

ORDINANCE NO. 721

AN ORDINANCE TO REZONE ROBERTSON HILLS 2, LOTS 1-40 TO MIXED-SIZE RESIDENTIAL (MSR), AND TRACTS 1C – 5C TO DEVELOPING BUSINESS (D-B)

WHEREAS, the Town of Mills is a Municipal Corporation under the laws of the State of Wyoming; and

WHEREAS, the Owner, Robertson Hills Development, LLC has petitioned for a rezone of Robertson Hills 2, Lots 1-40 as Mixed-Size Residential (MSR), and Tracts 1C – 5C to Developing Business (D-B).; and

WHEREAS, a petition was circulated to owners within a 300-foot radius of the subject property in which over fifty percent of land owners within 300 feet of the property signed for approval of the zone change; and

WHEREAS, a public hearing notice was published in the Casper Star-Tribune 15 days in advance of the public hearing as required by Wyoming Statutes; and

WHEREAS, the Town of Mills Planning and Zoning Board held a public hearing to consider the rezone on 4 October 2018 and forwarded a “Do Pass” recommendation to the Town Council approving the zone change; and

WHEREAS, the Mills Town Council held a public hearing on the rezoning on 10 October 2018 Council Meeting regarding the zone change; and

WHEREAS, the Mills Town Council has determined that the zone change is in the best interest of the Town and relates with future land use goals of the adopted Comprehensive Plan of 2017.

NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF MILLS, WYOMING:

SECTION 1:

The Town of Mills hereby rezones the property in the following manner under the Mills Zoning Ordinance (18.16.040): Robertson Hills 2, Lots 1-40 as Mixed-Size Residential (MSR), and Tracts 1C – 5C to Developing Business (D-B).

SECTION 2:

Town of Mills Corporate Limits, Additions and Environs Map shall be updated to show the the approved zoning designations.

PASSED ON FIRST READING the 10th day of October, 2018

PASSED ON SECOND READING the 24th day of October, 2018

PASSED, APPROVED, AND ADOPTED ON THIRD AND

FINAL READING the 14th day of November, 2018




11/19/2018 2:22:52 PM
Pages: 2

NATRONA COUNTY CLERK

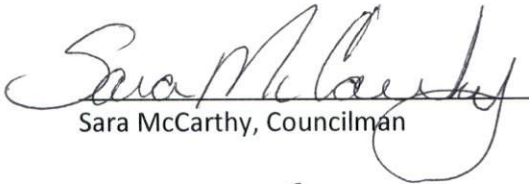
1056385

Renea Vitto
Recorded: CK
Fee: \$50.00
TOWN OF MILLS

TOWN OF MILLS, WYOMING

By: 

Seth Coleman, Mayor


Sara McCarthy, Councilman


Darla R. Ives, Councilman


Mike Pyatt, Councilman

 11-14-18
Ronald Wales, Councilman

ATTESTED BY: 
Christine Trumbull, Town Clerk

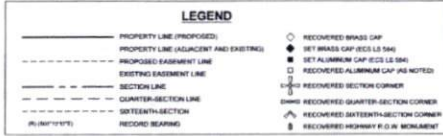
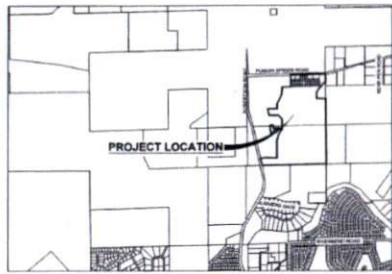


"ROBERTSON HILLS 2"

TO THE TOWN OF MILLS

10/26/2018 10:47:22 AM NATRONA COUNTY CLERK
 Page 3
 1055335

A VACATION AND REPLAT OF TRACT 4B OF THE AMENDED PLAT OF ROBERTSON HILLS AND TRACT 5 AND TRACT 6 OF THE ANNEXATION PLAT OF RIVER HEIGHTS ACRES, LOCATED IN THE SOUTHWEST QUARTER (SW¼) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼) OF SECTION 11, T.33N., R.80W. OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING



