

PLANNING & ZONING
September 10, 2025
5:30 PM
City Hall



Chairman:
John Gudger
Vice Chairman:
Chris Volzke
Members:
John Bryson
Nick Sterling
Robin Baye

AGENDA
MILLS CITY PLANNING COMMISSION

ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING BEFORE THE CITY COUNCIL FOR FINAL ACTION

CALL TO ORDER

AGENDA ITEM

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

PUBLIC COMMENT - Public comment is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note no formal action will be taken on these items during this time. However, they may be scheduled on a future posted agenda if action is required.

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - TBA

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.



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:

704 Fourth Street
PO BOX 789
Mills, Wyoming



(307) 234-6679
(307) 234-6528 Fax

Item # 1.



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



Item # 1.

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: ccoates@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: VIA - Vacant Land

Intended use of the property: Residential Properties

Zoning within 300 feet: UA-Neith, C1/PL1/R1-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 _____

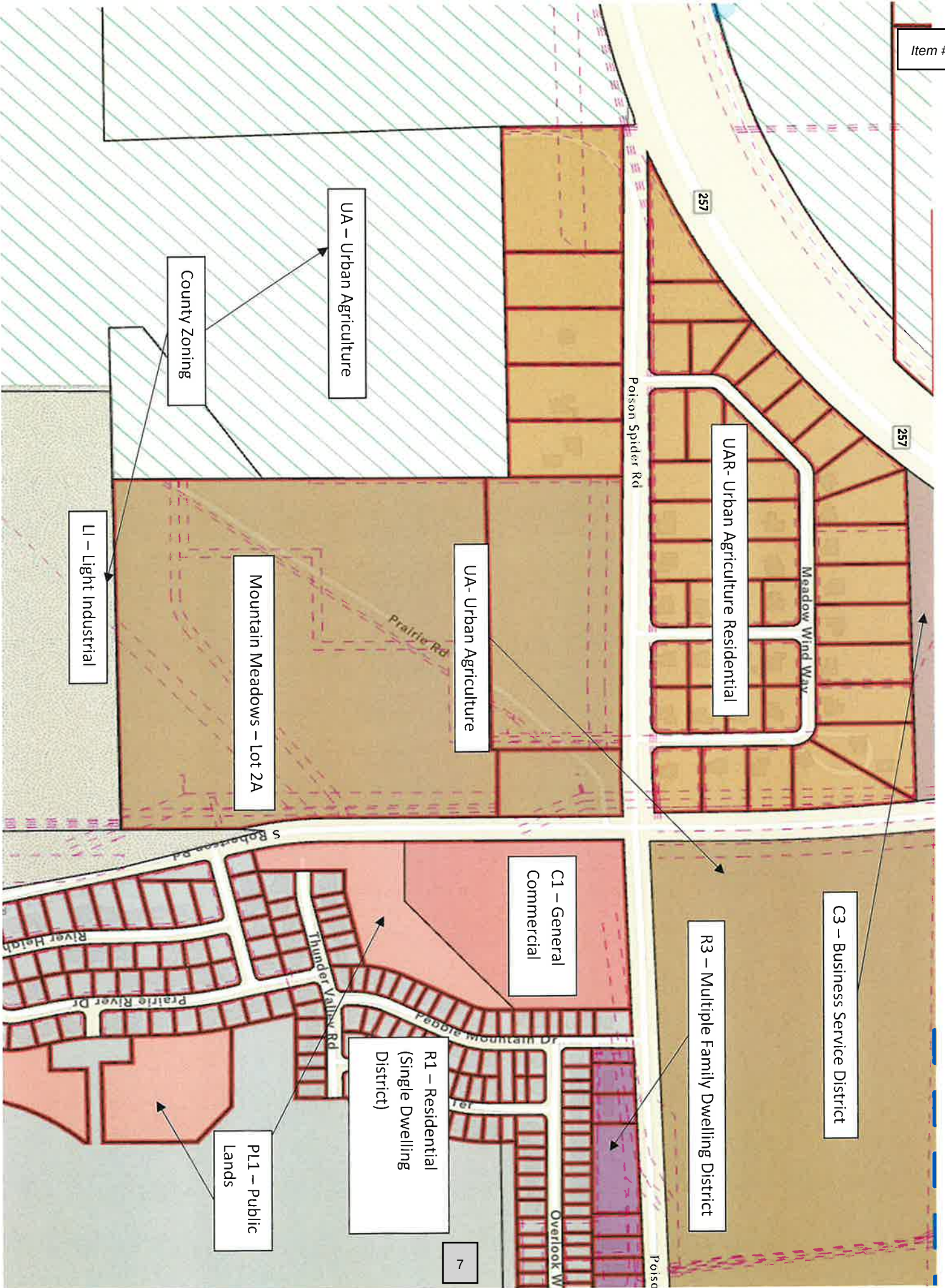
AGENT Signature [Signature]

