

EXECUTIVE SUMMARY OF SUBSTANTIAL CHANGES TO CITY OF MILLS TITLE 17 (ZONING & SUBDIVISION REGULATIONS)

	SUBJECT	PROPOSED AMENDMENTS	REASON FOR CHANGES
1.	Title	<ul style="list-style-type: none"> Re-title the document "Title 17, City of Mills Land Development Regulations" 	<ul style="list-style-type: none"> This is a fresh document, not a redline or cut/paste in the old document. Zoning and Subdivision regulations are still both included within Title 17. The LDR title clarifies that it is an all-encompassing document.
2.	Preliminary Plats	<ul style="list-style-type: none"> Requiring a preliminary plat only when there are 10 or more lots proposed. 	<ul style="list-style-type: none"> Streamline the review process for straight forward subdivision proposals.
3.	Minor Plats	<ul style="list-style-type: none"> Replace the Minor Boundary Adjustment. Minor Plats will allow any number of lots to be resubdivided, combined or reconfigured. Must end up with the same or fewer number of lots than originally subdivided. 	<ul style="list-style-type: none"> Streamline review process for more straight forward subdivision proposals.
4.	Definitions	<ul style="list-style-type: none"> Have updated many definitions and added needed definitions. 	<ul style="list-style-type: none"> To provide clarity and aid with ease of use of the regulations.
5.	Mobile Home Age	<ul style="list-style-type: none"> Change the age of allowed manufactured homes from 20 to 15 years. 	<ul style="list-style-type: none"> To help maintain, and increase, valuation of structures within the City and keep Mills an attractive place to live.
6.	Plat Signatures	<ul style="list-style-type: none"> The City Planner has been added a signer to all plat approvals. 	<ul style="list-style-type: none"> Ensure all plats are accurate and have been reviewed by Applicable Director, as needed and required.
7.	Survey Review Fees	<ul style="list-style-type: none"> Add the requirement that the applicant must reimburse the survey review cost. 	<ul style="list-style-type: none"> Ensure the applicant/developer bears the cost of development review, instead of taxpayers.
8.	Notice	<ul style="list-style-type: none"> Public notice to surrounding property owners is now required for all Review Process 4 applications (those which final approve rests with City Council). 	<ul style="list-style-type: none"> To ensure city residents near new development are informed of proposed actions. Increase transparency of city business.
9.	Zoning District Naming Conventions	<ul style="list-style-type: none"> All of the zoning districts have been re-titled to accurately reflect their purpose and be more in line with the City of Casper. 	<ul style="list-style-type: none"> Increase ease of use of the regulations and increase consistency across jurisdictions.
10.	Public Notice	<ul style="list-style-type: none"> Require publicly posted notice, as well as letters to surrounding property owners within 1,000 feet of certain land development applications and subdivisions. 	<ul style="list-style-type: none"> Increase transparency and public participation in the planning process.
11.	Petitions	<ul style="list-style-type: none"> Remove the requirement that requests for zone changes or variance require the signatures of 50% of surrounding property owners. 	<ul style="list-style-type: none"> Development applications should be evaluated based on their compliance with the regulations as set forth; not whether their neighbor "agrees" with it. Notice will be provided and surrounding landowners will have the opportunity to provide comments on the proposal at the Planning & Zoning Commission as well as City Council hearings. State statute already provides a mechanism for surrounding landowners to submit a petition in opposition to a proposed re-zoning.
12.	Review Table	<ul style="list-style-type: none"> Table 10.10-1 provides a quick and easy reference to the review process for different types of land development applications. 	<ul style="list-style-type: none"> Increase ease of use and understanding of the regulations.

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13.	Minor Plats/Minor Boundary Adjustments	<ul style="list-style-type: none"> Minor Plat process has been created to allow resubdivision/reconfiguration of any number of lots, as long as the resulting number of lots is the same or less than the original number/no new lots are created. Process is through administrative review, no hearings with P&Z or Council. 	<ul style="list-style-type: none"> Expedite simple resubdivision requests, allowing applicants to move forward on their project in a timely manner.
14.	Buffering Standards	<ul style="list-style-type: none"> Table requiring varying levels of landscaping, fencing or increased setbacks between potentially incompatible zoning districts and uses. Certain zoning districts are prohibited from being adjacent to one another. 	<ul style="list-style-type: none"> Provide a process for screening and buffering to mitigate impacts from incompatible uses.
15.	Lighting Standards	<ul style="list-style-type: none"> Section provided on lighting standards in commercial and industrial zoning districts. 	<ul style="list-style-type: none"> Ensure that light trespass does not occur or affect neighboring properties.
16.	Special Regulated Uses	<ul style="list-style-type: none"> Added standards for locating a new childcare establishment or sexually oriented business within Mills city limits. 	<ul style="list-style-type: none"> Provide a process for starting one of these uses on a property.
17.	Definitions	<ul style="list-style-type: none"> Many definitions were carried over from the previous version of the regulations; some kept the same and others updated. New definitions were added. 	<ul style="list-style-type: none"> Increase clarity and ease of use of the regulations.
18.	Annexations	<ul style="list-style-type: none"> Added a Section on annexation procedure and review/approval process 	<ul style="list-style-type: none"> Increase clarity and function of regulations.
19.	Traffic Study	<ul style="list-style-type: none"> Require a traffic study for all new subdivisions with more than twenty (20) lots. 	<ul style="list-style-type: none"> Ensure property review and mitigation of impacts from new development on existing.
20.	Required Improvements & Financial Security	<ul style="list-style-type: none"> Added a Section regarding required subdivision improvements, improvements agreements and guarantee of installation of required improvements. 	<ul style="list-style-type: none"> Standard language added from Casper regulations to increase usability and consistency across jurisdictions.
21.	Subdivision Design Standards	<ul style="list-style-type: none"> Formal incorporation of the City of Casper's design standards, Chapter 16.16.010 through 16.16.080. 	<ul style="list-style-type: none"> Increased consistency across jurisdictions for ease of use by developers, contractors, etc.