



CITY OF MILLS
EST. 1921

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

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

Memorandum

TO: Mills City Council
FROM: Megan Nelms, AICP, City Planner
DATE: March 11, 2025
SUBJECT: Final Plat – Boatright Addition No. 3

Case Number: 25.02 FSP

Summary: The applicant is replatting the entirety of the approximately 80-acre parcel to create two lots, one 78.22-acres and the other a 1.51-acre parcel, for the purposes of facilitating sale to the City of Mills for a future pathway/trail.

Current Zoning: I-2 (Heavy Industrial) *no change of zoning is requested or required.

Planning Commission Recommendation: At their March 6, 2025, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the subdivision request, pending completion of all planning considerations.

Staff Recommendation: Staff recommends APPROVAL of the subdivision final plat.

Boatright Addition No. 3
Final Plat

Planning Commission Meeting
March 6, 2025

City Council Meeting
March 11, 2025

Applicants: Mobile Concrete, Inc.

Case Number: 25.02 FSP

Agent: City of Mills, Sabrina Kemper/WLC Engineering

Summary: The applicant is replatting the entirety of the approximately 80-acre parcel to create two lots, one 78.72-acre parcel and the other 1.51-acre parcel, for the purposes of facilitating sale to the City of Mills for a future pathway/trail.

Legal Description: Lot 1, Block 1, Boatright Addition No. 2

Location: The property is located at the end of Bear Pen Road, south of Poison Spider Rd.

Current Zoning: I-2 (Heavy Industrial) *no change of zoning is requested or required.

Existing Land Use: The property is currently vacant.

Adjacent Land Use: North: Commercial/Industrial uses (C-3)
South: Vacant unplatted land (County)
East: Residential subdivisions (R-1 & M-H)
West: Robertson Hills 2 (R-1)

Planning Considerations:

1. Provide a vacation statement on the plat face.
2. The first paragraph of the Certificate of Dedication does not include that this is Lot 1, Block 1, Boatright Addition No. 2.
3. In the Acknowledgement, please add Mobile Concrete, Inc. to the title of President.
4. Remove the signature line for the Planning Commission and replace it with City Planner.
5. Add a 5' general utility easement to the south and west parcel boundary lines.

6. Add the following language to the plat face per WAPA:

“a) The United States electric transmission line easements are restricted areas and all construction activities within said easement should be coordinated with WESTERN AREA POWER ADMINISTRATION, Lands Department, P.O. Box 3700, Loveland, Colorado 80539-3003 (970-461-7200).

b) No trees or other vegetation, which will exceed 3 feet in height at full maturity, are allowed within the 100’ easement area.

c) No buildings or other structures are allowed within the transmission line easement area.

d) A minimum overhead clearance of 16 feet from the transmission line conductors must be maintained at all times.

e) Induced voltages and currents may occur on the facility constructed or placed under or near high voltage transmission lines. The owner shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facility.

f.) Any changes in existing topography must be coordinated and approved by WAPA. Excavation is not permitted within 30 feet of any transmission line structure.

g.) No fences shall be installed on or across the easement area without first submitting the fence/gate plans for review and approval by WAPA.”

7. Cosmetic changes to the plat:

a. Bold the subdivision boundary

b. Add a line legend

c. In the Certificate of Dedication, do not abbreviate 6th Principal Meridian, so there is reference for the abbreviation used in the Title Block

8. GIS Review:

a. In the .dwg, the 60’ wide access easement stops at the shared lot line of Lots 1 & 2, in the drawing it extends into Lot 1. Please verify if it does extend or is it extended only on the plat to aid in reading easement information?

9. Survey Reviews:

a. The map scale calculates to 1”=150’ not 100’

Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed and for the Planning Commission make a “Do Pass” recommendation on the Final Plat application.

