



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: July 23, 2024
SUBJECT: Vision Beyond Borders Addition – Final Plat

Case Number: 24.06 FSP

Summary: The applicant is proposing to resubdivide approximately 1.34 acres currently platted as nine (9) existing lots into 3 larger lots.

Current Zoning: C-1 (General Commercial District) *no change of zoning is requested or required.

Planning Commission Recommendation: At their July 11, 2024, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the subdivision request, pending completion of all planning considerations.

Staff Recommendation: The applicant has completed all the required planning considerations and staff recommends APPROVAL of the resubdivision final plat.

Vision Beyond Borders Addition

Final Plat

Planning Commission Meeting
July 11, 2024

City Council Meeting
July 23, 2024

Applicants: Jacob Henry

Case Number: 24.06 FSP

Agent: Steven Granger, ECS Engineers

Summary: The applicant is proposing to resubdivide approximately 1.34 acres currently platted as nine (9) existing lots into 3 larger lots.

Legal Description: Portions of Lots 1-4 & all of Lots 11-15, Block 47, Mountain View Suburb

Location: The property is located on the southwest side of Yellowstone Highway, at the intersection with Radio Rd.

Current Zoning: C-1 (General Commercial) *no change of zoning is requested or required.

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

Adjacent Land Use: North: Yellowstone Highway ROW
South: Lariat Mobile Home Court (MP)
East: Lariat Mobile Home Court (MP)
West: Various commercial businesses (C-1 & I-1)

Planning Considerations:

1. Add a shared access easement at the property line for Lots 1 & 2 for the shared approach off Hwy 20/26.
 - a. No additional approaches will be permitted by WYDOT onto HWY 20/26
 - b. Any modifications to the existing approach shall be permitted through WYDOT
2. Remove the existing features shown on the plat face (existing building, existing infrastructure lines) and submit a separate site plan showing existing structures and infrastructure.
3. Provide documentation showing Jacob Henry is authorized to sign on behalf of Vision Beyond Borders.

4. Survey Reviews:
 - a. The legal description for this plat has been incorrect going back to at least 2001. It should technically be “Portions of Lots 1-4 and all of Lots 11-15, Block 47, Mountain View Suburb”. Revise legal descriptions accordingly.
 - b. Add ‘VARIES’ in front of the 90’ width label on the Hwy 20/26 ROW
 - c. The call of S85°53’40”E, 8.16’ is a curve per the original plat and Walters Addition.
 - d. Add the statement “All streets as shown hereon have been previously dedicated to the use of the public” to the end of the Certificate of Dedication.
 - e. Add GRID distances to the notes
 - f. Remove Note 6 – it is inaccurate.

 5. Cosmetic changes to the plat:
 - a. The plat can be titled as a Final Plat not Preliminary Plat
 - b. In the Certificate of Dedication, last paragraph, line 2, the legal description says Mountain WEST Suburb instead of Mountain VIEW.
-

Staff Recommendation:

All planning considerations have been completed and Staff recommends APPROVAL of the final plat.

Planning Commission Recommendation:

The Planning Commission made a DO PASS recommendation on the final plat application, pending all planning consideration, at their meeting on July 11, 2024.

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: 5/28/2024
Return by: 6/13/2024
(Submission Deadline)
For Meeting on: 7/11/2024

PLEASE PRINT

SINGLE POINT OF CONTACT: Jacob Henry

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name:
Vision Beyond Borders_Jacob Henry/Operations Manager
Owner Mailing Address:
P.O. Box 2635
City, State, Zip: Casper, WY 82602
Owner Phone: 307-333-6545
Applicant Email: Jacob@visionbeyondborders.org

AGENT INFORMATION:

Print Agent Name:
ECS Engineers-Steven Granger
Agent Mailing Address:
1607 CY Ave., Ste. 104
City, State, Zip: Casper, WY 82604
Agent Phone: 307-337-2883
Agent Email: sgranger@ecsengineers.net

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lots 1-4 & 11-15, Block 47, Mountain View Suburb
Physical address of subject property if available: 4505 & 4515, West Yellowstone Hwy
Size of lot(s) 0.166, 0.438, 0.746 acres sq. ft./acres:
Current zoning: EB-Established Business Current use: Businesses
Intended use of the property: Businesses
Zoning within 300 feet: EB and EI Land use within 300 feet: Businesses

ATTACHMENTS (REQUIRED):

1. Proof of ownership: X (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: West Yellowstone, Radio Avenue & Natrona Avenue
(Example: along west property line, running north & south)
Width of Existing Right-of-Way / Easement: 90', 50' & 60' Number of Feet to be Vacated: N/A
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:
Request to replat Lots 1-4 & 11-15, Block 47, Mountain View Suburb into 3 new lots.

