



Staff Report

City Council
August 11th, 2026

Applicants: Greenbriar Partners, LLC

Agent: ECS ENGINEERS

Summary:

- Greenbriar Partners, LLC is requesting a vacation of a portion of the previously approved Ridge West Subdivision plat and approval of a replat creating Ridge West No. 2.

Ridge West No.2 Vacation and Replat:

Location: Lots 64–86, Ridge West Subdivision, City of Mills, Wyoming
Current Zoning: R-1 Single-Family Residential

Overview:

The applicant requests approval of a vacation and replat of Lots 64 through 86 of the existing Ridge West Subdivision. The proposal reorganizes the existing platted lots within the boundaries of the previously approved subdivision, without expanding the subdivision footprint or requesting any zoning changes.

The proposed replat reduces the overall number of residential lots on the previously approved plat by four (4), resulting in a total of nineteen (19) residential lots within approximately 4.468 acres. The proposal, therefore, represents a reduction in residential density within the existing platted envelope rather than an expansion of development.

No additional land is being annexed or added to the subdivision, and the exterior boundaries of the development remain substantially unchanged.

Zoning Analysis:

The property is zoned R-1 Single-Family Residential.

The purpose of the R-1 District is to provide for medium-density single-family residential development while protecting the values of surrounding residential property and neighborhood character. The district permits one single-family dwelling per lot and establishes minimum development standards, including:

- Minimum lot size: 6,000 square feet
- Minimum lot width: 40 feet
- One single-family dwelling per lot

A review of the submitted plat indicates that the proposed subdivision complies with these minimum dimensional standards.



The proposed lots range from approximately 7,900 square feet to over 12,700 square feet, all exceeding the minimum lot size required within the R-1 District. Likewise, the proposed lot widths exceed the required forty-foot minimum.

Each lot fronts on an existing or previously dedicated public street, and no nonconforming lots or landlocked parcels are created by the replat.

Because the proposal reduces the number of residential lots while maintaining compliance with all applicable dimensional standards, staff finds it consistent with the intent of the R-1 zoning district.

Utility and Agency Overview:

The subdivision was circulated to applicable reviewing agencies.

Water and Sewer

City staff reviewed the proposal and verified that adequate water and sanitary sewer capacity exists to serve the proposed development.

Fire Department

The Mills Fire Department reviewed the proposal and reported no concerns regarding the proposed replat.

Police Department

The Mills Police Department did not provide comments regarding the proposal.

Rocky Mountain Power

Rocky Mountain Power reviewed the subdivision and indicated that, although the proposal reduces the overall number of residential lots, certain electrical facilities will require redesign or modification to accommodate the revised lot configuration. This is considered a normal engineering coordination issue and does not constitute an objection to the subdivision itself.

Black Hills Energy

Black Hills Energy did not provide comments during the agency review period.

Subdivision Considerations:

The proposed plat vacates a portion of the previously approved Ridge West plat and replaces it with a revised lot configuration that decreases the number of residential lots by four.

Staff finds that:

- The subdivision remains consistent with the existing R-1 zoning designation.
- The proposal does not increase residential density.
- Public street access is maintained for all lots.
- Utility easements are shown on the plat.
- Existing public infrastructure is capable of serving the proposed development.



- No reviewing agency identified concerns that would preclude approval of the subdivision.

While Rocky Mountain Power identified the need for utility redesign associated with the revised layout, this issue is expected to be addressed during utility coordination and construction and does not affect the subdivision's compliance with applicable land development regulations.

- The Rocky Mountain Power utility redesign and associated concerns have been resolved at this time with no additional concerns forwarded from the utility.

Findings:

Staff finds that the proposed Ridge West No. 2 Vacation and Replat:

- Is consistent with the purpose and intent of the R-1 Single-Family Residential zoning district.
- Meets the minimum lot size and lot width requirements established by the City's Land Development Regulations.
- Maintains public street access to each proposed lot.
- Reduces the number of residential lots within the existing subdivision by four, thereby reducing the potential residential density previously approved for the property.
- Has been reviewed by affected agencies, with City utilities confirming adequate capacity, the Fire Department reporting no concerns, and no objections received that would prevent approval.
- Is consistent with the City's subdivision regulations and represents an orderly redevelopment of an already platted subdivision.

Planning Commission Decision:

Planning Commission on July 9th, 2026, reviewed the submittal, received the staff report, and observed public comment regarding the vacation and replat of Ridge West No. 2 and made a DO PASS recommendation to the City Council.

Public Notice:

Notice was advertised with Oil City News first on July 16th and again on August 7th, 2026. All landowners within 140' of the proposed vacation and replat were directly mailed notice. As of Friday, August 8th, 2026, no public comments were received.

