



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: April 21, 2023

SUBJECT: Freden Addition No. 3 – Final Plat
Lots 2, 3 & 4B, Block 5, Freden Addition

Case Number: 23.02 FSP

Summary: The applicant is proposing to resubdivide/adjust the boundary lines between three (3) lots within the Freden Addition for the purposes of cleaning up parcel ownership.

Current Zoning: EI (Established Industrial) *no change of zoning is requested or required.

Planning Commission Recommendation: At their April 6, 2023, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the resubdivision request.

Staff Recommendation: Staff recommends APPROVAL of the resubdivision plat.

Freden Addition No. 3

Resubdivision Final Plat

Planning Commission Meeting
April 6, 2023

City Council Meeting

Applicants: Bonander Properties, LLC

Case Number: 23.02 FSP

Agent: Bill Fehring, CEPI

Summary: The applicant is proposing to resubdivide/adjust the boundary lines between three (3) lots within the Freden Addition for the purposes of cleaning up parcel ownership.

Legal Description: Lots 2, 3 & 4B, Block 5, Freden Addition

Location: The property is located on the south side of Pendell Blvd., between Chamberlain Rd. and Freden Blvd.

Current Zoning: EI (Established Industrial) *no change of zoning is requested or required.

Existing Land Use: There are existing commercial buildings on proposed Lots 1 & 2.

Adjacent Land Use: North: Peterson Addition No. 2 (EI)
South: Freden Addition (EI)
East: Freden Addition (EI)
West: Freden Park (PLI)

Planning Considerations:

1. The Title Block should read “Vacation and Replat of Lots 2 & 3, Block 5, Freden Addition and Lot 4B, Block 5, Freden Addition City of Mills...”
2. Survey Reviews:
 - a. There is a mis-closure on Lot 2 of 9.30’. The west line is short
 - b. Label the widths of Pendell Blvd (80’) and Freden Blvd (50’)
 - c. Verify the survey date of April 2022

3. Mark the transmission line easement (WAPA easement) as crosshatched on the plat face and add language “RESTRICTED BUILDING AND VEGETATION AREA”.
4. Add the following as a notes section on the plat face with regard to the WAPA easement:

The United States Government (US) holds an access and a 40 foot-wide Alcova-Casper N 115-kV transmission line easement (20 feet on either side of centerline) for the right to operate, patrol, repair, maintain, use, construct, and reconstruct an electrical transmission line across Lots 2, and 3.

The United States Government holds an access and a 50 foot-wide Alcova-Casper S 115-kV transmission line easement (25 feet on either side of centerline) for the right to operate, patrol, repair, maintain, use, construct, and reconstruct an electrical transmission line across Lots 2, and 3.

The United States Government holds an access and a 40-foot-wide Alcova-Arminto 115-kV operating at 69-kV transmission line easement (20 feet on either side of centerline) for the right to operate, patrol, repair, maintain, use, construct, and reconstruct an electrical transmission line across Lots 2, and 3.

The following activities are prohibited within the transmission line easement:

- a. *Structures are not allowed on the easement. Structures, by way of example, not by limitation, shall mean buildings, sheds, mobile homes, signs, storage tanks, septic systems, swimming pools, tennis courts, basketball courts, gazebos or similar facilities.*
- b. *All vegetation on the easement shall not exceed a maximum height of 3 feet at maturity.*
- c. *Excavation is not permitted within 27 feet of any tower footings. A minimum of 30 feet of ground to conductor clearance must be maintained at all times.*
- d. *Wells and mining operations are not allowed within the easement.*
- e. *WAPA shall review fence plans affecting the easement area prior to installation. If fences are placed across the easement, 14-foot-wide gates are required for access along the easement.*
- f. *All improvement plans affecting the easement must be reviewed and approved by WAPA prior to development. Requests for permission to use the transmission line easement should be submitted to: Western Area Power Administration, Attn: Lands Department, 5555 East Crossroads Boulevard, Loveland, Colorado 80538.*

5. Cosmetic Changes to the Plat
 - a. In the Approvals, change the date on the City Council approval from 2022
 - b. In the Engineer's Approval, change the year from 2013
 - c. In the Notary Block for the Surveyor's Certificate, change the year from 2013
 - d. In the Notary Block for the owner's signature, change the year from 2022

 6. Submit organizational documents for Bonander Properties, LLC showing who is authorized to sign on behalf of the LLC.
-
-

Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed.

Planning Commission Recommendation:

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: 8/13/2022
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Bill Fehringer - CEPI

APPLICANT/PROPERTY OWNER(S) INFORMATION:	AGENT INFORMATION:
Print Owner Name: <u>Bonander Properties, LLC</u>	Print Agent Name: <u>CEPI</u>
Owner Mailing Address: <u>2462 W. Balben Road</u>	Agent Mailing Address: <u>6080 Enterprise Dr.</u>
City, State, Zip: <u>Casper, WY 82601</u>	City, State, Zip: <u>Casper, WY 82609</u>
Owner Phone: <u>307-234-2058</u>	Agent Phone: <u>307-995-2620</u>
Applicant Email: <u>dana@inter-mountain.com</u>	Agent Email: <u>billf@cepi-casper.com</u>

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lots 2 & 3, Block 5, Freden Addition & Lot 4B of the Freden Addition, Lots 4A & 4B, Block 5, all of the City of Mills

Physical address of subject property if available: 945 Pendell Boulevard

Size of lot(s) Lot 1 = 0.71 Ac.; Lot 2 = 1.74 Ac.; Lot 3 = 1.98 Ac. sq. ft./acres:

Current zoning: Established Industrial (EI) Current use: Commercial

Intended use of the property: Commercial

Zoning within 300 feet: EI & PLI Land use within 300 feet: Park and Commercial

ATTACHMENTS (REQUIRED):

1. **Proof of ownership:** Deed (such as deed, title certification, attorney's title opinion)
2. **Seven (7) full sized copies of the plat/replat:** X
3. **One reproducible 11 x 17 plat/replat hard copy:** X
4. **One plat/replat electronic copy (pdf):** X

RIGHT-OF-WAY / EASEMENT INFORMATION:

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

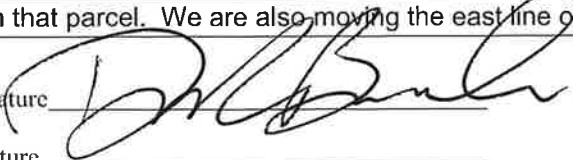
Width of Existing Right-of-Way / Easement: _____ Number of Feet to be Vacated: None

Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned
No right-of-way is to be vacated.

