



Staff Report

Planning and Zoning Commission
July 9th, 2026

Applicants: Greenbriar Partners, LLC - Wyoming Classical Academy – Devore Limited, LLC

Agent: ECS ENGINEERS – CIVIL ENGINEERING PROFESSIONALS, INC (CEPI)

Summary:

- Greenbriar Partners, LLC is requesting a vacation of a portion of the previously approved Ridge West Subdivision plat and approval of a replat creating Ridge West No. 2.
- Wyoming Classical Academy is requesting a vacation and replat of Lot 1A, Mountain Meadows No. 2, together with Lots 1 and 2 of Charter Heights Addition
- Devore Limited, LLC is requesting a rezone of multiple parcels in the area of 4100 W. Yellowstone, seeking a transition from C1 to C2 zoning.

Ridge West No.2 Vacation and Replat:

Location: Lots 64–86, Ridge West Subdivision, City of Mills, Wyoming
Current Zoning: R-1 Single-Family Residential

Overview:

The applicant requests approval of a vacation and replat of Lots 64 through 86 of the existing Ridge West Subdivision. The proposal reorganizes the existing platted lots within the boundaries of the previously approved subdivision, without expanding the subdivision footprint or requesting any zoning changes.

The proposed replat reduces the overall number of residential lots on the previously approved plat by four (4), resulting in a total of nineteen (19) residential lots within approximately 4.468 acres. The proposal, therefore, represents a reduction in residential density within the existing platted envelope rather than an expansion of development.

No additional land is being annexed or added to the subdivision, and the exterior boundaries of the development remain substantially unchanged.

Zoning Analysis:

The property is zoned R-1 Single-Family Residential.

The purpose of the R-1 District is to provide for medium-density single-family residential development while protecting the values of surrounding residential property and neighborhood character. The district permits one single-family dwelling per lot and establishes minimum development standards, including:

- Minimum lot size: 6,000 square feet
- Minimum lot width: 40 feet
- One single-family dwelling per lot



A review of the submitted plat indicates that the proposed subdivision complies with these minimum dimensional standards.

The proposed lots range from approximately 7,900 square feet to over 12,700 square feet, all exceeding the minimum lot size required within the R-1 District. Likewise, the proposed lot widths exceed the required forty-foot minimum.

Each lot fronts on an existing or previously dedicated public street, and no nonconforming lots or landlocked parcels are created by the replat.

Because the proposal reduces the number of residential lots while maintaining compliance with all applicable dimensional standards, staff finds it consistent with the intent of the R-1 zoning district.

Utility and Agency Overview:

The subdivision was circulated to applicable reviewing agencies.

Water and Sewer

City staff reviewed the proposal and verified that adequate water and sanitary sewer capacity exists to serve the proposed development.

Fire Department

The Mills Fire Department reviewed the proposal and reported no concerns regarding the proposed replat.

Police Department

The Mills Police Department did not provide comments regarding the proposal.

Rocky Mountain Power

Rocky Mountain Power reviewed the subdivision and indicated that, although the proposal reduces the overall number of residential lots, certain electrical facilities will require redesign or modification to accommodate the revised lot configuration. This is considered a normal engineering coordination issue and does not constitute an objection to the subdivision itself.

Black Hills Energy

Black Hills Energy did not provide comments during the agency review period.

Subdivision Considerations:

The proposed plat vacates a portion of the previously approved Ridge West plat and replaces it with a revised lot configuration that decreases the number of residential lots by four.

Staff finds that:

- The subdivision remains consistent with the existing R-1 zoning designation.
- The proposal does not increase residential density.
- Public street access is maintained for all lots.

704 Fourth Street
PO BOX 789
Mills, Wyoming



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

- Utility easements are shown on the plat.
- Existing public infrastructure is capable of serving the proposed development.
- No reviewing agency identified concerns that would preclude approval of the subdivision.

While Rocky Mountain Power identified the need for utility redesign associated with the revised layout, this issue is expected to be addressed during utility coordination and construction and does not affect the subdivision's compliance with applicable land development regulations.

Findings:

Staff finds that the proposed Ridge West No. 2 Vacation and Replat:

- Is consistent with the purpose and intent of the R-1 Single-Family Residential zoning district.
- Meets the minimum lot size and lot width requirements established by the City's Land Development Regulations.
- Maintains public street access to each proposed lot.
- Reduces the number of residential lots within the existing subdivision by four, thereby reducing the potential residential density previously approved for the property.
- Has been reviewed by affected agencies, with City utilities confirming adequate capacity, the Fire Department reporting no concerns, and no objections received that would prevent approval.
- Is consistent with the City's subdivision regulations and represents an orderly redevelopment of an already platted subdivision.

Staff Recommendation:

Based upon the submitted plat, agency comments, and review of the City of Mills Land Development Regulations, staff recommends that the Planning and Zoning Commission recommend approval of the Ridge West No. 2 Vacation and Replat to the City Council.

Wyoming Classical Academy Vacation and Replat:

Location: Lot 1A, Mountain Meadows No. 2 and Lots 1 & 2, Charter Heights Addition, City of Mills, Wyoming
Current Zoning: Urban Agriculture (UA)

Overview:

The applicant requests approval of a vacation and replat of Lot 1A, Mountain Meadows No. 2, together with Lots 1 and 2 of Charter Heights Addition. The purpose of the replat is to consolidate the existing lots into a single tract to accommodate the development of the Wyoming Classical Academy campus.

