

## ORDINANCE NO. 658

AN ORDINANCE APPROVING THE ANNEXATION PLAT OF ALL OF TANK FARM INDUSTRIAL PARK, M-J-B ROAD AND MID WAY ROAD, ALL OF B & B SUBDIVISION, BURD ROAD, ALL OF B & B SUBDIVISION No. 2, ALL OF DLD SIMPLE SUBDIVISION, AND THE UNPLATTED PORTIONS OF LOT 1 AND THE SE1/4NE1/4, SECTION 1 TOWNSHIP 33 NORTH, RANGE 80 WEST, LOTS 2 THROUGH 6, THE NE1/4SW1/4 AND THE NW1/4SE1/4 AND ALL OF THE SE1/4NW1/4, SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING TO THE TOWN OF MILLS, WYOMING BEING PORTIONS OF LOT 1 AND THE SE1/4NE1/4, SECTION 1, TOWNSHIP 33 NORTH, RANGE 80 WEST, AND PORTIONS OF LOTS 2 THROUGH 6, THE NE1/4SW1/4 AND THE NW1/4SE1/4, AND ALL OF THE SE1/4NW1/4, SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST, SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING AND REZONING OF THE SAME FROM NATRONA COUNTY ZONING CLASSIFICATION URBAN AGRICULTURE, URBAN MIXED RESIDENTIAL, AND LIGHT INDUSTRIAL TO THE TOWN OF MILLS ZONING CLASSIFICATION ESTABLISHED INDUSTRIAL AND DEVELOPING INDUSTRIAL INTO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING.

WHEREAS, the majority landowners of property owners north of Progress Circle along the Town of Mills present northern boundary wish to annex and have applied to annex parcels located in part of the NW1/4 of Section 6, Township 33 North, Range 79 West, and parcels located in part of the NE1/4 of the NE1/4 of Section 1, Township 33 North, Range 80 West, of the 6<sup>th</sup> Principal Meridian, Natrona County, Wyoming, comprising 282.72 acres, more or less to create the Mills Northern Expansion Annexation to the Town of Mills; and rezone of the same from Natrona County Zoning Classification Urban Agriculture (UA), Urban Mixed Residential (UMR), and Light Industrial (LI) to the Town Zoning Classifications of Established Industrial (EI) and Developing Industrial (DI); and

WHEREAS, a petition requesting the annexation has been signed by a majority of the landowners owning a majority of the area sought to be annexed, excluding public streets and tax exempt property, and submitted said petition to the Town of Mills for approval pursuant to Section 15-1-403 of the Wyoming State Statues, as amended; and

WHEREAS, pursuant to Section 15-1-406 (d) of the Wyoming State Statues, as amended, no annexation under W.S. 15-1-404 shall create an area which is situated entirely within the boundaries of the city or town but is not annexed, and

WHEREAS, all legal property boundaries being annexed as recorded shall be attached and are included in this annexation of the Mills Northern Expansion Annexation; and

WHEREAS, an annexation report shall be completed and mailed to each land owner 20 business days prior to the scheduled public hearing in accordance with Section 15-1-402 of the Wyoming State Statues as amended; and

WHEREAS, the Town of Mills Planning and Zoning Board forwarded a "Do Pass" recommendation to the Town Council to approve the possible future annexations of land to the west and north of the present boundary of Mills at their public hearing on October 2, 2014.

WHEREAS, the Town Council of the Town of Mills heard public comments at the advertised public hearing on July 22<sup>nd</sup>, 2015 to approve the possible annexation of the Mills Northern Expansion Annexation of land to the north of the present boundary of Mills, Wyoming.

NOW, THEREFORE, BE IT ORDANIED BY THE GOVERNING BODY OF THE TOWN OF MILLS, WYOMING:

### SECTION 1:

The annexation of Mills Northern Expansion Annexation is hereby approved and said area located in part of the NW1/4 of Section 6, Township 33 North, Range 79 West, and parcels located in part of the NE1/4 of the NE1/4 of Section 1, Township 33 North, Range 80 West, of the 6<sup>th</sup> Principal Meridian, Natrona County, Wyoming and is now included within the corporate boundary limits of the Town of Mills and all rights, privileges, and duties pertaining to such inclusion shall apply to said development and the inhabitants thereof.



SECTION 2:

The plat creating the Mills Northern Expansion Annexation is hereby approved.

