

704 Fourth Street
PO BOX 789
Mills, Wyoming



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

Staff Report

Planning and Zoning Commission
August 6th, 2026

Applicants: Blue Mountain Real Estate, LLC - CCR Properties, LLC – Devore Limited, LLC

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

Summary:

- Blue Mountain Real Estate, LLC is requesting to subdivide an existing unplatted parcel into two conforming I-1 Light Industrial lots, establishing legal lots of record for future ownership and development.
- CCR Properties, LLC is requesting a vacation and replat of Lot 20, Peterson Addition No. 2 in order to create two conforming industrial lots, establishing legal lots of record for future ownership and development while maintaining existing access and utility easements.
- Devore Limited, LLC is requesting a rezone of multiple parcels in the area of 4100 W. Yellowstone, seeking a transition from C1 to C3 zoning.

Chapman Industrial Park Subdivision:

Location: 5701 Chapman Place, City of Mills, Wyoming

Current Zoning: I-1: Light Industrial

Overview:

The applicant requests approval of a final plat to create Chapman Industrial Park, subdividing an existing unplatted parcel into two industrial lots. The proposed subdivision will create Lot 1, containing approximately 1.04 acres (45,256 square feet), and Lot 2, containing approximately 4.54 acres (197,722 square feet).

No changes to the existing zoning are proposed. The purpose of the plat is to establish legal lots of record for future ownership and development while preserving existing easements and providing for continued access and utility service to the property.

Zoning Analysis:

The property is zoned I-1 Light Industrial.

The purpose of the I-1 Light Industrial District is to provide areas for light industrial, manufacturing, warehousing, contractor, service, and other compatible industrial uses while ensuring development occurs in an orderly manner with appropriate site and infrastructure standards.

The I-1 District establishes minimum development standards, including:

- Minimum lot size: 6,000 square feet
- Minimum lot width: 40 feet
- Front Setback: 25 feet

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- Rear Setback: 15 feet
- Maximum Building Height: 45 feet

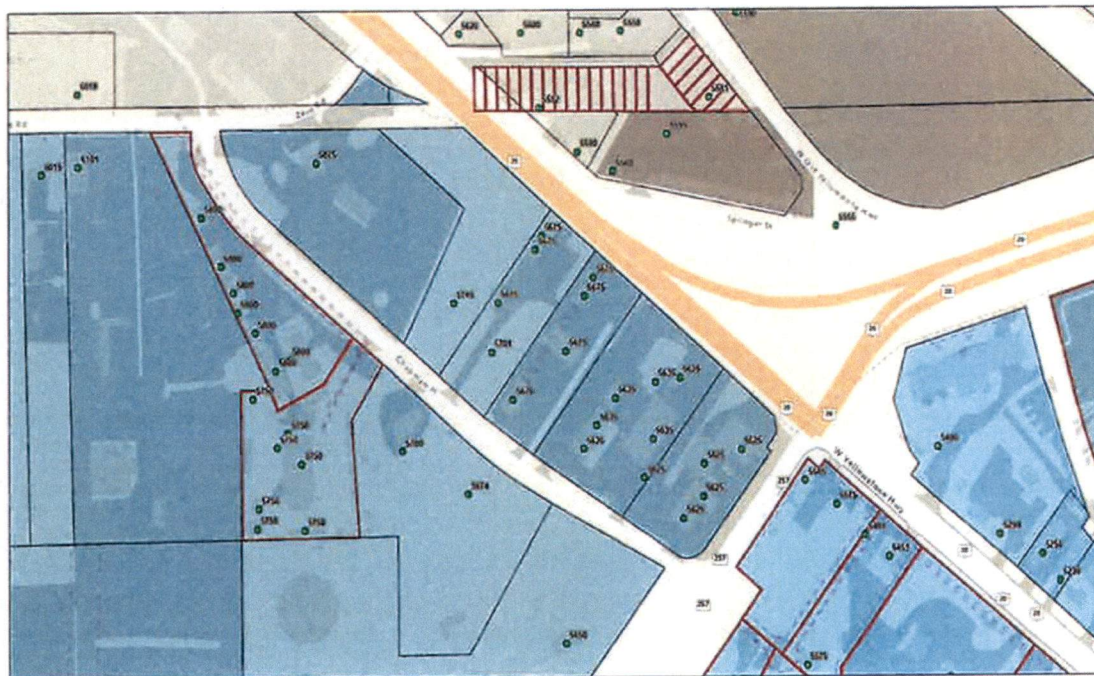
A review of the submitted plat indicates that the proposed replat complies with the minimum dimensional requirements of the I-1 District.