The proposal creates a single tract of approximately 20.52 acres. The request does not expand the overall subdivision boundaries, increase development density, or create additional building lots. Rather, it consolidates previously platted property into a single development parcel.

Zoning Analysis:



The subject property is zoned Urban Agriculture (UA).

The purpose of the Urban Agriculture District is to accommodate low-density development while preserving open space and agricultural character, and to allow institutional and compatible public uses where appropriate. The district is intended to provide flexibility for larger tracts while maintaining compatibility with surrounding development.

The proposed replat does not increase residential density or create additional development lots. Instead, it combines several existing lots into a single tract for unified institutional development.

Because the proposal reduces the number of separately platted lots and does not alter the underlying zoning designation, staff finds the request consistent with the intent of the Urban Agriculture zoning district.

Utility and Agency Overview:

The subdivision was circulated to applicable reviewing agencies.

Water and Sewer

City staff reviewed the proposal and verified that adequate water and sanitary sewer capacity exists to serve the proposed development.

Fire Department

The Mills Fire Department reviewed the proposal and reported no concerns regarding the proposed replat.

Police Department

The Mills Police Department did not provide comments regarding the proposal.

Rocky Mountain Power

Rocky Mountain Power did not provide comments during the agency review period.

Black Hills Energy

Black Hills Energy did not provide comments during the agency review period.

Subdivision Considerations:

The proposed replat consolidates three previously platted parcels into a single tract containing approximately 20.52 acres.

The plat identifies existing utility, drainage, irrigation, sanitary sewer, and pipeline easements that continue to affect the property. No new public streets are dedicated as part of this application, and existing public rights-of-way remain unchanged.

Staff finds that:

- The proposal reduces the number of platted parcels.
- No increase in development density is proposed.
- Existing public street frontage is maintained.
- Existing easements are identified on the plat.



- The proposal creates a single tract suitable for coordinated campus development.

Findings:

Staff finds that the proposed Wyoming Classical Academy Addition Vacation and Replat:

- Is consistent with the purpose and intent of the Urban Agriculture zoning district.
- Does not increase development density or create additional development lots.
- Consolidates existing lots into a single tract for unified development.
- Maintains existing public access and recognizes existing easements.
- Represents an orderly replat that is consistent with the City's Land Development Regulations and subdivision standards.

Staff Recommendation:

Based upon the submitted plat, agency comments, and review of the City of Mills Land Development Regulations, staff recommends that the Planning and Zoning Commission recommend approval of the Wyoming Classical Academy Addition Vacation and Replat to the City Council.

Devore Limited, LLC Zoning Map Amendment:

Location: Properties located near the intersection of Wy Blvd. and W. Yellowstone Hwy, specific addressing includes 4113 and 4101 W. Yellowstone Hwy., along with 650, 655, and 690 Kiskis. This rezone would include several vacant parcels.

Current Use: Vacant/Storage

Prior Use: Truck Sales and Repair

Current Zoning: C-1 General Commercial

Proposed Zoning: C-3 Business Service

Overview:

The applicant requests approval of a Zoning Map Amendment to change the zoning designation of the subject property/ies from C-1 Neighborhood Commercial to C-3 General Commercial. The property is currently developed within an established commercial corridor and is located at the intersection of Wyoming Boulevard and West Yellowstone Highway, one of the City's primary transportation corridors.

The request does not alter property boundaries, create additional lots, or modify existing public rights-of-way. Approval of the request would modify only the property's zoning designation. Any future development or redevelopment would remain subject to all applicable provisions of the City of Mills Land Development Regulations.

Existing Zoning:

The subject property/ies is/are currently zoned C-1 General Commercial.

The purpose of the C-1 District is to accommodate a broad range of commercial retail, office, restaurant, and service establishments intended to serve the general public.



The applicant requests rezoning to the C-3 Business Service District. The C-3 District is intended to accommodate business service, contractor, office, wholesale, and other commercial service uses that typically require larger sites, outdoor operational areas, or activities that are more appropriately located along major transportation corridors and separated from residential neighborhoods.

Surrounding Land Use Analysis:

The subject property/ies is/are located at the intersection of Wyoming Boulevard and West Yellowstone Highway, two of the City's principal arterial roadways.

The location provides direct access to the City's transportation network and is well-suited for commercial development serving both the community and regional traffic.

Because of the property's location at a major arterial intersection, staff finds that Business Service zoning is compatible with the existing transportation infrastructure and represents a logical extension of commercial land use in this area.

The proposed zoning does not introduce industrial uses but instead expands the range of commercial business service activities that may occur on the property, while remaining subject to all applicable development standards in the Land Development Regulations.

Compatibility Analysis:

Staff considered the following factors in evaluating the proposed rezoning:

- The property is already commercially zoned.
- The request does not convert residential property to commercial use.
- The site fronts two major arterial roadways designed to accommodate higher traffic volumes.
- Existing public infrastructure is available to serve future development.
- Future development will continue to require compliance with all applicable site development, buffering, landscaping, parking, drainage, access management, and building regulations.
- The proposed C-2 Business Service designation is compatible with the surrounding commercial corridor and provides additional flexibility for commercial development while remaining consistent with the City's overall commercial land use pattern.

