

**REGULAR CITY COUNCIL  
MEETING**

**November 25, 2025**

**7:00 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**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

**Minutes**

- [1.](#) Council Meeting Minutes 11-10-25

**City Licenses**

- [2.](#) New / Renewal Business / Contractor Licenses and Home Occupation Permits

**Financial Approvals**

- [3.](#) Financial Breakdown - Check Register & Future ACH/EFT Transactions

4. PAID ACH / EFT Transactions

*No Transactions*

- [5.](#) Regular / Police Payroll 11-3-25 to 11-16-25

- [6.](#) Fire Payroll 10-29-25 to 11-9-25

- [7.](#) Transmittal Transactions

- [8.](#) Treasurer's Report

**OPEN DISCUSSION**

**ORDINANCES AND RESOLUTIONS**

**[9.](#) ORDINANCE NO. 832 THIRD AND FINAL READING:**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MILLS, WYOMING, BY REZONING MOUNTAIN MEADOWS SUBDIVISION, NO. 2, LOT 2A FROM URBAN AGRICULTURE (UA) TO RESIDENTIAL ONE (R-1)**

**[10.](#) ORDINANCE NO. 833 THIRD AND FINAL READING:**

**ORDINANCE RENAMING MILLS MEMORIAL PARK AS SERVICE AND SACRIFICE  
PARK**

**11. ORDINANCE NO. 834 SECOND READING:**

**ORDINANCE CONCERNING GAMING**

**12. RESOLUTION NO. 2025-42**

**RESOLUTION DESIGNATING FIRE CHIEF WIL GAY AS COMPENTENT PERSON FOR  
PURPOSE OF FIRE EXTINGUISHER INSPECTIONS.**

**EXECUTIVE SESSION**

13. Property Matter

14. Legal Matter

**ADJOURNMENT**

**AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

**NEXT MEETING** - December 9, 2025 at 7:00pm / December 23, 2025 at 7:00pm

**NEXT WORK SESSION** - December 8, 2025 at 9:00am / December 23, 2025 at 6:00pm

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.

# REGULAR CITY COUNCIL MEETING

November 10, 2025

7:00 PM

City Hall



**CITY OF MILLS**  
EST. 1921

**Mayor:**

Leah Juarez

**Council President:**

Brad Neumiller

**Council Members:**

Cherie Butcher

Sara McCarthy

Tim Sutherland

## MINUTES

### CALL TO ORDER

Mayor called the meeting to order at 7:01 pm

### ROLL CALL

Present:

Mayor Juarez

President Neumiller

Council Butcher

Council McCarthy

Council Sutherland

### PLEDGE OF ALLEGIANCE

### PUBLIC HEARINGS

1. Amendment to Title 17 - Addition of Simulcasting and Gaming Regulations

Mayor closed the Council Meeting at 7:02pm

Mayor Juarez now declared the Public Hearing opened for the consideration of Amendment to Title 17 - Addition of Simulcasting and Gaming Regulations. The hearing will be conducted in accordance with the state statutes, Mills Council procedures and other applicable laws. The hearing has been set and advertised in accordance with the statutes. I could ask those individuals who wish to address the council on this issue to approach the lectern and state your name for the record. Do I have a report from staff?

Planner Casey Coates provided the staff report. He explained that the proposed changes to Title 17 are presented in the form of an amendment that anticipates potential legislative changes regarding simulcasting, gaming, and historic horse racing.

Mr. Coates confirmed that this item was reviewed and forwarded with a recommendation from the Planning & Zoning Commission.

The Mayor thanked Mr. Coates for his report. She asked three times if there is anyone in the audience wishing to speak in favor of this item? No one spoke. She asked if three times if there is anyone in the audience wishing to speak in opposition of this item? No one spoke. There being no others for or against to speak on this item she declared the public hearing closed at 7:05pm

Mayor re-opened the Council Meeting at 7:05pm

### CONSENT AGENDA

### Minutes

2. Council Meeting Minutes 10-28-25

### **City Licenses**

3. New / Renewal Business / Contractor Licenses and Home Occupation Permits

### **Financial Approvals**

4. Financial Breakdown - Check Register & Future ACH/EFT Transactions
5. PAID ACH / EFT Transactions
6. Regular / Police Payroll 10-20-25 to 11-2-25
7. Fire Payroll 10-17-25 to 10-28-25
8. Transmittal Transactions
9. Voided Checks

Sara/Brad –

Motion made by Council Member McCarthy to approve, Seconded by Council President Neumiller. The Mayor noted that there was a last-minute addition for the HUB insurance payment. She stated that while she did not recall the exact amount and it may not appear on the register, the Council did approve it as it is the City's regular monthly insurance payment. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

### **OPEN DISCUSSION**

**No one spoke**

### **ORDINANCES AND RESOLUTIONS**

#### **10. ORDINANCE NO. 832 SECOND READING:**

#### **AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MILLS, WYOMING, BY REZONING MOUNTAIN MEADOWS SUBDIVISION, NO. 2, LOT 2A FROM URBAN AGRICULTURE (UA) TO RESIDENTIAL ONE (R-1)**

Motion made by Council President Neumiller to approve, Seconded by Council Member Sutherland.

Planner Casey Coates provided an overview for the second reading of the proposed rezone, noting that only minor updates were made from the first reading to address prior comments.

He summarized public comments and letters of opposition. Two written objections were received: one from adjacent landowner Donald Oaks, and another from Mary Peterson, both expressing opposition to the rezone.

He stated that Dan Scherlinger, an adjacent landowner and business owner, also voiced concerns. Mr. Oaks previously spoke regarding stormwater and drainage issues, noting he was not opposed to smaller-scale development but had concerns about the intensity of the proposed project.

Mr. Francis Ackley, a homeowner in the area, raised concerns about the overall suitability of the development within the Platteview Estates neighborhood and its proximity to surrounding industrial and agricultural properties.

Mr. Ackley also commented on the rate of potential buildout, stating that with approximately six homes constructed per year, it could take an estimated 13 years for the subdivision to fully develop.

Mr. Ackley further noted inconsistencies in Title 17 numbering within the staff report. Staff acknowledged the error and stated that the detailed report numbering will be corrected. He clarified that the considerations and findings under Title 17 remain unchanged and consistent with the existing code.

Staff addressed housing demand, noting that completed new homes in Mills were:

- 34 in 2020
- 34 in 2021
- 28 in 2022
- 24 in 2023
- 38 in 2024
- 25 in 2025 to date

He stated that residential growth remains strong, and this subdivision would help accommodate ongoing demand.

Regarding selenium concerns, staff referenced the 2016 Natrona County Land Use Plan, page 5-13, noting that the West Belt Loop/Southern Robertson Road area is identified under Redevelopment Plan Item #4 as residential, which is expected to mitigate selenium impacts.

Staff also identified applicable sections of Title 17 related to the amendment, including:

- 17.10.5 (Purpose) – pages 34–35
- 17.10.65 (Zoning Map and Boundary Districts) – page 60
- 17.10.20 (Amendment Authorization)
- 17.10.70 (Public Hearing and Notice Requirements) – pages 60–61
- 17.14.15 (Residential 1 District)
- 17.11.5 (Urban Agricultural District)

He concluded by noting that while references and numbering will be updated, the underlying findings and criteria remain consistent with the original Title 17 standards.

Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland.

A member of the audience addressed the Council, stating that he had misunderstood when he was supposed to speak on Ordinance 832. The City Attorney clarified that public comments on the ordinance should be made during the open discussion period. The Mayor explained that the Council needed to proceed through the remaining ordinances on the agenda, and that he would be welcome to address the Council with his concerns at the appropriate time.

## **11. ORDINANCE NO. 833 SECOND READING:**

### **ORDINANCE RENAMING MILLS MEMORIAL PARK AS SERVICE AND SACRIFICE PARK**

A motion was made by President Neumiller to approve the ordinance, seconded by Council Member Butcher. Council Member McCarthy made a motion to table the ordinance; however, the motion failed due to lack of a second.

Voting Yea: Mayor Juarez, Council Member Butcher, Council President Neumiller, Council Member Sutherland  
Voting Nay: Council Member McCarthy. Motion passes.

**12. ORDINANCE NO. 834 FIRST READING:****ORDINANCE CONCERNING GAMING**

Motion made by Council President Neumiller to approve, Seconded by Council Member Butcher. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

**13. RESOLUTION NO 2025-40:****RESOLUTION AUTHORIZING ABATEMENT OF UTILITY BILLS**

Motion made by Council Member McCarthy to approve, Seconded by Council Member Sutherland.

The Mayor noted that the intent of the program is to assist individuals who are without SNAP benefits or federal employees who may be without income, providing a way to help bridge that financial gap during difficult times. She added that an application process has been established to facilitate this assistance.

Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

**14. RESOLUTION NO. 2025-41:****A RESOLUTION APPROVING AN AMENDMENT TO THE SITE PLAN FOR VISION BEYOND BORDERS, AUTHORIZING A DELAY IN PARKING LOT PAVING UNTIL JULY 2026**

Motion made by Council President Neumiller to approve, Seconded by Council Member McCarthy.

The Mayor noted that this will be a temporary full-occupancy approval, which will take effect upon the completion of the parking lot.

Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

**COUNCIL APPROVALS****15. FY 2026 Sustainable Strategies Contract**

Motion made by Council President Neumiller to approve, Seconded by Council Member McCarthy. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

**OPEN DISCUSSION**

The Mayor opened the floor for public discussion. Anyone wishing to address the Council is asked to please approach the lectern. Please take the time you need but be mindful of the allotted time for comments.

Francis Ackley, stated that he had spoken at the previous public hearing regarding Ordinance 832, the proposed rezoning. He thanked the Council for responding to his comments and correcting the record. He reiterated his opposition to the rezone, stating that it does not adequately consider existing surrounding uses and does not maintain the rural, urban-agricultural character that he believed had been promised by the developer on several occasions.

Francis asked under what circumstances the Council would deny a rezone request. He expressed concern that the public's opposition may not be fully considered and noted that, in his view, more residents were opposed to the rezone than in favor. He asked whether there are instances in which the Council would reject such a request.

The Mayor stated that she would allow the City Attorney to address the question, but noted briefly that when dealing with private property, the Council's authority is limited. She explained that the Council cannot deny a land-use request solely because surrounding property owners do not prefer the change, just as the City could not deny a private property owner the right to build on their land simply because neighbors object. She added that the Council must follow specific guidelines and cannot approve or deny a rezone based on subjective views of whether it is "good" or "bad."

The Mayor added that if the zoning code does not expressly provide the authority to deny a request, then the Council cannot lawfully do so. She acknowledged that this can be frustrating for both the Council and residents.

The City Attorney explained that a rezoning request may be denied if it is presented in a manner that does not comply with zoning regulations, or if the application is inadequate and fails to meet the basic criteria required for consideration. A request may also be denied if it falls outside the parameters of existing land use regulations.

He provided an example, noting that if someone were to request a rezone to allow a clearly incompatible or impermissible use—something entirely outside the city's planning framework—that request would be denied.

He clarified that there *are* circumstances under which a rezone may be rejected; however, a request that aligns with the City's land use regulations and overall planning policies generally would not be. He further noted that the proposed rezone under Ordinance 832 is not a radical departure from prior zoning classifications.

Francis responded that the explanation seemed to reinforce his point, questioning why public hearings are held if the outcome is largely predetermined so long as the request complies with the ordinance. He asked why the City holds hearings if they cannot influence the decision, stating that he felt his time was being wasted.

The Mayor explained that public hearings are required by state statute to ensure transparency, public notice, and the opportunity for public participation. She noted that the City is legally obligated to hold these hearings.

Francis raised concerns about wind erosion from ongoing construction. He noted that, being on the western edge of town, the area receives significant wind, and last winter debris and blowing dirt from nearby construction sites caused substantial issues for both the school and surrounding homes. He asked whether the Council could modify permits to require additional mitigation measures to help address these impacts.

The Mayor stated that construction activities must follow certain requirements regarding dirt movement and erosion control, and the City is currently working on enforcing those requirements on active construction sites.

Planner Coates stated that addressing construction-related wind erosion is an ongoing process and that staff is actively working to resolve existing issues. He noted that one of the primary challenges is dirt blowing off individual lots into neighboring properties. Once debris becomes airborne, the City has limited mechanisms to regulate where it ultimately travels. He acknowledged that this is an unfortunate reality for areas experiencing significant new development, and construction-related impacts are often unavoidable, though not ideal for nearby residents.

He explained that the City works closely with contractors to ensure debris is properly contained on their lots, and that the City has previously provided hydromulch or watering options to help stabilize soil when needed. He stated that these measures represent the primary remedies available to the City under current regulations.

The Mayor added that City planner and staff are actively working behind the scenes to address problem areas and hold construction companies accountable. She noted that while these efforts are not always visible to the public, staff is engaged in ongoing enforcement and coordination. She thanked the audience for bringing concerns

forward and encouraged residents to continue reaching out when issues arise, as this allows the City to respond when possible.

She then asked if anyone else wished to address the Council.

Donald Oakes addressed council stating that his property shares approximately 50% of its boundary with the proposed development site. He expressed concern that the construction of 84 residential units would not be compatible with his property and livestock operations.

He stated that changing the land use designation from Rural Agricultural to Rural Residential—and allowing a subdivision of this size—would significantly increase flooding on his property. He referenced Wyoming Statute 41-5-101, amended in 2024, which requires ditch owners to maintain their ditches so as not to adversely impact neighboring properties. He stated that if the subdivision is approved and results in flooding, responsibility would fall on either the City of Mills or the developer. He noted that he had photographic evidence from September 17, when 0.4 inches of rain resulted in notable flooding on his land, and warned that additional residential runoff would worsen the situation.

He stated that he and his attorney are prepared to litigate if necessary but would prefer to work toward a solution that prevents subdivision-related drainage from significantly affecting his property.

He further stated that the current subdivision plat does not account for a federal right-of-way maintained by the Casper-Alcova Irrigation District. He explained that an 18-inch culvert line zigzags through the property and that, based on his review, as many as 20 of the proposed homes may be located directly on top of this pipeline. Drawing from his prior federal employment involving rights-of-way, he stated that if the Irrigation District needs to access or maintain that line, it has the authority to remove structures built over it and is not obligated to replace or compensate for them. He expressed concern that this issue had not been adequately considered by planners.

He reiterated that he and neighboring landowners—including the Petersons to the southwest and the Scherlingers to the south—would not be opposed to the original concept of approximately 20 units, but the proposed 80+ units would significantly increase stormwater runoff and negatively impact surrounding properties.

Bob Moore addressed the Council, stating that he resides on Spider Lane and wished to go on record as being opposed to the proposed rezone. He shared that he agreed with the concerns previously raised by Mr. Oaks.

He explained that when he moved into the area, he understood the future development would consist of approximately 20 to 30 lots, similar in character to the existing Platteview Estates—featuring half-acre, three-quarter-acre, one-acre, or even two-acre parcels. He stated that he was not opposed to subdivision development generally, as he expected the area would eventually build out, but he is opposed to the density and layout of the proposal as currently presented.

No further attendees came forward.

## **COUNCIL APPROVALS**

### **16. Oral Resolution**

Oral Resolution: The Mayor asked for a motion to designate an alternative member, Brad Neumiller, for Visit Casper Board. The council clarified that this would be if Elizibeth “Morgan” Covert was unable to attend meetings. Council Member Sutherland made a motion, Council Member Butcher seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

## **EXECUTIVE SESSION**

## 17. Legal Matter

Council Member Butcher asked for a motion to go into executive session for a legal matter at 7:30pm. Motion made by Council Member Sutherland to go into executive session for a legal matter, Seconded by Council Member Sutherland, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

All of council returned from the executive session legal matter at 7:35pm.

Action: Approve a Rain Payment

## 18. Legal Matter

Council President Neumiller asked for a motion to go into executive session for a legal matter at 7:35pm. Motion made by Council Member Butcher to go into executive session for a legal matter, Seconded by Council Member Sutherland, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

All of council returned from the executive session legal matter at 7:41pm.

No action is necessary.

## ADJOURNMENT

President Neumiller asked for a motion to adjourn the meeting at 7:42pm. Motion made by Council Member Sutherland to adjourn the meeting; Council Member McCarthy seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

## AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

**NEXT MEETING** - November 25, 2025 at 7:00pm / December 9, 2025 at 7:00pm

**NEXT WORK SESSION** - November 25, 2025 at 6:00pm / December 8, 2025 at 9:00am

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

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Mayor, Leah Juarez

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City Clerk, Sarah Osborn

[illegible]

[illegible]



**CITY OF MILLS**  
EST. 1921

Item # 2.

