LISA BURRIDGE, MANAGER OF GREENBRIAR PARTNERS, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF LOT 3, OF CHARTER HEIGHTS SUBDIVISION, LOCATED IN A PORTION OF THE NE1/4SE1/4, SECTION 10, T.33N., R.80W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL AND THE SOUTHEAST CORNER OF SAID NE1/4SE1/4, SECTION 10; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.88°20'11"W., 1321.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF SAID NE1/4SE1/4, SECTION 10; THENCE ALONG THE WEST LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, N.0°29'57"W., 645.38 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF LOT 1, OF SAID CHARTER HEIGHTS SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 1 AND LOT 2, CHARTER HEIGHTS SUBDIVISION, INTO SAID SE1/4NE1/4, SECTION 10, N.88°32'03"E., 646.24 FEET TO A POINT; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION, N.0°33'50"W., 462.50 FEET TO A POINT; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION, N.88°31'23"E., 350.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION, N.0°52'38"W., 138.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION AND A POINT IN THE SOUTH LINE OF LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, N.88°32'03"E., 30.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, N.0°33'57"W., 20.98 FEET TO THE SOUTHWEST CORNER OF TRACT 2, MOUNTAIN MEADOWS SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID TRACT 2, MOUNTAIN MEADOWS SUBDIVISION, N.89°26'03"E., 254.39 FEET TO THE SOUTHEAST CORNER OF TRACT 2, MOUNTAIN MEADOWS SUBDIVISION AND A POINT IN THE WEST LINE OF ROBERTSON ROAD; THENCE ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID ROBERTSON ROAD, S.0°33'57"E., 569.87 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID ROBERTSON ROAD ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1072.31 FEET, AND THROUGH A CENTRAL ANGLE OF 13°15'39", SOUTHEASTERLY, 248.18 FEET, AND THE CHORD OF WHICH BEARS S.7°13'34"E., AND DISTANCE OF 247.63 FEET TO A POINT OF NON-TANGENCY; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID ROBERTSON ROAD, S.13°54'49"E., 47.58 FEET TO A POINT IN THE EAST LINE OF SAID NE1/4SE1/4, SECTION 10; THENCE ALONG THE EAST LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.0°33'04"E., 396.09 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 27.124 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, BEING A VACATION AND REPLAT OF LOT 3, OF CHARTER HEIGHTS SUBDIVISION, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNER AND PROPRIETOR, THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "RIDGE WEST". ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE CITY OF MILLS AND FOR THE USE OF THE PUBLIC. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS. TRACT A IS HEREBY DEDICATED TO THE CITY OF MILLS FOR DRAINAGE PURPOSES.

GREENBRIAR PARTNERS, LLC
 421 S. CENTER STREET, SUITE 201
 CASPER, WY 82601

LISA BURRIDGE, MANAGER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
 BY LISA BURRIDGE, MANAGER - GREENBRIAR PARTNERS, LLC.
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVALS

CITY OF MILLS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER _____ DULY PASSED, ADOPTED AND

APPROVED ON THIS _____ DAY OF _____, 2025.

MAYOR _____

ATTEST: CITY CLERK _____

CITY ENGINEER _____

CITY SURVEYOR _____

CITY PLANNER _____

THIS _____ DAY OF _____, 2025.

THIS _____ DAY OF _____, 2025.

THIS _____ DAY OF _____, 2025.

CERTIFICATE OF SURVEYOR

I, STEVEN J. GRANGER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF RIDGEWEST, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2025 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
 BY STEVEN J. GRANGER

WITNESS MY HAND AND OFFICIAL SEAL.

