CITY OF DOUGLAS WYOMING

REGULAR PLANNING COMMISSION MEETING
March 17, 2025 – 6:00 PM

Planning and Zoning Commission meetings are recorded and broadcast live on cable channel 9.

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 March 24, 2025. All applicants are strongly encouraged to attend both meetings.

I. Call to Order

II. Pledge of Allegiance

III. <u>Roll Call</u>

IV. Approval of the Agenda

V. Approval of the Minutes

VI. Planning and Zoning Matters

A. DEV 01-25: Application by Amundsen Associates to build a community center in an R-1 Neighborhood Residential Zone at Meadow Acres #2, Block 3 Lots 1-37 INC, Block 4 Lots 1-21 INC.

B. DEV 02-25: Application by Eastern Wyoming Community College District for a Type B Development to build an additional building on their campus in a PLI – Planned Light Industrial Zone at Douglas Business Park, Lot 39 (800 S. Wind River Drive)

VII. <u>Tabled Items</u>

A. CCSUB 01-25: Application by Jay Darrell Locke, JDL Service, LLC for a Major County Subdivision at 120 Golf Course Road.

VIII. Code Considerations

A. Ordinance 1048 - Fences

B. Ordinance 1049 - Falconry CUP

C. Ordinance 1050 - Code Compliance Repeat Violations & Transfer to CSO

IX. Staff Report – City Council Action on Forwarded Items

A. VAC 01-25: Petition by Statewide Affordable Housing to Vacate public walkway between Lots 5 & 6, Block 6, Riverbend Addition.

B. SUB 01-25: Application by Wagonhound Land and Livestock for a Subdivision at Seven Trails Commerce Center, Parcels 5 & 7.

X. Adjournment

PLANNING AND ZONING COMMISSION
STAFF REPORT
MARCH 17, 2025

501 SOUTH WIND RIVER DRIVE (PROPOSED)
TYPE B DEVELOPMENT – DOUGLAS COMMUNITY CENTER

CASE NUMBER: DEV 01-25

PREPARED BY: Community Development Department

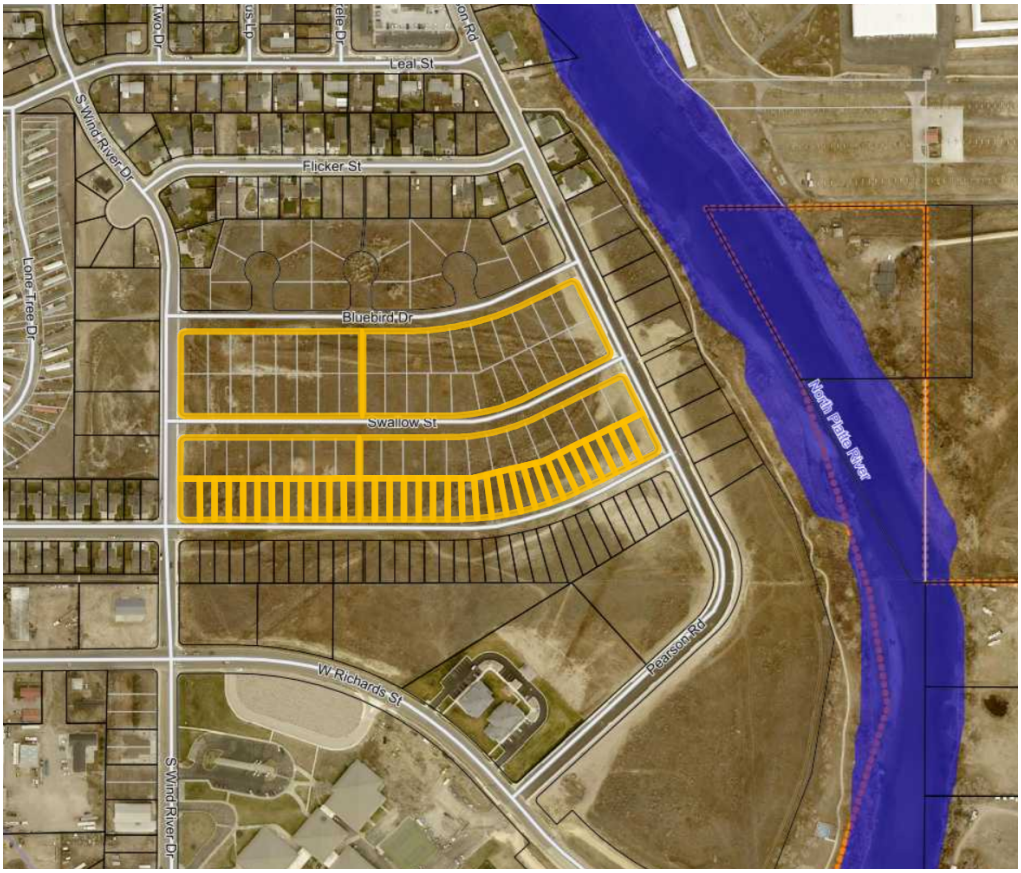
MEETING DATES: March 17, 2025 – Planning Commission
March 24, 2025 – City Council

REQUEST: Type B Development Proposal

PURPOSE: Development of the Douglas Community Center.

RECOMMENDATION: The Community Development Department recommends approval of the development plan for improvements at 501 South Wind River Drive (proposed).

VICINITY MAP:



OWNER: City of Douglas
101 North 4th Street
Douglas, WY 82633

APPLICANT: City of Douglas
101 North 4th Street
Douglas, WY 82633

LOCATION:

(1) Legal Description: Meadow Acres #2, Block 4, Lots 1-21 and 46-76, Meadow Acres #2, Block 3, Lots 1-37

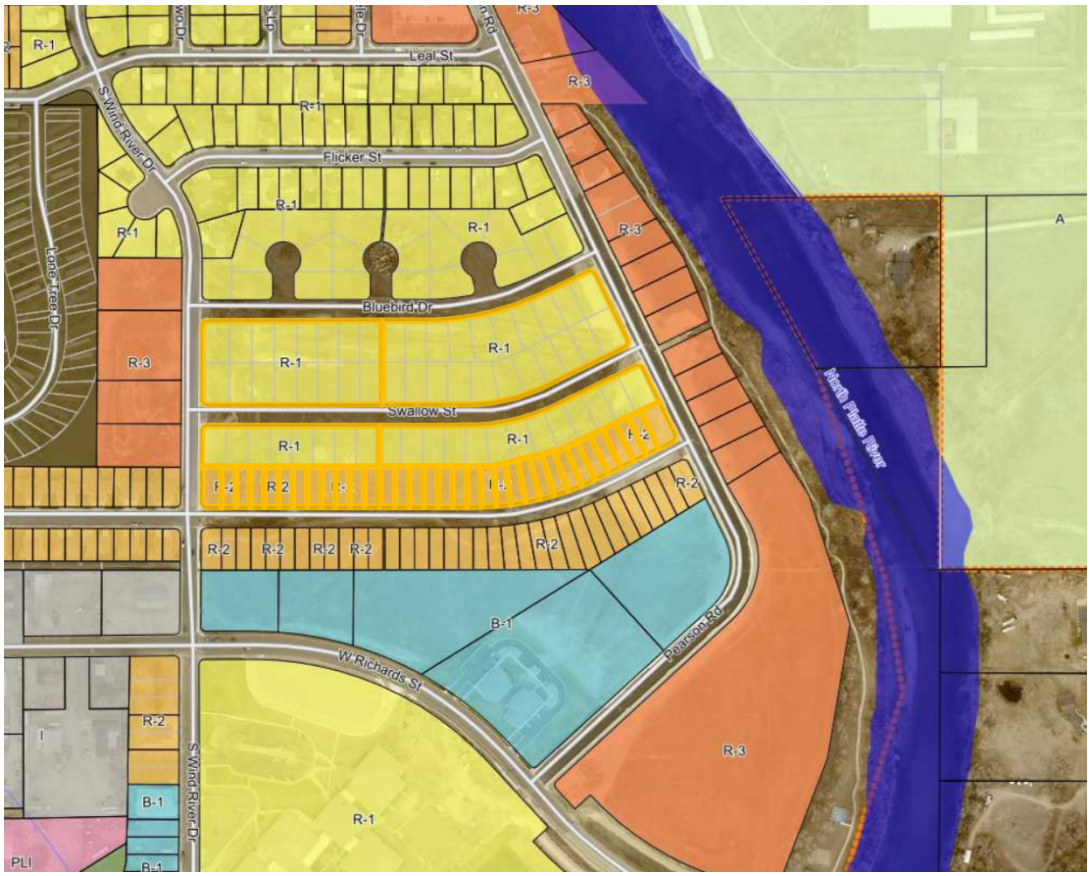
(2) General Location: The subject property is between Pearson Road and South Wind River Drive, approximately one block north of West Richards Street.