**Council Meeting: November 25, 2025**

**New Home Occupation Permits**

*Business Name*

**Renewal Home Occupation Permits**

*Business Name*

## Report Criteria:

Report type: GL detail

Check.Type = {&lt;&gt;} "Adjustment"

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
<b>2001</b>						
11/24/2025	2001	Edward Hamilton	505.00	Bond Refund for Meghan Pfrimmer	10-26150	505.00
Total 2001:						505.00
<b>2002</b>						
11/25/2025	2002	Joyce Fullerton	410.00	Bond Refund for Theresa Fullerton	10-26150	410.00
Total 2002:						410.00
<b>34741</b>						
11/19/2025	34741	Wyoming Office of EMS	20.00	2026 Ambulance Busienssss license for the state	10-5600-2070	20.00
Total 34741:						20.00
<b>34743</b>						
11/24/2025	34743	Above All Cleaning	582.50	Regular Cleaning City Hall	12-4500-3515	582.50
11/24/2025	34743	Above All Cleaning	582.50	Regular Cleanin PD	10-4600-1300	582.50
Total 34743:						1,165.00
<b>34744</b>						
11/24/2025	34744	All Out Fire, Inc	920.00	Fire Extinguisher Inspection/Maintenance	10-6500-3515	920.00
11/24/2025	34744	All Out Fire, Inc	360.00	Fire Extinguisher Inspection/Maintenance	10-6500-3515	360.00
11/24/2025	34744	All Out Fire, Inc	610.00	Fire Extinguisher Inspection/Maintenance	10-6500-3515	610.00
Total 34744:						1,890.00
<b>34745</b>						
11/24/2025	34745	ALSCO, Inc	41.40	November 05 Services	10-6500-1040	41.40
11/24/2025	34745	ALSCO, Inc	81.59	City Hall Mats	12-4500-3515	81.59
11/24/2025	34745	ALSCO, Inc	186.79	PD Rugs	10-5400-1300	186.79
Total 34745:						309.78

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
<b>34746</b>						
11/24/2025	34746	AMBI Mail & Marketing, Inc	282.86	Mountain Meadows Letter	10-5700-1093	282.86
11/24/2025	34746	AMBI Mail & Marketing, Inc	55.04	Ambi Fedex	10-5400-3565	55.04
Total 34746:						337.90
<b>34747</b>						
11/24/2025	34747	Ameri-Tech Equipment Company	12,907.40	new dumpsters	54-8400-3680	12,907.40
Total 34747:						12,907.40
<b>34748</b>						
11/24/2025	34748	Atlas Office Products, Inc	252.44	Ink Cartridges	10-4400-3510	252.44
Total 34748:						252.44
<b>34749</b>						
11/24/2025	34749	Big Horn Tire, Inc.	122.75	Tire Repair	54-8400-4055	122.75
11/24/2025	34749	Big Horn Tire, Inc.	692.00	WT#1 Tires	54-8400-4055	692.00
Total 34749:						814.75
<b>34750</b>						
11/24/2025	34750	Bound Tree Medical	59.52	Medical Supplies	10-5600-3595	59.52
11/24/2025	34750	Bound Tree Medical	210.63	Medical Supplies	10-5600-3595	210.63
Total 34750:						270.15
<b>34751</b>						
11/24/2025	34751	Bryon Preciado	225.00	Per Diem 11/30-12/5	10-5400-1030	225.00
Total 34751:						225.00
<b>34752</b>						
11/24/2025	34752	City of Casper	1,001.44	BaleFill	54-8400-3050	1,001.44
11/24/2025	34752	City of Casper	872.08	BaleFill	54-8400-3050	872.08
11/24/2025	34752	City of Casper	708.40	BaleFill	54-8400-3050	708.40
11/24/2025	34752	City of Casper	858.88	BaleFill	54-8400-3050	858.88
11/24/2025	34752	City of Casper	1,449.36	BaleFill	54-8400-3050	1,449.36

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
11/24/2025	34752	City of Casper	928.40	BaleFill	54-8400-3050	928.40
11/24/2025	34752	City of Casper	889.68	BaleFill	54-8400-3050	889.68
11/24/2025	34752	City of Casper	653.84	BaleFill	54-8400-3050	653.84
11/24/2025	34752	City of Casper	926.64	BaleFill	54-8400-3050	926.64
11/24/2025	34752	City of Casper	630.08	BaleFill	54-8400-3050	630.08
11/24/2025	34752	City of Casper	1,038.40	BaleFill	54-8400-3050	1,038.40
11/24/2025	34752	City of Casper	1,031.36	BaleFill	54-8400-3050	1,031.36
11/24/2025	34752	City of Casper	2,720.00	136 Residential Passes	54-8400-3050	2,720.00
Total 34752:						13,708.56
<b>34753</b>						
11/24/2025	34753	Crimson Fire Protection	309.00	Kitchen Fire Suppression Inspection	12-4500-3515	309.00
Total 34753:						309.00
<b>34754</b>						
11/24/2025	34754	Dana Kepner Company Inc	907.71	Flow Meter	52-8200-3525	907.71
Total 34754:						907.71
<b>34755</b>						
11/24/2025	34755	Floyd's Truck Center WY	6,070.57	Sanitation Truck Repair	54-8400-4050	6,070.57
11/24/2025	34755	Floyd's Truck Center WY	281.66	Filters Sweeper	10-6000-4050	281.66
Total 34755:						6,352.23
<b>34756</b>						
11/24/2025	34756	Galls	405.84	EMS pants for Graybill, Boots for Graybill, Botts for Go	10-5600-1040	405.84
Total 34756:						405.84
<b>34757</b>						
11/24/2025	34757	Greiner Ford	57.90	Unit 15	10-5400-4050	57.90
11/24/2025	34757	Greiner Ford	64.79	Wire Assy	10-6500-4050	64.79
11/24/2025	34757	Greiner Ford	208.24	Wire Assy	10-6500-4050	208.24
Total 34757:						330.93

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
<b>34758</b>						
11/24/2025	34758	Hawkins Inc	30.00	Chlorine Rental	52-8200-3500	30.00
11/24/2025	34758	Hawkins Inc	2,918.58	Treatment Chemicals	52-8200-3500	2,918.58
Total 34758:						2,948.58
<b>34759</b>						
11/24/2025	34759	Homax	2,146.84	PD Fuel	10-5400-4000	2,146.84
11/24/2025	34759	Homax	28.67	PD Fuel	10-5300-4000	28.67
11/24/2025	34759	Homax	119.22	Community Development Fuel	10-5700-4000	119.22
11/24/2025	34759	Homax	327.44	Streets	10-6000-4000	327.44
11/24/2025	34759	Homax	163.66	Sewer	53-8300-4000	163.66
11/24/2025	34759	Homax	70.36	Water	51-8100-4000	70.36
11/24/2025	34759	Homax	214.49	Parks	10-7000-4000	214.49
11/24/2025	34759	Homax	1,961.24	Sanitation	54-8400-4000	1,961.24
11/24/2025	34759	Homax	249.33	Shop	10-6500-4000	249.33
Total 34759:						5,281.25
<b>34760</b>						
11/24/2025	34760	Hose & Rubber Supply	393.01	Default lid	10-6000-4050	393.01
11/24/2025	34760	Hose & Rubber Supply	147.10	3/8 Hose	10-6000-4050	147.10
11/24/2025	34760	Hose & Rubber Supply	49.94	Clamp Bolt	10-6000-4050	49.94
Total 34760:						590.05
<b>34761</b>						
11/24/2025	34761	Imperial Pump Solutions	2,250.00	Clean and Vac Sewer Main	53-8300-3665	2,250.00
Total 34761:						2,250.00
<b>34762</b>						
11/24/2025	34762	Jackson Group	706.01	Step Box	54-8400-4050	706.01
11/24/2025	34762	Jackson Group	33,384.25	Engine Rebuild Sanitation Truck	54-8400-4050	33,384.25
Total 34762:						34,090.26
<b>34763</b>						
11/24/2025	34763	Menards	418.98	Erosion Control	10-6000-1300	418.98

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
11/24/2025	34763	Menards	59.97	Metal Halied bulbs	10-5600-3515	59.97
11/24/2025	34763	Menards	139.94	Shelving for uniform room	10-5600-3515	139.94
Total 34763:						618.89
<b>34764</b>						
11/24/2025	34764	NAPA Auto Parts	347.02	Batteries	10-6000-4050	347.02
11/24/2025	34764	NAPA Auto Parts	27.99	Cabin Filter Unit #20	10-6000-4050	27.99
11/24/2025	34764	NAPA Auto Parts	28.14	Adapter & Hardware	10-6000-4050	28.14
11/24/2025	34764	NAPA Auto Parts	42.21	Air Filter	10-6000-4050	42.21
Total 34764:						445.36
<b>34765</b>						
11/24/2025	34765	Norco, Inc	193.70	Medical Gloves	10-5600-3595	193.70
11/24/2025	34765	Norco, Inc	91.82	Cleaning supplies	10-6500-3500	91.82
Total 34765:						285.52
<b>34766</b>						
11/24/2025	34766	Northwest Contractor Supply	25.06	Saw Blades	10-6000-4050	25.06
Total 34766:						25.06
<b>34767</b>						
11/24/2025	34767	One Call of Wyoming	87.15	83 Tickets for October	51-8100-3055	87.15
Total 34767:						87.15
<b>34768</b>						
11/24/2025	34768	PMCH	23,650.00	Prep for Audit	10-4400-1510	23,650.00
Total 34768:						23,650.00
<b>34769</b>						
11/24/2025	34769	Safety - Kleen Systems	526.69	Clean Solvent Tank	10-6500-3515	526.69
Total 34769:						526.69

