



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

MEMORANDUM

Date: 20 May 2022
To: Mills City Council
From: Scott S. Radden, City Planner
Subject: 24 May 2022 Planning & Zoning Meeting

REP 1-2022: Review- Mountain Meadows, an Addition to the City of Mills, being a Portion of the NE1/4SE1/4 & SE1/4NE1/4, Section 10, T33N R80W, 6th P.M., Natrona County, Wyoming (Owner/Applicant: Greenbriar Partners, LLC).

Background: Greenbriar Partners, LLC, owner of the property, submitted a petition to plat an unplatted portion of the NE1/4SE1/4. The property is zoned Urban Agriculture (U-A), surrounded by Urban Agriculture Residential (U-R) zoning district to the north, Urban Agriculture to the east (County), Light Industrial (LI) on the south side (County), with Robertson Road located to west side. The subdivision is approximately 50 acres in size with Tract 1 being 47.65 acres and Tract 2 being 2.42 acres. There are several easements of various widths located throughout the property. Originally, the plat was called Platte View Estates II, but revised to Greenbriar Estates at the P&Z meeting... then changed to Mountain Meadows on the date of this report.

Utility Providers

On 4 May 2022, Utility providers were provided the Plat for review and comments. No responses were received as of writing this report.

Mills Staff:

Mills Staff were provided the Plat for review and comments on 4 May 2022.

Paul Svenson, P.L.S, CFedS provided feedback to ECS on 12 May 2022. Required modifications will be shown of the final plat.

The following items were considered in the review:

1. The replat complies with the subdivision standards of the City of Mills.
2. The platted lots are expected to meet minimum requirement for the Urban Agriculture (U-A) Zoning District.

Recommendation:

Staff finds the annexation plat complies with platting requirements and recommends that the Planning and Zoning Board forward a "DO PASS" recommendation to the City Council for approval of the Mountain Meadows Plat with the following conditions:



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

1. The Owner obtains all required building permits, and complies with all Mills Code and inspection requirements, and State and Federal regulations.

At the 19 May 2022 Planning and Zoning Board meeting, the Board forwarded a “Do Pass” recommendation to the Council for REP 1-2022.