CERTIFICATE OF DEDICATION

THE UNDERSIGNED, ROBERTSON HILLS DEVELOPMENT, LLC, FT INVESTMENTS, LLC, MICHAEL H. WALOCK, AND HEATHER A. WALOCK HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING PLAT OF "ROBERTSON HILLS 2", A VACATION AND REPLAT OF TRACT 4B OF THE AMENDED PLAT OF ROBERTSON HILLS AND TRACT 5 AND TRACT 6 OF THE ANNEXATION PLAT OF RIVER HEIGHTS ACRES, LOCATED IN THE SOUTHWEST QUARTER (SW¼) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼) OF SECTION 11, T.33N., R.80W. OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER-CORNER OF SECTION 11, T.33N., R.80W., MONUMENTED WITH A 3" BRASS CAP, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE S.89°30'19"W., 1317.24 FEET TO A POINT, THENCE S.87°59'14"W., 832.00 FEET TO A POINT, THENCE N.17°48'29"W., 223.00 FEET TO A POINT, THENCE N.78°10'27"E., 100.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 27°24'42" HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS N.64°18'06"E., 41.09 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE S.87°18'57"E., 418.53 FEET TO A POINT, THENCE N.07°13'57"W., 609.41 FEET TO A POINT, THENCE N.17°35'56"E., 118.58 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27°18'39" HAVING A RADIUS OF 875.00 FEET, AND WHOSE LONG CHORD BEARS N.29°20'29"E., 281.37 FEET, THENCE N.46°19'31"E., 23.31 FEET TO A POINT, THENCE N.07°34'10"W., 11.53 FEET TO A POINT, THENCE S.89°19'31"W., 275.42 FEET TO A POINT, THENCE S.31°48'29"E., 100.00 FEET TO A POINT, THENCE S.89°10'31"W., 106.91 FEET TO A POINT, THENCE N.17°40'29"W., 34.79 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11°58'39" HAVING A RADIUS OF 630.00 FEET, AND WHOSE LONG CHORD BEARS N.07°52'12"W., 125.42 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE N.07°49'29"E., 100.00 FEET TO A POINT, THENCE N.87°19'31"E., 100.00 FEET TO A POINT, THENCE N.87°19'31"E., 287.77 FEET TO A POINT, THENCE N.07°19'15"E., 317.73 FEET TO A POINT, THENCE N.07°19'15"E., 180.32 FEET TO A POINT, THENCE N.07°19'15"E., 178.08 FEET TO A POINT, THENCE S.89°36'09"W., 287.76 FEET TO A POINT, THENCE N.17°40'29"W., 222.77 FEET TO A POINT, THENCE N.89°19'15"E., 317.73 FEET TO A POINT, THENCE N.07°19'15"E., 180.32 FEET TO A POINT, THENCE N.07°19'15"E., 178.08 FEET TO A POINT, THENCE N.07°19'15"E., 287.76 FEET TO A POINT, THENCE N.07°19'15"E., 418.54 FEET TO A POINT, THENCE N.87°12'29"E., 252.24 FEET TO A POINT, THENCE S.89°34'46"E., 814.48 FEET TO A POINT, THENCE S.07°32'48"E., 280.00 FEET TO A POINT, THENCE S.89°18'29"E., 184.87 FEET TO A POINT, THENCE S.30°46'29"W., 388.87 FEET TO A POINT, THENCE S.07°32'48"E., 338.56 FEET TO A POINT, THENCE N.89°34'38"E., 304.60 FEET TO A POINT, THENCE S.07°32'48"E., 685.72 FEET TO A POINT, THENCE S.07°34'32"E., 1321.53 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 106.48 ACRES MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST HAVE BY THESE PRESENTS LAID OUT AND KNOWN AS PLAT OF "ROBERTSON HILLS 2", TO THE TOWN OF MILLS, WYOMING, THAT ALL UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE TOWN OF MILLS AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREINAFTER GENERALLY UTILIZED BY THE PUBLIC.

