

WORK SESSION MEETING
November 10, 2025
6:00 PM
City Hall



CITY OF MILLS
EST. 1921

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

AGENDA

CALL TO ORDER

AGENDA ITEMS

- [1.](#) City Planner - Amendment to Title 17 - Addition of Simulcasting and Gaming Regulations
- [2.](#) Casper Christian School - Mills School
Rent Amount, they pay utilities
Can't sign lease until end of current school year
- [3.](#) Faith Bible Way - Community Center
Continue discussion
- [4.](#) City Clerk - Employee Christmas
Employee Gifts
Holiday Party
Christmas Parade - December 6th
5. Mayor - Temporary Late Fee Forgiveness/Delayed Shut Off
Discuss Waiver or Application

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.



Vision Beyond Borders – Amended Site Plan
Simulcasting & Gaming Amendment
Staff Report

Planning and Zoning Commission
November 6th, 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:

PLANNING & ZONING
November 06, 2025
5:30 PM
City Hall



Chairman:
John Gudger
Vice Chairman:
Chris Volzke
Members:
John Bryson
Laura Miramontes
Robin Baye

AGENDA

MILLS CITY PLANNING COMMISSION

ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING BEFORE THE CITY COUNCIL FOR FINAL ACTION

CALL TO ORDER

CONSENT AGENDA

Minutes

- [1.](#) Planning Commission Meeting Minutes 10-2-25

AGENDA ITEM

- [2.](#) Staff Report
- [3.](#) Vision Beyond Borders Site Plan Review
- [4.](#) Title 17 Amendment for Simulcasting & Gaming

PUBLIC COMMENT - Public comment is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note no formal action will be taken on these items during this time. However, they may be scheduled on a future posted agenda if action is required.

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - XX:XX PM DAY, MONTH XX, 20XX

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.

PLANNING & ZONING
October 02, 2025
5:30 PM
City Hall



Chairman:
 John Gudger
Vice Chairman:
 Chris Volzke
Members:
 John Bryson
 Laura Miramontes
 Robin Baye

MINUTES

MILLS CITY PLANNING COMMISSION MEETING MINUTES

***ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING BEFORE THE CITY COUNCIL
 FOR FINAL ACTION***

CALL TO ORDER

Board in Attendance: John Gudger, Chris Volzke, John Bryson, and Robin Baye (over the phone), Laura Miramontes (arrived at 5:40pm)

City Staff in Attendance: Interim City Planner, Casey Coates, Building Inspector, Kevin O'Hearn, City Clerk, Sarah Osborn

Chairman Gudger called the meeting to order at 5:33pm

Chairman Gudger postponed the election of officers until later in the meeting.

BYLAWS

1. Review and Approval of Bylaws

The City Clerk informed the Commission that the Planning and Zoning Bylaws, though approved by both the City Council and the Planning and Zoning Commission in early 2024, were never signed by the respective parties. The City Planner explained that no changes have been made to the document and that this is simply a housekeeping matter to allow the bylaws to be properly recorded.

Vice-Chairman Volzke reviewed the bylaws and confirmed his understanding that only a motion and a second were required for approval. Vice-Chairman Volzke made a motion to approve the bylaws as presented. Member Bryson seconded the motion. All voted in favor, and the motion carried unanimously.

During discussion, the Clerk clarified that, in addition to the bylaws, there are several sets of minutes from prior meetings that were approved but never signed. The Clerk requested signatures for those as well to complete the records.

CONSENT AGENDA

Minutes

2. Approval of Minutes from 8-7-25 – Change Date, Bryson motion, Baye seconded

Vice-Chairman Volzke requested an amendment to change the minutes to August 7, 2025, not August 5, 2025.

Laura Miramontes arrived at 5:40pm, Chairman Gudger gave Member Miramontes a recap.

Chairman Gudger asked for a motion to approve the minutes from August 7, 2025, Vice-Chairman Volzke made a motion to approve, Member Baye seconded the motion. All voted in favor, and the motion carried unanimously.

3. Approval of Minutes from Special Meeting 9-10-25

Chairman Gudger asked for a motion to approve the minutes, Member Miramontes made a motion to approve, Member Bryson seconded the motion. All voted in favor, and the motion carried unanimously.

ELECTION OF OFFICERS FOR 2025-2026 TERM

4. Chairman

Member Baye nominated John Gudger as Chairman for the 2025-2026 term. Member Bryson seconded the motion. All voted in favor, and the motion carried unanimously.

5. Vice-Chairman

Member Bryson nominated Chris Volzke as Vice-Chairman for the 2025-2026 term. Chairman Gudger seconded the motion. All voted in favor, and the motion carried unanimously.

AGENDA ITEM

6. Charter Heights Replat and Ridgeway Replat

The City Planner informed the Commission that the Charter Heights Replat and the Ridgewest Replat are one and the same consideration. Both were previously presented together in an earlier packet and will therefore be reviewed jointly. The items appear separately on the agenda only because they were listed that way in the August meeting.

The City Planner noted that the primary focus at this meeting is the Ridgewest Replat and the action to remove the item from the table. Under Title 17, once a matter has been tabled, it must be removed from the table and acted upon at the next meeting of the Planning and Zoning Commission.

The applicant, represented by ECS, submitted a preliminary and final plat to subdivide approximately 27.12 acres into 87 residential lots. The purpose of the plat is to establish the general layout of the subdivision, confirm the adequacy of public facilities to serve the proposed development, and ensure overall compliance with the City's land development regulations.

The City Planner noted that the plat requirement applies to subdivisions with ten or more lots, which this proposal satisfies. A rezoning request associated with the property has also been initiated, with public hearings scheduled for October 14th and October 28th.

