



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: Lindberg Addition – Final Plat

Case Number: 24.05 FSP

Summary: The applicant is proposing to combine four (4) existing lots into one (1) lot, being .48-acres in size.

Current Zoning: C-3 (Business Service 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.

Lindberg Addition

Final Plat

Planning Commission Meeting
July 11, 2024

City Council Meeting
July 23, 2024

Applicants: William “Tuna” Lindberg

Case Number: 24.05 FSP

Agent: Aaron Money, Land Survey Professionals

Summary: The applicant is proposing to combine four (4) existing lots into one (1) lot, being .48-acres in size.

Legal Description: All of Lots 7 & 8 and portions of Lots 9, 10 & 11, Block 29, Addition No. 1 to Mountain View Suburb

Location: The property is located on the northeast side of Yellowstone Highway, at the intersection with N. 3rd Avenue.

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

Existing Land Use: There is an existing structure on existing Lot 8, Block 29.

Adjacent Land Use: North: Various commercial & industrial uses (EB)
South: Various commercial & industrial uses (EI & EB)
East: Various commercial & industrial uses (EB)
West: Various commercial & industrial uses (EI)

Planning Considerations:

1. Provide a 5’ general utility easement on the exterior boundary of the subdivision.
 - a. There is a Black Hills Energy gas line running along the northern and eastern property boundary. Verify there is not an existing instrument number that should be referenced and shown.
2. Remove the existing features shown on the plat face (existing building, existing fence) and submit a separate site plan showing existing structures and infrastructure.

3. Remove the “lot lines to be vacated” and the to be vacated lot & block descriptions from the plat face.
 4. The record owner is Tuna Lindberg Center, LLC.
 - a. Revise the signature and notary statement in the dedication to reflect the record owner name and title of William Lindberg in his capacity as signer.
 - b. Provide LLC documents showing William Lindberg is authorized to sign on behalf of the LLC.
 5. Revised the Certificate of Dedication to state:
“The owner and proprietor 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, over along and across the areas delineated as utility easement as shown on this plat. All streets as shown hereon have been previously dedicated to the use of the public.”
 6. Survey Reviews:
 - a. Add elevation, convergence angle and combined factor to at least the POB coordinates.
 - b. Add APC to an additional corner. It is preferred to have two SPC’s on two of the parcel corners.
 - c. Add the record distances where applicable; there appear to be five (R) distances missing.
 - d. Correct the street names on the vicinity map
 - i. Should be N. 3rd Ave. on the west and N. 2nd Ave. on the east side and N. 4th Ave instead of 5th.
 - ii. Remove the W. directional on the Lafayette and Cleveland St. labels.
 7. Cosmetic changes to the plat:
 - a. Remove the zoning designation from the NOTES on the plat face.
 - b. Label the adjacent subdivision similar to the others (Lot 15, Block 29, Mountain View Suburb).
-

Staff Recommendation:

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

Planning Commission Recommendation: At their July 11, 2024 meeting the Planning Commission made a DO PASS recommendation on the final plat application.

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

PAID
MAY 03 2024

Date: _____
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: _____

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: William LINDBERG "TUNA"
Owner Mailing Address: 380 ASTER
City, State, Zip: CASPER WY 82604
Owner Phone: 307-216-0028
Applicant Email: tunalin59@yahoo.com

AGENT INFORMATION:

Print Agent Name: _____
Agent Mailing Address: _____
City, State, Zip: _____
Agent Phone: _____
Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): _____
Physical address of subject property if available: 4990 W. Yellowstone Mills WY 82644
Size of lot(s) _____ sq. ft/acres:
Current zoning: _____ Current use: Adult Dayhab facility
Intended use of the property: Adult Dayhab facility
Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

1. Proof of ownership: _____ (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: _____
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: _____ Number of Feet to be Vacated: _____

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

SIGNATURE(S):

William Lindberg William LINDBERG "TUNA"
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.]