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:
to replat Lots 2 & 3, Block 5, Freden Addition to move the south line of Lot 2 approximately 65' south so the entire parking lot for the business located on Lot 2
is included in that parcel. We are also moving the east line of Lot 2 east to the existing fence line.

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: \$ _____

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA }ss

THE UNDERSIGNED, BONANDER PROPERTIES, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND KNOWN AS LOTS 2 AND 3, BLOCK 5, FREDEN ADDITION RECORDED JULY 17, 1981, INSTRUMENT NO. 315922, AND LOT 4B, FREDEN ADDITION, LOTS 4A & 4B, BLOCK 5, RECORDED DECEMBER 10, 2010, INSTRUMENT NO. 900363, TO THE CITY OF MILLS, WYOMING, SITUATE WITHIN THE SW¼ OF SECTION 12, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4B, BLOCK 5, FREDEN ADDITION, LOTS 4A & 4B, BLOCK 5, MONUMENTED BY AN ALUMINUM CAP AND BEING THE POINT OF BEGINNING;

THENCE N88°47'40"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF PENDELL BOULEVARD, A DISTANCE OF 299.98 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S01°08'17"E, ALONG THE EAST LINE OF THE PARCEL, ALSO BEING THE WEST LINE OF LOT 4A, A DISTANCE OF 389.33 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S88°51'20"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF LOT 5, BLOCK 5, FREDEN ADDITION, A DISTANCE OF 329.88 FEET TO A POINT, BEING THE NORTHWEST CORNER OF SAID LOT 5, MONUMENTED BY A REBAR;

THENCE S88°51'19"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF LOT 26, OF THE FREDEN ADDITION, LOTS 25 & 26, A DISTANCE OF 354.36 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE NORTHWEST CORNER OF SAID LOT 26, MONUMENTED BY A REBAR;

THENCE N59°58'31"E, ALONG THE NORTHWESTERLY LINE OF THE PARCEL AND THE SOUTHWESTERLY LINE OF FREDEN BOULEVARD, A DISTANCE OF 184.99 FEET TO A POINT OF CURVATURE, MONUMENTED BY A REBAR;

THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF THE PARCEL AND THE SOUTHWESTERLY LINE OF FREDEN BOULEVARD AND A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 60°30'49", A DISTANCE OF 132.02 FEET, WITH A CHORD BEARING OF N29°37'08"E, A DISTANCE OF 125.97 FEET TO THE END OF CURVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE N00°23'40"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF FREDEN BOULEVARD, A DISTANCE OF 171.61 FEET TO A POINT OF CURVATURE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89°19'27", A DISTANCE OF 31.18 FEET, WITH A CHORD BEARING OF N44°10'13"E, A DISTANCE OF 28.12 FEET TO THE END OF CURVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE N88°49'56"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF PENDELL BOULEVARD, A DISTANCE OF 135.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.43 ACRES, (192,856.66 S.F.), MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL 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 "FREDEN 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 ARE HEREBY, OR HAVE BEEN PREVIOUSLY, DEDICATED TO THE USE OF THE PUBLIC.

BONANDER PROPERTIES, LLC
 2462 W. BALBEN ROAD
 CASPER, WYOMING 82601

DANA BONANDER - MANAGING MEMBER/OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DANA BONANDER, MANAGING MEMBER/OWNER OF BONANDER PROPERTIES, LLC., THIS _____ DAY OF _____, 2023.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

WAPA EASEMENT NOTES:

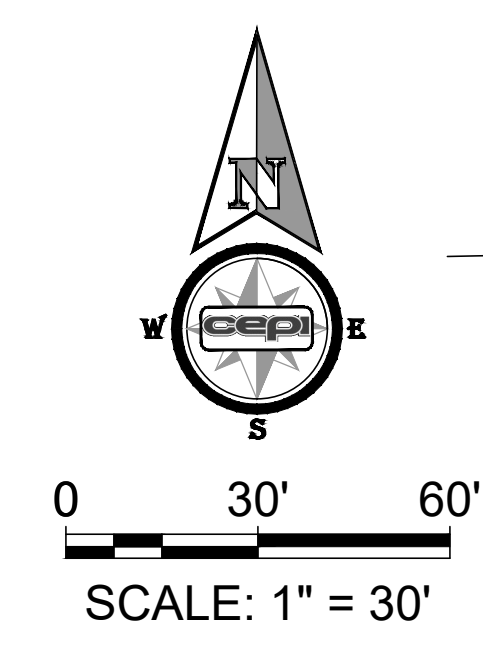
THE UNITED STATES GOVERNMENT (US) HOLDS AN ACCESS AND A 40 WIDE ALCOVA-CASPER N115-KV TRANSMISSION LINE EASEMENT (20 FEET ON EACH SIDE OF CENTERLINE) FOR THE RIGHT TO OPERATE, PATROL, REPAIR, MAINTAIN, USE, CONSTRUCT, AND RECONSTRUCT AN ELECTRICAL TRANSMISSION LINE ACROSS LOTS 2 & 3.

THE UNITED STATES GOVERNMENT HOLDS AN ACCESS AND A 50 WIDE ALCOVA-CASPER S115-KV TRANSMISSION LINE EASEMENT (25 FEET ON EACH SIDE OF CENTERLINE) FOR THE RIGHT TO OPERATE, PATROL, REPAIR, MAINTAIN, USE, CONSTRUCT, AND RECONSTRUCT AN ELECTRICAL TRANSMISSION LINE ACROSS LOTS 2 & 3.