EXECUTED THIS 26th DAY OF September 2018

BY: *LSA BurrIDGE*
 LSA BURRIDGE, MEMBER OF ROBERTSON HILLS DEVELOPMENTS, LLC

STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF September 2018, BY LSA BURRIDGE, MEMBER OF ROBERTSON HILLS DEVELOPMENTS, LLC

WITNESS MY HAND AND OFFICIAL SEAL

TRISTIE A. BOSS
 NOTARY PUBLIC
 MY COMMISSION EXPIRES July 09, 2021

BY: *Michael H. Walock*
 MICHAEL H. WALOCK, OWNER

STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF September 2018, BY OWNER, MICHAEL H. WALOCK

WITNESS MY HAND AND OFFICIAL SEAL

TRISTIE A. BOSS
 NOTARY PUBLIC
 MY COMMISSION EXPIRES July 09, 2021

APPROVALS

TOWN OF MILLS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MILLS, WYOMING BY ORDINANCE

NUMBER 21, DULY PASSED, ADOPTED AND APPROVED ON THIS 8th DAY

OF August 2018

Michael H. Walock
 MAYOR

Robert L. St. Claire
 TOWN ENGINEER

NOTES

1. PLAT CLOSURE RATIO 1.084 760
2. DISTANCES ARE GROUND (GROUND DISTANCE - U.S. FOOT)
3. BASIS OF BEARINGS, WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83
4. ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED

OWNERS:
 ROBERTSON HILLS DEVELOPMENT, LLC FT INVESTMENTS, LLC
 421 S. CENTER, SUITE 101 421 S. CENTER, SUITE 201
 CASPER, WY 82601 CASPER, WY 82601

MICHAEL & HEATHER WALOCK
 2406 WEST 39TH STREET
 CASPER, WY 82604

SURVEYOR:
 FIELD: JEFF CONLEY
 REVIEW: ROBERT L. ST. CLAIRE, P.L.S.
 DATE DRAWN: 07.18.2018

CERTIFICATE OF SURVEYOR

I, ROBERT L. ST. CLAIRE, 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 "ROBERTSON HILLS 2", AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION 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 27th DAY OF September 2018, BY ROBERT L. ST. CLAIRE

WITNESS MY HAND AND OFFICIAL SEAL

Robert L. St. Claire
 NOTARY PUBLIC
 MY COMMISSION EXPIRES October 27, 2021



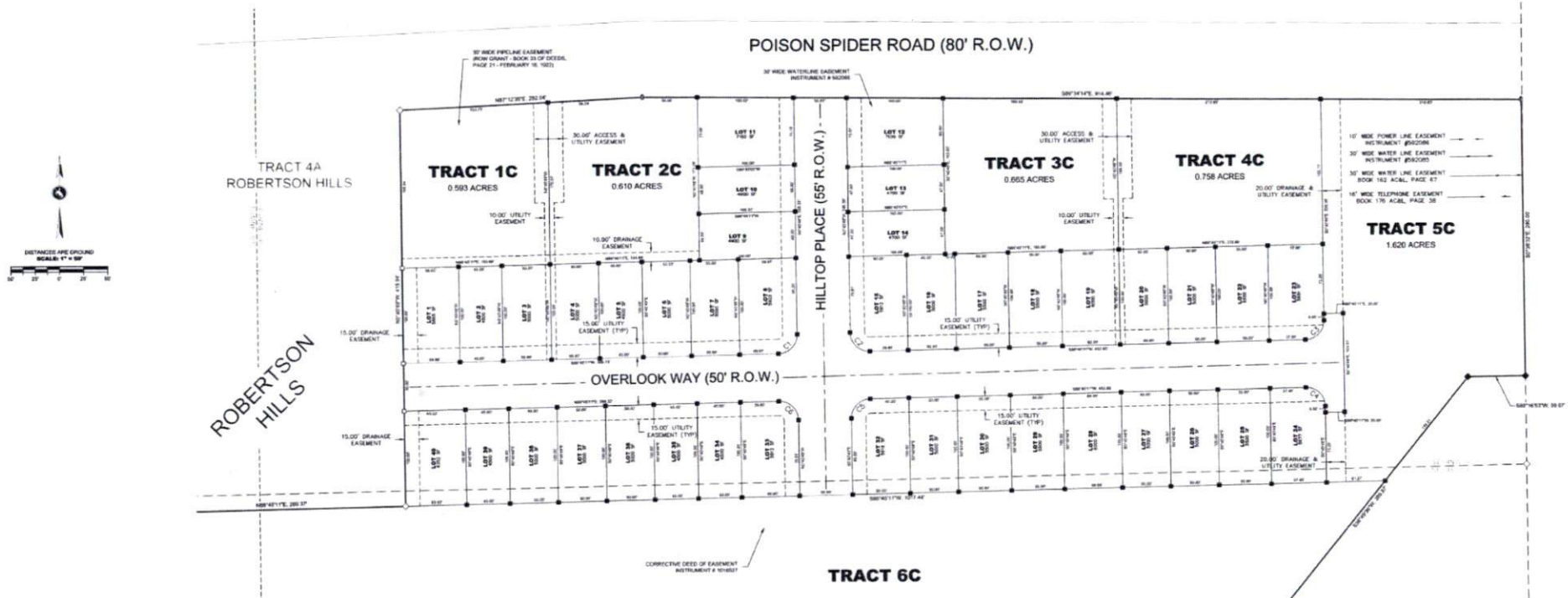
Environmental and Civil Solutions, LLC
 111 West 2nd Street, Suite 630
 Casper, WY 82601
 Phone: 307.337.2883
 www.ecsengineers.net

