



Mountain Meadows No. 2, Lot 2A

Rezone

City Council Meeting
October 28th, 2025

Applicants: Mills City Council

Agent: Planning Staff

Summary: The applicant proposes a zoning map amendment to rezone property along Robertson Road from Urban Agriculture (UA) to Residential 1 (R-1).

Legal Description: Mountain Meadows No.2 Lot 2A

Location: The property is situated along the western edge of Robertson Rd., bordering the Wyoming Classical Academy to the North and county properties to the South and West.

Current Zoning: UA (Urban Agriculture)

Existing Land Use: None, vacant grassland.

Adjacent Land Use: North - Charter Heights (UA)
South – County Property (LI) *Light Industrial
East – Robertson Hills/River Heights (R1)
West – County Property (UA)

Planning Considerations:

1. Continuity of Zoning Patterns

- Rezoning the Robertson Road parcels from UA to R-1 will align zoning with the established Robertson Heights subdivision immediately to the east.
- This removes an isolated agricultural zoning strip between residential neighborhoods and supports orderly development.

2. Compatibility and Transition

- R-1 zoning will provide a compatible transition between the suburban residential form of Robertson Heights and the more semi-rural pattern of Platte View Estates.
- This balances growth pressures along Robertson Road with the preservation of rural characteristics further west.



3. **Infrastructure Readiness**

- Municipal services such as water, sewer, police, and fire are already extended to serve Robertson Heights.
- Extending R-1 zoning westward along Robertson Road would allow infill housing to utilize existing infrastructure without substantial new investment.

4. **Housing Demand**

- Mills and Natrona County continue to experience demand for single-family housing.
- Rezoning provides an opportunity to meet this demand within City limits, rather than pushing growth outward into county subdivisions.

5. **Comprehensive Planning Consistency**

- The City's comprehensive plan encourages residential development along major corridors where utilities and services are already available.
- This rezone would implement those objectives while reducing the pressure to expand municipal boundaries unnecessarily.
- This rezone is consistent with the 2016 Natrona County Land Use Plan, which indicates development is necessary on the subject land as a selenium mitigation measure.

Applicable Code References (Mills Title 17)

- Title 17.02.010 – Purpose
Establishes the intent of the zoning regulations to “promote the health, safety, and general welfare of the city; to encourage the most appropriate use of land; and to conserve the value of buildings and land.”
- Title 17.05.020 – Zoning Map and District Boundaries
Provides that the official zoning map may be amended by ordinance to reflect changing land use needs.
- Title 17.10.020 – Amendments Authorized
The City Council, the Planning Commission, or the administrative staff may initiate zoning map amendments.
- Title 17.10.030 – Public Hearing and Notice
Requires that proposed zoning map amendments be subject to a public hearing before the City Council, with at least 15 days' published notice in a newspaper of general circulation, consistent with Wyo. Stat. § 15-1-603. (Completed – Once at 300', Once at 1200')



- Title 17.08.030 – Residential Districts: R-1, Single-Family Residential

Declares the intent of the R-1 district as: “to provide for low-density residential development in the form of detached single-family dwellings, together with schools, parks, and other related facilities that serve the neighborhood.”

Permitted uses include:

- Detached single-family dwellings
- Parks and open space
- Accessory uses customarily incidental to residential use

- Title 17.08.010 – Urban Agriculture District (UA)

States the purpose of the UA district is: “to provide areas within the city for the continued conduct of agricultural activities and very low-density residential development where municipal services may be limited or unavailable.”

Permitted uses generally include:

- Crop production and grazing
- Limited agricultural buildings
- Detached single-family dwellings on large lots
- Related accessory uses

Public Comments

Initial Hearing 10/14/2025 (No Action)

Two letters in opposition from Donald Oaks, an adjacent landowner.

Public Hearing Comments –

Mary Peterson, adjacent landowner, is opposing the rezone on the basis of lot size and character.

Dan Schirlinger, an adjacent land and business owner who is not for or against the rezone, cited development concerns related to fencing and stormwater runoff.

Staff Recommendation:

Staff recommends APPROVAL of the replat.