THE UNITED STATES GOVERNMENT (US) HOLDS AN ACCESS AND A 40 WIDE ALCOVA-ARWINDO 115-KV OPERATING AT 69-KV TRANSMISSION LINE EASEMENT (20 FEET ON EACH SIDE OF CENTERLINE) FOR THE RIGHT TO OPERATE, PATROL, REPAIR, MAINTAIN, USE, CONSTRUCT, AND RECONSTRUCT AN ELECTRICAL TRANSMISSION LINE ACROSS LOTS 2 & 3.

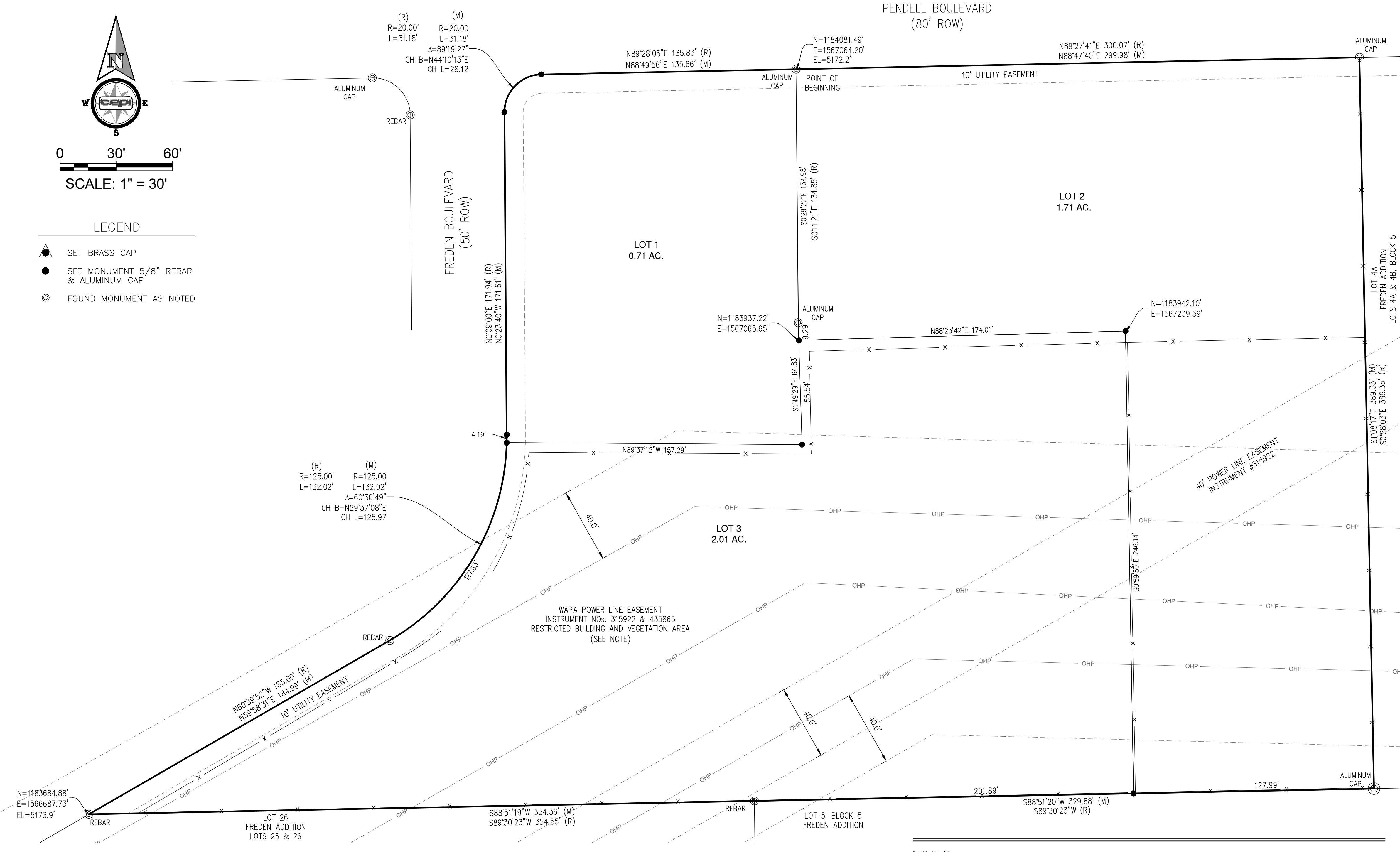
THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TRANSMISSIONLINE EASEMENT:

- STRUCTURES ARE NOT ALLOWED ON THE EASEMENT. STRUCTURES, BY WAY OF EXAMPLE, NOT BY LIMITATION, SHALL MEAN BUILDINGS, SHEDS, MOBILE HOMES, SIGNS, STORAGE TANKS, SEPTIC SYSTEMS, SWIMMING POOLS, TENNIS COURTS, BASKETBALL COURTS, GAZEBOS OR SIMILAR FACILITIES.
- ALL VEGETATION ON THE EASEMENT SHALL NOT EXCEED A MAXIMUM HEIGHT OF 3 FEET AT MATURITY.
- EXCAVATION IS NOT PERMITTED WITHIN 27 FEET OF ANY TOWER FOOTINGS, A MINIMUM OF 30 FEET OF GROUND TO CONDUCTOR CLEARANCE MUST BE MAINTAINED AT ALL TIMES.
- WELLS AND MINING OPERATIONS ARE NOT ALLOWED WITHIN THE EASEMENT.
- WAPA SHALL REVIEW FENCE PLANS AFFECTING THE EASEMENT AREA PRIOR TO INSTALLATION. IF FENCES ARE PLACED ACROSS THE EASEMENT, 14 FOOT WIDE GATES ARE REQUIRED FOR ACCESS ALONG THE EASEMENT.
- ALL IMPROVEMENT PLANS AFFECTING THE EASEMENT MUST BE REVIEWED AND APPROVED BY WAPA PRIOR TO DEVELOPMENT. REQUESTS FOR PERMISSION TO USE THE TRANSMISSION LINE EASEMENT SHOULD BE SUBMITTED TO: WESTERN AREA POWER ADMINISTRATION, ATTN: LANDS DEPARTMENT, 5555 EAST CROSSROADS BOULEVARD, LOVELAND, COLORADO 80538.