(3) Address: 501 South Wind River Drive, Douglas, WY (Proposed)

SIZE: Total Area: 13.88 Acres, 9.72 Acres for Phase I

EXISTING LAND USE: Vacant Land

ZONING: The property is currently zoned R-1 Neighborhood Residential & R-2 Medium Density Residential. While Recreational Facilities (Public or Private) are a conditional use in those zones, an application to replat and rezone the property to GRN Green Space is forthcoming.

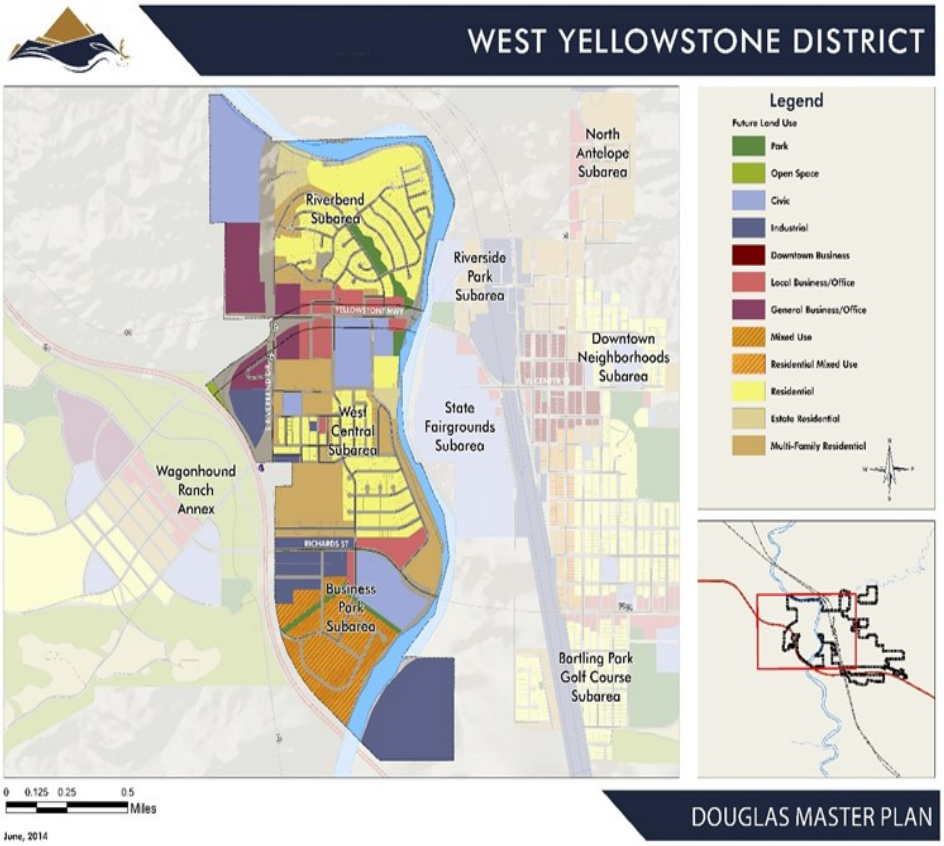


	SURROUNDING LAND USE:	ZONING	ANNEXATION STATUS
North:	Single Family Residential	R-1	City
South:	Vacant Land	R-2 & B-1	City
West:	Vacant Land	R-3	City
East:	Vacant Land	R-3	City

DESCRIPTION OF SITE AND SURROUNDINGS: The property is surrounded by residential uses and vacant land as indicated above.

HISTORY: The subject property part of the Camp Douglas World War II P.O.W. Camp from 1942 to 1946. In February 1946 the Camp was closed. It then became the property of the War Assets Administration, who sold it to the public, and sold or dismantled the buildings. In 1981, this subject property was part of the Meadow Acres #2 Addition to the City of Douglas. Lots 22-43 of Block 4 was replatted into smaller lots in 2016.

DOUGLAS MASTER PLAN: The subject property is within to the West Central Subarea of the West Yellowstone District. The Master Plans focus for this area consists of the business park, student housing and the EWC campus, providing a mix of housing types, and the need for enhancement and redevelopment.



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. Over time, the southern neighborhood areas may transition from mobile homes to single or multi-family housing neighborhoods.

The development of a Community Center conforms with the Douglas Master Plan providing recreational opportunities in a neighborhood setting.

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

THE PROPOSED PROJECT DETAILS:

Lot Size	9.72 Acres
Building Size	37,199 SF
North Set Back	102.5’
South Set Back	278.1’
East Set Back	794.1’
West Set Back	132.0’
Building Height	37’
Parking	Total: 147 ADA: 5 (5 required)
Landscaping	70.22% Provided (20% required)
Drainage	Grading and Drainage plans provided
Lighting Plan	Lighting plan provided
Elevations	Elevations provided
Floodplain	The proposed development is out of the floodplain

ALTERNATE REQUEST – LANDSCAPING: Municipal Code would require 169 trees to be placed on this site due to the size. There are currently 42 trees proposed. Municipal Code also specifies that street trees are required. The architect has requested Alternate Landscaping approval on behalf of the City. The proposed landscaping plan meets the criteria identified in Municipal Code for approval.

ADDITIONAL INFRASTRUCTURE REQUIRED: No additional infrastructure is required aside from internal infrastructure.

REVIEWING AGENCIES AND COMMENTS:

Wyoming Department of Transportation:
No comments.

State Fire Marshall
No comments.

City Engineer:
Comments provided and responded to.

Public Works:
No comments.

Utility Billing:
Obtain a separate meter for irrigation.