OWNER Signature Jacob Henry

OWNER Signature Patrick Klein

AGENT Signature _____

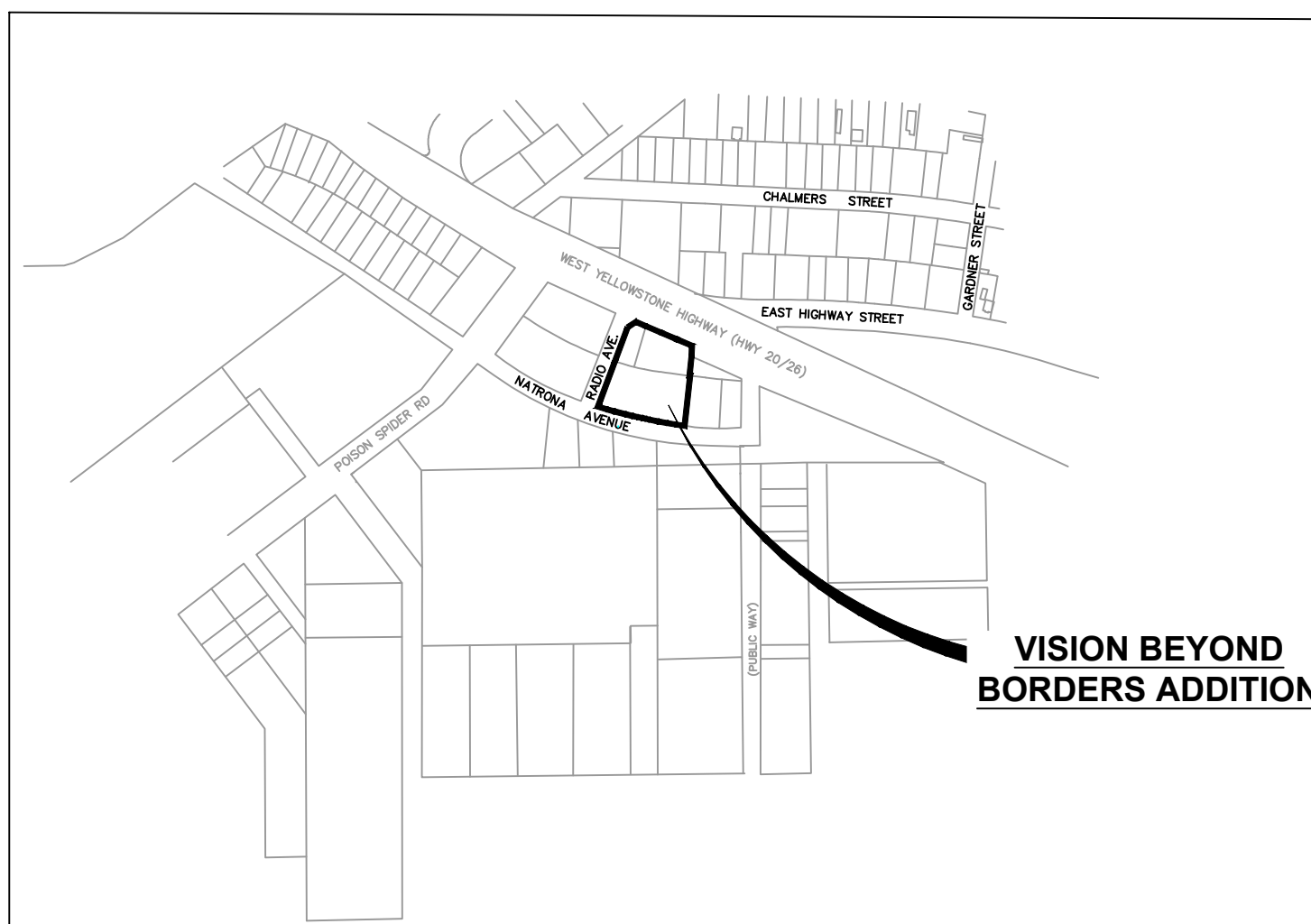
FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), plus \$150.00 recording fee.

