

**PLANNING AND ZONING COMMISSION MEETING
DOUGLAS CITY HALL, DOUGLAS, WYOMING**

SEPTEMBER 19, 2022

REGULAR MEETING – 5:30 P.M.

PLANNING AND ZONING COMMISSION MEETINGS ARE RECORDED AND BROADCAST LIVE ON CABLE CHANNEL 61.

THE PLANNING AND ZONING COMMISSION IS AN ADVISORY BODY TO THE CITY COUNCIL. ITEMS APPEARING ON THIS AGENDA WILL BE CONSIDERED BY THE CITY COUNCIL ON JULY 25, 2022 ALL APPLICANTS ARE STRONGLY ENCOURAGED TO ATTEND BOTH MEETINGS.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF THE AGENDA FOR SEPTEMBER 19, 2022

V. APPROVAL OF THE MINUTES FOR JULY 18, 2022

VI. PLANNING AND ZONING MATTERS

- A. CUP 02-22: Application by Sean and Shea Lehn for a Conditional Use Permit for a Short-Term Rental at 733 S. 5th Street, Original Town of Douglas, Lot 8, Block 59 in an R-1 Residential Zone.
- B. CUP 01-22: Application by CCSD#1 for a Type B Development to build a Gymnasium, press box and athletic fields in an R-1 Neighborhood Residential Zone at 801 W. Richards Street, Middle School Site, Block 10.

VII. CODE CONSIDERATIONS

VIII. STAFF REPORT – CITY COUNCIL ACTION ON FORWARDED ITEMS

- A. CCSUB 01-22: Application by Casey J. and Rebecca L. Nachtman for proposed Nachtman Minor Subdivision at 102 Chalk Buttes Road, Converse County, Wyoming.
- B. DEV 02-22: Application by Capital Growth Buchalter for a Type B Development for a Dollar General at 1708 Muirfield Court, United One Addition, Lot 3 in a B-2 General Business Zoning District.
- C. CUP 01-22: Application by Justin R. Winney for a Short-Term Rental at 406 S. 6th Street, Original Town of Douglas, Lot 2, Block 35, in an R-1 Residential Zone

ADJOURNMENT

**DOUGLAS PLANNING AND ZONING COMMISSION
STAFF REPORT
SEPTEMBER 19, 2022**

**733 S. 5TH STREET
SHORT-TERM RENTAL – CONDITIONAL USE PERMIT**

CASE NUMBER: CUP 02-22

PREPARED BY: Heidi McCullough, Planning Technician

MEETING DATES: September 19, 2022 – Planning and Zoning Commission
September 26, 2022 – City Council

REQUEST: Conditional Use Permit, R-1 Residential Zone

PURPOSE: To operate a Short-Term Rental (Airbnb).

RECOMMENDATION: The Community Development Department recommends approval of the conditional use permit to allow the short-term rental of the dwelling at 733 S. 5th Street in an R-1 Residential Zone with staff recommendations.

VICINITY MAP:



OWNER: Sean & Shea Lehen
414 N. 3rd Street
Douglas, WY 82633

LOCATION:

- (1) Legal Description: Original Town of Douglas, Block 59, Lot 8
- (2) General Location: The subject property is located on the north east corner of South 5th Street and Erwin Street
- (3) Address: 733 S. 5th Street

LOT SIZE: 8,400 SF

ZONING: R-1 Residential



ZONING DATA: The property is currently zoned R-1, Neighborhood Residential Zoning District. This district *“to provide for low-density, single-family residential development and to provide for such community facilities and services as will serve the area residents while protecting the residential character and quality of the area.”* According to the Douglas Municipal Code, short-term rentals are permitted as a Conditional Use in an R-1 zone.

EXISTING LAND USE: Single Family Residential

PROPOSED USE: Residential as a short-term rental component

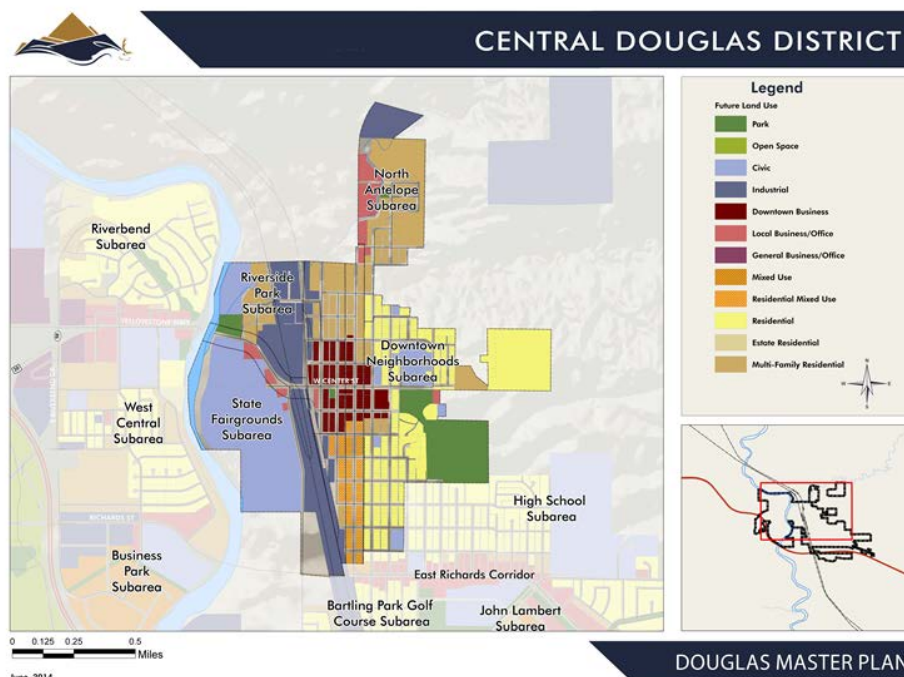
SURROUNDING LAND USE:		ZONING	ANNEXATION STATUS
North:	Residential	R-1	City
South:	Residential	R-1	City
East:	Residential	R-1	City
West:	Residential	R-1	City

DESCRIPTION OF SITE AND SURROUNDINGS: The surrounding land uses are noted above. The subject property is surrounded by single family residential.

HISTORY: This residence was originally built in 1938 as a single-family dwelling according to County Assessor records and has remained so throughout its history. The current owners wish to operate this residence as a short-term rental through Airbnb year-round. No negative impact to the neighboring properties is anticipated.

MASTER PLAN: The property is designated as part of the Downtown Neighborhoods subarea of the Central Douglas District. *“This area can be considered an extension of Downtown. Its future desired condition combines the preservation of adjacent historic neighborhoods with new medical facilities. Existing buildings should be redeveloped in a manner that compliments this emerging medical and downtown residential district.”*

The request conforms to the Douglas Master Plan as a complement to the existing residential and commercial uses.



STAFF RECOMMENDATION: The Community Development Department recommends approval of the conditional use permit to allow the short-term rental of the dwelling at 733 S. 5th Street in an R-1 Residential Zone with the following staff recommendations:

- The conditional use permit to provide short-term rental the residence is specific to Sean & Shea Lehn. If this property owner and/or agent, in the future, ceases operation or moves the facility to another location, the Conditional Use Permit shall be null and void for the subject property.
- The use shall be in compliance with City requirements for short-term rentals at all times.

**PLANNING AND ZONING COMMISSION
STAFF REPORT
SEPTEMBER 19, 2022**

**801 W. RICHARDS STREET
TYPE B DEVELOPMENT – MIDDLE SCHOOL ATHLETIC IMPROVEMENTS**

CASE NUMBER: DEV 03-22

PREPARED BY: Community Development Department

MEETING DATES: September 19, 2022 – Planning Commission
September 26 2022 – City Council

REQUEST: Type B Development Proposal

PURPOSE: Construction of a gymnasium, press box, bleachers, and athletic fields at the Douglas Middle School.

RECOMMENDATION: The Community Development Department recommends approval of the development plan and development agreement for construction of a gymnasium, press box, bleachers, and athletic fields at 801 W. Richards Street.

