

## Midway Subdivision

### Preliminary Plat

#### Planning Commission Meeting

January 5, 2023

#### City Council Meeting

**Applicants:** Tetral Corporation of Casper

**Case Number:** 22.01 PSP

**Agent:** Lewis James, JKC Engineering

**Summary:** 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.

**Legal Description:** SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 6, T33N, R79W

**Location:** The property is located at the west end of Midway Road, approximately  $\frac{1}{4}$  mile from the intersection of Midway Rd and Salt Creek Highway.

**Zoning:** EI (Established Industrial)

**Proposed Zoning:** EI (Established Industrial)

**Existing Land Use:** Vacant grasslands

**Adjacent Land Use:** North: Large acre industrial parcels (EI)  
South: B & B Subdivision (EI & DI)  
East: Tank Farm Industrial Park (EI)  
West: Large acre industrial parcels (EI)

### PRELIMINARY PLAT:

1. Discuss access to Tract A from MJB Rd.
  - a. Only have the 30' on the southern part touching the subdivision
  - b. There is a power structure in the way on that 30' of width
2. Discuss Midway Rd. and its dedication as a private access
3. Discuss the purpose of Lot 10:
  - a. Keep the ROW 60' through to the next property?
  - b. Add a temporary turnaround easement where the cul-de-sac is being placed?

4. All cul-de-sacs shall have a radius of no less than 96' in diameter.
5. Verify and ensure all easements are properly labeled. Clarify the following easements:
  - a. Why is the 15' typical easement only on Tract A. Intent for either side of the property line?
  - b. No easements are provided on the interior lot lines of Lots 5-7
  - c. Clarify the easement between Lots 15 & 16
6. The 75' wide powerline (WAPA easement) shall be crosshatched on the plat face and add language "RESTRICTED BUILDING AND VEGETATION AREA".
7. 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 Administration, Attn: Lands Department, 5555 East Crossroads Boulevard, Loveland, Colorado 80538.*
8. Provide site plans showing buildable area, including the access drive, a shop/structure and parking area for proposed Lots 5, 7 and 12.

9. Submit organizational documents for Tetral Corporation of Casper, showing who is authorized to sign on behalf of the corporation.
  10. Survey Review:
    - a. Verify the recovered aluminum cap near the SE corner of Lot 1 for rejection.
    - b. Verify the monuments at the NW and NE corners of Lot 13
    - c. There is not 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
  11. Cosmetic Revisions to the Plat:
    - a. Label “Midway Subdivision” on the vicinity map
    - b. Remove the language in the lower right titled “Recorded”, that will go in the box in the upper right
    - c. Relocate the label for the 170’ powerline easement, as it overlaps with the length of the east line of Tract A.
    - d. Review all dimensions on the plat and ensure they do not have easement indicators through the middle, making them difficult to read.
    - e. The surrounding property is labeled incorrectly. At the SW corner, it should be Lot 19, B&B Subdivision, not Lot 10.
    - f. Under APPROVALS, revise the signatory lines to the CITY of Mills, not Town.
- 
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**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.

**Planning Commission Recommendation:**

**City Council Decision:**





**CERTIFICATE OF SURVEYOR**

I, James F. Jones, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of "MIDWAY SUBDIVISION" as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Mills regulations governing the subdivision of land.

STATE OF WYOMING )  
 ) SS  
 NATRONA COUNTY )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by:  
 James F. Jones, P.L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



**NOTES**

1. ERROR OF CLOSURE = 1:499,292
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983
3. DISTANCES: U.S. SURVEY FOOT - GROUND
4. COORDINATES LISTED ARE NAD83/2011 GRID VALUES.
5. ELEVATIONS LISTED REFERENCE NAVD88 AND NOT INTENDED FOR USE AS BENCHMARKS.

