



**CITY OF MILLS**  
EST. 1921

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

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

## Memorandum

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**TO:** Mills City Council

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

**DATE:** 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 4<sup>th</sup> 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

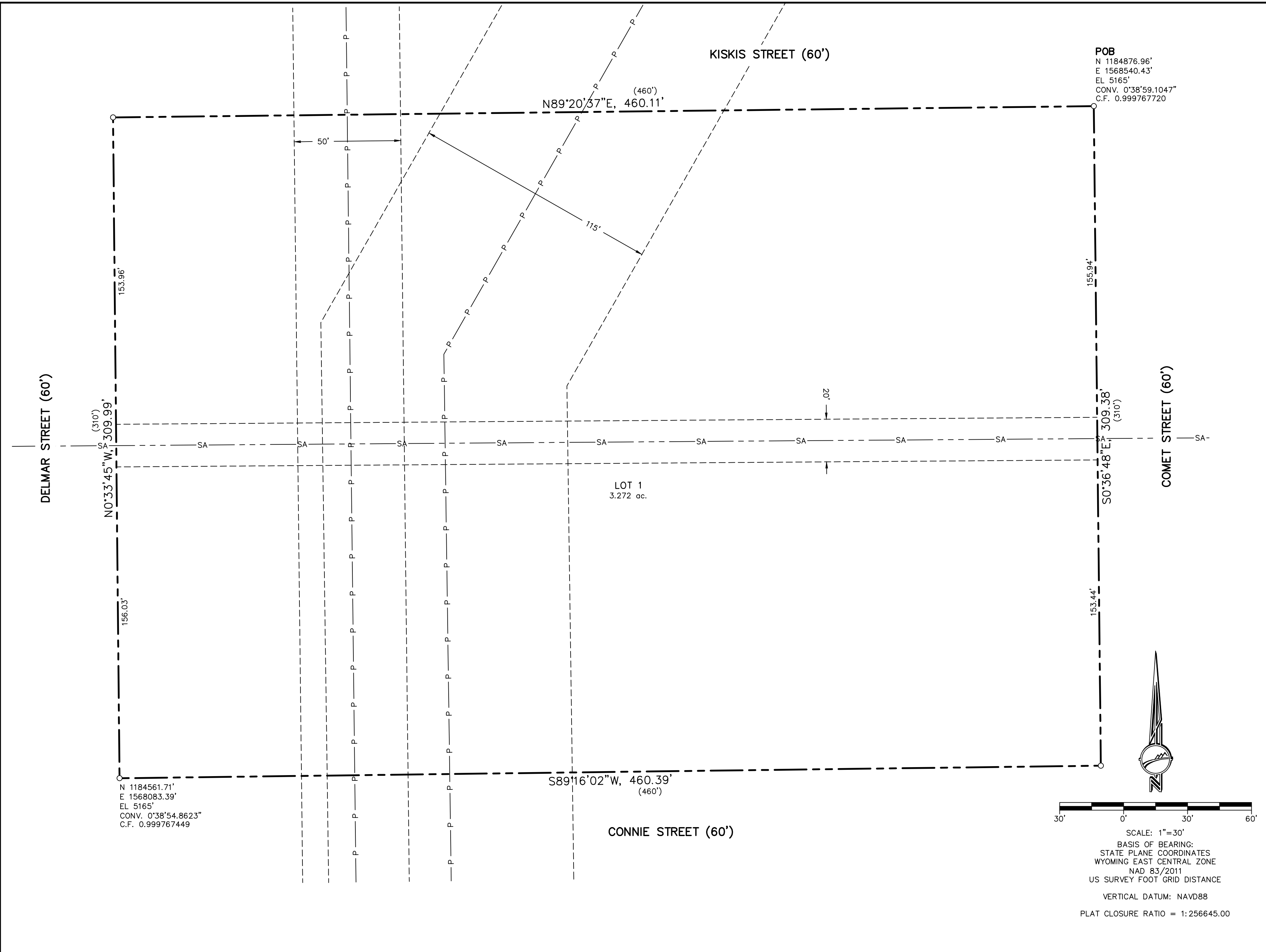
APPROVALS

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 \_\_\_\_\_

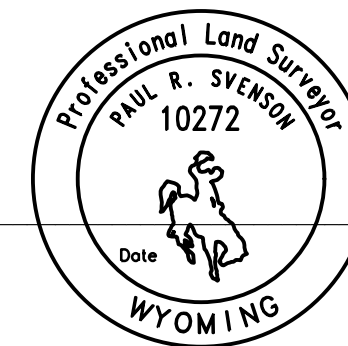
Inspected and approved this this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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



