

# ORDINANCE NO. 770

## AN ORDINANCE ANNEXING LANDS LOCATED IN AND BEING PORTIONS OF SECTIONS 2 AND 3, TOWNSHIP 33 NORTH, RANGE 80 WEST, AND PORTIONS OF SECTIONS 34 AND 35, CITYSHIP 34 NORTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

**WHEREAS** a proceeding for annexation of lands located in and being portions of Sections 34 and 35, Township 34 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming, known as the Zero Road Industrial Annexation, was initiated by a petition of the Mills City Council under the provisions of Wyoming Statutes § 15-1-404, filed with the Clerk of the City of Mills of the area sought to be annexed; and

**WHEREAS** the City Council of the City of Mills adopted Resolution 2021-27 certifying compliance of the petition with the statutory requirements, following which it established 24<sup>th</sup> of August 2021 at a meeting starting at 7:00 p.m. at the Mills City Hall, as the date for the public hearing with the Council on the petition to annex Mills Extension Annexation; and

**WHEREAS**, the City gave notice of the hearing by publication in a newspaper of general circulation in the territory sought to be annexed, which was published in the Casper-Star Tribune on July 18<sup>th</sup>, 2021 and July 25<sup>th</sup>, 2021 and mailed certified notices of the Annexation Report and public hearing notice to utility providers and all property owners at the address used to mail county tax notices, all of which is shown in the records of the City Clerk concerning the annexation of said property per Wyoming Statutes § 15-1-404; and

**WHEREAS**, the City of Mills Planning and Zoning Board reviewed the Annexation Plat of the Zero Road Industrial Annexation on 5 August 2021 and forwarded a "Do Pass" recommendation to the City Council approving the plat; and

**WHEREAS**, after the scheduled hearings the following findings were and are hereby made by the governing body of the City of Mills, Wyoming:

- A. The annexation appears to be beneficial for the health, safety and welfare of the City and others residing in the area;
- B. The area to be annexed would constitute a natural, geographical, economic and social part of the City;
- C. The development of the area sought to be annexed would constitute a natural geographical, economical, and social part of the City of Mills;
- D. The land to be annexed is a logical and feasible addition to the City and its extension of basic services and City services can be furnished to the area;
- E. The area sought to be annexed is contiguous with or adjacent to the City;
- F. The proposed annexation complies with Wyoming Statute 15-1-401, 402 and 15-1-404 through 15-1-410, and the required procedures have been met;
- G. Upon Annexation, all properties will be assigned zoning based on the Mills Comprehensive Plan of 2017 with approved adjustments by the City Council to the under the Mills Zoning Ordinance.



10/21/2021 9:47:28 AM NATRONA COUNTY CLERK

Pages: 5

**1113436**

Re- Tracy Good  
Recorded: KB  
Fee: \$69.00  
CITY OF MILLS



10/13/2021 1:32:23 PM NATRONA COUNTY CLERK

Pages: 2

**1113002**

Tracy Good  
Recorded: SA  
Fee: \$15.00  
CITY OF MILLS

**NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MILLS, WYOMING:**

SECTION 1:

A certain tract of land, "Zero Road Industrial Annexation," more particularly described as Exhibit "A" attached hereto and by this reference made a part hereof, be and the same is annexed to and included within the boundaries of the City of Mills, Natrona County, Wyoming.

SECTION 2:

Areas herein annexed and hereinbefore described shall be known as stated in the dedication of the annexation plat.

SECTION 3:

A plat showing the boundaries of said annexation tract has been submitted to and is approved by the City Council of the City of Mills and the dedications described therein are accepted. The Mayor and City Clerk are authorized to sign, attest, and affix the seal of the City of Mills on said plat and said plat shall be filed for record in the office of the County Clerk, and ex-officio Registrar of Deeds in Natrona County, Wyoming.

SECTION 4:

The annexation of said tract of land to the City of Mills shall become effective upon passage of this Ordinance.

SECTION 5:

The City of Mills hereby assigns Zoning Districts for the annexed properties as determined in the Zero Road Industrial Annexation - Exhibit "B" attached hereto as described in Mills' Zoning Ordinance 763. The Mills Official Zoning Map shall be updated to include the new boundaries and zoning district designations upon final approval and recordation of Ordinance 770.

PASSED ON FIRST READING the 24<sup>th</sup> day of August, 2021.

PASSED ON SECOND READING the 31<sup>st</sup> day of August, 2021.

PASSED, APPROVED, AND ADOPTED ON THIRD AND  
FINAL READING the 28<sup>th</sup> day of September, 2021.