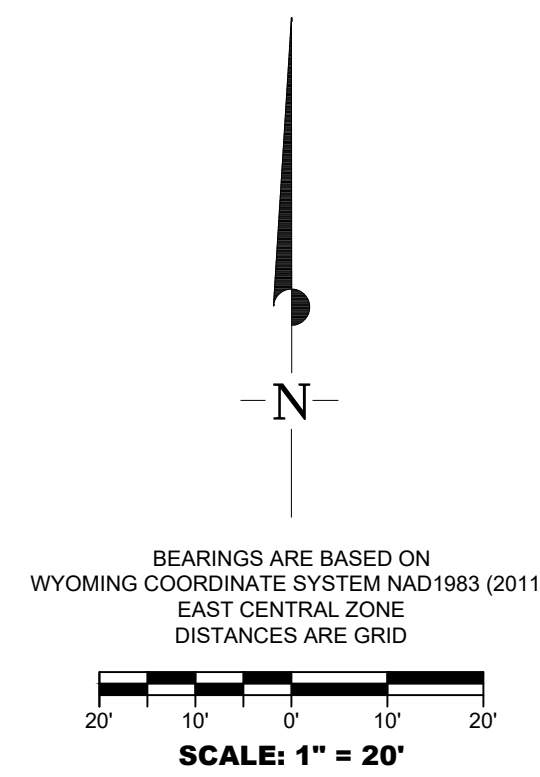
AFFIX RECORDING LABEL HERE

NOTES

- 1. BEARINGS AND COORDINATES ARE BASED ON WYOMING COORDINATE SYSTEM NAD1983 (2011), EAST CENTRAL ZONE. ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS
- 2. DISTANCES ARE GRID
- 3. ERROR IN CLOSURE EXCEEDS 1:100,000

LEGEND

- ◇ FOUND BRASS CAP, AS NOTED
- FOUND ALUMINUM CAP, AS NOTED
- FOUND REBAR
- SET 2" ALUMINUM CAP, PLS 14558
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- S51°51'11"E, 172.09' (R) RECORD BEARING AND DISTANCE



VACATION AND REPLAT DEDICATION

THE UNDERSIGNED, WILLIAM LINDBERG, OWNER OF TUNA LINDBERG CENTER LLC, HEREBY CERTIFIES THAT HE IS THE OWNER AND PROPRIETOR OF THE FOREGOING VACATION AND REPLAT OF ALL OF LOTS 7 AND 8 AND PORTIONS OF LOTS 9, 10 AND 11, BLOCK 29, ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN VIEW SUBURB, NATRONA COUNTY, WY. A PARCEL OF LAND BEING A PORTION OF THE NE1/4SW1/4 OF SECTION 1, T.33N., R.80W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, SAID VACATION AND REPLAT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 29, ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN VIEW SUBURB AND THE NORTHWEST CORNER OF THE TRACT OF LAND BEING DESCRIBED, BEING MONUMENTED BY A 2" ALUMINUM CAP, STAMPED RLS 2097, FROM WHICH A 2" ALUMINUM CAP, STAMPED RLS 2097, MONUMENTING THE NORTHWEST CORNER OF SAID BLOCK 29, BEARS N00°46'28"W, 299.92 FEET;

THENCE S00°46'28"E, 102.22 FEET ALONG THE LINE COMMON TO THE EASTERLY RIGHT-OF-WAY OF N. 3RD AVENUE AND THE WESTERLY LINE OF THE TRACT OF LAND BEING DESCRIBED TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF W. YELLOWSTONE HIGHWAY (2026), BEING THE SOUTHWEST CORNER OF THE TRACT OF LAND BEING DESCRIBED, MONUMENTED BY A 2-1/2" ALUMINUM CAP, STAMPED PLS 14558;

THENCE S52°41'42"E, 171.17 FEET ALONG THE LINE COMMON TO NORTHEASTERLY RIGHT-OF-WAY LINE OF W. YELLOWSTONE HIGHWAY (2026) AND THE SOUTHWESTERLY LINE OF THE TRACT OF LAND BEING DESCRIBED, TO THE SOUTHEAST CORNER THEREOF, MONUMENTED BY A 2-1/2" ALUMINUM CAP, STAMPED PLS 14558, FROM WHICH A 3-1/4" BRASS CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID BLOCK 29, BEARS S52°42'21"E, 171.82 FEET;

THENCE N00°44'29"W, 208.00 FEET ALONG THE EASTERLY LINE OF THE TRACT OF LAND BEING DESCRIBED TO THE NORTHEAST CORNER THEREOF, MONUMENTED BY A 2-1/2" ALUMINUM CAP, STAMPED PLS 14558;

THENCE S89°08'19"W, 134.86 FEET ALONG THE LINE COMMON TO LOTS 6 & 7, BLOCK 29, ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN VIEW SUBURB AND THE NORTHERLY LINE OF THE TRACT OF LAND BEING DESCRIBED TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.48 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND ENCUMBRANCES OF RECORD.

