

ORDINANCE NO. 436

NATRONA CO. CLERK, WY
MARY ANN COLLINS
RECORDED RW

AN ORDINANCE ANNEXING PORTIONS OF MOUNTAIN VIEW, AND EVERGREEN SUBDIVISIONS AND COLEMAN LANE PARK, WALPORT ADDITION, SU CASA MOBILE HOME PARK, BROOKS WATER AND SEWER TRACT, DETENTION POND TRACT, AND TRACTS WEST OF SEVENTH STREET TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF MILLS, WYOMING.

WHEREAS, a proceeding for annexation of the Mountain View-Evergreen Improvement Service District and other lands was initiated by a written petition under the provision of § 15-1-403, W.S., 1977, filed with the Clerk of the Town of Mills by a majority of the landowners owning a majority of the area sought to be annexed; and

WHEREAS, the Town Council of the Town of Mills adopted a resolution certifying compliance of the petition with the statutory requirements following which it established January 6, 1997 at 8:00 p.m. at the Mills Town Hall as the date for the public hearing with the Mills Planning and Zoning Board, and January 8, 1997 at 8:00 p.m. at the Town Hall with the Council on the petition to annex the Mountain View-Evergreen Improvement District and other lands; and

WHEREAS, the Town Clerk gave notice of the public hearing by publication twice in a newspaper of general circulation in the territory sought to be annexed and mailed a copy of the published notice to all the property owners at the address used to mail county tax notices, all of which is shown in the records of the Town Clerk concerning the annexation of said addition; and

WHEREAS, after the scheduled hearings the following findings were and are hereby made by the governing body of the Town of Mills, Wyoming:

1 Steve Kurtz
200 Pronghorn
82601

A. The Town of Mills is desirous of annexing the land hereinafter described, and including said lands within the corporate limits of the Town of Mills;

B. An annexation of the area hereinafter described is for the protection of the health, safety, and welfare of persons residing in the area and in the Town of Mills;

C. The development of the area sought to be annexed would constitute a natural geographical, economical, and social part of the Town of Mills;

D. The area sought to be annexed is a logical and feasible addition to the Town of Mills and that the extension of basic services such as police and fire protection, and other services customarily available to the residents of the Town of Mills can reasonably be furnished to the area proposed to be annexed, and the Mountain View-Evergreen Improvement and Services District, a legally formulated improvement district, has constructed roadways which meet Mills' standards at the sole cost of the District, and the water and sewer system meets Mills' standards, and further, the majority of the owners of the area to be annexed approve the annexation of the area and the non-assumption of any indebtedness by the Town of Mills in connection with improvements; and

E. The area sought to be annexed is contiguous with, and adjacent to the boundaries of the Town of Mills.

NOW, THEREFORE, be it ordained by the Town Council of the Town of Mills, Wyoming.

SECTION 1:

A certain tract of land more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, be and the same is annexed to and included within the boundaries of the Town of Mills, Natrona County, Wyoming.

SECTION 2:

Areas herein annexed and hereinbefore described shall be known as stated in the dedication of the annexation plat.

SECTION 3:

A plat showing the boundaries of said annexed tract has been submitted to and is approved by the Town Council of the Town of Mills and the dedications described therein are accepted. The Mayor and Town Clerk are authorized to sign, attest, and affix the seal of the Town on said plat and said plat shall be filed for record in the office of the County Clerk, and ex-officio Register of Deeds in Natrona County, Wyoming.

SECTION 4:

The annexation of said tract of land to the Town of Mills shall become effective upon the passage of this Ordinance and after the signing of the written annexation agreement between the Mountain View-Evergreen Improvement and Services District and the Town covering the matter mentioned in this Ordinance.

SECTION 5:

The Town hereby zones the annexing property in the following manner under Mills Zoning Ordinance 312:

All of Evergreen Park Subdivision, and Evergreen Park Subdivision No. 2 - Established Residential (E-R); (mobile homes permitted);

All of Blocks 1, 2, 3, 5, 6, 7, 8, and Lots 11 through 14 and the west half of Lot 15, Block 4 of the Mountain View subdivision - Established Residential (E-R) (mobile homes permitted);

All of Walport Addition, and tracts behind Mountain View - west of Seventh, Abbott to Buick - Established Residential (E-R) (mobile homes permitted);

Lots 1 through 10, the east half of Lot 15, and Lots 16

through 24, Block 4, all of Blocks 9, 10, and 11 - Developing Residential (D-R) (no mobile homes);

Lots 1 through 23, Coleman Lane Subdivision - Established Residential (E-R) (mobile homes permitted); Tract "A", Coleman Lane - Established Business (E-B);

