

**REGULAR CITY COUNCIL  
WORK SESSION MEETING  
September 26, 2023  
6:00 PM  
City Hall**



**CITY OF MILLS**  
EST. 1921

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

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**AGENDA**

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**CALL TO ORDER**

**AGENDA ITEMS**

**1. Mayor:**

Public Officer Training Virtual Class Oct 24th, 2023

**2. Community Development Director:**

Sustainable Strategies Rate Increase

**3. City Attorney:**

**Ordinance 804; First Reading:** An Ordinance Regarding Legal Advertisement

**Ordinance 794; First Reading:** ( Tabled on First Reading on 5-9-2023)

**4. City Planner:**

**Ordinance 805; First Reading:** An Ordinance Seeking to De-Annex Certain Properties from the City of Mills, Wyoming

**Resolution 2023-36:** A Resolution For Approval of A Site Plan For A Proposed Commercial Storage Lot, Located Within Block 3, Kiskis Addition, To Be Known as 9 Aces Storage, City of Mills, Wyoming

**Resolution 2023-37:** A Resolution for 9 Aces Storage, A Vacation and Replat of Lots 1-20, Block 3, Kiskis Addition, City of Mills

**ADJOURNMENT**

**AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

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

**ORDINANCE NO. 804**

**AN ORDINANCE REGARDING LEGAL ADVERTISEMENTS**

**WHEREAS**, The City of Mills amended its City Code to provide for the following provisions:

**2.90.30 Legal Advertisements.**

Pursuant to the Provisions found at Article 13, Sec. 1, of the Wyoming Constitution, in all instances in which there exists a Statute requiring the Town of Mills to advertise or place notices in a newspaper, the Town of Mills shall instead place said notice or advertisement, except where it elects to do the same in a newspaper, on the Town’s website and three designated public places in the Town of Mills. Unless provided for otherwise, the public places will be the Mills Town Hall, the Mills Library and the United States Post Office in the Town of Mills. All such notices shall remain in place for that period specified by State Statute for running an advertisement or a notice in a newspaper.

Nothing in this provision shall preclude the Town from running an advertisement or notice in a newspaper should it choose to do so.

and;

**WHEREAS**, The City of Mills, together with the Town of Bar Nunn, has been sued twice over the above referenced provision by Lee Enterprises, the owner of the Casper Star Tribune, which brought its suit once with the Wyoming Press Association, and

**WHEREAS**, Lee Enterprises maintains in its suit that the meaning of the term “newspaper” is such that legal notices must be placed in a print newspaper, of which the Casper Star Tribune is the only example in Natrona County, and for which most municipalities have only one such source available to them, and

**WHEREAS**, The presence of only one newspaper in Natrona County means that the municipalities in Natrona County, Wyoming are captives of the Casper Star Tribune, if Lee Enterprises’ reading of the law is correct, which leaves the Casper Star Tribune free to charge any amount it might wish in order for municipalities to run legal notices in a journal of declining circulation.

**WHEREAS**, The City of Mills and the Town of Bar Nunn have brought a counterclaim challenging the constitutionality of the Wyoming State Statutes requiring publication in newspapers of certain notices, which further challenges the presumption that the term “newspaper” in 2023 means a print newspaper, such as it meant in 1876, the date first cited by Lee Enterprises regarding one of the subject statutes; and

WHEREAS, The goal of the municipalities is to have as wide of distribution and the most effective distribution of information which is provided in legal notices; and

WHEREAS, In 2023 print newspapers are not the most effective means of providing such notice, as exhibited by the fact that the circulation of the Casper Star Tribune is smaller in 2023 than it was in 1923, and less than 100 people receive the newspaper in Mills, Wyoming; and

WHEREAS, Print newspapers have largely been supplanted by electronic media and even the Casper Star Tribune only publishes electronically four days out of seven; and

WHEREAS, while at one time Natrona County was served by more than one print newspaper, today only the Casper Star Tribune remains in print circulation, and it is not even printed in Natrona County, Wyoming; and

WHEREAS, The Casper Star Tribune, when printed, depends upon the United States Post Office to deliver its papers, rather than delivery personnel who can assure a timely delivery; and

WHEREAS, Natrona County Wyoming is served by no less than the following electronic media outlets:

- The Casper Star Tribune, which publishes electronically and in print three times per week.
- Oil City News, which publishes electronically daily.
- Cowboy State Daily, which publishes electronically daily.
- WyoFile, which publishes electronically.
- The Casper College Chinook, which publishes electronically.
- Town Square Media, which publishes electronically.
- Wyoming News Now, which publishes electronically.
- K2 Radio, which publishes electronically.

WHEREAS, Some, or all, of the above referenced electronic media are suitable for the publication of legal notices required by Wyoming State Statutes, and

WHEREAS, The above referenced ordinance was brought under Wyoming’s Home Rule provisions; and

WHEREAS, The State of Wyoming and Lee Enterprises are maintaining that the municipalities may not exempt themselves from the publication statutes, in spite of their widely varying terms and unequal application to various municipalities, and

WHEREAS, The goal of the municipalities has always been, and remains, to provide the most effective notice to the public in the most cost effective manner;

**NOW THEREFORE**, The City Council of the City of Mills hereby repeals those portions of the aforementioned ordinance, with the strikes noted in red below, and passes the following amended text:

**2.90.30 Legal Advertisements.**

The term “newspaper”, in so far as it is used by the Statues of the State of Wyoming, requiring publication by municipalities of certain notices and information is undefined. This ordinance, therefore, sets forth the meaning of the terms “newspaper” and publish for the purpose of complying with Wyoming State Statutes by the City of Mills and the matters to be considered by the town in regard to the same.

- A. Whenever possible the City shall take into consideration the circulation of the newspaper when placing notices, with such consideration to consider ultimate circulation, timeliness, and the cost of placing the notice. While cost or circulation need not alone dictate which newspaper is chosen, it shall be a matter that shall be taken into consideration.
  
- B. Whenever the term “newspaper” is used by a Wyoming State Statute which requires a municipality to place a notice or publication in the same, the city may:
  - i. Rely on the common understanding of the meaning of the term “newspaper” as it existed at the time of the first Wyoming Statute to use the same. If this is done, it will require no any further act by the City Council in order for that understanding to apply.
  
  - ii. Adopt, by resolution, the 21<sup>st</sup> Century understanding of “newspaper” for any particular purpose, which shall mean an electronic publication satisfying the following criteria:
    - a. An electronic publication, to include a website which;
    - b. Is published or maintained on a daily basis, and which;
    - c. Is published for the purpose of distributing information and news in a fashion similar to that of a print newspaper and which;
    - d. Includes Natrona County, Wyoming as part of its routine coverage.
  
- C. Whenever the term “publish” is used by a Wyoming State Statute which requires a municipality to publish a notice in a “newspaper”, the following shall be presumed to apply:
  - i. “Publish”, in the case of a print newspaper, shall be presumed to mean “printed and distributed”, wherever the statute makes reference to a

locality, such as within a municipality or county, unless the city establishes a good and sufficient basis for reading the same in another manner, and records the same my way of a resolution.

- ii. “Publish”, in the case of electronic media, shall be presumed to mean electronically issued on a website which meets the definition of a “newspaper” as set forth above, which can reasonably be determined to be directed towards or read within a municipality or county.

D. In any instance in which the city determines to publish a notice in an electronic newspaper, such as is described in 2.90.30(B)ii above, it shall publish the same on its website and store a copy of the electronic notice for a period of five (5) years, unless a statute, ordinance or resolution requires a longer time period. Publication of a notice in an electronic newspaper may include a active link to the city’s publication on its website, which shall suffice for publication as long as it was specifically done for the purpose of giving notice.

PASSED on 1<sup>st</sup> reading the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PASSED on 2<sup>nd</sup> reading the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PASSED, APPROVED AND ADOPTED on 3<sup>rd</sup> and final reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023

CITY OF MILLS, WYOMING

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

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

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

\_\_\_\_\_  
Cheri Butcher, Council

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

ATTESTED:

\_\_\_\_\_  
Christine Trumbull, City Clerk



**CITY OF MILLS**  
EST. 1921

704 Fourth Street  
P.O. Box 789  
Mills, WY 82644

Phone: 307-234-6679  
Fax: 307-234-6528

Item #4.

## Memorandum

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**TO:** Mills City Council

**FROM:** Megan Nelms, AICP, City Planner

**DATE:** September 22, 2023

**SUBJECT: 9 Aces Storage – Commercial Site Plan**  
Lots 1-20, Block 3, Kiskis Addition

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**Case Number:** 23.03 SKC

**Summary:** The applicant is proposing to locate a commercial storage facility on the property, which is currently being resubdivided into one (1) larger parcel. The business will consist of areas for outdoor storage of licensed, operable vehicles, RV’s, boats, etc. Future plans include construction of various buildings for indoor storage of vehicles, covered parking and mini storage units.

**Current Zoning:** EB (Established Business) \*no change of zoning is requested or required.

**Planning Commission Recommendation:** At their September 7, 2023, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the commercial site plan.

**Staff Recommendation:** Staff recommends APPROVAL of the commercial site plan.

## 9 Aces Storage

### Commercial Site Plan

**Planning Commission Meeting**  
September 7, 2023

**City Council Meeting**

**Applicants:** Clinton Miller

**Case Number:** 23.03 SKC

**Agent:** Paul Svenson, WLC Engineering & Surveying

**Summary:** The applicant is proposing to locate a commercial storage facility on the property, which is currently being resubdivided into one (1) larger parcel. The business will consist of areas for outdoor storage of licensed, operable vehicles, RV's, boats, etc. Future plans include construction of various buildings for indoor storage of vehicles, covered parking and mini storage units.

**Legal Description:** Lots 1-20, Block 3, Kiskis Addition

**Location:** The property is located just west of Wyoming Blvd. and is bounded by Kiskis Ave to the north, Connie Ave on the south, Delmar St. on the west and Comet St. on the east.

**Current Zoning:** EB (Established Business)

**Adjacent Land Use:** North: Kiskis Addition (EB)  
South: Reclamation Center Subdivision (ER & PLI)  
East: Kiskis Addition (EB)  
West: Delmar Addition (EB)

### Planning Considerations:

1. Remove the label "Proposed 9 Aces Storage" from the center of the site plan.
2. Provide a lighting plan if any new lighting is proposed to be installed on the parcel.
  - a. Obtain all required building permits for any new lighting installation
3. Show a line legend for the site plan
4. Provide a General Summary table, per item 21 in the Site Plan checklist
5. Show three (3) parking spaces 8 for servicing associated with the commercial



business.

- a. Note that future parking areas shall be required at the time of construction covered and indoor storage units.
  
  6. A six (6) foot privacy fence at least 75% opaque must be installed around the perimeter of the property.
  
  7. Ensure that any fencing at each corner of the property does not impair the site triangle and utilizes only open chain link fence for fences over 42” in height.
  
  8. Obtain a sign permit for any on-premise signage.
- 

**Staff Recommendation:**

Staff recommends APPROVAL of the final plat upon all planning considerations being completed.

**Planning Commission Recommendation:**

**City Council Decision:**



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



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

Date: \_\_\_\_\_  
Return by: \_\_\_\_\_  
(Submittal Deadline)  
For Meeting on: \_\_\_\_\_

**PLEASE PRINT**

**SINGLE POINT OF CONTACT:** Clinton Miller

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

Print Owner Name: Clinton Miller and Donelle Miller  
Owner Mailing Address: 1770 Sunset Blvd  
City, State, Zip: Bar Nunn, WY 82601  
Owner Phone: 307-267-6280  
Applicant Email: dcRentals11c@outlook.com

**AGENT INFORMATION:**

Print Agent Name: \_\_\_\_\_  
Agent Mailing Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Agent Phone: \_\_\_\_\_  
Agent Email: \_\_\_\_\_

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): Kiskis Block 3 lot 1-20 Inc Commercial

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

Size of lot(s) sq. ft/acres: 3.04 acres 310' x 460'

Current zoning: Commercial Current use: Vacant land

Intended use of the property: Boat, Camper enclosed trailers motor home storage

Zoning within 300 feet: \_\_\_\_\_ Land use within 300 feet: \_\_\_\_\_

*(Future Use: mini storage units Canopy Motor home storage)*

**ATTACHMENTS (REQUIRED):**

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

**IF APPLICABLE, INCLUDE:**

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

**SIGNATURE(S):**

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is to be the contact for all communications relating to this application, please have the agent sign below.]