For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____

FINAL PLAT OF VISION BEYOND BORDERS ADDITION

TO THE CITY OF MILLS

BEING A VACATION AND RE-PLAT OF PORTIONS OF
LOTS 1-4 & ALL OF LOTS 11-15, BLOCK 47
MOUNTAIN VIEW SUBURB
BEING LOCATED IN THE SW1/4SE1/4,
SECTION 1, T.33N., R.80W., 6TH P.M.,
CITY OF MILLS
NATRONA COUNTY, WYOMING



CERTIFICATE OF VACATION AND DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA

THE UNDERSIGNED, JACOB HENRY, OPERATIONS MANAGER FOR VISIONS BEYOND BORDERS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF PORTIONS OF LOTS 1-4 AND ALL OF LOTS 11-15, BLOCK 47, MOUNTAIN VIEW SUBURB, BEING LOCATED IN PART OF THE SW1/4SE1/4, SECTION 1, T.33N., R.80W., 6TH P.M., CITY OF MILLS, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED AND A POINT IN THE INTERSECTION OF THE SOUTHERLY LINE OF WEST YELLOWSTONE HIGHWAY (20/26) WITH THE EASTERLY LINE OF RADIO AVENUE; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID WEST YELLOWSTONE HIGHWAY (20/26), S.66°17'48"E., 190.87 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID WEST YELLOWSTONE HIGHWAY (20/26), S.6°48'27"W., 31.18 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, WALTERS ADDITION; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID LOT 1, WALTERS ADDITION, S.6°47'37"W., 63.32 FEET TO A POINT OF CURVATURE; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID LOT 1, WALTERS ADDITION ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1045.10 FEET, AND THROUGH A CENTRAL ANGLE OF 0°26'50", EASTERLY, 8.16 FEET, AND THE CHORD OF WHICH BEARS S.85°53'40"E., AND DISTANCE OF 8.16 FEET TO A POINT OF NON-TANGENCY; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID LOT 1, WALTERS ADDITION, S.6°45'00"W., 135.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL AND A POINT IN THE NORTHERLY LINE OF SAID NATRONA AVENUE AND POINT OF CURVATURE; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF SAID NATRONA AVENUE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1180.10 FEET, AND THROUGH A CENTRAL ANGLE OF 12°57'41", NORTHWESTERLY, 266.96 FEET, AND THE CHORD OF WHICH BEARS N.77°45'37"W, AND DISTANCE 266.39 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND A POINT IN THE INTERSECTION OF THE NORTHERLY LINE OF SAID NATRONA AVENUE WITH THE EASTERLY LINE OF SAID RADIO AVENUE; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL AND THE EASTERLY LINE OF SAID RADIO AVENUE, N.20°43'22"E., 256.44 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL AND EASTERLY LINE OF SAID RADIO AVENUE, N.57°06'18"E., 16.36 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.35 ACRES, 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 BEING A VACATION AND REPLAT OF PORTIONS OF LOTS 1-4 AND ALL OF LOTS 11-15, BLOCK 47, MOUNTAIN VIEW SUBURB, LOCATED IN THE SW1/4SE1/4, SECTION 1, T.33N., R.80W., AS IT APPEARS ON THIS PLAT, ARE DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE-NAMED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "VISION BEYOND BORDERS ADDITION." ALL EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS. ALL STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

VISIONS BEYOND BORDERS
PO BOX 2635
CASPER, WY 82602

JACOB HENRY - OPERATIONS MANAGER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY JACOB HENRY, OPERATIONS MANAGER, VISION BEYOND BORDERS.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVALS

CITY OF MILLS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER _____ DULY PASSED, ADOPTED AND

APPROVED ON THIS _____ DAY OF _____, 2024.

MAYOR _____

ATTEST: CITY CLERK

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2024.

CITY ENGINEER _____

CERTIFICATE OF SURVEYOR

I, **STEVEN J. GRANGER**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **VISION BEYOND BORDERS ADDITION**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JUNE, 2024 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