CITY OF MILLS, WYOMING

By: 

Seth Coleman, Mayor

  
Councilman Sara McCarthy

  
Councilman Darla R. Ives

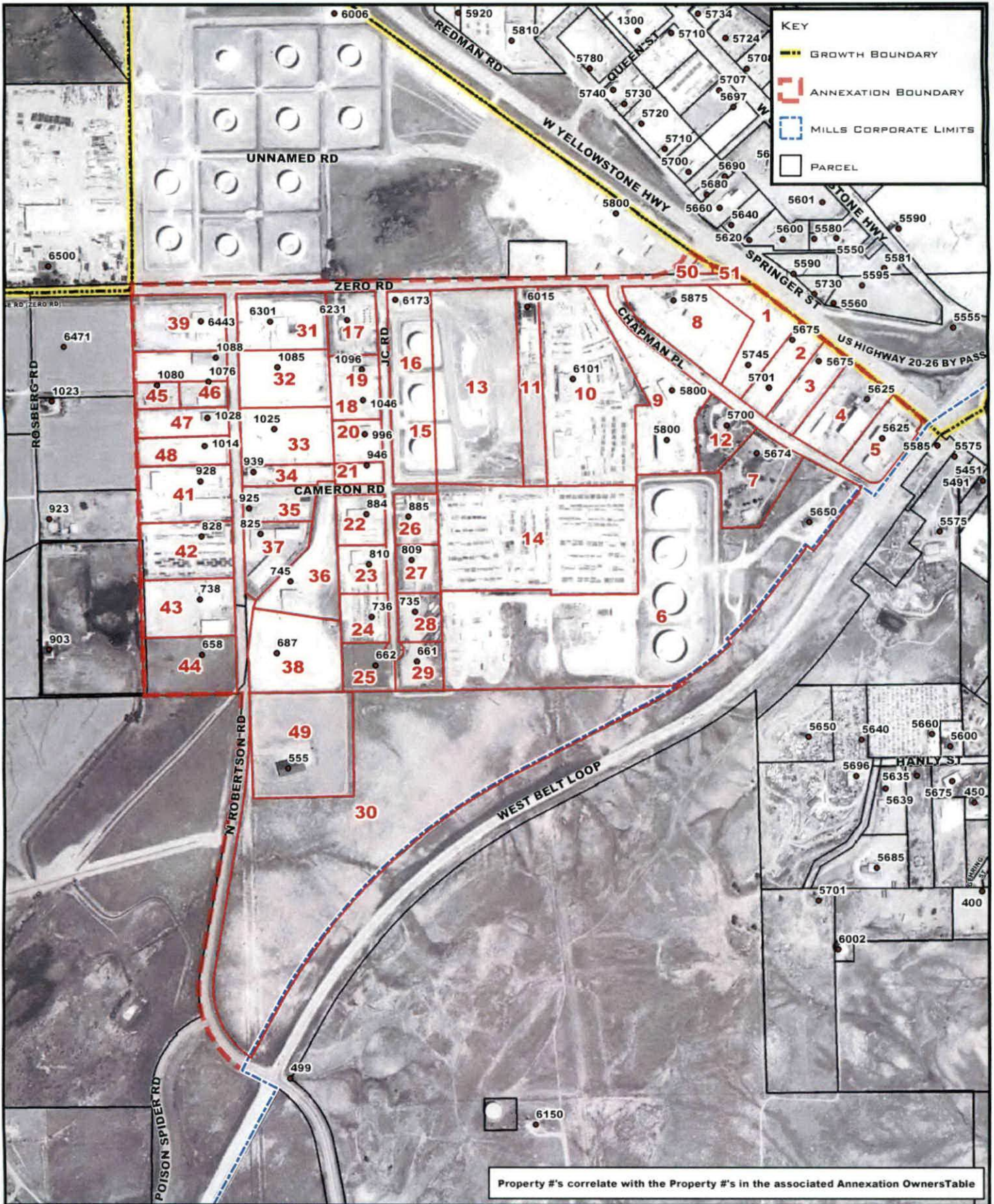
  
Councilman James Hollander

  
Councilman Brad Neumiller

ATTESTED BY: 

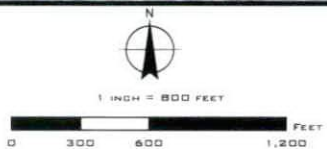
Christine Trumbull, City Clerk





**MILLS, WYOMING**  
**PROPOSED ANNEXATION AREA**

SOURCE: 2021 GIS DATA (NGRC) AND WLC 2020 Aerial Imagery  
 DATE: 2021.7.9 BY: SSR  
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ZERO ROAD INDUSTRIAL PARK ANNEXATION OWNERS