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

OWNER Signature Clinton Miller

OWNER Signature Donelle Miller

AGENT Signature \_\_\_\_\_

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

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

N:\CLIENT\MILLER, CLINTON\17785-CLINTON MILLER-SIGHT PLAN\SURVEY\DWG\MILLER\_SP-2.DWG



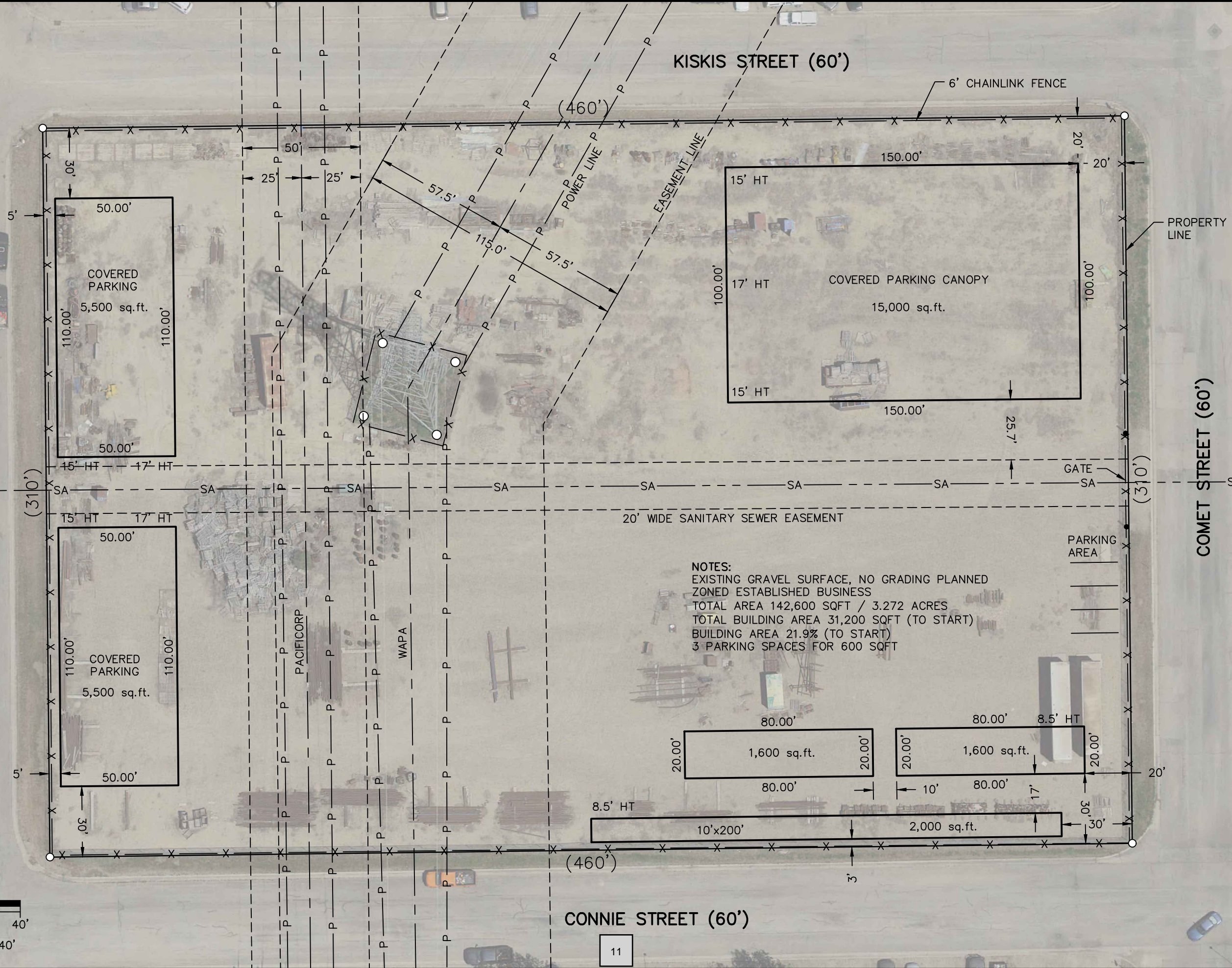
0' 40'  
SCALE: 1"=40'

DELMAR STREET (60')

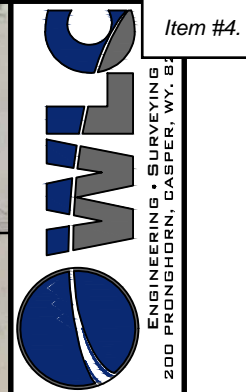
KISKIS STREET (60')

COMET STREET (60')

CONNIE STREET (60')



NOTES:  
EXISTING GRAVEL SURFACE, NO GRADING PLANNED  
ZONED ESTABLISHED BUSINESS  
TOTAL AREA 142,600 SQFT / 3.272 ACRES  
TOTAL BUILDING AREA 31,200 SQFT (TO START)  
BUILDING AREA 21.9% (TO START)  
3 PARKING SPACES FOR 600 SQFT



Item #4.  
Drwg. By: MFJ W.O. No.: 17785  
Chk. By: FRS Book No.:  
Acad File: MILLER\_SP-2  
FOR: CLINTON MILLER  
1770 SUNSET BLVD  
BAR NUNN, WYOMING 82601

REVISIONS

SITE PLAN LOCATED IN  
9 ACES STORAGE ADDITION  
A PORTION OF NE1/4NE1/4, SECTION 12  
T.33N., R.80W. OF THE 6TH P.M.  
NATRONA COUNTY, WYOMING

SHEET NO.  
1 OF 1  
DATE:  
09-18-23

# 9 Aces Storage



Mills Zoning Districts	
Mills, DB	Mills, ER: Established Residential
Mills, DI: Developing Industrial	Mills, PLI: Public Land Institutions
Mills, DMH: Developing Mobile Home	Mills, PUD: Planned Urban Development
Mills, DR: Developing Residential	Mills, MSR: Mixed Sized Residential
Mills, EB: Established Business	Mills, MU: Mixed Use
Mills, EI: Established Industrial	Mills, UA: Urban Agriculture
	Mills, UR: Urban Agriculture Residential



**CITY OF MILLS**  
EST. 1921

704 Fourth Street  
P.O. Box 789  
Mills, WY 82644

Phone: 307-234-6679  
Fax: 307-234-6528

Item #4.

## Memorandum

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**TO:** Mills City Council  
**FROM:** Megan Nelms, AICP, City Planner  
**DATE:** September 22, 2023

**SUBJECT: De-Annexation of Property from City of Mills**

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**Summary:** Petitions have been submitted by the City of Casper and Natrona County, as property owners, for de-annexation of approximately 22 acres from the City of Mills. The properties are located along the North Platte River in the Fort Caspar/Izaak Walton area. The properties have been targeted for de-annexation from Mills and annexation into the City of Casper to clean-up historical jurisdictional boundaries. The location of the properties, on the opposite side of the river from Mills, makes it more practical for the City of Casper to provide municipal services.

Pursuant to W.S. § 15-1-421, the City of Casper, Natrona County and the City of Mills have worked together to follow the procedures outlined in statute for the de-annexation. Natrona County has completed two (2) de-annexation reports on the proposed impacts of the de-annexations. Those reports are attached for your review. No significant impacts have been identified and the City of Mills may now move forward and take action to de-annex the properties.

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**Planning Considerations:**

There are no planning considerations.

**Staff Recommendation:** Staff recommends APPROVAL of the proposed de-annexation.



### Natrona County Commissioners

200 North Center, Room 115  
Casper, WY 82601  
Phone (307) 235-9202  
Fax (307) 235-9486

Steven Freel, Commissioner  
Dallas Laird, Commissioner  
Jim Milne, Commissioner  
Peter Nicolaysen, Commissioner  
Dave North, Commissioner

July 5, 2023

Christine Trumbull  
Mills City Clerk  
704 Fourth Street  
Box 789  
Mills, WY 82644

RECEIVED  
JUL 12 2023  
Sig: *Sarah*  
Mills Municipal Court Clerk

Dear Ms. Trumbull:

Natrona County, as the landowner of a 3.07 acre parcel, more particularly described in the attached exhibits, and pursuant to W.S. 15-1-421, hereby requests that said property be de-annexed from the City of Mills. The County would like to annex the property into the City of Casper, in that its location, on the opposite side of the river from the City of Mills, makes it more practical for the City of Casper to provide municipal services.

Wyoming State Statutes do not provide a procedure for the simultaneous de-annexation of the property from Mills, and annexation to the City of Casper. Instead, two separate actions are required, beginning with the de-annexation of the parcel and the temporary reversion of the parcel to unincorporated land under the jurisdiction of Natrona County. After the parcel has reverted to unincorporated County land, the County will then annex the parcel according to the procedures outlined in W.S. 15-1-407.

The Natrona County Commissioners will prepare a report on the impact of the de-annexation within sixty (60) days. It is our understanding of the procedure that the City of Mills should not take any action on the petition for de-annexation until after the sixty (60) day period has elapsed. The County's final obligation with regard to the de-annexation will be to publish a legal notice in the Casper Star Tribune within ten (10) days of the filing of this petition.

Thank you for your consideration in this matter. If you have any questions, please contact Kristie Turner, County Planner, at 235-9330.

Sincerely,

Steve Freel, Chairman  
Board of County Commissioners

Enc. Legal Description of property proposed for de-annexation

Cc: Natrona County Commissioners



**EXHIBIT "A"**  
**NATRONA COUNTY PARCEL**

A parcel of land located within a portion of the NE¼SW¼ of Section 7, T.33N., R.79W., 6<sup>th</sup> P.M., City of Casper, Natrona County, Wyoming, as shown on Exhibit B attached hereto and by this reference made a part hereof, and being more particularly described as follows:

Commencing at the SW1/16 corner of said Section 7, monumented by a brass cap;

Thence N89°20'13"E, along the south line of the NE¼SW¼ of said Section 7, a distance of 329.87 feet to the Point of Beginning being the southwest corner of the Natrona County parcel being described, also being the southeast corner of the City of Casper parcel, monumented by a brass cap;

Thence N45°20'56"W, along the southwesterly line of the County parcel, also being the northeasterly line of the City parcel, a distance of 464.21 feet to the most north corner of the City parcel, located on the west line of the NE¼SW¼ of said Section 7;

Thence N00°04'06"W, along the west line of the County parcel also being the west line of the NE¼SW¼ of said Section 7, a distance of 155.03 feet to the northwest corner of the parcel being described, also being the southwest corner of the Town of Mills parcel;

Thence S63°43'39"E, along the northeasterly line of the County parcel and the southwesterly line of the Mills parcel, a distance of 148.46 feet to an angle point;

Thence S65°49'39"E, along the northeasterly line of the County parcel and the southwesterly line of the Mills parcel, a distance of 244.03 feet to an angle point;

Thence S50°48'39"E, along the northeasterly line of the County parcel and the southwesterly line of the Mills parcel, a distance of 233.12 feet to the southeast corner of the Mills parcel;

Thence N37°18'21"E, along the southeasterly line of the Mills parcel, a distance of 63.87 feet to a point located on the westerly right-of-way line of Wyoming Boulevard;

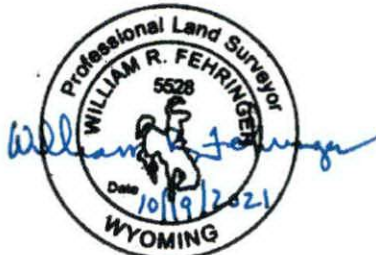
Thence in a southeast direction along the west right-of-way line of Wyoming Boulevard and a curve to the right having a radius of 409.26 feet, through a central angle of 10°39.23", a distance of 76.12 feet, with a chord bearing of S01°41'03"E, a distance of 76.01 feet to the end of curve;

Thence S03°38'56"W, along the east line of the County Parcel and the west right-of-way line of Wyoming Boulevard, a distance of 140.51 feet to the southeast corner of the parcel being described, located on the south line of the NE¼SW¼ of said Section 7;