According to the 2017 Master Plan, the subject property is identified as Low-Density Residential, and the proposed development is generally consistent with the Future Land Use Map.

The City Planner reported that staff met with the engineer and developer following the August meeting to address the concerns previously noted. The following plan revisions and considerations were discussed:

- **Drainage Improvements:** The updated design includes additional detention facilities and the abandonment of several existing ditch lines, with the installation of underground piping in select areas to improve stormwater management and resolve prior drainage concerns.
- **Park Considerations:** The inclusion of an additional City park within the subdivision was reviewed; however, staff denied the proposal due to anticipated maintenance requirements and long-term cost

impacts. The Planner noted that traffic control devices could be added along Robertson Road to provide safe pedestrian access to the existing park located across the street, if determined necessary in the future.

- **Traffic and Access:** Additional exit options from the Wyoming Classical Academy were discussed to reduce traffic impacts on Poison Spider Road. A new exit route has been identified to improve circulation and alleviate congestion.
- **Easements:** The previously proposed emergency access easement along the southern boundary has been removed, retaining only irrigation access easements. Alternative drainage easements have been added to allow City maintenance of the newly installed infrastructure.
- **Infrastructure and Utilities:** Street names have been finalized. Infrastructure plans have been reviewed by City staff and deemed acceptable. Sewer and drainage alignments have been adjusted to ensure proper service and long-term maintenance access.

Based on the revised plans and coordination with the applicant, **staff recommended approval of the Preliminary/Final Plat for Ridgewest.**

Chairman Gudger clarified what needed to happen next. The City Planner confirmed that the board will need to have a motion to untable the item before moving forward. Vice-Chairman Volzke reminded the board that the reason it was tabled was for the drainage and traffic.

Chairman Gudger clarified the procedural steps required to proceed with the item. The City Planner confirmed that the Commission must first make a motion to remove the item from the table before any further action can be taken.

Vice-Chairman Volzke reminded the Commission that the item was originally tabled to allow additional time for review and revisions related to **drainage** and **traffic** concerns.

Vice-Chairman Volzke made a motion to untable the item, Member Miramontes seconded the motion. All voted in favor, and the motion carried unanimously.

Chairman Gudger sought clarification regarding whether the **Charter Heights Replat** was part of the same package as the **Ridgewest Replat**, or if the two items were being considered separately.

The City Planner explained that the Ridgewest Replat was the specific item under consideration at this meeting, as it had been previously tabled. The Charter Heights Replat (Lot 3, Ridgewest) was included on the agenda for **continuity purposes**, since both items had originally been presented together in a prior meeting packet.

The City Planner confirmed that **no changes** had been made to the Charter Heights Replat and that **no action** was required by the Commission on that item at this time. The only matter requiring action was the **Ridgewest Replat**, including its removal from the table and consideration for approval.

Chairman Gudger then opened the floor for questions or discussion from the Commission regarding the **Ridgewest Replat**.

Member Bryson noted that the packet provided for the meeting did not include a written staff report or updated narrative reflecting the plan revisions that had just been discussed. He requested that future packets include the full staff report and updated "Planning Considerations" to ensure the Commission has written reference to all project updates prior to discussion.

The City Planner acknowledged the oversight and apologized for the omission, confirming that copies of the updated staff report would be distributed to the Commission. The Planner also offered to provide a brief recap of the plan revisions to assist with the current discussion.

Shawn Gustafson from ECS Engineering address the board, representing Green Bryer Properties, provided an update on the revised plat and related studies. He began by clarifying that the motion to remove the item from the table had already been made.

He stated that the original submittal was intended as a final plat, supported by several previously completed studies (approximately 5–7) for water, sewer, and drainage. These same studies remain the foundation of the updated submittal.

Since the last discussion, ECS met with staff to resolve prior concerns, particularly surrounding detention, easements, and roadway design.

Key Technical Points

Drainage and Detention

- Original detention design was challenging; a revised approach was developed after meetings with city staff.
- New detention area has been added on the Charter Heights property (with permission from the Natrona County School Board).
- This shared detention setup benefits both Green Bryer and future school phases, providing a more efficient and maintainable design.
- Downstream conveyance to detention has been improved to resolve previous off-site issues.
- The updated configuration reduces the need for a large detention pond directly along Poison Spider Road.

Utilities

- The existing water and sewer studies remain valid and adequately support the proposed plat.
- ECS will continue coordinating with Public Works during final design to confirm details and align with city standards.

Easements

- A historic easement benefiting the Peterson property (southwest) is being formally abandoned; ECS is finalizing paperwork to remove it from the plat.
- Once vacated, dry utilities will be served via 15-foot easements along the front of all lots, creating a cleaner plat layout.

Roadway Design

- The access roadway (Clover Lane extension) now connects directly into the plat instead of ending in an easement.
- The new alignment meets City of Mills specifications and allowed an additional lot to be added to the subdivision.
- Roadway section includes 34 feet of asphalt, curb and gutter, and two 7.5-foot curb blocks.
- Lot #2 (Charter Heights) includes a proposed road access between Lots 3 and 4 for the school district, which may serve as emergency or event egress but not for regular bus traffic.

Design Coordination

- ECS is preparing preliminary construction plans for city review.
- The team will continue to address pipeline crossings and utility adjustments during design.

Chairman Gudger asked for a motion, Member Bryson made a motion to approve, Member Miramontes seconded the motion, All voted in favor, and the motion carried unanimously.

7. Glasgow Walport Addition No. 2 Replat

Applicant: *Richard Glasgow*

Location: Western side of North 7th Avenue, between Abbott Street (north) and Walport Street (south)

Zoning: R-2 – One and Two Family Dwelling District

Existing Land Use: Residential

Project Description

The applicant submitted a request to **replat Lots 19 through 22 of the Walport Addition No. 2**, combining four existing lots into **two residential lots**.