VICINITY MAP:



OWNER: Converse County School District #1
615 Hamilton Street
Douglas, WY 82633

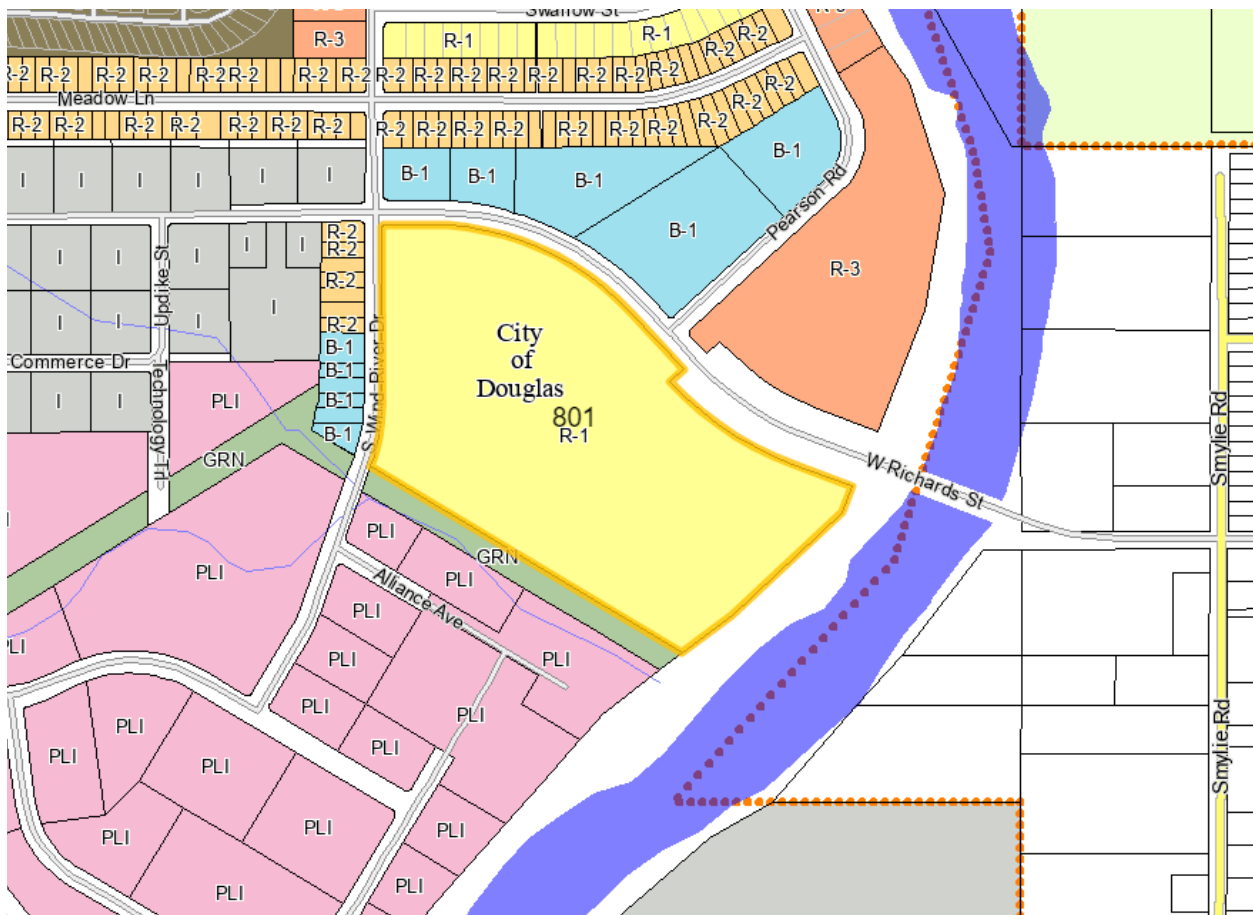
LOCATION:

- (1) Legal Description: Middle School Site, Block 10
- (2) General Location: The subject property is on the south side of West Richards Street between South Wind River Drive and the North Platte River.
- (3) Address: 801 W. Richards Street, Douglas, WY

SIZE: Total Area: 29.35 acres

EXISTING LAND USE: School

ZONING: The property is currently zoned R-1, Neighborhood Residential Zoning District, which is intended to *provide for low-density, single-family residential development and to provide for such community facilities and services as will serve the area residents while protecting the residential character and quality of the area.* Public School is an allowed use in the R-1 Neighborhood Residential Zone.



	SURROUNDING LAND USE:	ZONING	ANNEXATION STATUS
North:	Apartment Complex & Vacant Land	B-2 & R-3	City
South:	Planned Light Industrial Vacant Land	PLI	City
West:	Residences & Office Space	R-2 & B-1	City
East:	North Platte River		City

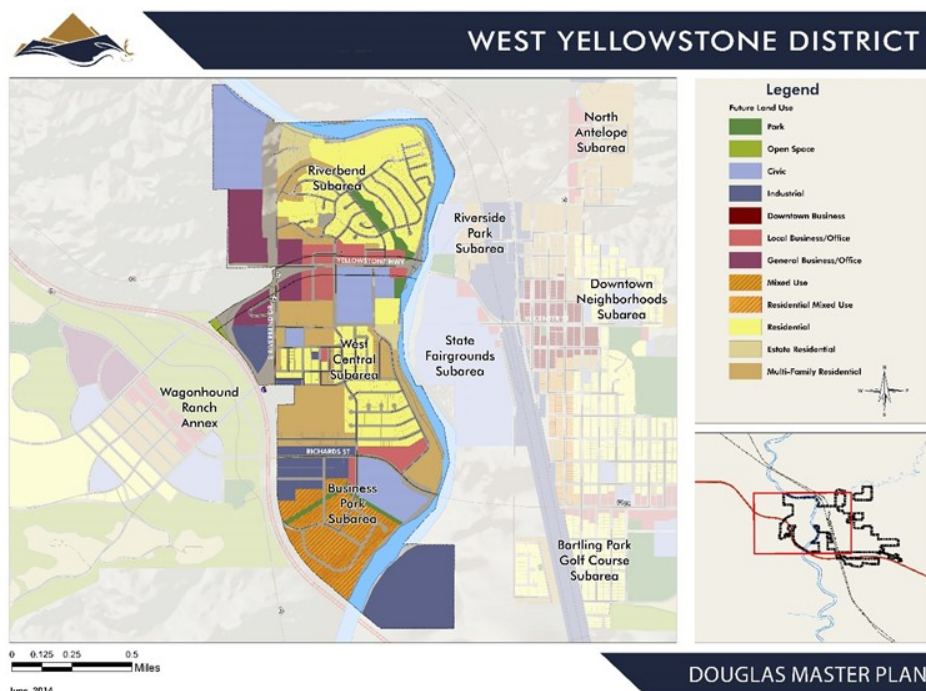
DESCRIPTION OF SITE AND SURROUNDINGS: The property is surrounded by Commercial uses, Residential housing and vacant land as indicated above.

HISTORY: This property was initially annexed into the City of Douglas as part of the Venture West Annexation in 1979. In 1981 it was platted into the Middle School Site for construction of the current school complex.

DOUGLAS

MASTER PLAN:

The Douglas Master Plan, adopted June 23, 2014, designates the property as being in the West Central Subarea of the West Yellowstone District. The Master Plan focuses primarily on the future character of the residential neighborhoods, the Business Park, and the Yellowstone Corridor.



The desired future condition should build around the presence of the school and the multi-family development on the north, near Yellowstone Highway. Areas in the center should continue to evolve to higher quality neighborhood development. Overtime, the southern neighborhood areas may transition from mobile homes to single or multi-family housing neighborhoods.

The expansion of the Douglas Middle School conforms with the Douglas Master Plan providing the school presence around which the neighborhoods developing.

DEVELOPMENT STANDARDS: This Development Plan conforms to the minimum Standards and Policies as described in City Code.

THE PROPOSED PROJECT:

PROPOSED PROJECT DETAILS

Lot Size	28.35 Acres
Building Size	114,589 square feet
North Set Back	17 feet
South Set Back	1080 feet
East Set Back	1440 feet
West Set Back	510 feet
Building Height	47.29 feet
Parking	Standard Stalls Required Fields: (152 required per ITE) School: (71 required per ITE) ADA Stalls Required Fields: (6 required) School: (3 required) Existing Parking Standard: 187 ADA: 7 Additional Parking Proposed Standard: 189 ADA: 8 Total Parking Standard: 376 (223 required) ADA: 15 (9 required)
Landscaping	37% (20% required)
Drainage	Provided
Lighting Plan	Not Provided
Elevations	Provided
	Applicant has been provided the Architectural Guidelines from the Unified Land Development Code. Proposal does not fully meet requirements: revised elevations have been requested. Brick elements would be desirable to tie addition in with existing structure.
Floodplain	Provided

ALTERNATE PARKING PLAN:

The applicant has requested an alternate parking plan based on existing use of the parking lots and the disproportionate number of parking spaces that would be required by Municipal Code.

Per Municipal Code, if the site were being constructed as a whole (i.e., no existing structures or fields), 650 standard parking spots and 13 ADA spots would be required. Per the Institute of Transportation Engineers (ITE) Parking Generation 4th Edition, 223 standard parking spots are required, and 11 ADA spots are required. The proposed development provides 376 standard parking spots and 15 ADA spots which exceeds the ITE recommendation.

The spaces provided for the existing use are adequate. The additional parking proposed will be sufficient for the additional uses.