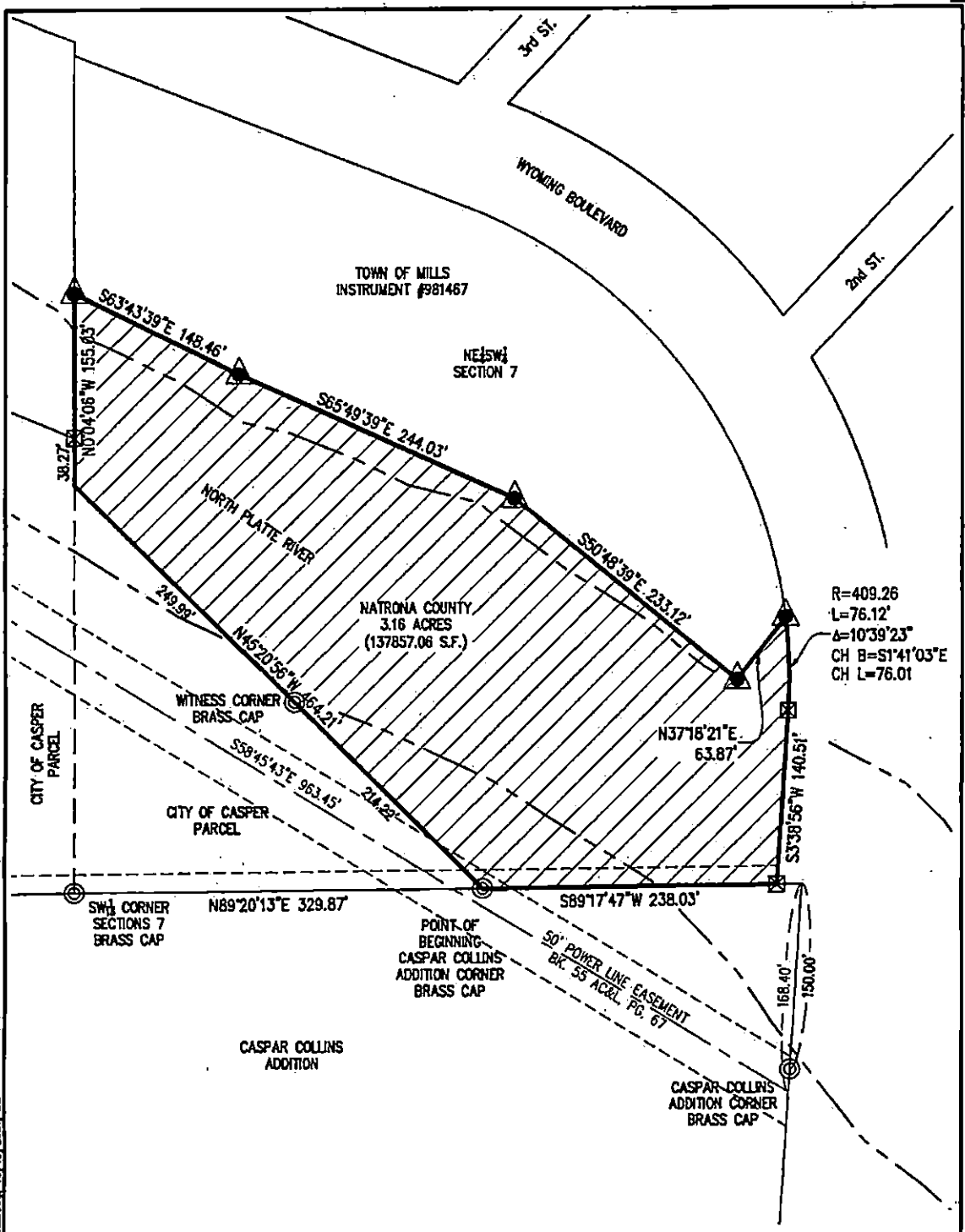
Thence S89°17'47"W, along the south line of the County parcel also being the south line of the NE¼SW¼ of said Section 7, a distance of 238.03 feet to the Point of Beginning.

The above described parcel contains 3.16 acres, (137857.06.04 S.F.), more or less, and is subject to all rights-of-way and/or encumbrances, reservations and encroachments which have been legally acquired.

I hereby certify that this description was prepared from notes taken during an actual survey made under my direct supervision October, 2021, and that on the basis of my information, knowledge and belief as a Professional Land Surveyor this description is true and correct.

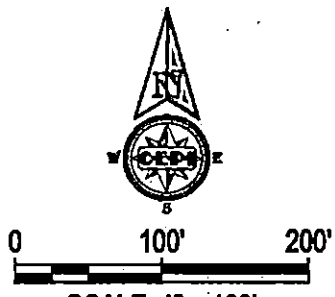


MODIFICATION IN ANY WAY OF THE FOREGOING DESCRIPTION IS STRICTLY PROHIBITED. I HAVE CAREFULLY REVIEWED THIS INFORMATION AND CERTIFY IT TO BE ACCURATE ON THE BASIS OF MY KNOWLEDGE AND BELIEF. ANY CHANGE, ADDITION OR DELETION OF ANY PART OF THIS DESCRIPTION WILL ACT TO VOID ANY WARRANTY OR RESPONSIBILITY, EXPRESSED OR IMPLIED, THAT I HAVE TOWARD THE SUBJECT PROPERTY.



R=409.26  
 L=76.12'  
 Δ=10°39'23"  
 CH B=S1°41'03"E  
 CH L=76.01

B:\Vard\2021\Surveying\21-221\roads\Walton\Leopold\Survey\PLAT\COUNTY PARCEL.dwg, 10/19/2021, B3



SCALE: 1" = 100'



Civil Engineering Professionals, Inc.  
 6080 Enterprise Drive, Casper, WY 82609  
 Phone 307.266.4346 Fax 307.266.0103  
 www.cepi-casper.com

**LEGEND**

- ▲ SET BRASS CAP
- ☒ CORNER NOT MONUMENTED
- ⊙ FOUND MONUMENT AS NOTED

**EXHIBIT "B"**  
**NATRONA COUNTY PARCEL**  
 NE1/4 Section 7  
 T.33N., R.79W., 6TH P.M.  
 Natrona County, Wyoming  
 October, 2021  
 W.O. 21-221





OFFICE OF THE MAYOR

# CITY OF CASPER

200 NORTH DAVID STREET  
CASPER, WYOMING 82601-1815  
PHONE (307) 235-8224  
FAX: (307) 235-8313  
www.cityofcasperwy.com

June 20, 2023

Ms. Christine Trumbull  
Mills City Clerk  
704 Fourth Street  
Box 789  
Mills, WY 82644

RECEIVED  
JUL 12 2023  
Sig: *[Signature]*  
Mills Municipal Court Clerk

Dear Ms. Trumbull:

The City of Casper, as the landowner of a nineteen-acre parcel, more particularly described in the attached exhibits, and pursuant to W.S. 15-1-421, hereby requests that said property be de-annexed from the City of Mills. The City would like to annex the property into the City of Casper, in that its location, on the opposite side of the river from the City of Mills, makes it more practical for the City of Casper to provide municipal services.

Wyoming State Statutes do not provide a procedure for the simultaneous de-annexation of the property from Mills, and annexation to the City of Casper. Instead, two separate actions are required, beginning with the de-annexation of the parcel and the temporary reversion of the parcel to unincorporated land under the jurisdiction of Natrona County. After the parcel has reverted to unincorporated County land, the City will then annex the parcel according to the procedures outlined in W.S. 15-1-407.

Pursuant to W.S. 15-1-421 the City is concurrently providing a copy of the petition to de-annex to the Natrona County Commissioners. The Natrona County Commissioners are then required, by law, to prepare a report on the impact of the de-annexation within sixty (60) days. It is our understanding of the procedure that the City of Mills should not take any action on the petition for de-annexation until after the sixty (60) day period has elapsed. The City of Casper's final obligation with regard to the de-annexation will be to publish a legal notice in the Casper Star Tribune within ten (10) days of the filing of this petition.

Thank you for your consideration in this matter. If you have any questions, please contact Liz Becher, Community Development Director, or Craig Collins, City Planner, at 235-8241.

Sincerely,

Bruce Knell  
Mayor

Enc. Legal Description of property proposed for de-annexation  
Cc: Natrona County Commissioners



EXHIBIT "A"  
Portions of Lot 3 (NW¼SW¼)  
& NE¼SW¼Section 7, T.33N., R.79W., 6<sup>th</sup> P.M.  
City of Casper Parcel  
Natrona, County, Wyoming

A parcel of land situate within portions of Lot 3 (NW¼SW¼) and NE¼SW¼ of Section 7, T.33N., R.79W., 6<sup>th</sup> P.M., Natrona County, Wyoming, as shown on Exhibit B, attached hereto and by this reference made a part hereof, being more particularly described as follows:

Commencing at the S1/16 corner common to said Section 7 and Section 12, T.33N., R.80W., located on the north line of Caspar Collins Addition No. 2, monumented by a brass cap, being the southwest corner of the parcel being described and the Point of Beginning;

Thence N00°22'33"W, along the west line of said Section 7, a distance of 847.62 feet to the northwest corner of the parcel being described, located within the North Platte River;

Thence S71°00'04"E, along the north line of the parcel, a distance of 1091.09 feet to an angle point;

Thence S68°00'11"E, along the north line of the parcel, a distance of 265.19 feet to the northeast corner of the parcel, located on the west line of the NE¼SW¼ of said Section 7;

Thence S00°04'06"E, along the west line of the NE¼SW¼ of said Section 7, a distance of 38.27 feet to a point;

Thence S45°20'56"E, a distance of 464.21 feet to the southeast corner of the parcel, located on the south line of the NE¼SW¼ of said Section 7 and the north line of the Caspar Collins Addition to the City of Casper;

Thence S89°20'13"W, along the south line of the parcel, also being the south line of the NE¼SW¼ of said Section 7, and the north line of the Caspar Collins Addition, a distance of 329.87 feet to the SW1/16 corner of said Section 7;

Thence S88°53'54"W, along the south line of the parcel and the north line of the Caspar Collins Addition, a distance of 246.63 feet to a point being the northwest corner of the Caspar Collins Addition and the northeast corner of the Caspar Collins Addition No. 2;

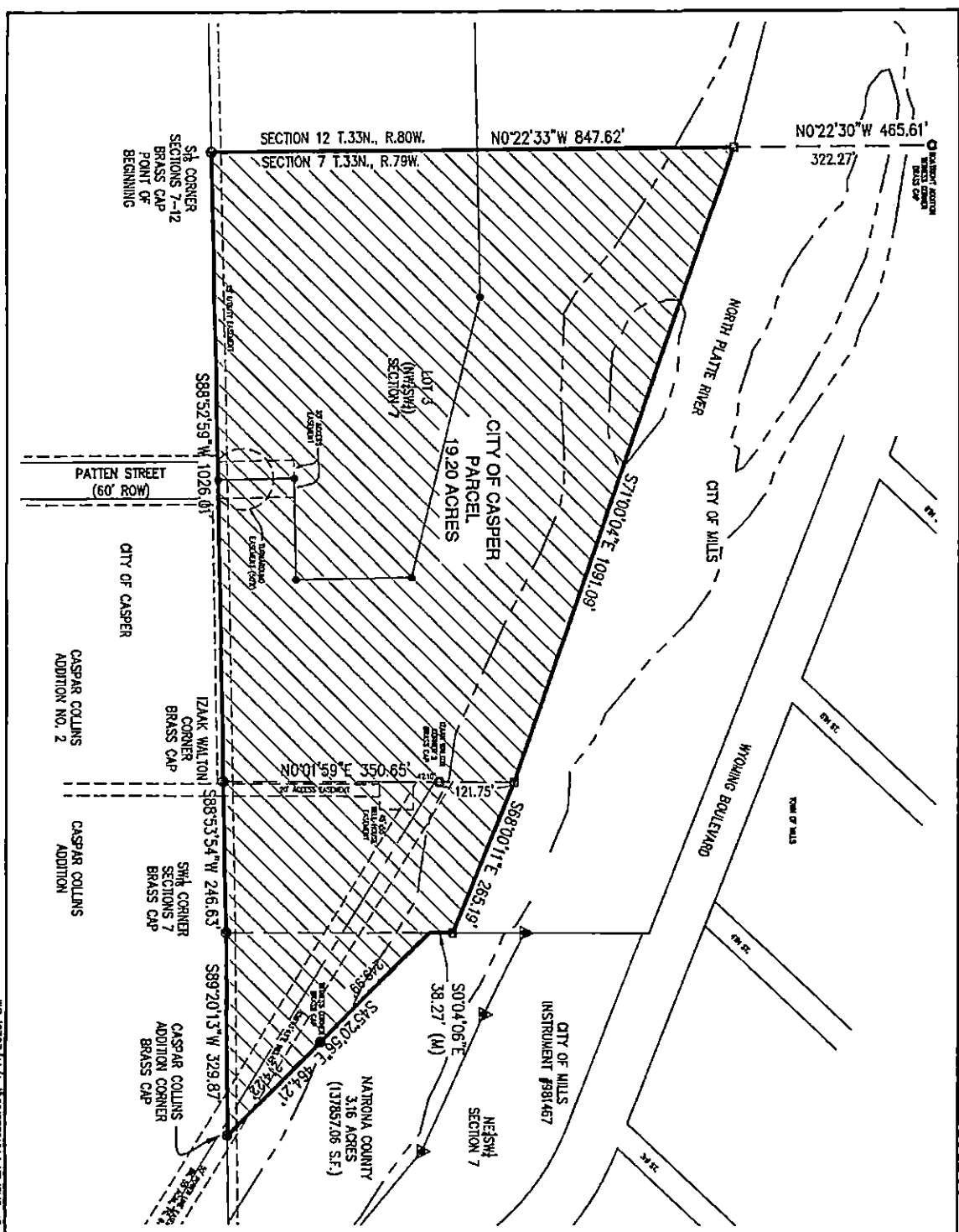
Thence S88°52'59"W, along the south line of the parcel also being the south line of the NE¼SW¼ of said Section 7, and the north line of the Caspar Collins Addition No. 2, a distance of 1026.01 feet to the Point of Beginning.