- **Proposed Lot 1:** 12,600 sq. ft.
- **Proposed Lot 2:** 7,998 sq. ft.

Both parcels are midblock along the west side of North 7th Avenue.

Surrounding Zoning & Land Use

- **North:** R-1, Single-Family Residential
- **South:** Urban Agriculture
- **East:** R-2, One & Two Family Residential
- **West:** Urban Agriculture

Planning Considerations

- **Minimum Lot Size (R-2):** 5,000 sq. ft. for a single unit; 7,000 sq. ft. for a two-unit dwelling.
- **Minimum Lot Width:** 40 ft. (single unit) / 20 ft. (two-unit).
- **Setbacks:** 25 ft. front; 5–7.5 ft. side (depending on use); 10 ft. rear.
- Both proposed lots **meet all zoning and dimensional standards**.
- **No design or construction improvements** are required as a result of the replat.
- **Utilities and stormwater easements** will be maintained along the front of both lots.
- Each lot provides **adequate access** and **maintains the neighborhood character**.

Agency & Staff Review

- **No public safety or utility concerns** were received during review.
- **Staff comments** regarding completeness were resolved as of **September 25, 2025**.
- The replat supports the **City of Mills Comprehensive Plan** by promoting compatible **infill development** within established neighborhoods.

Staff Recommendation

Staff recommends approval of the **Replat of Lots 19–22, Walport Addition No. 2**, as it complies with all zoning, subdivision, and comprehensive plan requirements.

Member Bryson made a motion to approve the replat, Member Baye seconded the motion, all voted in favor, and the motion carried unanimously.

PUBLIC COMMENT - Public comment is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note no formal action will be taken on these items during this time. However, they may be scheduled on a future posted agenda if action is required.

No one spoke

ADJOURNMENT

Chairman adjourned at 6:13pm

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NEXT MEETING - November 6, 2025 at 5:30pm