ADDITIONAL INFRASTRUCTURE REQUIRED: No additional infrastructure required for the proposed development.

The School District has asked for the road looping around the fields and the attached parking to be addressed in the Development Agreement. The concept of the road will remain the same, however, the exact location may change.

REVIEWING AGENCIES AND COMMENTS:**City Engineer:**

Comments were submitted regarding the following:

1. Abandonment of existing water/fire line under proposed building
2. Lack of proposed exterior lighting plan
3. Incomplete landscaping plans
4. Parking requirements not met
5. Access Road agreement and approach location
6. DEQ Permit to Construct needed

Comments were sent to the application and are being addressed.

Public Works:

Concerns were submitted regarding using the fire main as the domestic water supply. Fire lines are not metered, therefore, the new line will need to come off of the existing domestic line. Only one meter will be allowed for the site.

Comments were sent to the applicant and have been addressed.

Douglas Police Department:

No comments.

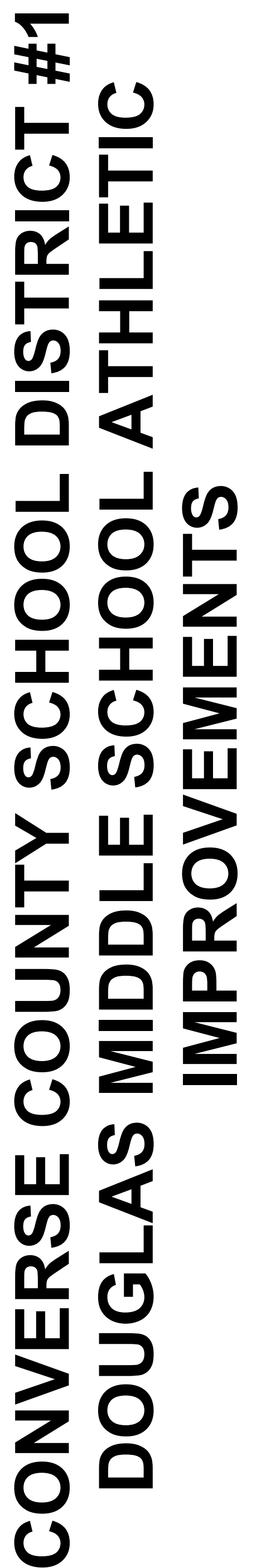
Douglas Fire Department:

No comments.

Public Comments:

No comments.

STAFF RECOMMENDATION: The Community Development Department recommends approval of the development plan and development agreement for construction of a gymnasium, press box, bleachers, and athletic fields at 801 W. Richards Street.



CONVERSE COUNTY SCHOOL DISTRICT #1 DOUGLAS MIDDLE SCHOOL ATHLETIC IMPROVEMENTS



75% CONSTRUCTION DOCUMENTS

The professional services of the architect are undertaken for and are performed in the interest of Converse County School District #1. No contractual obligation is assumed by the architect for the benefit of any other person involved in the contract.

project:	2170
date:	8/26/2022

revisions:

AS1.1

1. REFER TO CITY DRAWINGS FOR THE EXTENT OF UTILITY INSTALLATIONS.
2. SLOPE ALL SIDEWALKS, FILLS, AND PAVED AREAS AWAY FROM BUILDING - DO NOT EXCEED GRASSY SLOPE OF 10% ON WALKS.
3. ALL CURBS AND SIDEWALKS SHALL CONFORM TO LOCAL CODES AND ORDINANCES. VERIFY WITH THE CITY OF DOWAGUS FOR STANDARDS.
4. ALL CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF WORK AND THE EXISTING UTILITIES LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW IMPROVEMENTS.
5. UNLESS OTHERWISE INDICATED MEET EXISTING GRADES AT PROPERTY LINE - SEE CITY DRAWINGS FOR GRADING PLAN.
6. SEE ELECTRICAL DRAWINGS FOR SITE ELECTRICAL INFORMATION.
7. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 10' THICKER FENCE AROUND THE ENTIRE SITE DURING THE COURSE OF CONSTRUCTION. ALL CONSTRUCTION ACTIVITY MUST BE CONFINED WITHIN FENCED AREA.
8. SEE CITY DRAWINGS FOR VEHICULAR SIGNAGE.
9. PROVIDE ELEVATED FOR RESOLUTION LINES TO ALL PLANTER AREAS - SEE SHEET _____ FOR LOCATIONS.
10. SEE SHEET _____ FOR IRRIGATION SYSTEM INFORMATION.
11. SEE ATTACHED SOIL TEST REPORT AND _____ SHEET FOR PLANTING DETAILS.
12. SEE LANDSCAPE DESIGN ON SHEET _____

Key Value	Keynote Text
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A WESTERN RED CEDAR - 25 GAL

B PONDEROSA PINE - 10 GAL

C OLD GOLD JUNIPER - 5 GAL

D HARALSON APPLE TREE - 5 GAL

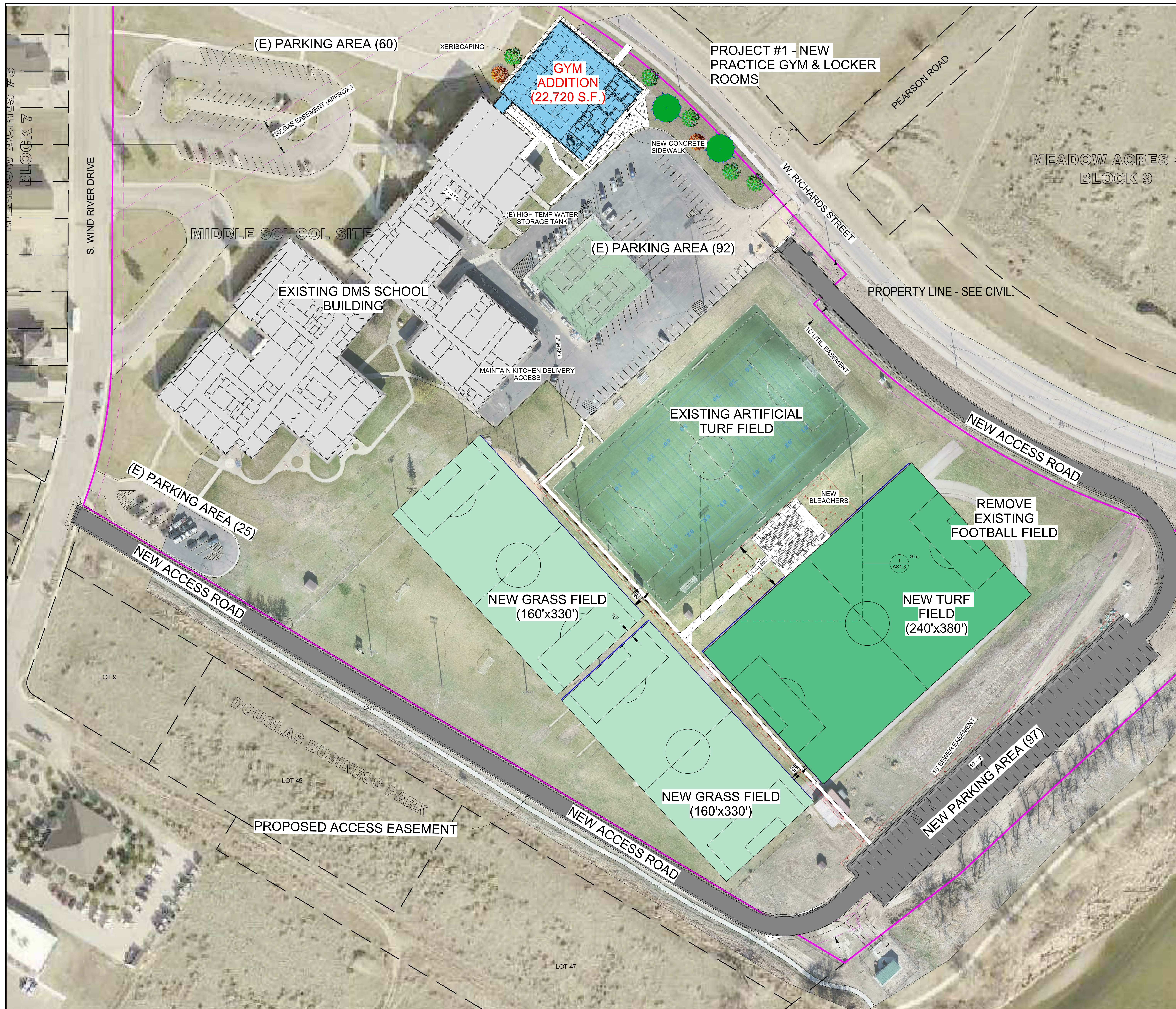
E PLUMB TREE - 5 GAL

F PERENNIAL MIX EACH GROUP CONTAINS THE FOLLOWING:
A) AGHILLEA MOON SHINE - 1 GAL. (5)
B) RUSSIAN BAZE - 2 GAL. (3)
C) SALVIA SUPER - 1 GAL. (5)
D) SEDUM AUTUMN JOY - 1 GAL. (5)
E) SHASTA DAISY - 1 GAL. (5)

H LICHEN BOULDERS (50-125 LBS.)