Both proposed lots substantially exceed the minimum lot size required within the I-1 District and are capable of accommodating future industrial development in accordance with the City's zoning regulations.

Each lot maintains frontage on an existing public street, existing utility and access easements are preserved or dedicated as necessary, and no nonconforming or landlocked parcels are created by the proposed replat. Existing public infrastructure is available to serve both lots.

Because the proposed replat creates two conforming industrial lots while maintaining compliance with the applicable dimensional standards and preserving adequate access and utility service, staff finds the proposal to be consistent with the intent and requirements of the I-1 Light Industrial zoning district.

5701 Zoning



9/4/2026, 10:05:47 AM

County Wide Address
Easement
Ownership Boundary (Approx)
Subdivision
Zoning Classification
Mills, I-1: Light Industrial
Mills, I-2: Heavy Industrial
County Zoning
Light Industrial (LI)
Heavy Industrial (HI)

13,896
0 0.04 0.07 0.14 mi
0 0.05 0.1 0.2 km

Natrona County Assessor: MRGSC, Sir Nym
Executive: MRG, Casper Planning Department, Natrona
County Planning and Development Department
MRGSC, Sources: Esri, TomTom, Garmin, FAD, NOAA,
USGS, © OpenStreetMap contributors, and the GIS User

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Utility and Agency Overview:

The subdivision was circulated to applicable reviewing agencies.

The City of Mills Police Department, Mills Fire Department, and Public Works Department reviewed the application and reported no concerns with the proposed subdivision.

Rocky Mountain Power reviewed the proposal and indicated no concerns regarding the plat as submitted.

Black Hills Energy reviewed the application and noted that the proposed lot configuration will require the adjacent existing building to receive new utility service installations. This comment is informational in nature and does not affect the plat's compliance with the City's subdivision regulations. Any required utility modifications will be addressed during the utility permitting and service installation process.

The City Engineer reviewed the plat and provided a single comment regarding the location and documentation of survey control corners. This comment has been addressed as of this time of final plat consideration.

Subdivision Considerations:

The proposed subdivision creates two conforming industrial lots that remain consistent with the dimensional requirements of the I-1 Light Industrial zoning district. The plat maintains frontage on public streets, preserves and records the necessary utility and access easements, and is served by existing public infrastructure capable of supporting the proposed lots. Staff finds the plat is consistent with the City's subdivision regulations, does not create any nonconforming lots, and will facilitate future development in an orderly manner. Remaining technical comments are administrative in nature and will be addressed prior to final plat recording.

Planning and Zoning –

At the August 6th, 2026, the Planning and Zoning Commission considered the proposed plat and forwarded a DO PASS recommendation to the City Council.

Notice of Public Hearing –

Notice of public hearing was published in Oil City News on August 20th and 27th, 2026 and all property owners within 140 feet of the subject property were direct mailed notice.

Comments –

As of 9/4/2026 no comments have been received for or against this subdivision.

Staff Recommendation:

Based upon the submitted plat, agency comments, and review of the City of Mills Land Development Regulations, along with the DO PASS recommendation forwarded by staff the Planning and Zoning Commission staff recommends approval of the Chapman Industrial Park subdivision.