FEE: \$250.00 (non-refundable)

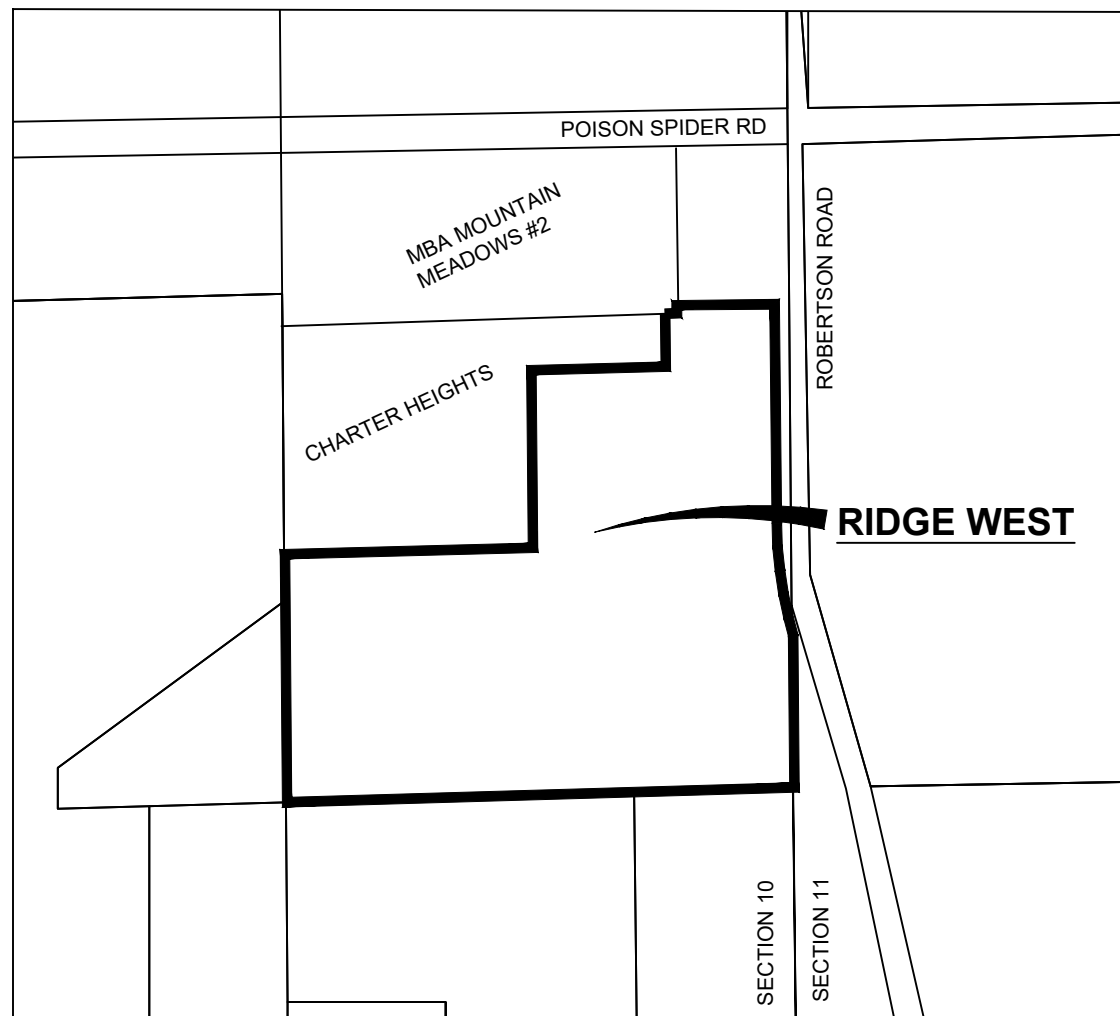
City of Mills
Rev: 05/2016

Petition for 6 e Change or
Application for Special Review Permit

Page 1



A VACATION & REPLAT
 OF LOT 3, CHARTER HEIGHTS SUBDIVISION
 AS
RIDGE WEST
 AN ADDITION TO THE
 CITY OF MILLS, WYOMING
 LOCATED IN PORTIONS OF
 THE NE1/4SE1/4,
 SECTION 10, T.33N., R.80.W, 6TH PRINCIPAL MERIDIAN,
 NATRONA COUNTY, WYOMING



VICINITY MAP
 NATRONA COUNTY, WY
 SCALE: 1" = 500'

