



CITY OF MILLS
EST. 1921

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Memorandum

TO: Mills City Council
FROM: Megan Nelms, AICP, City Planner
DATE: May 13, 2024
SUBJECT: Updated Zoning & Subdivision Regulations – FINAL DRAFT

Attached, please find the FINAL DRAFT version of the updated zoning and subdivision regulations for the City of Mills. It is proposed to be entitled “Title 17: City of Mills Land Development Regulations” (LDRs). I would like to take time at the work session to provide a broad overview of the changes that have been made to the regulations and allow Council time to review and provide comments, edits, and changes prior to moving towards final adoption.

A total revision of Title 17 was completed, with the goal being a final document that is user-friendly, increases clarity and understanding and helps ensure proper and thoughtful development across the city. The regulations should reflect the values and goals of the City and should implement the community plan and policies in a manner that is approachable and understandable.

The updates borrow heavily from the City of Casper regulations, as well as other communities around the state. The intent was to bring a level of continuity in the regulations across the various municipalities (Casper, Mills, Bar Nunn, etc.) while keeping the requirements user friendly to encourage developers and citizens to view Mills as a city where they can live, work, develop property or expand their business.

Throughout the document update process, I have strived to:

- Use simple words, phrases and sentences, when possible;
- Avoid the use of confusing, conflicting and ambiguous language;
- Incorporated graphics to illustrate regulations for clarity;
- Use interactive features that make navigating the document easier



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I have included a summary table of major changes made to Title 17 on the attached spreadsheet. It does not include every proposed amendment; however, I have tried to be comprehensive and include as many as possible.

Again, the document before you today is intended to be the FINAL DRAFT. There are minor edits to make, and changes can still be made in between readings, however, it is planned to have first reading at the meeting tomorrow, May 14th.