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
<b>34770</b>						
11/24/2025	34770	Schwartz, Bon, Walker & Studer,	12,041.66	October Services by Patrick Holscher	10-4600-1085	12,041.66
Total 34770:						12,041.66
<b>34771</b>						
11/24/2025	34771	Six Robblees', Inc	48.40	Ratchet Strap x2	10-6000-3500	48.40
Total 34771:						48.40
<b>34772</b>						
11/24/2025	34772	Sundahl, Powers, Kapp & Martin,	224.92	Mills/Hartmann	10-4600-1085	224.92
11/24/2025	34772	Sundahl, Powers, Kapp & Martin,	7,932.15	Mills/Hartmann	10-4600-1085	7,932.15
Total 34772:						8,157.07
<b>34773</b>						
11/24/2025	34773	Sutherlands	6.08	spec bolts	10-5600-3515	6.08
11/24/2025	34773	Sutherlands	24.99	Acryl Glaze	10-6500-3500	24.99
11/24/2025	34773	Sutherlands	71.94	Hitch Pins	10-6500-3500	71.94
11/24/2025	34773	Sutherlands	47.96-	Return Hitch Pins	10-6500-3500	47.96-
11/24/2025	34773	Sutherlands	27.99	Garden Hoe	10-6500-3500	27.99
11/24/2025	34773	Sutherlands	6.29	hooks	10-5600-3515	6.29
Total 34773:						89.33
<b>34774</b>						
11/24/2025	34774	Wash and Glow II LLC	49.00	October services	10-6500-4060	49.00
Total 34774:						49.00
<b>34775</b>						
11/24/2025	34775	Weslyn Fairbanks	50.00	Alterations CSO Uniforms	10-5300-1040	50.00
Total 34775:						50.00
<b>34776</b>						
11/24/2025	34776	White's Mountain Motors	2,637.20	WT#1 Repairs - Seatbelt System/Seat Frame System	52-8200-3525	2,637.20

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 34776:						2,637.20
<b>34777</b>						
11/24/2025	34777	WLC Engineering Inc	11,143.06	Professional engineering services through 10/31/25	50-4600-2060	11,143.06
11/24/2025	34777	WLC Engineering Inc	60.13	Professional GIS services through 10/31/25	50-4600-2080	60.13
11/24/2025	34777	WLC Engineering Inc	98.13	Planning Services through 10/31/25	10-5700-2050	98.13
Total 34777:						11,301.32
<b>34778</b>						
11/24/2025	34778	Wyoming Water Quality & Pollutio	375.00	Education Conference - Boettcher	52-8200-1030	375.00
Total 34778:						375.00
<b>34780</b>						
11/25/2025	34780	Law Office of Stephanie M Arrach	4,207.50	City Prosecutor	10-5100-1085	4,207.50
Total 34780:						4,207.50
<b>34781</b>						
11/25/2025	34781	Natrona County Sheriffs Office	15,135.71	Jail Oct 2025	10-5400-3015	15,135.71
Total 34781:						15,135.71
<b>192100098</b>						
11/21/2025	192100098	Division of Healthcare financing	3,653.00	Supplemental Payment Program	10-3400-5420	3,653.00 M
Total 192100098:						3,653.00
Grand Totals:						169,665.69

Summary by General Ledger Account Number

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
10-21100	47.96	78,544.93-	78,496.97-
10-26150	915.00	.00	915.00
10-3400-5420	3,653.00	.00	3,653.00
10-4400-1510	23,650.00	.00	23,650.00
10-4400-3510	252.44	.00	252.44
10-4600-1085	20,198.73	.00	20,198.73
10-4600-1300	582.50	.00	582.50
10-5100-1085	4,207.50	.00	4,207.50
10-5300-1040	50.00	.00	50.00
10-5300-4000	28.67	.00	28.67
10-5400-1030	225.00	.00	225.00
10-5400-1300	186.79	.00	186.79
10-5400-3015	15,135.71	.00	15,135.71
10-5400-3565	55.04	.00	55.04
10-5400-4000	2,146.84	.00	2,146.84
10-5400-4050	57.90	.00	57.90
10-5600-1040	405.84	.00	405.84
10-5600-2070	20.00	.00	20.00
10-5600-3515	212.28	.00	212.28
10-5600-3595	463.85	.00	463.85
10-5700-1093	282.86	.00	282.86
10-5700-2050	98.13	.00	98.13
10-5700-4000	119.22	.00	119.22
10-6000-1300	418.98	.00	418.98
10-6000-3500	48.40	.00	48.40
10-6000-4000	327.44	.00	327.44
10-6000-4050	1,342.13	.00	1,342.13
10-6500-1040	41.40	.00	41.40
10-6500-3500	216.74	47.96-	168.78
10-6500-3515	2,416.69	.00	2,416.69
10-6500-4000	249.33	.00	249.33
10-6500-4050	273.03	.00	273.03
10-6500-4060	49.00	.00	49.00
10-7000-4000	214.49	.00	214.49
12-21100	.00	973.09-	973.09-
12-4500-3515	973.09	.00	973.09
50-21100	.00	11,203.19-	11,203.19-
50-4600-2060	11,143.06	.00	11,143.06
50-4600-2080	60.13	.00	60.13
51-21100	.00	157.51-	157.51-

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
51-8100-3055	87.15	.00	87.15
51-8100-4000	70.36	.00	70.36
52-21100	.00	6,868.49-	6,868.49-
52-8200-1030	375.00	.00	375.00
52-8200-3500	2,948.58	.00	2,948.58
52-8200-3525	3,544.91	.00	3,544.91
53-21100	.00	2,413.66-	2,413.66-
53-8300-3665	2,250.00	.00	2,250.00
53-8300-4000	163.66	.00	163.66
54-21100	.00	69,552.78-	69,552.78-
54-8400-3050	13,708.56	.00	13,708.56
54-8400-3680	12,907.40	.00	12,907.40
54-8400-4000	1,961.24	.00	1,961.24
54-8400-4050	40,160.83	.00	40,160.83
54-8400-4055	814.75	.00	814.75
Grand Totals:	<u>169,761.61</u>	<u>169,761.61-</u>	<u>.00</u>

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

GL Account	Debit	Credit	Proof
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Report Criteria:

Report type: GL detail  
Check.Type = {<>} "Adjustment"



## PAYROLL

Meeting Date: November 10, 2025

Payroll Type: Regular/Police

Date Range: 11-3-25 to 11-16-25

Net: \$ 110,279.27

Deductions: \$ 28,292.31

Federal Taxes: \$ 8,843.00

Medicare: \$ 1,543.10

Retirement: \$ 5,945.67

Social Security: \$ 6,370.93

Child Support: \$ 540.32

Insurance: \$ 3,651.64

Supplemental Retirement: \$ 1,085.81

Supplemental Insurance: \$ 311.84

**TOTAL PAYROLL: \$ 81,986.96**

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City Clerk, Sarah Osborn

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Mayor, Leah Juarez



## PAYROLL

Meeting Date: November 10, 2025

Payroll Type: Fire

Date Range: 10-29-25 to 11-9-25

Net: \$ 20,082.19

Deductions: \$ 4,335.25

Federal Taxes: \$ 1,381.00

Medicare: \$ 286.91

Retirement: \$ 2,157.03

Union Dues \$ 180.00

Child Support: \$ -

Insurance: \$ 330.31

Supplemental Retirement: \$ -

Supplemental Insurance: \$ -

**TOTAL PAYROLL: \$ 15,746.94**

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City Clerk, Sarah Osborn

---

Mayor, Leah Juarez



**CITY OF MILLS**  
EST. 1921

Item # 7.

**Transmittal Transactions**

**11-10-25 (2)**

***Payroll Regular/Police: 10-20-25 to 11-2-25***

Date	Type/Check #	Payor	AMOUNT
11/2/2025	ACH	IRS	\$ 24,287.66
11/2/2025	ACH	Orchard	\$ 100.00
Total:			\$ 24,387.66

***Payroll Fire: 10-29-25 to 11-9-25***

Date	Type/Check #	Payor	AMOUNT
11/9/2025	ACH	IRS	\$ 1,954.82
11/9/2025	ACH	Union Dues	\$ 1,800.00
Total:			\$ 3,754.82

***Payroll Regular/Police: 11-3-25 to 11-16-25 NOT COMPLETED***

Date	Type/Check #	Payor	AMOUNT
Total:			\$ -

**Total \$ 28,142.48**

## Oct 25 Account Balances

Operations Account	\$674,604.35
Water Deposit	\$153,215.95
Municipal Court	\$354,986.28
Court Bond	\$81,704.44
Police	\$86,044.42
Jonah Steel Eagle	\$500.01
WGIF Radio Read Fund	\$24,458.43
Wyo Class General Fund Reserve	\$132,756.14
Wyo Class Police Reserve	\$9,610.31
Wyo Class Cooley Trust Reserve	\$410.38
Wyo Class Parks Reserve	\$782.30
Wyo Class Sanitation Reserve	\$139,101.07
Wyo Class Sewer Reserve	\$104,253.99
Wyo Class Sewer Tap Reserve	\$121,676.28
Wyo Class Water Reserve	\$126,167.34
Wyo Class Buffalo Meadows Asset Acct	\$198,695.29
Wyo Class Buffalo Meadows Debt	\$21,579.40
Wyo Class Summerfest	\$32,655.64
<b>Totals</b>	<b>\$2,263,202.02</b>
<b>Equity Line of Credit Balance</b>	<b>\$ -</b>

\_\_\_\_\_  
City Treasurer, Nathan Romrell

\_\_\_\_\_  
Mayor, Leah Juarez

## ORDINANCE NO. 832

### AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MILLS, WYOMING, BY REZONING MOUNTAIN MEADOWS SUBDIVISION, NO. 2, LOT 2A FROM URBAN AGRICULTURE (UA) TO RESIDENTIAL ONE (R-1).

