

WORK SESSION MEETING
July 08, 2025
6:00 PM
City Hall



CITY OF MILLS
EST. 1921

Mayor:
Leah Juarez
Council President:
Brad Neumiller
Council Members:
Cherie Butcher
Sarah McCarthy
Tim Sutherland

MINUTES

CALL TO ORDER

AGENDA ITEMS

1. City Planner - LDR Amendments
 - i. Discussion centered on proposed changes to the city plan and Land Development Regulations (LDR), specifically regarding the use of shipping containers (sea cans) as accessory structures in residential zones. This discussion was based on comments received from the last meeting. [Megan Nelms] mentioned sending Brad language changes for determining front and side yards on corner lots, allowing the owner to choose on a vacant lot. The group reviewed previous comments, researched other cities' approaches (like Casper's), and debated aesthetic, regulatory, and practical concerns, particularly in light of Scott Clamp's interest in allowing them in residential zones.
 - b. Shipping Container Regulations
 - i. Details were shared about Casper's regulations, which considered shipping containers as accessory garages: only one shipping container allowed per lot, maximum size of 20 by 8 by 8 feet, requirement for a zoning permit with site plan approval prior to placement, placement on a hard surface, a floodplain permit if applicable, compliance with all applicable setbacks for the zone district where a dwelling unit exists, and painting requirements for aesthetic compatibility with the primary structure or aesthetic appropriateness to the intended use. They also must be maintained in a structurally sound state and in good repair.
 - c. Aesthetic and Structural Concerns
 - i. Participants expressed significant concerns about the appearance and condition of shipping containers, noting they are "pretty ugly" and can be rusty. There was a strong sentiment that allowing them could lead to a "trailer house thing" scenario. Suggestions for regulations included treating them similar to mobile homes (e.g., certain year limits, review process, site plan approval) and requiring cosmetic improvements if allowed. The need for a concrete slab underneath was also raised to prevent issues with skunks and feral cats.
 - d. Current Ordinance Status
 - i. Clarification was provided that the current amended rules, which are on their second reading, explicitly state: "no person shall place or cause to be placed or use or permit the use of a portable, storage or shipping container as an accessory structure or storage building on residentially zoned land and or other zoned land used for residential purposes." While they are currently prohibited in residential zones, they are allowed in commercial and industrial zones under certain conditions. The group discussed whether to maintain this prohibition or reconsider Scott's suggestion to allow them in residential zones.
 - e. Accessory Structures Definition
 - i. Discussion revolved around whether shipping containers should be classified as sheds or accessory structures, with questions like "Why isn't a sea can a shed?" being raised. The group considered whether regulations for accessory structures should explicitly include

"Murphy sheds and sea cans" to cover all possibilities. It was noted that any shed greater than 120 square feet would already need to comply with existing regulations.

2. Steve Loflin – Midway Subdivision
 - a. Steve Loflin requested to modify the approved Midway subdivision, which was approved and recorded almost two years ago, to include only the 10 lots nearest Salt Creek Highway. This change is due to his inability to afford building out the entire subdivision. Discussion ensued regarding the need to re-subdivide and re-plat the area, which would involve vacating the existing plat. Steve agreed to pull the plat form as long as it would not slow down the process. A critical point of discussion was securing water access from Bar N, which must be done before approval, and noted on the plat. Concerns were raised about Bar N's reluctance to provide water to new customers not within Mills, though it was suggested they might be amenable given the reduction in the number of lots. The issue of the City of Casper issuing building permits in Bar N, questioning their jurisdiction, was also briefly discussed.
3. City Clerk - PR Camera Usage/Equipment Needed
 - a. Evaluation of camera equipment needs for city events was discussed. Initial pricing included a camera and lens from Best Buy for \$549, which is just the camera and lens. A more comprehensive kit from Wyoming Camera Outfitters, including a good tripod and all necessary accessories, was priced at \$929.98, covering everything needed without separate purchases. The need for an additional battery was highlighted, as SD cards fill up quickly, especially with videos (suggesting a 128GB card for videos and another for pictures). It was proposed that the city purchase the camera, allowing it to stay at City Hall for use by any city employee. Budget room for this purchase was confirmed. Concerns were raised about the wear and tear on personal equipment, with an example of a \$90 tripod part replacement. While the Canon R100 was mentioned, it was noted to be a lower model than what the employee currently uses. The group decided to further research other camera options and pricing, including checking sites Cameron might use for cheaper purchases.

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.

Mayor, Leah Juarez

City Clerk, Sarah Osborn