LEGEND

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



NOTES

- ERROR OF CLOSURE EXCEEDS 1:232,000.
- BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
- THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°38'45.451", AND THE COMBINED FACTOR IS 0.99976447.
- ALL DISTANCES ARE GRID.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO USED AS BENCHMARKS.

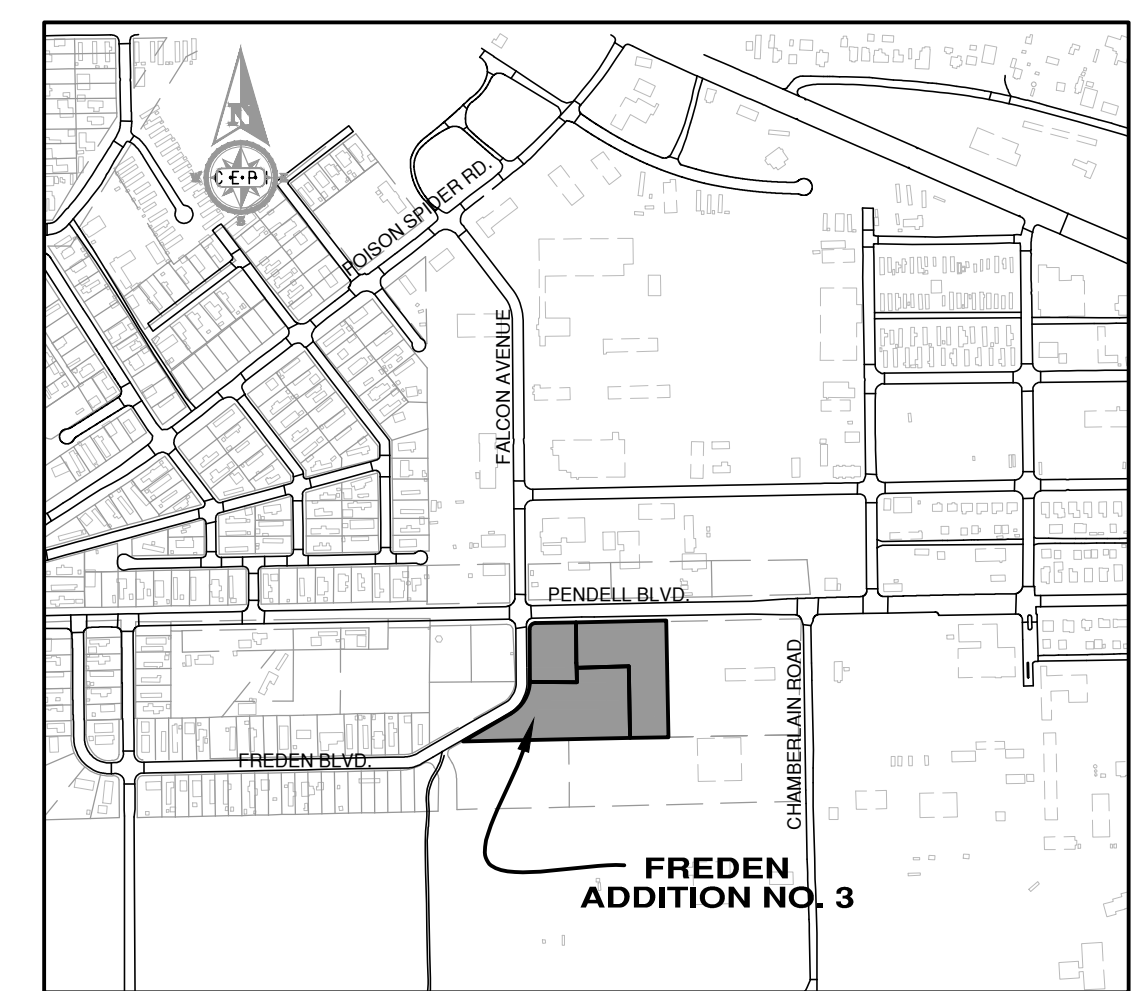
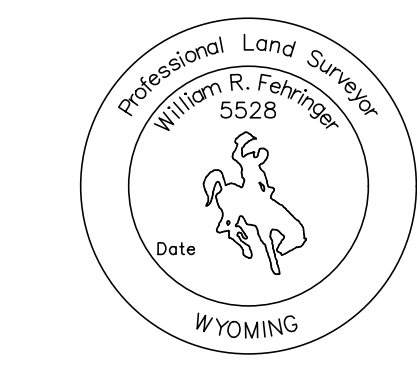
CERTIFICATE OF SURVEYOR

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 JULY, 2022, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. 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 _____, 2023.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____
 NOTARY PUBLIC



VICINITY MAP
 NO SCALE

APPROVALS

APPROVED BY THE CITY COUNCIL OF MILLS, WYOMING BY RESOLUTION NO. _____ DULY PASSED, ADOPTED AND APPROVED THIS _____ DAY OF _____, 2023.

