



CITY OF MILLS

EST. 1921

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

Date: 1 February 2022
To: Mills City Council
From: Scott S. Radden, City Planner
Subject: 8 February 2022 Council Meeting

REP 1 -2022: Boyle Addition, a vacation and replat of a Lots 1-2 and 15-16, Block 16 and All of Block 17, Town of Mills, A Portion of the W1/2 Section 7, Township 33 North, Range 79 West, 6th Principal Meridian, Natrona County, Wyoming (Owner/ Applicant: Town of Mills)

Background:

The City of Mills is the owner of Lots 1-2 and 15-16, Block 16 and All of Block 17, Town of Mills. It is approximately 2.48 acres in size and is currently zoned Public Lands and Institutions (PLI). Lots 2 and 6, Block 16, and portions of alley between the lots, were converted to a road for bus parking for the previous Mills Elementary School. The intent of the replat is replat all of Town property into one large lot (including the previously vacated Third Street) and dedicate the existing asphalt road as "Third Street."

Utility providers were provided the replat by email on 20 November 2019. Chris Coziahr (Rocky Mountain Power) responded on 21 November: *RMP has no objections of the re-plat. However, if RMP's facilities are to be relocated it will be at the customer expense.*

Mills staff were provided the replat to review on the 20 November 2019.

No requirements or requests were made by Staff.

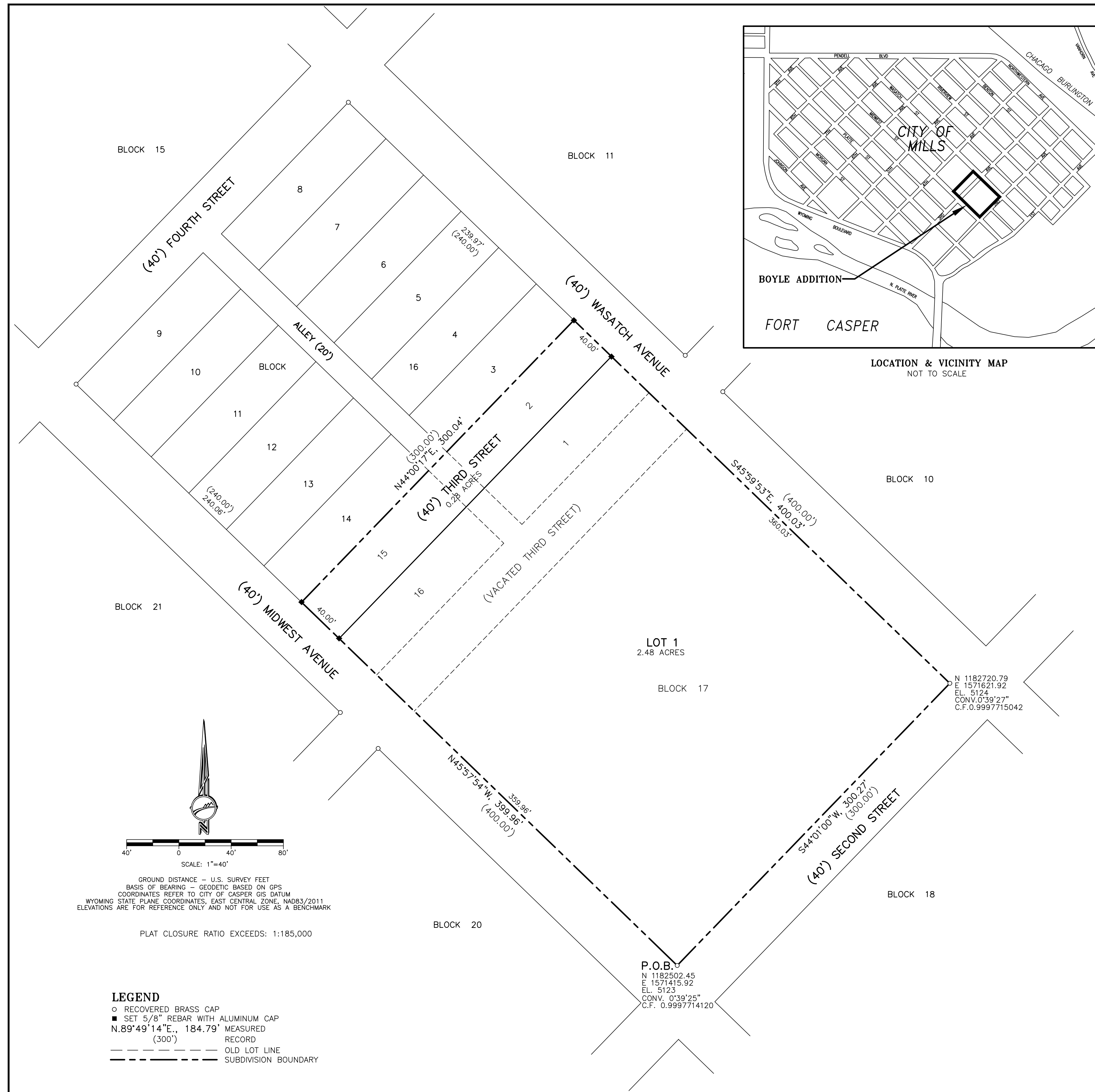
The following items were considered in the review:

1. The replat complies with the subdivision standards of the City of Mills.
2. The platted Lot meet the minimum lot size requirement for the Public Lands and Institutions (PLI) Zoning District.