Staff Recommendation:

Based upon the submitted plat, agency comments, and review of the City of Mills Land Development Regulations, staff recommends and supports the Planning and Zoning Commission's recommendation to approve the Ridge West No. 2 Vacation and Replat.



CITY OF MILLS
APPLICATION FOR PLAT/REPLAT
Pursuant to the City of Mills Zoning Ordinance



City of Mills, Wyoming
704 4th Street (Physical Address)
P.O. Box 789 (Mailing Address)
Mills, Wyoming 82644

Date: _____
Return by: _____
(Submittal Deadline)
For Meeting on: 7/9/26

PLEASE PRINT

SINGLE POINT OF CONTACT: Shawn Gustafson, ECS

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: GreenBriar Properties LLC
Owner Mailing Address: _____
City, State, Zip: Casper, WY 82601
Owner Phone: _____
Applicant Email: _____

AGENT INFORMATION:

Print Agent Name: Shawn Gustafson - ECS Engineers
Agent Mailing Address: _____
City, State, Zip: Casper, WY 82604
Agent Phone: _____
Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): LOTS 64-86
RIDGE WEST
Physical address of subject property if available: ROBERTSON RD
Size of lot(s) 4.468 sq. ft/acres:
Current zoning: R2 Current use: RESIDENTIAL
Intended use of the property: RESIDENTIAL
Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

1. Proof of ownership: ☒ (such as deed, title certification, attorney's title opinion)
2. One (1) full sized copy of the plat/replat: ☒
3. One reproducible 11 x 17 plat/replat hard copy: ☒
4. One plat/replat electronic copy (pdf): Emailed

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: As shown on plat
(Example: along west property line, running north & south)
Width of Existing Right-of-Way / Easement: _____ Number of Feet to be Vacated: _____
Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:
Replat of Ridge West lots 84-86 - Reduction of 4 lots - Lots 64-86 to be abandoned and replaced w/ Lots

87-105 - No addition of lots

OWNER Signature

OWNER Signature

AGENT Signature

FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), **plus \$150.00 recording fee.**

For Office Use Only: Signature verified: ☒ Proof of ownership provided: ☒ Fee Paid: \$ 400.00

ECS ENGINEERS LLC
City of Mills
Direct Exp

Ridgewest #2 Replat Application Fee

6/15/2026

400.00

3825

First Interstate Bank-C Ridgewest #2 Replat Application Fee

400.00

CITY OF MILLS
PO BOX 789
704 FOURTH STREET
MILLS WY 82644 307-234-6679

Receipt No: 1.000066356 Jun 17, 2026

ECS ENGINEERS LLC

Previous Balance: .00
Planning
Plat/ Re-Plat 400.00
10-3200-5210
Building Permits Income

Total: 400.00

Check - Jonah Operating
Check No: 3825 400.00
Payor:
ECS ENGINEERS LLC
Total Applied: 400.00

Change Tendered: .00

06/17/2026 9:02 AM

WARRANTY DEED

FT INVESTMENTS, LLC, grantor(s) of Natrona County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

GREENBRIAR PARTNERS, LLC, grantees(s), whose address is:

of Natrona County and State of Wyoming, the following described real estate, situate in Natrona County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

TRACT 1, "MOUNTAIN MEADOWS", AN ADDITION TO THE CITY OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 1, 2022, AS INSTRUMENT NO. 1125075.

Subject to Covenants, Conditions, Restrictions, and Easements of Record, if any.

Witness my/our hand(s) this 10th day of June, 2022

FT INVESTMENTS, LLC

BY: [Signature]

KEITH P. TYLER
MEMBER

BY: [Signature]

GARY FERGUSON
MEMBER

State of Wyoming

County of Natrona

} ss.
}

This record was acknowledged before me on this 10th day of June, 2022 by KEITH P. TYLER as MEMBER and GARY FERGUSON as MEMBER of FT INVESTMENTS, LLC.

Given under my hand and notarial seal this 10th day of June, 2022.