PROJECT NO. 180228 PAGE 1 of 2

FINAL PLAT OF
"ROBERTSON HILLS 2"
 TO THE TOWN OF MILLS

10/26/2018 10:47:02 AM NATRONA COUNTY CLERK
 PHOTOS: 2
 1055335
 Surveyed & Approved
 10/22/2018
 TOWN OF MILLS

A VACATION AND REPLAT OF TRACT 4B OF THE AMENDED PLAT OF ROBERTSON HILLS AND TRACT 5 AND TRACT 6 OF THE ANNEXATION PLAT OF RIVER HEIGHTS ACRES, LOCATED IN THE SOUTHWEST QUARTER (SW¼) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE¼/NW¼) OF SECTION 11, T.33N., R.80W. OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING



ROBERTSON HILLS

LEGEND

- PROPERTY LINE (PROPOSED)
- - - PROPERTY LINE (ADJACENT AND EXISTING)
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - SECTION LINE
- - - QUARTER-SECTION LINE
- - - SIXTEENTH-SECTION LINE
- RECOVERED BRASS CAP
- ◆ SET BRASS CAP (ECS LS 594)
- SET ALUMINUM CAP (ECS LS 594)
- RECOVERED ALUMINUM CAP (AS NOTED)
- RECOVERED SECTION CORNER
- RECOVERED QUARTER SECTION CORNER
- RECOVERED SIXTEENTH-SECTION CORNER
- RECOVERED HIGHWAY R.O.W. MONUMENT

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.22	20.00	89.43	N44° 02' 10"E	28.14
C2	31.61	20.00	90.57	S45° 57' 49"E	28.42
C3	31.22	20.00	89.43	N44° 02' 11"E	28.14
C4	31.61	20.00	90.57	N45° 57' 49"W	28.42
C5	31.22	20.00	89.43	S44° 02' 11"W	28.14
C6	31.61	20.00	90.57	N45° 57' 49"W	28.42

OWNER:
 ROBERTSON HILLS DEVELOPMENT, LLC
 421 S. CENTER, SUITE 101
 CASPER, WY 82601

SURVEYOR:
 FIELD: JEFF CONLEY
 REVIEW: ROBERT L. SI. CLAIRE, P.L.S.

DATE DRAWN:
 07.18.2018



Environmental and Civil Solutions, LLC
 111 West 2nd Street, Suite 600
 Casper, WY 82604
 Phone: 307.337.2893
 www.ecsengineers.net

PROJECT NO. 180028

CERTIFICATE OF SURVEYOR

I, ROBERT L. SI. CLAIRE, 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 "ROBERTSON HILLS 2" AS Laid OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING :
 COUNTY OF NATRONA : SS

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 21st DAY OF September 2018 BY ROBERT L. SI. CLAIRE

WITNESS MY HAND AND OFFICIAL SEAL



Robert L. Si. Claire
 Notary Public

MY COMMISSION EXPIRES October 22, 2021