The above described parcel of land contains 19.20 acres, more or less and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

I hereby certify that this description was prepared from notes taken during an actual survey made under my direct supervision in September, 2021, and that on the basis of my information knowledge and belief as a Professional Land Surveyor that this description is true and correct.



MODIFICATION IN ANY WAY OF THE FOREGOING DESCRIPTION IS STRICTLY PROHIBITED. I HAVE CAREFULLY REVIEWED THIS INFORMATION AND CERTIFY IT TO BE ACCURATE ON THE BASIS OF MY KNOWLEDGE AND BELIEF. ANY CHANGE, ADDITION OR DELETION OF ANY PART OF THIS DESCRIPTION WILL ACT TO VOID ANY WARRANTY OR RESPONSIBILITY, EXPRESSED OR IMPLIED, THAT I HAVE TOWARD THE SUBJECT PROPERTY.



**LEGEND**

- SET BRASS CAP
- CORNER NOT MONUMENTED
- FOUND MONUMENT AS NOTED



SCALE: 1" = 200'



Civil Engineering Professionals, Inc.  
 6080 Enterprise Drive, Casper, WY 82609  
 Phone 307.266.4346 Fax 307.266.0103  
 www.cepi-casper.com

**EXHIBIT "B"**  
**NATRONA COUNTY PARCEL**

Portion of  
 Lot 3 & NE 1/4 Section 7  
 T.33N., R.79W., 6th P.M.  
 Natrona County, Wyoming  
 April, 2023  
 W.O. 23-141

M:\Land 2023\Survey\23-141 Izak Walton Exhibits Drawings\Survey Plots\CITY OF CASPER PARCELS.dwg, 4/11/2023, BIM



EXHIBIT "A"  
NATRONA COUNTY PARCEL

A parcel of land located within a portion of the NE¼SW¼ of Section 7, T.33N., R.79W., 6th P.M., City of Casper, Natrona County, Wyoming, as shown on Exhibit B attached hereto and by this reference made a part hereof, and being more particularly described as follows:

Commencing at the SW1/16 corner of said Section 7, monumented by a brass cap;

Thence N89°20'13"E, along the south line of the NE¼SW¼ of said Section 7, a distance of 329.87 feet to the Point of Beginning being the southwest corner of the Natrona County parcel being described, also being the southeast corner of the City of Casper parcel, monumented by a brass cap;

Thence N45°20'56"W, along the southwesterly line of the County parcel, also being the northeasterly line of the City parcel, a distance of 464.21 feet to the most north corner of the City parcel, located on the west line of the NE¼SW¼ of said Section 7;

Thence N00°04'06"W, along the west line of the County parcel also being the west line of the NE¼SW¼ of said Section 7, a distance of 155.03 feet to the northwest corner of the parcel being described, also being the southwest corner of the Town of Mills parcel;

Thence S63°43'39"E, along the northeasterly line of the County parcel and the southwesterly line of the Mills parcel, a distance of 148.46 feet to an angle point;

Thence S65°49'39"E, along the northeasterly line of the County parcel and the southwesterly line of the Mills parcel, a distance of 244.03 feet to an angle point;

Thence S50°48'39"E, along the northeasterly line of the County parcel and the southwesterly line of the Mills parcel, a distance of 233.12 feet to the southeast corner of the Mills parcel;

Thence N37°18'21"E, along the southeasterly line of the Mills parcel, a distance of 63.87 feet to a point located on the westerly right-of-way line of Wyoming Boulevard;

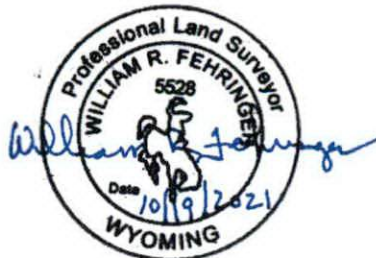
Thence in a southeast direction along the west right-of-way line of Wyoming Boulevard and a curve to the right having a radius of 409.26 feet, through a central angle of 10°39.23", a distance of 76.12 feet, with a chord bearing of S01°41'03"E, a distance of 76.01 feet to the end of curve;

Thence S03°38'56"W, along the east line of the County Parcel and the west right-of-way line of Wyoming Boulevard, a distance of 140.51 feet to the southeast corner of the parcel being described, located on the south line of the NE¼SW¼ of said Section 7;

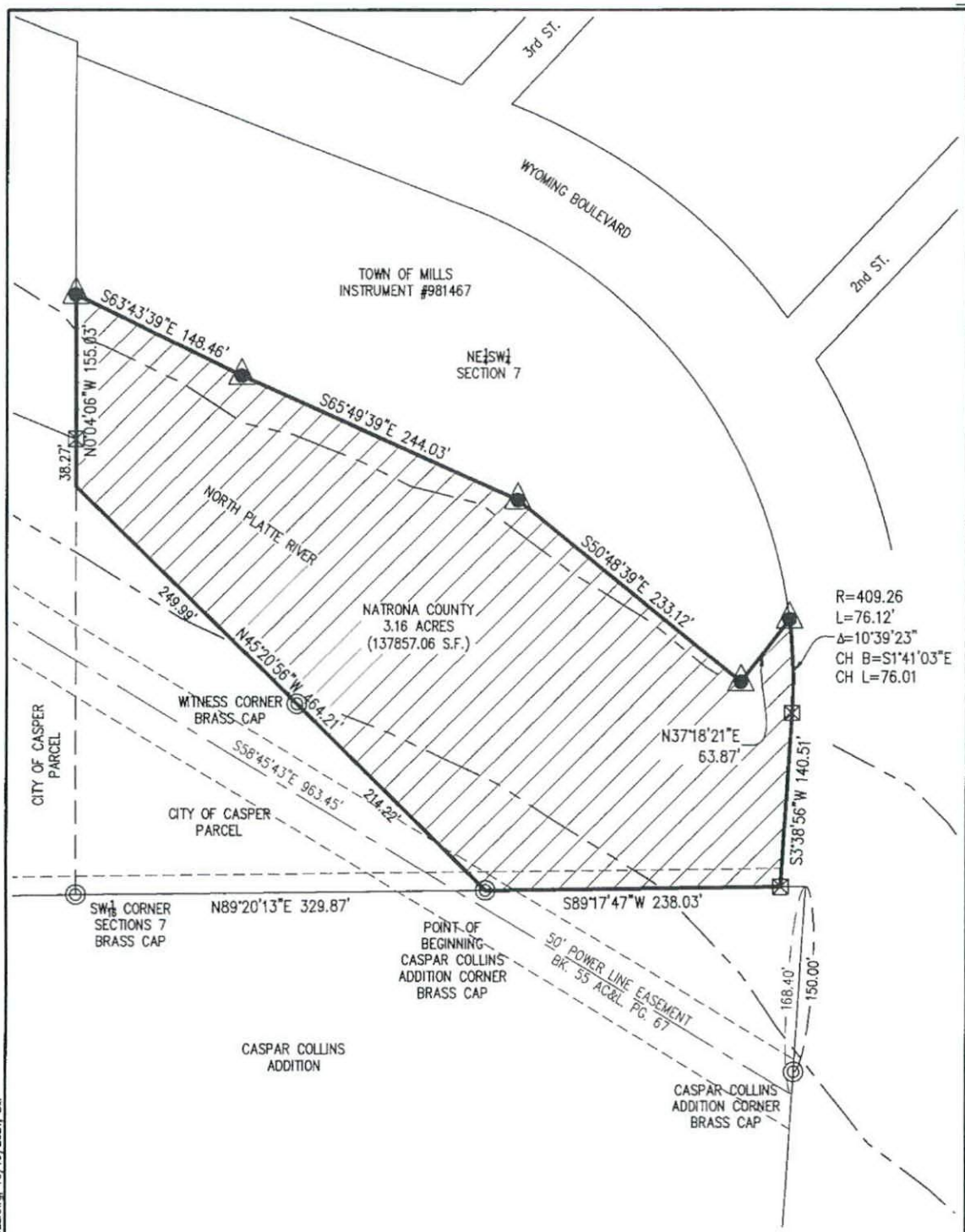
Thence S89°17'47"W, along the south line of the County parcel also being the south line of the NE¼SW¼ of said Section 7, a distance of 238.03 feet to the Point of Beginning.

The above described parcel contains 3.16 acres, (137857.06.04 S.F.), more or less, and is subject to all rights-of-way and/or encumbrances, reservations and encroachments which have been legally acquired.

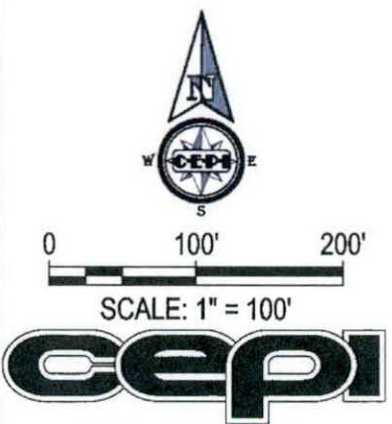
I hereby certify that this description was prepared from notes taken during an actual survey made under my direct supervision October, 2021, and that on the basis of my information, knowledge and belief as a Professional Land Surveyor this description is true and correct.



MODIFICATION IN ANY WAY OF THE FOREGOING DESCRIPTION IS STRICTLY PROHIBITED. I HAVE CAREFULLY REVIEWED THIS INFORMATION AND CERTIFY IT TO BE ACCURATE ON THE BASIS OF MY KNOWLEDGE AND BELIEF. ANY CHANGE, ADDITION OR DELETION OF ANY PART OF THIS DESCRIPTION WILL ACT TO VOID ANY WARRANTY OR RESPONSIBILITY, EXPRESSED OR IMPLIED, THAT I HAVE TOWARD THE SUBJECT PROPERTY.



M:\Land 2021\Surveying\21-22\book Walton League\Survey Plots\COUNTY PARCEL.dwg, 10/19/2021, BBI



SCALE: 1" = 100'

**CEPI**

Civil Engineering Professionals, Inc.  
 6080 Enterprise Drive, Casper, WY 82609  
 Phone 307.266.4346 Fax 307.266.0103  
 www.cepi-casper.com

- LEGEND**
- SET BRASS CAP
  - CORNER NOT MONUMENTED
  - FOUND MONUMENT AS NOTED

**EXHIBIT "B"**  
**NATRONA COUNTY PARCEL**  
 NE 1/4 Section 7  
 T.33N., R.79W., 6TH P.M.  
 Natrona County, Wyoming  
 October, 2021  
 W.O. 21-221

Natrona County  
Planning Department  
200 N Center, Room 202  
Casper, WY 82601



**De-Annexation Report**  
**Board of County Commissions**  
9-5-2023

City of Casper Property

60 day statutory deadline for de-annexation report is **September 11, 2023** (W.S. 15-1-142(a))

- Request:** A request by the City of Casper for de-annexation of three parcels comprising approximately 19 acres from the City of Mills into Natrona County.
- Legal Description:** A parcel located in and being a portion of Lot 3 (NW ¼ SW ¼) and NE ¼ SE ¼ of Section 7, Township 33N, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming (Exhibit A attached).
- Owner:** City of Casper
- Location:** The property is along the North Platte River in the Fort Caspar/Izaak Walton area.
- Zoning:** City of Mills, Public Land Institutions (PLI)
- Purpose:** To de-annex these parcels from the City of Mills and annex these parcels into the City of Casper in order to more efficiently provide municipal services to the area. De-annexation into the county is a procedural step for this process.

The Board of County Commissioners is in receipt of a letter from the City of Casper requesting de-annexation of the subject parcels from the municipal boundaries of the City of Mills. As per W. S. 15-1-421 (a), this de-annexation report is provided to address the impacts of the proposed de-annexation to the County and what will be required of the applicant.