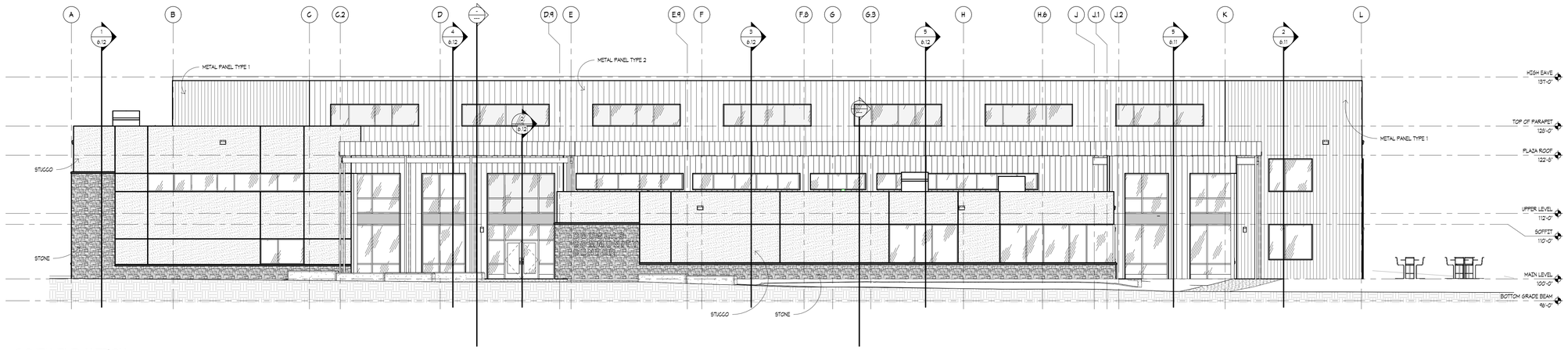
Douglas Police Department:
No comments.

Douglas Fire Department:
No comments.

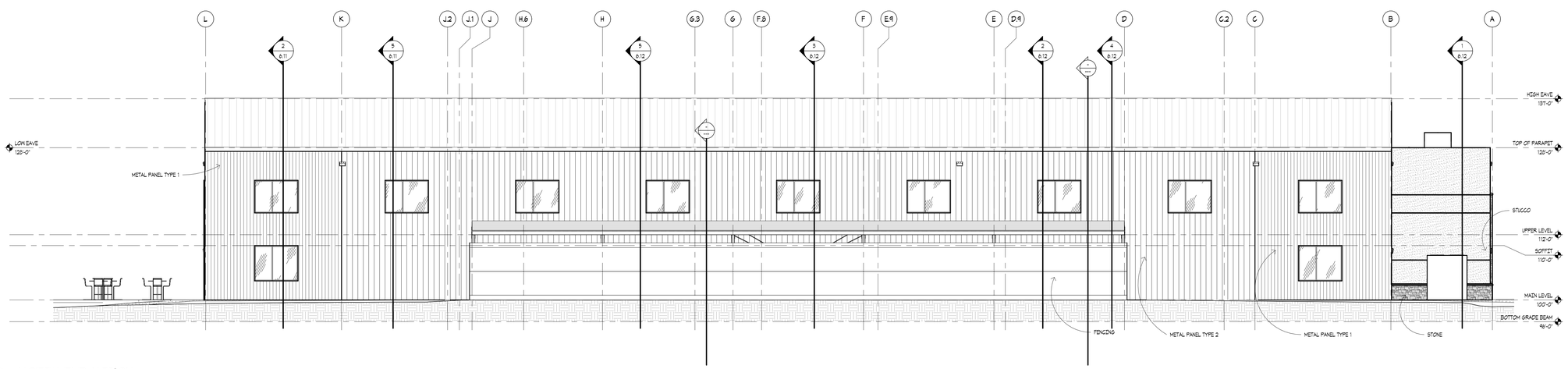
Private Utilities (Electric, Gas, Communications)
No comments.

Public Comments:
No comments.

STAFF RECOMMENDATION: The Community Development Department recommends approval of the development plan for improvements at 501 South Wind River Drive (proposed).



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

AMUNDSEN ASSOCIATES
ARCHITECTURE • PLANNING • INTERIOR DESIGN
212 E. Second Street Casper, Wyoming 82601
307.234.9999 office@amundsenassociates.com fax 307.234.4542