I SPECIMEN BOULDERS (150-200 LBS.)

		REQUIRED:	PROVIDED:
PUBLIC/VISITOR PARKING	FIELDS: 6.6 ACRES TOTAL FIELD AREA 15/ACRE	99	99
STAFF PARKING	SCHOOL CLASSROOMS: 3/CLASSROOM	45	45
	SCHOOL GENERAL: 1/60 S.F. 390 (INCLUDING THE GYMNASIUM)	208	155
	TOTAL REQUIRED:	352	299



1 OVERALL SITE PLAN
AS1.1 1" = 50'-0" NORTH



CONVERSE COUNTY SCHOOL DISTRICT #1 DOUGLAS MIDDLE SCHOOL ATHLETIC IMPROVEMENTS



ARCHITECTS

75% CONSTRUCTION DOCUMENTS

The professional services of the architect are undertaken for and are performed in the interest of Converse County School District #1. No contractual obligation is assumed by the architect for the benefit of any other person involved in the contract.

project: 2170
date: 8/26/2022
revisions:

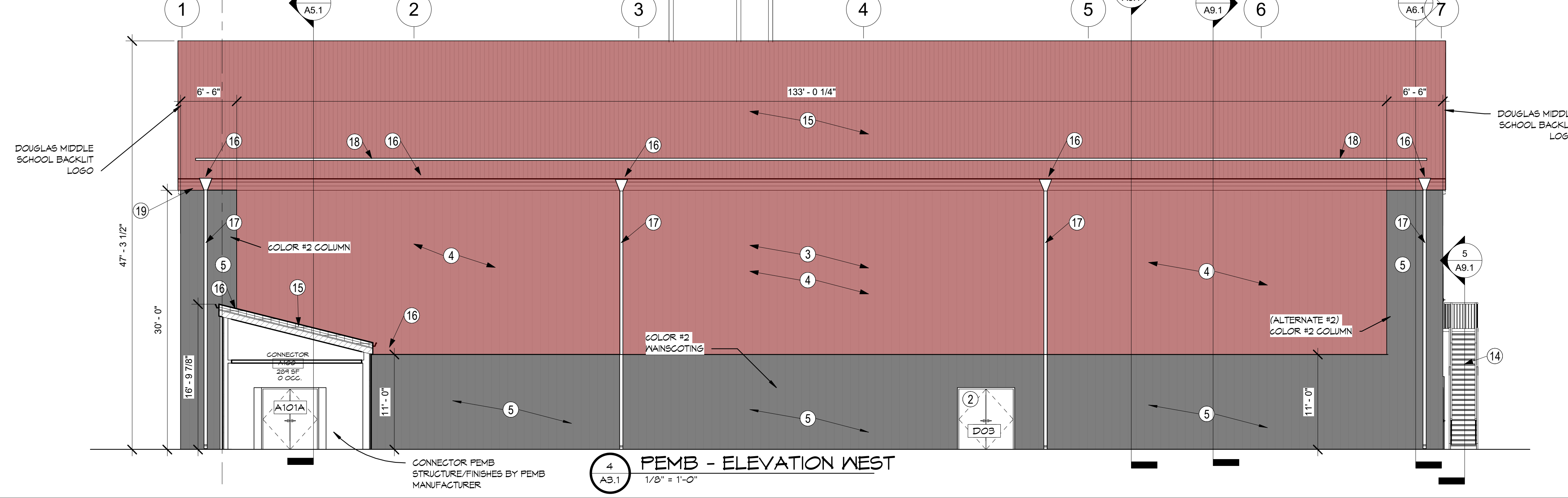
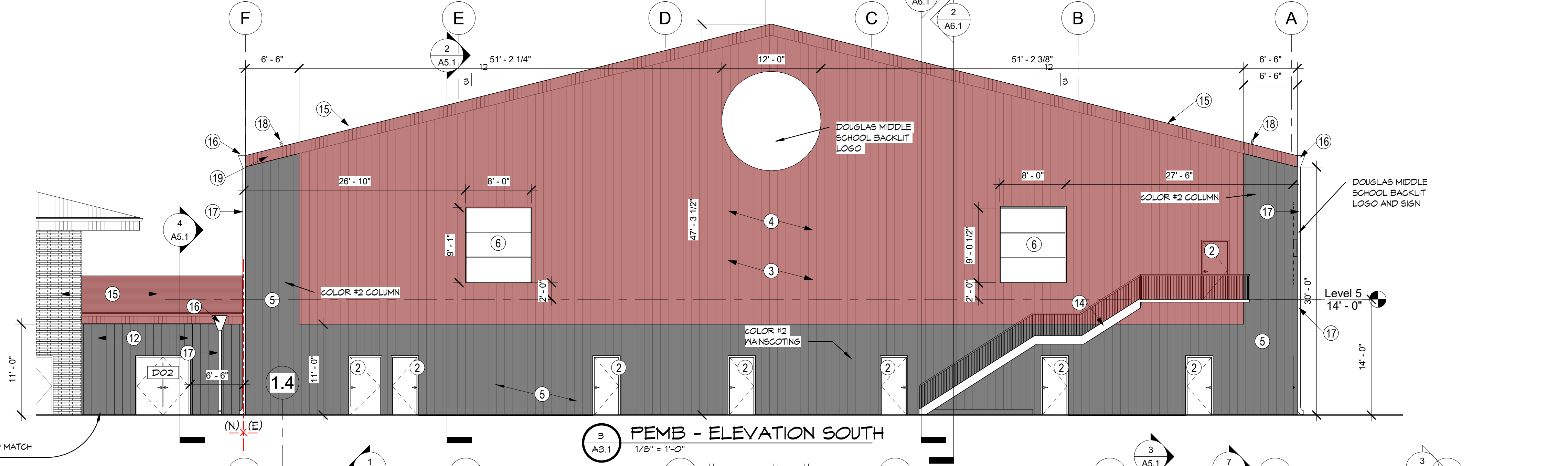
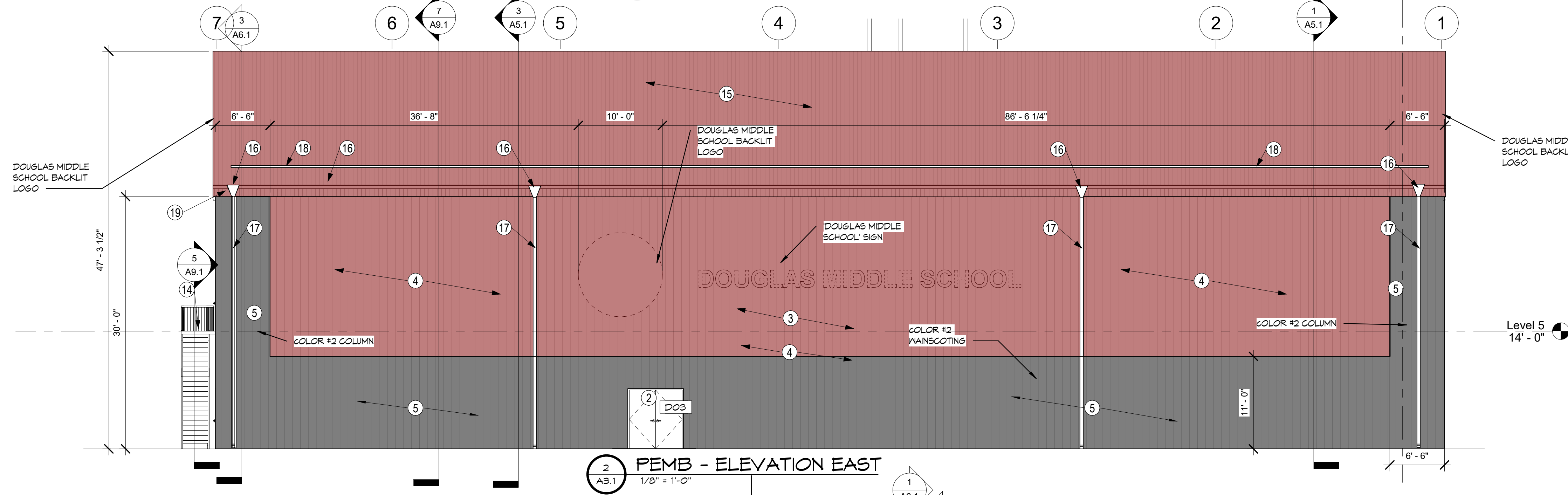
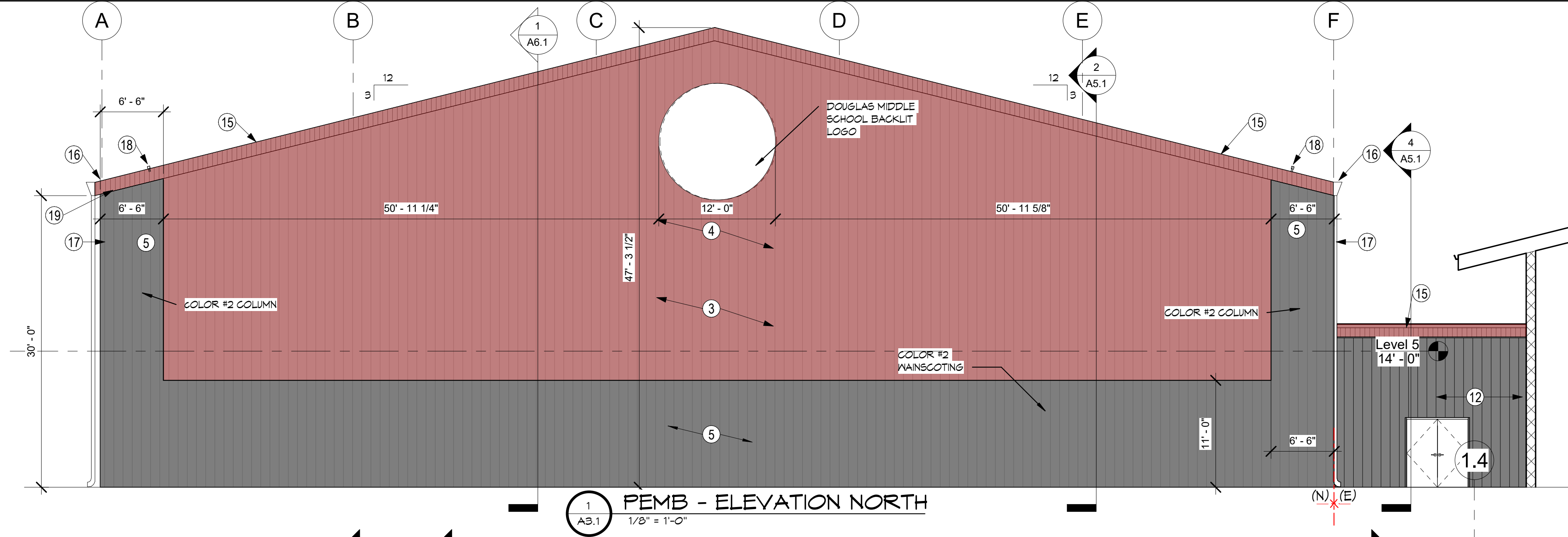
A3.1