**WHEREAS**, pursuant to Title 17 of the Mills Municipal Code, the City of Mills has established zoning districts for the purpose of promoting the health, safety, and general welfare of its residents; and

**WHEREAS**, the City Council of the City of Mills, in coordination with City staff, has reviewed the current zoning map and determined that Mountain Meadows Subdivision, No. 2, Lot 2A, is more appropriately classified as R-1 (Residential One-Family Dwelling District) due to surrounding development patterns and the goals of the City's Comprehensive Plan; and

**WHEREAS**, this rezoning is Council and Staff supported, undertaken to ensure zoning consistency with the established residential character of the area and to promote the orderly growth of the City; and

**WHEREAS**, the Planning and Zoning Commission has received a staff report and reviewed the application for rezoning and found both to be in accordance with Mills Municipal Code, and recommended approval of the proposed amendment; and

**WHEREAS**, the City Council, after notice and hearing, finds that the rezoning is in the public interest and consistent with:

The intent and purpose of Title 17, Land Development Regulations, Mills Municipal Code;

The City of Mills Comprehensive Plan and future land-use designation for the area;

The character and suitability of the subject property and adjacent uses; and

The overall health, safety, and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING:**

Section 1.

The official zoning map of the City of Mills, Wyoming, as adopted by Ordinance No. \_\_\_\_, is hereby amended to rezone the following described property from UA (Urban Agriculture) to R-1 (Residential One-Family Dwelling District):

Legal Description:

Mountain Meadows Subdivision, No. 2, Lot 2A, City of Mills, Natrona County, Wyoming.

Section 2.

The zoning designation of the above-described property shall henceforth be R-1 (Residential One-Family Dwelling District), and all development or use thereof shall conform to the applicable provisions of Title 17 of the Mills Municipal Code.

Section 3.

The City Clerk is directed to update the official zoning map to reflect this amendment.

Section 4.

This ordinance shall take effect and be in force after passage on third reading and publication according to law.

PASSED on 1<sup>st</sup> reading the \_\_\_\_ day of\_\_\_\_\_, 2025.

PASSED on 2<sup>nd</sup> reading the \_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED, APPROVED AND ADOPTED on 3<sup>rd</sup> and final reading this \_\_\_\_ day of \_\_\_\_\_, 2025

CITY OF MILLS, WYOMING

\_\_\_\_\_  
Leah Juarez, Mayor

\_\_\_\_\_  
Sara McCarthy, Council

\_\_\_\_\_  
Brad Neumiller, Council

\_\_\_\_\_  
Cherie Butcher, Council

\_\_\_\_\_  
Tim Sutherland, Council

ATTESTED:

\_\_\_\_\_  
Sarah Osborn, City Clerk



**Mountain Meadows No. 2, Lot 2A**

**Rezone**

**City Council Meeting**  
October 28<sup>th</sup>, 2025

**Applicants: Mills City Council**

**Agent: Planning Staff**

**Summary:** The applicant proposes a zoning map amendment to rezone property along Robertson Road from Urban Agriculture (UA) to Residential 1 (R-1).

**Legal Description:** Mountain Meadows No.2 Lot 2A

**Location:** The property is situated along the western edge of Robertson Rd., bordering the Wyoming Classical Academy to the North and county properties to the South and West.

**Current Zoning:** UA (Urban Agriculture)

**Existing Land Use:** None, vacant grassland.

**Adjacent Land Use:** North - Charter Heights (UA)  
South – County Property (LI) \*Light Industrial  
East – Robertson Hills/River Heights (R1)  
West – County Property (UA)

**Planning Considerations:**

1. Continuity of Zoning Patterns

- Rezoning the Robertson Road parcels from UA to R-1 will align zoning with the established Robertson Heights subdivision immediately to the east.
- This removes an isolated agricultural zoning strip between residential neighborhoods and supports orderly development.

2. Compatibility and Transition

- R-1 zoning will provide a compatible transition between the suburban residential form of Robertson Heights and the more semi-rural pattern of Platte View Estates.
- This balances growth pressures along Robertson Road with the preservation of rural characteristics further west.



3. **Infrastructure Readiness**

- Municipal services such as water, sewer, police, and fire are already extended to serve Robertson Heights.
- Extending R-1 zoning westward along Robertson Road would allow infill housing to utilize existing infrastructure without substantial new investment.

4. **Housing Demand**

- Mills and Natrona County continue to experience demand for single-family housing.
- Rezoning provides an opportunity to meet this demand within City limits, rather than pushing growth outward into county subdivisions.

5. **Comprehensive Planning Consistency**

- The City's comprehensive plan encourages residential development along major corridors where utilities and services are already available.
- This rezone would implement those objectives while reducing the pressure to expand municipal boundaries unnecessarily.
- This rezone is consistent with the 2016 Natrona County Land Use Plan, which indicates development is necessary on the subject land as a selenium mitigation measure.

**Applicable Code References (Mills Title 17)**

- Title 17.02.010 – Purpose  
Establishes the intent of the zoning regulations to “promote the health, safety, and general welfare of the city; to encourage the most appropriate use of land; and to conserve the value of buildings and land.”
- Title 17.05.020 – Zoning Map and District Boundaries  
Provides that the official zoning map may be amended by ordinance to reflect changing land use needs.
- Title 17.10.020 – Amendments Authorized  
The City Council, the Planning Commission, or the administrative staff may initiate zoning map amendments.
- Title 17.10.030 – Public Hearing and Notice  
Requires that proposed zoning map amendments be subject to a public hearing before the City Council, with at least 15 days' published notice in a newspaper of general circulation, consistent with Wyo. Stat. § 15-1-603. (Completed – Once at 300', Once at 1200')



- Title 17.08.030 – Residential Districts: R-1, Single-Family Residential

Declares the intent of the R-1 district as: “to provide for low-density residential development in the form of detached single-family dwellings, together with schools, parks, and other related facilities that serve the neighborhood.”

Permitted uses include:

- Detached single-family dwellings
- Parks and open space
- Accessory uses customarily incidental to residential use

- Title 17.08.010 – Urban Agriculture District (UA)

States the purpose of the UA district is: “to provide areas within the city for the continued conduct of agricultural activities and very low-density residential development where municipal services may be limited or unavailable.”

Permitted uses generally include:

- Crop production and grazing
- Limited agricultural buildings
- Detached single-family dwellings on large lots
- Related accessory uses

## Public Comments

Initial Hearing 10/14/2025 (No Action)

Two letters in opposition from Donald Oaks, an adjacent landowner.

Public Hearing Comments –

Mary Peterson, adjacent landowner, is opposing the rezone on the basis of lot size and character.

Dan Schirlinger, an adjacent land and business owner who is not for or against the rezone, cited development concerns related to fencing and stormwater runoff.

## Staff Recommendation:

Staff recommends APPROVAL of the replat.