NEW FACILITY FOR:
DOUGLAS COMMUNITY CENTER
501 SOUTH WIND RIVER DRIVE
DOUGLAS, WY 82633

JOB NUMBER: 24114

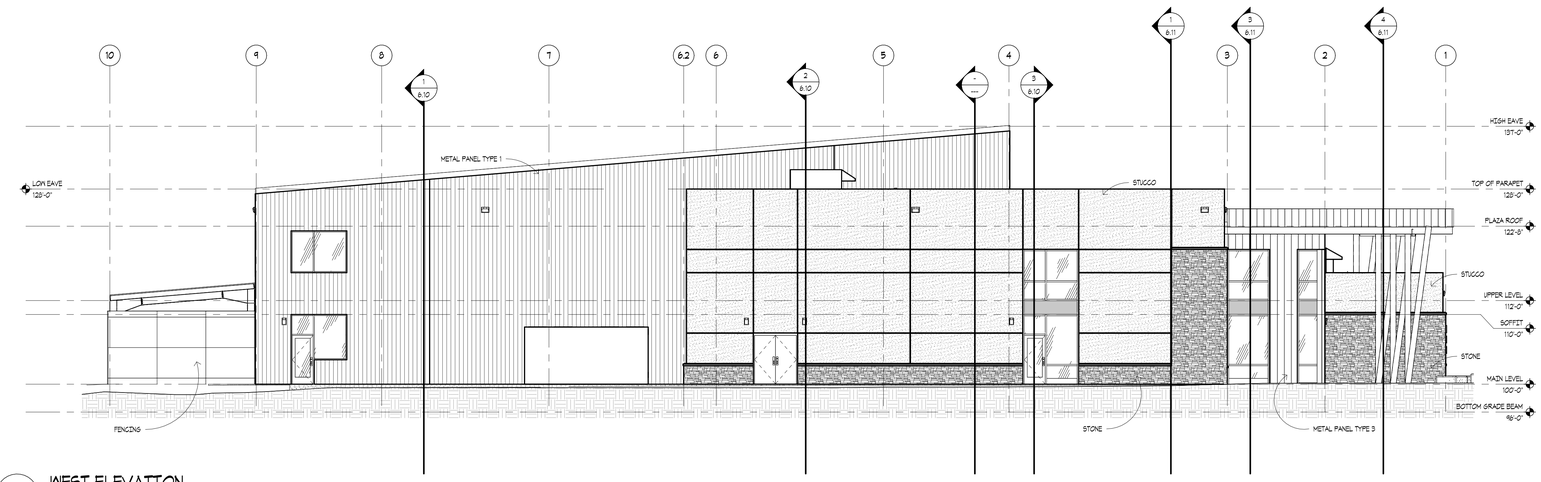
DATE: 02/14/2025

DRAWN BY: Author

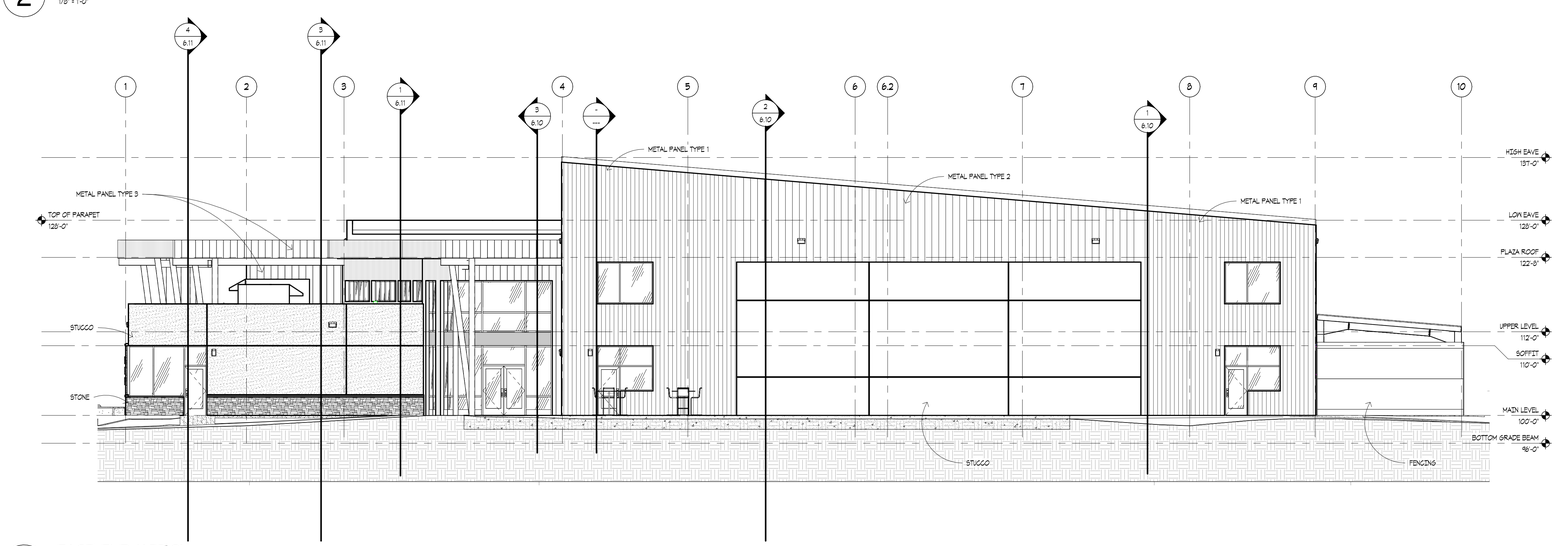
SHEET TITLE: BUILDING ELEVATIONS

5.10

OWNERSHIP OF DOCUMENTS: This document and the ideas and designs incorporated herein as an instrument of professional service, is the property of AMUNDSEN ASSOCIATES and is not to be used, in whole or in part of any other project without written authorization of AMUNDSEN ASSOCIATES.



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

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(28) GENERAL NOTES

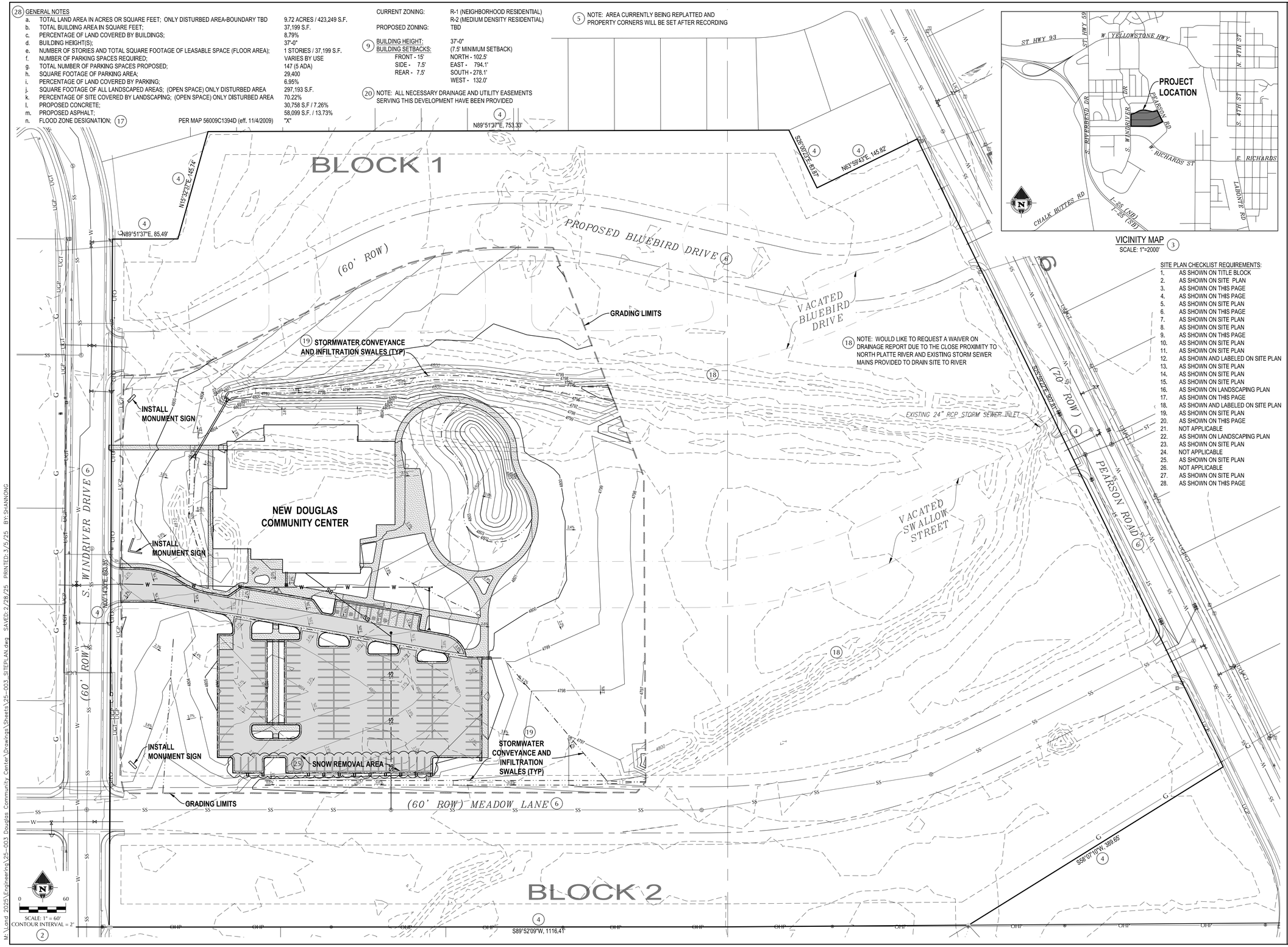
a.	TOTAL LAND AREA IN ACRES OR SQUARE FEET; ONLY DISTURBED AREA-BOUNDARY TBD	9.72 ACRES / 423,249 S.F.
b.	TOTAL BUILDING AREA IN SQUARE FEET;	37,199 S.F.
c.	PERCENTAGE OF LAND COVERED BY BUILDINGS;	8.79%
d.	BUILDING HEIGHT(S);	37'-0"
e.	NUMBER OF STORIES AND TOTAL SQUARE FOOTAGE OF LEASABLE SPACE (FLOOR AREA);	1 STORIES / 37,199 S.F.
f.	NUMBER OF PARKING SPACES REQUIRED;	VARIES BY USE
g.	TOTAL NUMBER OF PARKING SPACES PROPOSED;	147 (5 ADA)
h.	SQUARE FOOTAGE OF PARKING AREA;	29,400
i.	PERCENTAGE OF LAND COVERED BY PARKING;	6.95%
j.	SQUARE FOOTAGE OF ALL LANDSCAPED AREAS; (OPEN SPACE) ONLY DISTURBED AREA	297,193 S.F.
k.	PERCENTAGE OF SITE COVERED BY LANDSCAPING; (OPEN SPACE) ONLY DISTURBED AREA	70.22%
l.	PROPOSED CONCRETE;	30,758 S.F / 7.26%
m.	PROPOSED ASPHALT;	58,099 S.F. / 13.73%
n.	FLOOD ZONE DESIGNATION; (17) PER MAP 56009C1394D (eff. 11/4/2009)	"X"