Findings:

Staff finds that the requested zoning map amendment:

- Is consistent with the existing commercial character of the surrounding area.
- Represents a logical transition from Neighborhood Commercial (C-1) to General Commercial (C-3) along a major arterial intersection.
- Does not create an isolated zoning district or introduce incompatible land uses into an established residential neighborhood.
- Can be adequately served by existing public infrastructure and municipal services.
- Promotes orderly commercial development consistent with the City's long-term growth patterns.
- Is consistent with the public health, safety, and general welfare.

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Staff Recommendation:

Based upon the application, surrounding land uses, existing infrastructure, and review of the City of Mills Land Development Regulations, staff recommends that the Planning and Zoning Commission recommend approval of the requested Zoning Map Amendment from C-1 General Commercial to C-3 Business Service to the City Council.

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: _____
Return by: _____
(Submission Deadline)
For Meeting on: 7/9/26

PLEASE PRINT

SINGLE POINT OF CONTACT: Shawn Gustafson, ECS

APPLICANT/PROPERTY OWNER(S) INFORMATION:	AGENT INFORMATION:
Print Owner Name: <u>GreenBriar Properties LLC</u>	Print Agent Name: <u>Shawn Gustafson - ECS Engineers</u>
Owner Mailing Address: _____	Agent Mailing Address: _____
City, State, Zip: <u>Casper, WY 82601</u>	City, State, Zip: <u>Casper, WY 82604</u>
Owner Phone: _____	Agent Phone: _____
Applicant Email: _____	Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): LOTS 164-06
RIDGE WEST

Physical address of subject property if available: ROBERTSON RD

Size of lot(s) 4.468 sq. ft/acres:

Current zoning: R2 Current use: RESIDENTIAL

Intended use of the property: RESIDENTIAL

Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

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

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: As shown on plat
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: _____ Number of Feet to be Vacated: _____

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:
Replat of Ridge West lots 84-86 - Reduction of 4 lots - Lots 64-86 to be eliminated and replaced w/ Lots

87-105 - No addition of lots

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: \$ 400.00

ECS ENGINEERS LLC
City of Mills
Direct Exp

Ridgewest #2 Replat Application Fee

6/15/2026

3825
400.00

First Interstate Bank-C Ridgewest #2 Replat Application Fee

400.00

CITY OF MILLS
PO BOX 789
704 FOURTH STREET
MILLS WY 82644 307-234-6679
Receipt No: 1.000066356 Jun 17, 2026

ECS ENGINEERS LLC
Previous Balance: .00
Planning
Plat/ Re-Plat 400.00
10-3200-5210
Building Permits Income
Total: 400.00
Check - Jonzh Operating
Check No: 3825 400.00
Payor:
ECS ENGINEERS LLC
Total Applied: 400.00
Change Tendered: .00

06/17/2026 9:02 AM

WARRANTY DEED

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

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

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

TRACT 1, "MOUNTAIN MEADOWS", AN ADDITION TO THE CITY OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 1, 2022, AS INSTRUMENT NO. 1125076.

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

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

FT INVESTMENTS, LLC

BY: [Signature]
KEITH P. TYLER
MEMBER

BY: [Signature]
GARY FERGUSON
MEMBER

State of Wyoming)
)SS.
County of Natrona)

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

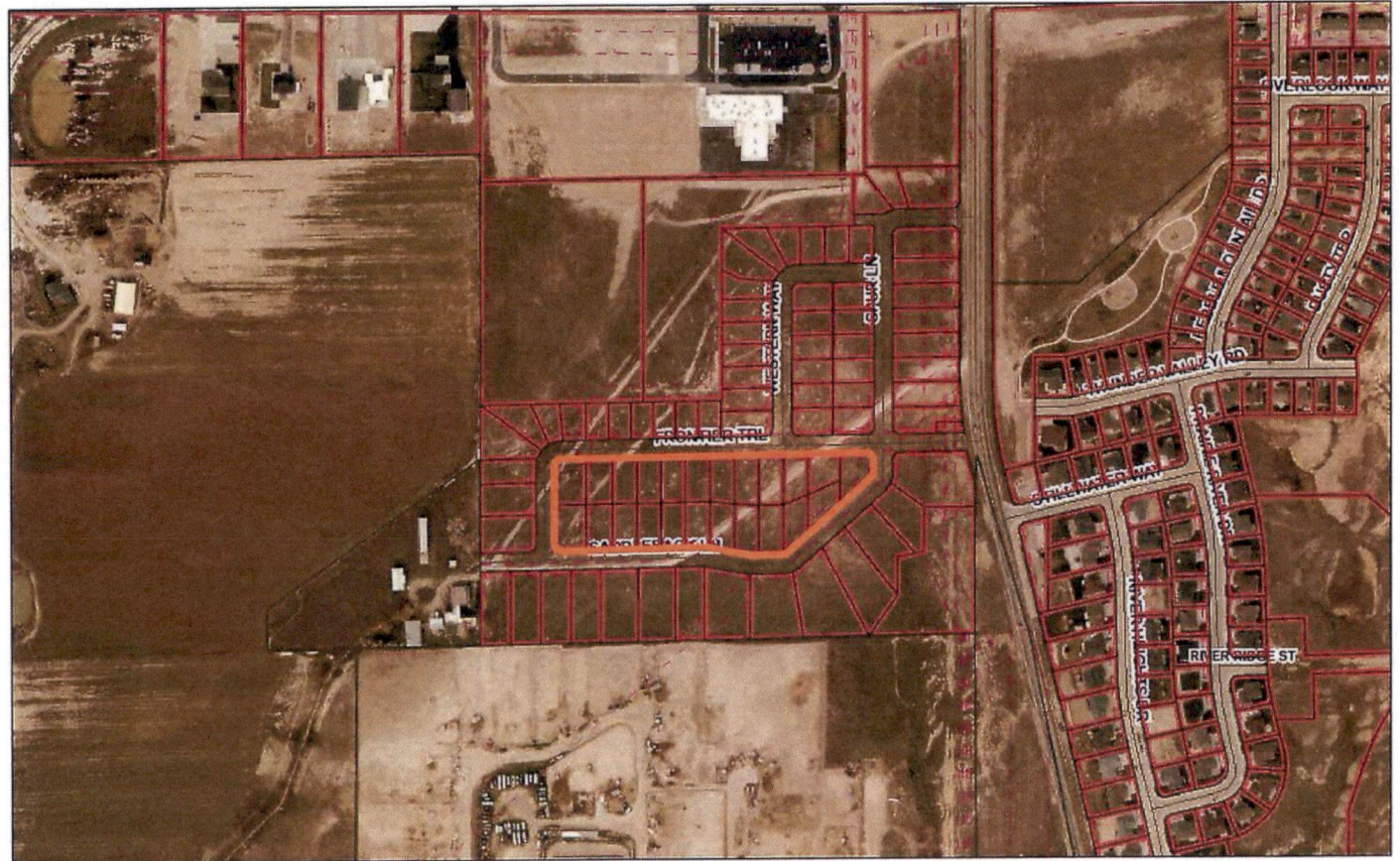
Given under my hand and notarial seal this 10th day of June, 2022.