## Planning Commission Recommendation:

Planning and Zoning Commission recommended APPROVAL on 10/02/2025

## City Council Decision:

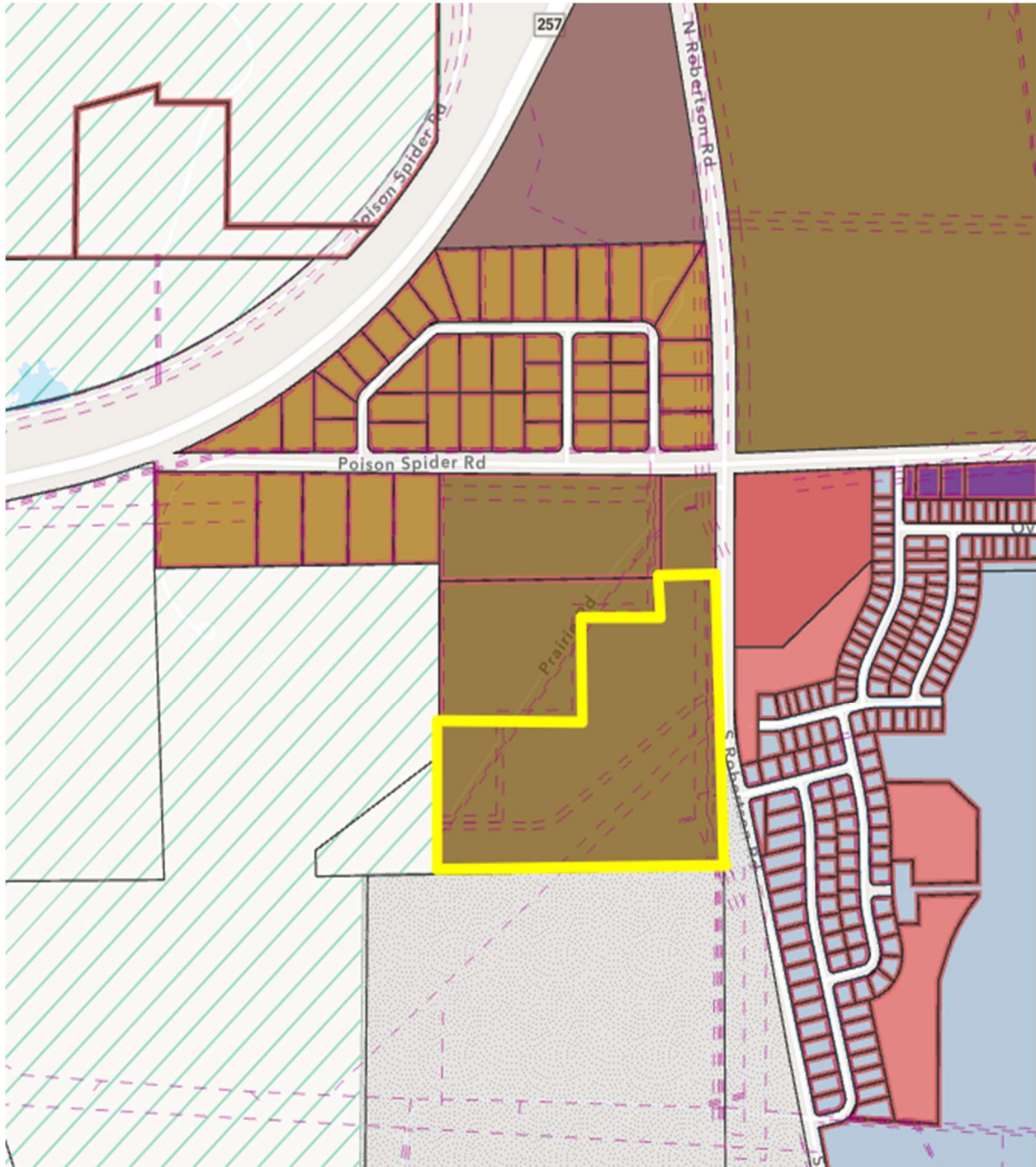
704 Fourth Street  
PO BOX 789  
Mills, Wyoming



(307) 234-6679  
(307) 234-6528 Fax































Item # 9.

### Current Zoning





## Zoning Districts

 Mills, DB	 Mills, R-1: Single Family Dwelling District
 Mills, DI: Developing Industrial	 Mills, R-2: One and Two Family Dwelling District
 Mills, DMH: Developing Mobile Home	 Mills, R-3: Multiple Family Dwelling District
 Mills, DR: Developing Residential	
 Mills, EB: Established Buisness	
 Mills, EI: Established Industrial	 Zones TBD
 Mills, ER: Established Residential	 RAM
 Mills, MSR: Mixed Sized Residential	 UA
 Mills, MU: Mixed Use	 UR
 Mills, PLI: Public Land Institutions	 UMR
 Mills, PUD: Planned Urban Development	 MR-1
 Mills, UA: Urban Agriculture	 MR-2
 Mills, UR: Urban Agriculture Residential	 RR-1
 Evansvillem, IL: Light Industrial District	 RR-2
 Mills, C-1: General Commercial	 SR-1
 Mills, C-3: Business Service District	 SR-2
 Mills, I-1: Light Industrial	 MH
 Mills, I-2: Heavy Industrial	 LI
 Mills, M-H: Manufactured Home District	 HI
 Mills, M-P: Manufactured Home Park	 C
 Mills, O-B: Office Business District	 PUD
	 UCA

**WARRANTY DEED**

FT INVESTMENTS, LLC, grantor(s) of Natrona County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

GREENBRIAR PARTNERS, LLC, grantee(s), whose address is:

of Natrona County and State of Wyoming, the following described real estate, situate in Natrona County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

TRACT 1, "MOUNTAIN MEADOWS", AN ADDITION TO THE CITY OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 1, 2022, AS INSTRUMENT NO. 1125075.

Subject to Covenants, Conditions, Restrictions, and Easements of Record, if any.

Witness my/our hand(s) this 10th day of June, 2022.

FT INVESTMENTS, LLC

BY: [Signature]

KEITH P. TYLER  
MEMBER

BY: [Signature]

GARY FERGUSON  
MEMBER

State of Wyoming )

County of Natrona )

SS.

This record was acknowledged before me on this 10th day of June, 2022 by KEITH P. TYLER as MEMBER and GARY FERGUSON as MEMBER of FT INVESTMENTS, LLC.

Given under my hand and notarial seal this 10th day of June, 2022.

My Commission Expires: May 7, 2024

[Signature]  
Notarial Officer



6/13/2022 8:46:14 AM

Pages: 1

**1125882**

NATRONA COUNTY CLERK

Tracy Good  
Recorded: CC  
Fee: \$12.00  
AMERICAN TITLE AGENCY



# CITY OF MILLS PETITION FOR ZONE CHANGE



## or APPLICATION FOR SPECIAL REVIEW PERMIT Pursuant to the Mills City Code

City of Mills, Wyoming  
704 4<sup>th</sup> Street (Physical address)  
P.O. Box 789 (Mailing address)  
Mills, Wyoming 82644

Date: September 8<sup>th</sup> 2025

Return by: September 9<sup>th</sup> 2025  
(Submittal Deadline)

For Meeting on: September 9<sup>th</sup> 2025

☒ **ZONE CHANGE**    ☐ **SPECIAL REVIEW**

### PLEASE PRINT

**PRIMARY CONTACT:** Casey Coates

### APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Lisa Burridge / Greenbriar Partners LLC  
Owner Mailing Address: [REDACTED]  
City, State, Zip: [REDACTED] WY 82604  
Owner Phone: [REDACTED]  
Applicant Email: [REDACTED]

### AGENT INFORMATION:

Print Agent Name: Casey Coates  
Agent Mailing Address: 704 Fourth St.  
City, State, Zip: Mills, WY 82604  
Agent Phone: 307-234-6679  
Agent Email: c.coates@mills.wy.gov

### PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Mountain Meadows No. 2, Lot 2A

Physical address of subject property if available: \_\_\_\_\_

Size of lot(s) 37.15 Acres sq. ft./acres.

Current zoning: UA - Urban Agriculture Current use: UA - Vacant Land

Intended use of the property: Residential Properties

Zoning within 300 feet: UA - North, C/PLI/RI - East Land use within 300 feet: School, Residential, and Vacant

### ATTACHMENTS (REQUIRED):

- **Proof of ownership:** Yes (such as deed, title certification, attorney's title opinion)

### SIGNATURE(S):

The following owner's signature signifies that all information on this petition/application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all petition/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.]

I (We) the undersigned owner(s) of the property described above do hereby petition/make application to the City of Mills for:

A re-zoning of Lot 2A, Mountain Meadows No. 2, currently zoned UA. The re-zone would  
zone this as R1 and become more contiguous with area zoning

OWNER Signature

[Signature]  
LISA A  
BURRIDGE

OWNER Signature

AGENT Signature

[Signature]

**FEE: \$250.00 (non-refundable)**

City of Mills  
Rev: 05/2016

Petition for Zone Change or  
Application for Special Review Permit

Page 1

ORDINANCE NO. 833

ORDINANCE RENAMING MILLS MEMORIAL PARK AS SERVICE AND SACRIFICE PARK

**WHEREAS,** The City of Mills Wyoming’s history is intertwined with the service of the nation’s veterans back to the origins of Mills; and

**WHEREAS,** The townsite of the City of Mills is located across from what had been Platte Bridge Station/Ft. Caspar, a significant Frontier military post along the Oregon Trail, and, further, the City of Mills is the location of where the Battle of Platte Bridge Station and the Battle of Red Buttes were fought; and

**WHEREAS,** Mills is located such that it is close to what had been the Casper Army Air Base from which one hundred forty aviators died in ninety airplane crashes between September 1942 and March 1945 including nine men who were killed on a training mission that went down within what is now the incorporated boundaries of the City of Mills.

**WHEREAS,** Residents of Mills have served in every U.S. war and conflict since the municipality’s incorporation; and

**WHEREAS,** The City of Mills has long been served by a dedicated police force and dedicated fire department which includes both full time and part time fire fighters.