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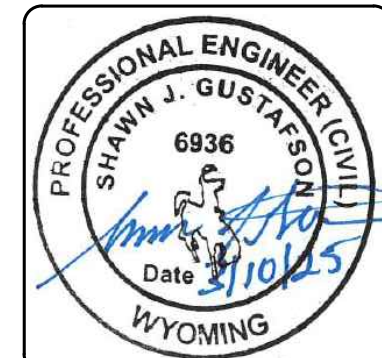
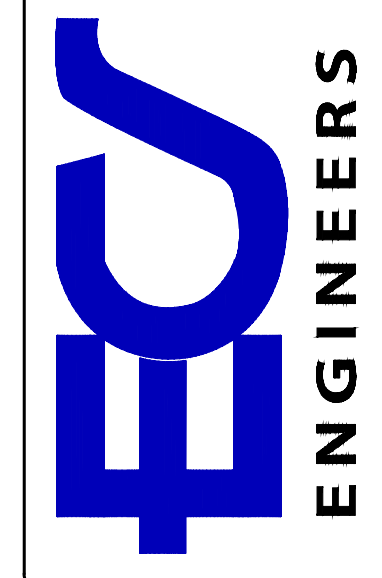
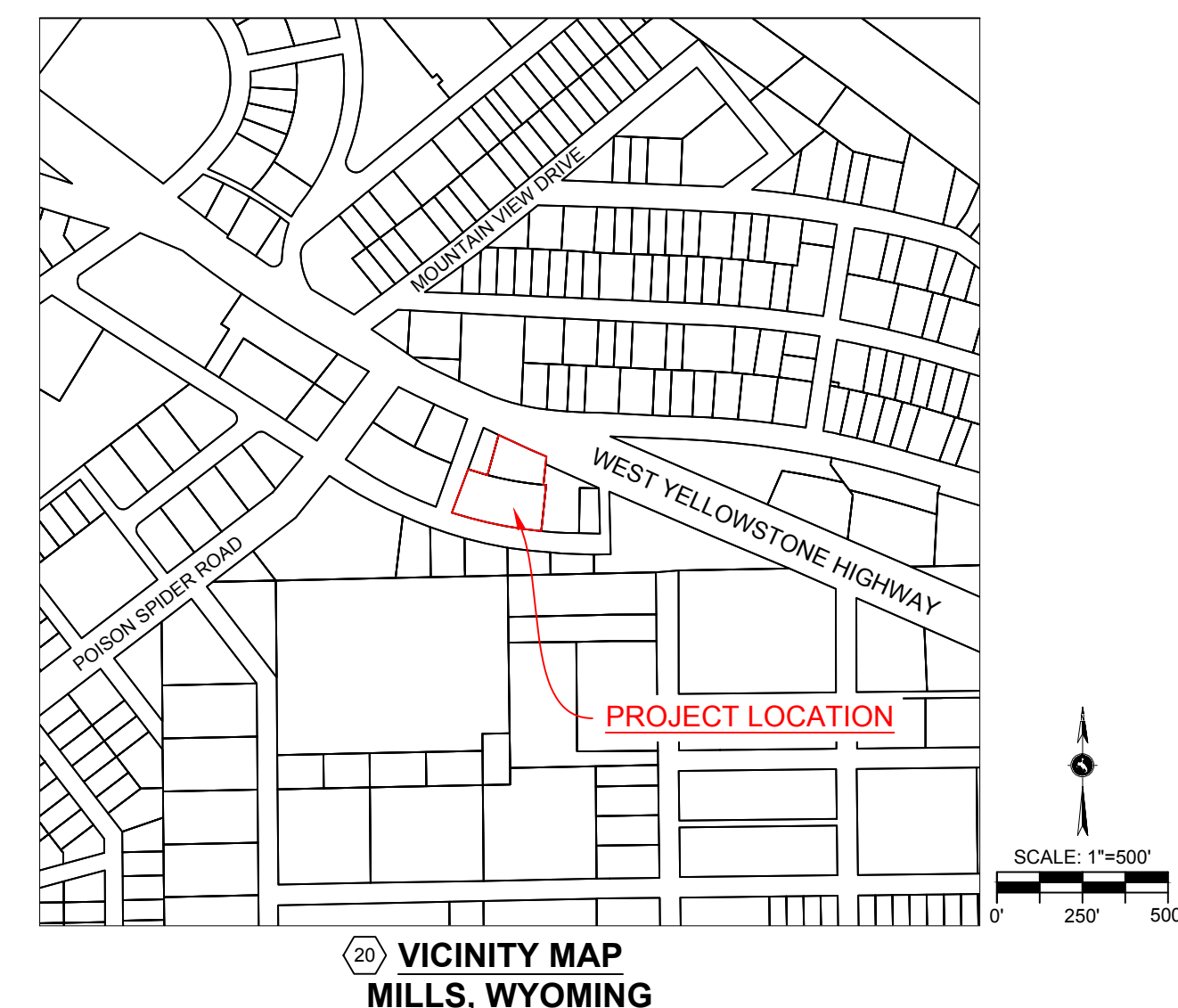
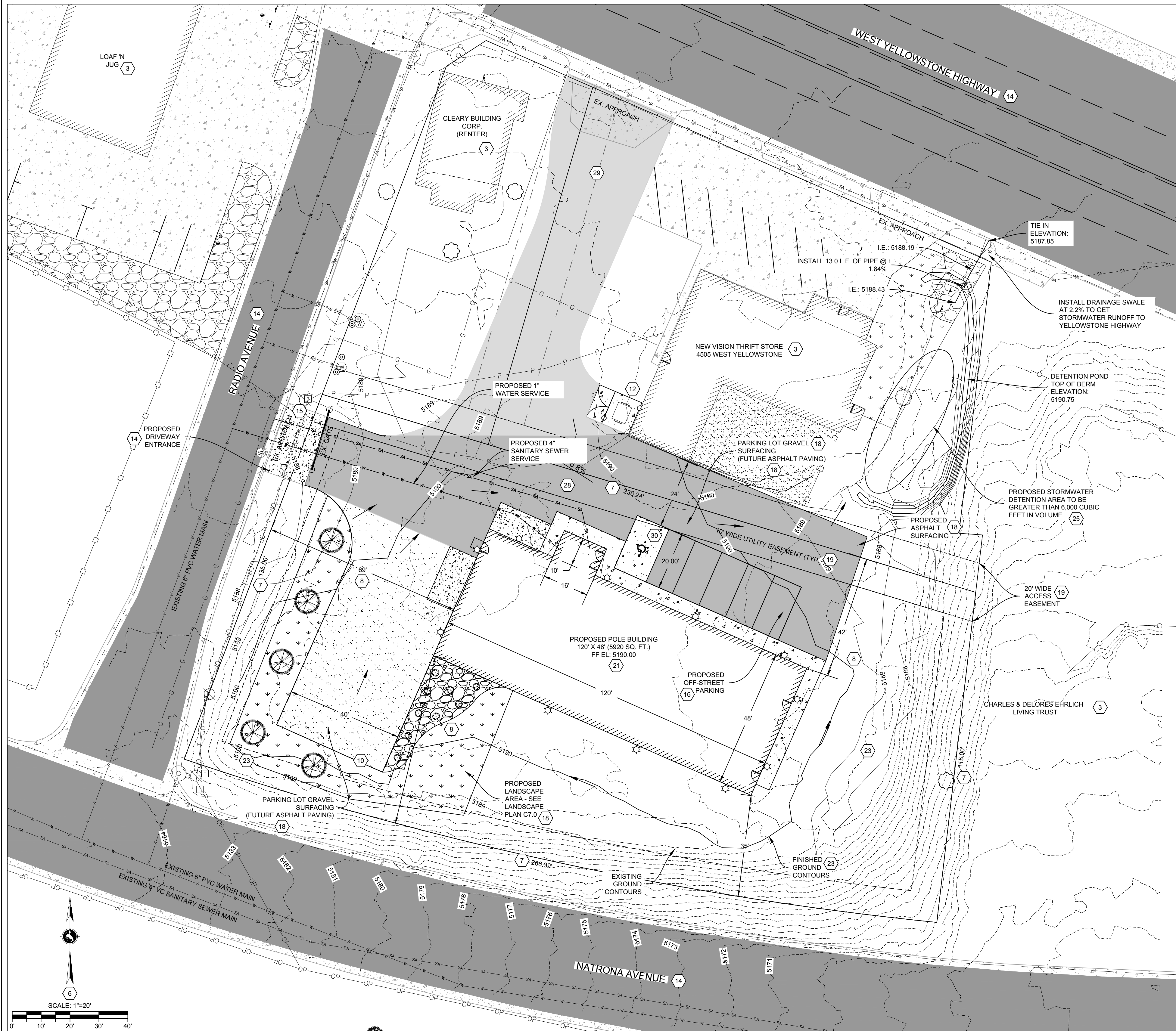
Planning Commission Recommendation:

City Council Decision:

	PROPOSED TREE		STORM SEWER MANHOLE
	TREE		STREET LAMP
	ECS CONTROL POINT		TELEPHONE MANHOLE
	ELECTRICAL VAULT		TELEPHONE PEDESTAL
	FIBER OPTIC PEDESTAL		BORE HOLE LOCATION
	FIRE HYDRANT		WATER TEE
	PROFILE FIRE HYDRANT		WATER CROSS
	FLARED END SECTION		WATER VALVE
	GAS METER		CURB STOP
	CATCH BASIN		ELECTRICAL METER CABINET
	GUY WIRE ANCHOR		SINGLE SIGN POST
	POWER POLE		BOLLARD
	SANITARY SEWER MANHOLE		RECOVERED BRASS CAP
	SANITARY SEWER CLEAN OUT		RECOVERED ALUMINUM CAP
	DRAINAGE DIRECTION ARROW		RECOVERED REBAR
			RECOVERED ALUMINUM CAP

	RIGHT OF WAY		TELEPHONE LINE
	PROPERTY LINES		UNDERGROUND POWER
	EXISTING CENTERLINE		EXISTING FIBEROPTIC LINE
	PROPOSED CENTERLINE		PROPOSED MAJOR CONTOUR
	EDGE EXISTING ASPHALT		PROPOSED MINOR CONTOUR
	EXISTING WOOD FENCE		EXISTING MAJOR CONTOURS
	PROPOSED CHAINLINK FENCE		EXISTING MINOR COUNTOURS
	EXISTING GAS LINE		EXISTING CONCRETE SURFACING
	PROPOSED CRUDE MAIN		PROPOSED CONCRETE SURFACING
	EXISTING WATER MAIN		EXISTING ASPHALT SURFACING
	PROPOSED WATER MAIN		PROPOSED ASPHALT SURFACING
	EXISTING SANITARY MAIN		PROPOSED ASPHALT SURFACING
	PROPOSED SANITARY MAIN		PROPOSED LANDSCAPING
	EXISTING STORM MAIN		EXISTING GRAVEL
	PROPOSED STORM MAIN		
	OVERHEAD POWER LINE		

1. SITE ADDRESSES:
LEGAL DESCRIPTION: LOT 3 OF VISION BEYOND BORDERS ADDITION
COMMON ADDRESS: UNKNOWN
2. TITLE BLOCK: AS SHOWN
3. NAMES OF ADJACENT PROPERTY OWNERS: AS SHOWN
4. SURROUNDING LAND USES & ZONING:
NORTH: YELLOWSTONE HIGHWAY
SOUTH: LARIAT MOBILE HOME COURT (MP)
EAST: LARIAT MOBILE HOME COURT (MP)
WEST: C-1 BUSINESS
5. CURRENT & PROPOSED ZONING OF THE SITE: C-1 (GENERAL COMMERCIAL)
6. NORTH ARROW & SCALE: AS SHOWN
7. LAND AREA DIMENSIONS: AS SHOWN
8. BUILDING HEIGHT & SETBACKS:
BUILDING HEIGHT: 18' - 1"
FRONT SETBACK: 69.0'
SIDE (NORTH) SETBACK: 46.6'
SIDE (SOUTH) SETBACK: 57.8'
REAR SETBACK: 73.0'
9. LOCATION & DIMENSION OF PROPOSED OFF-STREET LOADING DOCKS: N/A
10. LOCATION OF WASH RECEPTACLE: AS SHOWN
11. ADVERTISING SIGNS & FENCES: N/A
12. SCREENING & SCREENING DEVICES: AS SHOWN
13. EXISTING & PROPOSED LIGHTING: SEE LIGHTING PLAN - SHEET C8.0
14. ADJACENT STREETS, ROADWAYS, DRIVEWAYS & RIGHTS-OF-WAY: AS SHOWN
15. EXISTING & PROPOSED SIDEWALKS & CURB CUTS: AS SHOWN
16. LOCATION & DIMENSIONS OF OFF-STREET PARKING: AS SHOWN
17. WHEEL STOPS, BUMPER GUARDS, AND CURBS: N/A
18. TYPES OF SURFACING: AS SHOWN
19. EXISTING & PROPOSED EASEMENTS: AS SHOWN
20. VICINITY MAP: AS SHOWN
21. GENERAL NOTES:
 - A. TOTAL LAND AREA: 32,497 SQFT (0.75 ACRES)
 - B. TOTAL BUILDING AREA: 5,920 SQFT
 - C. TOTAL BUILDING ADDITION: N/A
 - D. PERCENT OF LAND COVERED BY BUILDINGS: 18.2%
 - E. BUILDING HEIGHT: 18' - 1"
 - F. NUMBER OF STORIES: 1 STORY
 - G. TOTAL NUMBER OF PARKING SPACES: 6 SPACES
 - H. AREA OF PARKING SPACES: 1,240 SQFT
 - I. PERCENT OF LAND COVERED BY PARKING: 3.8%
 - J. TOTAL LANDSCAPED AREA: 3,369 SQ. FT.
 - K. PERCENT OF LAND COVERED BY LANDSCAPING: 10.3%
22. NUMBERING CORRESPONDING TO THIS CHECKLIST: AS SHOWN
23. EXISTING & PROPOSED CONTOURS: AS SHOWN
24. BOUNDARY ELEVATIONS: SEE ATTACHED BUILDING PLANS
25. SURFACE DRAINAGE PLAN: SEE DRAINAGE PLAN - SHEET C5.0
26. PAVEMENT DESIGN REPORT: N/A
27. TRAFFIC STUDY: N/A
28. INSTALL ASPHALT PAVEMENT BY JULY 2026
29. INSTALL ASPHALT PAVEMENT BY JULY 2026
30. INSTALL CONCRETE PAVEMENT FOR ADA PARKING SPACE BY END OF 2025



2	FOR: VISION BEYOND BORDERS 1607 CY AVENUE SUITE 104 CASPER, WY 82604 307.333.6545	BY: EGS ENGINEERS 1607 CY AVENUE SUITE 104 CASPER, WY 82604 307.337.2863	Date Drawn: 3/10/2025 Project No: 240024 Scale: 1/8" = 1'-0"	DATE: 3/10/2025 FILE NAME: 240024 PAGE: 1/8
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SITE PLAN VISION BEYOND BORDERS MILLS, WY

[illegible]

C1.0

TITLE 17 – LAND DEVELOPMENT REGULATIONS

information, defined by a small number of matrix elements using different combinations of light-emitting diodes (LED), fiber optics, light bulbs, or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, re-pixelization, or dissolve modes. Electronic graphic display signs include computer-programmable, microprocessor-controlled electronic, or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.

