

**WORK SESSION MEETING**  
**December 23, 2025**  
**6:00 PM**  
**City Hall**



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

## **AGENDA**

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### **CALL TO ORDER**

### **AGENDA ITEMS**

1. City Clerk - Utility Bill Collections
2. City Planner - Midway Subdivision Replat/Minor Boundary Adjustment
3. City Planner - Mountain Meadows / Ridge West Replat
4. Fire Chief - Casper Discount Storage
5. City Attorney - Forming Appeal Board

### **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.

Collections								30%
Account Number	Name	Date Billed	Amount	Reason				
333495	307 Diesel Perform	11/15/24	234.33	Over \$50 dollars				
165111	Kadan Anderson	3/8/24	129.55	Over \$50 dollars, was billed for several months				
12104	Austin Abrams	8/22/24	148.87	over 50				
333081	Coree Buckalaw	8/1/22	299.32	over 50 had lived there for a long time				
142206	Butler Properties	11/9/23	29.03	has two accounts both are behind				
142183	Butler Properties	11/9/23	174.7	has two accounts both are behind, over \$50				
141405	Sara Campbell	10/1/24	136.89	Lived there for a long period of time over \$50 Had lots of pentalys				
193252	Jacob Cane	1/14/22	87.57	over \$50				
22705	John Carlton	9/1/25	230.57	over \$50 already final billed				
333722	Shawn & Clay Cates	8/23/24	93.6	over 50				
5503	Dana Clark	6/9/23	73.26	over 50				
102053	Dawson Cole	3/15/21	100.58	over \$50				
334312	Kim Darling	9/27/24	101.13	Over \$50				
161008	Christoph Debyah	4/47/25	158.91	Over \$50				
36804	Hailee & Dellas Dewitt	12/20/23	142.48	over \$50				
333331	Zachery Dixon	8/15/23	212.09	Over \$50 lived there for several months				
41210	Betsy Drake	10/23/23	1130.9	Way over 50				
34104	Carol Elliot	6/19/25	543.03	Way over \$100 lived there for several months				
193253	Gage Hanley	1/1/25	177.86	over 50 from 2025				
79009	Joey & Alina Harvey	9/30/25	47.88	under 50 but from 2025				
335091	Eric Holbrook	4/30/25	103.51	over 50 from 2025				
90804	Dilba/Hugo Huerta	9/12/22	147.6	over 50				
21005	Ross Humbracht	2/29/24	130.93	had problems with them paying bill and turning their own water back on				
199402	Adam & Brittany Johnson	5/13/24	114.33	has 2 accounts notice on this account about not using it				
790272	Donna Johnspn	9/1/25	97.1	over 50 from 2025				
569052	Jessie Johnson	9/2/25	144.12	over 50 from 2025				
21506	Theresa Kelly	10/4/24	669.94	land lord account				
23106	Kori Kwiechinski	9/1/22	121.41	over 50 landlord disconnect				
194061	David Laplant	1/24/25	60.46	over 50 and in 2025				
73202	Lupe Loredo	9/1/25	358.06	over 50 and in 2025 was already shut off for non payment				
194362	Nicole Meyer	6/22/24	78.81	over 50 lived there for a long period				
62601	Loaf & Jug	3/1/25	174.5	over 50				
26208	Julie Morse	1/2/23	239.72	ovewr 50 has been called several times regarding final bill				
52402	John Pattan	6/2/22	374.55	was finalled billed for non payment				
160653	John & Wendy Pederson	3/29/21	400	was making paymemnts on it, unable to print out bill but was able to print out history, had problems with payment				
102204	Genna Pickett	3/18/21	81.97	over 50 had issues with her payments				
196843	Ethan & Dana Pippin	8/25/23	223.2	way over 50, lived there for a long time				

42402	Richard Ravert	10/9/25	493.81	already final billed mail returned over 50 from 2025 final billed for non payment				
49605	Ernie Robb	5/31/25	528.8	from 2025 all services disconnected cant be turned off final bill and take trash can away				
12104	Austin Abrams	8/31/2024	148.87	Was only billed for 2 months				
91376	Susan Arner	7/28/22	149.61	Wasnt billed for very long, very old				
334522	Marvin Rone	6/1/25	85.99	landlord disconnect over 50 from 2025				
335192	Chad Ruehlen	11/1/24	119.25	over 50				
1501	Alberta Shaffer	9/12/25	145.16	over 50 from 2025				
194304	Brad Shelkey	9/19/25	71.63	was final billed has not paid yet				
76104	Choyce Spaulding	2/1/23	103.87	over 50				
112555	Clayton Starks	5/18/23	347.61	way over 50 had issues with payments				
97204	Dorothy Strohman	11/20/23	120.04	over 50				
194582	Jacob Sukko	9/12/23	96.35	over 50				
10802	Tim Talbott	8/1/25	328.01	over 50 was final billed in 8/2025				
334962	Tewes Design Studio	9/18/25	68	was final billed already never paid it				
21009	Christopher White		426.21	needs to be final billed and have trash can taken away did not print anything out				
4912	Joloree Williams		618.86	needs to be final billed and trash can needs to be taken away did not print anything out				
91304	Homer William	8/26/25	309.09	over 50				
82805	Billy Henderson	11/17/25	224.19	over 50 hasnt paid since November. Has outstanding from October				
15802	Corey & Lorene Kemp	10/20/25	267.8	over 50 hasnt paid since October, has outstanding from October				
113055	Ethan Perez	10/14/25	185.5	Has not paid since October, has outstanding from October				
160403	Mark Roggow	10/16/25	178.47	Has not paid since October, has outstanding from October				
101814	Larry Smith	10/8/25	178.5	Has not paid since October, has outstanding from October				
90503	Lisa Smout	11/24/25	177.77	Was final billed 11/24/25				
10301	Sue Wilson	11/13/25	217.08	Has not paid since October, has outstanding from October				
			<b>\$13,363.23</b>					

Maybe								
Account Number	Name	Date Billed	Amount	Reason				
63460	Sonya Boatman	2/1/24	46.28	lived there for awhile struggled with paying				
98836	Graham Brown Co	7/31/25	87.05	landlord account but over 50				
160826	Renne Harned	9/9/24	76.54	Was only there for 7 month and is from 2024				
76105	Stephen Holbrook	3/31/23	61.68	over 50 landlord account was previously only charged 1 month				
194101	Noelle Paden	1/26/24	68.52	had problems with her payments				
197501	Kody Pivik	12/13/24	39.85	under 50 lived there for a long time only from 2024 so not that old				