All of Block 14, and the adjacent detention pond bounded by Oregon Trail, Natrona Avenue, Masek Addition, Sundown Addition, Coleman Lane subdivision, and Block 14 - Established Business (E-B);

All of Block 12, 13, 24, 26, 28, 45, and that part of the county park south of West Highway Street - Established Business (E-B);

Lots 1 through 6, Block 29 - Established Business (E-B); Lots 7 through 10, Block 29 - Establish Industrial (E-I);

Lots 1 through 14, Block 55 - Established Industrial (E-I); Lots 15 through 18, Block 55 - Established Business (E-B);

All of Block 60 (all lots except 12 vacated, according to county records) - Established Industrial (E-I);

Lots 1 and 2 of Su Casa Mobile Home Park (formerly Lots 1 through 4, Block 61), Developing Mobile Home Park (D-MH).

Lots 5 through 9, 13 through 17, 20 through 24, Block 61 - Established Residential (E-R) (mobile homes permitted). Lots 10 through 12 and 18 through 19, Block 61 - Established Business (E-B);

Lots 1 through 8 and 20 through 24, Block 62, Established Residential (E-R); Lots 9 through 19, Established Business (E-B).

Lots 1 through 3, 7 through 11, Block 63 - Established Industrial (E-I);

Lots 4 through 6, Block 63 - Established Business (E-B);

All of the part of Block 64 included in the annexation - Established Business (E-B);

All commercial uses legally established under Natrona County zoning district - Urban Mixed (U-M) are by this ordinance made legal nonconforming uses, now zoned residential, and can be continued, maintained and sold, but not expanded to additional lots. These uses are located in Lots 7 through 12, 14 through 18, Block 2; Lots 1 through 2, Block 3; Lots 11 through 14 and the west half of Lot 15, Block 4; and Lots 1, 2 and 4, Block 9.

All residential uses legally established in the Urban Mixed (U-R), county zoning district zoned commercial by this ordinance, Lots 2 through 4, Block 12, and Lots 5 through 6, Block 62 are legal nonconforming uses and may continue, be maintained and sold but not expanded to additional lots.

Other legal nonconforming uses may continue, be maintained and sold but not expanded to additional lots in accordance with Ordinance 312.

In accordance with Ordinance 312, any nonconforming use or building which is discontinued for more than 180 consecutive days must thereafter comply with all codes and ordinances of the Town.

PASSED ON FIRST READING the 8th day of JAN., 1997.

PASSED ON SECOND READING the 5 day of FEB., 1997.

PASSED, APPROVED, and ADOPTED on THIRD and FINAL READING the 5 day of March, 1997.



TOWN OF MILLS, a Municipal Corporation

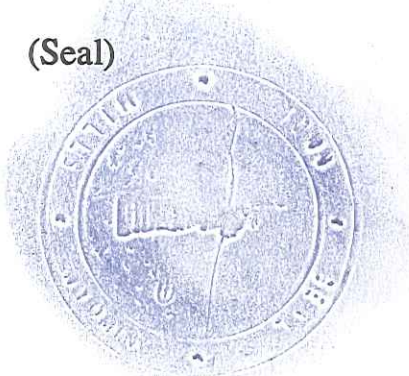
By Robert L. Goff
Robert L. Goff, Mayor

Attest:

Norene Kilmer
Norene Kilmer, Clerk
Town of Mills

I, Norene Kilmer, Town Clerk of the Town of Mills, Wyoming, do hereby certify that the forgoing is a true and correct copy of Ordinance No. __, entitled "AN ORDINANCE ANNEXING PORTIONS OF MOUNTAIN VIEW, AND EVERGREEN SUBDIVISIONS AND COLEMAN LANE PARK, WALPORT ADDITION, SU CASA MOBILE HOME PARK, BROOKS WATER AND SEWER TRACT, DETENTION POND TRACT, AND TRACTS WEST OF SEVENTH STREET TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING." Passed on Third Reading by the Town Council of the Town of Mills, Wyoming, at a regular meeting held by the Council Chambers on the 5th day of MARCH, 1997.

(Seal)



Norene Kilmer
Norene Kilmer, Town Clerk

I, the regularly appointed, duly qualified and acting Town Clerk of the Town of Mills, Wyoming, do hereby certify that signed, attested, sealed, and certified copies of this Ordinance No. 436 approved and passed as certified above, were followings its passage by the Town Council, posted in the Town Clerk's office and the Mills Post Office for a period of (10) days as required by law; that it took effect and became in force as a legal ordinance of the Town of Mills, Wyoming, on the 1st day of April^{SE} 1997.



Norene Kilmer

Norene Kilmer, Town Clerk