My Commission Expires: May 7, 2024
[Signature]
Notarial Officer









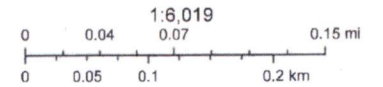
6/13/2022 8:46:14 AM NATRONA COUNTY CLERK
Pages: 1 Tracy Good
Recorded: CC
Fee: \$12.00
1125882 AMERICAN TITLE AGENCY

Greenbriar Replat



6/25/2026

-  Ownership Boundary (Approx)
-  Subdivision
-  Subdivision Boundary Local
-  Arterial
-  Local Streets
-  Minor Arterial Streets



Natrona County Assessor, NRGISC, Vantor, Natrona Regional Geospatial Cooperative



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: _____
Return by: _____
(Submittal Deadline)
For Meeting on: 7/9/26

PLEASE PRINT

SINGLE POINT OF CONTACT: Josh Jensen

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Wyoming Classical Foundation (rep: Russell Lee Donley)
Owner Mailing Address: _____
City, State, Zip: Mills, WY 82604
Owner Phone: _____
Applicant Email: _____

AGENT INFORMATION:

Print Agent Name: Josh Jensen
Agent Mailing Address: _____
City, State, Zip: Layton, UT 84041
Agent Phone: _____
Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 1A, Mountain Meadows #2 and Lots 1 and 2, Charter Heights Addition parcels 33801010600500, 33801010600700 and 33801010600800
Physical address of subject property if available: 6389 Poison Spider Ln, Mills, WY, 82604
Size of lot(s): 20.52 AC sq. ft./acres:
Current zoning: UA Current use: Educational, Agricultural
Intended use of the property: Educational
Zoning within 300 feet: C-1, UR Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

1. Proof of ownership: 501C3 (such as deed, title certification, attorney's title opinion)
2. One (1) full sized copy 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: along north property line, running east to west
(Example: along west property line, running north & south)
Width of Existing Right-of-Way / Easement: 80' Number of Feet to be Vacated: 0
Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned
No part of Poison Spider Lane is being vacated with this plat.

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:
Combining lots 33801010600300 and part of 33801010600400 to create one tract of land to be approx. 20.25 acres.

OWNER Signature *Paul J. Donley* OWNER Signature _____
AGENT Signature *[Signature]* Joshua Jensen

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: \$ _____
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CIVIL ENGINEERING PROFESSIONALS, INC.

City of Mills

Date 6/16/2026
Type Bill
Reference 26-014

Original Amt.
400.00

Balance Due
400.00

6/16/2026
Discount
Check Amount

Payment
400.00
400.00

026766

First State Bank - Che

400.00

CITY OF MILLS
PO BOX 789
704 FOURTH STREET
MILLS WY 82644 307-234-6679
Receipt No: 1.000066357 Jun 17, 2026

CIVIL ENGINEERING PROFESSIONALS INC
Previous Balance: .00
Planning .00
Site Plan Review 400.00
10-3200-5210
Building Permits Income
Total: 400.00
=====
Check - Jonah Operating
Check No: 026766 400.00
Payor:
CIVIL ENGINEERING PROFESSIONALS INC
Total Applied: 400.00
=====
Change Tendered: .00
=====
06/17/2026 9:04 AM

DECLARATION

**PROPERTY OWNER
STATE OF WYOMING
COUNTY OF NATRONA**

I (we), Senah C. Selby, declare under penalty of perjury under the laws of the State of Wyoming that I (we) am (are) the owner(s) of the real property identified as Natrona County Parcel Nos. **33801010600700** and **33801010600800**, as identified in the attached application, and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Signature: Senah C. Selby
Printed Name: Senah C. Selby
Title: Board Treasurer, Wyoming Classical Academy

Dated this 12th day of June, 20 26.

