



## **Vision Beyond Borders – Amended Site Plan**

### **Simulcasting & Gaming Amendment**

#### **Staff Report**

#### **Planning and Zoning Commission**

November 6<sup>th</sup>, 2025

**Applicants: Vision Beyond Borders/City of Mills Council**

**Agent: ECS ENGINEERS/Planning Staff**

#### **Summary:**

- Vision Beyond Borders is requesting an amendment to its existing site plan. The amendment proposes a delay in parking lot paving until July 2026.
- The Mills City Council is requesting an amendment to Title 17 to include regulations governing simulcasting and gaming.

#### **Planning Considerations:**

1. Staff has reviewed the amended site plan and found no matters of concern. The lot will be graveled and paved before July 2026.
2. The City of Mills, acting on legislative intent, has put forth a draft amendment of Title 17.
  - a. The draft adds simulcasting and gaming as an allowable use under General Commercial – C1 zoning.
  - b. The draft defines simulcasting and gaming.
  - c. The draft identifies that simulcasting and gaming must comply with special use regulations added under section 45.60 and subjects such operations to conditional use permitting requirements.
  - d. Currently, the City of Mills has five locations offering gaming and simulcasting –
    - i. The Hideaway Bar (Residential Two Zoning)
    - ii. B Diesels (General Commercial)
    - iii. Bayou Skill (General Commercial)
    - iv. The Oregon Trail Bar (General Commercial)
    - v. Beacon Club (General Commercial)
3. The placement of simulcasting and gaming in general commercial areas is consistent with the intent of the Mills Comprehensive Plan and takes into consideration the impact of such establishments relative to the welfare of the public.

#### **Staff Recommendation:**

Staff recommends APPROVAL of the Vision Beyond Borders amended site plan.

Staff recommends APPROVAL of the Title 17 Amendments – Simulcasting & and Gaming Regulations.

#### **Planning Commission Recommendation:**

#### **City Council Decision:**