



MINUTES OF THE 1st of DECEMBER 2022 MILLS PLANNING & ZONING BOARD MEETING

Board Members Present: Pattie Gould, Ed Greenwood, Bob Greenley, Leon Norvell and Mike Roden were all present for this P&Z Meeting.

Others in Attendance: Megan Nelms, the new City Planner and Shawn Gustafson with ECS Engineering also attended as representative for the application before the board.

Chairman Pattie Gould called the Meeting to order at 5:12 PM on December 1, 2022, as a quorum was present.

Megan was introduced as the new Planner for the city. Megan works for Y2 Consulting and was previously the planner in Campbell County for 14 years and was most recently the planner for Natrona County. She stated she is excited to be working on planning in Mills.

Chairman Pattie Gould asked board members if they had read the minutes of the 4th of August 2022 P&Z Board meeting. Board Member Bob Greenley made a motion to approve the minutes as presented and Board Member Mike Roden seconded the motion. Chairman Pattie Gould called for a vote to pass the minutes of the 4th of August 2022 P&Z meeting. All ayes, motion passed.

Pattie asked Megan to present the first agenda item. Megan introduced case number 22.01FSP, the final plat for Lots 1 & 2, Mountain Meadows No. 2.

Background:

Greenbriar Properties, LLC is the owner of Tract 1 of Mountain Meadows Additions, City of Mills, WY. They are proposing to resubdivide Tract 1 into two lots, one 20-acres in size and the other 27.65-acres in size. Proposed Lot 1 is slated to be the site of the new charter school, WYO Classical Academy. The property is currently zoned UA (Urban Agriculture) and there is no rezoning proposed or required at this time. Proposed Lot 2 is slated for future residential development.

Notifications were sent to utility reviewers on November 25, 2022:

No comments were received back within the requested timeframe.

Megan noted four planning considerations applicable to the plat:

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Planning Considerations:

1. Title the plat as “Vacation & Replat of Tract 1, Mountain Meadows to be known as Lots 1 & 2, Mountain Meadows No 2...”
2. The flag-lot configuration for proposed Lot 2 is acceptable to staff as it is anticipated that portion of the lot will be dedicated as right-of-way with future resubdivisions.
3. No rezoning of the property is requested or required.
4. Submit organizational documents for Greenbriar Partners, LLC showing who is authorized to sign on behalf of the LLC.

There was general discussion on rezoning the property. Commissioner Greenley asked Mr. Gustafson why the applicant was not requesting a rezone to PLI (Public Lands Institution). Shawn stated that they were not applying to rezone the property because a school is allowed in the UA (Urban Agricultural) district as well as because of the time frame. They are working to get an agreement signed with the classical academy school and time is of the essence. They did not want to wait three readings for a rezone request, as well as the prior public notification time. Also, the residential development that is slated to occur in the future on proposed Lot 2 will be rural in nature, like the nearby Platte View Estates, so there is a desire to keep the area in a more rural, agriculture setting.

Megan also noted that the use tables in the current regulations are pretty specific, and she noted that in the UA zoning district, the use ‘Public elementary, junior and senior high schools’ is specifically called out, but in the PLI zoning district, it specifically lists only ‘Public Colleges and Universities’ as an allowed use. She stated that the rules could be interpreted as not allowing public elementary schools as a permitted use in the PLI zoning district. Megan stated that she had noted this in a draft code update, and it is a topic the board can come back to at a future time, if and when the rules are amended and updated.

There was a short discussion on whether the charter school will be part of the Natrona County School District. Shawn stated that yes, it will be.

Staff Recommendation: Staff recommends the Planning and Zoning Board forward a “do pass” recommendation to the City Council to approve the final plat for Lots 1 & 2, Mountain Meadows No. 2, pending completion of all planning considerations.

Chairman Gould then asked if there was any further discussion. There was none so she called for a motion. Board Member Bob Greenley made a motion to forward a “do pass” recommendation

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to the City Council for the final plat for Lots 1 & 2, Mountain Meadows No. 2, pending completion of all planning considerations. Board Member Ed Greenwood seconded the motion. All voted in favor, motion carried.

Megan noted that the case would be reviewed by the City Council on December 13th.

After Mr. Gustafson left, Megan mentioned potential upcoming cases for the January 2023 P&Z meeting. There was general discussion about the history of the P&Z Board and planning in Mills. The Board also directed Megan to inquire with staff about inviting Mills mayor-elect Juarez to the next P&Z meeting. Megan stated she would get with staff to get out the invite.

With no further business, Chair Pattie Gould declared the meeting adjourned at 6:09 PM.

Pattie Gould, Chair

Attested: Christine Trumbull