My Commission Expires: May 7, 2024

[Signature]
Notarial Officer



6/13/2022 8:46:14 AM
Pages: 1
1125882
NATRONA COUNTY CLERK
Tracy Good
Recorded: CC
Fee: \$12.00
AMERICAN TITLE AGENCY

AN ADDITION TO THE CITY OF MILLS, WYOMING
LOCATED IN PORTIONS OF
THE NE1/4SE1/4,
SECTION 10, T.33N., R.80W, 6TH PRINCIPAL MERIDIAN,
NATRONA COUNTY, WYOMING

[illegible]

1 ERROR OF CLOSURE EXCEEDS 1/48000
2 BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE
3 COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/2011
4 ELEVATIONS ARE NAVD83 AND NOT TO BE USED AS BENCHMARKS
5 THIS WORK IS A SURVEY FOOTNOTE

NUMBER OF LOTS: 18

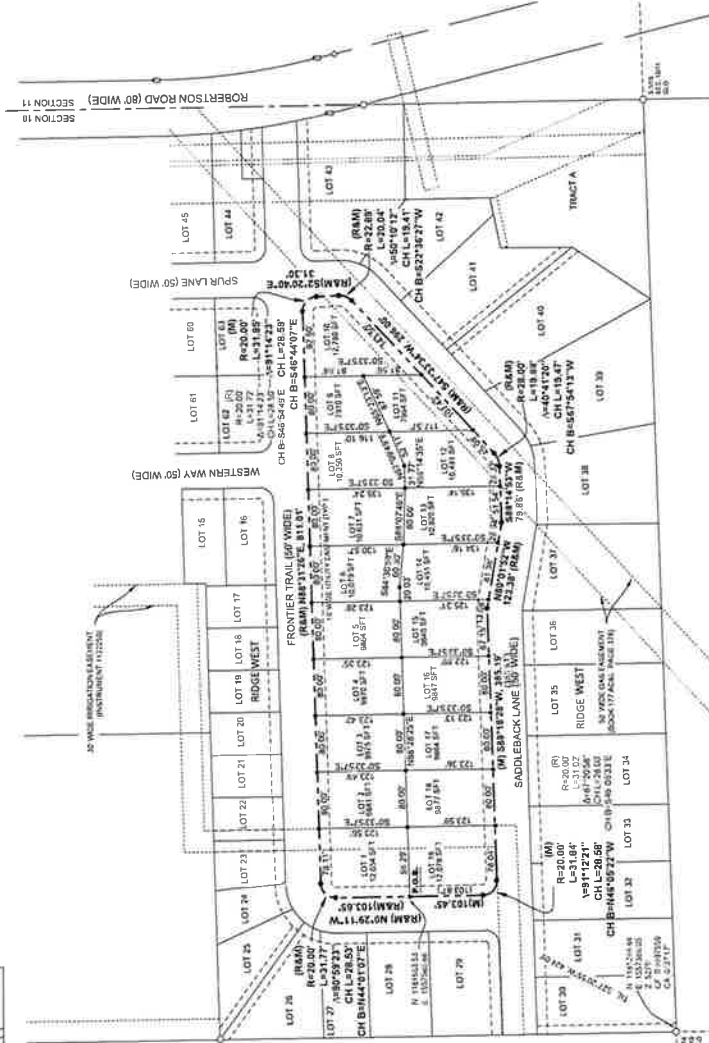
STATE OF WYOMING) SS
COUNTY OF NATRONA)
THIS FOREGOING INSTRUMENT WAS LOANED/RECEIVED BEFORE ME THIS _____ DAY OF _____, 2009,
BY ITSELF, BURDORF, MANAGER, GREENDRIER PARTNERS, LLC,
WITHIN MY JUDICIAL AND OFFICIAL JURISDICTION.
NOTARIES PUBLIC

CITY OF MILLS
APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER _____ DAILY PAUSED, ADOPTED AND
APPROVED ON THIS _____ DAY OF _____ 2024.

