



704 Fourth Street
P.O. Box 789
Mills, Wyoming 82644
Phone: 307-234-6679
Fax: 307-234-6528

MEMORANDUM

Date: 23 September 2021
To: Mills City Council
From: Scott Radden, City Planner
Subject: 28 September 2021 – City Council Meeting

REP 3-2021 (Review): The Hammond Addition, a Vacation and Replat of Lots 47, 48, And 49 of Agate Addition, To the City of Mills, Wyoming, Located in the SW1/4 NW1/4 of Section 12, T. 33 N., R. 80 W., 6th P.M., Natrona County, Wyoming (Owner/ Applicant: Michael K. and Janis Y. Hammond).

Background:

Mr. and Mrs. Hammond applied for a replat Lots 47, 48, And 49 of the Agate Addition into one (1) lot. The property are zoned Developing Residential (D-R) and will continue as such. The replat will also dedicate a portion of the northern most property as Pendell Boulevard right-of-way to match the existing 80' ROW established for the rest of the street.

General:

Utility providers were provided the replat by email on 31 August 2021. Rocky Mountain Power responded on 8/31/2021 and had no issues with the plat. No other response was provided by utility providers as of writing this report.

Mills staff were provided the replat to review on 31 August 2021. Paul Svenson, P.L.S, CFedS provided comments to be made to the plat. The comments were forwarded to the Owner's Surveyor on 9/8/2021 and will be included on the final plat to be recorded. There were no other comments received back from other staff.

The following items were considered in the review:

1. The replat complies with the subdivision standards of the Cit of Mills.
2. Lot sizes comply with the zoning district minimum requirements in Section 17.08.040 of the Zoning Regulations.

Staff Recommendation:

Staff finds the replat complies with requirements and recommends the Planning and Zoning Board forward a “DO PASS” recommendation to the City Council for REP 3-2021 with the following conditions:

1. That the Owner complies with all local, state and federal rules and regulations governing the development of the lots.

At the 16 September 2021 Planning and Zoning Board meeting, the Board forwarded a “Do Pass” recommendation to the Town Council for REP 3-2021 with the associated conditions.

HAMMOND ADDITION

A VACATION AND REPLAT OF LOTS 47, 48, AND 49 OF AGATE ADDITION,
TO THE CITY OF MILLS, WYOMING
LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 12,
T. 33 N., R. 80 W., 6th P.M., NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION
STATE OF WYOMING)
COUNTY OF NATRONA) SS

MICHAEL K. HAMMOND AND JANIS Y. HAMMOND, AS HUSBAND AND WIFE, HEREBY CERTIFIES THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING VACATION AND REPLAT OF LOTS 47, 48, AND 49, AGATE ADDITION TO THE CITY OF MILLS, WYOMING, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12 AND BEING THE NORTHEASTERLY CORNER OF THE PARCEL BEING DESCRIBED, SAID POINT BEING IN PENDELL BOULEVARD, THENCE SOUTH 0°28'46" WEST A DISTANCE OF 40.16 FEET ALONG THE EAST LINE OF SAID LOT 49 AND THE WESTERLY LINE OF WATER TOWER ACRES TO A WITNESS CORNER FOR THE NORTHWEST SIXTEENTH CORNER, THENCE SOUTH 0°02'43" WEST A DISTANCE OF 286.66 FEET ALONG THE EAST LINE OF SAID AGATE ADDITION AND THE WESTERLY LINE OF SAID WATER TOWER ACRES TO THE NORTHWEST CORNER OF FREDEN ADDITION, THENCE SOUTH 0°02'24" WEST A DISTANCE OF 39.93 FEET ALONG THE EAST LINE OF SAID LOT 47 AND THE WESTERLY LINE OF SAID FREDEN ADDITION TO THE SOUTHEASTERLY CORNER OF SAID LOT 47 AND THE NORTHEASTERLY CORNER OF LOT 46, AGATE ADDITION, THENCE SOUTH 60°00'51" WEST A DISTANCE OF 109.98 FEET ALONG THE SOUTH LINE OF SAID LOT 47 AND THE NORTH LINE OF SAID LOT 46 TO THE SOUTHWESTERLY CORNER OF SAID LOT 47 AND THE NORTHWESTERLY CORNER OF SAID LOT 46, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH THIRD AVENUE, THENCE NORTH 0°00'25" EAST A DISTANCE OF 89.91 FEET ALONG THE WESTERLY LINE OF SAID LOTS 47 AND 48 AND THE EASTERLY LINE OF SAID SOUTH THIRD AVENUE TO A POINT OF CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS SOUTH 89°59'35" EAST A DISTANCE OF 250.00 FEET, THENCE ALONG SAID CURVE AND EASTERLY RIGHT OF WAY LINE OF SAID SOUTH THIRD AVENUE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°59'38" AN ARC DISTANCE OF 130.87 FEET AND WHOSE CHORD BEARS NORTH 15°00'14" EAST A DISTANCE OF 129.38 FEET TO A POINT OF REVERSE CURVE WHOSE RADIUS POINT BEARS NORTH 59°59'57" WEST A DISTANCE OF 311.65 FEET, THENCE ALONG SAID REVERSE CURVE AND EASTERLY RIGHT OF WAY LINE OF SAID SOUTH THIRD AVENUE THROUGH A CENTRAL ANGLE OF 29°59'38" AN ARC DISTANCE OF 163.15 FEET AND WHOSE CHORD BEARS NORTH 15°00'14" EAST A DISTANCE OF 161.29 FEET TO A POINT, THENCE NORTH 0°00'25" EAST A DISTANCE OF 30.79 FEET ALONG A NORTHWESTERLY LINE OF SAID LOT 49 AND EASTERLY RIGHT OF WAY LINE OF SAID SOUTH THIRD AVENUE TO A POINT OF CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 89°59'35" EAST A DISTANCE OF 20.25 FEET, THENCE ALONG SAID CURVE AND EASTERLY RIGHT OF WAY LINE OF SAID SOUTH THIRD AVENUE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°56'58" AN ARC DISTANCE OF 32.14 FEET AND WHOSE CHORD BEARS NORTH 45°28'54" EAST A DISTANCE OF 28.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.521 ACRES MORE OR LESS.

THE TRACT OF LAND, AS APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE VACATION AND REPLAT SHALL BE KNOWN AS "HAMMOND ADDITION", TO THE CITY OF MILLS, WYOMING. ALL ROADS AND STREETS AS SHOWN HEREON ARE HEREBY OR HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

MICHAEL K. HAMMOND - OWNER

JANIS Y. HAMMOND - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MICHAEL K. HAMMOND, ON THIS _____ DAY OF _____, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____ NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JANIS Y. HAMMOND, ON THIS _____ DAY OF _____, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____ NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING, BY RESOLUTION NUMBER _____ DULY PASSED, ADOPTED AND APPROVED THIS _____ DAY OF _____, 2021.

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2021.

CITY CLERK

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2021.

MAYOR

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2021.

CITY ENGINEER

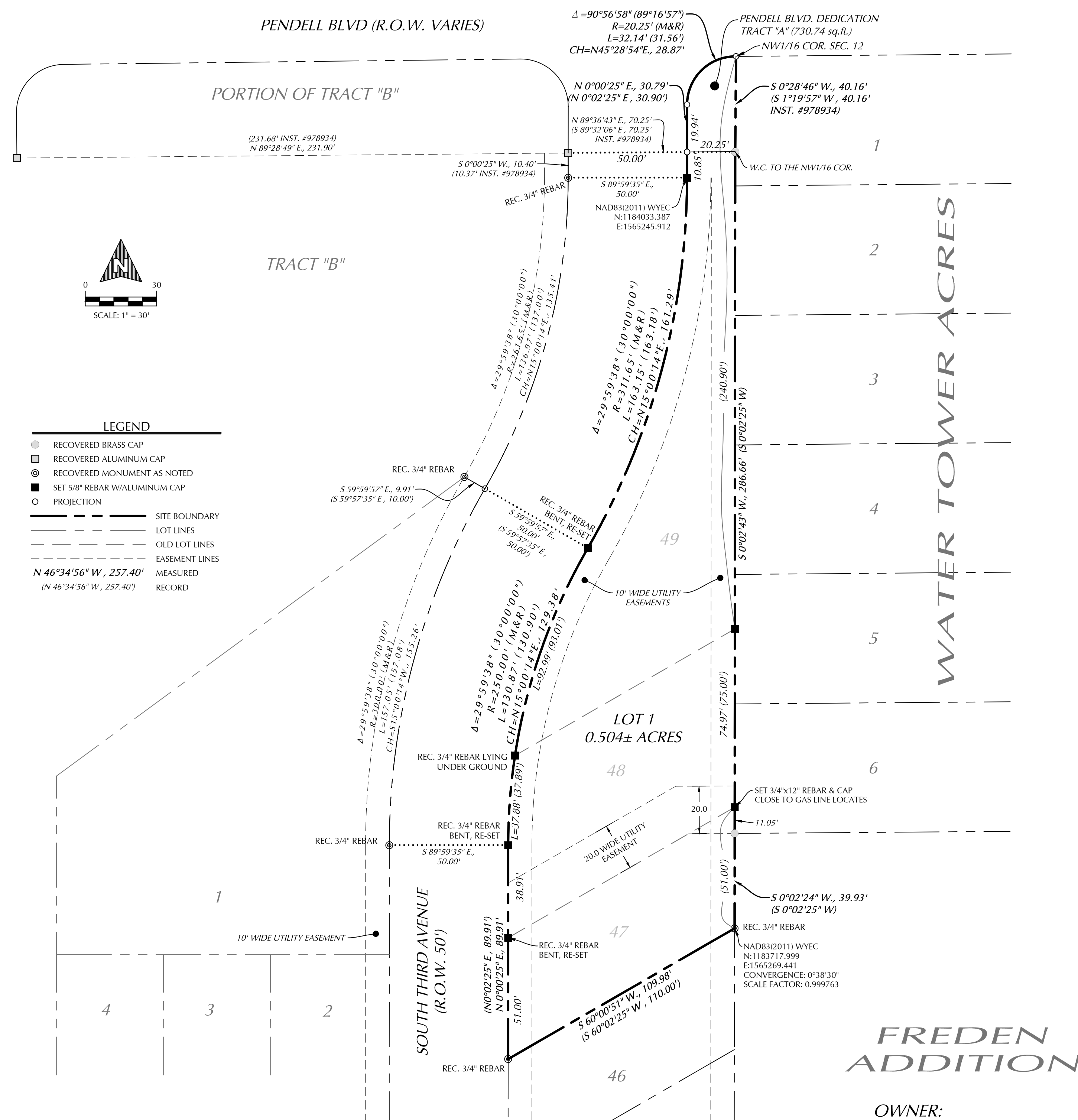
CERTIFICATE OF SURVEYOR
STATE OF WYOMING)
COUNTY OF NATRONA)