**LEGEND**

- RECOVERED BRASS CAP
- RECOVERED ALUMINUM CAP
- RECOVERED CORNER AS NOTED
- PLAT BOUNDARY
- LOT LINES
- - - EASEMENT LINES
- - - MEASURED
- RECORD

N52°14'56" W, 308.40'  
 (N52°14'56" W, 308.40')

PRELIMINARY PLAT OF  
**"MIDWAY SUBDIVISION"**

BEING ALL OF THE SE1/4NW1/4, SECTION 6,  
 TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 NATRONA COUNTY, WYOMING

SCALE: 1"=120'

**CERTIFICATE OF DEDICATION**

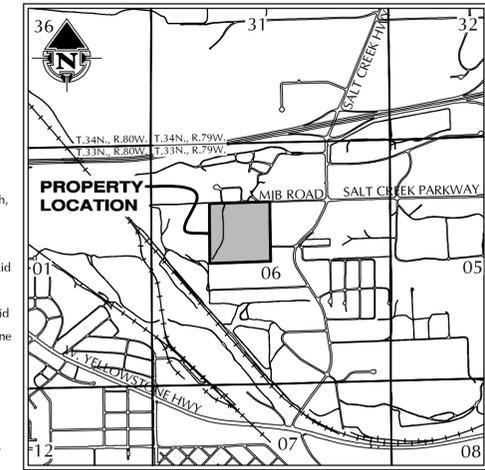
Tetral Corporation of Casper hereby certifies that they are the owner and proprietor of the foregoing Parcel being all of the SE1/4NW1/4, Section 6, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at a brass cap being the southeast corner of the SE1/4NW1/4 and the center 1/4 corner of said Section 6; thence along the south line of said SE1/4NW1/4, S87°59'21"W, 1332.02 feet to a brass cap being the southwest corner of said SE1/4NW1/4 and the center west 1/16 corner of said Section 6; thence along the west line of said SE1/4NW1/4, N0°28'07"W, 1305.03 feet to a brass cap being the northwest corner of said SE1/4NW1/4 and the northwest 1/16 corner of said Section 6; thence along the north line of said SE1/4NW1/4, N88°13'15"E, 1324.75 feet to a sprocket in the asphalt being the northeast corner of said SE1/4NW1/4 and the center north 1/16 corner of said Section 6; thence along the east line of said SE1/4NW1/4 for the next two calls, S0°46'47"E, 949.72 feet to a brass cap at the intersection of the SE1/4NW1/4 and the north line of Midway Road; thence continuing along the east line of said SE1/4NW1/4, S0°47'36"E, 349.77 feet to the Point of Beginning.

The above described Parcel contains 39.69 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the forgoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "Midway Subdivision", an addition to the City of Mills, Wyoming. The above named owner and proprietor does hereby dedicate all streets and roads shown hereon to the use of the public and grants 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, along or across the strips of land marked as utility easements as shown on this plat.

AFFIX RECORDING LABEL HERE



VICINITY MAP  
 1" = 2000'

**OWNER**

Tetral Corporation of Casper  
 7072 Barton Drive  
 Casper, Wyoming 82604

Steve Loftin - Vice President

STATE OF WYOMING )  
 ) SS  
 NATRONA COUNTY )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by:

Steve Loftin - Vice President

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**APPROVALS**

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. \_\_\_\_\_ CITY CLERK

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. \_\_\_\_\_ CITY OF CASPER MAYOR

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. \_\_\_\_\_ TOWN CLERK

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. \_\_\_\_\_ TOWN OF MILLS MAYOR

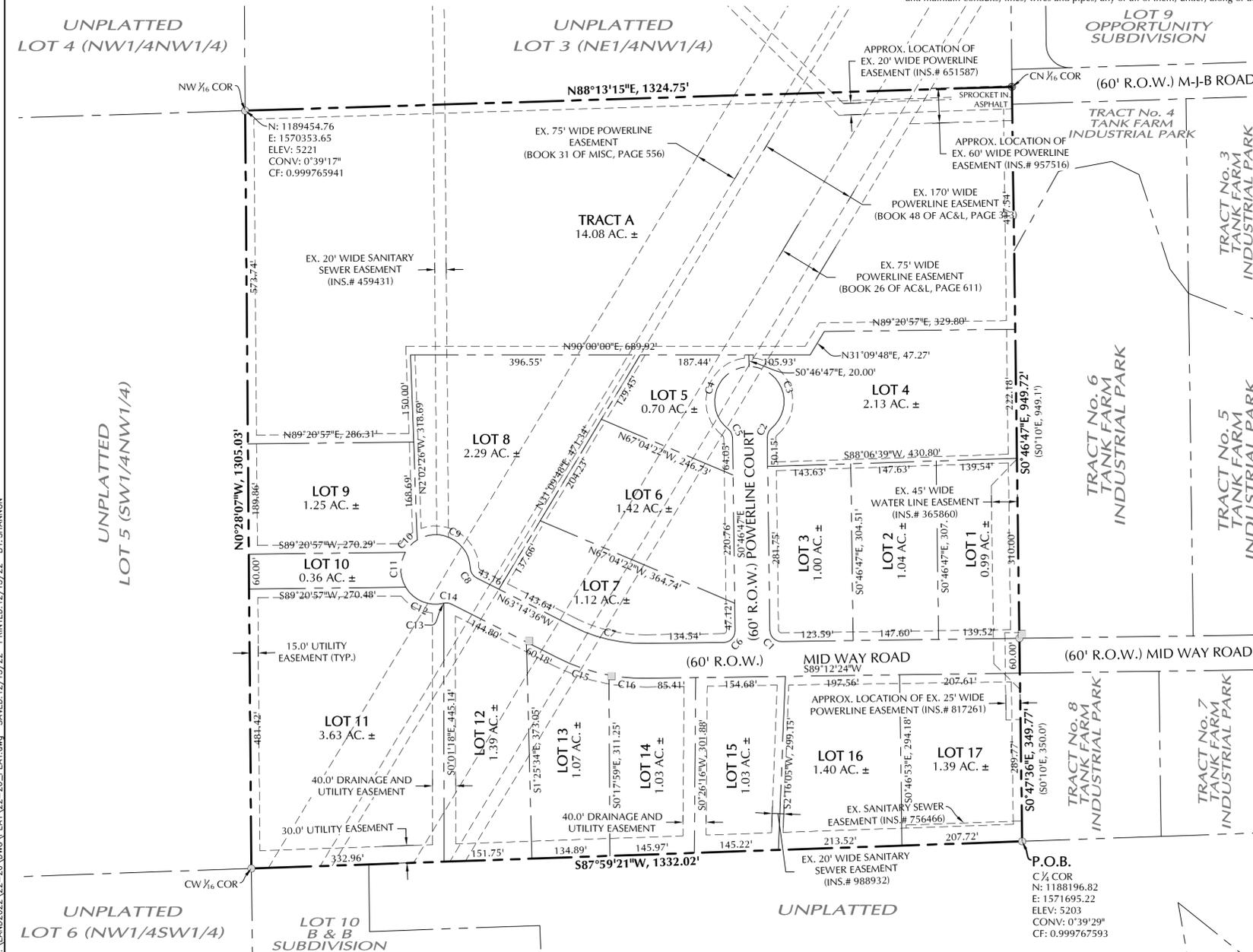
INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. \_\_\_\_\_ TOWN ENGINEER