THE VACATION AND REPLAT OF THE FOREGOING DESCRIBED LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNER AND PROPRIETOR. THE NAME OF SAID VACATION AND REPLAT SHALL BE KNOWN AS "LINDBERG ADDITION" TO THE CITY OF MILLS, WYOMING. THAT SAID OWNER AND PROPRIETOR HEREBY WAIVES AND RELINQUISH ALL RIGHTS GRANTED UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

THE OWNER AND PROPRIETOR 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, OVER ALONG AND ACROSS THE AREAS DELINEATED AS UTILITY EASEMENT AS SHOWN ON THIS PLAT. ALL STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

EXECUTED THIS _____ DAY OF _____, 2024.

BY: _____
WILLIAM LINDBERG, OWNER OF TUNA LINDBERG CENTER, LLC

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY WILLIAM LINDBERG, OWNER OF TUNA LINDBERG CENTER, LLC, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NO. _____, DULY PASSED, ADOPTED, AND APPROVED ON THIS _____ DAY OF _____, 2024.

MAYOR _____ Attest: CITY CLERK _____

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2024.

CITY ENGINEER _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF _____)

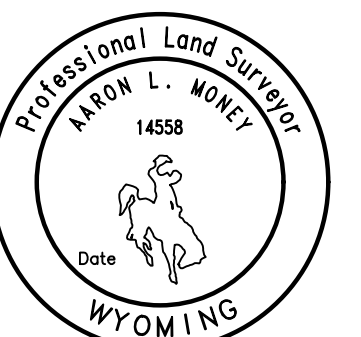
I, AARON L. MONEY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF "LINDBERG ADDITION", A SUBDIVISION IN NATRONA COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM AN ACCURATE FIELD SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY AARON L. MONEY, PLS.

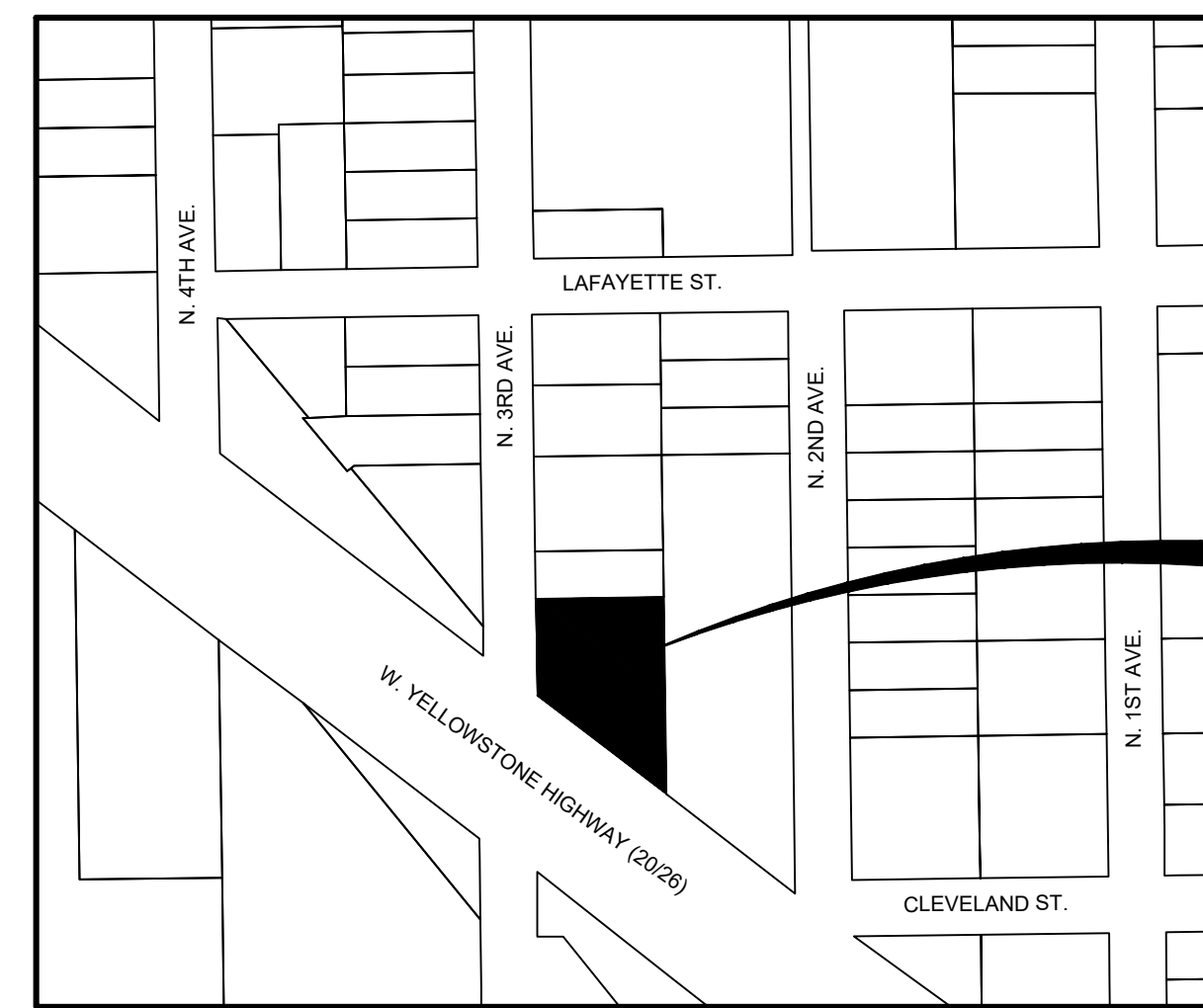
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES _____