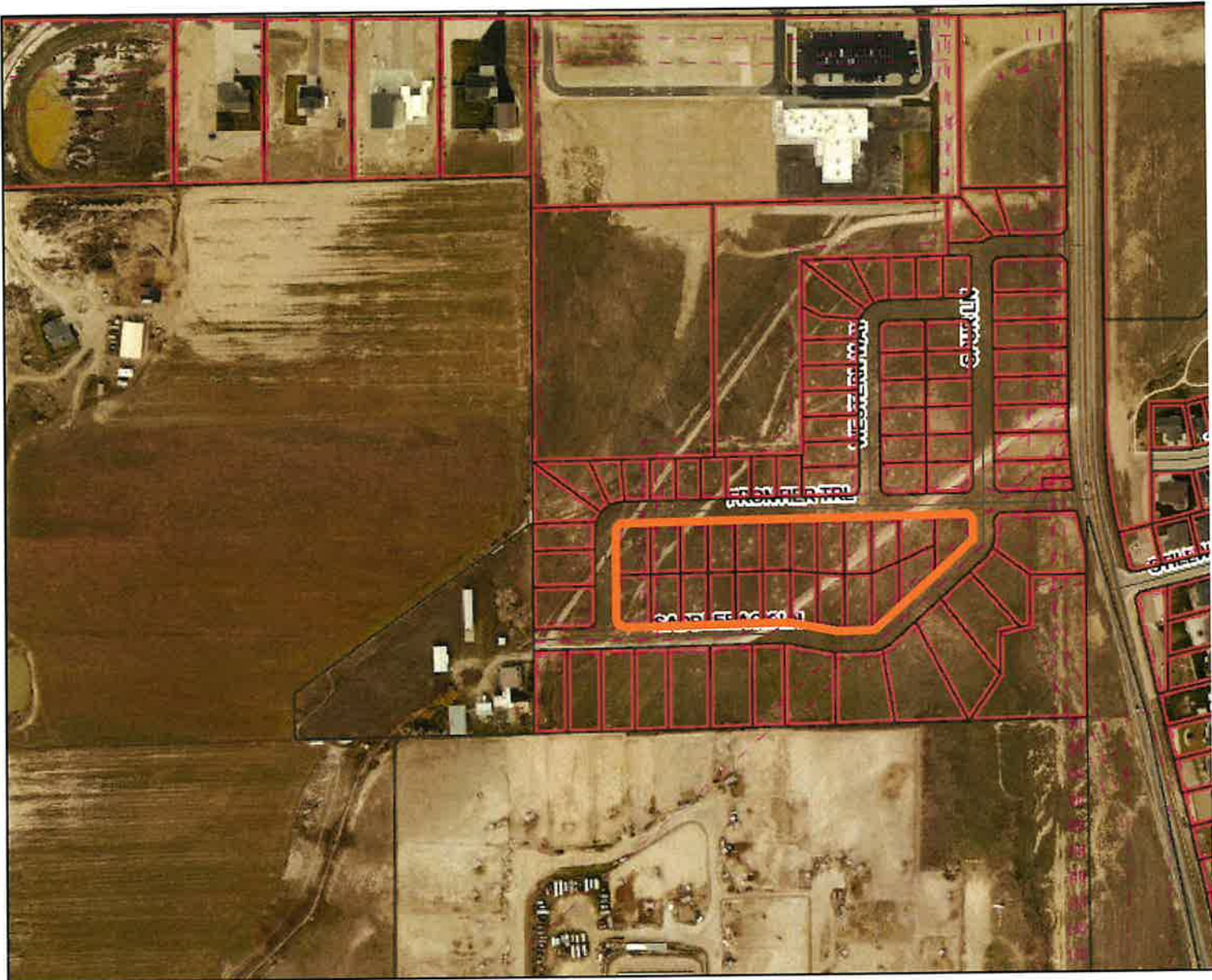
MAYOR _____ ATTEST: CITY CLERK _____

CITY ENGINEER _____ CITY MANAGER _____
THIS _____ DAY OF _____ 2024 THIS _____ DAY OF _____ 2024

STATE OF WORKING _____ SS _____ 2006
COUNTY OF INDIANA)
I, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME 1445 _____ DAY OF _____ 2006
BY THE PERSON, CHANDLER
WITNESSES MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

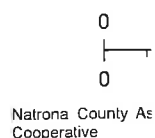


Greenbriar Replat



6/25/2026

- Ownership Boundary (Approx)
- Subdivision Boundary Local
- Subdivision
- Arterial
- Minor Arterial Streets
- Local Streets



AFFIDAVIT OF PUBLICATION

Oil City Weekly
627 W Yellowstone Hwy, Casper, WY 82601
(307) 259-0287

State of New Jersey, County of Camden, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Oil City Weekly, a Weekly newspaper of general circulation, printed and published in City of Casper, Natrona County, State of Wyoming; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:

- Jul 16, 2026
- Jul 23, 2026

Notice ID: VLZFIWrrpOM22jiekIZE

Notice Name: Ridge West No2 Vacation and Replat

Publication Fee: \$79.06

Anjana Bhadoriya

Agent

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 07/24/2026

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Ridge West No2 Vacation and Replat

A public hearing will be held by the Mills City Council on **Tuesday, August 11, 2026, at 7:00 p.m.** in the Council Chambers, 704 Fourth Street, Mills, Wyoming, to receive comments on the proposed **Ridge West No.2 Vacation and Replat**.

The purpose of the hearing is to consider a request for a Vacation and Replat of **Ridge West No.2**. The subject property is located along the southwest portion of Robertson Road, near the intersection with Poison Spider Road. The proposed replat encompasses approximately 4.468 acres and would reduce the previous lot total in the area by four.

Anyone with an interest in this property is encouraged to attend the public hearing. Written comments may also be submitted to the City Clerk at Mills City Hall no later than **12:00 p.m. on August 7th, 2026**.
Publish: July 16, 23, 2026