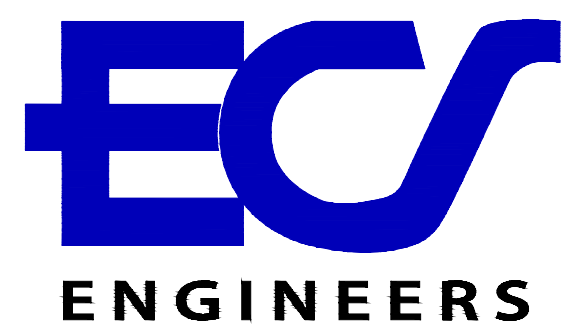
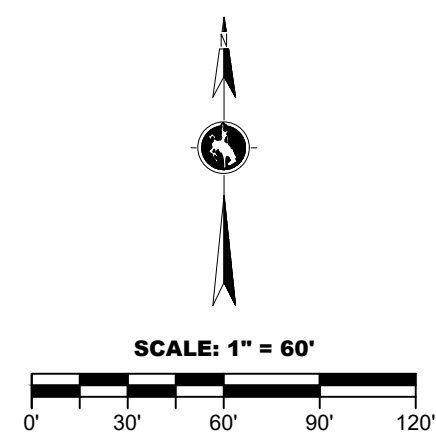
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.76	20.00	90°57'40"	N43° 57' 13"E	28.52
C2	9.32	67.37	7°56'39"	N81° 12' 05"E	9.31
C3	68.41	67.37	58°10'58"	N48° 08' 51"E	65.51
C4	12.52	67.37	10°38'41"	N13° 44' 01"E	12.50
C5	31.74	20.00	90°55'11"	N43° 58' 58"E	28.51
C6	20.03	30.00	38°15'49"	S60° 16' 02"E	19.66
C7	40.24	30.00	76°50'39"	N62° 10' 44"E	37.29
C8	40.71	30.00	77°45'09"	N15° 07' 10"W	37.66
C9	31.74	20.00	90°54'17"	N43° 58' 54"E	28.51
C10	19.02	30.00	36°19'32"	S57° 11' 01"E	18.70
C11	40.71	30.11	77°28'09"	N65° 50' 44"E	37.68
C12	41.44	30.11	78°52'09"	N12° 41' 45"W	38.25
C13	31.42	20.00	89°59'51"	N44° 30' 34"E	28.28
C18	27.70	78.00	20°20'40"	S78° 04' 33"W	27.55
C19	27.70	78.00	20°20'40"	S57° 43' 54"W	27.55
C20	31.79	73.00	24°57'07"	S35° 05' 00"W	31.54
C21	31.79	73.00	24°57'07"	S10° 07' 53"W	31.54
C22	31.11	20.00	89°09'03"	S43° 06' 07"W	28.07
C23	31.11	20.00	89°04'19"	S46° 00' 16"E	28.07
C24	31.77	20.00	90°59'43"	S44° 00' 10"W	28.53
C25	31.09	20.01	89°02'03"	N46° 01' 49"W	28.06
C26	31.74	20.00	90°54'57"	S43° 58' 41"W	28.51
C27	31.10	20.00	89°04'40"	N46° 01' 07"W	28.06
C28	31.73	20.00	90°55'07"	N43° 59' 46"E	28.51
C29	31.11	20.00	89°00'34"	S46° 00' 26"E	28.07
C30	31.72	20.00	91°14'23"	N46° 54' 49"W	28.50
C31	20.04	22.89	50°10'12"	N22° 36' 27"E	19.41
C32	16.13	28.00	32°59'48"	N64° 03' 28"E	15.90
C33	3.76	28.00	7°41'32"	N84° 24' 07"E	3.76
C34	31.02	20.00	87°20'58"	S46° 06' 33"E	28.00
C35	31.77	20.00	90°59'23"	S44° 01' 07"W	28.53

Parcel Line Table		
Line #	Length	Direction
L1	22.50	S14° 29' 27"E
L2	21.02	N88° 31' 26"E
L3	29.80	S1° 26' 39"E
L4	20.74	S88° 33' 21"W