AFFIDAVIT OF PUBLICATION

Oil City Weekly
627 W Yellowstone Hwy, Casper, WY 82601
(307) 259-0287

State of New Jersey, County of Camden, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Oil City Weekly, a Weekly newspaper of general circulation, printed and published in City of Casper, Natrona County, State of Wyoming; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:

- Aug 20, 2026
- Aug 27, 2026

Notice ID: fAcJx0EZLjzfaAvBF5HJ

Notice Name: Chapman Place Industrial - Subdivision

Publication Fee: \$79.06

Anjana Bhadoriya

Agent

SHARONN E THOMAS-POPE
 NOTARY PUBLIC
 STATE OF NEW JERSEY

My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
 County of Camden

Signed or attested before me on this: 08/28/2026

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

Chapman Industrial Subdivision

A public hearing will be held by the Mills City Council on **Tuesday, September 8th, 2026, at 7:00 p.m.** in the Council Chambers, 704 Fourth Street, Mills, Wyoming, to receive comments on the proposed Chapman Industrial Park subdivision.

The purpose of the hearing is to consider a request to create the Chapman Industrial Park subdivision, which seeks to establish two lots of record on an existing unplatted parcel. The subject property is located along the northern portion of Chapman Place, near the intersection of the West Belt Loop in Mills, Wyoming. The proposed plat seeks to establish two distinct legal lots of record, with Lot 1 containing approximately 1.04 acres and Lot 2 containing approximately 4.54 acres.

Anyone with an interest in this property is encouraged to attend the public hearing. Written comments may also be submitted to the City Clerk at Mills City Hall no later than **12:00 p.m. on September 4th, 2026.**

Publish: August 20, 27, 2026



RECEIVED
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

PAID
JUL 21 2026

Date: _____
Return by: _____
(Submission Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Khale O. Rothschild, Managing Member

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: _____
Bluemountain Real Estate, LLC
Owner Mailing Address: _____
P.O. Box 23
City, State, Zip: Casper, WY 82604
Owner Phone: [REDACTED]
Applicant Email: [REDACTED]

AGENT INFORMATION:

Print Agent Name: _____
Civil Engineering Professionals Inc
Agent Mailing Address: _____
6080 Enterprise Drive
City, State, Zip: Casper, WY 826
Agent Phone: (307) 266-4346
Agent Email: billf@cepi-casper.com

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Portion of Lots 2 & 3, Section 2, T.33N., R.80W.

Physical address of subject property if available: 5701 Chapman Place

Size of lot(s) 1.04 Ac and 4.54 Ac sq. ft/acres:

Current zoning: I-2: Heavy Industrial Current use: Industrial

Intended use of the property: Industrial

Zoning within 300 feet: I-2: Heavy Industrial Land use within 300 feet: Industrial

ATTACHMENTS (REQUIRED):

1. **Proof of ownership:** Deed (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 south property line
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: Varies Number of Feet to be Vacated: 0

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 Khale Rothschild
Khale Rothschild (Jul 14, 2020 14:19:02 LMDT)

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: \$ _____



7/17/2026 2:16:34 PM

NATRONA COUNTY CLERK

Pages: 3 eRecorded

Tracy Good
Recorded: SA
Fee: \$18.00
CSC eRecording

1190596

SPECIAL WARRANTY DEED

M-I L.L.C., a Delaware limited liability company, whose address is 155 Industrial Boulevard, Room 104, Sugar Land, Texas 77478 ("Grantor"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and specially warrants to BLUEMOUNTAIN REAL ESTATE, LLC, a Wyoming limited liability company, whose address is P.O. Box 2245, Fort Collins, Colorado 80522 ("Grantee"), that certain real estate situated in Natrona County, Wyoming and described on Exhibit "A" attached hereto, together with any and all improvements situated thereon, all rights, tenements, hereditaments, easements, appendages, privileges and appurtenances pertaining thereto (collectively, the "Property"), subject to all taxes and all covenants, conditions, and restrictions and all easements, encumbrances and other matters of record in Natrona County, Wyoming (the "Permitted Exceptions"). Grantor hereby specially warrants to defend title against all persons who assert claims to the Property arising by, through, or under Grantor, but against none other; provided, however, subject to the Permitted Exceptions. The foregoing is intended to set forth that Grantor is making a special, and not a general, warranty of title to the Property.