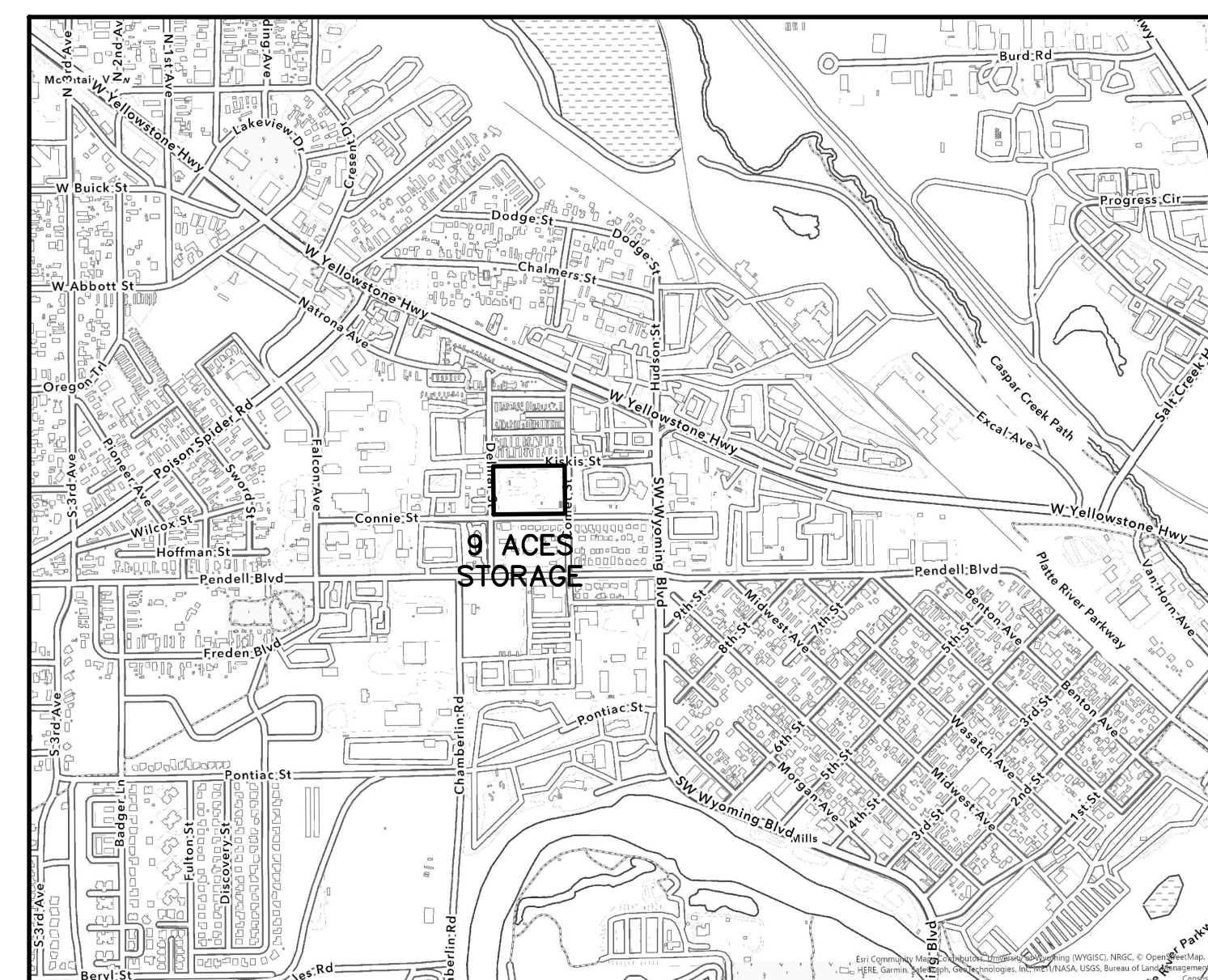
SURVEYORS CERTIFICATE

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')
- RECORD MEASURED
- PARCEL BOUNDARY
- - - EASEMENT
- P - P - P POWERLINE
- SA - SANITARY SEWER



VICINITY MAP  
 SCALE: 1"=1000'


















# 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**

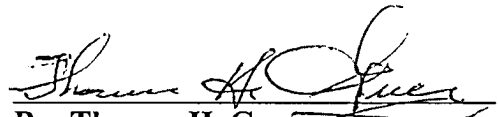
**Green Family, LLC**, a Wyoming limited liability company (“Grantor”), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND QUITCLAIMS to **Clinton F. Miller and Donelle M. Miller**, husband and 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**



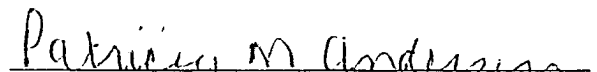
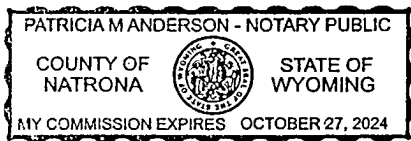
By: **Thomas H. Green**

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

Pages: 1

**1141944**

**NATRONA COUNTY CLERK**

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