AGENT AUTHORIZATION

**STATE OF WYOMING
COUNTY OF NATRONA**

I (we), Senah C. Selby, the owner(s) of the real property identified as Natrona County Parcel Nos. **33801010600700** and **33801010600800**, as identified in the attached application, do hereby authorize Silverpeak Engineering and CEPI as my (our) agent(s) to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body considering this application, and to act in all respects as our agent in matters pertaining to the attached application.

Signature: Senah C. Selby
Printed Name: Senah C. Selby
Title: Board Treasurer, Wyoming Classical Academy

Dated this 12th day of June, 20 26.

Recording requested by
and when recorded please return to:

Performance Charter School Development LLC
855 W. Broad Street, Suite 300
Boise, ID 83702
Attn: Legal Department



6/21/2024 9:15:56 AM
Pages: 6

NATRONA COUNTY CLERK

Tracy Good
Recorded: CC
Fee: \$27.00
AMERICAN TITLE AGENCY

1156249

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 17th day of June, 2024, by Greenbriar Partners LLC, a Wyoming limited liability company, whose address is 259 S. Center, Suite 214, Casper, Wyoming 82601 (the "Grantor") for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys and warrants unto GRHH PERFORMANCE MILLS LLC, an Idaho limited liability company, as to an undivided 90% interest, and XL CHARTER DEVELOPMENT, LLC, a Utah limited liability company, as to an undivided 10% interest (collectively, the "Grantee"), whose address is 855 W. Broad Street, Suite 300, Boise, Idaho 83702, and the Grantee's heirs and assigns forever all the real property together with any improvements located in the County of Natrona and State of Wyoming, described as follows:

See Exhibit A attached hereto.

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors of assigns of corporations, trust and trustees.)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments, easements, gaps and gores, rights of way and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, easements, hereditaments, rights of way and gaps and gores, unto the Grantee and the Grantee's heirs, successors and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND FOREVER DEFEND the above described premises but not any vacated street, alley, or other right-of-way that adjoins said premises, if any, in the quiet and peaceable possession of the Grantee and the heirs, successors and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to those matters identified on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

GENERAL WARRANTY DEED - 1

EXHIBIT A
Legal Description

LOT 1, "MOUNTAIN MEADOWS NO. 2", AN ADDITION TO THE CITY OF MILLS,
NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 12, 2024, AS
INSTRUMENT NO. 1155807.

GENERAL WARRANTY DEED - 1

12. TERMS AND PROVISIONS CONTAINED IN GENERAL CONVEYANCE FROM NORTHERN UTILITIES COMPANY TO NORTHERN UTILITIES, INC., A WYOMING CORPORATION, DATED DECEMBER 20, 1962, RECORDED DECEMBER 31, 1962, IN BOOK 102 AC&L, PAGE 203.
13. TERM AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM LAWSON E. MIDDLEDAUGH, ET UX, TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, DATED OCTOBER 6, 1972, RECORDED NOVEMBER 6, 1972, IN BOOK 155 AC&L, PAGE 435; AND RIGHT OF WAY EASEMENT FROM LAWSON E. MIDDLEDAUGH, ET UX, TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, DATED NOVEMBER 9, 1972, RECORDED DECEMBER 27, 1972, IN BOOK 155 AC&L, PAGE 656.
14. TERMS AND PROVISIONS CONTAINED IN LICENSE FROM THE COUNTY OF NATRONA, STATE OF WYOMING, TO PIONEER WATER AND SEWER DISTRICT, DATED OCTOBER 1, 1981, RECORDED OCTOBER 7, 1983, AS INSTRUMENT NO. 359637.
15. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM DONALD E. MIDDLEDAUGH, ET AL, TO JOHN C. DOYLE, A SINGLE PERSON, DATED MARCH 7, 1989, RECORDED MARCH 16, 1989, AS INSTRUMENT NO. 457758.
16. RECORD OF SURVEY PLAT SHOWING RIGHT-OF-WAY BOUNDARY FOR ROBERTSON ROAD, RECORDED OCTOBER 8, 2010, AS INSTRUMENT NO. 896458.
17. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM LAWRENCE E. MIDDLEDAUGH, ET AL, GRANTED TO PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, DATED JUNE 1, 2012, RECORDED JUNE 11, 2012, AS INSTRUMENT NO. 929946.
18. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 09-17, RESOLUTION NAMING POISON SPIDER LANE, RECORDED MAY 3, 2017, AS INSTRUMENT NO. 1030155.
19. TERMS AND PROVISIONS CONTAINED IN EASEMENT AND DEDICATION BY FT INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, AND PLATTE VIEW DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, GRANTED TO CASPER ALCOVA IRRIGATION DISTRICT, DATED APRIL 10, 2019, RECORDED APRIL 8, 2022, AS INSTRUMENT NO. 1122250.
20. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2022-25, RECORDED MAY 25, 2022, AS INSTRUMENT NO. 1124683.
21. EASEMENTS AS SHOWN-ON THE PLAT OF MOUNTAIN MEADOWS, RECORDED JUNE 1, 2022, AS INSTRUMENT NO. 1125075.
22. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2022-44, DATED DECEMBER 13, 2022, RECORDED DECEMBER 15, 2022, AS INSTRUMENT NO. 1134515.
23. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2023-44, DATED NOVEMBER 14, 2023, RECORDED NOVEMBER 15, 2023, AS INSTRUMENT NO. 1147799.
24. TERMS AND PROVISIONS CONTAINED IN CITY OF MILLS/PERFORMANCE CHARTER SCHOOL MILLS LLC SITE PLAN AGREEMENT BY AND BETWEEN THE CITY OF MILLS, WYOMING, A MUNICIPAL CORPORATION, AND GRHH PERFORMANCE MILLS LLC, ET AL, DATED JANUARY 23, 2024, RECORDED JANUARY 31, 2024, AS INSTRUMENT NO. 1150547.