**Background:**

The petition from the City of Casper to de-annex was submitted to the City of Mills and Natrona County on July 12, 2023. As there is no statutory procedure for the simultaneous de-annexation and annexation of property from one municipality into an adjacent municipality, the process requires two separate actions which involves de-annexation into the County W. S. 15-1-421 (a) and then annexation into the desired municipality, W.S. 15-1-407.

The subject parcels are physically separated from the City of Mills by the North Platte River. Access to the subject parcels is through adjacent parcels within the City of Casper. As the subject parcels are adjacent to and accessed through the City of Casper the jurisdictional boundary realignment through de-annexation and the subsequent annexation process is a practical and reasonable action.

**Evaluation:**

The de-annexation will require law enforcement and emergency response from the Natrona County Sheriff Office and Natrona County Fire or the City of Casper Police and/or City of Casper Fire Department through an intergovernmental agreement. The de-annexation of the subject parcels will not cause a significant financial burden for the County.

There is currently a campground operating on one of the subject parcels (33790730001800). The jurisdictional boundary divides this parcel, the west half of the parcel is within the County and east half is within the City of Mills. The de-annexation and subsequent annexation of this parcel to the City of Casper will remedy the jurisdictional challenges faced by this parcel.

The zoning of the subject parcels is currently under the City of Mills as Public Land Institutions (PLI) zoning district. As the City of Casper, the property owner, has expressed intent to annex the subject parcels into the City of Casper per W.S. 15-1-407, the County will not require the City of Casper to immediately obtain a zoning designation through the Zone Map Amendment process. However, after de-annexation and for the duration of the annexation process, the County will not entertain any building permit applications and/or any other development applications for the subject parcels. If the annexation process has not been initiated by the City of Casper within one year of de-annexation from the City of Mills, the City of Casper will be required to obtain a County zoning designation.

**Conclusion:**

The Board of County Commissioners, in general, is not opposed to the proposed de-annexation. The de-annexation of the subject parcels into the County will not have a significant financial or organizational impact on the County. However, if the City of Casper, as property owner, does not initiate annexation into the City of Casper within a year of de-annexation, zoning designation must be obtained and parcels will be subject to the current 2022 Natrona County Zoning Resolution as amended.

NATRONA COUNTY  
BOARD OF COUNTY COMMISSIONERS

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Chair

Natrona County  
Planning Department  
200 N Center, Room 202  
Casper, WY 82601



**De-Annexation Report**  
**Board of County Commissioners**  
9-5-2023  
Natrona County Property

**60 day** statutory deadline for de-annexation report is **September 11, 2023** (W.S. 15-1-142(a))

- Request:** A request by Natrona County for de-annexation of a parcel comprising approximately 3.07 acres from the City of Mills into Natrona County.
- Legal Description:** A parcel located within a portion of NW ¼ SW ¼ of Section 7, Township 33N, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming (Exhibit A and B attached).
- Owner:** Natrona County
- Location:** The property is along the North Platte River in the Fort Caspar/Izaak Walton area.
- Zoning:** City of Mills, Public Land Institutions (PLI)
- Purpose:** To de-annex this parcel from the City of Mills and at a future time annex this parcel into the City of Casper in order to more efficiently provide municipal services to the area. De-annexation into the county is a procedural step for this process.

The Board of County Commissioners has submitted a letter to the City of Mills requesting de-annexation of the subject parcel from the municipal boundaries of the City of Mills. As per W. S. 15-1-421 (a), this de-annexation report is provided to address the impacts of the proposed de-annexation to the County and what will be required of the applicant.

**Background:**

The petition from Natrona County to de-annex was submitted to the City of Mills on July 12, 2023. As there is no statutory procedure for the simultaneous de-annexation and annexation of property from one municipality into an adjacent municipality, the process requires two separate actions which involves de-annexation into the County W. S. 15-1-421 (a) and then annexation into the desired municipality, W.S. 15-1-407.

The subject parcel is physically separated from the City of Mills by the North Platte River. Access to the subject parcel is through adjacent parcels within the City of Casper. As the subject parcels are adjacent to and accessed through the City of Casper the jurisdictional boundary realignment through de-annexation and the subsequent annexation process is a practical and reasonable action.



**Evaluation:**

The de-annexation will require law enforcement and emergency response from the Natrona County Sheriff Office and Natrona County Fire or the City of Casper Police and/or City of Casper Fire Department through an intergovernmental agreement. The de-annexation of the subject parcels will not cause a significant financial burden for the County.

There is currently a campground operating on one of the subject parcels (33790730001800). The jurisdictional boundary divides this parcel, the west half of the parcel is within the County and east half is within the City of Mills. The de-annexation and subsequent annexation of this parcel to the City of Casper will remedy the jurisdictional challenges faced by this parcel.

The zoning of the subject parcels is currently under the City of Mills as Public Land Institutions (PLI) zoning district. As Natrona County, the property owner, has expressed intent to annex the subject parcels into the City of Casper per W.S. 15-1-407, the County will not immediately seek a zoning designation through the Zone Map Amendment process. In the event the Board of Commissioners no longer desire to proceed with annexation into the City of Casper, a Zone Map Amendment would be necessary.

**Conclusion:**

The Board of County Commissioners support the proposed de-annexation.

NATRONA COUNTY  
BOARD OF COUNTY COMMISSIONERS

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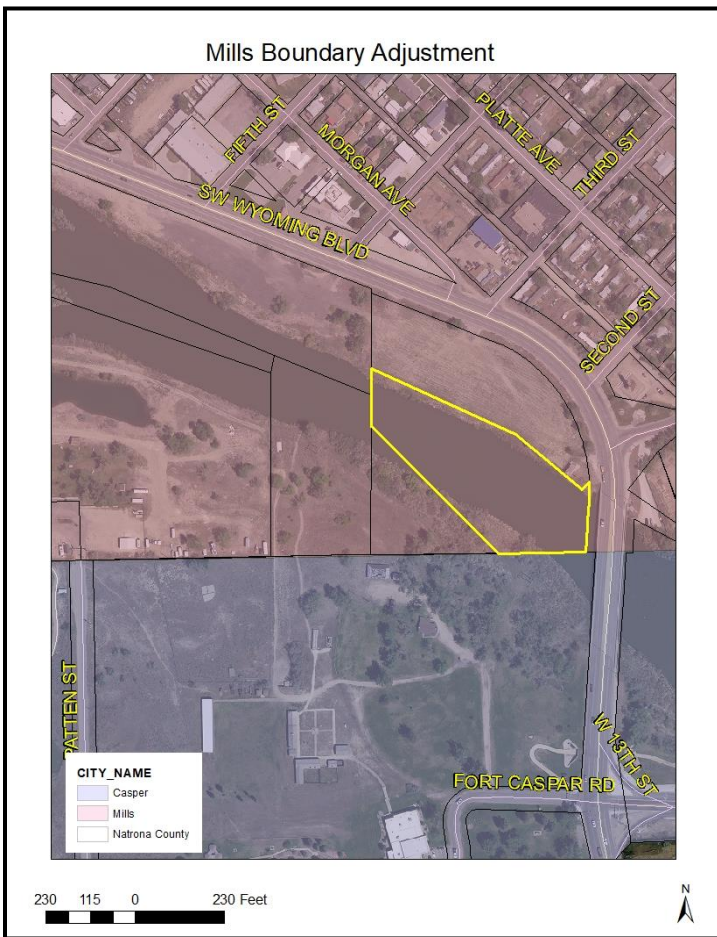
Chair

### LEGAL NOTICE

Natrona County is the landowner of a 3.16 acre, more or less, parcel of land located within the Town of Mills, situate within portions of NE1/4SW1/4 of Section 7, T of Section 7, T.33N., R.79W., 6<sup>th</sup> P.M., Natrona County Wyoming. Natrona County has petitioned to have said property de-annexed from the Town of Mills pursuant to W.S. 15-1-421.

Once the de-annexation of the property has been approved, Natrona County intends to petition the City of Casper to annex the property, pursuant to the procedures outlined in W.S. 15-1-407.

A copy of a map showing the general location of the subject property is shown below:



Publish: July 16, 2023

LEGAL NOTICE

Item #4.

The City of Casper is the landowner of a 19-acre, more or less, parcel of land located within the Town of Mills, situate within portions of Lot 3 - NW1/4SW1/4 and NE1/4SW1/4 of Section 7, T.33N., R. 79W., 6<sup>th</sup> P.M., Natrona County Wyoming. The City of Casper has petitioned to have said property de-annexed from the Town of Mills pursuant to W.S. 15-1-421.

A copy of the petition to de-annex said property has been sent to the Natrona County Commissioners who shall, within sixty (60) days, prepare a report on the impact of the de-annexation. Once the de-annexation of the property has been approved, the City of Casper intends to annex the property, pursuant to the procedures outlined in W.S. 15-1-407.

A copy of a map showing the general location of the subject property is shown below:

## Mills and Casper Boundary Adjustment





**CITY OF MILLS**  
EST. 1921

704 Fourth Street  
P.O. Box 789  
Mills, WY 82644

Phone: 307-234-6679  
Fax: 307-234-6528

Item #4.

## Memorandum

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**TO:** Mills City Council  
**FROM:** Megan Nelms, AICP, City Planner  
**DATE:** September 22, 2023

**SUBJECT: Easement Vacation – Cornerstone Apartments**

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**Summary:** In the process of finalizing construction and obtaining as-built plans for the recently constructed Cornerstone Apartments, it was identified that Garage Building A encroaches on a portion of an existing public utility easement. Through research and discussion with Public Works, it was found that there are no utilities located within the easement and it had previously been platted for a planned fire hydrant that was eventually located elsewhere on the property.

The owners are now requesting vacation of the easement to remove the encroachment by Garage Building A.

**Staff Recommendation:** Staff recommends APPROVAL of the easement vacation.

## VACATION OF EASEMENT

**THIS INDENTURE**, entered into this \_\_\_\_ day of \_\_\_\_\_, 2023 by The City of Mills, 704 Fourth St., Mills, WY 82644, referred to as owner.

**WHEREAS**, The City desires to vacate an easement, its appurtenances and any related improvements; and

**WHEREAS**, upon vacation of the Easement by the City, the City shall have no further rights in the easement.

**NOW THEREFORE**, in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The City of Mills agrees to the following:

- 1) Vacation of Easement. The City does hereby vacate and release that certain portion of the easement reserved to the City in that certain document recorded in Instrument No. 1079930, Natrona County, records said easement having encumbered that real property described and identified as being located in Lot 1, Plat of Natrona Business Park, No. 2, and being a portion of the SE1/4SW1/4 and the SW1/4SE1/4, Section 1, Township 33 North, Range 80 West, Natrona County, Wyoming, being more particularly described as follow:

A 10.00 foot by 15.00 foot public utility easement described as commencing at the southerly corner of said Lot 1, Natrona Business Park No. 2; thence N.35°25'12"W., 179.67 feet to the southerly corner of said easement and the Point of Beginning; thence along the southwesterly line of said easement, N.43°39'18"W., 10.00 feet to the westerly corner of said easement; thence along the northwesterly line of said easement, N.46°20'42"E., 15.00 feet to the northerly corner of said easement; thence along the northeasterly line of said easement, S.43°39'18"E., 10.00 feet to the easterly corner of said easement; thence along the southeasterly line of said easement, S.46°20'42"W., 15.00 feet to the Point of Beginning.

- 2) Recording. This agreement to vacate shall be recorded in the official records of the Natrona County clerks office.

**IN WITNESS WHEREOF**, the City of Mills, has executed this Easement Vacation by their respective duly authorized officers as of the date and year first above set forth.

City of Mills:

\_\_\_\_\_

\_\_\_\_\_

Printed Name and Title

STATE OF WYOMING )

) ss

COUNTY OF NATRONA)

The foregoing instrument was subscribed, sworn to and acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, Mayor of the City of Mills, Natrona County, Wyoming.