CURRENT ZONING: R-1 (NEIGHBORHOOD RESIDENTIAL)
R-2 (MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING: TBD

(9) BUILDING HEIGHT: 37'-0"
BUILDING SETBACKS: (7.5' MINIMUM SETBACK)
FRONT - 15' NORTH - 102.5'
SIDE - 7.5' EAST - 794.1'
REAR - 7.5' SOUTH - 278.1'
WEST - 132.0'

(20) NOTE: ALL NECESSARY DRAINAGE AND UTILITY EASEMENTS SERVING THIS DEVELOPMENT HAVE BEEN PROVIDED

(5) NOTE: AREA CURRENTLY BEING REPLATTED AND PROPERTY CORNERS WILL BE SET AFTER RECORDING



VICINITY MAP (3)
SCALE: 1"=2000'

SITE PLAN CHECKLIST REQUIREMENTS:

1. AS SHOWN ON TITLE BLOCK
2. AS SHOWN ON SITE PLAN
3. AS SHOWN ON THIS PAGE
4. AS SHOWN ON THIS PAGE
5. AS SHOWN ON SITE PLAN
6. AS SHOWN ON THIS PAGE
7. AS SHOWN ON SITE PLAN
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9. AS SHOWN ON THIS PAGE
10. AS SHOWN ON SITE PLAN
11. AS SHOWN ON SITE PLAN
12. AS SHOWN AND LABELED ON SITE PLAN
13. AS SHOWN ON SITE PLAN
14. AS SHOWN ON SITE PLAN
15. AS SHOWN ON SITE PLAN
16. AS SHOWN ON LANDSCAPING PLAN
17. AS SHOWN ON THIS PAGE
18. AS SHOWN AND LABELED ON SITE PLAN
19. AS SHOWN ON SITE PLAN
20. AS SHOWN ON THIS PAGE
21. NOT APPLICABLE
22. AS SHOWN ON LANDSCAPING PLAN
23. AS SHOWN ON SITE PLAN
24. NOT APPLICABLE
25. AS SHOWN ON SITE PLAN
26. NOT APPLICABLE
27. AS SHOWN ON SITE PLAN
28. AS SHOWN ON THIS PAGE

REVISION TABLE

NUMBER	DATE	DESCRIPTION

(1) ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT
330 S. Center St., Ste 407 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672
J·K·C ENGINEERING

PRELIMINARY

DESIGN DRAWINGS
DOUGLAS COMMUNITY CENTER
CITY OF DOUGLAS, WYOMING

DATE: 2/28/2025
PROJECT #: 25-003
DRAWN BY:JRB

SHEET TITLE:
SITE PLAN SUBMITTAL

SHEET NUMBER
1 OF 3

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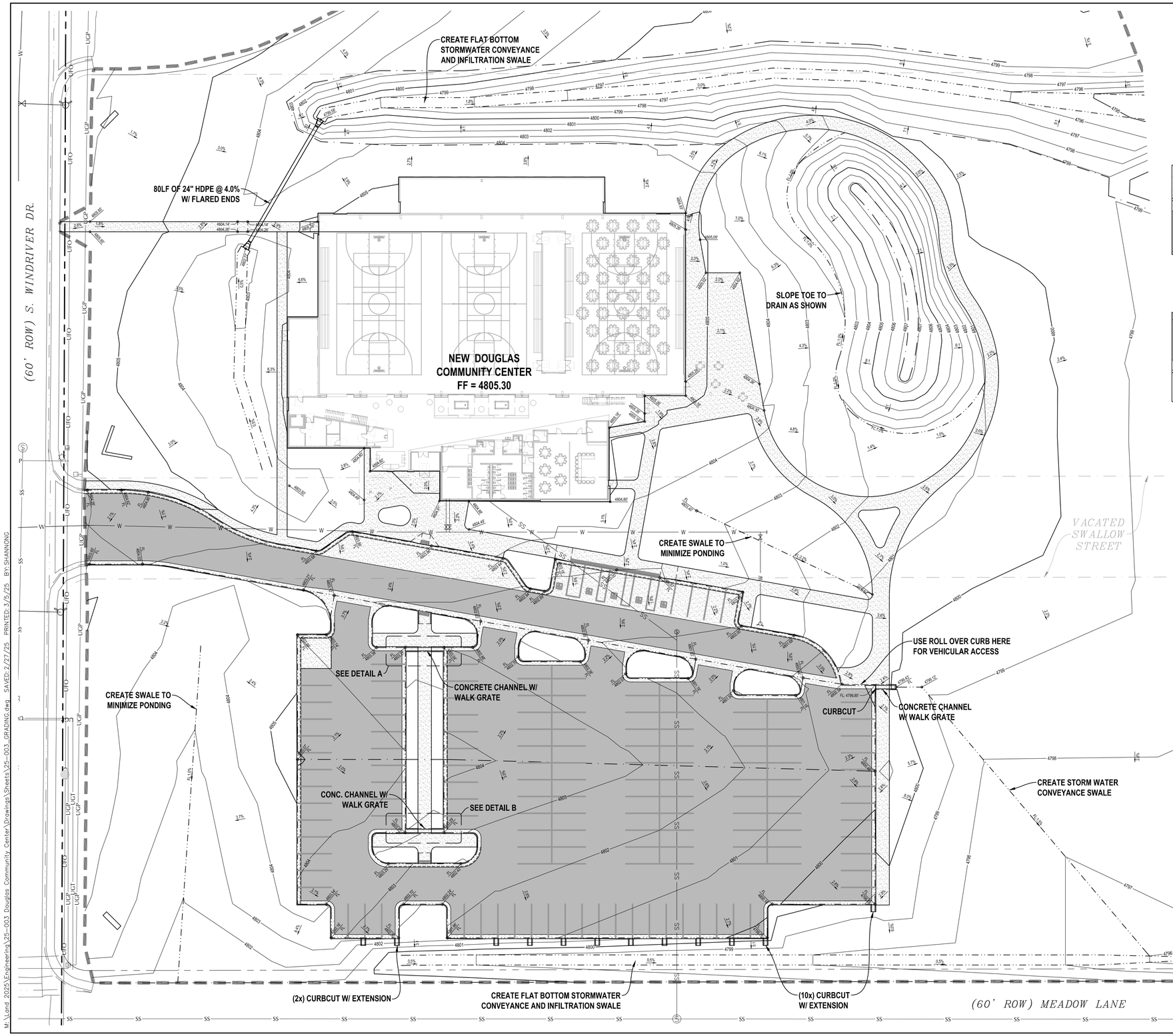
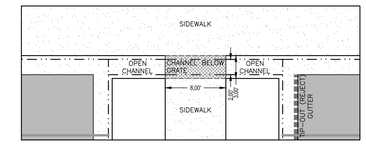
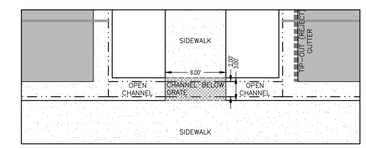




DETAIL A
SCALE: 1"=10'



DETAIL B
SCALE: 1"=10'