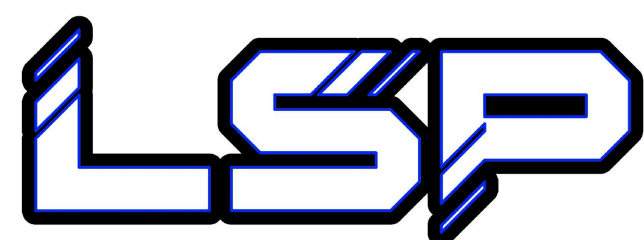
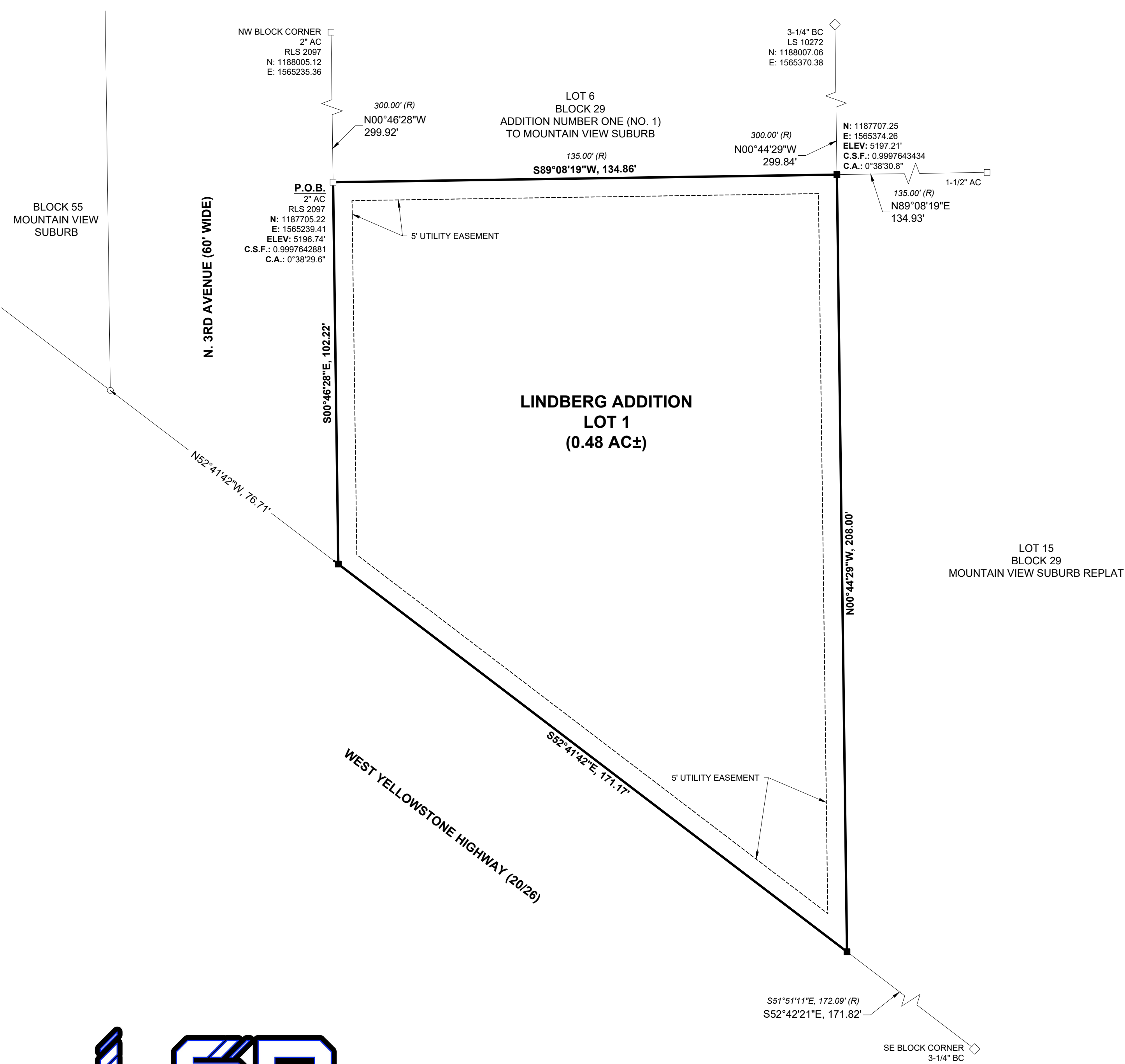
**FINAL PLAT OF
"LINDBERG ADDITION"**