GENERAL NOTES

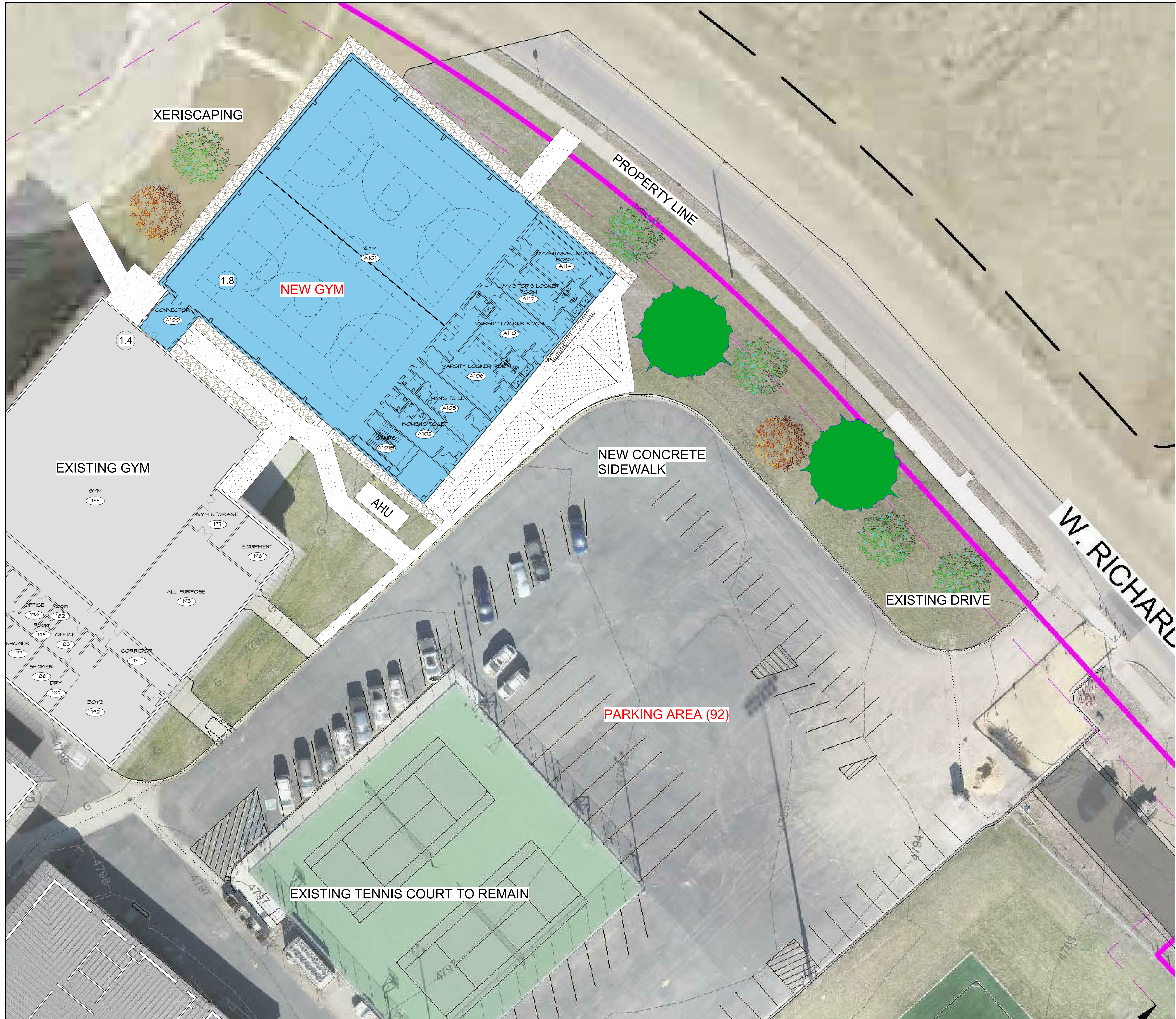
- ALL EXPOSED SHEET METAL FLASHING ARE TO BE PRE-FINISHED AND STUCCO EMBOSSED.
- SEE A10.X SERIES DRAWINGS FOR DOOR AND WINDOW INFORMATION. PROVIDE PRE-FINISHED SHEET METAL FOUNDATION FLASHING FULL PERIMETER OF BUILDING SEE DETAILS ON A5.1.
- ALL EXPOSED SHEET METAL FLASHINGS ARE TO BE PRE-FINISHED TO MATCH THE BUILDING STRUCTURE.
- SEE DRAWING SHEET A10.1 AND 2 FOR DOOR & WINDOW INFORMATION. AT ALL WALL AND ROOF OPENINGS (DOORS, WINDOWS, SKYLIGHTS, DUCT PENETRATIONS, ETC.) PROVIDE FULL PERIMETER FRAMING AND S.M. FLASHINGS.
- SEE FLOOR PLAN ON DRAWING SHEET AD.1.1 FOR TYPICAL WALL CONSTRUCTION.
- ALL EXTERIOR FOUNDATION WALLS SHALL BE PROVIDED WITH DAMP PROOFING AT EXTERIOR AND 2" RIGID INSULATION AT INTERIOR. SEE STRUCTURAL DRAWINGS.
- SEE REFLECTED CEILING PLAN ON DRAWING SHEET A11.1.1 FOR MORE INFORMATION.
- SEE WALL SECTIONS ON DRAWING SHEET A6.1 FOR DETAILED INFORMATION IN BUBBLED AREAS.
- REFER TO SPECIFICATIONS SECTION 10.43.10 FOR SIGNAGE, PROVIDE BACKING AT ALL LOCATIONS.
- NOT ALL FIXTURES AND EQUIPMENT ARE SHOWN. REFER TO MECHANICAL AND ELECTRICAL FOR ADDITIONAL INFORMATION.
- SEE A4.X SERIES DRAWINGS FOR ROOF INFORMATION AND DETAILS.
- SEE A5.X SERIES DRAWINGS FOR LARGE SCALE WALL SECTIONS. CONTRACTOR TO VERIFY ROUGH OPENING OF DOORS AND WINDOWS PRIOR TO FABRICATION.
- A10.X SERIES DRAWINGS FOR DOOR & WINDOW INFORMATION. DESIGN INTENT IS TO MATCH ADJACENT BUILDING FINISHES.