Write off				
Account number	Name	Date Billed	Amount	Reason
335193	ACS Properties	7/31/25	22.78	under \$50
334912	ACS Properties	3/31/25	43.6	under \$50 only billed once
334843	ACS Properties R	6/30/25	79.25	over \$50 Billed once
195221	Kasey Attaway	10/31/19	47.25	under \$50 very very old
17803	Walt Baird	12/6/22	11.46	under \$50
334662	Rebecca Barten	3/29/23	59.64	was only billed for 6 months
33020	Ethan Bell	8/1/23	34.76	Only billed for a couple of months, under \$50
67903	Mark Briggs	11/1/23	21.26	under \$50
790273	ACS Properties	9/30/25	47.88	under \$50
194781	David Caird	10/7/19	221.04	Over \$50 but from 2019
102805	Larra Campbell	12/5/19	120.99	Over \$50 but from 2019
61009	Can Do Everything	5/31/24	30.93	Under \$50
790012	Halei Case	9/24/24	64.55	
3341211	Christo Castaner	7/11/24	36.11	Under \$50
167107	Sierra CHavez	10/1/21	12.78	under \$50
23108	Christine Coffey	8/1/22	80.87	only lived there for 2 months
334204	Darren Connell	12/4/23	42.3	under 50
333231	Kyle Condelario	12/6/22	4.69	way under \$50
81883	Emily Cordova	9/22/22	2.57	way under \$50
57005	Keycha Donner	9/1/23	9.84	Way under \$50
15708	Greg Engan	9/1/19	65.35	from 2019
72656	Martin Espinoza	8/31/25	16.5	way under \$50
334057	Tamera Farnham	4/15/25	15.3	way under \$50
5510	Jessica Fernandez	6/24/24	52.12	Just under \$50 from 2024
167483	Forefront Real Estate	2/28/25	22.99	Under \$50
173804	Forefront Real Estate	3/31/24	94.9	landlord account
199001	Elia Fox	6/26/23	32.87	Under 50 from 2023
200302	Contrera Francis	6/1/24	21.59	under 50
52610	Brittany French	12/1/22	21.58	under 50
102405	Michael Fulfer	10/18/21	53.22	around 50 from 2021
51602	Ralph Garner	5/1/25	7.89	way under 50
414606	Tim Gonzalas	11/22/24	52.62	just over 50
132201	Green bit & tool	12/8/24	26.77	
132001	Green bit & tool	11/15/23	34.99	
132101	Green bit & tool	12/6/24	50.45	
192002	Launa Hackleman	12/1/23	11.07	under 50

173601	Rebecca Harris	3/8/24	45.59	under 50						
334204	Darren Connell	12/4/23	42.3							
334412	Shawn Harrison	10/26/23	62.73	over 50 only lived there for a few months from 2023						
40121	Seth Hawken	9/4/20	38.5	Under 50 from 2020						
190604	Tyler Heid	1/1/22	2.56	Way under 50						
944414	Robert Heth	9/1/23	2.11	Way under 50						
98826	Marcus Hicks	9/1/24	19.42	Under 50						
53110	Kurtis & Crystal Horenk	8/1/24	60.77	only lived there for 6 months						
20201	Allen Howard	8/31/24	19.25	notice on the account about being in probate, under 50 and from 24						
56709	Mathew Huelsman	4/5/24	37	under 50						
16107	Charlie Hullinger	8/18/22	47.69	under 50						
195341	Lizette Isaac	3/1/21	11.3	under 50						
200041	Courtney Isaacs	7/3/24	26.86	under 50						
196701	Greg Jackson	3/7/23	2.21	Way under 50						
168360	Samalee Johnson	11/15/19	0.8	way way under 50						
62107	Kantex Companies	12/1/24	22.66	under 50						
11403	James Koschene	9/30/25	18.6	landlord disconnect under 50						
1616510	Stephanie Lee	6/5/25	6.21	way under 50						
83203	Mariah Malin	11/21/22	47.56	under 50 from 22						
90052	Thomas Mannin	9/22/20	82.23	cant pull up bill to send to collections						
146766	Wilhanson Mary	11/17/25	28.93	under 50						
141805	Randall McIntosh	7/31/25	38.82	stated he never used our services and wanted them all disconnected not worth it						
151210	Bobby Miller	10/31/25	16.5	Used only for yard water						
53907	Josh Miller	10/12/23	3.88	Way under 50						
161658	Rhian Miller	10/1/21	17.16	Way under 50						
57713	Anthony Mock	2/23/21	37.89	under 50						
172302	Karen Mohrman	11/1/22	4.95	way under 50						
334961	New Vision Thrift Store	10/1/24	10	under 50						
4403	James & Debra Pattan	4/30/25	18.6	previous name on account passed they are going to be selling home all services disconnected						
38101	Walter Peterson	9/26/24	64.21	Walter passed away						
102364	Kevin Pino	7/1/20	89.55	from 2020 cant see any previous history other than final bill						
28608	Michelle Porter	7/1/20	50.09	from 2020						
17806	Riverside rentals	9/30/25	39.51	under 50 on a landlord account						
45738	Josh Robertson	10/11/26	48.79	under 50						
42705	Kevin Rosas Zarate	8/1/25	3.96	way under 50						
43008	Shannon Ross	2/9/23	18.51	under 50						
790010	Jordan Rudd	8/1/25	5.73	way under 50						
333494	Russ Towing	11/15/24	17.5	under 50						

200223	Micheal Shaw	7/2/25	50.39	was only billed once prior to final bills				
70309	Wesley SJedderm	6/13/23	57.02	just over 50 but from 2023				
11908	Leah St Claire	8/1/24	18.75	under 50				
333323	Joseph Sterkel	9/1/23	25.47	under 50				
193961	Stavy Stevens	12/15/22	37.66	under 50				
44154	Nicole Sulzen	11/18/24	19.25	under 50 landlord disconnect				
790141	Sutherland (shop) Tim	10/31/25	16.5	requested seasonal disconnect for this address				
112701	Henry Taylor	10/25/2023	52.48	just over 50				
146313	Wendy L Thormahlen	2/14/25	19.5	under 50				
96553	Wileen Upton	8/31/25	15.5	under 50				
167504	Tim Walker	11/1/24	19.25	under 50				
143951	Franklin Weir	3/2025	461.44	Frank has passed away trouble with people maybe squatting in house, unsure from notes				
334902	Marissa Whitcher	6/25/24	30	under 50				
102108	Tyrell Wimer	11/13/19	97.21	from 2019				
			<b>\$3,606.11</b>					