LEGEND

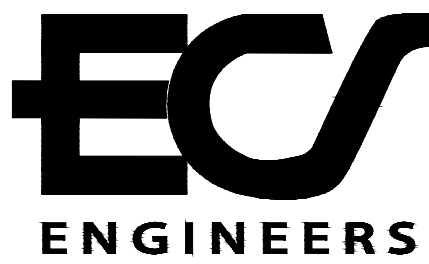
- RECOVERED BRASS
- SET BRASS CAP
- ▬ RECOVERED HIGHWAY R/W MONUMENT
- ▬ SET ALUMINUM CAP
- ▬ SUBDIVISION BOUNDARY
- ▬ PROPERTY LINE
- ▬ NEW EASEMENT LINE
- ▬ EXISTING EASEMENT LINE
- ▬ SECTION LINE
- ▬ 1/4 SECTION LINE
- ▬ 1/16 SECTION LINE
- N00°00'00"W, 1234.56' MEASURED BEARING & DISTANCE
- (N00°00'00"W, 1234.56') RECORD BEARING & DISTANCE

NOTES

- ERROR OF CLOSURE EXCEEDS 1:427,523.
- BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/2011.
- ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
- DISTANCES: US SURVEY FOOT/GRID.

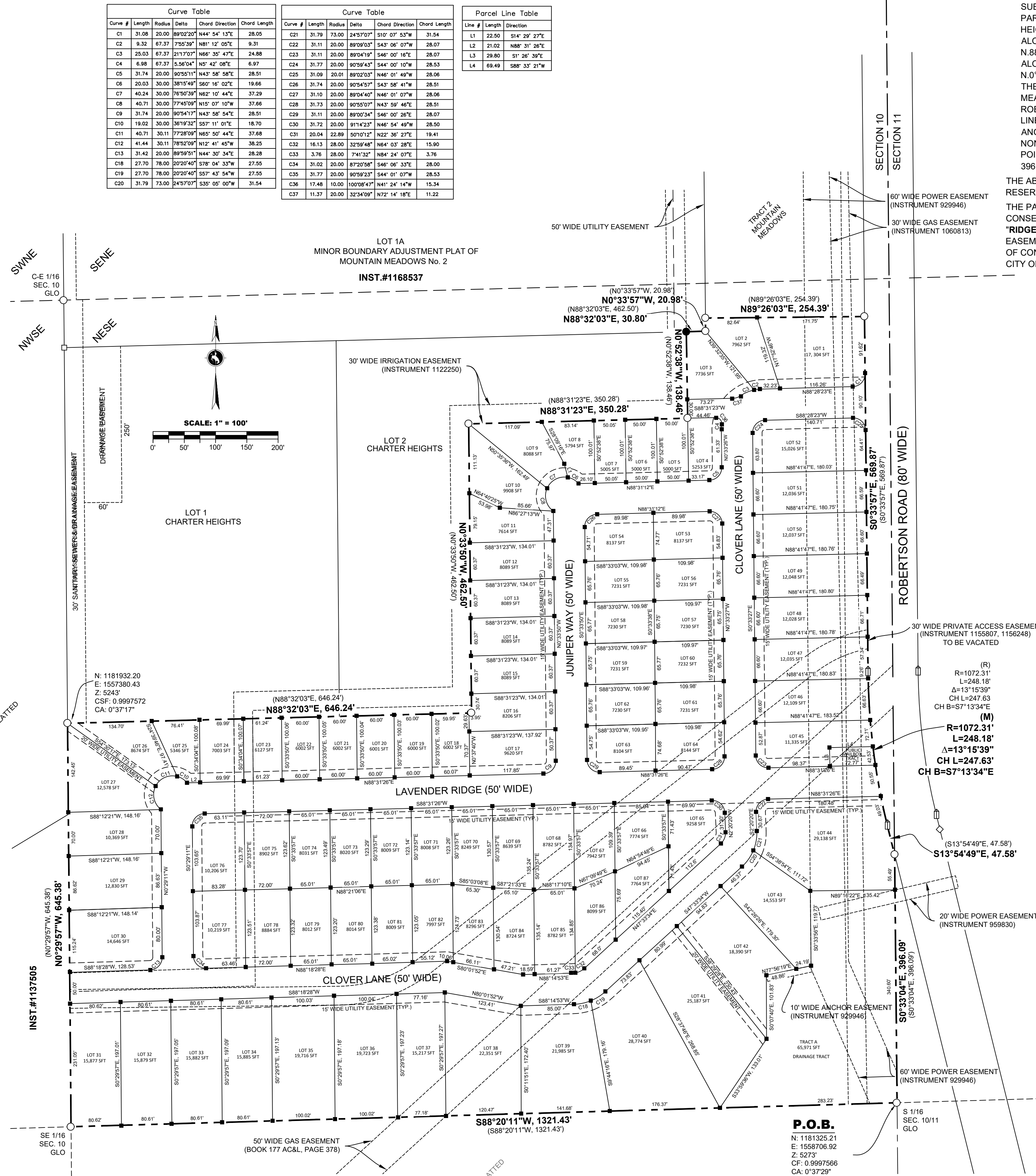
PLAT SUMMARY

NUMBER OF LOTS: 86
 SUBDIVISION TOTAL ACREAGE: 27.124 ACRES
 PUBLIC RIGHT OF WAY AREA: 4.73 ACRES



Environmental and Civil Solutions, LLC
 1607 CY AVE., Suite 104
 Casper, WY 82604
 Phone: 307.337.2883
 www.ecsengineers.net

PROJECT NO. 220010



CERTIFICATE OF DEDICATION

STATE OF WYOMING
 COUNTY OF NATRONA

THE UNDERSIGNED, LISA BURRIDGE, MANAGER OF GREENBRIAR PARTNERS, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF LOT 3, OF CHARTER HEIGHTS SUBDIVISION, LOCATED IN A PORTION OF THE NE1/4SE1/4, SECTION 10, T.33N., R.80W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL AND THE SOUTHEAST CORNER OF SAID NE1/4SE1/4, SECTION 10; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.88°20'11"W., 1321.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF SAID NE1/4SE1/4, SECTION 10; THENCE ALONG THE WEST LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, N.0°29'57"W., 645.38 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF LOT 1, OF SAID CHARTER HEIGHTS SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 1 AND LOT 2, CHARTER HEIGHTS SUBDIVISION, INTO SAID SE1/4NE1/4, SECTION 10, N.88°32'03"E., 646.24 FEET TO A POINT; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION, N.0°33'50"W., 462.50 FEET TO A POINT; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION, N.88°31'23"E., 350.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION, N.0°52'38"W., 138.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, CHARTER HEIGHTS SUBDIVISION AND A POINT IN THE SOUTH LINE OF LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, N.88°32'03"E., 30.