Planning Commission Recommendation:

City Council Decision:

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature _____

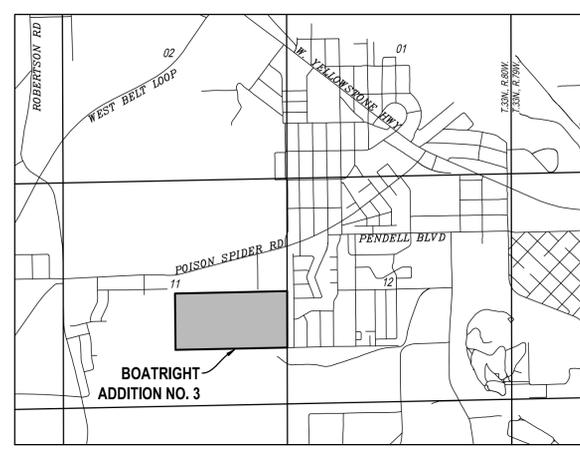
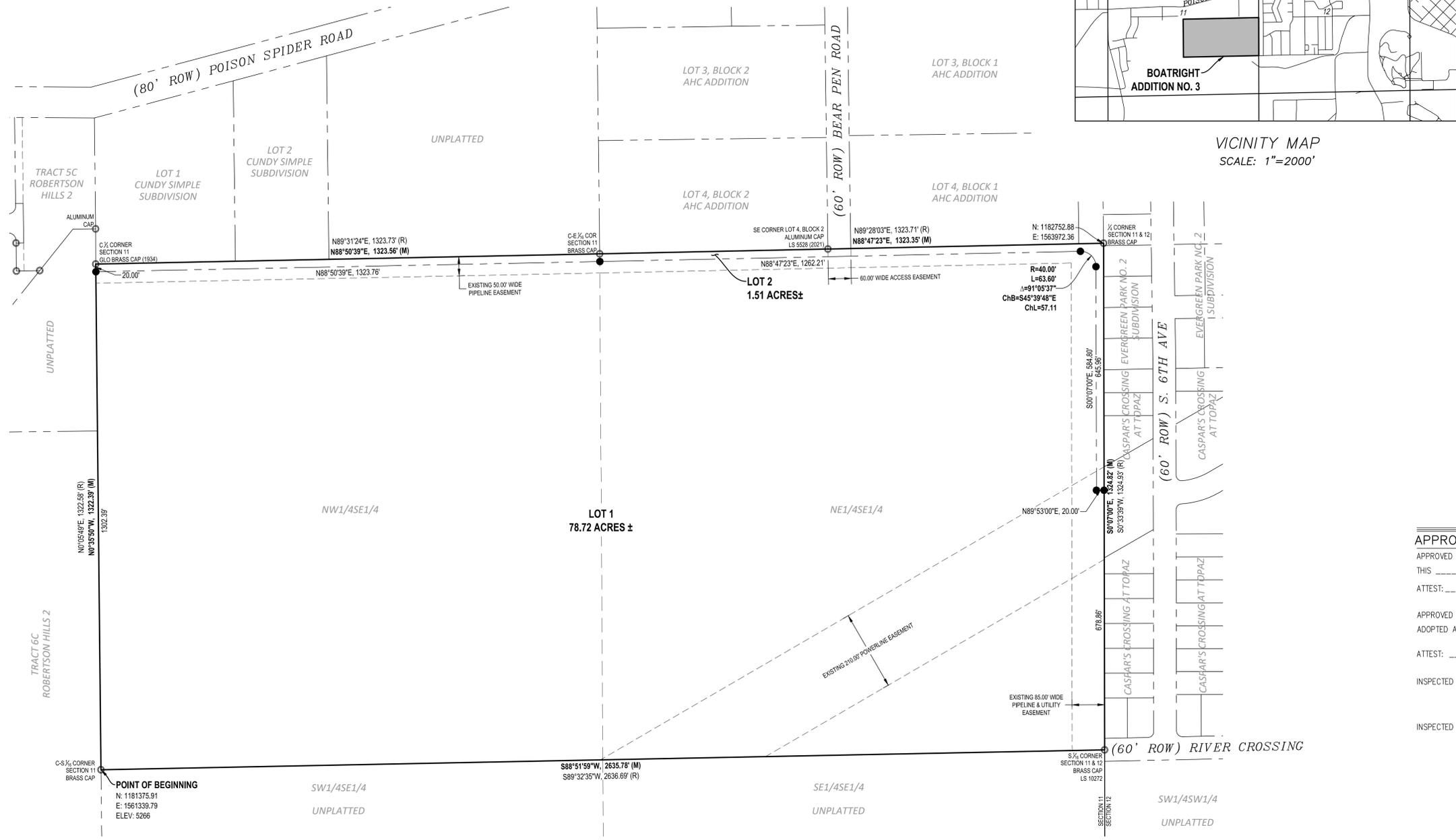
OWNER Signature _____