192352	Micheal Green	9/3/2025	424.98	last paid september	need to final bill and take trash can did not print out any info					
31298	Courtney Murray		315.04	needs to be final	billed and trash can taken away last time paid was 10/7/25 did not print anything out					
180804	Brittney Norris		511.11	needs to be final	billed and trash can taken away last time paid was 8/21/25 did not print anything out					
110204	Vina L Potter		377	Needs to be final	billed and trash can taken away lat paid 8/25 did not print anything out					
161952	Barbara Shepper	8/3/25	590.76	needs to be final	billed for non payment and trash can taken away did not print anything out					



**Midway Subdivision – Replat & Minor Adjustment**  
**Ridge West – Mountain Meadows No.2, Lot 2A Replat**  
**Staff Report**

**Planning and Zoning Commission**  
December 4<sup>th</sup>, 2025

**Applicants: Tetral Corp – Greenbriar Partners**

**Agent: JKC Engineering - ECS ENGINEERS**

**Summary:**

- Tetral Corp. is seeking to replat Lots 6-11 and Tract A of the Midway Subdivision, combining all affected areas into a single parcel.
- Tetral Corp. is seeking a minor boundary adjustment pertaining to Lots 15 & 16 of the Midway Subdivision.
- Greenbriar Partners is seeking approval of the Mountain Meadows No. 2, Lot 2A plat. A version of this plat has already been reviewed, but meaningful changes necessitate a secondary review.

**Planning Considerations:**

1. Staff has reviewed the Tetral Corp. submittals regarding Lots 6-11 and Lots 15 & 16, finding them to be complete and accounting for the demands of Mills Title 17 (Ord. 823).
  - a. The replatting of Lots 6-11 maintains all frontages along Midway Road and avoids creating flag lots or isolated parcels.
  - b. The replatting maintains buildability with no conflicts observed.
  - c. The replatting accounts for heavy easement encumbrances,
  - d. The replatting of Lots 6-11 generally alters no infrastructure standards and maintains compliance with land use standards pertaining to lot size and use standards.
  - e. The replatting of Lots 6-11 generally presents no impact on the area with regard to access, traffic capacity, or utility capacity.
2. Staff has reviewed the Greenbriar Partners submittal regarding Mountain Meadows No. 2, Lot #2A, finding them to be complete and accounting for the demands of Title 17 (Ord. 823).
  - a. The replat is consistent with R1 zoning, with lots having a minimum size of 6k sq ft. and some lots being much larger.
  - b. The street network provided is suitable for residential occupancy, and all easement layouts are clearly identified.
  - c. Drainage tracts are defined, and preliminary stormwater routing appears consistent with municipal standards.
  - d. Requirements for subdivision design and platting, including legal lot description, boundary monumentation, and the depiction of access, easements, and public improvements, as required by Title 17, are clearly identified.
  - e. Public Works/Water/Wastewater and confirms that existing municipal infrastructure is adequate or planned to service the development.

704 Fourth Street  
PO BOX 789  
Mills, Wyoming



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

Item #2.

f. The replat, having substantially changed, necessitated review by the planning commission; it is noted that a public hearing noticed via direct mail and publishing concerning this replat is to occur on 12/23/2025 at 7:00 PM.

**Staff Recommendation:**

Staff recommends APPROVAL of the Midway Replat Lots 6-11 and Tract A

Staff recommends APPROVAL of the Ridge West Replat

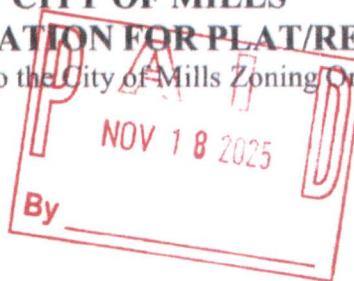
**Planning Commission Recommendation:**

**City Council Decision:**



**CITY OF MILLS**  
**APPLICATION FOR PLAT/REPLAT**  
Pursuant to the City of Mills Zoning Ordinance

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



Date: 11/18/25  
Return by: \_\_\_\_\_  
(Submittal Deadline)  
For Meeting on: \_\_\_\_\_

**PLEASE PRINT**

**SINGLE POINT OF CONTACT:** Lewis James - JKC Engineering

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

Print Owner Name: Tetral Corporation of Casper  
Owner Mailing Address: P.O. Box 4600  
City, State, Zip: Casper, WY 82604  
Owner Phone: (307)235-2922  
Applicant Email: steve@71construction.com

Print Agent Name: JKC Engineering  
Agent Mailing Address: 330 S. Center Street Suite 407  
City, State, Zip: Casper, WY 82601  
Agent Phone: (307)265-4601  
Agent Email: lewis@jkceengineering.com

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): Lots 15 & 16 of Midway Subdivision

Physical address of subject property if available: \_\_\_\_\_  
Size of lot(s) 1.07AC and 1.32 AC sq. ft/acres: \_\_\_\_\_  
Current zoning: E-I Established Industrial Current use: E-I Established Industrial  
Intended use of the property: Industrial Usage  
Zoning within 300 feet: E-I Established Industrial Land use within 300 feet: Industrial

**ATTACHMENTS (REQUIRED):**

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

**RIGHT-OF-WAY / EASEMENT INFORMATION:**

Right-of-Way / Easement Location: See Minor Boundary Adjustment Plat  
(Example: along west property line, running north & south)

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

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

\_\_\_\_\_

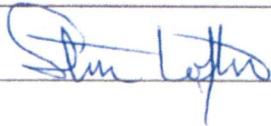
\_\_\_\_\_

**SIGNATURE(S):**

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

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

OWNER Signature



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: \$ \_\_\_\_\_

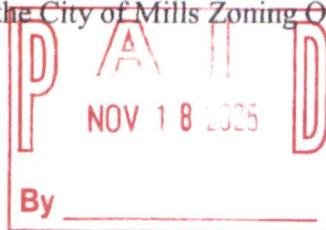


# CITY OF MILLS

## APPLICATION FOR PLAT/REPLAT

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: 11/18/25  
 Return by: \_\_\_\_\_  
 (Submittal Deadline)  
 For Meeting on: \_\_\_\_\_

### PLEASE PRINT

**SINGLE POINT OF CONTACT:** Lewis James - JKC Engineering

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

Print Owner Name: Tetral Corporation of Casper  
 Owner Mailing Address: P.O. Box 789  
 City, State, Zip: Casper, WY 82604  
 Owner Phone: (307)235-2922  
 Applicant Email: steve@71construction.com

Print Agent Name: JKC Engineering  
 Agent Mailing Address: 330 S. Center Street Suite 407  
 City, State, Zip: Casper, WY 82601  
 Agent Phone: (307)265-4601  
 Agent Email: lewis@jkcengineering.com

### PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): SE1/4NW1/4, Section 5, T32N R79W

Physical address of subject property if available: \_\_\_\_\_  
 Size of lot(s) 0.42AC to 21.09 AC sq. ft/acres: \_\_\_\_\_  
 Current zoning: E-I Established Industrial Current use: E-I Established Industrial  
 Intended use of the property: Industrial Usage  
 Zoning within 300 feet: E-I Established Industrial Land use within 300 feet: Industrial

### ATTACHMENTS (REQUIRED):

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

### RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: See Replat  
 (Example: along west property line, running north & south)

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

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

### SIGNATURE(S):

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

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

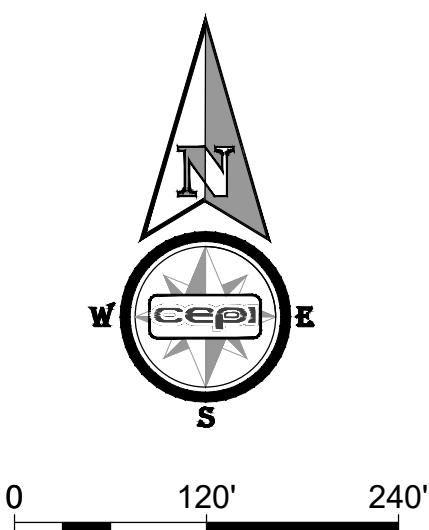
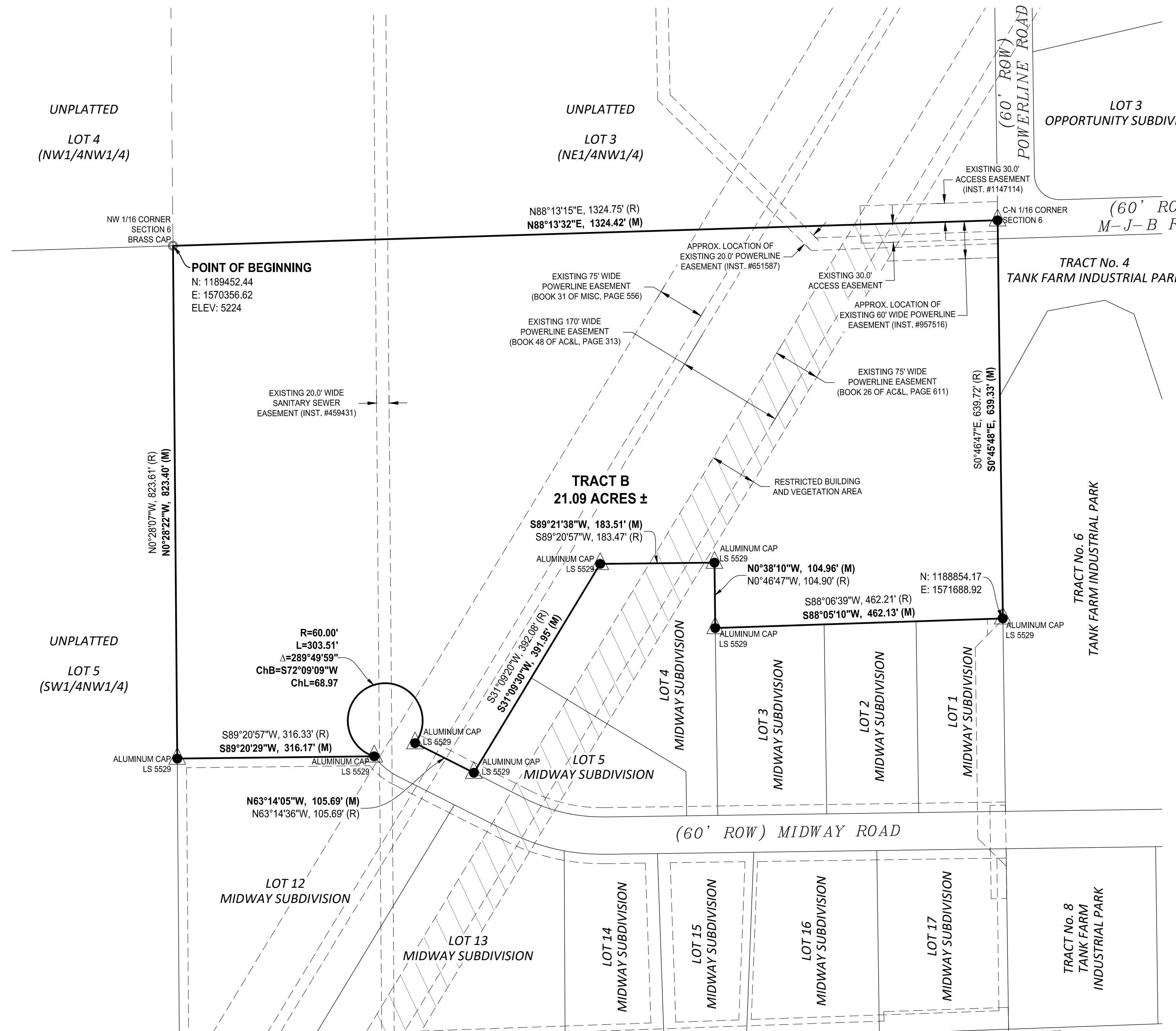