PROPERTY #	GEOCODE	OWNER	MAIL ADDRESS	CITY/ST/ZIP	LEGAL	CURRENT ZONING	PROPOSED ZONING	ACRES
1	33800210000300	MITCHELL LAND & IMPROVEMENT CO	5375 B 2ND ST, STR 200	LONG BEACH,CA 90803-	PT NW/4E: PT NE NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.50
2	33800210000400	M-I LLC, ATTN: DUFF & PHELPS LLC	919 CONGRESS AVE, STR 1450	AUSTIN, TX 78701-	PT LOT 2: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.79
3	33800210000500	M-I DRILLING FLUIDS COMPANY, ATTN: DUFF & PHELPS LLC	919 CONGRESS AVE, STR 1450	AUSTIN, TX 78701-	PT W/2 NE: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.80
4	33800210000600	CERCY INVESTMENTS LLC	BOX 2886	CASPER, WY 82602-	PT LOT 2: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.36
5	33800210000700	CERCY INVESTMENTS LLC	BOX 2886	CASPER, WY 82602-	PT W 1/2 NE: 2-33-80 4.00 (32,683 SQ FT TO HWY) - .75	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	3.25
6	33800210002300	SINCLAIR TRANSPORTATION CO, ATTN: TAX DEPT	BOX 30825	SALT LAKE CITY, UT 84130-0825	PT LOT 2: PT LOT 3: PT S 1/2 NW: PT SW NE: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	43.84
7	33800210002400	TIMOTHY WAYNE GARRIOTT SR LIVING TRUST	BOX 443	CASPER, WY 82602-0443	PT LOT 2: PT LOT 3: PT SW NE: PT SE NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.93
8	33800220000100	MITCHELL LAND & IMPROVEMENT CO	5375 B 2ND ST, STR 200	LONG BEACH, CA 90803-	PT NW/4E: PT NE NW: 2-33-80 LESS TO HWY -027	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	7.42
9	33800220000200	C & S PROPERTIES LLC	BOX 2886	CASPER, WY 82602-	PT NW NE: PT NE NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	8.03
10	33800210000300	VARCO LE CO INDUSTRIAL VALUATION SERVICES	1500 S DAIRY ASHFORD RD, STR 190	HOUSTON, TX 77077-	PT NE NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	14.47
11	33800220000400	MICHAEL A & SONIA R CUI RIGHT LIVING TRUST	6015 ZERO RD	CASPER, WY 82602-	PT N/2 NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.17
12	33800220000500	TIMOTHY WAYNE GARRIOTT SR	BOX 443	CASPER, WY 82602-	PT LOT 2 & 3: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	3.20
13	33800220000600	SINCLAIR CASPER REFINING CO	BOX 30825	SALT LAKE CITY, UT 84130-	PT LOT 4: 2-33-80 (INCL IN STATE ASSESSMENT) EXEMPT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	15.68
14	33800220000700	O'QUINN ENTERPRISES L.P.	113 S LINCOLN ST	CASPER, WY 82601-	PT LOT 3: PT LOT 4: PT S1/2 NW: 2-33-80	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	21.33
15	33800220100100	SINCLAIR OIL CORP	BOX 60825	SALT LAKE CITY, UT 84103-0825	O'QUINN LOT 1-3 EXEMPT INCL IN STATE ASSESSMENT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	8.11
16	33800220100100	SINCLAIR OIL CORP	BOX 60825	SALT LAKE CITY, UT 84103-0825	O'QUINN LOT 1-3 EXEMPT INCL IN STATE ASSESSMENT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	8.11
17	33800220200100	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER, WY 82601-	O'QUINN LOT 14	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	3.01
18	33800220200200	LFG INVESTMENTS LLC	4178 DARTFORD CT	CASPER, WY 82609-3874	O'QUINN LOT 13	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.99
19	33800220200200	LFG INVESTMENTS LLC	4178 DARTFORD CT	CASPER, WY 82609-3874	O'QUINN LOT 13	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.99
20	33800220200300					LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	0.00
21	33800220200500					LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	0.00
22	33800220300100	LAUFU I LLC	BOX 577	CASPER, WY 82602-	O'QUINN LOT 11	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.32
23	33800220300200	LAUFU I LLC	BOX 577	CASPER, WY 82602-	O'QUINN LOT 10	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.23
24	33800220300300	LAUFU I LLC	BOX 577	CASPER, WY 82602-	O'QUINN LOT 9	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.21
25	33800220300400	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER, WY 82601-	O'QUINN LOT 16	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.29
26	33800220400100	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER, WY 82601-	O'QUINN LOT 4	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.34