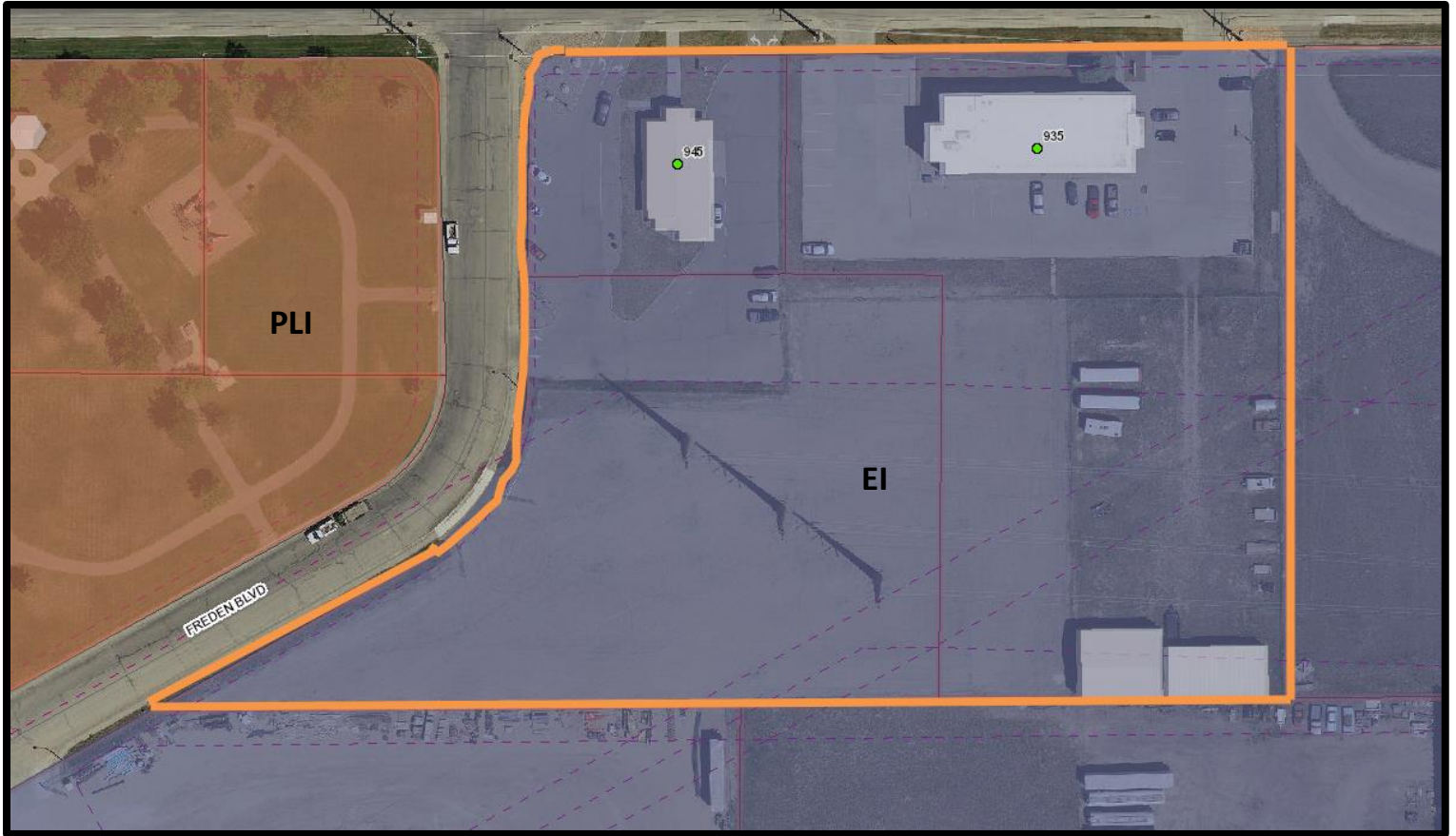
ATTEST: _____ CITY CLERK
 _____ MAYOR

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2023.
 _____ CITY ENGINEER
















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Freden Addition No. 3 – Final Resubdivision Plat



Mills Zoning Districts

- | | |
|--|--|
|  Mills, DB |  Mills, ER: Established Residential |
|  Mills, DI: Developing Industrial |  Mills, PLI: Public Land Institutions |
|  Mills, DMH: Developing Mobile Home |  Mills, PUD: Planned Urban Development |
|  Mills, DR: Developing Residential |  Mills, MSR: Mixed Sized Residential |
|  Mills, EB: Established Buisness |  Mills, MU: Mixed Use |
|  Mills, EI: Established Industrial |  Mills, UA: Urban Agriculture |
| |  Mills, UR: Urban Agriculture Residential |

WARRANTY DEED

THIS INDENTURE, made this 21 day of April, 2016, by and

between:

RIVER-RAIL COMMUNITY FEDERAL CREDIT UNION FORMERLY KNOWN AS NPRD FEDERAL CREDIT UNION,

the Grantor, and

BONANDER PROPERTIES LLC

whose address is:

945 PENDELL BOULEVARD M/A 2462 W. BALBEN RD
MILLS, WY 82644 CASPER, WY 82601

the GRANTEE, WITNESSETH:

That the grantor, for and in consideration of the sum of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell, CONVEY AND WARRANT unto the said grantee(s), all that certain tract, lot, piece, and parcel of land situated in the County of Natrona, State of Wyoming, and described as follows, to wit:

LOTS 2 AND 3, BLOCK 5, FREDEN ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JULY 17, 1981, AS INSTRUMENT NO. 315922.

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

RIVER-RAIL COMMUNITY FEDERAL CREDIT UNION FORMERLY KNOWN AS NPRD FEDERAL CREDIT UNION

BY: [Signature] TYLER DISBURG, PRESIDENT

State of Wyoming)
County of Natrona) ss.

This instrument was acknowledged before me on 21 day of April, 2016 by TYLER DISBURG, PRESIDENT of RIVER-RAIL COMMUNITY FEDERAL CREDIT UNION FORMERLY KNOWN AS NPRD FEDERAL CREDIT UNION

Given under my hand and notarial seal this 21 day of April, 2016.