OWNER Signature \_\_\_\_\_

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

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

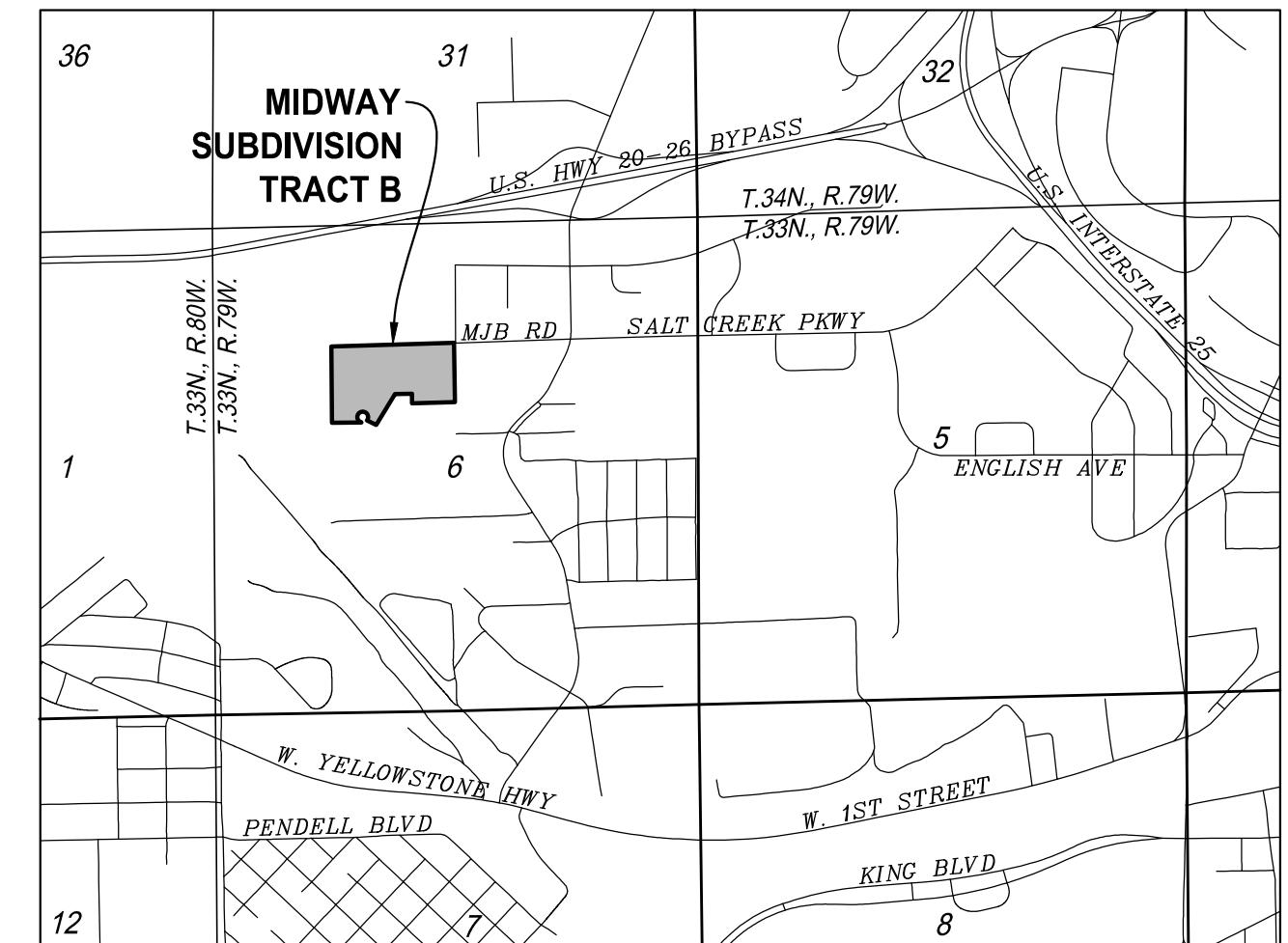
For Office Use Only: Signature verified: \_\_\_\_\_ Proof of ownership provided: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_



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

LEGEND

- FOUND MONUMENT AS NOTED
- SET BRASS CAP



VICINITY MAP  
SCALE: 1"=2000'

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS  
COUNTY OF NATRONA }

THE UNDERSIGNED, TETRAL CORPORATION OF CASPER, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING VACATION AND REPLAT CREATING A NEWLY CONFIGURED LOT WITHIN THE CITY OF MILLS, A VACATION AND REPLAT OF LOTS 6-11 AND TRACT A, MIDWAY SUBDIVISION, LOCATED WITHIN THE CITY OF MILLS, NATRONA COUNTY, WYOMING (RECORDED NOVEMBER 20, 2023 AS INSTRUMENT NO. 1147985), DESIGNATED AS MIDWAY SUBDIVISION, TRACT B, SITUATE IN THE SE1/4NW1/4, OF SECTION 6, T.33N., R.79W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST 1/16 CORNER OF SECTION 6 AND THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED, MONUMENTED BY A BRASS CAP;

THENCE N88°13'32"E, ALONG THE SOUTH LINE OF LOT 3 OF SAID SECTION 6 AND THE NORTH LINE OF THE PARCEL, A DISTANCE OF 1324.36 FEET TO THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 6 AND THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP SET THIS SURVEY;

THENCE S04°54'48"E, ALONG THE WEST LINE OF TRACT No. 4 AND 6, TANK FARM INDUSTRIAL PARK, A DISTANCE OF 639.33 FEET TO THE NORTHEAST CORNER OF LOT 1, MIDWAY SUBDIVISION AND THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP SET THIS SURVEY;

THENCE S88°05'10"W, ALONG THE NORTH LINE OF LOTS 1-3, MIDWAY SUBDIVISION, A DISTANCE OF 461.13 FEET TO THE NORTHEAST CORNER OF LOT 4, MIDWAY SUBDIVISION, A POINT ON THE EAST LINE OF LOT 4, MIDWAY SUBDIVISION, MONUMENTED BY A BRASS CAP SET THIS SURVEY;

THENCE S89°21'38"W, ALONG THE NORTH LINE OF SAID LOT 4, MIDWAY SUBDIVISION, A DISTANCE OF 104.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, MIDWAY SUBDIVISION, MONUMENTED BY A BRASS CAP SET THIS SURVEY;

THENCE S89°21'38"W, ALONG THE NORTH LINE OF SAID LOT 4, MIDWAY SUBDIVISION, A DISTANCE OF 183.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, MIDWAY SUBDIVISION, MONUMENTED BY A BRASS CAP SET THIS SURVEY;

THENCE S31°09'30"W, ALONG THE WEST LINE OF SAID LOT 4 AND LOT 5, MIDWAY SUBDIVISION, A DISTANCE OF 391.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, MIDWAY SUBDIVISION AND A POINT ON THE NORTH LINE OF MIDWAY ROAD, MONUMENTED BY A BRASS CAP SET THIS SURVEY;

THENCE N63°14'05"W, ALONG THE NORTH LINE OF SAID MIDWAY ROAD, A DISTANCE OF 105.69 FEET TO A POINT, MONUMENTED BY A BRASS CAP SET THIS SURVEY;

THENCE S89°20'29"W, ALONG THE NORTH LINE OF SAID LOT 12, MIDWAY SUBDIVISION, A DISTANCE OF 316.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, MIDWAY SUBDIVISION AND A POINT ON THE EAST LINE OF LOT 5 OF SECTION 6, ALSO BEING THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP SET THIS SURVEY;

THENCE N02°28'22"W, ALONG THE EAST LINE OF SAID LOT 5 OF SECTION 6, A DISTANCE OF 823.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 21.09 ACRES, (918895.77 S.F.) MORE OR LESS, AND IS SUBJECT TO ALL RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCOACHMENTS WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "MIDWAY SUBDIVISION, TRACT B" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