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: \$ _____

M:\Land\2022\Engineering\22-033 Mills Pathway\Drawings\Survey\Plots\22-033-BOATRIGT ADDITION NO. 3.dwg, 1/14/2025, Shannon Garrison



VICINITY MAP
SCALE: 1"=2000'

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA }SS
THE UNDERSIGNED, MOBILE CONCRETE INC. DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND. A PARCEL OF LAND SITUATE IN THE NW1/4SE1/4, AND THE NE1/4SE1/4 OF SECTION 11, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 11, MONUMENTED BY A BRASS CAP;
THENCE N0°35'50"W, ALONG THE WEST BOUNDARY OF THE NW1/4SE1/4 OF SAID SECTION 11, A DISTANCE OF 1322.39 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 11, MONUMENTED BY A GLO BRASS CAP;
THENCE N88°50'39"E, ALONG THE NORTH LINE OF SAID NW1/4SE1/4, A DISTANCE OF 1323.56 FEET TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 11, MONUMENTED BY A BRASS CAP;
THENCE N88°47'23"E, ALONG THE NORTH LINE OF THE NE1/4SE1/4 OF SAID SECTION 11, A DISTANCE OF 1323.35 FEET TO THE 1/4 CORNER OF SAID SECTION 11 AND SECTION 12, MONUMENTED BY A BRASS CAP;
THENCE S0°07'00"E, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1324.82 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 11 AND SECTION 12, MONUMENTED BY A BRASS CAP;
THENCE S88°51'59"W, ALONG THE SOUTH LINE OF SAID NE1/4SE1/4 AND SAID NW1/4SE1/4, A DISTANCE OF 2635.78 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 80.23 ACRES, (3494896.64 S.F.) MORE OR LESS, AND IS SUBJECT TO ALL RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCROACHMENTS WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "BOATRIGT ADDITION NO. 3" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

MOBILE CONCRETE INC
BOX 1119
CASPER, WYOMING 82602

ARTHUR D. BOATRIGT II - PRESIDENT
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ARTHUR D. BOATRIGT II - PRESIDENT, THIS _____ DAY OF _____, 2025.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY OF MILLS PLANNING AND ZONING COMMISSION OF MILLS, WYOMING
THIS _____ DAY OF _____, 2025.
ATTEST: _____ SECRETARY _____ CHAIRMAN
APPROVED BY THE CITY COUNCIL OF MILLS, WYOMING BY RESOLUTION NO. _____ DULY PASSED,
ADOPTED AND APPROVED THIS _____ DAY OF _____, 2025.
ATTEST: _____ CITY CLERK _____ MAYOR
INSPECTED AND APPROVED THIS _____ DAY OF _____, 2025. _____ CITY ENGINEER
INSPECTED AND APPROVED THIS _____ DAY OF _____, 2025. _____ CITY SURVEYOR

NOTES

- 1. ERROR OF CLOSURE = 1:5,664,217.
- 2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
- 3. CONVERGENCE ANGLE AT POINT OF BEGINNING = 0°37'52.61"
COMBINED FACTOR = 0.99975859.
- 4. ALL DISTANCES ARE GRID.
- 5. ELEVATIONS SHOWN ARE FOR REFERENCE ONLY.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA }SS
I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN DECEMBER, 2024, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
THIS _____ DAY OF _____, 2025.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