WARRANTY DEED

GREENBRIAR PARTNERS, LLC, grantor(s) of Natrona County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, conveys and warrants To

WYOMING CLASSICAL ACADEMY, INC., grantees(s), whose address is:
6389 POISON SPIDER LANE
MILLS, WY 82604

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

LOT 2, "CHARTER HEIGHTS", AN ADDITION TO THE CITY OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED OCTOBER 20, 2025, AS INSTRUMENT NO. 1178444.

Subject to general taxes for the year of closing, covenants, conditions, rights of way, restrictions, and easements of record, if any.

Witness my/our hand(s) this 28th day of October, 2025.

GREENBRIAR PARTNERS, LLC

BY: 
LISA A. BURRIDGE
MANAGING MEMBER



10/28/2025 11:25:37 AM NATRONA COUNTY CLERK K
Pages: 1

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

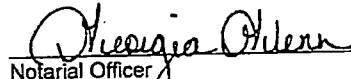
State of Wyoming)
)SS.
County of Natrona)

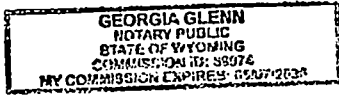
1178799

The foregoing instrument was acknowledged before me on this 28th day of October, 2025 by LISA A. BURRIDGE as MANAGING MEMBER of GREENBRIAR PARTNERS, LLC.

Given under my hand and notarial seal this 28th day of October, 2025.

My Commission Expires: May 7, 2030


Notarial Officer



WARRANTY DEED

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

WYOMING CLASSICAL ACADEMY, INC., grantee(s), whose address is:
6389 POISON SPIDER LANE
MILLS, WY 82604

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

LOT 1, "CHARTER HEIGHTS", AN ADDITION TO THE CITY OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED OCTOBER 20, 2025, AS INSTRUMENT NO. 1178444.

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

Witness my/our hand(s) this 28th day of October, 2025.

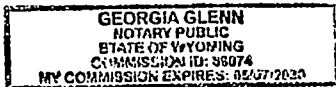
~~GREENBRIAR PARTNERS, LLC~~
BY: [Signature]
LISA A. BURRIDGE
MANAGING MEMBER

State of Wyoming)
)SS.
County of Natrona)

This record was acknowledged before me on this 28th day of October, 2025 by LISA A. BURRIDGE as MANAGING MEMBER of GREENBRIAR PARTNERS, LLC.

Given under my hand and notarial seal this 28th day of October, 2025.

My Commission Expires: May 7, 2030 [Signature]
Notarial Officer



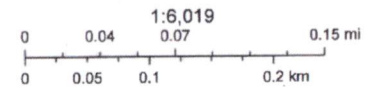
10/28/2025 11:25:35 AM NATRONA COUNTY CLERK
Pages: 1 Tracy Good
Recorded: CC
1178798 Fee: \$12.00
AMERICAN TITLE AGENCY

Wyoming Classical Replat



6/25/2026

- | | | |
|-----------------------------|------------------------|-------------------|
| Ownership Boundary (Approx) | Arterial | Local |
| Subdivision | Minor Arterial Streets | Local Streets |
| Subdivision Boundary | Collector | Collector Streets |
| County Road | | |



Natrona County Assessor, NRGISC, Vantor, Natrona Regional Geospatial Cooperative



CITY OF MILLS
PETITION FOR ZONE CHANGE
 or
APPLICATION FOR SPECIAL REVIEW PERMIT
 Pursuant to the Mills City Code

PAID
 JUN 22 2026

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

Date: 6/15/2026
 Return by: _____
 (Submittal Deadline)
 For Meeting on: 7/9/26

ZONE CHANGE **SPECIAL REVIEW**

PLEASE PRINT

PRIMARY CONTACT: Nat Steinhoff

APPLICANT/PROPERTY OWNER(S) INFORMATION:
 Print Owner Name: Devore Limited, LLC
 Owner Mailing Address: _____
 City, State, Zip: Casper, WY 82601
 Owner Phone: _____
 Applicant Email: _____

AGENT INFORMATION:
 Print Agent Name: Nat Steinhoff
 Agent Mailing Address: _____
 City, State, Zip: Casper, WY 82601
 Agent Phone: _____
 Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Please see attached Exhibit A.