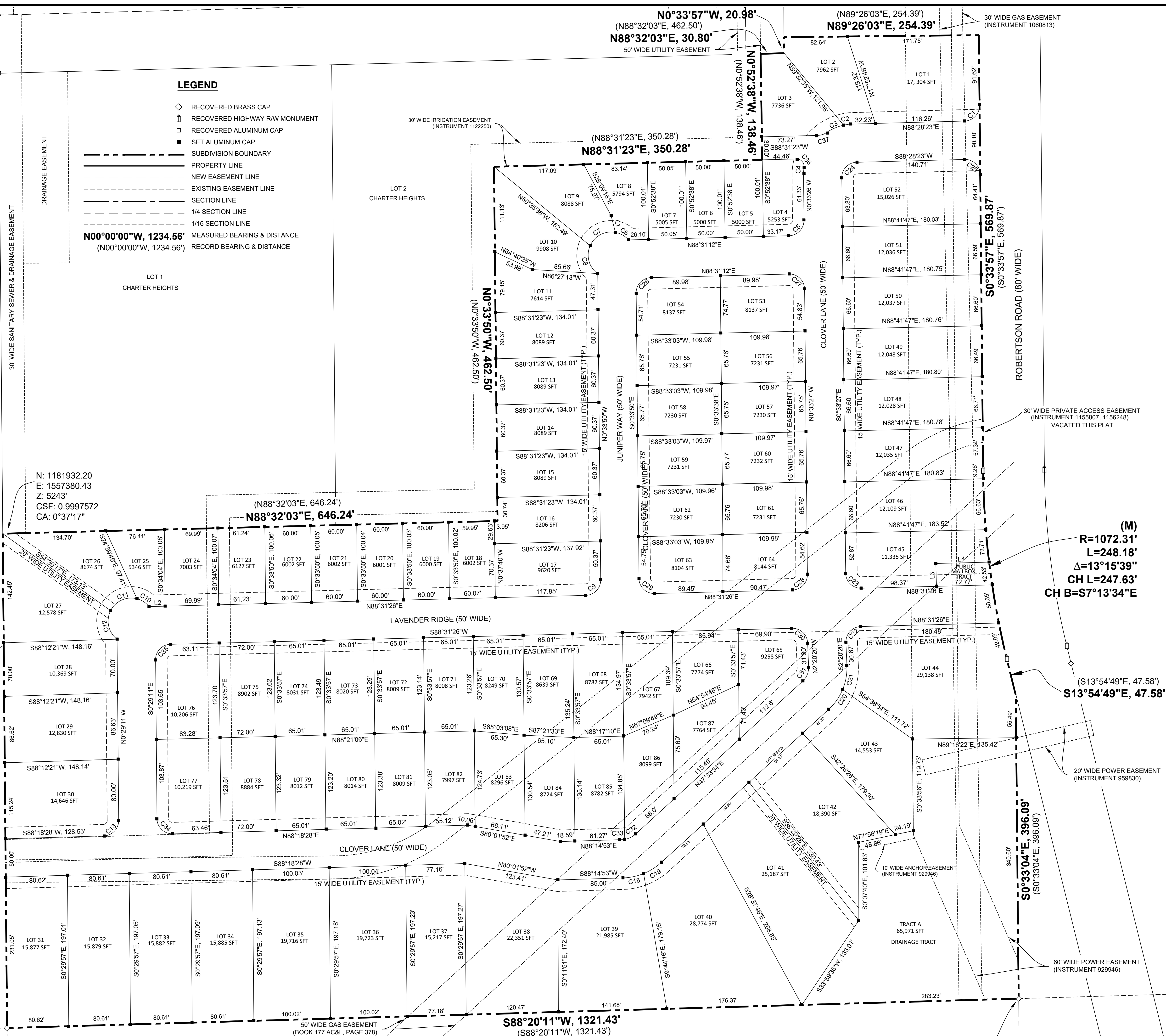


Environmental and Civil Solutions, LLC
 1607 CY Ave., Suite 104
 Casper, WY 82604
 Phone: 307.337.2883
 www.ecsengineers.net

PROJECT NO. 220010

INST.#1137505

(N0°29'57"W, 645.38')
N0°29'57"W, 645.38'





CITY OF MILLS
APPLICATION FOR PLAT/REPLAT
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: 9/5/2025
Return by: _____
(Submission Deadline)
For Meeting on: 10/2/2025

PLEASE PRINT

SINGLE POINT OF CONTACT: Richard Glasgow

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name:
Richard Glasgow
Owner Mailing Address:
108 N. 7th
City, State, Zip: Mills, WY 82644
Owner Phone: 307-262-4606
Applicant Email: rndglasgow@yahoo.com

AGENT INFORMATION:

Print Agent Name:
Steven Granger - ECS Engineers
Agent Mailing Address:
1607 CY Ave, Ste. 104
City, State, Zip: Casper, WY 82604
Agent Phone: 307-337-2883
Agent Email: sgranger@ecsengineers.net