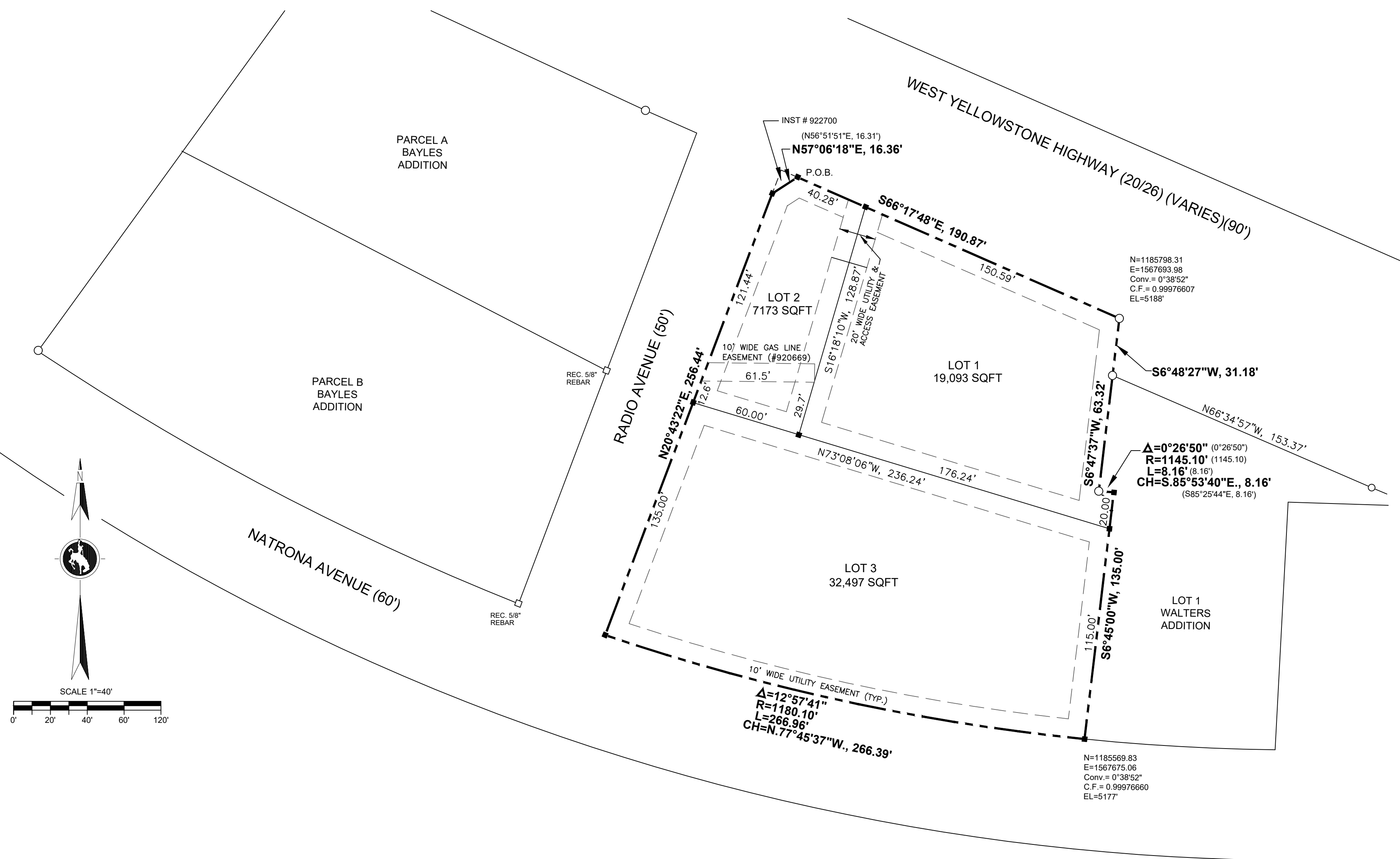
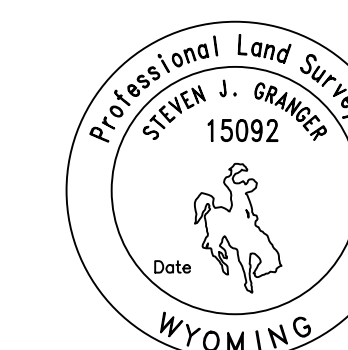
STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVEN J. GRANGER THIS _____ DAY OF _____, 2024.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

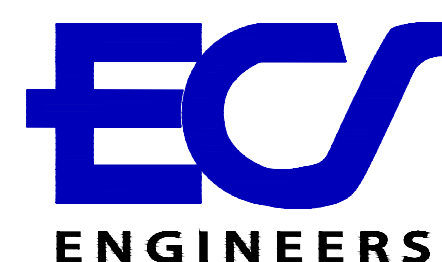


NOTES

- PLAT CLOSURE RATIO EXCEEDS: 1:164.020
- BASIS OF BEARINGS: NAD83/2011 (EPCH 2010.0000) STATE PLANE COORDINATES,, WYOMING EAST CENTRAL ZONE(4902), US SURVEY FEET - GRID DISTANCE.
- ELEVATIONS ARE NAVD88 AND NOT INTENDED AS BENCHMARKS.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- THIS SUBDIVISION IS NOT WITHIN AN AREA THAT HAS BEEN OFFICIALLY DESIGNATED AS AN AIRPORT INFLUENCE AREA. (AIA)
- PROPOSED LAND USE: COMMERCIAL AND BUSINESS
- UTILITY EASEMENTS ARE DEDICATED AS SHOWN AND DELINEATED HEREON.
- THIS SUBDIVISION DOES NOT CONTAIN ANY DESIGNATED WATER RIGHTS PER THE WYOMING STATE ENGINEERS OFFICE RECORDS.
- PROPERTY FALLS IN FEMA ZONE X. NO FLOOD ZONE.