My commission expires: 12/21/16 [Signature] Notarial Officer



Barcode
4/21/2016 10:12:51 AM NATRONA COUNTY CLERK
Pages: 1 Renea Vitto Recorded: SA Fee: \$12.00 AMERICAN TITLE AGENCY
1010566

ARTICLES OF ORGANIZATION
OF
BONANDER PROPERTIES LLC

The undersigned, being an adult under the laws of the State of Wyoming, and for the purpose of forming a close limited liability company under the Wyoming Limited Liability Company Act, *Wyoming Statutes 2010 §§ 17-29-101, et seq* (the "Act") and the Close Limited Liability Company Supplement, *Wyoming Statutes 2010 §§ 17-25-101, et seq* (the "Supplement"), submits the following Articles of Organization:

1. Company Name. The name of the limited liability company shall be "Bonander Properties LLC" (the "Company").

2. Name and Physical Address of Registered Agent. The name and physical address of the registered agent of the Company is as follows:

Richard A. Bonander
1964 E. 1st Street
Casper, WY 82601

3. Mailing Address. The mailing address of the Company where correspondence and annual report forms can be sent is as follows:

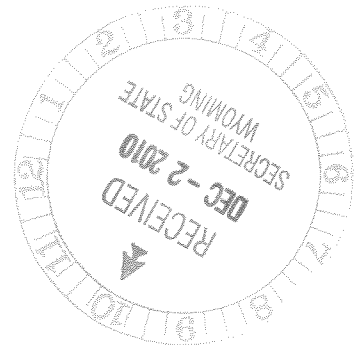
Bonander Properties LLC
2462 W. Balben Road
Casper, WY 82601

4. Principal Office. The address of the principal office of the Company is as follows:

Bonander Properties LLC
2462 W. Balben Road
Casper, WY 82601

5. Company's Management. The Company is or will be managed by a manager or managers. The names and addresses of the initial managers of the Company who shall serve as managers until their successors are duly elected and qualified are as follows:

Richard A. Bonander
2462 W. Balben Road
Casper, WY 82601

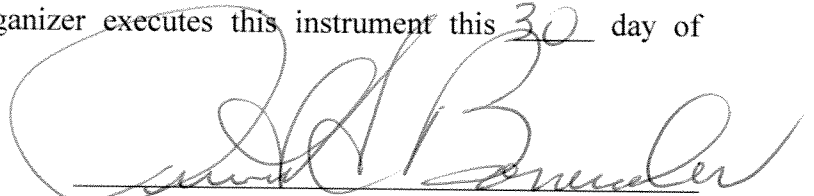


6. Statement of Manager's Authority. The manager or managers of the Company shall have the authority to:

- (A) Execute any instrument transferring real property held in the name of the Company; and
- (B) Execute any and all other documents and take any and all other actions as are necessary or convenient to further the purposes of the Company as set forth in these Articles, the Operating Agreement of the Company, the Supplement and the Act, in that order.

7. Election to be a Close Limited Liability Company. The Company elects to be a close limited liability company as provided and allowed by *W.S. §§ 17-25-101, et seq.*

IN WITNESS WHEREOF, the organizer executes this instrument this 30 day of November, 2010.


Richard A. Bonander, Organizer


Wyoming Secretary of State
The Capitol Building, Room 110
200 W. 24th Street
Cheyenne, WY 82002-0020
Ph. 307.777.7311
Fax 307.777.5339
E-mail: corporations@state.wy.us

CONSENT TO APPOINTMENT
BY REGISTERED AGENT

1. I, Richard A. Bonander, with registered office located at 1964 E. 1st Street, Casper, Wyoming 82601, voluntarily consent to serve as the registered agent for Bonander Properties LLC, a Wyoming limited liability company, on the date shown below.

2. I hereby certify that I am in compliance with the requirements of W.S. 17-28-101 through W.S. 17-28-111.

DATED this 30 day of November, 2010.


Richard A. Bonander



MINUTES OF THE 6th OF APRIL 2023 MILLS PLANNING & ZONING BOARD MEETING

Board Members Present: Pattie Gould, Bob Greenley, Ed Greenwood and Leon Norvell were all present for this P&Z Meeting.

Others in Attendance: Megan Nelms, City Planner, Kevin O’Hearn, Building Official, Leo Maddox, Lewis James, JKC Engineering, Steve Loftin, Albon Shaw, Kammi Shaw, applicants were also in attendance.

Chairman Pattie Gould called the Meeting to order at 5:05 PM on April 6, 2023, as a quorum was present.

Chairman Pattie Gould asked board members if they had read the minutes of the March 16, 2023, P&Z Board meeting. Board Member Ed Greenwood made a motion to approve the minutes. Board Member Leon Norvell seconded the motion. Chairman Pattie Gould called for a vote to pass the minutes of the 6th of April 2023 P&Z meeting. All ayes, motion passed.

Pattie asked Megan to present the first agenda item. Megan introduced case number 23.01 FSP, the Maddox Resubdivision request.

Background:

The applicant is proposing to resubdivide a portion of Lot 1 and all of Lot 2, Block 21, Mountain View Suburb to remove the interior lot line and create one, singular parcel, for the purpose of building a shop for storage.

No comments were received from external and internal staff reviews. Megan provided an overview of the request:

Planning Considerations:

1. Revise the plat title, all legal descriptions, and the dedication to except out that 12’ x 24’ portion in the SW corner of Lot 1. It should read:
 - a. “Vacation & Replat of a portion of Lot 1 & all of Lot 2, Block 21, Mountain View Suburb to be known as Lot 1A, Block 21, Mountain View Suburb...”
2. Add at 5’ general utility easement around the interior boundary of the subdivision.
3. Survey Reviews:
 - a. Add elevations with the given coordinates and a note with vertical datum
 - b. Verify the survey date of April 2022

MINUTES OF THE 6th OF APRIL 2023

MILLS PLANNING & ZONING BOARD MEETING

4. Submit organizational documents for Maddox Family Living Trust showing who is authorized to sign on behalf of the Trust.

Staff Recommendation: Staff recommends the Planning and Zoning Board approve the Maddox Resubdivision request, pending completion of all planning considerations.

Chairman Gould thanked Megan and asked if there were any questions from the Board. Board Member Greenley inquired about the survey changes and Megan explained they were very minor, mostly cosmetic changes to the plat. Mr. Maddox stated he would get the Trust documents as soon as possible.

Chairman Gould then asked if there was any further discussion. There was none so she called for a motion. Board Member Bob Greenley made a motion to provide the City Council with a “Do Pass” recommendation for the Maddox Resubdivision request. Board Member Leon Norvell seconded the motion. All voted in favor, motion carried.

Megan presented the next case, 23.02 FSP for the Freden Addition No. 3.