27	33800220400200	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER, WY 82601-	O'QUINN LOT 5	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.00
28	33800220400300	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER, WY 82601-	O'QUINN LOT 6	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.00
29	33800220400400	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER, WY 82601-	O'QUINN SIMPLE LOT 15	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.10
30	33800230000200	FT INVESTMENTS LLC	PQ BOX 2671	CASPER, WY 82602-2671	PT N1/2 SW: 2-33-80 PTE 1/2 SE: 3-33-80	URBAN AGRICULTURE	URBAN AGRICULTURE	31.14
31	33800310100100	ENERGY 307 LLC	6790 CASPER MTN RD	CASPER, WY 82601-	ZERO ROAD IND PK LOT 14	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.96
32	33800310100200	ENERGY 307 LLC	6790 CASPER MTN RD	CASPER, WY 82601-	ZERO ROAD IND PK LOT 13	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.99
33	33800310100300	ENERGY 307 LLC	6790 CASPER MTN RD	CASPER, WY 82601-	ZERO ROAD IND PK LOT 12	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.01
34	33800310100400	ENERGY 307 LLC	6790 CASPER MTN RD	CASPER, WY 82601-	ZERO ROAD IND PK LOT 11 N PT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	1.79
35	33800310100500	EVOLUTION SERVICES LLC	BOX 2503	CASPER, WY 82602-	ZERO ROAD IND PK LOT 11 S PT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	1.70
36	33800310100600	ENERGY 307 LLC	BOX 2848	CASPER, WY 82602-	ZERO ROAD IND PK LOT 9	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.52
37	33800310100700	OSBORNE LEASING CO	825 N ROBERTSON RD	CASPER, WY 82604-	ZERO ROAD IND PK LOT 10	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	3.53
38	33800310100800	ENERGY 307 LLC	6790 CASPER MTN RD	CASPER, WY 82601-	ZERO ROAD IND PK LOT 8	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	6.64
39	33800310200100	ENERGY 307 LLC	6790 CASPER MTN RD	CASPER, WY 82601-	ZERO ROAD IND PARK LOT 1	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.00
40	33800310200200	ENERGY 307 LLC	6790 CASPER MTN RD	CASPER, WY 82601-	ZERO ROAD IND PK (R/PT) LOT 2 A	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.66
41	33800310200400	DISCOVERY SHARES LLC	BOX 58170	TULSA, OK 74158-1270	ZERO ROAD IND PK LOT 4	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.04
42	33800310200500	DISCOVERY SHARES LLC	BOX 58170	TULSA, OK 74158-1270	ZERO ROAD IND PK LOT 5	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.04
43	33800310200600	ENERGY 307 LLC	6790 CASPER MOUNTAIN RD	CASPER, WY 82601-	ZERO ROAD IND PK LOT 6	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	5.04
44	33800310200700	GORMLEY FAMILY BYPASS TRUST 12/4/2007	1865 S HENKELY ST UNIT 212	CASPER, WY 82609-3365	ZERO ROAD IND PK LOT 7 PT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	4.99
45	33800310200800	VARCO SHAFFER INC, ATTN: L B WALKER & ASSOC INC	919 CONGRESS AVE, SUITE 1450	AUSTIN, TX 78701-	ZERO ROAD IND PK (R/PT) LOT 2 B	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	1.15
46	33800310200900	O'QUINN ENTERPRISES	113 S LINCOLN ST	CASPER, WY 82601-	ZERO ROAD IND PK (R/PT) LOT 2 C	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	1.23
47	33800310201000	ENERGY 307 LLC	6790 CASPER MTN RD	CASPER, WY 82601-	ZERO ROAD INDUSTRIAL PARK (R/PT LOT 3) LOT 3A	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.52
48	33800310201100	ENERGY 307 LLC	6790 CASPER MTN RD	CASPER, WY 82601-	ZERO ROAD INDUSTRIAL PARK (R/PT LOT 3) LOT 3B	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	2.52
49	33800340000100	NATRONA COUNTY FIRE PROTECTION DIST	BOX 820	MILLS, WY 82644-	NE NE SE 3-33-80	URBAN AGRICULTURE	PUBLIC	10.01
50	34803531000100	MITCHELL LAND & IMPROVEMENT CO	5375 B 2ND ST, STR 200	LONG BEACH, CA 90803-	YELLOWSTONE BLK 2 LOT 31-35 INCL	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	0.13
51	34803531000200	MITCHELL LAND & IMPROVEMENT CO	5375 B 2ND ST, STR 200	LONG BEACH, CA 90803-	YELLOWSTONE BLK 2 LOT 27-30 PT	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	0.14