WITNESS my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_

Notary Public

RECORDED IN THE PUBLIC RECORDS OF NATRONA COUNTY CLERK  
 4/16/2020 2:14:02 PM  
 Page 11  
**1079930**  
 TOWN OF MILLS  
 RANGERS' 34  
 TOWNSHIP 33 NORTH  
 RANGE 80 WEST  
 SIXTH PRINCIPAL MERIDIAN

PLAT OF  
**NATRONA BUSINESS PARK NO. 2**  
 AN ADDITION TO THE TOWN OF MILLS, WYOMING  
 A VACATION & REPLAT OF  
 LOTS 1, 2 AND 3, NATRONA BUSINESS PARK  
 AN ADDITION TO THE TOWN OF MILLS, WYOMING  
 AND A SUBDIVISION OF PORTIONS OF THE  
 SE1/4SW1/4 AND SW1/4SE1/4, SECTION 1  
 TOWNSHIP 33 NORTH, RANGE 80 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING

**CERTIFICATE OF DEDICATION**  
 Cornerstone-Mills Partners, Limited Partnership, hereby certifies that they are the owners and proprietors of the foregoing vacation and replat of Lots 1, 2 and 3, Natrona Business Park an Addition to the Town of Mills, Wyoming, and a subdivision of portions of the SE1/4SW1/4 and SW1/4SE1/4, Section 1, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described as follows:

Beginning at the most southerly corner of the Parcel being described and a point of intersection of the northwesterly line of Polson Spider Road with the northwesterly line of Roosevelt Circle; thence from said Point of Beginning and along the northwesterly line of said Parcel and the northwesterly line of said Roosevelt Circle, N.35°53'18"W., 400.04 feet to a point and northwesterly corner of said Roosevelt Circle; thence along the westerly line of said Parcel, N.0°59'03"W., 89.05 feet to the northwesterly corner of said Parcel; thence along the northwesterly line of said Parcel, N.52°30'17"E., 269.00 feet to the most northerly corner of said Parcel; thence along the northerly line of said Parcel, S.89°24'09"E., 83.42 feet to a point in and intersection with the southwesterly line of Natrona Avenue; thence along the northwesterly line of said Parcel and southwesterly line of said Natrona Avenue, S.56°35'43"E., 302.03 feet to a point in and intersection with the northwesterly line of said Polson Spider Road; thence along the southwesterly line of said Parcel and northwesterly line of said Polson Spider Road, S.40°17'33"W., 135.00 feet to a point; thence continuing along the southwesterly line of said Parcel and northwesterly line of said Polson Spider Road, S.53°03'32"W., 398.35 feet to the Point of Beginning and containing 4.622 acres, more or less.

The vacation and replat of the foregoing described lands as appears on this plat is with the best consent and in accordance with the desires of the above named owners and proprietors of said lands; the name of said vacation and replat shall be known as "NATRONA BUSINESS PARK NO. 2", an Addition to the Town of Mills, Wyoming. All streets as shown hereon are hereby or have previously been dedicated to the use of the public and utility easements are hereby reserved to public and private utility companies for the purpose of construction, operation and maintenance of utility lines, conduits and ditches.

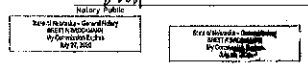
Cornerstone-Mills Partners, Limited Partnership  
 209 S. 18th Street, Suite 100  
 Omaha, Nebraska 68102

*Bobbi Jo Lucas*  
 BOBBI JO LUCAS, PRESIDENT OF THE SAID MEMBER OF THE GENERAL PARTNER OF CORNERSTONE-MILLS PARTNERS, LIMITED PARTNERSHIP

**ACKNOWLEDGMENT**

State of Nebraska ss  
 County of Douglas) ss  
 The foregoing instrument was acknowledged before me as Bobbi Jo Lucas, President of the said member of the General Partner of Cornerstone-Mills Partners, Limited Partnership on this 14th day of April, 2020.  
 Witness my hand and official seal.

My commission expires: July 27, 2020



**APPROVALS**

APPROVED: Town Council of the Town of Mills, Wyoming by Resolution No. 2020-13, duly passed, adopted and approved on the 14th day of April, 2020.

Attest: *Bobbi Jo Lucas*  
 Town Clerk

INSPECTED AND APPROVED on the 14th day of April, 2020.

*Paul R. Svenson*  
 Town Engineer

**CERTIFICATE OF SURVEYOR**

I, Paul R. Svenson, a registered professional land surveyor, License No. 10272, hereby certify that this plat was made from notes taken during an actual survey made by me or others under my direct supervision during the months of September 2012 and February, 2020 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said surveys.

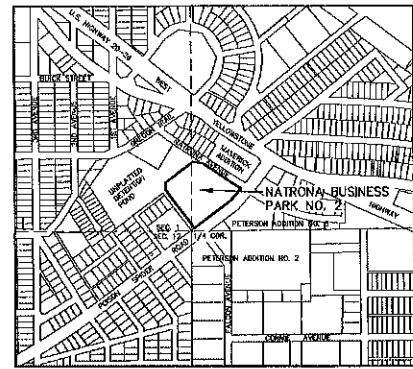
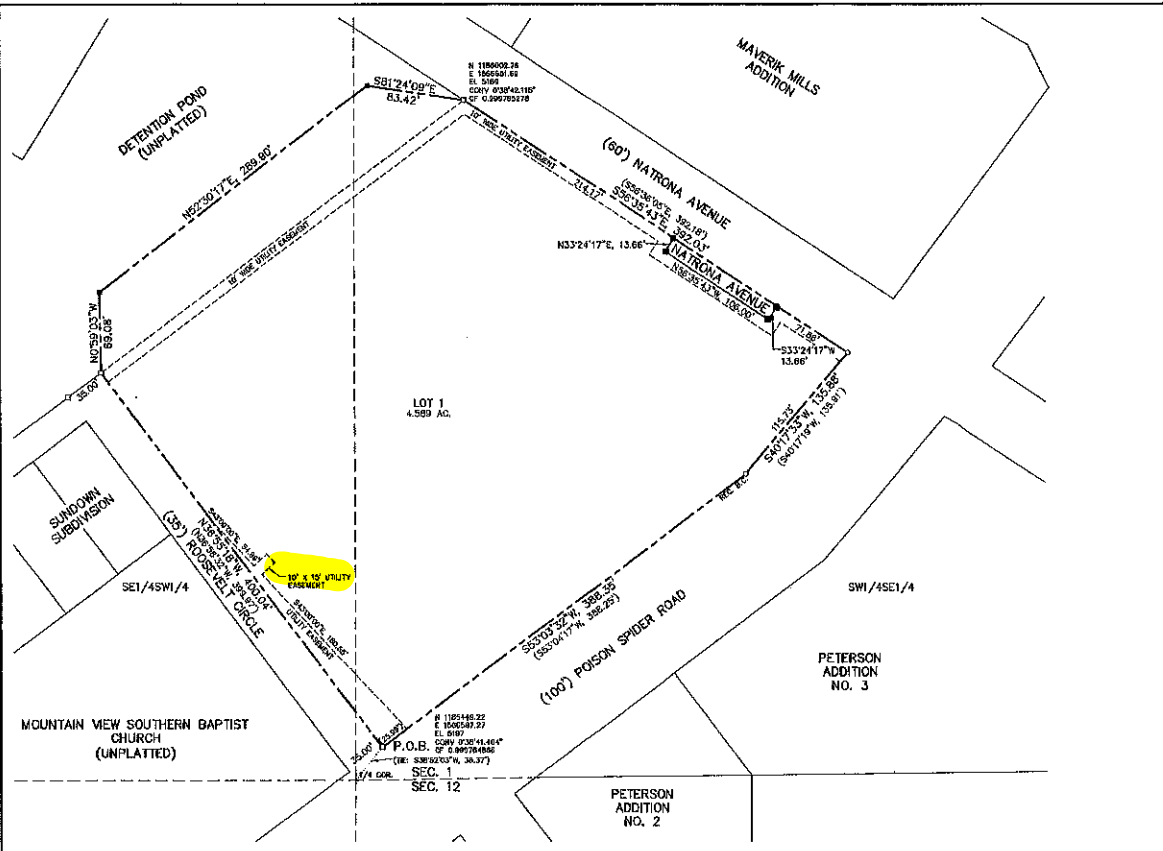


State of Wyoming ss  
 County of Natrona) ss  
 The foregoing instrument was acknowledged before me by Paul R. Svenson this 14th day of April, 2020.  
 Witness my hand and official seal.

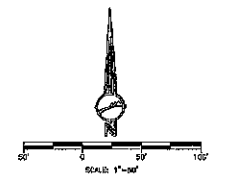
My commission expires: JUNE 20, 2021



*Paul R. Svenson*  
 Notary Public



- LEGEND**
- RECOVERED BRASS CAP
  - RECOVERED 5/8" REBAR
  - SE1/4SW1/4 RESERVE W/AL. CAP
  - N.89°45'14"E., 184.79' MEASURED (N.89°28'28"E., 650.37') RECORD
  - EASEMENT LINE
  - - - - - SUBDIVISION BOUNDARY



GROUND DISTANCE - U.S. SURVEY FEET  
 BASE OF BEARING - MAGNETIC BASED ON GPS  
 COORDINATES REFER TO WYOMING STATE  
 PLANE COORDINATES, EAST ZONE, ZONE 12N, NAD83  
 ELEVATIONS ARE FOR REFERENCE ONLY AND NOT FOR USE AS  
 A DESCRIPTION  
 PLAT CLOSURE RATIO EXCEEDS: 1:200,000

**WLC**  
 ENGINEERING & SURVEYING  
 800 PRINSHORN, DARTER, WY. 82401  
 W.D. REG. 1086426 DATE: 8/26/20 FILE NAME: NATRONA BUSINESS PARK NO. 2



**CITY OF MILLS**  
EST. 1921

704 Fourth Street  
P.O. Box 789  
Mills, WY 82644

Phone: 307-234-6679  
Fax: 307-234-6528

Item #4.

## Memorandum

---

**TO:** Mills City Council

**FROM:** Megan Nelms, AICP, City Planner

**DATE:** September 22, 2023

**SUBJECT: 9 Aces Storage – Final Plat**  
Lots 1-20, Block 3, Kiskis Addition

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**Case Number:** 23.06 FSP

**Summary:** The applicant is proposing to resubdivide lots 1-20, Block 3, Kiskis Addition to create one (1) 3.27-acre lot. A 20’ general utility easement is being dedicated to provide for a sanitary sewer main which runs through the center of the parcel from east to west. Two (2) electrical easements for PacifiCorp and WAPA, respectively, also cross the property from north to south.

**Current Zoning:** EB (Established Business) \*no change of zoning is requested or required.

**Planning Commission Recommendation:** At their September 7, 2023, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the resubdivision request.

**Staff Recommendation:** Staff recommends APPROVAL of the resubdivision plat.



## 9 Aces Storage

### Final Plat

**Planning Commission Meeting**  
September 7, 2023

**City Council Meeting**

**Applicants:** Clinton Miller

**Case Number:** 23.06 FSP

**Agent:** Paul Svenson, WLC Engineering & Surveying

**Summary:** The applicant is proposing to resubdivide lots 1-20, Block 3, Kiskis Addition to create one (1) 3.27-acre lot. A 20' general utility easement is being dedicated to provide for a sanitary sewer main which runs through the center of the parcel from east to west. Two (2) electrical easements for PacifiCorp and WAPA, respectively, also cross the property from north to south.

**Legal Description:** Lots 1-20, Block 3, Kiskis Addition

**Location:** The property is located just west of Wyoming Blvd. and is bounded by Kiskis Ave to the north, Connie Ave on the south, Delmar St. on the west and Comet St. on the east.

**Current Zoning:** EB (Established Business) \*no change of zoning is requested or required.

**Existing Land Use:** The property was previously being used for storage of various materials.

**Adjacent Land Use:** North: Kiskis Addition (EB)  
South: Reclamation Center Subdivision (ER & PLI)  
East: Kiskis Addition (EB)  
West: Delmar Addition (EB)

### Planning Considerations:

1. In the notary block for Clinton's signature, it says "Clifton F. Miller"
2. Remove the "attest" label on the Mayor's signature in the City Approvals signature block.
3. Provide the distance on the south side of the utility easement to the lot corner on each end of the parcel.

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**Staff Recommendation:**

Staff recommends APPROVAL of the final plat upon all planning considerations being completed.

**Planning Commission Recommendation:**

**City Council Decision:**



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: 8-24-23
Return by: (Submittal Deadline)
For Meeting on:

PLEASE PRINT

SINGLE POINT OF CONTACT:

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Clinton Miller
Owner Mailing Address: 1770 Sunset Blvd.
City, State, Zip: Bar Nunn, WY 82601
Owner Phone: 307-267-6280
Applicant Email: dcfrentalsllc@outlook.com

AGENT INFORMATION:

Print Agent Name:
Agent Mailing Address:
City, State, Zip:
Agent Phone:
Agent Email:

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lots 1-20 inclusive, Block 3, Kiskis Addition
Physical address of subject property if available: Surrounded by Kiskis, Comet, Connie and Delmar Streets.
Size of lot(s) 50'x145', 3.33 acres +/- total sq. ft/acres:
Current zoning: Established Business Current use: Vacant
Intended use of the property: Storage rental on the entire parcel.
Zoning within 300 feet: EB W-N+E, ER S, PLI SW Land use within 300 feet:

ATTACHMENTS (REQUIRED):

- 1. Proof of ownership: QCD 1141944 (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: WAPA and PacifiCorp power lines north-south west half, City of Mills sanitary sewer east-west down alley
(Example: along west property line, running north & south)
Width of Existing Right-of-Way / Easement: 20' wide alley Number of Feet to be Vacated: 460'
Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned
Proposing to vacate the alley and give a 20' easement for the sanitary sewer

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.]