KEYED NOTES

- PRE-FINISHED SHEET METAL PARAPET CAP - MATCH EXISTING PARAPET PROFILE & COLOR.
- NEW EXTERIOR HOLLOW METAL DOOR FRAME, SEE A10.1 FOR SCHEDULE.
- NEW EXTERIOR PRE-FINISHED PEMB WALL SYSTEM, SEE EXTERIOR ELEVATIONS AND SPECIFICATION SECTION 13.34.49.
- NEW EXTERIOR PEMB WALL PANELS, COLOR #1.
- NEW EXTERIOR PEMB WALL PANELS, COLOR #2 (ALTERNATE #1 AND #2).
- NEW ALUMINUM UNIT WINDOW, SEE SPECIFICATION SECTION 05.52.00.
- NEW ROOF DRAIN AND OVERFLOW SYSTEM, COORDINATE LOCATION WITH STRUCTURAL ELEMENTS AND CIVIL DRAIN LOCATIONS.
- NEW FRAMED EXTERIOR WALL ENCLOSURE TO MATCH PEMB EXTERIOR SIDING.
- PROVIDE BLOCK OUT FOR FUTURE STAIR SYSTEM.
- NEW EXTERIOR STAIR SYSTEM, PROVIDE STRUCTURAL SYSTEM FOR CANTILEVERED BALCONY AND STAIR SUPPORT.
- NEW STANDING SEAM PEMB ROOFING SYSTEM, SEE SPECIFICATION SECTION 13.34.49.
- NEW PRE-FINISHED METAL GUTTER SYSTEM, SEE SPECIFICATION SECTION 13.34.49.
- NEW PRE-FINISHED DOWNSPOUT SYSTEM, SEE SPECIFICATION SECTION 13.34.49. COORDINATE LOCATION WITH ARCHITECTURAL ELEMENTS AND CIVIL DRAIN LOCATIONS.
- SNOW RETENTION SYSTEM, SEE SPECIFICATION SECTION 13.34.49.
- EAVES AND FASCIA PER MANUFACTURER'S STANDARD DETAILS.



LINK TO PEMB STRUCTURE/FINISHES TO MATCH MAIN BUILDING



3
AS1.2
ENLARGED SITE PLAN - NEW GYM
1/16" = 1'-0"



GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR THE EXTENT OF UTILITY INSTALLATIONS.
2. SLOPE ALL SIDEWALKS, FILLS, AND PAVED AREAS AWAY FROM BUILDING - DO NOT EXCEED CROSS SLOPE OF 2% ON WALKS.
3. ALL GUESSES AND SIDEWALKS SHALL CONFORM TO LOCAL CODES AND ORDINANCES. VERIFY WITH THE CITY OF DOUGLAS FOR STANDARDS.
4. ALL CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF WORK. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW IMPROVEMENTS.
5. UNLESS OTHERWISE INDICATED, MEET EXISTING GRADES AT PROPERTY LINE - SEE CIVIL DRAWINGS FOR GRADING PLAN.
6. SEE ELECTRICAL DRAWINGS FOR SITE ELECTRICAL INFORMATION. THE CONTRACTOR SHALL MAINTAIN A CONSTRUCTION BARRIER FENCE AROUND THE ENTIRE SITE DURING THE COURSE OF CONSTRUCTION. ALL CONSTRUCTION ACTIVITY MUST BE CONFINED WITHIN FENCED AREA.
7. SEE CIVIL DRAWINGS FOR VEHICULAR SIGNAGE.
8. PROVIDE SLEEVES FOR IRRIGATION LINES TO ALL PLANTER AREAS - SEE SHEET ____ FOR LOCATIONS.
9. SEE SHEET ____ FOR IRRIGATION SYSTEM INFORMATION.
10. SEE DETAILS ON SHEET ____ FOR TREE & SHRUB PLANTING DETAILS.
11. SEE LANDSCAPE LEGEND ON SHEET ____.
- 12.

SITE KEYNOTES

Key Value Keynote Text

LANDSCAPE PLAN LEGEND

- A WESTERN RED CEDAR - 25 GAL
- B PONDEROSA PINE - 10 GAL
- C OLD GOLD JUNIPER - 5 GAL
- D HARALSON APPLE TREE - 5 GAL
- E PLUMB TREE - 5 GAL
- G PERENNIAL MIX: EACH GROUP CONTAINS THE FOLLOWING:
 - A) AGNILLON MOON SHINE - 1 GAL (5)
 - B) RUSSIAN SAGE - 2 GAL (5)
 - C) SALVIA SUPER - 1 GAL (5)
 - D) SEDUM AUTUMN JOY - 1 GAL (5)
 - E) SHASTA DAZY - 1 GAL (5)
- H LICHEN BOULDERS (50-125 LBS.)
- I SPECIMEN BOULDERS (150-200 LBS.)

PARKING ANALYSIS

		REQUIRED	PROVIDED
PUBLIC/VISITOR PARKING	FIELDS: 6.6 ACRES TOTAL FIELD AREA 15/ACRE	44	44
STAFF PARKING	SCHOOL CLASSROOMS: 3/CLASSROOM	45	45
	SCHOOL GENERAL: 1/60 S.F. 250 (INCLUDING THE GYNASIUMS)	200	155
	TOTAL REQUIRED:	289	244

SITE PLAN LEGEND

- EXISTING BUILDING
- NEW GYM ADDITION
- ASPHALT
- XERISCAPING
- 4" HOT PLANT MIX ASPHALT
6" MIN. WYDOT GRADING W/ BASE COURSE
(TYP.) -
COMPACTED TO 95% MAXIMUM DENSITY.
8" MIN. PREPARED SUB-GRADE OR BACKFILL
(TYP.) -
COMPACTED TO 95% MAXIMUM DENSITY.
- CONCRETE SIDEWALK PAVING
4" CLASS "B" CONCRETE SIDEWALK
4" CRUSHED BASE COURSE
PREPARED BACKFILL
- SOD GRASS
SOD GRASS AREAS
3/16" COMPOST
6" AMENDED TOP SOIL
LOOSEN SUB-GRADE TO
A MINIMUM OF 2" DEPTH
- ROCK MULCH
4" DEEP ROCK MULCH
WEED MAT
18" AMENDED TOP SOIL -
WHERE PLANTS OCCUR ONLY
- CONTRACTOR SAFETY BARRIER CHAIN
LINK FENCING - SEE SHEET 2A51.1C



CONVERSE COUNTY SCHOOL DISTRICT #1 DOUGLAS MIDDLE SCHOOL ATHLETIC IMPROVEMENTS



ARCHITECTS

75% CONSTRUCTION DOCUMENTS

The professional services of the architect are
undertaken for and are performed in the interest
of Converse County School District #1. No contractual
obligation is assumed by the architect for the
benefit of any other person involved in the contract.

project: 2170

date: 8/26/2022

revisions:

AS1.2

ORDINANCE NO. 1014

AN ORDINANCE AMENDING TITLE 15 OF DOUGLAS MUNICIPAL CODE BY ADOPTING THE 2021 EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL FIRE CODE, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE, AS PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION; AND PROVIDING FOR CERTAIN AMENDMENTS THEREOF.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DOUGLAS, WYOMING, that:

Section 1. Division 1 of Title 15 of the Douglas Municipal Code is hereby modified as set forth below. Chapter 15.04 of the Douglas Municipal Code is hereby modified by amending Section 15.04.080. Chapter 15.10 of the Douglas Municipal Code is hereby modified by amending Sections 15.10.020, 15.10.110 and 15.10.160. Chapter 15.11 of the Douglas Municipal Code is hereby modified by repealing Sections 15.11.040, 15.11.070, 15.11.080, 15.11.090, 15.11.100, 15.11.110, 15.11.120, 15.11.130 and 15.11.140; amending Sections 15.11.020, 15.11.050, 15.11.060 and 15.11.150; and creating Section 15.11.050. Chapter 15.12 of the Douglas Municipal Code is hereby modified by repealing Sections 15.12.040, 15.12.070, 15.12.080, 15.12.090, 15.12.100, 15.12.110, 15.12.120, 15.12.130, 15.12.140, 15.12.150, 15.12.170 and 15.12.180; and amending Sections 15.12.020, 15.12.050, 15.12.060, 15.12.160 and 15.12.190. Chapter 15.13 of the Douglas Municipal Code is hereby modified by repealing Sections 15.13.040, 15.13.070, 15.13.080, 15.13.090, 15.13.100, 15.13.110, 15.13.120, 15.13.130 and 15.13.140; and amending Sections 15.13.020, 15.13.050, 15.13.060, 15.13.150, 15.13.160, 15.13.170, 15.13.180, 15.13.190, 15.13.200, 15.13.210, 15.13.220 and 15.13.230. Chapter 15.14 of the Douglas Municipal Code is hereby modified by repealing Sections 15.14.080, 15.14.100, 15.14.180 and 15.14.270; and amending Sections 15.14.020, 15.14.090, 15.14.110, 15.14.120, 15.14.130, 15.14.140, 15.14.150, 15.14.160, 15.14.170, 15.14.190, 15.14.200, 15.14.210, 15.14.220, 15.14.230, 15.14.240, 15.14.250, 15.14.260, 15.14.280, 15.14.290, 15.14.300, 15.14.310, 15.14.320, 15.14.330, 15.14.340, 15.14.350, 15.14.360, 15.14.370, 15.14.380, 15.14.390, 15.14.400, 15.14.410 and 15.14.420. Chapter 15.15 of the Douglas Municipal Code is hereby modified by repealing Sections 15.15.040, 15.15.060, 15.15.070, 15.15.080, 15.15.100 and 15.15.120; and amending Sections 15.15.020, 15.15.050, 15.15.090 and 15.15.110. Chapter 15.16 of the Douglas Municipal Code is hereby modified by repealing Sections 15.16.040, 15.16.050, 15.16.060, 15.16.080 and 15.16.090; and amending Sections 15.16.020, 15.16.070, 15.16.100, 15.16.110, 15.16.120 and 15.16.130. Chapter 15.17 of the Douglas Municipal Code is hereby modified by repealing Section 15.17.030; amending Section 15.17.020; and creating Section 15.17.030.

Section 2. Section 15.04.080 of the Douglas Municipal Code is hereby amended as follows:

15.04.080 Climatic and geographic design criteria.

Buildings, dwellings, townhouses, structures, and portions thereof, including patio covers and accessory buildings, shall be designed and constructed in accordance with the following climatic and geographic design criteria:

Ground and Roof Snow Load = 30 pounds per square foot plus snow drifting.

Basic Design Wind Speed for Risk Category I = 105 miles per hour.

Basic Design Wind Speed for Risk Category II = 110 miles per hour.

Basic Design Wind Speed for Risk Category III = 115 miles per hour.

Basic Design Wind Speed for Risk Category IV = 120 miles per hour.

Ultimate Design Wind Speed for one-and two-family dwellings = 110 mph.

Wind Exposure Category = C.

Seismic Design Category for one- and two-family dwellings = B.

Designer to calculate and provide for other building/structure types.
Weathering = Severe.
Frost Line Depth = 42 inches, minimum, finish grade to bottom of footings.
Termite Protection = Slight to Moderate.
Heating Design Temperature = -13°F.
Heating Degree Days = 7,343.
Cooling Degree Days = 2,082.
Cooling Design Temperature = 89°F, dry bulb.
Cooling Design Temperature = 58°F, wet bulb.
Mean Annual Temperature = 45.5°F.
Air-Freezing Index = 2,000°F-days.
Flood Hazard = FIRM Community Number 560013 1394 D.
Annual Precipitation = 14 inches.
Rainfall Intensity = 2 inches per hour.
Hail Exposure = Slight.
Climate Zone/Moisture Designation = 6B.
Longitude = 105°23'. Adjust to specific site.
Latitude = 42°46'. Adjust to specific site.
Elevation above Sea Level = 4,815 feet. Adjust to specific site.

Section 3. Section 15.10.020 of the Douglas Municipal Code is hereby amended as follows:

15.10.020 Adoption.

The 2021 International Building Code, including Appendices G - Flood-resistant Construction, J - Grading, and K - Administrative Provisions, **and including the 2009 International Code Council A117.1 Standard for Accessible and Usable Buildings and Facilities**, are hereby adopted by reference and have the same force and effect as though fully set forth in this chapter, except as specifically amended in Sections 15.10.030 through 15.10.220. A copy of such code is on file in the Community Development Department.

Section 4. Section 15.10.110 of the Douglas Municipal Code is hereby amended as follows:

15.10.110 Section 508.5.7 – Fire protection.

Amend 419.5 to read 508.5.7. The remainder of this section shall be the same.

Section 5. Section 15.10.160 of the Douglas Municipal Code is hereby amended as follows:

15.10.160 Section 1512.2.1 – Roof recover.

Amend 1511.3.1.1 to read 1512.2.1. The installation of a new roof covering over an existing roof covering is not allowed, except a new protective roof coating as provided in Subparagraph 4 shall be allowed.

Section 6. Section 15.11.020 of the Douglas Municipal Code is hereby amended as follows:

15.11.020 Adoption.

Amend 2018 to read 2021 and 15.11.150 to read 15.11.070. The remainder of this section shall be the same.

Section 7. Section 15.11.040 of the Douglas Municipal Code is hereby repealed.

Section 8. The existing Section 15.11.050 shall be renumbered as 15.11.040. Section 15.11.040 of the Douglas Municipal Code is hereby amended as follows:

15.11.040 Section 109.6 – Refunds.

Amend 106.6.3 to read 109.6. The remainder of this section shall be the same.

Section 9. Section 15.11.050 of the Douglas Municipal Code is hereby created as follows:

15.11.050 Section 114 – Board of Appeals.

Section 114 is deleted in its entirety.

Section 10. Section 15.11.060 of the Douglas Municipal Code is hereby amended as follows:

15.11.060 Section 115.4 – Violation penalties.

Amend 108.4 to read 115.4. The remainder of this section shall be the same.

Section 11. Sections 15.11.070, 15.11.080, 15.11.090, 15.11.100, 15.11.110, 15.11.120, 15.11.130 and 15.11.140 of the Douglas Municipal Code are hereby repealed.

- Section 12.** The existing Section 15.11.150 shall be renumbered as 15.11.070. The remainder of this section shall be the same.
- Section 13.** Section 15.12.020 of the Douglas Municipal Code is hereby amended as follows:
15.12.020 Adoption.
Amend 2012 to read 2021 and 15.12.170 to read 15.12.070. The remainder of this section shall be the same.
- Section 14.** Section 15.12.040 of the Douglas Municipal Code is hereby repealed.
- Section 15.** The existing Section 15.12.050 shall be renumbered as 15.12.040. Section 15.12.040 of the Douglas Municipal Code is hereby amended as follows:
15.12.040 Section 109.6 – Refunds.
Amend 106.5.3 to read 109.6. The remainder of this section shall be the same.
- Section 16.** The existing Section 15.12.060 shall be renumbered as 15.12.050. Section 15.12.050 of the Douglas Municipal Code is hereby amended as follows:
15.12.050 Section 115.4 – Violation penalties.
Amend 108.4 to read 115.4. The remainder of this section shall be the same.
- Section 17.** Sections 15.12.070, 15.12.080, 15.12.090, 15.12.100, 15.12.110, 15.12.120, 15.12.130, 15.12.140 and 15.12.150 of the Douglas Municipal Code are hereby repealed.
- Section 18.** The existing Section 15.12.160 shall be renumbered as 15.12.060. The remainder of this section shall be the same.
- Section 19.** Sections 15.12.170 and 15.12.180 of the Douglas Municipal Code are hereby repealed.
- Section 20.** The existing Section 15.12.190 shall be renumbered as 15.12.070. The remainder of this section shall be the same.
- Section 21.** Section 15.13.020 of the Douglas Municipal Code is hereby amended as follows:
15.13.020 Adoption.
Amend 2018 to read 2021 and 15.13.230 to read 15.13.140. The remainder of this section shall be the same.
- Section 22.** Section 15.13.040 of the Douglas Municipal Code is hereby repealed.
- Section 23.** The existing Section 15.13.050 shall be renumbered as 15.13.040. Section 15.13.040 of the Douglas Municipal Code is hereby amended as follows:
15.13.040 Section 109.5 – Refunds.
Amend 106.6.3 to read 109.5. The remainder of this section shall be the same.
- Section 24.** The existing Section 15.13.060 shall be renumbered as 15.13.050. Section 15.13.050 of the Douglas Municipal Code is hereby amended as follows:
15.13.050 Section 115.4 – Violation penalties.
Amend 108.4 to read 115.4. The remainder of this section shall be the same.
- Section 25.** Sections 15.13.070, 15.13.080, 15.13.090, 15.13.100, 15.13.110, 15.13.120, 15.13.130, and 15.13.140 of the Douglas Municipal Code are hereby repealed.
- Section 26.** The existing Sections 15.13.150, 15.13.160, 15.13.170, 15.13.180 and 15.13.190 shall be renumbered as 15.13.060, 15.13.070, 15.13.080, 15.13.090 and 15.13.100. The remainder of these sections shall be the same.
- Section 27.** The existing Section 15.13.200 shall be renumbered as 15.13.110. Section 15.13.110 of the Douglas Municipal Code is hereby amended as follows:
15.13.110 Section 903.1.1 – Roof extension unprotected.
Amend 903.1 to read 903.1.1. The remainder of this section shall be the same.
- Section 28.** The existing Section 15.13.210 shall be renumbered as 15.13.120. The remainder of this section shall be the same.
- Section 29.** The existing Section 15.13.220 shall be renumbered as 15.13.130. Section 15.13.130 of the Douglas Municipal Code is hereby amended as follows:
15.13.130 Section 1002.4.1 – Trap seal protection.
Amend 1002.4.1.4 to read 1002.4.1.5. The remainder of this section shall be the same.