TETRAL CORPORATION OF CASPER  
7072 BARTON DRIVE  
CASPER, WYOMING 82604-1890

STEVE LOFTLIN - VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVE LOFTLIN - VICE PRESIDENT OF TETRAL CORPORATION OF CASPER,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY COUNCIL OF MILLS, WYOMING BY RESOLUTION NO. \_\_\_\_\_, DULY PASSED,  
ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: CITY CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CITY SURVEYOR \_\_\_\_\_ CITY PLANNER \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

CITY SURVEYOR \_\_\_\_\_

CITY PLANNER \_\_\_\_\_

NOTES

1. ERROR OF CLOSURE = EXCEEDS 1:300,000.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. CONVERGENCE ANGLE AT POINT OF BEGINNING = 00°39'16.72"
4. COMBINED FACTOR = 0.99976583
5. ALL MEASURED (M) DISTANCES ARE GRID. ALL RECORD (R) DISTANCES ARE GROUND.
6. ELEVATIONS ARE IN NGVD 88 AND ARE SHOWN FOR REFERENCE ONLY.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS  
COUNTY OF NATRONA }

I, BRADLEY D. NEUMILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 13836, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN AUGUST, 2025, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

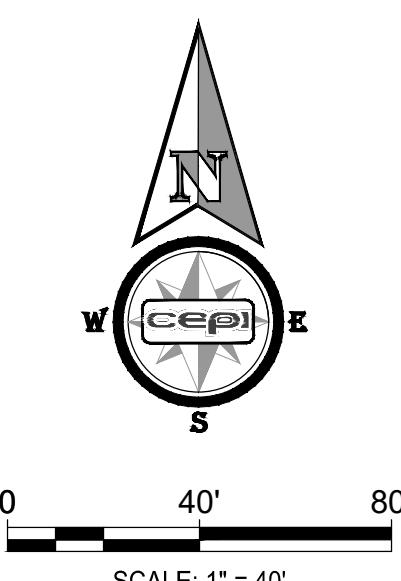
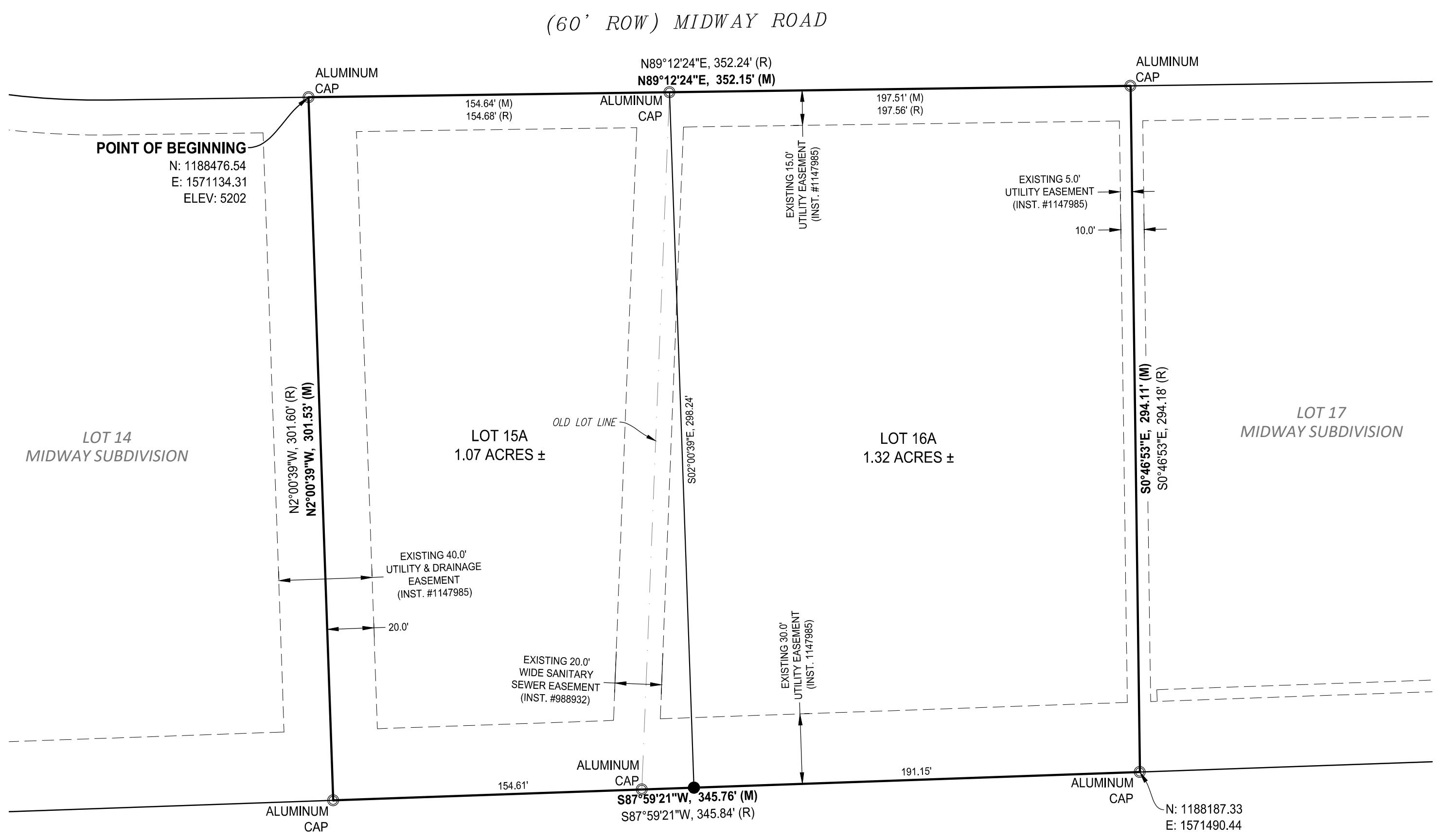
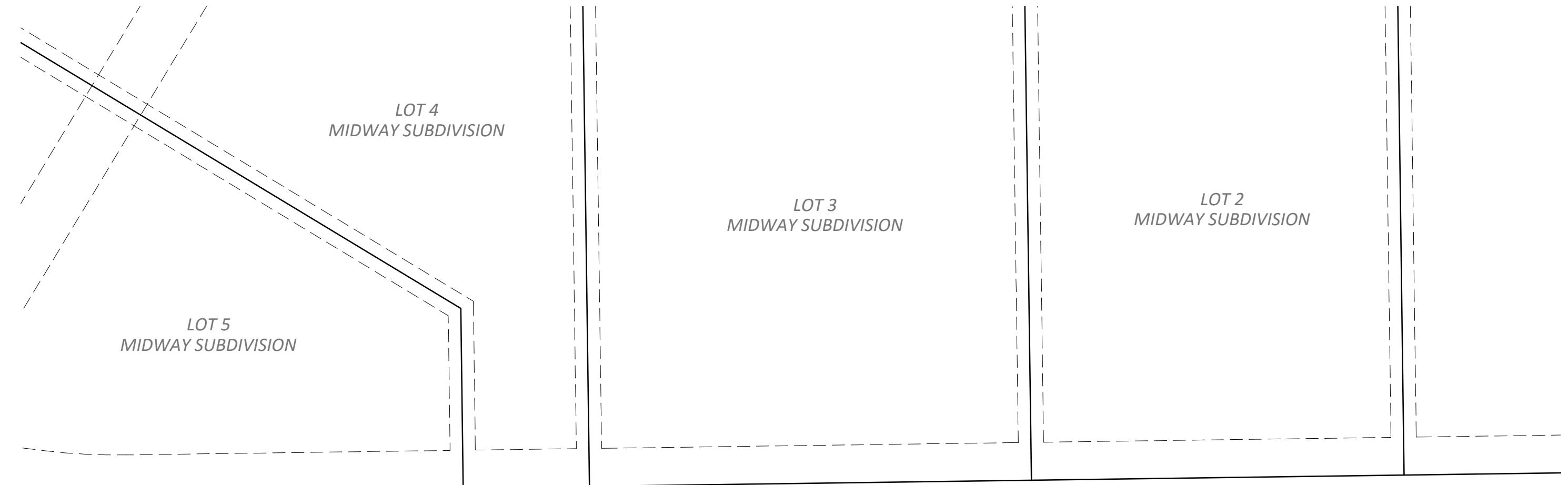
NOTARY PUBLIC