Physical address of subject property if available: 4113& 4101 W Yellowstone and 650,655&690 Kiskis & Vacant Parcels- See Exhibit A
 Size of lot(s) 5.6 Acres sq. ft./acres.
 Current zoning: C-1 Current use: Most Recently- Truck Sales and Repair
 Intended use of the property: Many potential buyers of the properties have needed C-3 Zoning for their use.
 Zoning within 300 feet: M-P, R-1, C-1 Land use within 300 feet: Manufactured Home Park + Commercial

ATTACHMENTS (REQUIRED):

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

SIGNATURE(S):

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

I (We) the undersigned owner(s) of the property described above do hereby petition/make application to the City of Mills for:
 A zoning change to C-2. (C-3)

OWNER Signature R. L. DeLore

OWNER Signature _____
 AGENT Signature Nat Steinhoff

FEE: \$250.00 (non-refundable)
 City of Mills
 Rev: 05/2016

Petition for Zone Change or
 Application for Special Review Permit

CITY OF MILLS
PO BOX 789
704 FOURTH STREET
MILLS WY 82644 307-234-6679

Receipt No: 1.000066379 Jun 22, 2026

DEVORE LIMITED LLC

Previous Balance: .00
Planning
Plat/ Re-Plat 250.00
10-3200-5210
Building Permits Income

Total: 250.00

Check - Jonah Operating
Check No: 2634 250.00
Payor:
DEVORE LIMITED LLC
Total Applied: 250.00

Change Tendered: .00

06/22/2026 4:32 PM

WARRANTY DEED

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

DEVORE LIMITED, LLC, grantee(s), whose address is:

1421 S CENTER STREET
CASPER, WY 82601

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Witness my/our hand(s) this 28 day of Dec., 2023.

DEVORE LIMITED PARTNERSHIP

BY: Stanley F. DeVore, Jr.
STANLEY F. DEVORE, JR.
GENERAL PARTNER

State of Wyoming)
)SS.
County of Natrona)

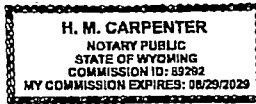
The foregoing instrument was acknowledged before me by STANLEY F. DeVORE, JR. as GENERAL PARTNER of DEVORE LIMITED PARTNERSHIP.

this 28 day of Dec., 2023.

Witness my hand and official seal.

My Commission Expires: 8-29-2029

H. M. Carpenter
Notarial Officer



12/28/2023 3:25:46 PM NATRONA COUNTY CLERK
Pages: 2 Tracy Good
Recorded: CC
Fee: \$31.00
1149310 AMERICAN TITLE AGENCY

EXHIBIT "A"

PARCEL I:

LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 4, KISKIS ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING.

PARCEL II:

THE SOUTH 58 FEET OF LOTS 1 AND 2 AND ALL OF LOTS 3, 4, 5 AND 6, BLOCK 5, KISKIS ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING

AND

THE SOUTH ONE-HALF OF VACATED ALLEY ADJACENT TO SAID LOTS 3, 4, 5 AND 6, BLOCK 5, AS VACATED BY ORDINANCE NO. 657, RECORDED JULY 9, 2015, AS INSTRUMENT NO. 995332 AND RE-RECORDED FEBRUARY 9, 2016, AS INSTRUMENT NO. 1007320 AND RE-RECORDED FEBRUARY 11, 2016, AS INSTRUMENT NO. 1007426.

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 14, 2012, AS INSTRUMENT NO. 924598.

PARCEL III:

LOTS 7, 8, 9 AND 10, BLOCK 5, KISKIS ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING.

AND

THE SOUTH ONE-HALF OF VACATED ALLEY ADJACENT TO SAID LOTS 7, 8, 9 AND 10, BLOCK 5, AS VACATED BY ORDINANCE NO. 657, RECORDED JULY 9, 2015, AS INSTRUMENT NO. 995332 AND RE-RECORDED FEBRUARY 9, 2016, AS INSTRUMENT NO. 1007320 AND RE-RECORDED FEBRUARY 11, 2016, AS INSTRUMENT NO. 1007426.

PARCEL IV:

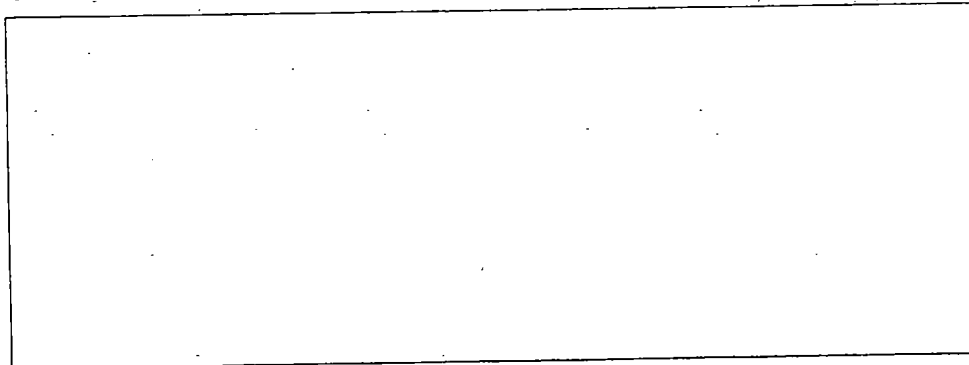
THAT PORTION OF BLOCK 7, KISKIS ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 7; THENCE WEST ALONG THE SOUTH PROPERTY LINE OF SAID BLOCK 7 A DISTANCE OF 504.60 FEET TO A POINT; THENCE NORTHERLY 274.80 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE 150 FOOT WIDE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 20-26, SAID POINT BEING ALSO ON THE NORTH LINE OF SAID BLOCK 7 AND 553.80 FEET NORTHWEST OF THE NORTHEAST CORNER OF SAID BLOCK 7; THENCE SOUTHEASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID U.S. HIGHWAY 20-26, 553.80 FEET TO A POINT ON THE EAST PROPERTY LINE OF SAID BLOCK 7; THENCE S.0°18'W., 47.60 FEET TO THE POINT OF BEGINNING.