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

To replat Lots 1-20, Block 3, Kiskis Addition to the City of Mills into a single lot with the current 20' alley being vacated.

OWNER Signature Clinton Miller

OWNER Signature \_\_\_\_\_

AGENT Signature \_\_\_\_\_

**FEES (Plat/Replat):** \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), **plus \$150.00 recording fee.**

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

PLAT OF  
**"9 ACES STORAGE"**  
 TO THE CITY OF MILLS, WYOMING  
 A SUBDIVISION OF PORTIONS OF  
 THE NE1/4NE1/4, SECTION 12  
 TOWNSHIP 33 NORTH, RANGE 80 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING

BEING A VACATION AND REPLAT OF A 20 FOOT  
 WIDE ALLEY AND LOTS 1-20, BLOCK 3, KISKIS  
 ADDITION, A SUBDIVISION LOCATED IN AND BEING  
 A PORTION OF  
 THE NE1/4NE1/4, SECTION 12  
 TOWNSHIP 33 NORTH, RANGE 80 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING

DEDICATION STATEMENT

Clinton F. Miller and Donelle M. Miller do hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Lots 1-20, Block 3, Kiskis Addition, a subdivision located in and being a portion of the NE1/4NE1/4, Section 12, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Parcel being described and a point in the southerly right of way line of Kiskis Street and a point in the westerly right of way line of Comet Street; thence from said Point of Beginning and along the easterly line of said Parcel and the westerly line of said Comet Street, S0°36'48"E, 309.38 feet to the southeast corner of said Parcel and a point in and intersection with the northerly right of way line of Connie Street; thence along the southerly line of said Parcel and the northerly line of said Connie Street, S89°16'02"W, 460.39 feet to the southwest corner of said Parcel and a point in and intersection with the easterly right of way line of Delmar Street; thence along the westerly line of said Parcel and the easterly line of said Delmar Street, N0°33'45"W, 309.99 feet to the northwest corner of said Parcel and a point in and intersection with the southerly right of way line of said Kiskis Street; thence along the northerly line of said Parcel and the southerly line of said Kiskis Street, N89°20'37"E, 460.11 feet to said Point of Beginning and containing 3.272 acres, more or less, as set forth by the plat attached and made a part hereof.

Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist. The vacation, replat and subdivision of the foregoing described lands as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owners and proprietors. The name of said subdivision shall be known as "9 ACES STORAGE" to the City of Mills, Wyoming. All streets as shown hereon have previously been dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for purposes of construction, operation and maintenance of utility lines, conduits, ditches drainage and access.

CLINTON F. MILLER AND DONELLE M. MILLER  
 1770 SUNSET BOULEVARD  
 BAR NUNN, WY 82601

CLINTON F. MILLER

CLINTON F. MILLER, OWNER

STATE OF WYOMING }  
 COUNTY OF NATRONA } SS

The foregoing instrument was acknowledged before me by Clinton F. Miller, Owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

NOTARY PUBLIC

DONELLE M. MILLER

DONELLE M. MILLER, OWNER

STATE OF WYOMING }  
 COUNTY OF NATRONA } SS

The foregoing instrument was acknowledged before me by Donelle M. Miller, Owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

NOTARY PUBLIC

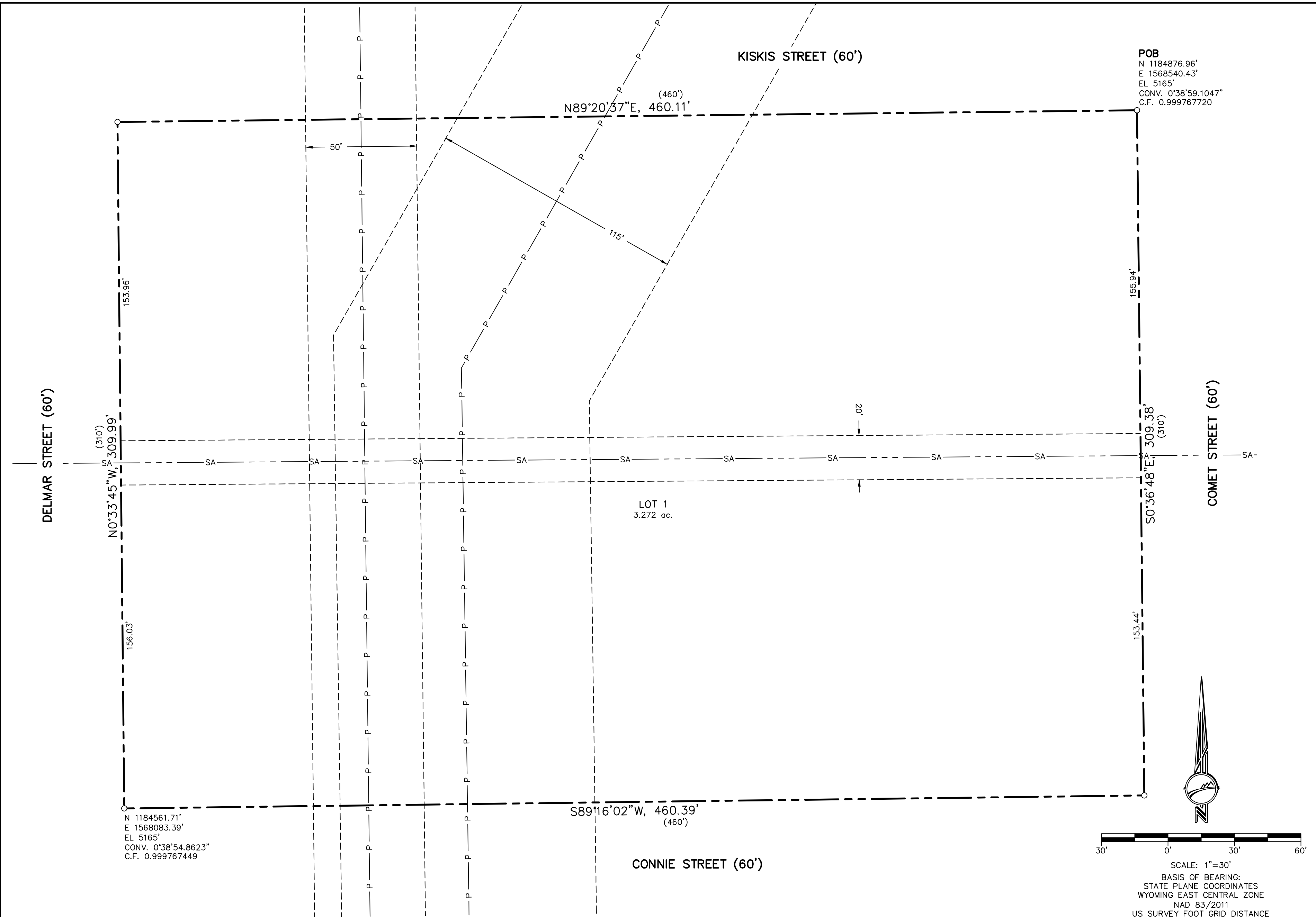
APPROVALS

Approved by the City Council of the City of Mills, Wyoming by Ordinance No. \_\_\_\_\_ duly passed, adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Attest: City Clerk \_\_\_\_\_ Mayor \_\_\_\_\_

Inspected and approved this this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Engineer \_\_\_\_\_



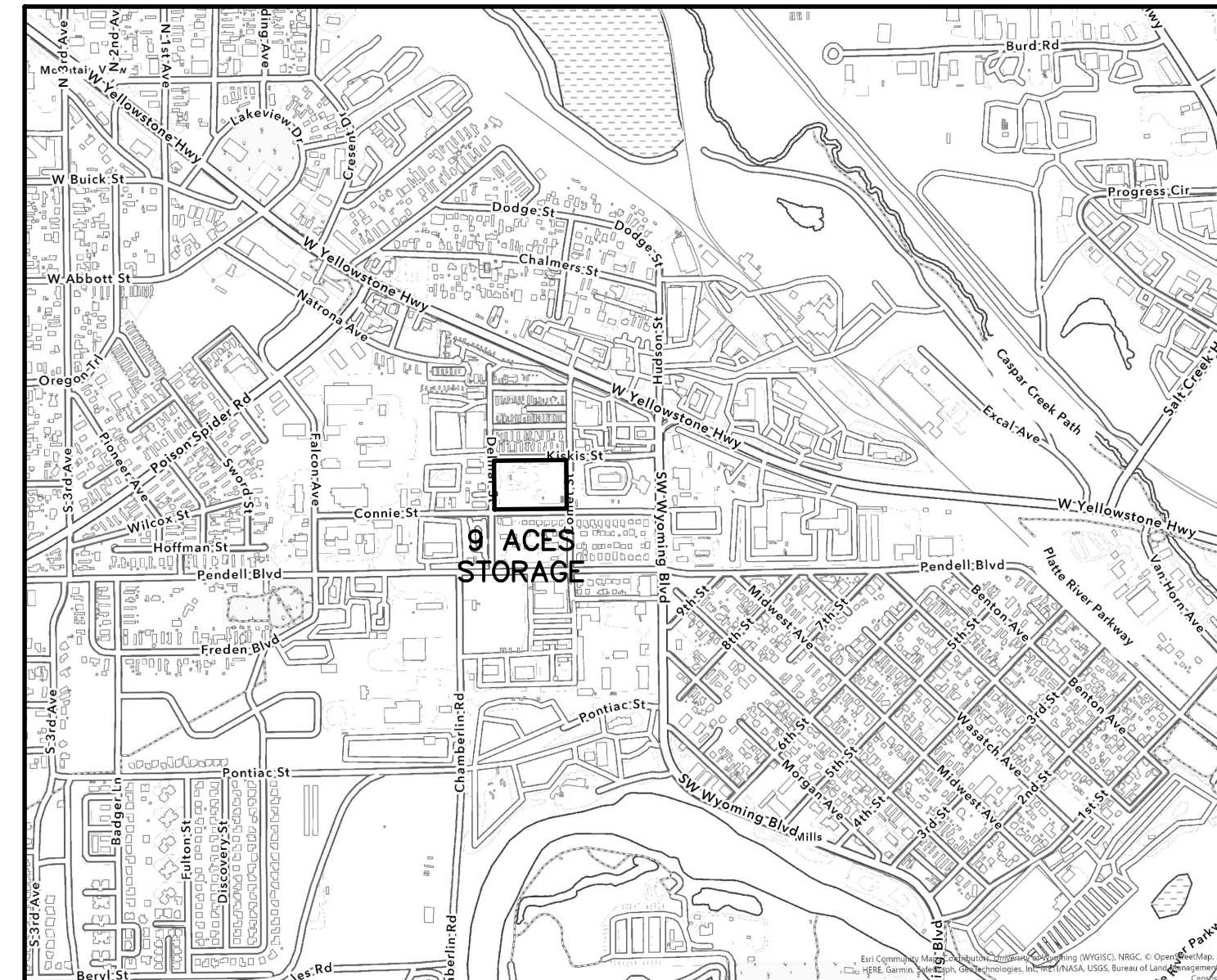
SURVEYORS CERTIFICATE

I, Paul R. Svenson, a Professional Land Surveyor, 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the month of August, 2023 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



LEGEND

- RECOVERED BRASS CAP (0.00')
- MEASURED
- PARCEL BOUNDARY
- - - EASEMENT
- P - P - POWERLINE
- SA - SANITARY SEWER



ENGINEERING • SURVEYING  
 200 PRONGHORN, CASPER, WY. 82601  
 W.O. NO. 17785 DATE: 09-18-23 FILE NAME: MILLER\_STORAGE2

# 9 Aces Storage



Mills Zoning Districts	
Mills, DB	Mills, ER: Established Residential
Mills, DI: Developing Industrial	Mills, PLI: Public Land Institutions
Mills, DMH: Developing Mobile Home	Mills, PUD: Planned Urban Development
Mills, DR: Developing Residential	Mills, MSR: Mixed Sized Residential
Mills, EB: Established Business	Mills, MU: Mixed Use
Mills, EI: Established Industrial	Mills, UA: Urban Agriculture
	Mills, UR: Urban Agriculture Residential

**QUITCLAIM DEED**

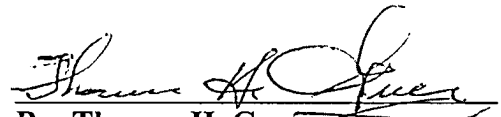
**Green Family, LLC**, a Wyoming limited liability company (“Grantor”), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND QUITCLAIMS** to **Clinton F. Miller and Donelle M. Miller**, husband and wife (“Grantee”), whose mailing address is 1770 Sunset Blvd, Bar Nunn, WY 82601, all of Grantor’s right title and interest in and to the following described real estate located in Natrona County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

**ALL OF BLOCK 3, KISKIS ADDITION, TOWN OF MILLS, NATRONA COUNTY, WYOMING**

together with all rights, property and interests appurtenant thereto, including without limitation, all buildings, improvements and fixtures located on the real estate, and all easements and rights-of-way pertaining thereto, but subject to all rights-of-way, easements, exceptions, reservations, conditions, covenants and restrictions presently of record, the provisions of which touch and concern, or pertain to, the above-described real estate.