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J·K·C ENGINEERING

PRELIMINARY

DESIGN DRAWINGS
DOUGLAS COMMUNITY CENTER
CITY OF DOUGLAS, WYOMING

DATE: 2/27/2025
PROJECT #: 25-003
DRAWN BY: JRB

SHEET TITLE:
SITE PLAN SUBMITTAL

SHEET NUMBER
2 OF 3

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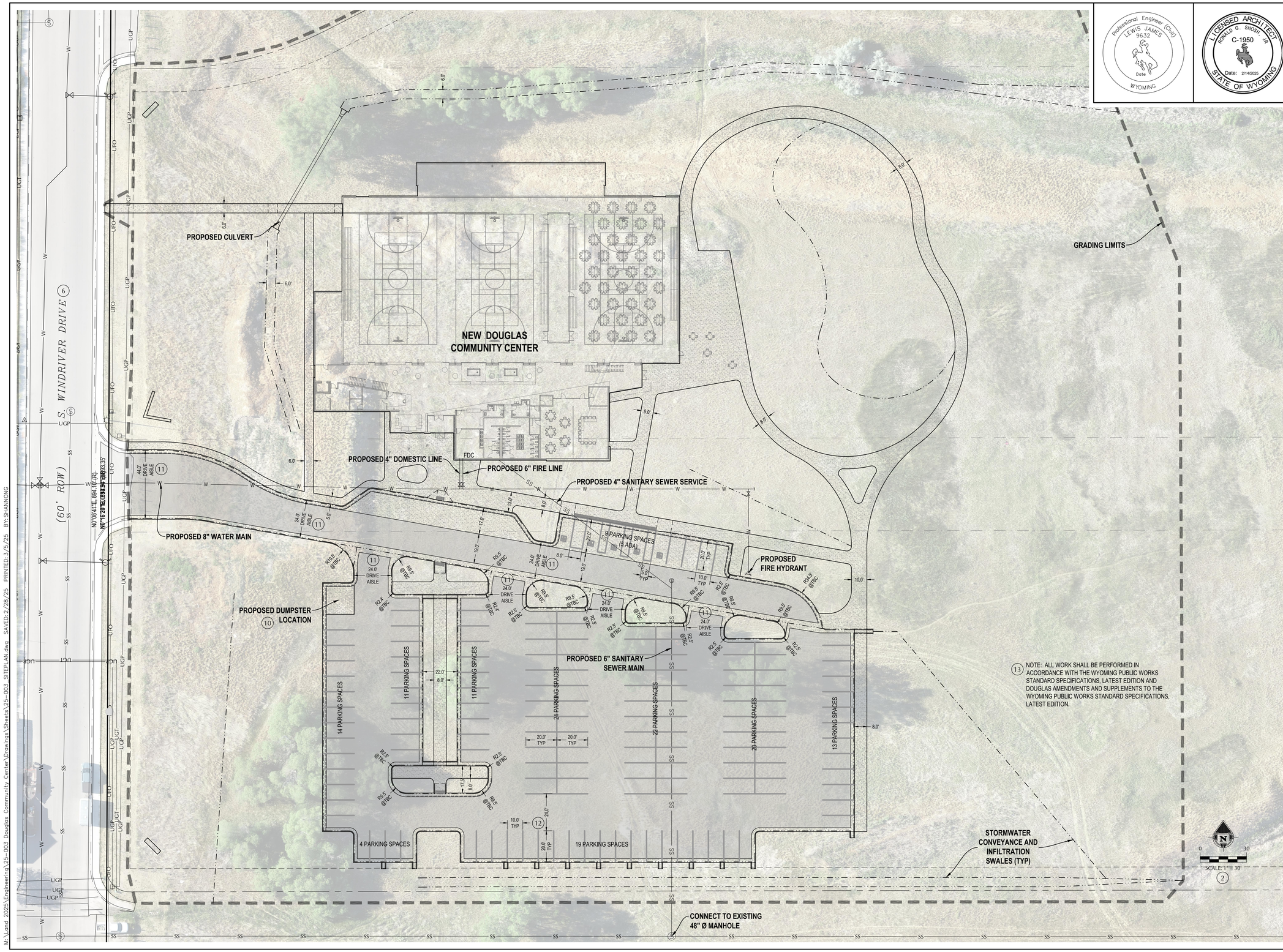

(13) NOTE: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, LATEST EDITION AND DOUGLAS AMENDMENTS AND SUPPLEMENTS TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, LATEST EDITION.

Professional Engineer (Civil) LEWIS JAMES 9632 Date WYOMING

LICENSED ARCHITECT RONALD G. SHOBY, JR. C-1950 Date: 2/14/2025 STATE OF WYOMING

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SHEET NUMBER
3 OF 3

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CURB LEGEND

SYMBOL	DESCRIPTION
	STANDARD CURB
	FLUSH CURB
	CURB TAPER

EROSION CONTROL NOTES

1. INITIATION:
   1.1. SEE CIVIL FOR EROSION AND SEDIMENT CONTROL PLAN.
   1.2. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES.
2. GENERAL CLEANUP:
   2.1. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY PROJECT INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
3. EROSION CONTROL IMPLEMENTATION:
   3.1. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS.
   3.2. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT.
   3.3. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.
   3.4. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
4. MAINTENANCE:
   4.1. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
5. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7-14 DAYS.
   5.1. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
6. FINAL CLEANUP:
   6.1. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A 70% STAND OF GRASS OR UNTIL FINAL SURFACING IS INSTALLED AND CLEANED.
   6.2. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EROSION CONTROL MEASURES PRIOR TO FINAL PAYMENT.

IRRIGATION NOTES

GENERAL
1. SITE SHALL BE DEVELOPED WITH IRRIGATED LANDSCAPE DESIGN.
2. THE USE OF A WATER-SAVING SPRINKLER SYSTEM WITH AN AUTOMATED CONTROLLER IS PROVIDED
3. IRRIGATION SYSTEMS SHALL UTILIZE BUBBLERS AND A LOW TRAJECTORY SPRAY HEADS TO MAXIMIZE EFFICIENCY IN WATER USAGE.
4. SLEEVES WILL BE PROVIDED UNDER ALL PAVED SURFACES. SLEEVES TO BE TWICE DIAMETER OF LINES SERVED AND SHALL BE SCH 40 PVC.
5. ALL APPURTENANCES WILL BE BRANDED & IDENTIFIED.
6. EXACT LOCATION FOR IRRIGATION CONTROLLER SHALL BE DETERMINED ON SITE BY OWNER'S REPRESENTATIVE & GENERAL CONTRACTOR. COORDINATE POWER SUPPLY AND WIRE SLEEVING WITH GENERAL CONTRACTOR.
7. PROGRAM CONTROLLER TO IRRIGATE ZONES IN NUMERIC ORDER TO ALLOW INFILTRATION OF APPLIED WATER, AND REDUCE RUNOFF.
8. SYSTEM SHALL BE A 2-WIRE CONTROL SYSTEM WITH RAIN SHUTOFF.

PLANTING NOTES:

GENERAL PLANTING REQUIREMENTS
1. SITE SHALL BE DEVELOPED WITH IRRIGATED LANDSCAPE DESIGN.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION. SOURCE OF BASE SHEETS IS PROJECT ARCHITECTS AND ENGINEER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE INADVERTENT OMISSION OF ANY SUCH INFORMATION. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT (800)227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION FOR MARKOUTS OF EXISTING UNDERGROUND FACILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO ANY UTILITIES CAUSED BY HIS/HER PROJECT OPERATIONS. NO CONSTRUCTION SHALL COMMENCE WITHOUT PRIOR APPROVAL OF THE SUPERVISING LANDSCAPE ARCHITECT, ENGINEER OR ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL PRIVATE DRIVEWAYS, PARKING AREAS AND AREAS THAT REQUIRE PUBLIC ACCESS DURING CONSTRUCTION.
5. REFER TO CIVIL ENGINEER'S UTILITY AND GRADING AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR GRADING INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
6. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
7. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

SCHEDULING
8. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PLANT MATERIALS WITHIN 15 DAYS AFTER AWARD OF CONTRACT. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS TO BE CONTRACT GROWN OR OTHERWISE OBTAINED FROM A CERTIFIED NURSERY. NOTIFY LANDSCAPE ARCHITECT OF ALL PLANT MATERIAL "TIED OFF" FOR THE OPTION OF REVIEWING FOR APPROVAL AT THE CONTRACTOR'S SELECTED NURSERY.
9. IF SPECIFIED MATERIAL IS NOT OBTAINABLE, SUBMIT TO LANDSCAPE ARCHITECT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. SUBMIT PHOTOGRAPHS OF ALTERNATIVE CHOICES OF PLANT MATERIAL FOR SELECTION BY LANDSCAPE ARCHITECT. INCLUDED WITH THESE PHOTOGRAPHS SHOULD BE CLEAR, WRITTEN DESCRIPTION OF THE TYPE, SIZE, CONDITION, AND GENERAL CHARACTER OF THE PLANT MATERIAL.