Background:

The applicant is proposing to resubdivide/adjust the boundary lines between three (3) lots within the Freden Addition for the purposes of cleaning up parcel ownership.

No comments were received from external and internal staff reviews. Megan provided an overview of the request:

Planning Considerations:

1. The Title Block should read “Vacation and Replat of Lots 2 & 3, Block 5, Freden Addition and Lot 4B, Block 5, Freden Addition City of Mills...”
2. Survey Reviews:
 - a. There is a mis-closure on Lot 2 of 9.30’. The west line is short
 - b. Label the widths of Pendell Blvd (80’) and Freden Blvd (50’)
 - c. Verify the survey date of April 2022
3. Cosmetic Changes to the Plat
 - a. In the Approvals, change the date on the City Council approval from 2022
 - b. In the Engineer’s Approval, change the year from 2013
 - c. In the Notary Block for the Surveyor’s Certificate, change the year from 2013
 - d. In the Notary Block for the owner’s signature, change the year from 2022
4. Submit organizational documents for Bonander Properties, LLC showing who is authorized to sign on behalf of the LLC.

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Staff Recommendation: Staff recommends the Planning and Zoning Board approve the final plat for the Freden Addition No. 3, pending completion of all planning considerations.

Chairman Gould thanked Megan and asked if there were any questions from the Board. The applicant was not in attendance at the meeting and there was no discussion regarding the case.

Chairman Gould then called for a motion. Board Member Ed Greenwood made a motion to provide the City Council with a “Do Pass” recommendation for the Freden Addition No. 3 request. Board Member Bob Greenley seconded the motion. All voted in favor, motion carried.

Megan presented then presented the next case, 23.03 FSP the final plat of the Shawville Addition.

Background:

The applicant is proposing to resubdivide four (4) lots within the Evergreen Park Subdivision to create five (5) lots for the purposes of redevelopment and clean-up of the area.

No comments were received from external and internal staff reviews. Megan provided an overview of the request:

Planning Considerations:

1. Modify the plat to include the vacation of that portion of S. 5th Avenue and
 - a. Revise the plat title & description to include the vacation of that portion of S. 5th Avenue and Lot 1, Blk 8, Evergreen Park No. 2
 - b. Modify Lot 1 and Lot 2, Blk 8 to include that vacated portion of S. 5th Avenue
 - c. Ensure all standards are met including:
 - i. Minimum lot width of 40’
 - ii. All lots have access to publicly dedicated right of way
 - d. Submit a revised plat for review
2. Verify the location of all utilities and the need for any applicable utility easements
 - a. Verify the needed 15’ utility easements
 - b. Ensure only needed easements are provided for the vacated portion of right of way
3. Cosmetic Changes to the Plat
 - a. The owner name across the plat needs to be “Shaw Investments, LLC” per the warranty deed.
 - b. Change the name of the neighboring landowner joining the subdivision to Kimberly Perez not Sylvester Graham
 - c. In the notary block, add “Managing Member” after Albon Shaw’s name
 - d. Remove the word “Attest” from the Mayor & Engineer’s signatures
4. Submit organizational documents for Shaw Investments, LLC showing who is

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authorized to sign on behalf of the organization.

5. Add a legend for the lines – easements property boundaries, etc.

Staff Recommendation: Staff recommends the Planning and Zoning Board approve the final plat for the Shawville Addition, pending completion of all planning considerations.

Megan stated that the applicants had turned in a revised plat the day before, showing the unbuilt portion of S. 5th Avenue being vacated. They also added the neighboring property owner so that the vacated portion of right of way is equally distributed between the lots and have reconfigured the lots so all have the required amount of street frontage. The City will also now sign the plat as owner since they represent the public in the vacation of the right of way.

There was general discussion regarding the right of way vacation. All agreed that it was a good thing and the resubdivision plat is a good opportunity to get rid of it and clean up the lot lines.

Albon Shaw, applicant, discussed the work he has been doing on the property to clean it up. He has also had various discussions with the neighboring property owners about their future plans for the area, as he is looking at purchasing more lots in the future to clean up and re-develop. He stated the area has been like it is now for a number of years and things have just been left untouched.

Chairman Gould then asked if there was any further discussion. There was none so she called for a motion. Board Member Leon Norvell made a motion to provide the City Council with a “Do Pass” recommendation for the proposed Shawville Addition. Board Member Bob Greenley seconded the motion. All voted in favor, motion carried.

The next case on the agenda had been tabled at the January 2023 meeting. Megan informed the Chairman that they need to make a motion to remove the case from the tablet to consider it. Chairman Gould then asked for a motion to the remove case 22.01 PSP from the table to consider it. Board Member Bob Greenley moved to remove the case from the table for consideration. Board Member Ed Greenwood seconded. All voted in favor, motion carried.

Megan then presented case 22.01 PSP, the preliminary plat for proposed Midway Subdivision. She stated that the plat had been tabled back in January so that the applicant could revise the plat based on comments provided by the commission. She then provided an overview of the case.

Background:

The applicants are proposing to subdivide approximately 39.69-acres into an 18-lot industrial subdivision. Each lot averages approximately 1.50-acres in size.

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Planning Considerations:

1. There is no legal access to proposed Lot 8 or Tract A
 - a. Only the south 30' of the MJB Rd. right of way touches the subject
 - b. Must provide 60' of access & construct the roadway
 - c. There is a 60' wide electrical easement and a power structure in the area where the right of way could be extended
 - d. Revise the plat to provide 60' of access to proposed Lot 8 and Tract A
2. All cul-de-sacs shall have a radius of no less than 96' in diameter.
3. Verify and ensure all easements are properly labeled.
 - a. Add 5' general utility easements to each side of all interior lots lines.
4. The 75' wide powerline (WAPA easement) shall be crosshatched on the plat face and add language "RESTRICTED BUILDING AND VEGETATION AREA".
5. Add the following as a notes section on the plat face with regard to the WAPA easement:

The United States Government (US) holds an access and a 75-foot-wide Casper-Glendo N transmission line easement (37.5 feet on either side of centerline) for the right to operate, patrol, repair, maintain, use, construct, and reconstruct an electrical transmission line across Tract A and Lots 8 and 11. The following activities are prohibited within the transmission line easement:

