

## **RESOLUTION NO. 2026-23**

### **A RESOLUTION APPROVING THE VACATION AND REPLAT OF LOT 20, PETERSON ADDITION NO. 2, CREATING PETERSON ADDITION NO. 4**

**WHEREAS,** An application has been submitted to the City of Mills requesting approval of a Vacation and Replat of Lot 20, Peterson Addition No. 2, resulting in the creation of Peterson Addition No. 4, as shown on the plat entitled "A Vacation & Replat of Lot 20, Peterson Addition No. 2 as Peterson Addition No. 4," located in portions of the NW1/4NE1/4, Section 12, Township 33 North, Range 80 West, 6th Principal Meridian, Natrona County, Wyoming; and

**WHEREAS,** CCR Properties LLC, by and through Daniel R. Elrod and Melissa A. Elrod, is identified on the plat as the owner and proprietor of Lot 20, Peterson Addition No. 2, and has consented to the vacation and replat of said property; and

**WHEREAS,** The proposed vacation and replat vacates the existing configuration of Lot 20, Peterson Addition No. 2, and replats the subject property as Peterson Addition No. 4, consisting of Lot 1 (0.855 acres, more or less) and Lot 2 (7.010 acres, more or less), totaling 7.865 acres, more or less, in accordance with the boundaries, dimensions, easements, rights-of-way, and other matters depicted upon the submitted plat; and

**WHEREAS,** The plat recognizes and preserves existing rights-of-way and easements, including Falcon Avenue, and provides for public and private utility easements dedicated to the City of Mills, the owners of Lots 1 and 2, and for the use of the owners of Lots 7 through 11, Peterson Addition No. 2, for the construction, operation, and maintenance of utility lines, conduits, ditches, drainage, and access as depicted upon the plat; and

**WHEREAS,** The streets and rights-of-way shown upon the plat have either been previously dedicated to the City of Mills or are dedicated for the use of the public as provided on the plat, and the vacation and replat do not impair lawful access to the subject property; and

**WHEREAS,** The vacation and replat have been reviewed for compliance with the applicable requirements of Mills Title 17 Land Development Regulations, including applicable requirements governing subdivision vacations, replats, access, easements, and survey documentation; and

**WHEREAS,** The City of Mills Planning and Zoning Commission considered the proposed vacation and replat at its August 6th, 2026 meeting and forwarded a DO PASS recommendation to the City Council; and

**WHEREAS,** Notice of the public hearing was published on August 20th and August 27th, and notice of the public hearing was mailed to all property owners within 140 feet of the subject property; and

**WHEREAS,** Approval of the vacation and replat is consistent with orderly land development, preserves necessary access, rights-of-way, and utility easements, does not adversely affect surrounding properties, and is consistent with the public health, safety, and welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING:**

1. Vacation Approved. The vacation of Lot 20, Peterson Addition No. 2, as shown on the submitted plat entitled "A Vacation & Replat of Lot 20, Peterson Addition No. 2 as Peterson Addition No. 4," is hereby approved.
2. Replat Approved. The replat of the subject property creating Peterson Addition No. 4, consisting of Lot 1 and Lot 2, is hereby approved in accordance with the submitted plat.
3. Compliance Finding. The City Council finds that the vacation and replat comply with the applicable requirements of Mills Title 17 Land Development Regulations and all other applicable City ordinances and requirements.
4. Easements and Rights-of-Way. All easements, rights-of-way, utility easements, and other dedications depicted upon the approved plat shall remain in effect or are hereby accepted to the extent provided by the plat and applicable law.

- 5. Recording Authorized. Upon completion of all administrative requirements and execution of the required certifications, the Mayor and City Clerk are authorized to sign the plat, and the approved Vacation and Replat may be recorded with the Natrona County Clerk.
- 6. No Waiver. Approval of this Resolution does not waive compliance with any other applicable federal, state, or local law, regulation, ordinance, permit, or approval requirement.

**PASSED, APPROVED AND ADOPTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor, Leah Juarez

\_\_\_\_\_  
Councilman, Sara McCarthy

\_\_\_\_\_  
Councilman, Cherie Butcher

\_\_\_\_\_  
Councilman, Tim Sutherland

\_\_\_\_\_  
Councilman, Brad Neumiller

ATTEST:

\_\_\_\_\_  
City Clerk, Megan Smith

CERTIFICATE

I, Megan Smith, City Clerk, hereby certify that the foregoing Resolution was adopted by the City of Mills at a public meeting held on September 22, 2026 and that the meeting was held accordingly to law; and that said Resolution has been duly entered in the record of the City of Mills.

\_\_\_\_\_  
City Clerk, Megan Smith