**RECORDED**

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

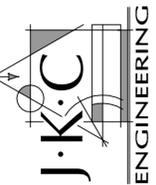
INSTRUMENT NO. \_\_\_\_\_ COUNTY CLERK

Curve Table				
Curve #	Delta	Radius	Length	Chord
C1	90°00'49"	20.00'	31.43'	N45°47'11"W, 28.29'
C2	51°19'07"	20.00'	17.91'	N24°52'47"E, 17.32'
C3	141°19'07"	60.00'	147.99'	N20°07'13"W, 113.23'
C4	141°19'07"	60.00'	147.99'	S18°33'40"W, 113.23'
C5	51°19'07"	20.00'	17.91'	S26°26'20"E, 17.32'
C6	89°59'11"	20.00'	31.42'	S44°12'49"W, 28.29'
C7	27°33'00"	270.00'	129.83'	N77°01'06"W, 128.58'
C8	60°52'02"	20.00'	21.25'	N32°48'35"W, 20.26'
C9	119°39'50"	60.00'	125.31'	N62°12'28"W, 103.75'
C10	28°36'44"	60.00'	29.96'	S43°39'15"W, 29.65'
C11	59°59'53"	60.00'	62.83'	S00°39'03"E, 60.00'
C12	72°51'05"	60.00'	76.29'	S67°04'32"E, 71.25'
C13	1°16'47"	20.09'	0.45'	N76°17'05"E, 0.45'
C14	38°47'34"	20.09'	13.60'	S82°42'08"E, 13.35'
C15	16°18'32"	330.00'	93.93'	S71°23'52"E, 93.61'
C16	11°14'28"	330.00'	64.74'	S85°10'21"E, 64.64'



S:\LAND\2022\22-28\DWG\PLAT\22-28-PLAT.dwg SAVED: 12/13/22 PRINTED: 12/13/22 BY: SHANNON

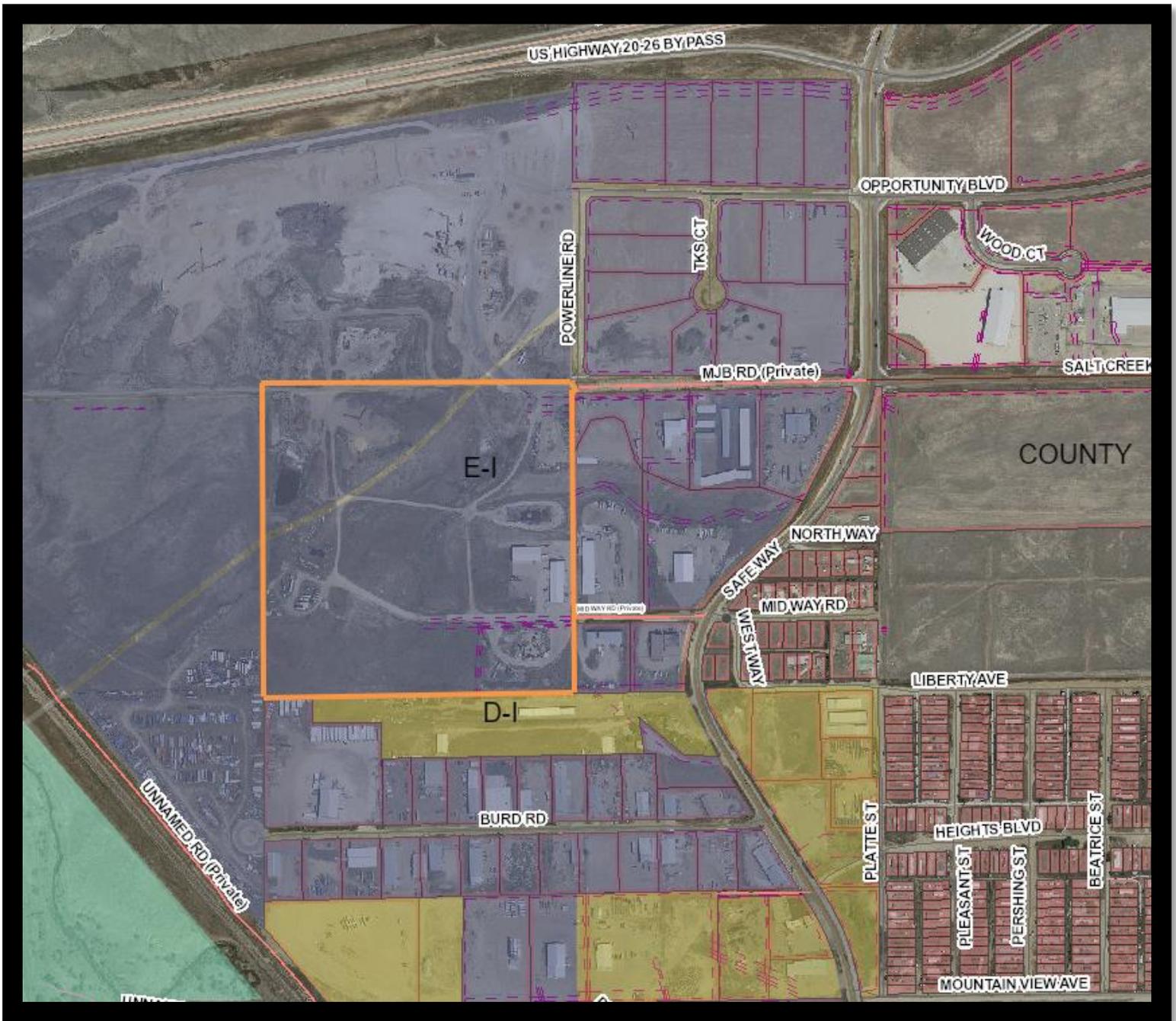
ENGINEERING • SURVEYING • GIS MAPPING  
 CONSTRUCTION MANAGEMENT  
 1111 W. 2nd St., Ste 420 • Casper, Wyoming 82601  
 Ph: 307-265-4601 • Fax: 307-265-4672