LEGEND

- RECOVERED CORNER (AS NOTED)
- RECOVERED BRASS CAP
- SET ALUMINUM CAP
- SUBDIVISION LINE
- LOT LINE
- - - - - PROPOSED EASEMENT LINE
- W --- WATERLINE
- SA --- SA --- SANITARY SEWER LINE
- N00°00'00"W, 1234.56' MEASURED BEARING AND DISTANCE
- (N00°00'00"W, 1234.56') RECORD BEARING AND DISTANCE



Environmental and Civil Solutions, LLC
1607 CY Ave., Suite 104
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 220046

OWNER:
VISION BEYOND BORDERS
PO BOX 2635
CASPER, WY 82602














DATE DRAWN:
6.10.2024 REV. 7.8.24

DRAWN BY:
S.J.G

Vision Beyond Borders Addition – 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 Business |  Mills, MU: Mixed Use |
|  Mills, EI: Established Industrial |  Mills, UA: Urban Agriculture |
| |  Mills, UR: Urban Agriculture Residential |

WARRANTY DEED

JULIE HORSCH, 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 Warrant To

VISION BEYOND BORDERS, INC., grantee(s), whose address is: 3335 PLATEAU ST.
CASPER, WY 82601
~~4505 AND 4515 W YELLOWSTONE HWY~~
~~Mills, WY 82604~~


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:

LOTS 1, 2, 3, 4, 11, 12, 13, 14 AND 15, BLOCK 47, ADDITION TO MOUNTAIN VIEW SUBURB,
NATRONA COUNTY, WYOMING

EXCEPTING THEREFROM THAT PORTION OF LOT 1, BLOCK 47, DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 8, 2012, AS INSTRUMENT NO. 922700.

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

Witness my/our hand(s) this 7TH day of MAY, 2024.




JULIE HORSCH

State of Wyoming)
County of Natrona)SS.
)

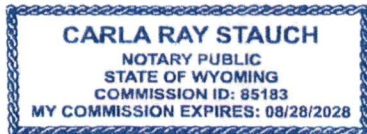
The foregoing instrument was acknowledged before me by JULIE HORSCH.

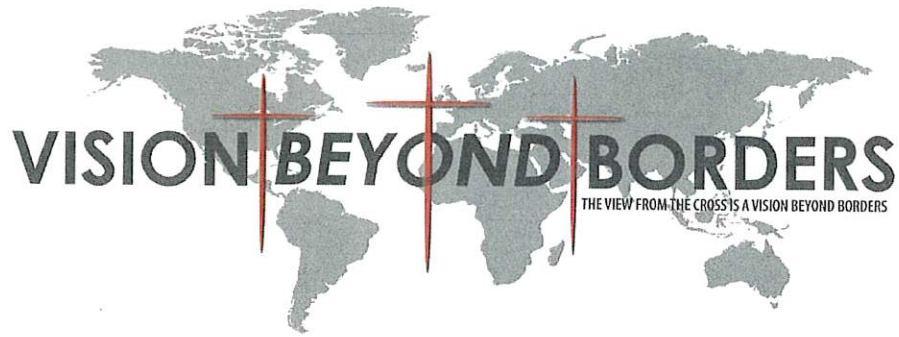
this 7TH day of MAY, 2024.

Witness my hand and official seal.

My Commission Expires: 8/28/2028 

Notarial Officer





Town of Mills Wyoming/ Building Department
704 Fourth Street, PO Box 789
Mills, WY 82644

July 8, 2024

To Whom It May Concern:

The Board of Vision Beyond Borders authorizes either Patrick Klein, Executive Director or Jacob Henry, Operations Manager to sign any and all documents on behalf of the Vision Beyond Borders property at 4505-4515 West Yellowstone Highway, Mills, WY 82644.

Thank you,

Patrick Klein, Vision Beyond Borders Board of Directors