- Section 30.** The existing Section 15.13.230 shall be renumbered as 15.13.140. The remainder of this section shall be the same.
- Section 31.** Section 15.14.020 of the Douglas Municipal Code is hereby amended as follows:
15.14.020 Adoption.
The 2021 International Residential Code, including Appendices AA - Sizing and Capacities of Gas Piping; AB - Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for use with Type B Vents; AC - Exit Terminals of Mechanical Draft and Direct-vent Venting Systems; AD - Recommended Procedure for Safety Inspection of an Existing Appliance Installation; AF - Radon Control Methods; AG - Piping Standards for Various Applications; AH - Patio Covers; and AP - Sizing of Water Piping System, are hereby adopted by reference and have the same force and effect as though fully set forth in this chapter, except as specifically amended in Sections 15.14.030 through 15.14.380. A copy of such code is on file in the Community Development Department.
- Section 32.** Section 15.14.080 of the Douglas Municipal Code is hereby repealed.
- Section 33.** The existing Section 15.14.090 shall be renumbered as 15.14.080. The remainder of this section shall be the same.
- Section 34.** Section 15.14.100 of the Douglas Municipal Code is hereby repealed.
- Section 35.** The existing Section 15.14.110 shall be renumbered as 15.14.090. The remainder of this section shall be the same.
- Section 36.** The existing Section 15.14.120 shall be renumbered as 15.14.100. Section 15.14.100 of the Douglas Municipal Code is hereby amended as follows:
15.14.100 Table R301.2 – Climatic and Geographic Design Criteria.
Amend R301.2(1) to read R301.2. The remainder of this section shall be the same.
- Section 37.** The existing Sections 15.14.130 and 15.14.140 shall be renumbered as 15.14.110 and 15.14.120. The remainder of these sections shall be the same.
- Section 38.** The existing Section 15.14.150 shall be renumbered as 15.14.130. Section 15.14.130 of the Douglas Municipal Code is hereby amended as follows:
15.14.130 Section R310.4.3 – Drainage.
Amend R310.2.3.2 to read R310.4.3. The remainder of this section shall be the same.
- Section 39.** The existing Sections 15.14.160 and 15.14.170 shall be renumbered as 15.14.140 and 15.14.150. The remainder of these sections shall be the same.
- Section 40.** Section 15.14.180 of the Douglas Municipal Code is hereby repealed.
- Section 41.** The existing Section 15.14.190 shall be renumbered as 15.14.160. Section 15.14.160 of the Douglas Municipal Code is hereby amended as follows:
15.14.160 Section R401.3 – Drainage.
Amend R401.3 by adding at the end of the paragraph the sentence, “All drainage shall also comply with the requirements of the Unified Land Development Code, including, but not limited to section 16.5.3.” The remainder of this section shall be the same.
- Section 42.** The existing Sections 15.14.200, 15.14.210, 15.14.220, 15.14.230, 15.14.240, 15.14.250 and 15.14.260 shall be renumbered as 15.14.170, 15.14.180, 15.14.190, 15.14.200, 15.14.210, 15.14.220 and 15.14.230, The remainder of these sections shall be the same.
- Section 43.** Section 15.14.270 of the Douglas Municipal Code is hereby repealed.
- Section 44.** The existing Sections 15.14.280, 15.14.290 and 15.14.300 shall be renumbered as 15.14.240, 15.14.250 and 15.14.260. The remainder of these sections shall be the same.
- Section 45.** The existing Section 15.14.310 shall be renumbered as 15.14.270. Section 15.14.270 of the Douglas Municipal Code is hereby amended as follows:
15.14.270 Section R908.3.1 – Roof recover.

Amend R908.3.1.1 to read R908.3.1. The installation of a new roof covering over an existing roof covering is not allowed, except a new protective roof coating as provided in Subparagraph 4 shall be allowed.

- Section 46.** The existing Sections 15.14.320, 15.14.330, 15.14.340, 15.14.350, 15.14.360, 15.14.370, 15.14.380, 15.14.390, 15.14.400, 15.14.410 and 15.14.420 shall be renumbered as 15.14.280, 15.14.290, 15.14.300, 15.14.310, 15.14.320, 15.14.330, 15.14.340, 15.14.350, 15.14.360, 15.14.370 and 15.14.380. The remainder of these sections shall be the same.
- Section 47.** Section 15.15.020 of the Douglas Municipal Code is hereby amended as follows:
15.15.020 Adoption.
Amend 2018 to read 2021 and 15.15.120 to read 15.15.060. The remainder of this section shall be the same.
- Section 48.** Section 15.15.040 of the Douglas Municipal Code is hereby repealed.
- Section 49.** The existing Section 15.15.050 shall be renumbered as 15.15.040. The remainder of this section shall be the same.
- Section 50.** Sections 15.15.060, 15.15.070 and 15.15.080 of the Douglas Municipal Code are hereby repealed.
- Section 51.** The existing Section 15.15.090 shall be renumbered as 15.15.050. The remainder of this section shall be the same.
- Section 52.** Section 15.15.100 of the Douglas Municipal Code is hereby repealed.
- Section 53.** The existing Section 15.15.110 shall be renumbered as 15.15.060. Section 15.15.060 of the Douglas Municipal Code is hereby amended as follows:
15.15.060 Section 302.2 – Additional codes.
Amend 302.3 to read 302.2. The remainder of this section shall be the same.
- Section 54.** Section 15.15.120 of the Douglas Municipal Code is hereby repealed.
- Section 55.** Section 15.16.020 of the Douglas Municipal Code is hereby amended as follows:
15.16.020 Adoption.
Amend 2018 to read 2021 and 15.16.130 to read 15.16.080. The remainder of this section shall be the same.
- Section 56.** Sections 15.16.040, 15.16.050 and 15.16.060 of the Douglas Municipal Code are hereby repealed.
- Section 57.** The existing Section 15.16.070 shall be renumbered as 15.16.040. Section 15.16.040 of the Douglas Municipal Code is hereby amended as follows:
15.16.040 Section 112.4 – Violation penalties.
Amend 110.4 to read 112.4. The remainder of this section shall be the same.
- Section 58.** Sections 15.16.080 and 15.16.090 of the Douglas Municipal Code are hereby repealed.
- Section 59.** The existing Sections 15.16.100, 15.16.110, 15.16.120 and 15.16.130 shall be renumbered as 15.16.050, 15.16.060, 15.16.070 and 15.16.080. The remainder of these sections shall be the same.
- Section 60.** Section 15.17.020 of the Douglas Municipal Code is hereby amended as follows:
15.17.020 Adoption
The 2020 National Electrical Code is hereby adopted by reference and has the same force and effect as though fully set forth in this chapter, except as specifically amended in Section 15.17.030. A copy of such code is on file in the Community Development Department.
- Section 61.** Section 15.17.030 of the Douglas Municipal Code is hereby repealed.
- Section 62.** Section 15.17.030 of the Douglas Municipal Code is hereby created as follows:
15.17.030 Title.
These regulations shall be known as the Electrical Code of the City of Douglas, Wyoming, hereinafter referred to as “this code”.
- Section 63.** This ordinance shall become effective upon publication.

PASSED AND APPROVED ON FIRST READING this ____ day of ____, 2022.

PASSED AND APPROVED ON SECOND READING this ____ day of ____, 2022.

PASSED, APPROVED, AND ADOPTED ON THIRD AND FINAL READING this ____ day of ____, 2022.

René Kemper, Mayor

Attest:

Chaz Schumacher, City Clerk

Published: _____, 2022

ATTESTATION

I, Chaz Schumacher, the Clerk of the City of Douglas, Wyoming, do hereby attest and state that the above ordinance was published/posted in the manner required by law and that all procedures required by Wyoming State law were complied with.

Chaz Schumacher, City Clerk