A VACATION AND REPLAT OF
LOT 1, BLOCK 1
BOATRIGT ADDITION NO. 2

AS
BOATRIGT ADDITION NO. 3

AN ADDITION TO THE CITY OF MILLS, WYOMING
BEING ALL OF THE NW1/4SE1/4, AND ALL OF THE
NE1/4SE1/4 OF SECTION 11, T.33N., R.80W., 6TH P.M.
NATRONA COUNTY, WYOMING

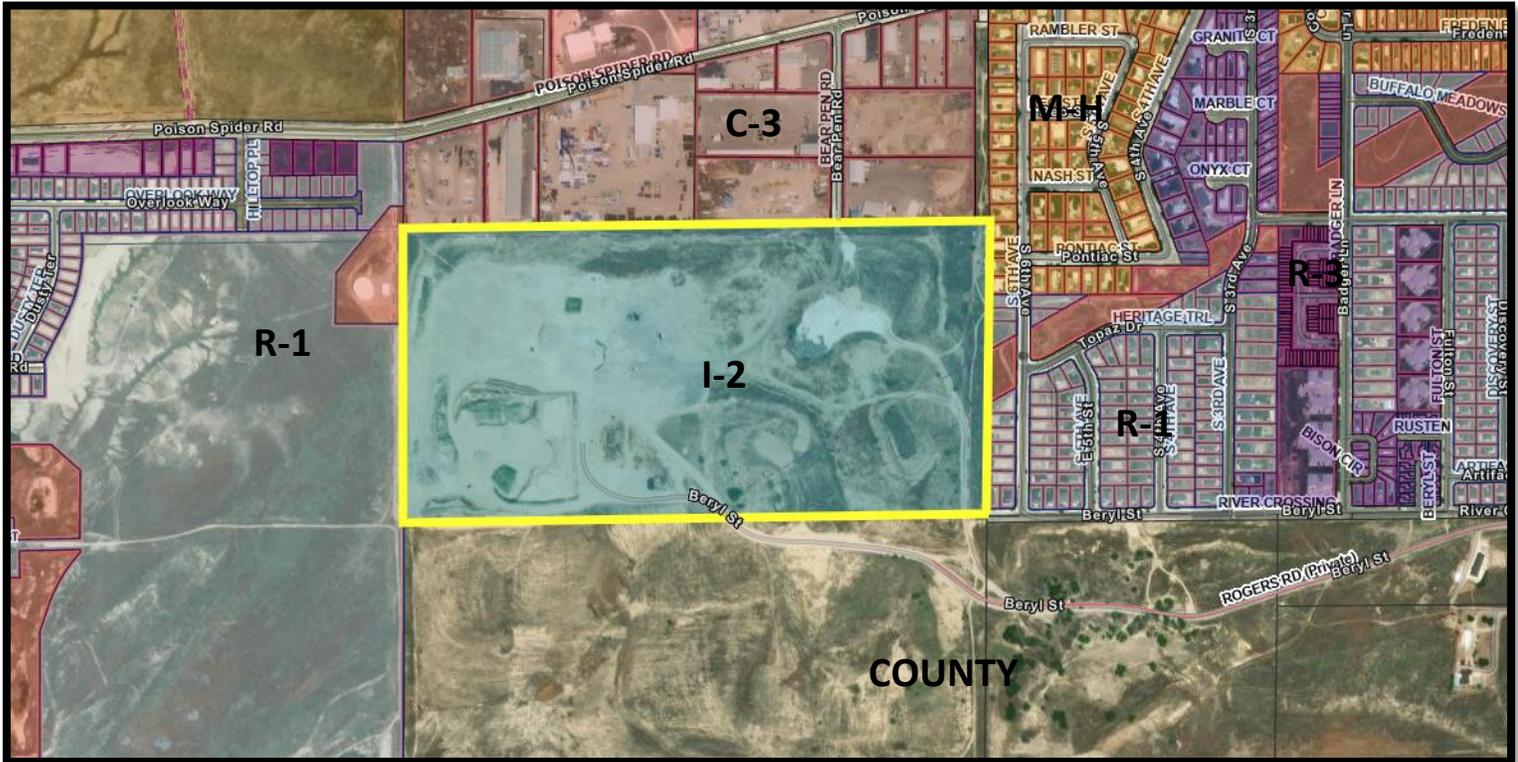


Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, WY 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