SECTION 3:

The Mills Northern Expansion Annexation Tracts shall be zoned as follows:

DLD SIMPLE SUBDIVISION shall be zoned Established Industrial (EI),  
DLD SIMPLE SUBDIVISION NO. 2 shall be zoned Developing Industrial (DI),  
HARRY H. BRUBAKER PROPERTY shall be zoned Developing Industrial (DI),  
B&B SUBDIVISION shall be zoned Established Industrial (EI),  
B&B SUBDIVISION NO. 2 shall be zoned Established Industrial (EI),  
WY CORNER LLC shall be zoned Established Industrial (EI),  
L L ENTERPRISES PROPERTY shall be zoned Developing Industrial (DI),  
MARC D. CHRISTOPHERSON PROPERTY shall be zoned Developing Industrial (DI),  
TANK FARM INDUSTRIAL PARK shall be zoned Established Industrial (EI),  
and TETRAL CORPORATION PROPERTIES shall be zoned Established Industrial (EI)

SECTION 4:

The Mills Northern Expansion Annexation will incorporate Natrona County's Resolution No. 53-01 as recorded on August 28<sup>th</sup>, 2001 regarding the setbacks of the lots in the B&B Subdivisions.

SECTION 5:

The Town of Mills, Natrona County, Wyoming, through its Mayor, hereby certifies that the foregoing lands located in Mills Northern Expansion Annexation is being all of Tracts 1 through 8, No.4 and No.6, M-J-B and Mid Way Roads, Tank Farm Industrial Park, all of Lots 1 through 20 and Lot 22, Burd Road, B & B Subdivision, all of Lots 1 through 3, B & B Subdivision No. 2, all of Lots 1 and 2, DLD Simple Subdivision, and the unplatted portions of Lot 1 and the SE1/4NE1/4, Section 1, Township 33 North, Range 80 West, and the unplatted portions of Lots 2 through 6, NE1/4SW1/4 and the NW1/4SE1/4, and all of the SE1/4NW1/4, Section 6, Township 33 North, Range 79 West of The Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northwesterly corner of said Lot 2, Section 6, Township 33 North, Range 79 West and a point in the southerly right of way line of U.S. Highway 20/26 Bypass; thence from said Point of Beginning and along the northerly line of said Parcel, the northerly line of said Lot 2, Section 6, and the southerly line of U.S. Highway 20/26 Bypass, N.89°16'40"E., 1188.64 feet to the northeasterly corner of said Parcel and a point in and intersection with the westerly right of way line of Salt Creek Highway as recorded in Instrument No. 920192, Natrona County records and a point of curvature; thence along the easterly line of said Parcel and the westerly right of way line of said Salt Creek Highway on the arc of a non-tangent curve to the left having a radius of 675.00 feet, and through a central angle of 7°23'38", southerly, 87.11 feet, and the chord of which bears S.3°20'44"W., and distance of 87.05 feet to a point; thence continuing along the easterly line of said Parcel and the westerly line of said Salt Creek Highway, S.0°21'06"E., 1084.56 feet to a point of curvature; thence continuing along the easterly line of said Parcel and the westerly right of way line of said Salt Creek Highway on the arc of a non-tangent curve to the right having a radius of 925.00 feet, and through a central angle of 5°17'56", southerly, 85.55 feet, and the chord of which bears S.2°17'53"W., and distance of 85.52 feet to a point in and intersection with the northerly right of way line of M-J-B Road, Tank Farm Industrial Park; thence across said M-J-B Road, S.40°03'29"W., 80.00 feet to a point in and intersection with the southerly right of way line of said M-J-B Road and a point in the westerly right of way line of said Salt Creek Highway as recorded in Instrument No. 325163, Natrona County records and point of curvature; thence along the easterly line of said Parcel and the westerly right of way line of said Salt Creek Highway on the arc of a non-tangent curve to the right having