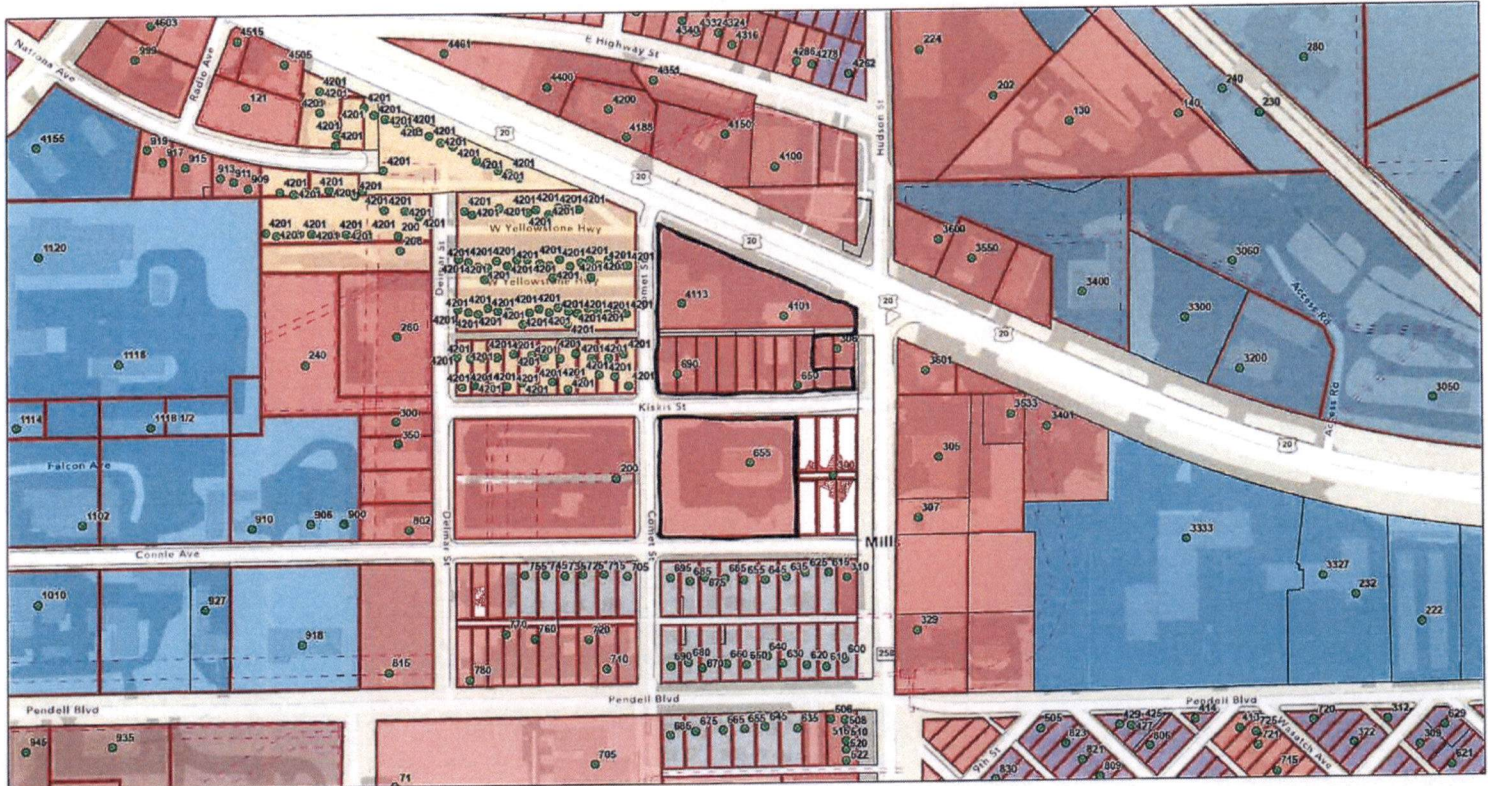
AND

THE NORTH ONE-HALF OF THE WEST 400 FEET OF VACATED ALLEY ADJACENT TO THE ABOVE DESCRIBED LAND AS SHOWN AND DESCRIBED IN ORDINANCE NO. 657, RECORDED JULY 9, 2015, AS INSTRUMENT NO. 995332 AND RE-RECORDED FEBRUARY 9, 2016, AS INSTRUMENT NO. 1007320 AND RE-RECORDED FEBRUARY 11, 2016, AS INSTRUMENT NO. 1007426.

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 14, 2012, AS INSTRUMENT NO. 924598.



Devore Limited Rezone/Map Amendment



6/25/2026, 1:25:28 PM

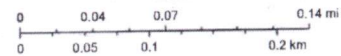
● County Wide Address
 --- Easement

--- <all other values>
 - - - Ownership Boundary (Approx)
 ▭ Subdivision

Zoning Classification

- Mills, PLI: Public Land Institutions
- Mills, C-1: General Commercial
- Mills, C-3: Business Service District
- Mills, I-1: Light Industrial
- Mills, I-2: Heavy Industrial
- Mills, M-P: Manufactured Home Park
- Mills, R-1: Single Family Dwelling District
- Mills, R-2: One and Two Family Dwelling District
- Mills, R-3: Multiple Family Dwelling District

1:3,898



Natrona County Assessor, NRGISC, Bar Nunn; Evansville, Mills, Casper Planning Department, Natrona County Planning and Development Department; NRGISC, Natrona Regional Geospatial Cooperative, Esri Community Maps Contributors, University of Wyoming