- LEGEND
- ▲ SET BRASS CAP
 - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
 - FOUND MONUMENT AS NOTED



Boatright Addition No. 3 – Final Plat



Mills Zoning Districts

	Mills, C-1: General Commercial		Mills, O-B: Office Business District
	Mills, C-3: Business Service District		Mills, R-1: Single Family Dwelling District
	Mills, I-1: Light Industrial		Mills, R-2: One and Two Family Dwelling District
	Mills, I-2: Heavy Industrial		Mills, R-3: Multiple Family Dwelling District
	Mills, M-H: Manufactured Home District		Mills, UA: Urban Agriculture
	Mills, M-P: Manufactured Home Park		Mills, UR: Urban Agriculture Residential
	Mills, PLI: Public Land Institutions		

AMERICAN TITLE AGENCY

315 W. FIRST STREET, CASPER, WY 82601
PHONE: (307)266-4672 FAX: (307)266-0154

REPORT OF TITLE

THIS REPORT IS BASED ON A CURSORY EXAMINATION OF THE TITLE PLANT INFORMATION OF RECORDS AVAILABLE TO THIS COMPANY. IT DOES NOT PURPORT TO ASSUME OR GUARANTEE THE CONDITION OF TITLE TO THE HEREIN DESCRIBED LAND. IT MAY NOT BE RELIED UPON BY ANY PARTY AS A TRUE AND CORRECT REFLECTION OF THE CONDITION OF TITLE TO THE HEREIN DESCRIBED LAND. IT IS NOT TO BE CONSTRUED AS AN OFFER TO ISSUE A POLICY OF TITLE INSURANCE OR GUARANTEE OF COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. LIABILITY, IF ANY, IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT.

SCHEDULES OF EXCLUSIONS FROM COVERAGE OF THIS REPORT

THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS REPORT:

1. NO LIABILITY IS ASSUMED AS TO THE VALIDITY OF ANY INSTRUMENT IN RECORDED CHAIN OF TITLE TO LANDS.
2. ANY LAW, ORDINANCE OR GOVERNMENTAL REGULATION (INCLUDING BUT NOT LIMITED TO BUILDING AND ZONING ORDINANCES) RESTRICTING OR REGULATING OR PROHIBITING THE OCCUPANCY, USE OR ENJOYMENT OF THE LAND, OR REGULATING THE CHARACTER, DIMENSIONS OR LOCATION OF ANY IMPROVEMENT NOW OR HEREAFTER ERECTED ON THE LAND, OR PROHIBITING A SEPARATION IN OWNERSHIP OR A REDUCTION IN THE DIMENSIONS OR AREA OF THE LAND, OR THE EFFECT OF ANY VIOLATION OF ANY SUCH LAW, ORDINANCE OR GOVERNMENTAL REGULATION.
3. RIGHTS OF EMINENT DOMAIN OR GOVERNMENTAL RIGHTS OF POLICE POWER UNLESS NOTICE OF THE EXERCISE OF SUCH RIGHTS APPEARS IN THE PUBLIC RECORDS AT DATE OF THIS REPORT.
4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS CREATED, SUFFERED, ASSUMED OR AGREED TO BY THE BENEFICIARY, NOT KNOWN TO THE COMPANY AND NOT SHOWN BY THE PUBLIC RECORDS, BUT KNOWN TO THE BENEFICIARY AT DATE OF REPORT AND NOT DISCLOSED IN WRITING BY THE BENEFICIARY TO THE COMPANY PRIOR TO THE DATE HEREOF, RESULTING IN NO LOSS OR DAMAGE TO THE BENEFICIARY, ATTACHING OR CREATED SUBSEQUENT TO DATE OF REPORT, OR RESULTING IN LOSS OR DAMAGE WHICH WOULD NOT HAVE BEEN SUSTAINED IF THE BENEFICIARY HAS BEEN A BONA FIDE PURCHASER FOR VALUE.