SOIL CONDITIONING
10. ALL PLANTING ISLANDS REQUIRE REMOVAL OF SITE BACK FILL, BASE MATERIAL, AND OTHER CONSTRUCTION WASTE MATERIAL TO EARTHEN SUBGRADE, EXCEPT WITHIN 12" OF CURB. SCARIFY THE EARTHEN SUBGRADE AND FILL TO 12" OF FINISHED GRADE WITH SITE TOPSOIL. THE REMAINDER SHALL BE PLANTER SOIL AS SPECIFIED.
11. SEE SOIL CONDITIONING AND LANDSCAPE SURFACING PLAN FOR SOIL REQUIREMENTS AND FINISHED SURFACING.
12. TOP SOIL FROM THE SITE IS ACCEPTABLE FOR REUSE AS TOPSOIL.

PLANTING
13. QUANTITIES SHOWN IN THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR & FOR OWNER INFORMATION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITY OF PLANTS SHOWN GRAPHICALLY ON THE PLANS. IN THE CASE OF A DISCREPANCY THE PLANS SHALL OVERRULE THE LEGEND, EXCEPT PLANTS SPECIFICALLY NOTED AS "NOT SHOWN ON PLAN." VERIFY PLANT COUNTS AND SQUARE FOOTAGES.
14. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
15. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE TRANSPLANTING.
16. TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
17. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
18. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
19. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS TREES AND SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
20. FINISH GRADES OF PLANTER AREAS SHALL BE 2 INCHES BELOW ADJACENT PAVING OR TOP OF WALL UNLESS OTHERWISE NOTED.
21. REMOVE ENTIRE WIRE CAGE FROM ROOTBALL. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.
22. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.

OTHER MATERIALS
23. PLACE ROCK MULCH IN A MANNER THAT MIMIMIZES RISK TO PLANTED MATERIAL. DAMAGE FROM MULCH PLACEMENT WILL REQUIRE REPLACEMENT OF DAMAGED MATERIAL.
24. PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS.
25. PROVIDE MULCH RING PER DETAIL X/LXX FOR ALL TREES PLANTED IN LAWN.

PROJECT PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY.
TREES						
	AS	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	1.5" CAL., MIN.		5
	GT	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	1.5" CAL., MIN.		6
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST® HONEY LOCUST	1.5" CAL., MIN.		7
	JS	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	1.5" CAL., MIN.		3
	PP	PINUS PONDEROSA	PONDEROSA PINE	6' HT., MIN.		5
	PD	POPULUS DELTOIDES 'SIOUXLAND'	EASTERN COTTONWOOD SIOUXLAND	1.5" CAL., MIN.		5
	PT	POPULUS TREMULOIDES	QUAKING ASPEN	1.5" CAL., MIN.		6
	QM	QUERCUS MACROCARPA	BURR OAK	1.5" CAL., MIN.		1
	SA	SORBUS AUCUPARIA	EUROPEAN MOUNTAIN ASH	1.5" CAL., MIN.		4
SHRUBS						
	CF	CORNUS STOLONIFERA 'FARROW' TM	ARCTIC FIRE RED TWIG DOGWOOD	#3	CONTAINER	58
	JB	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#2	CONTAINER	15
	PO	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	#2	CONTAINER	32
	PB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES WESTERN SAND CHERRY	#2	CONTAINER	34
	RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#2	CONTAINER	79
PERENNIALS						
	NR	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1		22
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	CONTAINER	18

SEEDING NOTES

GENERAL NOTES:
1. SOIL IN ALL AREAS TO BE HYDRO-SEEDED SHALL BE CLEARED OF WEEDS,LITTER, DEBRIS, ETC, AMENDED AND FINE GRADED AS DESCRIBED ON PLAN PRIOR TO COMMENCING HYDROSEEDING OPERATIONS.
2. CAREFULLY MAINTAIN AN EVEN FINISHED GRADE TO INSURE PROPER SURFACE DRAINAGE, WITH RIDGES AND DEPRESSIONS REMOVED. ALL AREAS SHALL BE FREE DRAINING.
3. ALL AREAS WHICH ARE COMPLETE (I.E. FINISHED SLOPES) WILL BE HYDROSEEDED PER SPECIFICATIONS WITHIN THE TIME FRAME REQUIRED BY THE SWPPP. OTHER AREAS DISTURBED BY CONSTRUCTION WILL RECEIVE STRAW MULCH SPREAD WITH TACKIFIER

SCHEDULE:
4. THE FINAL HYDROSEEDING OPERATION TO BE PERFORMED BETWEEN MARCH 1 TO JUNE 15 AND SEPTEMBER 1 TO NOVEMBER 1. ADDITIONAL SEEDING MAY BE REQUIRED TO COMPLY WITH THE SWPPP, DEPENDENT UPON THE CONSTRUCTION SCHEDULE AND COMPLETED OPERATIONS.