- **Sign, Illuminated:** A sign designed to give forth artificial light or designed to reflect light derived from any source.
- **Sign, Off-Premise:** A sign which directs the attention of the public to any goods, merchandise, property, business, service, entertainment, or amusement conducted or produced which is bought or sold, furnished, offered, or dealt in elsewhere than on the premises where such sign is located, or to which it is affixed. It may be a board, panel, or tablet, either illuminated or non-illuminated.
- **Sign, Pole:** A sign mounted on a freestanding pole or other support so that the bottom edge of the sign face is five (5) feet or more above finished grade.
- **Sign, Sandwich:** An advertising or business ground sign which is constructed in such a manner to form an "A" or a tent-like shape, hinged or not hinged at the top, and each angular face held at an appropriate distance by a supporting member.
- **Sign, Temporary:** A sign approved for use on a temporary basis and subject to a Temporary Use Permit, if applicable.

Site Plan: A graphic representation of all existing and proposed improvements to a site and showing the layout of a property, including all buildings, roads, utilities, and other improvements.

Simulcasting and Gaming Establishment: A commercial establishment where patrons may view live or recorded race/event broadcasts for the purpose of authorized wagering and/or the participation in lawful electronic gaming as permitted by state law; may include associated food and beverage service as an accessory use.

Slaughterhouse: A building where animals are butchered. See Industrial Service.

Smoke Shop: An establishment that devotes more than fifteen (15) percent of its total floor area to smoking, drug, and/or tobacco sales.

Stable: A roofed structure for the shelter of large animals, typically horses.

Stock Water Well: A water well permitted by the State of Wyoming Engineer's Office as a stock water well.

Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it.

TITLE 17 – LAND DEVELOPMENT REGULATIONS
**Use District Chart
District C-1**

USE ↓ REGULATIONS →		C-1 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 6,000 s.f. Lot Width = 50'			Lot Coverage (percent)	Height of Structure (feet)		
			REQUIRED YARD SETBACK						
Front (feet)	Side (feet)		Rear (feet)						
Agricultural and Natural Resource Uses									
Stable/Kennel ²	1	5	5	5	85	45 ¹	D		
Veterinary Clinic or Animal Hospital ²	1	5	5	5	85	45 ¹	D		
Residential Uses									
Group Care Facilities	2	5	5	5	85	50 ¹	C	45.30	
Mixed Office and Multi-Family Residential	2	5	5	5	85	50 ¹	D		
Commercial and Service Uses									
All Retail Sales and Service Establishments, except as otherwise mentioned ³	1	5	5	5	85	50	C		
All Recreational, Educational, and Cultural Establishments, except as otherwise mentioned ³	1	5	5	5	85	50	C		
Armory	3	5	5	5	85	45	C		
Child Care Center ³	2	5	5	5	85	45	D	45.50	
Clinic, Medical, Dental, or Optical	1	5	5	5	85	45	D		
Commercial Storage Facilities	3	5	5	5	85	50	E		
Convention Center and Places of Assembly	3	5	5	5	85	50	E		
Hospital ⁴	1	5	5	5	85	50	E		
Hotels and Motels ⁴	1	5	5	5	85	50	E		
Office	1	5	5	5	85	50	D		
Package Liquor Store	1	5	5	5	85	45	C		
Restaurant or Tavern ⁴	1	5	5	5	85	45	C		
Theater	1	5	5	5	85	45	E		
Mortuary	1	5	5	5	85	45	B		
Motor Vehicle Sales	3	5	5	5	85	45	C		
Vehicle Fueling and Service Station	1	5	5	5	85	45	C		
Simulcasting and Gaming	3	5	5	5	85	45	C	45.60	
Community and Government Services									
Religious Institution or Parish House ¹	1	5	5	5	85	50	D		

TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (D) Containers must be screened from view from any public street and/or adjacent residential district through fencing, landscaping, or building placement.
 - (E) Containers shall not be used for advertising or signage, other than incidental labeling.
 - (F) Containers shall be structurally sound, operated in a safe manner, and maintained in good repair.
 - (G) Shipping containers may only be used for the storage of material and equipment incidental to the primary use of the lot.
- (11) **Urban Agriculture Accessory Uses.** In the UA district, livestock and fowl shall be permitted in accordance with the following regulations:
- (a) The number of livestock, including horses, cattle, sheep, burros, or goats (excluding swine), allowed on a platted lot shall be limited to one (1) animal per one and one-half (1.5) acres of lot area. Unweaned offspring shall not be included in this allowance.
 - (b) Rabbits, fowl, or poultry, including chickens, turkeys, geese, or game birds, shall be limited to ten (10) rabbits or mixed fowl per two and one-half (2.5) acres.
 - (c) No commercial breeding of livestock and fowl shall be permitted.
 - (d) Areas of the lot, as well as accessory buildings or structures devoted to livestock and fowl, shall be maintained in such a manner as not to constitute a nuisance to the surrounding properties.
 - (e) All livestock and fowl shall be fenced. Fences shall be of sufficient construction to prevent the escape of or injury to the animals being confined within the fencing. The fencing shall be maintained so that no part of such fence, absent extraordinary circumstances, may be broken, damaged, or in any way create the possibility of injury to the confined animal or allow the escape thereof.