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lots 18-22, Walport Addition
Physical address of subject property if available: 108 N. 7th
Size of lot(s) 8,000 sft. & 12,000 sft. sq. ft./acres:
Current zoning: R-2 Current use: Residential
Intended use of the property: Residential
Zoning within 300 feet: Urban Ag, R-1 & R-2 Land use within 300 feet: Residential & Agricultural

ATTACHMENTS (REQUIRED):

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

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: N. 7th St. along East Property line
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: 50' Number of Feet to be Vacated: N/A

Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned

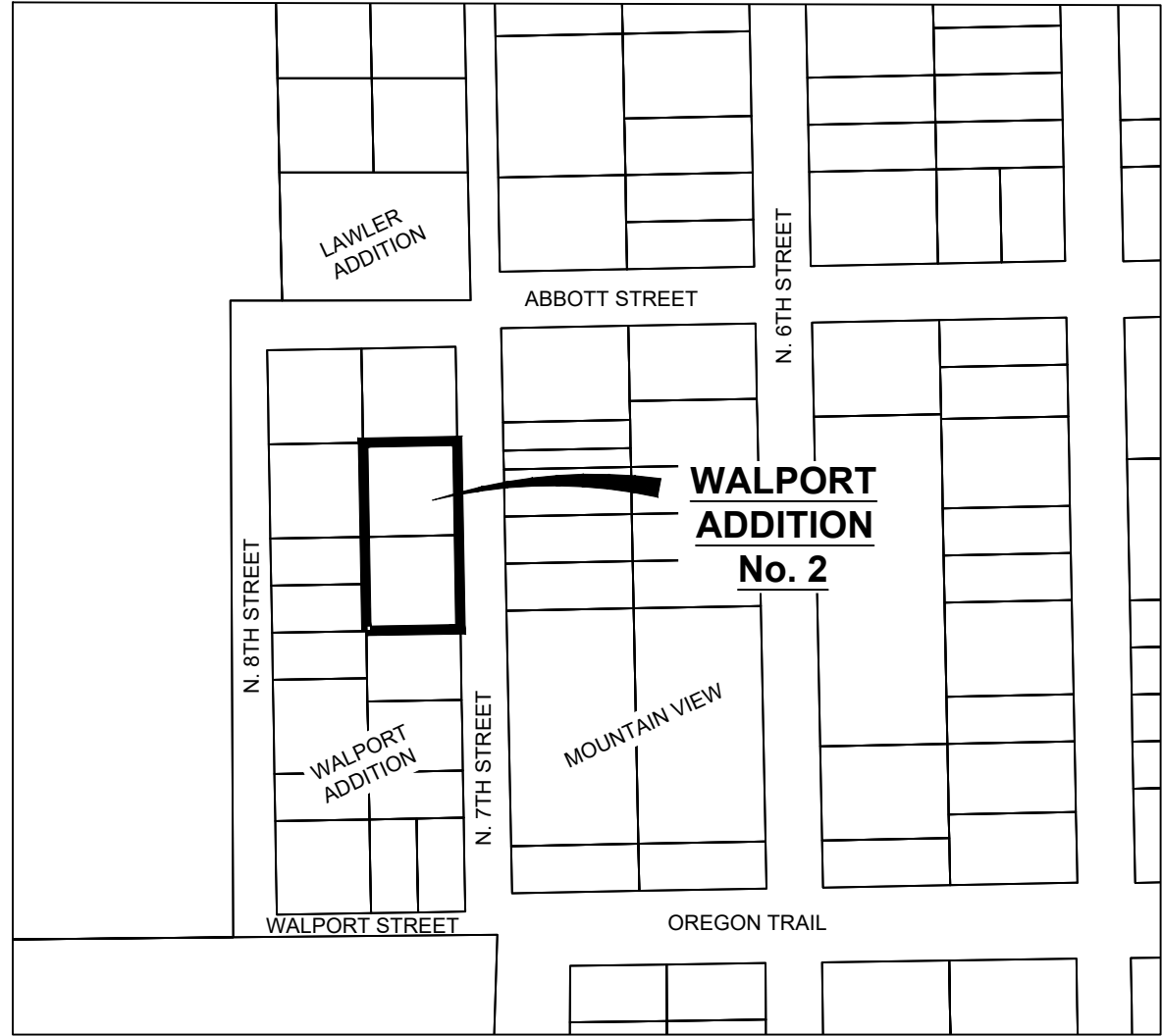
SIGNATURE(S):