AMERICAN TITLE AGENCY

By: _____



SCHEDULE "A"

TOTAL FEE FOR TITLE REPORT: **\$125.00**

REPORT NO.: **2023-0081**

AMOUNT OF LIABILITY NOT TO EXCEED: **\$125.00**

DATE OF REPORT: **JANUARY 17, 2023 AT 08:00 AM**

1. THIS REPORT HAS BEEN PREPARED FOR THE SOLE USE AND BENEFIT OF (BENEFICIARY):

CIVIL ENGINEERING PROFESSIONALS, INC.

2. THE DOCUMENT RECORDED **MAY 12, 2003 AS INSTRUMENT NO. 716013** OF THE OFFICIAL RECORDS OF NATRONA COUNTY, WYOMING PURPORTING TO VEST A FEE ESTATE IN THE LAND DESCRIBED HEREIN IS:

MOBILE CONCRETE, INC., A WYOMING CORPORATION

3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF NATRONA, STATE OF WYOMING, AND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, "BOATRIGHT ADDITION NO. 2" TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED MARCH 30, 2005, AS INSTRUMENT NO. 763491.

4. PURPORTED ADDRESS: VACANT LAND - LOT 1, BLOCK 1, BOATRIGHT NO. 2, MILLS, WY 82604

SCHEDULE "B"

THIS REPORT DOES NOT CERTIFY AGAINST LOSS OR DAMAGE, NOR AGAINST COSTS, ATTORNEY'S FEES OR EXPENSES, ANY OR ALL OF WHICH ARISE BY REASON OF THE FOLLOWING:

PART ONE:

1. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION.
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS.
5. OWNERSHIP OF MINERALS AND MINERAL RIGHTS.
6. EASEMENTS, RESERVATIONS AND SERVITUDES IMPOSED BY OPERATION OF LAW OR CONTAINED IN INSTRUMENTS OF RECORD.
7. ANY BANKRUPTCY PROCEEDINGS.
8. ALL GENERAL TAXES AND SPECIAL ASSESSMENTS.

**TAXES ARE PAID IN THE AMOUNT OF \$2,897.67 FOR THE YEAR 2022.
TAX NOTICE NO. 33801140100100**

9. COUNTY TREASURER: (307)235-9470 COUNTY ASSESSOR: (307)235-9444

PART TWO:

SUBJECT TO THE FOLLOWING MORTGAGES, LIENS, JUDGMENTS AND MONETARY ENCUMBRANCES OF RECORD, IF ANY:

1. **MORTGAGE EXECUTED BY MOBILE CONCRETE, INC., IN FAVOR OF JONAH BANK OF WYOMING, DATED JUNE 7, 2018, RECORDED JUNE 14, 2018, AS INSTRUMENT NO. 1048730, TO SECURE \$3,000,000.00.**
2. **MORTGAGE EXECUTED BY MOBILE CONCRETE, INC., IN FAVOR OF JONAH BANK OF WYOMING, DATED JUNE 7, 2018, RECORDED JUNE 14, 2018, AS INSTRUMENT NO. 1048731, TO SECURE \$2,000,000.00.**
3. **MORTGAGE EXECUTED BY MOBILE CONCRETE, INC., IN FAVOR OF JONAH BANK OF WYOMING, DATED JUNE 7, 2018, RECORDED JUNE 14, 2018, AS INSTRUMENT NO. 1048732, TO SECURE \$500,000.00.**