A VACATION AND REPLAT OF  
LOTS 6-11 AND TRACT A  
MIDWAY SUBDIVISION

AS  
MIDWAY SUBDIVISION  
TRACT B

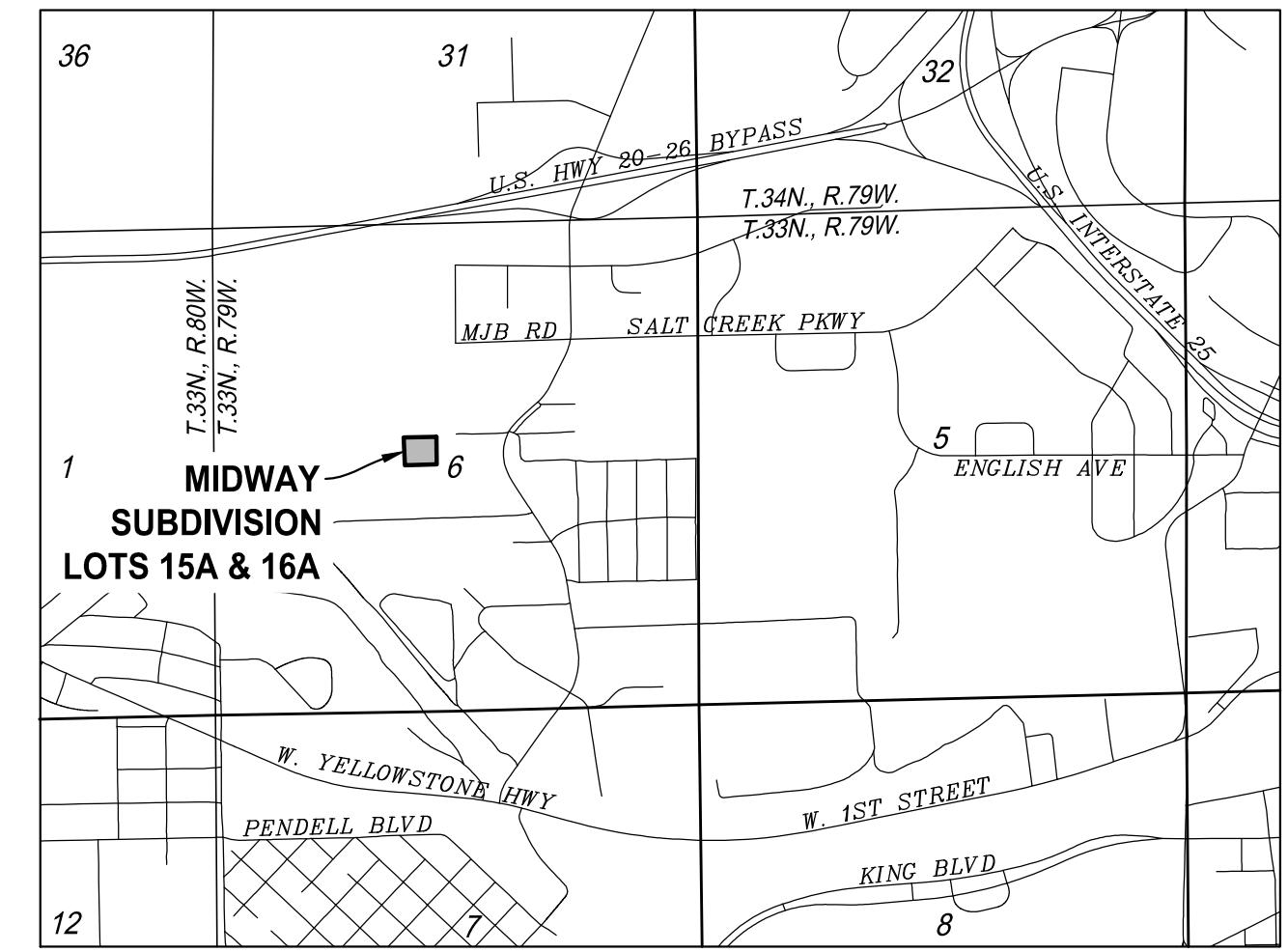
AN ADDITION TO THE CITY OF MILLS, WYOMING  
BEING A PORTION OF THE SE1/4NW1/4 OF SECTION 6,  
T.33N., R.79W., 6TH P.M.,  
NATRONA COUNTY, WYOMING

W.O. 25-237



#### LEGEND

- RECOVERED ALUMINUM CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP



VICINITY MAP  
SCALE: 1"=2000'

