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## MEMORANDUM

**Date:** 22 October 2021  
**To:** Mills Planning and Zoning Board  
**From:** Scott Radden, City Planner  
**Subject:** 26 October 2021 – Council Meeting

**REP 4-2021 (Review):** The Dollar General Addition, to the City of Mills, a Vacation and Replat of Lots 5, 6, 7, the West 35 Feet of Lot 8, Lots 42, 43 and the East 10 Feet of Lot 44, Block 16, Mountain View Suburb, Being a Portion of the SW1/4SE1/4, Section 1, T33N, R80W, 6th PM, Natrona County, Wyoming (Owner/ Applicant: FT Investments, LLC).

### Background:

FT Investments, LLC applied for a replat of Lots 5, 6, 7, the West 35 Feet of Lot 8, Lots 42, 43 and the East 10 Feet of Lot 44, Block 16, Mountain View Suburb into one (1) lot. The property is zoned Established Business (E-B) and will continue as such.

### General:

Utility providers were provided the replat by email on 5 October 2021. Rocky Mountain Power responded on 6 October 2021: “RMP has a powerline easement on this property that must maintain, unless the customer is willing to relocate the powerline.” The Engineer/ Developer is coordinating on this matter. No other response was provided by utility providers as of writing this report.

Mills staff were provided the replat to review on 5 October 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 6 October 2021 and changes were made to the plat provided. 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 City 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 4-2021 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 21 October 2021 Mills Planning and Zoning Board Meeting, the Board forwarded a “Do Pass” recommendation of REP 4-2021, with the listed conditions, to the City Council.**