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 The Boyle Addition with the following conditions:

1. That the Owner complies with all local, state and federal rules and regulations governing the development of the lots.



PLAT OF
BOYLE ADDITION
 TO THE CITY OF MILLS, WYOMING
 A VACATION & REPLAT OF LOTS 1-2 AND 15-16,
 BLOCK 16, AND ALL OF BLOCK 17,
 City of Mills
 A PORTION OF THE W1/2, SECTION 7
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

City of Mills, Natrona County, Wyoming acting through its mayor, hereby certifies that they are the owners and proprietors of the foregoing vacation and replat of Lots 1-2 and 15-16, Block 16, and all of Block 17, City of Mills, Wyoming, a subdivision of a portion of the W1/2, Section 7, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described as follows:

Beginning at the southerly corner of the Parcel being described and a point in the intersection of the northwesterly line of Second Street with the northeasterly line of Midwest Avenue; thence along the southwesterly line of said Parcel and the northeasterly line of said Midwest Avenue, N.45°57'54"W., 399.96 feet to the westerly corner of said Parcel and the southerly corner of Lot 14, Block 16, City of Mills; thence along the northwesterly line of said Parcel and the southeasterly line of said Lot 14, across a 20 foot wide alley and along the southeasterly line of Lot 3, said Block 16, City of Mills, N.44°00'17"E., 300.04 feet to the northerly corner of said Parcel and the easterly corner of said Lot 3, Block 16, and a point in the southwesterly line of Wasatch Avenue; thence along the northeasterly line of said Parcel and the southwesterly line of said Wasatch Avenue, S.45°59'53"E., 400.03 feet to the easterly corner of said Parcel and a point in the northwesterly line of said Second Street; thence along the southeasterly line of said Parcel and the northwesterly line of said Second Street, S.44°01'00"W., 300.27 feet to the Point of Beginning and containing 2.76 acres, more or less.

The vacation and replat of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors of said lands; the name of said vacation and replat shall be known as "BOYLE ADDITION", to the City of Mills, Wyoming. Third Street as shown hereon is hereby dedicated to the use of the public and all other streets as shown hereon have previously been dedicated to the use of the public.

City of Mills
 P.O. Box 789
 Mills, Wyoming 82644

MAYOR _____

ACKNOWLEDGMENT

State of Wyoming)
 County of Natrona)^{SS}
 The foregoing instrument was acknowledged before me by Seth Coleman, Mayor on this _____ day of _____, 2022.

Witness my hand and official seal.

My commission expires: _____ Notary Public _____

APPROVALS

APPROVED: City Council of the City of Mills, Wyoming by Resolution No. _____ duly passed, adopted and approved on the _____ day of _____, 2022.

Attest: _____ Mayor _____
 City Clerk

INSPECTED AND APPROVED on the _____ day of _____, 2022.

City Engineer _____

CERTIFICATE OF SURVEYOR

I, Paul R. Svenson, a registered professional land surveyor, License No. 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or others under my direct supervision during the month of October, 2019 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.

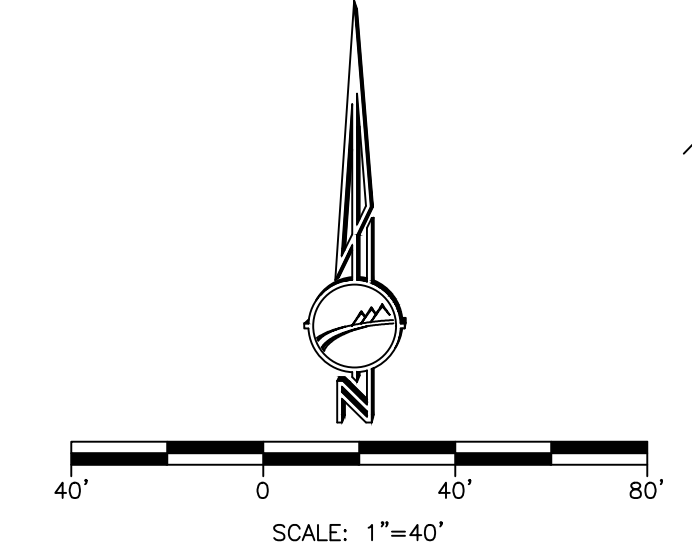


State of Wyoming)
 County of Natrona)^{SS}

The foregoing instrument was acknowledged before me by Paul R. Svenson this _____ day of _____, 2022.

Witness my hand and official seal.

My commission expires: _____ Notary Public _____



GROUND DISTANCE - U.S. SURVEY FEET
 BASIS OF BEARING - GEODETIC BASED ON GPS
 COORDINATES REFER TO CITY OF CASPER GIS DATUM
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/2011
 ELEVATIONS ARE FOR REFERENCE ONLY AND NOT FOR USE AS A BENCHMARK

PLAT CLOSURE RATIO EXCEEDS: 1:185,000

- LEGEND**
- RECOVERED BRASS CAP
 - SET 5/8" REBAR WITH ALUMINUM CAP
 - N.89°49'14"E., 184.79' MEASURED (300')
 - RECORD
 - - - - - OLD LOT LINE
 - SUBDIVISION BOUNDARY