a radius of 512.96 feet, and through a central angle of 12°38'08", southwesterly, 113.12 feet, and the chord of which bears S.19°28'40"W., and distance of 112.89 feet to a point; thence continuing along the easterly line of said Parcel and the westerly right of way line of said Salt Creek Highway, S.25°47'43"W., 372.31 feet to a point in and intersection with the southerly line of said Tract 1, Tank Farm Industrial Park; thence along the southerly line of said Tract 1, Tank Farm Industrial Park and the right of way line of said Salt Creek Highway, S.78°15'09"E., 30.81 feet to a point of curvature; thence along the easterly line of said Parcel and the westerly right of way line of said Salt Creek Highway as recorded in Instrument No. 937240, Natrona County records on the arc of a non-tangent curve to the right having a radius of 915.00 feet, and through a central angle of 8°40'29", southwesterly, 138.53 feet, and the chord of which bears S.44°24'50"W., and distance of 138.40 feet to a point; thence continuing along the easterly line of said Parcel and the westerly right of way line of said Salt Creek Highway, S.48°45'04"W., 35.31 feet to a point; thence along the northeasterly line of said Parcel and the southwesterly right of way line of said Salt Creek Highway, S.41°14'57"E., 35.00 feet to a point; thence along the easterly line of said Parcel and the westerly right of way line of said Salt Creek Highway, S.48°22'38"W., 175.66 feet to a point of spiraled curvature; thence continuing along the easterly line of said Parcel and the westerly right of way line of said Salt Creek Highway as recorded in Instrument No. 325166, 325168, 325164 and 325165, Natrona County records, said line lying 50 feet northwesterly and parallel to the survey centerline as recorded being a spiraled curve, southwesterly 657 feet, more or less, and the chord of which bears S.24°02'49"W., 623.25 feet to a point; thence continuing along the easterly line of said Parcel and the westerly right of way line of said Salt Creek Highway, S.19°11'53"E., 170.44 feet to a point; thence continuing along the easterly line of said Parcel and the westerly right of way line of said Salt Creek Highway, S.31°29'31"E., 147.41 feet to the northeasterly corner of Lot 2, B & B Subdivision; thence continuing along the easterly line of said Parcel, the easterly line of said Lots 1 and 2, B & B Subdivision and the westerly right of way line of said Salt Creek Highway, S.31°47'16"E., 361.11 feet to the northeasterly corner of said Lot 3, B & B Subdivision No. 2; thence continuing along the easterly line of said Parcel, the easterly line of said Lot 3, B & B Subdivision No. 2 and the westerly right of way line of said Salt Creek Highway, S.31°52'58"E., 298.82 feet to the southeasterly corner of said Lot 3, B & B Subdivision No. 2; thence along the southerly line of said Parcel and the southerly line of said Lots 2 and 3, B & B Subdivision No. 2, S.88°37'49"W., 349.40 feet to the northeast corner of Lot 2, DLD Simple Subdivision; thence along the easterly line of said Parcel and the easterly line of said Lot 2, DLD Simple Subdivision, S.0°57'12"E., 469.78 feet to the southeasterly corner of said Parcel, the southeasterly corner of said Lot 2, DLD Simple Subdivision and a point in and intersection with the southerly line of said NW1/4SE1/4, Section 6; thence along the southerly line of said Parcel, the southerly line of said Lot 2, DLD Simple Subdivision and the southerly line of said NW1/4SE1/4, Section 6, S.88°56'35"W., 560.32 feet to the southeast corner of Lot 1, DLD Simple Subdivision; thence continuing along the southerly line of said Parcel, the southerly line of said Lot 1, DLD Simple Subdivision, the northerly line of Lot 1, Block 1, Casper Creek Addition and the southerly line of said NW1/4SE1/4 and the NE1/4SW1/4, Section 6, S.88°52'57"W., 536.54 feet to the southwesterly corner of said Lot 1, DLD Simple Subdivision; thence continuing along the southerly line of said Parcel, the northerly line of said Lot 1, Block 1, Casper Creek Addition, and the southerly line of said NE1/4SW1/4, Section 6, S.88°55'55"W., 187.52 feet to the southeast corner of Lot 2, Block 1, Casper Creek Addition; thence along the westerly line of said Parcel and the easterly line of said Lot 2, Block 1, Casper Creek Addition, N.0°06'20"E., 464.49 feet to the northeast corner of said Lot 2, Block 1, Casper Creek Addition and a point in and intersection with the southerly line of Lot 16, B & B Subdivision; thence along the southerly line of said Parcel, the northerly line of said Lot 2, Block 1, Casper Creek Addition and the southerly line of said Lot 16 and Lots 18, 20 and 22, B & B Subdivision, S.88°41'03"W., 661.04 feet to the northwest corner of said Lot 2, Block 1, Casper Creek Addition, the southwest corner of said Lot 22, B & B Subdivision and a point in and intersection with the easterly line of said Lot 6, Section 6; thence along the westerly line of said Parcel, the westerly line of said Lot 2, Block 1, Casper Creek Addition, and the easterly line of said Lot 6, Section 6, S.0°11'28"E., 115.12 feet to the southwesterly corner of said Parcel and a point in and intersection with the northeasterly

