

704 Fourth Street
PO BOX 789
Mills, Wyoming



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

Peterson Addition No. 4 - Replat:

Location: 1120 Falcon Ave., City of Mills, Wyoming
Current Zoning: I-1: Light Industrial

Overview:

The applicant requests approval of a vacation and replat to subdivide Lot 20, Peterson Addition No. 2 into Lot 1, containing approximately 0.855 acres, and Lot 2, containing approximately 7.010 acres. No changes to the existing zoning are proposed. The purpose of the replat is to establish two legal lots of record while maintaining existing access and utility infrastructure.

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

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

Both lots substantially exceed the minimum lot size required within the I-1 District and are capable of accommodating future industrial development consistent 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.

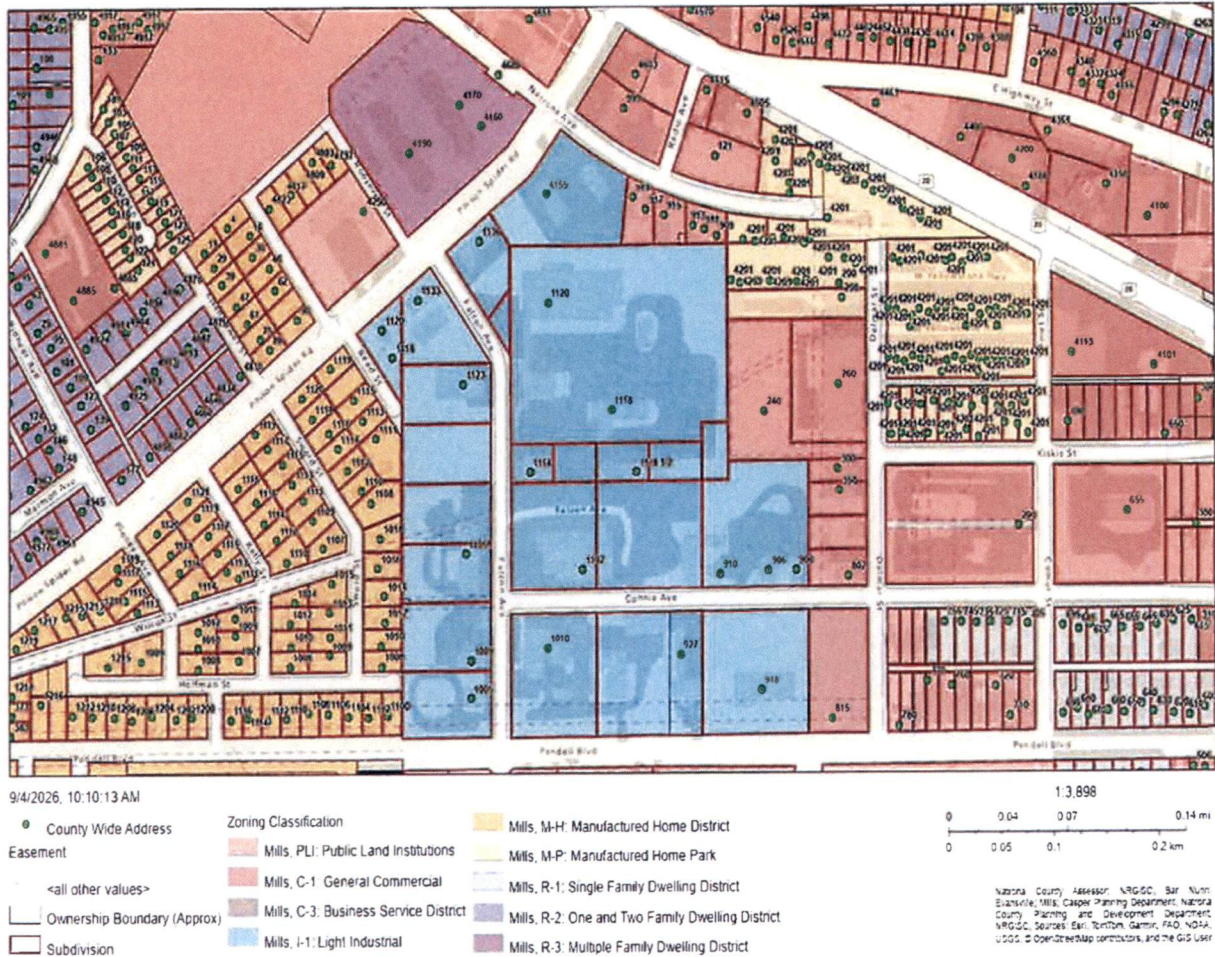
Because the proposed vacation and replat creates two conforming industrial lots while maintaining compliance with the applicable dimensional standards and preserving adequate access and utility service, staff finds the proposal to be consistent with the intent and requirements of the I-1 Light Industrial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

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1120 Zoning



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 replat.