**WHEREAS,** The City of Mills currently has a park dedicated as Mills Memorial Park with a monument dedicated to Lt. Caspar Collins and the Oregon Trail which predate the incorporation of the town; and

**WHEREAS,** That park is described as and located at:

Block 38, Lot 1 and Lot 2, City of Mills, Natrona County Wyoming.

**WHEREAS,** The Governing Body of the City of Mills wishes to more fully reflect the nature of the park and the City’s dedication to veterans of all wars and eras and the city’s first responders.

**NOW, THEREFORE,** The Governing Body of the City of Mills hereby renames Mills Memorial Park as Service and Sacrifice Park to further reflect and enhance its purpose and the City’s dedication to its veterans.

**PASSED, APPROVED AND ADOPTED** on 3<sup>rd</sup> and final reading this \_\_\_\_ day of \_\_\_\_\_, 2025

CITY OF MILLS, WYOMING

\_\_\_\_\_  
Leah Juarez, Mayor

\_\_\_\_\_  
Sara McCarthy, Council

\_\_\_\_\_  
Brad Neumiller, Council

\_\_\_\_\_  
Cherie Butcher, Council

\_\_\_\_\_  
Tim Sutherland, Council

ATTESTED:

\_\_\_\_\_  
Sarah Osborn, City Clerk

**ORDINANCE 831**  
**ORDINANCE CONCERNING GAMING**

**WHEREAS**, the 2026 Legislature of the State of Wyoming has before it legislation involving the authorization and licensing of gaming activities, including Historic Horse Racing and simulcasting; and

**WHEREAS**, the City of Mills desires to restrict and regulate the location and operation of such gaming uses so they may occur only in appropriate commercial areas; and

**WHEREAS**, the City of Mills Planning and Zoning Commission, on November 6<sup>th</sup>, 2025, forwarded a DO PASS recommendation of the amendments to Title 17 regarding simulcasting and games; and

**WHEREAS**, the Governing Body finds that gaming uses, including simulcasting and other lawful electronic gaming authorized by the State of Wyoming, should be allowed only as conditional uses in the City’s General Commercial (C-1) District and should comply with the standards established in Title 17, Section 45.60;

NOW, THEREFORE, TITLE 17 IS AMENDED TO REFLECT THE FOLLOWING:

Section 17.19.20 – Simulcasting and Gaming Establishments

1. To identify where lawful gaming activities may occur and to ensure they are conducted in a manner compatible with surrounding development and community standards.
2. This section applies to any establishment offering lawful gaming or wagering activities authorized by the State of Wyoming, including but not limited to simulcasting, historic horse racing, and electronic gaming.
3. Gaming establishments shall be permitted only as a conditional use in designated commercial districts, subject to the review and approval procedures contained in Title 17. All proposals shall comply with the location, design, and operational standards established in the City’s Land Development Regulations.
4. Location and operational criteria shall include, but are not limited to:
  - Appropriate siting in commercially zoned areas with adequate separation from residential, educational, and civic uses;
  - Design compatibility with adjoining development and compliance with lighting, signage, and parking standards;
  - Operational safeguards such as licensing, security plans, hours of operation, and measures to minimize noise, traffic, and public-safety impacts.
5. Gaming establishments must maintain all required state and local licenses and remain in compliance with the City’s conditional-use approval. Failure to comply may result in suspension or revocation of authorization to operate.

**Repealer and Severability**

All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict. If any portion of this ordinance is held invalid, the remainder shall continue in full force and effect.

PASSED on 1<sup>st</sup> reading the \_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED on 2<sup>nd</sup> reading the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED, APPROVED AND ADOPTED on 3<sup>rd</sup> and final reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Mayor, Leah Juarez

\_\_\_\_\_  
Councilman, Sara McCarthy

\_\_\_\_\_  
Councilman, Cherie Butcher

\_\_\_\_\_  
Councilman, Tim Sutherland

\_\_\_\_\_  
Councilman, Brad Neumiller

ATTEST:

\_\_\_\_\_  
City Clerk

CERTIFICATE

I, Sarah Osborn, City Clerk, hereby certify that the foregoing Resolution was adopted by the City of Mills at a public meeting held on October 14, 2025, and that the meeting was held accordingly to law; and that said Resolution has been duly entered in the record of the City of Mills.

\_\_\_\_\_  
Sarah Osborn  
City Clerk



**Vision Beyond Borders – Amended Site Plan**  
**Simulcasting & Gaming Amendment**  
**Staff Report**

**Planning and Zoning Commission**  
November 6<sup>th</sup>, 2025

**Applicants: Vision Beyond Borders/City of Mills Council**

**Agent: ECS ENGINEERS/Planning Staff**

**Summary:**

- Vision Beyond Borders is requesting an amendment to its existing site plan. The amendment proposes a delay in parking lot paving until July 2026.
- The Mills City Council is requesting an amendment to Title 17 to include regulations governing simulcasting and gaming.

**Planning Considerations:**

1. Staff has reviewed the amended site plan and found no matters of concern. The lot will be graveled and paved before July 2026.
2. The City of Mills, acting on legislative intent, has put forth a draft amendment of Title 17.
  - a. The draft adds simulcasting and gaming as an allowable use under General Commercial – C1 zoning.
  - b. The draft defines simulcasting and gaming.
  - c. The draft identifies that simulcasting and gaming must comply with special use regulations added under section 45.60 and subjects such operations to conditional use permitting requirements.
  - d. Currently, the City of Mills has five locations offering gaming and simulcasting –
    - i. The Hideaway Bar (Residential Two Zoning)
    - ii. B Diesels (General Commercial)
    - iii. Bayou Skill (General Commercial)
    - iv. The Oregon Trail Bar (General Commercial)
    - v. Beacon Club (General Commercial)
3. The placement of simulcasting and gaming in general commercial areas is consistent with the intent of the Mills Comprehensive Plan and takes into consideration the impact of such establishments relative to the welfare of the public.

**Staff Recommendation:**

Staff recommends APPROVAL of the Vision Beyond Borders amended site plan.

Staff recommends APPROVAL of the Title 17 Amendments – Simulcasting & and Gaming Regulations.

**Planning Commission Recommendation:**

**City Council Decision:**



## TITLE 17 – LAND DEVELOPMENT REGULATIONS

- **Sign, Electronic Graphic Display:** Any illuminated sign on which the artificial light is not constant in intensity and color at all times. It includes all signs or portions thereof, that display electronic, static images, static graphics, or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light-emitting diodes (LED), fiber optics, light bulbs, or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, re-pixelization, or dissolve modes. Electronic graphic display signs include computer-programmable, microprocessor-controlled electronic, or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.
- **Sign, Illuminated:** A sign designed to give forth artificial light or designed to reflect light derived from any source.
- **Sign, Off-Premise:** A sign which directs the attention of the public to any goods, merchandise, property, business, service, entertainment, or amusement conducted or produced which is bought or sold, furnished, offered, or dealt in elsewhere than on the premises where such sign is located, or to which it is affixed. It may be a board, panel, or tablet, either illuminated or non-illuminated.
- **Sign, Pole:** A sign mounted on a freestanding pole or other support so that the bottom edge of the sign face is five (5) feet or more above finished grade.
- **Sign, Sandwich:** An advertising or business ground sign which is constructed in such a manner to form an "A" or a tent-like shape, hinged or not hinged at the top, and each angular face held at an appropriate distance by a supporting member.
- **Sign, Temporary:** A sign approved for use on a temporary basis and subject to a Temporary Use Permit, if applicable.

**Site Plan:** A graphic representation of all existing and proposed improvements to a site and showing the layout of a property, including all buildings, roads, utilities, and other improvements.

**Simulcasting and Gaming Establishment:** A commercial establishment where patrons may view live or recorded race/event broadcasts for the purpose of authorized wagering and/or the participation in lawful electronic gaming as permitted by state law; may include associated food and beverage service as an accessory use.

**Slaughterhouse:** A building where animals are butchered. See Industrial Service.

**Smoke Shop:** An establishment that devotes more than fifteen (15) percent of its total floor area to smoking, drug, and/or tobacco sales.