**IN WITNESS WHEREOF**, Grantor executes this instrument this 7<sup>th</sup> day of July, 2023.

**Green Family, LLC**



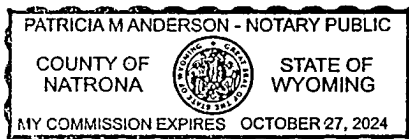
By: **Thomas H. Green**

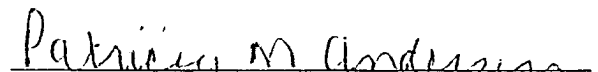
Title: **Manager**

STATE OF WYOMING            )  
  ss:  
COUNTY OF NATRONA        )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of July, 2023, by **Thomas H. Green**, the manager of and on behalf of Green Family LLC.

(Seal)



  
Notary Public

My Commission Expires: October 27, 2024



7/7/2023 4:11:50 PM

**NATRONA COUNTY CLERK**

Pages: 1

Tracy Good  
Recorded: SA  
Fee: \$12.00  
THOMAS GREEN

39 **41944**

**ORDINANCE NO. 805**

**AN ORDINANCE SEEKING TO DE-ANNEX CERTAIN PROPERTIES FROM THE  
CITY OF MILLS, WYOMING**

**WHEREAS**, petitions have been filed with the City of Mills, Wyoming on July 12, 2023, by the City of Casper and Natrona County seeking to de-annex certain real property from the City of Mills that lies within the incorporated boundaries of the City of Mills; and

**WHEREAS**, on July 12, 2023, in accordance with Wyo. Stat. Sec. 15-1-421, the petition for de-annexation was also filed with the Clerk of Natrona County, Wyoming; and

**WHEREAS**, a legal notice was run in accordance with Wyo. Stat. Sec 15-1-421 in a newspaper in general circulation in the County, and

**WHEREAS**, the legal description of said real property is as described as follows, as two parcels, a Parcel A and a Parcel B. The legal description for both parcels is as follows:

**PARCEL A**

A parcel of land situate within portions of Lot 3 (NW¼SW¼) and NE¼SW¼ of Section 7, T.33N., R.79W., 6th P.M., Natrona County, Wyoming, as shown on Exhibit B, attached hereto and by this reference made a part hereof, being more particularly described as follows:

Commencing at the S1/16 corner common to said Section 7 and Section 12, T.33N., R.80W., located on the north line of Caspar Collins Addition No. 2, monumented by a brass cap, being the southwest corner of the parcel being described and the Point of Beginning;

Thence N00°22'33"W, along the west line of said Section 7, a distance of 847.62 feet to the northwest corner of the parcel being described, located within the North Platte River;

Thence S71°00'04"E, along the north line of the parcel, a distance of 1091.09 feet to an angle point;

Thence S68°00'11"E, along the north line of the parcel, a distance of 265.19 feet to the northeast corner of the parcel, located on the west line of the NE¼SW¼ of said Section 7;

Thence S00°04'06"E, along the west line of the NE¼SW¼ of said Section 7, a distance of 38.27 feet to a point;

Thence S45°20'56"E, a distance of 464.21 feet to the southeast corner of the parcel, located on the south line of the NE¼SW¼ of said Section 7 and the north line of the Caspar Collins Addition to the City of Casper;

Thence S89°20'13"W, along the south line of the parcel, also being the south line of the NE¼SW¼ of said Section 7, and the north line of the Caspar Collins Addition, a distance of 329.87 feet to the SW1/16 corner of said Section 7;

Thence S88°53'54"W, along the south line of the parcel and the north line of the Caspar Collins Addition, a distance of 246.63 feet to a point being the northwest corner of the Caspar Collins Addition and the northeast corner of the Caspar Collins Addition No. 2;

Thence S88°52'59"W, along the south line of the parcel also being the south line of the NE¼SW¼ of said Section 7, and the north line of the Caspar Collins Addition No. 2, a distance of 1026.01 feet to the Point of Beginning.

The above described parcel of land contains 19.20 acres, more or less and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.



**PARCEL B**

A parcel of land located within a portion of the NE¼SW¼ of Section 7, T.33N., R.79W., 6<sup>th</sup> P.M., City of Casper, Natrona County, Wyoming, as shown on Exhibit B attached hereto and by this reference made a part hereof, and being more particularly described as follows:

- Commencing at the SW1/16 corner of said Section 7, monumented by a brass cap;
  - Thence N89°20'13"E, along the south line of the NE¼SW¼ of said Section 7, a distance of 329.87 feet to the Point of Beginning being the southwest corner of the Natrona County parcel being described, also being the southeast corner of the City of Casper parcel, monumented by a brass cap;
  - Thence N45°20'56"W, along the southwesterly line of the County parcel, also being the northeasterly line of the City parcel, a distance of 464.21 feet to the most north corner of the City parcel, located on the west line of the NE¼SW¼ of said Section 7;
  - Thence N00°04'06"W, along the west line of the County parcel also being the west line of the NE¼SW¼ of said Section 7, a distance of 155.03 feet to the northwest corner of the parcel being described, also being the southwest corner of the Town of Mills parcel;
  - Thence S63°43'39"E, along the northeasterly line of the County parcel and the southwesterly line of the Mills parcel, a distance of 148.46 feet to an angle point;
  - Thence S65°49'39"E, along the northeasterly line of the County parcel and the southwesterly line of the Mills parcel, a distance of 244.03 feet to an angle point;
  - Thence S50°48'39"E, along the northeasterly line of the County parcel and the southwesterly line of the Mills parcel, a distance of 233.12 feet to the southeast corner of the Mills parcel;
  - Thence N37°18'21"E, along the southeasterly line of the Mills parcel, a distance of 63.87 feet to a point located on the westerly right-of-way line of Wyoming Boulevard;
  - Thence in a southeast direction along the west right-of-way line of Wyoming Boulevard and a curve to the right having a radius of 409.26 feet, through a central angle of 10°39.23", a distance of 76.12 feet, with a chord bearing of S01°41'03"E, a distance of 76.01 feet to the end of curve;
  - Thence S03°38'56"W, along the east line of the County Parcel and the west right-of-way line of Wyoming Boulevard, a distance of 140.51 feet to the southeast corner of the parcel being described, located on the south line of the NE¼SW¼ of said Section 7;
  - Thence S89°17'47"W, along the south line of the County parcel also being the south line of the NE¼SW¼ of said Section 7, a distance of 238.03 feet to the Point of Beginning.
- The above described parcel contains 3.16 acres, (137857.06.04 S.F.), more or less, and is subject to all rights-of-way and/or encumbrances, reservations and encroachments which have been legally acquired.

**WHEREAS**, a report on the proposed de-annexation was prepared by Natrona County, Wyoming, which has been reviewed by the City Planning Department of the City of Mills, Wyoming.

**WHEREAS**, a report on the proposed de-annexation has been done by City Planning for the City of Mills, Wyoming.

**WHEREAS**, no objections have been raised in the aforementioned reports and the City Counsel for the City of Mills finds that the de-annexation shall not be a detriment to the City and its residents and is otherwise proper.

**NOW THEREFORE**, The City Council of the City of Mills, Wyoming, hereby approves the petitions of de-annexation of the aforementioned lands and declares them to be de-annexed from the City of Mills, Wyoming.

**PASSED ON FIRST READING the \_\_\_\_ day of \_\_\_\_\_ 2023**

**PASSED ON SECOND READING the \_\_\_\_ day of \_\_\_\_\_ 2023**

**PASSED, APPROVED AND ADOPTED ON THIRD AND**

**FINAL READING the \_\_\_\_ day of \_\_\_\_\_ 2023**

CITY OF MILLS, WYOMING

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

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

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

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

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

ATTEST:

\_\_\_\_\_  
Christine Trumbull, City Clerk

**Resolution No. 2023-36**

**A RESOLUTION FOR APPROVAL OF A SITE PLAN FOR A PROPOSED COMMERCIAL STORAGE LOT, LOCATED WITHIN BLOCK 3, KISKIS ADDITION, TO BE KNOWN AS 9 ACES STORAGE, CITY OF MILLS, WYOMING**

**WHEREAS**, the City of Mills is a municipal corporation under the laws of the State of Wyoming; and

**WHEREAS**, the Clinton & Donelle Miller are the owners of Lots 1-20, Block 3, Kiskis Addition, City of Mills; and

**WHEREAS**, Clinton Millers has submitted a site plan for a proposed commercial storage lot, located within an EB (Established Business) Zoning District; and

**WHEREAS**, the City Staff and Utility Providers have reviewed the information submitted and found the Site Plan complies with the City of Mills Zoning Regulations and requirements; and

**WHEREAS**, at a meeting on September 7, 2023, the Mills Planning and Zoning Board forwarded a “Do Pass” recommendation to the City Council for approval of the site plan; and

**THEREFORE, BE IT RESOLVED**, the Mills City Council considered the application and recommendations of staff and the Planning & Zoning Board at a Council meeting held on September 26, 2023, and approved a request to allow the proposed commercial storage lot on Lots 1-20, Block 3, Kiskis Addition, City of Mills, Wyoming with the following conditions:

1. All planning consideration shall be met.
2. That prior to obtaining building permits to construct, Clinton Miller signs a Site Plan Agreement which will be recorded with the Natrona County Clerk’s Office stating construction will comply with all design provisions as shown on the Site Plan and any other improvements required by the City of Mills.
3. That Clinton Miller obtains all required building permits and complies with all Mills Code and inspection requirements and State and Federal regulations.
4. Prior to the issuance of certificates of occupancy, all requirements shall be completed to the satisfaction of the City Planner, City Engineer, Public Works Director, Fire Inspector and Building Inspector.

**PASSED, APPROVED AND ADOPTED THIS 26<sup>th</sup> DAY OF SEPTEMBER 2023.**

CITY OF MILLS, WYOMING

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

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

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

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

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

ATTEST:

\_\_\_\_\_  
Christine Trumbull, City Clerk

**Resolution No. 2023-37**

**A RESOLUTION FOR 9 ACES STORAGE, A VACATION AND REPLAT OF LOTS 1-20, BLOCK 3, KISKIS ADDITION, CITY OF MILLS**

**WHEREAS**, the City of Mills is a municipal corporation under the laws of the State of Wyoming; and

**WHEREAS**, Clinton and Donelle Miller are the owner of Lots 1-20, Block 3, Kiskis Addition; and

**WHEREAS**, said owner has petitioned the City of Mills to vacate and replat said property as 9 Aces Storage, City of Mills; and

**WHEREAS**, said plat was modified to satisfactorily address requests and requirements made by City Staff and Utility Providers; and

**WHEREAS**, said plat complies with City of Mills subdivision standards; and

**WHEREAS**, said plat complies with the minimum lot size and lot width requirements for the Established Business Zoning District; and

**WHEREAS**, the Planning & Zoning Board met on September 7, 2023, and forwarded a “Do Pass upon completion of all planning considerations” recommendation for said plat to the City Council.

**THEREFORE, BE IT RESOLVED**, the Mills City Council considered the application and recommendations of staff and the Planning & Zoning Board at a Council meeting held on September 26, 2023, and approved 9 Aces Storage, a vacation and replat of Lots 1-20, Block 3, Kiskis Addition, City of Mills.

1. All planning consideration shall be met.
2. Upon City Council approval, a “Final Plat” will be provided to the City of Mills for recordation with the Natrona County Clerk’s Office.

**PASSED, APPROVED AND ADOPTED THIS 26<sup>th</sup> DAY OF SEPTEMBER, 2023.**

CITY OF MILLS, WYOMING

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

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

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

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

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

ATTEST:

\_\_\_\_\_  
Christine Trumbull, City Clerk