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 also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

A VACATION & REPLAT
OF LOTS 19-22, WALPORT ADDITION
AS

WALPORT ADDITION No. 2

AN ADDITION TO THE
CITY OF MILLS, WYOMING
LOCATED IN A PORTION OF
THE SE1/4SE1/4,
SECTION 2, T.33N., R.80.W, 6TH PRINCIPAL MERIDIAN,
NATRONA COUNTY, WYOMING



VICINITY MAP
NATRONA COUNTY, WY
SCALE: 1" = 200'

LEGEND

- RECOVERED CORNER (AS NOTED)
- SET BRASS CAP
- SET ALUMINUM CAP
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- N00°00'00"W, 1234.56' MEASURED BEARING & DISTANCE
- (N00°00'00"W, 1234.56') RECORD BEARING & DISTANCE

NOTES

- ERROR OF CLOSURE EXCEEDS 1:120,048.
- BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/2011.
- ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
- DISTANCES: US SURVEY FOOT/GRID.

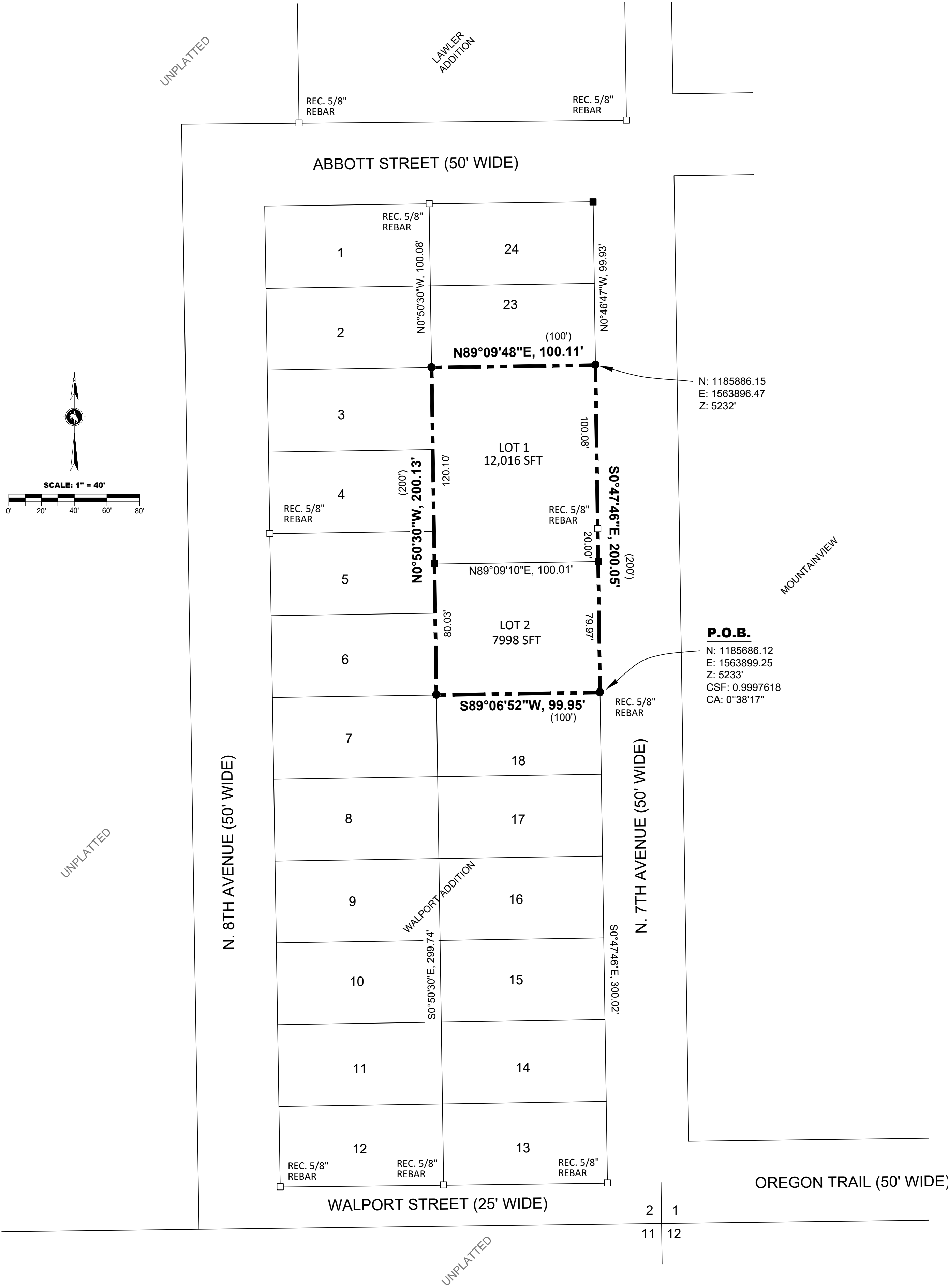
PLAT SUMMARY

NUMBER OF LOTS: 2
SUBDIVISION TOTAL ACREAGE: 0.459 ACRES
PUBLIC RIGHT OF WAY AREA: 0 ACRES



Environmental and Civil Solutions, LLC
1607 CY AVE., Suite 104
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 2500



CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA

THE UNDERSIGNED, RICHARD G. GLASGOW AND DORIS J. GLASGOW, TRUSTEES OF THE GLASGOW FAMILY LIVING TRUST 11/8/2022, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF LOTS 19 THROUGH 22, OF WALPORT ADDITION, LOCATED IN A PORTION OF THE SE1/4SE1/4, SECTION 2, T.33N., R.80W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL, THE NORTHEAST CORNER OF LOT 18, OF SAID WALPORT ADDITION AND A POINT IN THE WEST LINE OF 7TH AVENUE.; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SAID PARCEL AND THE NORTH LINE OF SAID LOT 18, WALPORT ADDITION, S.89°06'52"W., 99.