45.60 Simulcasting and Gaming

- (1) **Purpose:** The purpose of this section is to establish location, design, and operational standards for simulcasting and gaming establishments to ensure compatibility with surrounding commercial areas and to minimize potential adverse impacts on nearby residential, civic, and public uses.
- (2) **Applicability:** These standards apply to any simulcasting and gaming establishment as defined in Section 5 (Definitions) and permitted as a Conditional Use (Review Process 3) within the C-1 General Commercial District.

TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (3) **Location Criteria:** No simulcasting and gaming establishment shall be located within 300 feet of:
- (a) Any residentially zoned property;
 - (b) A school or licensed childcare facility;
 - (c) A church, public park, or public library.
 - (d) Separation is measured in a straight line from the nearest lot line of the proposed establishment to the nearest lot line of the protected use.
- (4) **Site and Building Standards**
- (a) Entrances shall front a public street or parking area with direct visibility from public rights-of-way.
 - (b) Outdoor lighting shall be directed downward and shielded to prevent glare onto adjoining properties.
 - (c) All mechanical or ventilation equipment shall be screened from public view and adjacent properties.
 - (d) Off-street parking shall be provided at one (1) space per 100 square feet of gaming floor area, or as otherwise required by the approving body.
 - (e) Signage shall comply with the requirements of Sign Category E (or whichever category applies to theaters/amusement uses in the C-1 table).
- (5) **Operational Standards**
- (a) Hours of operation may be limited by the approving body but shall not exceed 8:00 a.m. – 12:00 a.m. unless otherwise authorized.
 - (b) A valid Wyoming Gaming Commission license shall be maintained at all times.
 - (c) The operator shall submit a security and operations plan describing staffing, surveillance, and cash-handling protocols; such plan shall be approved by the Mills Police Department prior to occupancy.
 - (d) Noise, amplified sound, or vibration shall not be audible beyond the property line between 10:00 p.m. and 7:00 a.m.
 - (e) On-site alcohol service, if proposed, shall comply with Title 5 (Alcoholic Beverages) and any conditions of a city liquor license.
 - (f) Outdoor display or advertising of specific wagering events shall be prohibited except for signage permitted under the Sign Code.
- (6) **Conditional Use Findings**

TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (a) In addition to the general conditional-use criteria of Section 45.02, approval of a simulcasting and gaming establishment shall require findings that:
 - (i) The proposed location and design will not create excessive traffic or parking demand;
 - (ii) The use is compatible with existing and planned commercial development in the area;
 - (iii) Operational safeguards adequately mitigate potential noise, lighting, or security impacts.

(7) Revocation

- (a) Failure to maintain compliance with this section or with conditions of approval shall constitute grounds for revocation of the conditional-use permit.

Section 45. Annexation Procedures

46.5 City-Initiated Annexations

- (1) City-initiated annexation requirements and procedures will be in accordance with Wyoming State Statutes 15-1-401 through 15-1-423, as amended.

46.10 Annexation by Petition

- (1) Prior to submitting an annexation petition, the owner(s) shall meet with city staff to review the proposal and applicable statutes and ordinances.
- (2) **Annexation of Platted Tracts:** For platted tracts of land (filed in the office of the county clerk), upon completion of the required owner/staff meeting, the procedures outlined in Section XXXX shall be followed, upon receipt of an original annexation application and the following:
 - (a) Three copies of the proposed annexation plan.
 - (b) Three copies of a metes and bounds description of the parcel to be annexed, signed by a registered Wyoming land surveyor, if the entire platted subdivision is not to be annexed;
 - (c) The original petition for annexation, signed and dated by a majority of the landowners owning a majority of the area to be annexed, excluding public streets and alleys and tax-exempt property; and
 - (d) A fee for review as established by resolution by the council and the required recording fee of the county clerk.
- (3) **Annexation of Unplatted Tracts:** For unplatted tracts of land, upon completion of the required owner/staff meeting, the procedures outlined in Section XXXX shall be followed, upon receipt of an original annexation application and the following:

Casper Christian School – Property Partnership Proposal

Date: 10/9/2025

To: City of Mills Council

From: Casper Christian School Board of Trustees

Introduction

Casper Christian School (CCS) is seeking to negotiate the use of Mills Elementary School for our school. The property at 420 Second Street represents a strategic opportunity for both the City of Mills and CCS.

We believe that with the right structure, this can be a true win-win: providing CCS with a stable home base while ensuring that the City receives fair value and increased community benefit through educational, economic, and civic engagement.

Exploring Three Options

1. Lease

- Goal: Secure the facility through a lease agreement while CCS continues to grow enrollment and financial capacity.
- Term: 3–5 years with renewal options.
- Benefits:
 - Predictable costs for CCS.
 - Reliable revenue stream for the City.
 - Active community use of a key property.

2. Lease-to-Own

- Goal: Develop a structure in which a portion of each monthly lease payment applies toward a future purchase.
- Benefits:
 - Provides a pathway to ownership while ensuring the City receives regular income.
 - Allows CCS to invest in the property long-term.
 - Encourages mutual commitment and partnership.

3. Purchase

CCS is interested in exploring a fair purchase structure, but before discussing specific pricing or terms for any of the three options, CCS respectfully requests clarification regarding utilities, insurance, and other operational responsibilities under each structure.