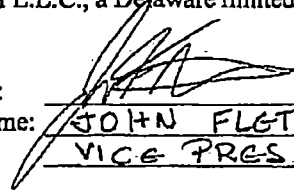
GRANTEE, BY ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT IT HAS INSPECTED AND ASSESSED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED, IMPLIED, BY OPERATION OF LAW OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, WITHOUT IMPLIED WARRANTY AS TO HABITABILITY, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR ANY PURPOSE, SAVE AND EXCEPT THE WARRANTIES OF TITLE CONTAINED HEREIN. THE DISCLAIMERS, WAIVERS AND OTHER PROVISIONS OF THIS PARAGRAPH INURE TO THE BENEFIT OF GRANTOR AND GRANTOR'S PREDECESSORS IN INTEREST.

By acceptance of this Deed, Grantee assumes payment of all property taxes on the Property for the year 2026 and subsequent years and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

[signature page follows]

WITNESS our hand this 10 day of July, 2026.

M-I L.L.C., a Delaware limited liability company

By: 

Name: JOHN FLETCHER

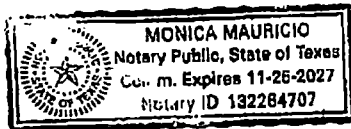
Its: VICE PRESIDENT

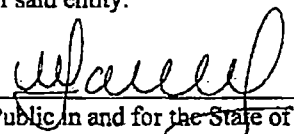
STATE OF TEXAS

COUNTY OF HARRIS

§
§
§

The foregoing instrument was acknowledged before me this 10 day of July, 2026, by JOHN FLETCHER, as VICE PRESIDENT of M-I L.L.C., a Delaware limited liability company, on behalf of said entity.




Notary Public in and for the State of Texas

My Commission Expires: 11-25-2027

Riverway Title
GF 2026051427-AW

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Trace One:

A Parcel of Land Situate within a Portion of NE1/4 of Section 2 ,Township 33 North, Range 80 West of the 6th P.M., Natrona County, Wyoming, being described as follows:

Commencing at the Northwest Corner of Lot 3, said Section 2: thence S. 59°48'54" E., a distance of 1495.00 feet to Southwest Corner of the Parcel, monumented by an Aluminum Cap located on the Northerly Right-of-Way Line of Chapman Place and being the Point of Beginning; Thence N.38°12'05"E, a distance of 609.57 feet to the Northwest Corner of the Parcel, located on the Southerly Right-of-Way line of Yellowstone Highway, monumented by a Rebar; thence S.51°55'45"E. along the Southerly Right-of-Way Line of Yellowstone Highway, a distance of 198.38 feet to the Northeast Corner of the Parcel, monumented by a Rebar; thence S.38°12'59"W., a distance of 610.88 feet to the Southeast Corner of the Parcel, located on the Northerly Right-of-Way Line of Chapman Place monumented by an Iron Pipe; thence N.51°33'04"W., along the Northerly Right-of-Way Line of Chapman Place, a distance 198.22 feet to the Point of Beginning.

Tract Two:

A parcel of land in the Northeast Quarter (NE1/4) of Section Two (2), Township Thirty-three (33) North, Range Eighty (80), West of the 6th P.M., Natrona County, State of Wyoming, more particularly described as follows:

Beginning as a point 458.5' North 51 degrees 54 minutes West from a point marked with a 5/8" iron pin which is on the South boundary of the NW1/4 NE1/4 of Section 2, Township 33 North, Range 80 West, which bears 89 degrees 25 minutes West a distance of 700.49' from the Southeast corner of the NW 1/4 NE1/4 of Section 2, Township 33 North, Range 80 West.

Thence North 51 degrees 54 minutes West a distance of 200', to a point marked with a 5/8" iron pin.

Thence North 38 degrees 06 minutes East a distance of 609.23' to a point on the South boundary of the New Yellowstone Highway marked with a 5/8" iron pin.

Thence South 51 degrees 54 minutes East along the South boundary of the New Yellowstone Highway a distance of 200' to a point marked with a 5/8" iron pin.

Thence South 38 degrees 06 minutes West a distance of 609.23' to the point of beginning.