**Stable:** A roofed structure for the shelter of large animals, typically horses.

**Stock Water Well:** A water well permitted by the State of Wyoming Engineer's Office as a stock water well.



## TITLE 17 – LAND DEVELOPMENT REGULATIONS

### Use District Chart District C-1

<div>USE</div> <div>↓</div>		C-1 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 6,000 s.f. Lot Width = 50'			Lot Coverage (percent)	Height of Structure (feet)		
			REQUIRED YARD SETBACK						
Front (feet)	Side (feet)		Rear (feet)						
<div>REGULATIONS</div> <div>→</div>									
Agricultural and Natural Resource Uses									
Stable/Kennel <sup>2</sup>	1	5	5	5	85	45'	D		
Veterinary Clinic or Animal Hospital <sup>2</sup>	1	5	5	5	85	45'	D		
Residential Uses									
Group Care Facilities	2	5	5	5	85	50'	C	45.30	
Mixed Office and Multi-Family Residential	2	5	5	5	85	50'	D		
Commercial and Service Uses									
All Retail Sales and Service Establishments, except as otherwise mentioned <sup>3</sup>	1	5	5	5	85	50	C		
All Recreational, Educational, and Cultural Establishments, except as otherwise mentioned <sup>3</sup>	1	5	5	5	85	50	C		
Armory	3	5	5	5	85	45	C		
Child Care Center <sup>3</sup>	2	5	5	5	85	45	D	45.50	
Clinic, Medical, Dental, or Optical	1	5	5	5	85	45	D		
Commercial Storage Facilities	3	5	5	5	85	50	E		
Convention Center and Places of Assembly	3	5	5	5	85	50	E		
Hospital <sup>4</sup>	1	5	5	5	85	50	E		
Hotels and Motels <sup>4</sup>	1	5	5	5	85	50	E		
Office	1	5	5	5	85	50	D		
Package Liquor Store	1	5	5	5	85	45	C		
Restaurant or Tavern <sup>4</sup>	1	5	5	5	85	45	C		
Theater	1	5	5	5	85	45	E		
Mortuary	1	5	5	5	85	45	B		
Motor Vehicle Sales	3	5	5	5	85	45	C		
Vehicle Fueling and Service Station	1	5	5	5	85	45	C		
Simulcasting and Gaming	3	5	5	5	85	45	C	45.60	
Community and Government Services									
Religious Institution or Parish House <sup>1</sup>	1	5	5	5	85	50	D		



## TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (D) Containers must be screened from view from any public street and/or adjacent residential district through fencing, landscaping, or building placement.
  - (E) Containers shall not be used for advertising or signage, other than incidental labeling.
  - (F) Containers shall be structurally sound, operated in a safe manner, and maintained in good repair.
  - (G) Shipping containers may only be used for the storage of material and equipment incidental to the primary use of the lot.
- (11) **Urban Agriculture Accessory Uses.** In the UA district, livestock and fowl shall be permitted in accordance with the following regulations:
- (a) The number of livestock, including horses, cattle, sheep, burros, or goats (excluding swine), allowed on a platted lot shall be limited to one (1) animal per one and one-half (1.5) acres of lot area. Unweaned offspring shall not be included in this allowance.
  - (b) Rabbits, fowl, or poultry, including chickens, turkeys, geese, or game birds, shall be limited to ten (10) rabbits or mixed fowl per two and one-half (2.5) acres.
  - (c) No commercial breeding of livestock and fowl shall be permitted.
  - (d) Areas of the lot, as well as accessory buildings or structures devoted to livestock and fowl, shall be maintained in such a manner as not to constitute a nuisance to the surrounding properties.
  - (e) All livestock and fowl shall be fenced. Fences shall be of sufficient construction to prevent the escape of or injury to the animals being confined within the fencing. The fencing shall be maintained so that no part of such fence, absent extraordinary circumstances, may be broken, damaged, or in any way create the possibility of injury to the confined animal or allow the escape thereof.

### 45.60 Simulcasting and Gaming

- (1) **Purpose:** The purpose of this section is to establish location, design, and operational standards for simulcasting and gaming establishments to ensure compatibility with surrounding commercial areas and to minimize potential adverse impacts on nearby residential, civic, and public uses.
- (2) **Applicability:** These standards apply to any simulcasting and gaming establishment as defined in Section 5 (Definitions) and permitted as a Conditional Use (Review Process 3) within the C-1 General Commercial District.



## TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (3) **Location Criteria:** No simulcasting and gaming establishment shall be located within 300 feet of:
- (a) Any residentially zoned property;
  - (b) A school or licensed childcare facility;
  - (c) A church, public park, or public library.
  - (d) Separation is measured in a straight line from the nearest lot line of the proposed establishment to the nearest lot line of the protected use.
- (4) **Site and Building Standards**
- (a) Entrances shall front a public street or parking area with direct visibility from public rights-of-way.
  - (b) Outdoor lighting shall be directed downward and shielded to prevent glare onto adjoining properties.
  - (c) All mechanical or ventilation equipment shall be screened from public view and adjacent properties.
  - (d) Off-street parking shall be provided at one (1) space per 100 square feet of gaming floor area, or as otherwise required by the approving body.
  - (e) Signage shall comply with the requirements of Sign Category E (or whichever category applies to theaters/amusement uses in the C-1 table).
- (5) **Operational Standards**
- (a) Hours of operation may be limited by the approving body but shall not exceed ~~8:00 a.m. – 12:00 a.m.~~, 6:00 a.m. – 2:00 a.m., unless otherwise authorized.
  - (b) A valid Wyoming Gaming Commission license shall be maintained at all times.
  - (c) The operator shall submit a security and operations plan describing staffing, surveillance, and cash-handling protocols; such plan shall be approved by the Mills Police Department prior to occupancy.
  - (d) Noise, amplified sound, or vibration shall not be audible beyond the property line between 10:00 p.m. and 7:00 a.m.
  - (e) On-site alcohol service, if proposed, shall comply with Title 5 (Alcoholic Beverages) and any conditions of a city liquor license.
  - (f) Outdoor display or advertising of specific wagering events shall be prohibited except for signage permitted under the Sign Code.
- (6) **Conditional Use Findings**



## TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (a) In addition to the general conditional-use criteria of Section 45.02, approval of a simulcasting and gaming establishment shall require findings that:
  - (i) The proposed location and design will not create excessive traffic or parking demand;
  - (ii) The use is compatible with existing and planned commercial development in the area;
  - (iii) Operational safeguards adequately mitigate potential noise, lighting, or security impacts.

### (7) **Revocation**

- (a) Failure to maintain compliance with this section or with conditions of approval shall constitute grounds for revocation of the conditional-use permit.

## **Section 45. Annexation Procedures**

### **46.5 City-Initiated Annexations**

- (1) City-initiated annexation requirements and procedures will be in accordance with Wyoming State Statutes 15-1-401 through 15-1-423, as amended.

### **46.10 Annexation by Petition**

- (1) Prior to submitting an annexation petition, the owner(s) shall meet with city staff to review the proposal and applicable statutes and ordinances.
- (2) **Annexation of Platted Tracts:** For platted tracts of land (filed in the office of the county clerk), upon completion of the required owner/staff meeting, the procedures outlined in Section XXXX shall be followed, upon receipt of an original annexation application and the following:
  - (a) Three copies of the proposed annexation plan.
  - (b) Three copies of a metes and bounds description of the parcel to be annexed, signed by a registered Wyoming land surveyor, if the entire platted subdivision is not to be annexed;
  - (c) The original petition for annexation, signed and dated by a majority of the landowners owning a majority of the area to be annexed, excluding public streets and alleys and tax-exempt property; and
  - (d) A fee for review as established by resolution by the council and the required recording fee of the county clerk.
- (3) **Annexation of Unplatted Tracts:** For unplatted tracts of land, upon completion of the required owner/staff meeting, the procedures outlined in Section XXXX shall be followed, upon receipt of an original annexation application and the following:

RESOLUTION NO. 2025-42

RESOLUTION DESIGNATING FIRE CHIEF WIL GAY AS  
COMPENTENT PERSON FOR PURPOSE OF FIRE EXTINGUISHER  
INSPECTIONS.

WHEREAS, Wil Gay is the Fire Chief for the City of Mills, Wyoming, and has the following training and qualifications relevant to this Resolution:

- a. International Code Council (ICC) Fire Inspector 1
- b. AAS in Fire Science Technology
- c. State of Wyoming Fire Investigator 1
- d. State of Wyoming Fire Officer 2

And:

WHEREAS, The City of Mills has need of an individual qualified to do inspections of fire extinguishers within the municipality; and

WHEREAS, Wil Gay is fully qualified to do the same, being qualified to perform fire inspections of other types and to investigate fires;

NOW, THEREFORE, Wil Gay is hereby designated to be qualified to perform inspections of fire extinguishers within the City of Mills, Wyoming.

PASSED, APPROVED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor, Leah Juarez

\_\_\_\_\_  
Councilman, Sara McCarthy

\_\_\_\_\_  
Councilman, Cherie Butcher

\_\_\_\_\_  
Councilman, Tim Sutherland

\_\_\_\_\_  
Councilman, Brad Neumiller

ATTEST:

\_\_\_\_\_  
City Clerk

CERTIFICATE

I, Sarah Osborn, City Clerk, hereby certify that the foregoing Resolution was adopted by the City of Mills at a public meeting held on November 25, 2025, and that the meeting was held accordingly to law; and that said Resolution has been duly entered in the record of the City of Mills.

\_\_\_\_\_  
Sarah Osborn  
City Clerk