Planning Commission Recommendation:

Planning and Zoning Commission recommended APPROVAL on 10/02/2025

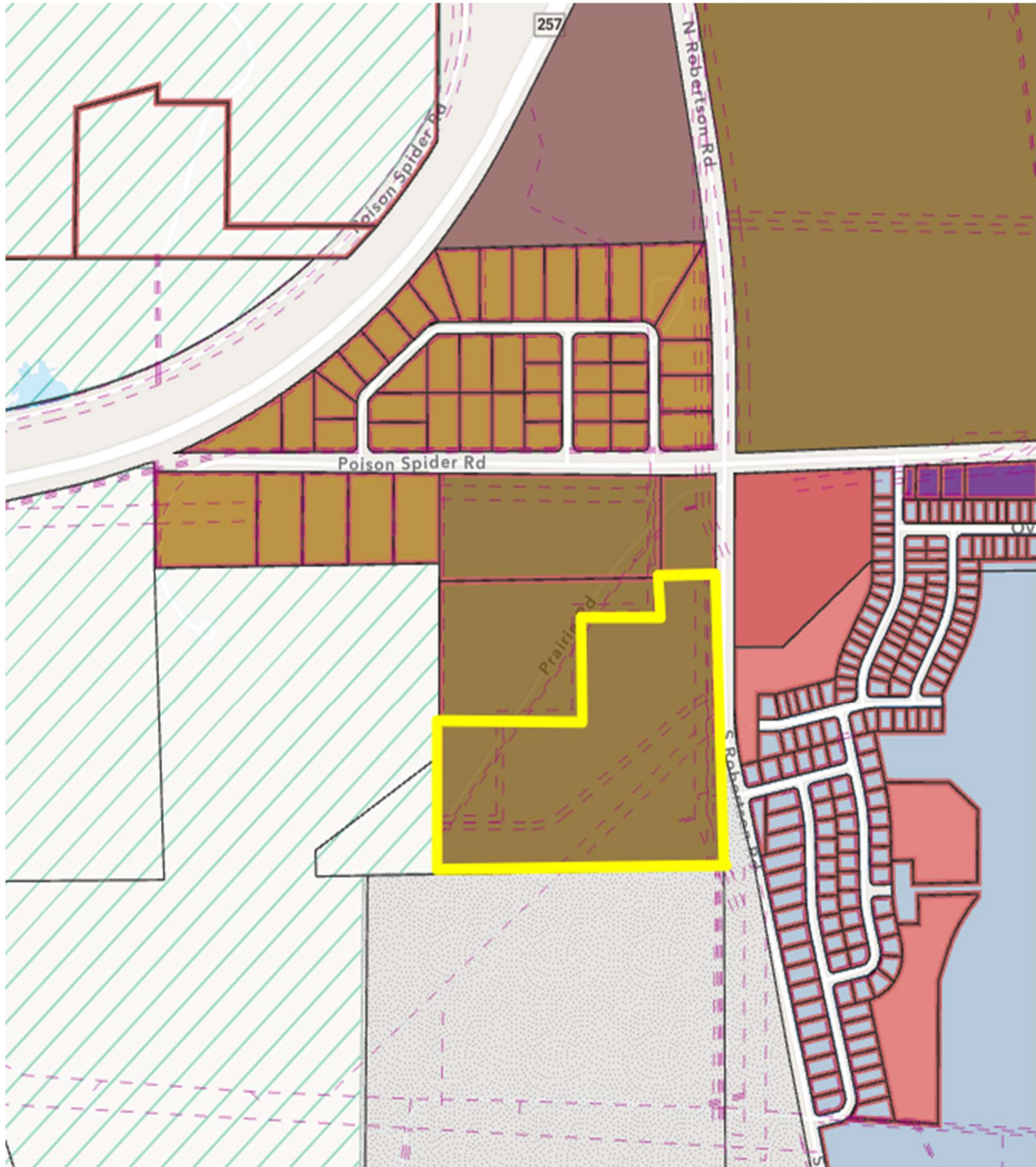
City Council Decision:

704 Fourth Street
PO BOX 789
Mills, Wyoming






























(307) 234-6679
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Current Zoning





Zoning Districts

 Mills, DB	 Mills, R-1: Single Family Dwelling District
 Mills, DI: Developing Industrial	 Mills, R-2: One and Two Family Dwelling District
 Mills, DMH: Developing Mobile Home	 Mills, R-3: Multiple Family Dwelling District
 Mills, DR: Developing Residential	
 Mills, EB: Established Business	
 Mills, EI: Established Industrial	 Zones TBD
 Mills, ER: Established Residential	 RAM
 Mills, MSR: Mixed Sized Residential	 UA
 Mills, MU: Mixed Use	 UR
 Mills, PLI: Public Land Institutions	 UMR
 Mills, PUD: Planned Urban Development	 MR-1
 Mills, UA: Urban Agriculture	 MR-2
 Mills, UR: Urban Agriculture Residential	 RR-1
 Evansvillem, IL: Light Industrial District	 RR-2
 Mills, C-1: General Commercial	 SR-1
 Mills, C-3: Business Service District	 SR-2
 Mills, I-1: Light Industrial	 MH
 Mills, I-2: Heavy Industrial	 LI
 Mills, M-H: Manufactured Home District	 HI
 Mills, M-P: Manufactured Home Park	 C
 Mills, O-B: Office Business District	 PUD
	 UCA