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 1A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, N.0°33'57"W., 20.98 FEET TO THE SOUTHWEST CORNER OF TRACT 2, MOUNTAIN MEADOWS SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID TRACT 2, MOUNTAIN MEADOWS SUBDIVISION, N.89°26'03"E., 254.39 FEET TO THE SOUTHEAST CORNER OF TRACT 2, MOUNTAIN MEADOWS SUBDIVISION AND A POINT IN THE WEST LINE OF ROBERTSON ROAD; THENCE ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID ROBERTSON ROAD, S.0°33'57"E., 569.87 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID ROBERTSON ROAD ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1072.31 FEET, AND THROUGH A CENTRAL ANGLE OF 13°15'39", SOUTHEASTERLY, 248.18 FEET, AND THE CHORD OF WHICH BEARS S.7°13'34"E., AND DISTANCE OF 247.63 FEET TO A POINT OF NON-TANGENCY; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID ROBERTSON ROAD, S.13°54'49"E., 47.58 FEET TO A POINT IN THE EAST LINE OF SAID NE1/4SE1/4, SECTION 10; THENCE ALONG THE EAST LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.0°33'04"E., 396.09 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 27.124 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, BEING A VACATION AND REPLAT OF LOT 3, OF CHARTER HEIGHTS SUBDIVISION, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNER AND PROPRIETOR, THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "RIDGE WEST". ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE CITY OF MILLS AND FOR THE USE OF THE PUBLIC. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS. TRACT A IS HEREBY DEDICATED TO THE CITY OF MILLS FOR DRAINAGE PURPOSES.

GREENBRIAR PARTNERS, LLC
 421 S. CENTER STREET, SUITE 201
 CASPER, WY 82601

LISA BURRIDGE, MANAGER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
 BY LISA BURRIDGE, MANAGER - GREENBRIAR PARTNERS, LLC.
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVALS

CITY OF MILLS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER _____ DULY PASSED, ADOPTED AND

APPROVED ON THIS _____ DAY OF _____, 2025.

MAYOR _____

ATTEST: CITY CLERK _____

CITY ENGINEER _____

CITY SURVEYOR _____

CITY PLANNER _____

THIS _____ DAY OF _____, 2025.

THIS _____ DAY OF _____, 2025.

THIS _____ DAY OF _____, 2025.

CERTIFICATE OF SURVEYOR

I, STEVEN J. GRANGER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF RIDGEWEST, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2025 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025,
 BY STEVEN J. GRANGER

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