TO THE CITY OF MILLS, WYOMING
A VACATION AND REPLAT OF ALL OF LOTS 7 AND 8 AND PORTIONS OF LOTS 9, 10 AND 11, BLOCK 29, ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN VIEW SUBURB, AN ADDITION TO THE CITY OF MILLS, WYOMING, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 40 OF DEEDS ON PAGE 424 OF THE NATRONA COUNTY, WYOMING RECORDS. BEING A PORTION OF THE NE1/4SW1/4, SECTION 1, T33N, R80W, 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING



**VICINITY MAP
CITY OF MILLS, WYOMING**

SCALE: 1" = 200'
















LAND SURVEY PROFESSIONALS LLC

OWNER: TUNA LINDBERG CENTER, LLC
4990 W. YELLOWSTONE
MILLS, WY 82604

Lindberg 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

Green Family, LLC, a Wyoming close limited liability company, grantor(s) of Natrona County, State of WY, 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

Tuna Lindberg Center LLC, a Wyoming limited liability company, grantee(s),

whose address is: 4990 West Yellowstone Highway, Mills, WY 82644 of Natrona County and State of WY, the following described real estate, situate in Natrona County and State of Wyoming, to wit:

~~hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.~~

Witness my/our hand(s) this 14 day of November, 2023.

Green Family, LLC, a Wyoming limited liability company

By: [Signature]
Name: Thomas H Green
Title: Managing Member

State of **Wyoming**)
)ss.
County of **Natrona**)

This instrument was acknowledged before me on this 14 day of November, 2023 by **Thomas H Green, the Managing Member of Green Family, LLC.**

[Signature]
Notary Public

My commission expires: 10/29/29

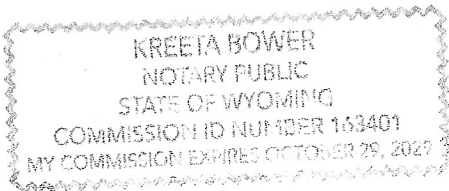




EXHIBIT A

The Land referred to herein below is situated in the of , County of Natrona, State of Wyoming, and is described as follows:

ALL OF LOTS 7 AND 8, BLOCK 29, "ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN VIEW SUBURB," NATRONA COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED NOVEMBER 30, 1923 IN BOOK 40 OF DEEDS, PAGE 424

AND

PORTIONS OF LOTS 9, 10 AND 11, BLOCK 29, "ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN VIEW SUBURB," NATRONA COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED NOVEMBER 30, 1923 IN BOOK 40 OF DEEDS, PAGE 424, LYING NORTHEAST OF THE NORTHERLY RIGHT OF WAY BOUNDARY OF PRESENTLY EXISTING U.S. HIGHWAY NOS. 20 AND 26