



**CITY OF MILLS**  
EST. 1921

704 Fourth Street  
P.O. Box 789  
Mills, WY 82644

Phone: 307-234-6679  
Fax: 307-234-6528

## Memorandum

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**TO:** Mills Planning & Zoning Commission  
**FROM:** Megan Nelms, AICP, City Planner  
**DATE:** March 1, 2024  
**SUBJECT:** Updated Zoning & Subdivision Regulations

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Attached you will find a 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). The purpose of the work session this evening is to provide a broad overview of changes that have been made to the regulations and allow the Commission time to review and provide comments, edits, and changes prior to moving towards final adoption.

A total revision of the document was completed, with the goal being a document that is user-friendly, increases clarity and understanding, and helps to ensure proper development across the City. The updated regulations allow for a more streamlined review process and include different types of subdivision processes and revised infrastructure requirements, among other things.

A Summary of Proposed Changes spreadsheet is attached to the document to assist in highlighting key, major changes to the regulations. Please review the spreadsheet and the DRAFT regulations and be prepared to provide comments at the next regularly scheduled meeting.

Again, the updated regulations are currently still in DRAFT form and no vote or recommendation to City Council is required at this time. After review by the Commission, staff and various community stakeholders, a final version will be brought back to the Commission for a formal vote and recommendation to the City Council.