Specifically, we would like to understand:

- Which utilities (water, sewer, gas, electric, waste) are currently provided or billed by the City, and what responsibilities CCS would assume under a lease, lease-to-own, or purchase arrangement.
- The existing insurance coverage on the property and the insurance requirements CCS would need to meet under each option.
- Any additional maintenance, compliance, or shared service obligations associated with the property.

Clarifying these details will ensure both parties have a clear understanding of total operating costs and responsibilities before negotiating rates or purchase terms.

Community Impact

- Educational Anchor: CCS is the only accredited private Christian 6–12 school in the state, currently serving 110 students from 31 area churches.
- Economic Activity: Students and staff regularly support Mills businesses during the school day, boosting local commerce.
- Shared Use: CCS intends to make the facility available for community events, athletics, and service activities, increasing community engagement and pride.

Next Steps

We respectfully request the opportunity to meet with the City of Mills to:

1. Review lease, lease-to-own, and purchase options.
2. Clarify utility and insurance responsibilities.
3. Explore mutually beneficial terms that position both the City and CCS for long-term success.

Contact:

Dr. Shane Stone – (307) 258-9011 (office) or (307) 277-1039 (cell). Head of School
headofschool@ccs-wy.org

Dr. Jack Olsen - (307) 277-7797, President
 Casper Christian School Board of Trustees



Faith Bible Way, Inc.
PO Box 52194
Casper, WY 82605

To the **Mills City Council** — Faith Bible Way, Inc is a 501(c) 3 Corporation focused on Spiritual Growth, Community strengthening, Family stability, and Long-term improvement of quality of life:

Mills City Council Community & Family Strengthening Initiative

Purpose

To develop and implement programs that strengthen families, reduce the number of broken homes, and build a more connected, resilient Mills community.

Plan Proposal

Have a place of Worship that identifies us as Faith Bible Way, Inc. in The City Of Mills. Our current place of worship is located within Restoration Church in Casper and has been our place of worship for 5 years. We have appreciated the space so much but we have no signage or place that identifies us as Faith Bible Way. When one comes to the church, they only see the Restoration Church and all of the programs it provides. We don't want to take anything away from the Restoration Church Ministry as they have been very good to us. We are seeking a Church Home for Faith Bible Way that identifies us with what we are doing in the community.

Service Schedule Proposal

Sunday School Faith Builders 10:00 am

Faith and Fellowship Gathering 11:00 am

Sunday Celebration Praise and Worship Service 11:30 am

Midweek Reignite Bible Study 7:00 pm

Kids Faith Club and NextGen Ministry 7:00 pm

Conclusion

By investing in families today, Mills can build a stronger, more compassionate, and self-sustaining community tomorrow. The plan proposal initiatives create not only better homes—but a better City of Mills for generations to come.

Employee gifts last year:

With \$1500 Donelle’s candy and caramel corn and \$275 in Mills stickers

1) SanMar Women’s Jacket L805 \$50.00



Choice A



L805
Port Authority® Women's Vertical
Texture Full-Zip Jacket

PO

Check Inventory

Women's Sizes: XS-4XL

Color selected: ☒ Regatta Blue/ Iron Grey

☐ Black/ Iron Grey ☐ Iron Grey/ Black ☒ Regatta Blue/ Iron Grey ☐ True Navy/ Iron Grey

Product Description

With an inviting vertical texture, soft cotton interior and durable polyester exte style will have you thinking beyond a sweater for workdays or the weekend.

- 7.6-ounce, 63/37 poly/cotton
- Twill tape trim at neck
- Contrast color inside cadet collar
- Front and back shoulder seaming
- Coil zipper
- Open cuffs
- Open hem

2) Blanket \$37.00



Choice B



BP46 **NEW**
Port Authority® Arc Sweater Fleece
Blanket

POF

Check Inventory

Color selected: ☒ Insignia Blue Heather

☐ Deep Black ☐ Deep Smoke Heather ☐ Grey Smoke Heather ☒ Insignia Blue Heather

Product Description

- 8.6-ounce, 100% polyester sweater fleece
- Anti-pill finish
- Turned hem
- Dimensions: 52" x 60"

 Found on page 55 of Fall 2024 New Arrivals Catalog

3) Last year option Soft Shell Jacket \$62.00



Choice C

J317
Port Authority® Core Soft Shell Jacket

Check inventory and

Adult Sizes: XS-6XL

Color selected: ☒ Black

☐ Battleship Grey	☒ Black	☐ Black Charcoal Heather	☐ Deep Smoke
☐ Dress Blue Navy	☐ Forest Green	☐ Maroon	☐ Navy Heather
☐ Pearl Grey Heather	☐ Rich Red	☐ True Royal	

Outerwear Comfort Zone			
WARMTH RATING	MILD	WARM	☒ WARMER
WATER PROTECTION	☒ WATER-RESISTANT		☐ WATERPROOF
WIND-RESISTANT	☒		

Product Description

A reliable soft shell at a real value. This go-to basic sheds wind and rain and is a pe corporate or team uniforming.

4) Sips Coffee Basket cup w/ 2 bags coffee \$40



OTHER OPTIONS for this year (price includes logo embroidery):

Ordered the same order chocolate and caramel corn from last year from Donelle's (Roughly \$1500)

Pedens will give Mills an additional 10% discount as well:

- 1) OGIO Big Dome Duffel \$54.50



108087

OGIO® Big Dome Duffel

Starting at: \$44.50

Check

Color selected: True Royal



Black



Navy



Pink



Red



True Royal

- 2) Microfleece Jacket L223 \$37.92



L223

Port Authority® Women's
Microfleece Jacket

Starting at: \$27.92

Check Inve

Women's Sizes: XS-4XL

Color selected: Amethyst Purple



Amethyst Purple



Black



Light Royal



Pearl Grey



True Navy



White

