

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 three (3) or fewer lots to be resubdivided, combined or reconfigured. Must end up with three (3) or fewer number of lots than originally subdivided. 	<ul style="list-style-type: none"> Streamline and expediate the review process for more straightforward 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. <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Old Zoning District Name</th> <th>New Zoning District Name</th> </tr> </thead> <tbody> <tr> <td>Established Residential</td> <td>R-2</td> </tr> <tr> <td>Developing Residential</td> <td>R-1</td> </tr> <tr> <td>Developing Mobile Home</td> <td>M-H or M-P</td> </tr> <tr> <td>Urban Ag Residential</td> <td>Urban Ag Residential</td> </tr> <tr> <td>Urban Agriculture</td> <td>Urban Agriculture</td> </tr> <tr> <td>Established Business</td> <td>Varying – OB, C-1 or C-3</td> </tr> <tr> <td>Developing Business</td> <td>Varying – OB, C-1 or C-3</td> </tr> <tr> <td>Established Industrial</td> <td>I-1</td> </tr> <tr> <td>Developing Industrial</td> <td>I-2</td> </tr> <tr> <td>Public Lands & Institutions</td> <td>Public Lands & Institutions</td> </tr> <tr> <td>Mixed Size Residential</td> <td>REMOVED</td> </tr> <tr> <td>Mixed Use</td> <td>REMOVED</td> </tr> </tbody> </table>	Old Zoning District Name	New Zoning District Name	Established Residential	R-2	Developing Residential	R-1	Developing Mobile Home	M-H or M-P	Urban Ag Residential	Urban Ag Residential	Urban Agriculture	Urban Agriculture	Established Business	Varying – OB, C-1 or C-3	Developing Business	Varying – OB, C-1 or C-3	Established Industrial	I-1	Developing Industrial	I-2	Public Lands & Institutions	Public Lands & Institutions	Mixed Size Residential	REMOVED	Mixed Use	REMOVED
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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.
13.	Minor Plats/Minor Boundary Adjustments	<ul style="list-style-type: none"> Minor Plat Adjustment – will allow up to three (3) lots be reconfigured through an administrative review process. Limited to 3 lots to avoid any density increases/conflicts. 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, group care 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 was added from Casper regulations to increase usability and consistency across jurisdictions.

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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.
22.	Manufactured Home Siting	<ul style="list-style-type: none"> Individual Manufactured Homes will be allowed in the R-2 and M-H zone districts. Also allowed in M-P, which are intended to be zoning district for Manufactured Home Parks. 	<ul style="list-style-type: none"> Increase ease of use and allow manufactured homes in appropriate locations throughout the city.
23.	Permitted Uses	<ul style="list-style-type: none"> Changed whether certain permitted uses are allowed by-right or with special review in all zoning districts. 	<ul style="list-style-type: none"> Numerous uses were included in certain zoning districts as permitted with special review, however, they are uses traditionally allowed by right. Increase usability of the regulations and streamline review timeline for types of development.
24.	Accessory Dwelling Units	<ul style="list-style-type: none"> Added Accessory Dwelling Units (ADUs) as permitted uses in certain residential districts. Districts proposed to allow ADUs are UAR, R-1 and R-2. 	<ul style="list-style-type: none"> The ability to have an ADU on a property has been shown to help with housing affordability, availability, and choice. The new code is intended to provide additional and more flexible development options within the city.
25.	Document Navigation	<ul style="list-style-type: none"> All sections in the document .PDF are linked in the table of contents. Just click the section you wish to view in the table of contents and the document jumps to that section. 	<ul style="list-style-type: none"> Ease of use and interactive document.
26.	Monumentation	<ul style="list-style-type: none"> Placing clear and explicit standards for survey monumentation in subdivisions 	<ul style="list-style-type: none"> Ensure proper monumentation in all subdivisions and resubdivisions
27.	Park Development Fees	<ul style="list-style-type: none"> Require open space and/or parkland dedication or fee-in-lieu of land dedication, with all new subdivisions. 	<ul style="list-style-type: none"> Enable the City to require park development fees for all new residential subdivisions to use towards maintenance and improvements of existing city parks, pathways and open space. City can also ask that land be dedicated instead, for park area or a pathway/trail. Fee is \$350 per dwelling unit/lot Council can decide instead if they want land dedicated. 100% of actual market value is applied towards park development fee.