right of way line of the Burlington Northern Railroad; thence along the southwesterly line of said Parcel and the northeasterly right of way line of said Burlington Northern Railroad, across said Lots 6 and 5, Section 6, N.40°04'45"W., 1988.42 feet to a point in and intersection with the line common to said Sections 1 and 6; thence continuing along the southwesterly line of said Parcel and the northeasterly right of way line of said Burlington Northern Railroad, across said SE1/4NE1/4 and into said Lot 1, Section 1, N.40°04'34"W., 2008.00 feet to the northwesterly corner of said Parcel and a point in and intersection with the southerly right of way line of U.S. Highway 20/26 Bypass; thence along the northerly line of said Parcel and the southerly right of way line of said U.S. Highway 20/26 Bypass, N.89°29'34"E., 566.52 feet to a point of curvature; thence continuing along the northerly line of said Parcel and the southerly right of way line of said U.S. Highway 20/26 Bypass, into said Lot 4, Section 6, on the arc of a non-tangent curve to the left having a radius of 5929.58 feet, and through a central angle of 9°24'19", northeasterly, 973.36 feet, and the chord of which bears N.84°45'25"E., and distance of 972.26 feet to a point; thence continuing along the northerly line of said parcel and the southerly right of way line of said U.S. Highway 20/26 Bypass, across said Lot 3, Section 6, N.80°04'04"E., 2398.35 feet to a point in and intersection with the westerly line of said Lot 2, Section 6; thence along the northerly line of said Parcel, the westerly line of said Lot 2, Section 6, and the southerly right of way line of said U.S. Highway Bypass 20/26, N.0°06'56"W., 35.39 feet to the Point of Beginning and containing 282.72 acres, more or less.

SECTION 6:

All future development within the Mills Northern Expansion Annexation must be approved by both the Town Planning and Zoning Board and the Town Council prior to future development commencing.

SECTION 7:

This ordinance shall, pursuant to W.S. § 15-1-408, be in full force and effect on the 21<sup>st</sup> business day following third reading approval by the Town Council, and the publication.

PASSED ON FIRST READING the 22<sup>nd</sup> day of July, 2015  
PASSED ON SECOND READING the 26<sup>th</sup> day of August, 2015  
PASSED, APPROVED, AND ADOPTED ON THIRD AND  
FINAL READING the 9<sup>th</sup> day of September, 2015

**TOWN OF MILLS, WYOMING**

By:

Marrolyce Wilson  
Marrolyce Wilson, Mayor

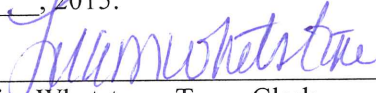
ATTEST:

Lisa Whetstone  
Lisa Whetstone  
Town Clerk

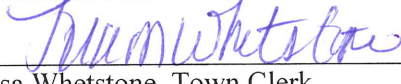
I, Lisa Whetstone, Town Clerk of the Town of Mills, Wyoming, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 658, entitled "AN ORDINANCE APPROVING THE ANNEXATION PLAT OF ALL OF TANK FARM INDUSTRIAL PARK, M-J-B ROAD AND MID WAY ROAD, ALL OF B & B SUBDIVISION, BURD ROAD, ALL OF B & B SUBDIVISION No. 2, ALL OF DLD SIMPLE SUBDIVISION, AND THE UNPLATTED PORTIONS OF LOT 1 AND THE SE1/4NE1/4, SECTION 1 TOWNSHIP 33 NORTH, RANGE 80 WEST, LOTS 2 THROUGH 6, THE NE1/4SW1/4 AND THE NW1/4SE1/4 AND ALL OF THE SE1/4NW1/4, SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING TO THE TOWN OF MILLS, WYOMING BEING PORTIONS OF LOT 1 AND THE SE1/4NE1/4, SECTION 1, TOWNSHIP 33 NORTH, RANGE 80 WEST, AND PORTIONS OF LOTS 2 THROUGH 6, THE NE1/4SW1/4 AND THE NW1/4SE1/4, AND ALL OF THE SE1/4NW1/4, SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST, SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING



AND REZONING OF THE SAME FROM NATRONA COUNTY ZONING CLASSIFICATION URBAN AGRICULTURE, URBAN MIXED RESIDENTIAL, AND LIGHT INDUSTRIAL TO THE TOWN OF MILLS ZONING CLASSIFICATION ESTABLISHED INDUSTRIAL AND DEVELOPING INDUSTRIAL INTO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING” passed on First Reading by the Town Council of the Town of Mills, Wyoming, at a public hearing and meeting held by the Council Members on the 22<sup>nd</sup> day of July, 2015.

  
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Lisa Whetstone, Town Clerk

I, the regularly appointed, duly qualified Town Clerk of the Town of Mills, Wyoming do hereby certify that signed, attested, sealed, and certified copies of this Ordinance No. 658 approved and passed as certified above, and following its passage by the Town Council, was posted in the Town Clerk's Office and at the Mills Post Office for a period of twenty one (21) days as required by law; that it took effect and became in force as a legal ordinance of the Town of Mills, Wyoming on the 30<sup>th</sup> day of September, 2015.

  
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Lisa Whetstone, Town Clerk