Rocky Mountain Power reviewed the proposal and indicated no concerns regarding the subdivision.

Black Hills Energy reviewed the application and noted that a new natural gas service will be required to serve the newly created lot. This comment is informational in nature and will be addressed during the utility service installation process.

The City Engineer reviewed the plat and identified several scaling discrepancies and scrivener's (descriptor) errors. These comments and the necessary revisions will be completed following Planning and Zoning Commission review and prior to final plat recording.

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Subdivision Considerations:

The proposed vacation and replat creates two conforming lots while maintaining consistency with the City's subdivision regulations. Both lots retain frontage on Falcon Avenue, existing utility and access easements are preserved or dedicated as necessary, and existing public infrastructure is capable of serving the proposed lots. Staff finds the proposal does not create any nonconforming or landlocked parcels and will facilitate orderly future development.

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 Peterson Addition No. 4 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: c0fcEAVh5sgGtEogH8o0

Notice Name: Peterson Addition - Subdivision

Publication Fee: \$73.77

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

Sh S. & Poe

Notary Public

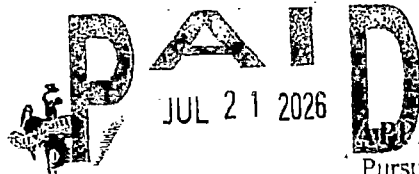
Notarized remotely online using communication technology via Proof.

Peterson Addition 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 Peterson Addition No. 2 subdivision.

The purpose of the hearing is to consider a request for a vacation and replat of Peterson Addition No. 2. The subject property is located along the eastern portion of Falcon Avenue, near the intersection of Connie Street in Mills, Wyoming. The proposed replat seeks to subdivide Lot 20 into two distinct legal lots of record, with Lot 1 containing approximately 0.855 acres and Lot 2 containing approximately 7.865 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
JUL 21 2026
JUL 21 2026

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: 7/17/26
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: STEVE GRANGER - ECS

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: DAN ELROD - CCR PROPERTIES LLC
Owner Mailing Address: [REDACTED]
City, State, Zip: CASPER, WY 82604
Owner Phone: [REDACTED]
Applicant Email: _____

AGENT INFORMATION:

Print Agent Name: STEVE GRANGER - ECS ENGINEERS
Agent Mailing Address: 1607 CY AVE STE. 104
City, State, Zip: CASPER, WY 82604
Agent Phone: 307-357-2883
Agent Email: SGRANGER@ECSENGINEERS.NET

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): LOT 20
PETERSON ADDITION No. 2
Physical address of subject property if available: 1120 FALCON, M.I.S
Size of lot(s) 0.855 + 7.865 sq. ft./acres:
Current zoning: L1 Current use: LIGHT INDUSTRIAL
Intended use of the property: SAME
Zoning within 300 feet: C1 + M-P Land use within 300 feet: COMMERCIAL + MH PARK

ATTACHMENTS (REQUIRED):

1. Proof of ownership: 8 (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: ALONG SOUTH LINE LOT 2 + N + W LINE LOT 1
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: 50' + 55' Number of Feet to be Vacated: 0

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

N/A

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: \$ _____

WARRANTY DEED

DANIEL R. ELROD and MELISSA A. ELROD, HUSBAND AND WIFE

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

CCR PROPERTIES, LLC

grantee(s).

whose address is:

1120 FALCON AVENUE
MILLS, WY 82544

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 20, "PETERSON ADDITION NO. 2", TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT, RECORDED APRIL 21, 1972, IN BOOK 240 OF DEEDS, PAGE 305.



948739

NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: JF
Apr 9, 2013 09:07:47 AM
Pages: 1 Fee: \$8.00
AMERICAN TITLE AGENCY

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

Witness my/our hand(s) this 25 day of March, 2013.

DANIEL R. ELROD

MELISSA A. ELROD

State of Wyoming,
County of Natrona) ss.

The foregoing instrument was acknowledged before me by DANIEL R. ELROD and MELISSA A. ELROD, HUSBAND AND WIFE

this 25 day of March, 2013.
Witness my hand and official seal.

My commission expires: Feb 4, 2017

Notarial Officer

