



Midway Subdivision – Replate & Minor Adjustment
Ridge West – Mountain Meadows No.2, Lot 2A Replat
Staff Report

Planning and Zoning Commission
December 4th, 2025

Applicants: Tetral Corp – Greenbriar Partners

Agent: JKC Engineering - ECS ENGINEERS

Summary:

- Tetral Corp. is seeking to replat Lots 6-11 and Tract A of the Midway Subdivision, combining all affected areas into a single parcel.
- Tetral Corp. is seeking a minor boundary adjustment pertaining to Lots 15 & 16 of the Midway Subdivision.
- Greenbriar Partners is seeking approval of the Mountain Meadows No. 2, Lot 2A plat. A version of this plat has already been reviewed, but meaningful changes necessitate a secondary review.

Planning Considerations:

1. Staff has reviewed the Tetral Corp. submittals regarding Lots 6-11 and Lots 15 & 16, finding them to be complete and accounting for the demands of Mills Title 17 (Ord. 823).
 - a. The replating of Lots 6-11 maintains all frontages along Midway Road and avoids creating flag lots or isolated parcels.
 - b. The replating maintains buildability with no conflicts observed.
 - c. The replating accounts for heavy easement encumbrances,
 - d. The replating of Lots 6-11 generally alters no infrastructure standards and maintains compliance with land use standards pertaining to lot size and use standards.
 - e. The replating of Lots 6-11 generally presents no impact on the area with regard to access, traffic capacity, or utility capacity.
2. Staff has reviewed the Greenbriar Partners submittal regarding Mountain Meadows No. 2, Lot #2A, finding them to be complete and accounting for the demands of Title 17 (Ord. 823).
 - a. The replat is consistent with R1 zoning, with lots having a minimum size of 6k sq ft. and some lots being much larger.
 - b. The street network provided is suitable for residential occupancy, and all easement layouts are clearly identified.
 - c. Drainage tracts are defined, and preliminary stormwater routing appears consistent with municipal standards.
 - d. Requirements for subdivision design and platting, including legal lot description, boundary monumentation, and the depiction of access, easements, and public improvements, as required by Title 17, are clearly identified.
 - e. Public Works/Water/Wastewater and confirms that existing municipal infrastructure is adequate or planned to service the development.

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- f. The replat, having substantially changed, necessitated review by the planning commission; it is noted that a public hearing noticed via direct mail and publishing concerning this replat is to occur on 12/23/2025 at 7:00 PM.

Staff Recommendation:

Staff recommends APPROVAL of the Midway Replat Lots 6-11 and Tract A

Staff recommends APPROVAL of the Ridge West Replat

Planning Commission Recommendation:

City Council Decision: