

RESOLUTION NO. 2025-43

A RESOLUTION APPROVING THE VACATION AND REPLAT OF LOT 3, CHARTER HEIGHTS SUBDIVISION, AS RIDGE WEST, AN ADDITION TO THE CITY OF MILLS, WYOMING

WHEREAS,

An application has been submitted to the City of Mills requesting approval of a Vacation and Replat of Lot 3, Charter Heights Subdivision, creating Ridge West, an addition to the City of Mills, Natrona County, Wyoming; and

WHEREAS,

The replat encompasses approximately 27.124 acres, creating 86 lots and Tract A, together with public rights-of-way and drainage areas, as shown on the plat entitled "*A Vacation & Replat of Lot 3, Charter Heights Subdivision as Ridge West*," prepared by Environmental and Civil Solutions, LLC,; and

WHEREAS,

The replat vacates the existing lot configuration of Lot 3, Charter Heights Subdivision, and establishes a new subdivision layout with dedicated public streets, drainage facilities, utility easements, and access easements; and

WHEREAS,

The plat depicts the dedication of public rights-of-way, as well as utility, drainage, power, gas, sanitary sewer, and access easements, and the dedication of Tract A to the City of Mills for drainage purposes, as shown on the replat; and

WHEREAS,

The replat provides legal access to all lots via Robertson Road (80-foot right-of-way) and the internal public street system, and does not require off-site public infrastructure improvements beyond those shown on the plat; and

WHEREAS,

The replat has been reviewed by city staff and found to comply with the applicable requirements of Mills Title 17 Land Development Regulations, including standards governing subdivision plats, vacations, public dedications, access, easements, lot configuration, and survey documentation; and

WHEREAS,

Approval of the vacation and replat promotes orderly development, ensures adequate public access and utilities, and is consistent with the public health, safety, and welfare of the City of Mills; and

WHEREAS,

The City of Mills Planning and Zoning Commission forwarded a DO PASS recommendation at its December 8th meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING:

1. Vacation Approved.

The vacation of Lot 3, Charter Heights Subdivision, as depicted on the Ridge West plat, is hereby approved.

2. Replat Approved.

The replat creating Ridge West, an addition to the City of Mills, including all lots, tracts, rights-of-way, and easements shown thereon, is hereby approved.

3. Compliance Finding.

The City Council finds that the Ridge West vacation and replat comply with Mills Title 17 Land Development Regulations and all other applicable City ordinances.

4. Dedications Accepted.

All public streets, rights-of-way, drainage tracts, and easements dedicated on the plat are hereby accepted, subject to compliance with applicable City standards.

5. Recording Authorized.

Upon completion of all administrative requirements, the Mayor and City Clerk are authorized to sign the plat, and the approved Vacation and Replat may be recorded with the Natrona County Clerk.

6. No Waiver.

Approval of this resolution does not waive compliance with any other applicable federal, state, or local regulations.

PASSED, APPROVED AND ADOPTED THIS _____ day of _____, 2025.

Mayor, Leah Juarez

Councilman, Sara McCarthy

Councilman, Cherie Butcher

Councilman, Tim Sutherland

Councilman, Brad Neumiller

ATTEST:

City Clerk