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE CORNER COMMON TO SAID LOT 18 AND LOTS 6 AND 7, WALPORT ADDITION; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 7 AND THE EAST LINE OF LOTS 3 THROUGH 6, WALPORT ADDITION, N.0°50'30"W., 200.13 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF LOT 23, WALPORT ADDITION; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 23, WALPORT ADDITION, N.89°09'48"E., 100.11 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, THE SOUTHEAST CORNER OF SAID LOT 23, WALPORT ADDITION AND A POINT IN THE WEST LINE OF SAID 7TH AVENUE; THENCE ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID 7TH AVENUE, S.0°47'46"E., 200.05 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 0.459 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, BEING A VACATION AND REPLAT OF LOTS 19 THROUGH 22, OF WALPORT ADDITION, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "WALPORT ADDITION No. 2". ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE CITY OF MILLS AND FOR THE USE OF THE PUBLIC. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS.

RICHARD G. GLASGOW, TRUSTEE
GLASGOW FAMILY LIVING TRUST 11/8/2022
108 N. 7th AVENUE
MILLS, WY 82644

DORIS J. GLASGOW, TRUSTEE
GLASGOW FAMILY LIVING TRUST 11/8/2022
108 N. 7th AVENUE
MILLS, WY 82644

RICHARD G. GASGOW, TRUSTEE

DORIS J. GLASGOW, TRUSTEE

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
BY RICHARD G. GLASGOW, TRUSTEE OF THE GLASGOW FAMILY LIVING TRUST DATED 11/8/2022.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
BY DORIS J. GLASGOW, TRUSTEE OF THE GLASGOW FAMILY LIVING TRUST DATED 11/8/2022.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVALS

CITY OF MILLS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER _____ DULY PASSED, ADOPTED AND

APPROVED ON THIS _____ DAY OF _____, 2025.

MAYOR

ATTEST: CITY CLERK

CITY ENGINEER

CITY SURVEYOR

CITY PLANNER

THIS _____ DAY OF _____, 2025.

THIS _____ DAY OF _____, 2025.

THIS _____ DAY OF _____, 2025.

CERTIFICATE OF SURVEYOR

I, STEVEN J. GRANGER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF WALPORT ADDITION No. 2, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF AUGUST, 2025 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
BY STEVEN J. GRANGER

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