#### CERTIFICATE OF DEDICATION

STATE OF WYOMING }  
COUNTY OF NATRONA } SS

THE UNDERSIGNED, TETRAL CORPORATION OF CASPER, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING MINOR BOUNDARY ADJUSTMENT PLAT CREATING TWO NEWLY CONFIGURED LOTS WITHIN THE CITY OF MILLS. A MINOR BOUNDARY ADJUSTMENT PLAT OF LOTS 15 AND 16, MIDWAY SUBDIVISION, LOCATED WITHIN THE CITY OF MILLS, NATRONA COUNTY, WYOMING (RECORDED NOVEMBER 20, 2023 AS INSTRUMENT NO. 1147985), DESIGNATED AS MIDWAY SUBDIVISION, LOTS 15A & 16A, SITUATE IN THE SE1/4NW1/4, OF SECTION 6, T.33N., R.79W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14, MIDWAY SUBDIVISION AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MIDWAY ROAD, ALSO BEING THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED, MONUMENTED BY AN ALUMINUM CAP;

THENCE N89°12'24"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MIDWAY ROAD, A DISTANCE OF 352.15 FEET TO THE NORTHWEST CORNER OF LOT 17, MIDWAY SUBDIVISION AND THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S04°46'53"E, ALONG THE WEST LINE OF SAID LOT 17 AND THE EAST LINE OF THE PARCEL, A DISTANCE OF 294.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17 AND A POINT ON THE SOUTH LINE OF MIDWAY SUBDIVISION, ALSO BEING THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S87°59'21"W, ALONG THE SOUTH LINE OF SAID MIDWAY SUBDIVISION, A DISTANCE OF 345.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14 AND THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE N2°00'39"W, ALONG THE EAST LINE OF SAID LOT 14 AND THE WEST LINE OF THE PARCEL, A DISTANCE OF 301.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.39 ACRES, (103,915.76 S.F.) MORE OR LESS, AND IS SUBJECT TO ALL RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCOACHMENTS WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, BEING A MINOR BOUNDARY ADJUSTMENT OF LOTS 15 AND 16, MIDWAY SUBDIVISION, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "MIDWAY SUBDIVISION" DESIGNATED AS LOTS 15A & 16A, AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

TETRAL CORPORATION OF CASPER  
7072 BARTON DRIVE  
CASPER, WYOMING 82604-1890

STEVE LOFTLIN - VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVE LOFTLIN - VICE PRESIDENT OF TETRAL CORPORATION OF CASPER, THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

#### APPROVALS

APPROVED BY THE CITY COUNCIL OF MILLS, WYOMING BY RESOLUTION NO. \_\_\_\_\_, DULY PASSED,  
ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: CITY CLERK MAYOR

INSPECTED AND APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

INSPECTED AND APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

INSPECTED AND APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

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INSPECTED AND APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

INSPECTED AND APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

#### NOTES

1. ERROR OF CLOSURE = EXCEEDS 1:300,000.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. CONVERGENCE ANGLE AT POINT OF BEGINNING = 00°39'23.60"
4. COMBINED FACTOR = 0.99976733
5. ALL MEASURED (M) DISTANCES ARE GRID. ALL RECORD (R) DISTANCES ARE GROUND.
6. ELEVATIONS ARE IN NGVD 88 AND ARE SHOWN FOR REFERENCE ONLY.

#### CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF NATRONA } SS

I, BRADLEY D. NEUMILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 13836, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN AUGUST, 2025, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

#### MINOR BOUNDARY ADJUSTMENT PLAT OF LOTS 15 & 16, MIDWAY SUBDIVISION

AS  
MIDWAY SUBDIVISION

TO THE CITY OF MILLS, WYOMING  
DESIGNATED AS LOTS 15A & 16A

BEING A PORTION OF THE  
SE1/4NW1/4 OF SECTION 6  
T.33N., R.79W., 6TH P.M.  
NATRONA COUNTY, WYOMING

W.O. 25-237



**Midway Subdivision – Replat & Minor Adjustment**  
**Ridge West – Mountain Meadows No.2, Lot 2A Replat**  
**Staff Report**

**Planning and Zoning Commission**  
December 4<sup>th</sup>, 2025

**Applicants: Tetral Corp – Greenbriar Partners**

**Agent: JKC Engineering - ECS ENGINEERS**

**Summary:**

- Tetral Corp. is seeking to replat Lots 6-11 and Tract A of the Midway Subdivision, combining all affected areas into a single parcel.
- Tetral Corp. is seeking a minor boundary adjustment pertaining to Lots 15 & 16 of the Midway Subdivision.
- Greenbriar Partners is seeking approval of the Mountain Meadows No. 2, Lot 2A plat. A version of this plat has already been reviewed, but meaningful changes necessitate a secondary review.

**Planning Considerations:**

1. Staff has reviewed the Tetral Corp. submittals regarding Lots 6-11 and Lots 15 & 16, finding them to be complete and accounting for the demands of Mills Title 17 (Ord. 823).
  - a. The replatting of Lots 6-11 maintains all frontages along Midway Road and avoids creating flag lots or isolated parcels.
  - b. The replatting maintains buildability with no conflicts observed.
  - c. The replatting accounts for heavy easement encumbrances,
  - d. The replatting of Lots 6-11 generally alters no infrastructure standards and maintains compliance with land use standards pertaining to lot size and use standards.
  - e. The replatting of Lots 6-11 generally presents no impact on the area with regard to access, traffic capacity, or utility capacity.
2. Staff has reviewed the Greenbriar Partners submittal regarding Mountain Meadows No. 2, Lot #2A, finding them to be complete and accounting for the demands of Title 17 (Ord. 823).
  - a. The replat is consistent with R1 zoning, with lots having a minimum size of 6k sq ft. and some lots being much larger.
  - b. The street network provided is suitable for residential occupancy, and all easement layouts are clearly identified.
  - c. Drainage tracts are defined, and preliminary stormwater routing appears consistent with municipal standards.
  - d. Requirements for subdivision design and platting, including legal lot description, boundary monumentation, and the depiction of access, easements, and public improvements, as required by Title 17, are clearly identified.
  - e. Public Works/Water/Wastewater and confirms that existing municipal infrastructure is adequate or planned to service the development.

704 Fourth Street  
PO BOX 789  
Mills, Wyoming



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

Item #3.

f. The replat, having substantially changed, necessitated review by the planning commission; it is noted that a public hearing noticed via direct mail and publishing concerning this replat is to occur on 12/23/2025 at 7:00 PM.

**Staff Recommendation:**

Staff recommends APPROVAL of the Midway Replat Lots 6-11 and Tract A

Staff recommends APPROVAL of the Ridge West Replat

**Planning Commission Recommendation:**

**City Council Decision:**