I, JOSEPH L. SHANE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE No. 16746, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION DURING OCTOBER, 2020, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOSEPH L. SHANE ON THIS _____ DAY OF _____, 2021.

WITNESS MY HAND AND OFFICIAL SEAL,

MY COMMISSION EXPIRES _____ NOTARY PUBLIC



PRELIMINARY

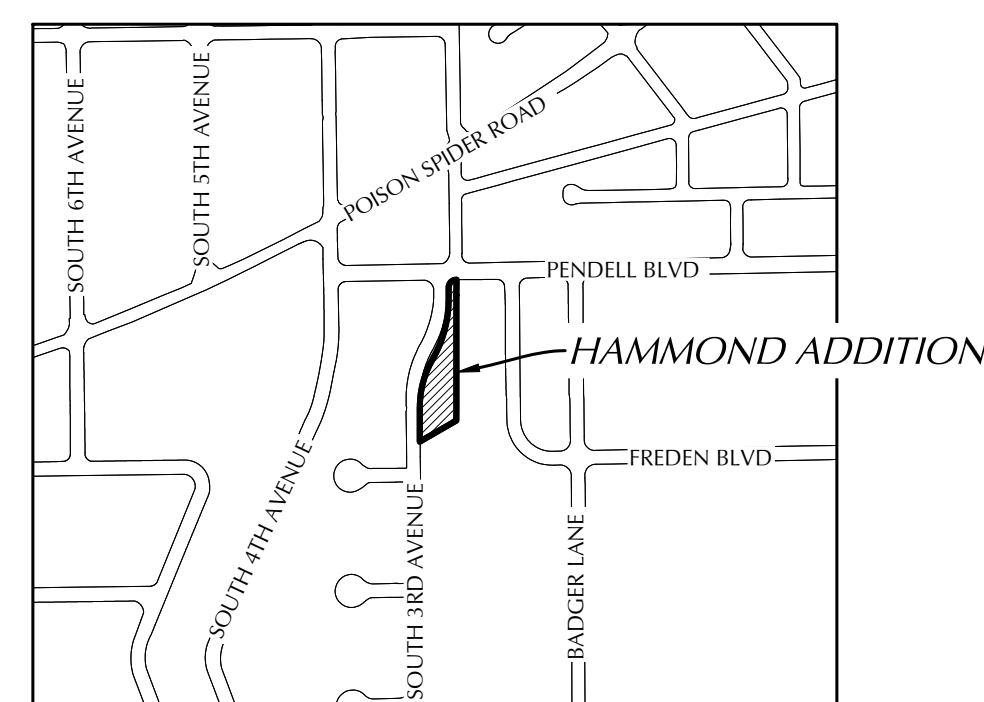
FREDEN ADDITION

OWNER:

MICHAEL K. HAMMOND
JANIS Y. HAMMOND
8902 SILVER COURT
LITTLETON, CO 80126

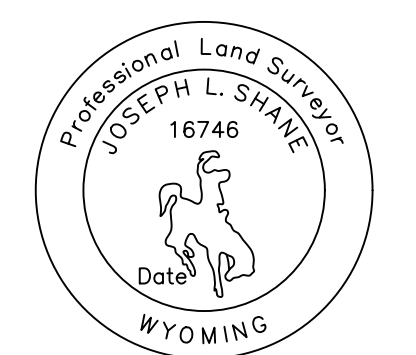
NOTES:

1. BASIS OF BEARING IS AN ASSUMED BEARING OF NORTH AS DETERMINED BY GPS(WGS 84) AT 42°50'40.85564" N AND 106°23'25.68585" W.
2. ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE U.S. SURVEY FOOT (GROUND).
4. PLAT CLOSURE EXCEED 1 IN 71,044.
5. THIS VACATION AND REPLAT CONTAINS 0.521 ACRES MORE OR LESS.
6. THIS VACATION AND REPLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AT THE TIME OF PLATTING.



VICINITY MAP
SCALE 1" = 500'

Prepared by Shane Surveying
P.O. Box 51412 / Casper, WY 82605
PH: (307)251-7488



Drawn By: JLS
Checked By: JLS
Date: 7/7/2021
Rev. Date: 9/13/2021
Job No.: 2-21
SHEET: VACATION & REPLAT