



Mountain Meadows No. 2, Lot 2A
Zone Map Amendment

Planning Commission Meeting
September 10th, 2025

Applicants: Greenbriar Partners LLC

Agent: City of Mills – Staff

Summary: The applicant and the City of Mills are proposing to rezone Mountain Meadows Lot 2A from Urban Agriculture to Residential 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 (LI)

Planning Considerations:

1. The applicant has proposed the development of a subdivision that would bring an 80+ additional homes to the City of Mills. This would allow for the infill of existing land within city bounds and would not overburden the city in terms of infrastructure loading.
2. A rezone would provide additional continuity, aligning land use with the subdivision immediately to the east, and removing an agricultural strip would facilitate the transition between the Robertson Heights/Hills, Wyoming Classical Academy, and Platte View Estates.

a. 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:

- i. Crop production and grazing
- ii. Limited agricultural buildings



- iii. Detached single-family dwellings on large lots
- iv. Related accessory uses

b. 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:

- i. Detached single-family dwellings
 - ii. Parks and open space
 - iii. Accessory uses customarily incidental to residential use
3. The proposed rezone would allow the applicant to make use of existing municipal services such as water, sewer, police, and fire services already extended to the region.
4. Title 17 cites the intent of zoning regulations and encourages the most appropriate use of land, and to conserve the value of buildings and land. Title 17 allows for the City Council and administrative staff to initiate a zone map amendment.

Staff Recommendation:

Staff recommends APPROVAL of the rezone

Planning Commission Recommendation:

City Council Decision:



Mills Zoning Districts

Mills, C-1: General Commercial	Mills, O-B: Office Business District
Mills, C-3: Business Service District	Mills, R-1: Single Family Dwelling District
Mills, I-1: Light Industrial	Mills, R-2: One and Two Family Dwelling District
Mills, I-2: Heavy Industrial	Mills, R-3: Multiple Family Dwelling District
Mills, M-H: Manufactured Home District	Mills, UA: Urban Agriculture
Mills, M-P: Manufactured Home Park	Mills, UR: Urban Agriculture Residential
Mills, PLI: Public Land Institutions	



CITY OF MILLS PETITION FOR ZONE CHANGE



or APPLICATION FOR SPECIAL REVIEW PERMIT

Pursuant to the Mills City Code

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

Date: September 8th 2025

Return by: September 9th 2025
(Submittal Deadline)

For Meeting on: September 9th 2025

☒ **ZONE CHANGE** ☐ **SPECIAL REVIEW**

PLEASE PRINT

PRIMARY CONTACT: Casey Coates

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Lisa Burridge / Greenbrier Partners LLC
Owner Mailing Address: 259 S. Center St., Ste 216
City, State, Zip: Casper, WY 82601
Owner Phone: 307-577-7775
Applicant Email: lisa@lisaburridge.net

AGENT INFORMATION:

Print Agent Name: Casey Coates
Agent Mailing Address: 704 Fourth St.
City, State, Zip: Mills, WY 82604
Agent Phone: 307-234-6679
Agent Email: c.coates@mills.wy.gov

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Mountain Meadows No. 2, Lot 2A

Physical address of subject property if available: _____

Size of lot(s) 37.15 Acres sq. ft./acres.

Current zoning: UA - Urban Agriculture Current use: N/A - Vacant Land

Intended use of the property: Residential Properties

Zoning within 300 feet: UA-Neigh, CI/PLI/RI-East Land use within 300 feet: School, Residential, and Vacant

ATTACHMENTS (REQUIRED):

- **Proof of ownership:** Yes (such as deed, title certification, attorney's title opinion)

SIGNATURE(S):

The following owner's signature signifies that all information on this petition/application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all petition/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 petition/make application to the City of Mills for:

A re-zoning of Lot 2A, Mountain Meadows No. 2, currently zoned UA. The re-zone would
zone this as R1 and become more contiguous with over zoning.

OWNER Signature _____

OWNER Signature _____

AGENT Signature [Signature]

FEE: \$250.00 (non-refundable)

City of Mills
Rev: 05/2016

Petition for Zone Change or
Application for Special Review Permit