- a. *Structures are not allowed on the easement. Structures, by way of example, not by limitation, shall mean buildings, sheds, mobile homes, signs, storage tanks, septic systems, swimming pools, tennis courts, basketball courts, gazebos or similar facilities.*
- b. *All vegetation on the easement shall not exceed a maximum height of 3 feet at maturity.*
- c. *Excavation is not permitted within 27 feet of any tower footings. A minimum of 30 feet of ground to conductor clearance must be maintained at all times.*
- d. *Wells and mining operations are not allowed within the easement.*
- e. *WAPA shall review fence plans affecting the easement area prior to installation. If fences are placed across the easement, 14-foot-wide gates are required for access along the easement.*
- f. *All improvement plans affecting the easement must be reviewed and approved by WAPA prior to development. Requests for permission to use the transmission line easement should be submitted to: Western Area Power*

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Administration, Attn: Lands Department, 5555 East Crossroads Boulevard, Loveland, Colorado 80538.

6. All lots must show adequate buildable area:
 - a. Provide site plans showing buildable area, including the access drive, a shop/structure and parking area for proposed Lots 4, 5 & 6.
7. Submit organizational documents for Tetral Corporation of Casper, showing who is authorized to sign on behalf of the corporation.
8. Survey Review:
 - a. Change the label in the vicinity map to “Midway Subdivision” instead of “Property Location”
 - b. Verify the monument recovered at the CN1/16. The symbol indicates recovered corner as noted.
 - c. Provide the date(s) of survey in the Certificate of Surveyor
 - d. Add “An Addition to the City of Mills” under Midway Subdivision in the Title Block and across the face of the plat
 - e. There is no interior monumentation shown on the plat. All lot corner monuments shall be set now or after construction of infrastructure. Set and label or add a note to the plat face stating otherwise
9. Cosmetic Revisions to the Plat:
 - a. Remove the language in the lower right titled “Recorded”, that will go in the box in the upper right.
 - b. The surrounding property is labeled incorrectly. At the SW corner, it should be Lot 19, B&B Subdivision, not Lot 10.
 - c. The lot line is missing between Lots 12 & 13
 - d. Revise the Approval signatures:
 - i. Add the statement “Approved by the City Council of Mills, WY by Resolution No. ____, duly passed, adopted and approved this __ day of _____ 20 __.”
 - ii. Revise the signature lines to Mayor, City Clerk and City Engineer
 - iii. Just have a signature line for the Clerk to attest the Mayor’s signature
 - iv. REMOVE the signature lines for the City of Casper.

Staff Recommendation: Staff recommends APPROVAL of the preliminary plat upon all preliminary planning considerations being completed. The applicant will then submit a Final Plat for review & consideration.

Chairman Gould thanked Megan and asked if there were any questions from the Board. Megan stated that one of the concerns with the previous version of the plat was the number of lots that were unbuildable, mainly because of easements or topography. Board Member Greenley made the suggestion that perhaps the applicant could tract the property into 4-5 10-acre lots, then as

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purchasers came, they could further subdivide down to the size they were needing. There was discussion about how much money would be spent installing the infrastructure to numerous smaller lots when you don't really know what potential purchasers are going to want. It could also help with the access issues and eliminate some infrastructure construction costs.

Steve Loftin, the developer, stated that he is way out ahead of putting anything up for sale right now and he doesn't have anyone in line to buy anything right now. They have planned out the utilities for the layout as it is now, and it will work. Bob stated that he would still suggest subdividing larger tracts and planning for minimal utilities. He thought the likelihood of someone coming in and wanting more than one of the very small lots is very high. Steve replied that his plan right now is to rent them out, versus selling.

There was general discussion about what can go underneath the WAPA powerlines, in that easement. It is pretty basic and limited to storage of movable items.

The lack of access to proposed Lot 8 and Tract A was discussed. There is only 30' of dedicated right of way touching this parcel from MJB Road, so they will need to provide an alternate access. Mr. Loftin stated that he owns all the property to the north. Megan stated that was good as it provides a way that the plat can be revised to allow MJB Road to continue through and provide the 60' of required right of way.

There was also discussion about water infrastructure. They are currently served by Wardwell, and Wardwell is going away by the end of the year. Bar Nunn is supposed to take over all Wardwell infrastructure, however, Mills will be taking over everything south of the highway, including serving this property. Lewis James, the applicant's agent, stated they had already approached Wardwell about servicing the new development and had preliminary approval. Megan asked that he send a copy of the letter or meeting minutes showing the approval.

A general discussion was had about the property and the future of Mills water system infrastructure. There is a hill on this property that is of good elevation for Mills to install a water storage tank in the future, if needed.

Chairman Gould then asked if there was any further discussion. There was none so she called for a motion. Board Member Bob Greenley made a motion to provide the City Council with a "Do Pass" recommendation for the preliminary plat for Midway Subdivision. Board Member Ed Greenwood seconded the motion. All voted in favor, motion carried.

There were no further agenda items for the evening. Staff then passed out a copy of pages from Title 17, the City's Zoning Code. He stated that Mike Roden had resigned from the commission, so the city needs to appoint someone to fill his unexpired term. In reviewing that process, City staff noted that none of the commission members had been re-appointed for a number of years,

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and all of them were serving in expired terms. The City would like to start following the requirements for appointment of commission members found in Title 17 and go through the appointment process each year. There was discussion on the application process, how long everyone has been on the commission, any qualifications to serve on the commission and transparency.

The commission stated they really would like someone from Council to come to a meeting occasionally. Megan said she would reach out to invite Mayor Juarez to the next regular meeting.

Kevin asked that everyone check their personal emails to ensure that the City still has their good addresses as staff is looking at providing monthly meeting informational packets via email. Ed stated he would still like to receive a paper packet.

With no further business, Chair Pattie Gould declared the meeting adjourned at 6:20 PM.

Pattie Gould, Chair

Attested: Christine Trumbull