PRELIMINARY PLAT OF  
**"MIDWAY SUBDIVISION"**  
 BEING ALL OF THE SE1/4NW1/4, SECTION 6, TOWNSHIP 33 NORTH,  
 RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

DATE: 12/13/2022  
 PROJECT #: 22-26  
 DRAWN BY: JRB/SAG  
 SHEET TITLE:  
 RECORD OF SURVEY  
 SHEET NUMBER  
**1 OF 1**

# Midway Subdivision – Preliminary 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 |



**Department of Energy**  
Western Area Power Administration  
Rocky Mountain Customer Service Region  
P.O. Box 3700  
Loveland, CO 80539-3003

December 29, 2022

Ms. Megan Nelms  
Y2 Consultants  
1725 Carey Avenue  
Cheyenne, WY 82001

Dear Ms. Nelms:

The United States, Department of Energy, Western Area Power Administration (WAPA) reviewed the Midway Subdivision Plat, which includes a portion of WAPA's Casper-Glendo N 115-kV transmission line easement in Natrona County, Wyoming.

WAPA has no objection to the recordation of the Final Map provided the transmission line easement is crosshatched and marked on the map "RESTRICTED BUILDING AND VEGETATION AREA." In addition, the following restrictions shall be recorded on the map and the enclosed deed restrictions recorded on the affected lot:

1. 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.
2. All vegetation on the easement shall not exceed a maximum height of 3 feet at maturity.
3. 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.
4. Wells and mining operations are not allowed within the easement.
5. 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.
6. All improvement plans affecting our 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.
7. The enclosed deed restrictions are to be recorded with the Final Map on the affected Tract A, Lots 8 and 11.

If you have any questions, please contact Tracy Rogers at (970) 237-9873 or [rogers@wapa.gov](mailto:rogers@wapa.gov).

Sincerely,



Barbara O'Rourke  
Realty Specialist

Enclosure



**Department of Energy**  
Western Area Power Administration  
Rocky Mountain Customer Service Region  
P.O. Box 3700  
Loveland, CO 80539-3003

**DEED RESTRICTIONS FOR  
MIDWAY SUBDIVISION**

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:

1. 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.
2. Vegetation on the easement shall not exceed a maximum height of 3 feet at maturity.
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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.