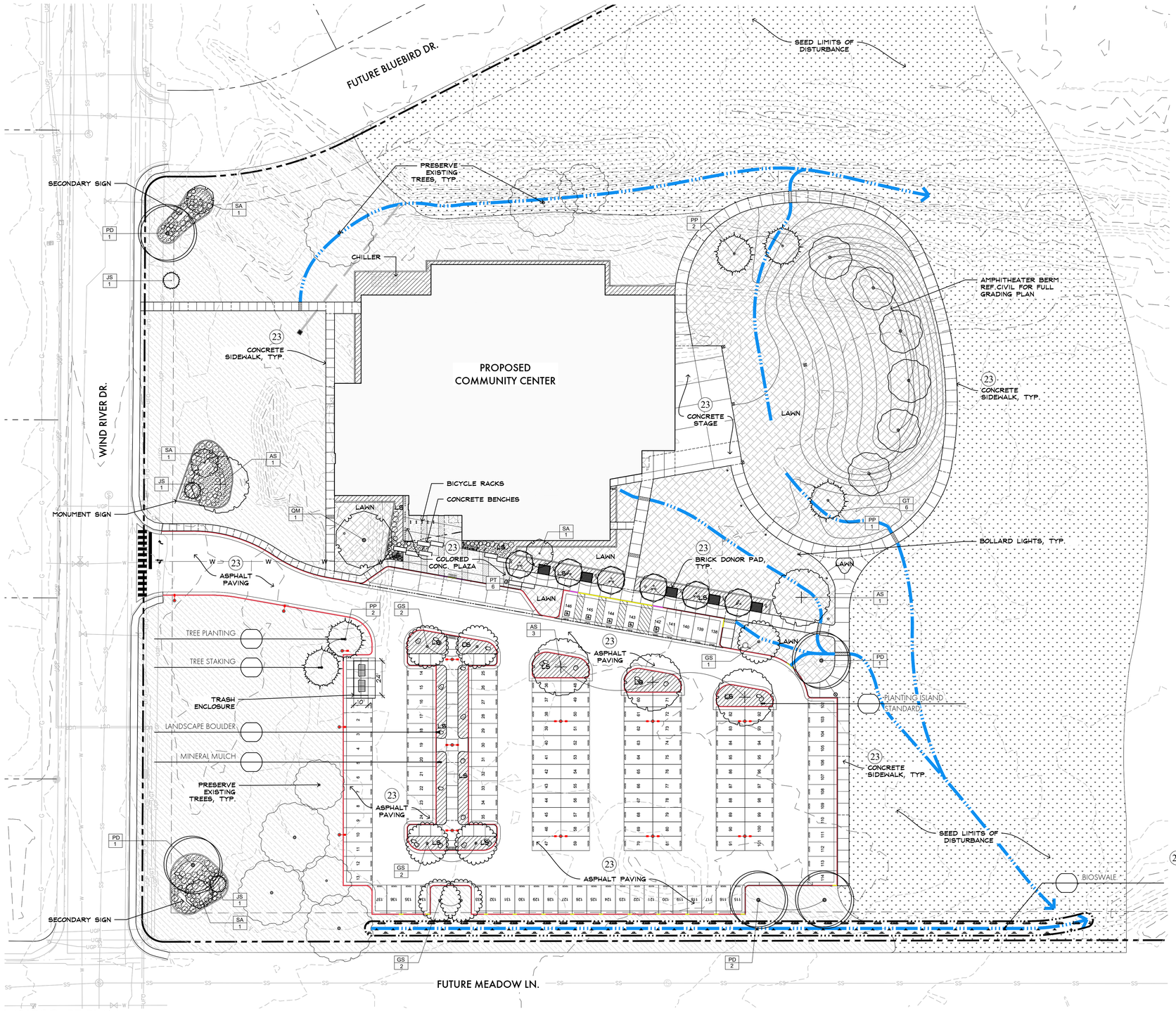
QUANTITIES AND AREA:
5. LIMITS OF WORK SHOWN ARE APPROXIMATE. THE INTENT IS TO HYDROSEED ALL ROAD CUTS/FILLS AND ANY DISTURBED AREAS DUE TO UTILITY OR GENERAL CONSTRUCTION. ALL DISTURBED AREAS STEEPER THAN 5:1 SHALL BE COVERED WITH A PROTECTIVE MATTING AFTER HYDROSEEDING.

GENERAL SEEDING: PER SPECIFICATIONS
6. SLURRY INGREDIENTS:MULCH SHALL BE "AGRI-FIBRE" RECYCLED PAPER MULCH, @ 2,000 LBS/ACRE,INCREASE TO 2,500 LBS/ACRE FOR SLOPE STABILIZATION AREAS. STABILIZING AGENT SHALL BE "SENTINEL" BINDING AGENT TO BE USED ONLY ON SLOPES GREATER THAN 25%. USE 100 LBS/ACRE.
7. FERTILIZER: 6-20-20 GUARANTEED ANALYSIS (PLUS MICRONUTRIENTS) @ 500 LBS/AC, AND 40 LBS/AC. AMONIUM SULFATE (ALL AREAS). FERTILIZERS MUST BE SUPPLIED IN A FORM WHICH WILL READILY DISPERSE INTO THE SLURRY.
8. WATER: MUST BE OF ACCEPTABLE AGRICULTURAL QUALITY, FREE OF TOXIC INGREDIENTS OR OTHER FACTORS THAT INHIBIT PLANT GROWTH OR GERMINATION. USE 1,500 TO 3,000 GALLONS PER ACRE, AS NEEDED.
9. OTHER: ADD "TURBO-START" BIOLOGICAL FERTILIZER ADDITIVE, 1 GALLON/ACRE TO ALL SLURRY MIXES.
10. SEED MIX: PER LEGEND. SEED MUST BE IN ORIGINAL, UNOPENED CONTAINERS, DISPLAYING LABEL WHICH GUARANTEES FREEDOM FROM UNOPENED CONTAINERS, DISPLAYING LABEL WHICH GUARANTEES FREEDOM FROM NOXIOUS WEED SEEDS, A MINIMUM OF 85% PURE LIVE SEED, AND A MINIMUM GERMINATION RATE OF 85%.
11. APPLICATION: SEED SHALL BE DRILL SEEDED PRIOR TO HYDROSEEDING. THE OPERATOR SHALL SPRAY THE AREAS IN A SWEEPING MOTION, ALLOWING THE FIBRES TO BUILD ON EACH OTHER, AND CREATING A UNIFORM,VISIBLE COAT, USING THE COLOR OF THE MULCH AS A GUIDE, UNTIL ALL OF THE MATERIAL HAS BEEN APPLIED AND THE SPECIFIED RATES HAVE BEEN ACHIEVED.

23 LANDSCAPE SURFACING LEGEND

SYMBOL	DESCRIPTION	OVERSEED MIXES	DETAILS	QUANTITIES
	WARNE 'CARE-FREE' TURF GRASS MIX 6 LBS/1,000 S.F. STANDARD SLURRY MIX.	N/A	N/A	40,000 SQ FT
	MILBORN SEEDS GREAT PLAINS TURF MIX 4 LBS / 1,000 SF STANDARD SLURRY MIX	N/A	N/A	88,000 SQ FT
	MILBORN SEEDS GREAT PLAINS TURF MIX 4 LBS / 1,000 SF STANDARD SLURRY MIX	MILLBORN SEEDS WET TURF MIX APPLY ADDITIONAL 50 LBS / ACRE OF OVERSEED MIX TO AREAS DESIGNATED BY LA DURING CONSTRUCTION SITE VISIT	N/A	156,000 SQ FT
	MILBORN SEEDS GREAT PLAINS TURF MIX 4 LBS / 1,000 SF STANDARD SLURRY MIX	MILLBORN SEEDS WET TURF MIX 50 LBS / ACRE	N/A	5,100 SQ FT
	ROCK MULCH 2-3" WASHED, NATURAL COLOR	N/A	N/A	12,600 SQ FT

QUANTITIES REPRESENT MINIMUM QUANTITIES, SEED TO LIMITS OF CONSTRUCTION



LANDSCAPE PLAN

SCALE: 1"=30'

PRELIMINARY NOT FOR CONSTRUCTION

AMUNDSEN ASSOCIATES
ARCHITECTURE • PLANNING • INTERIOR DESIGN
212 E. Second Street Casper, Wyoming 82601
307.234.9999 office@amundsenassociates.com fax 307.234.4542

NEW FACILITY FOR:
DOUGLAS COMMUNITY CENTER
ADDRESS
CITY, STATE ZIP

JOB NUMBER: 24114
DATE: 02/12/2025
DRAWN BY: TGLA
SHEET TITLE: LANDSCAPE PLAN

L400

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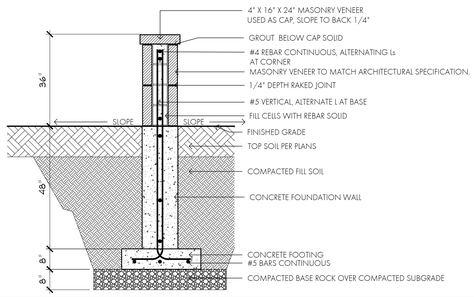
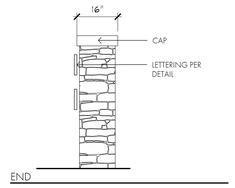


SECTION

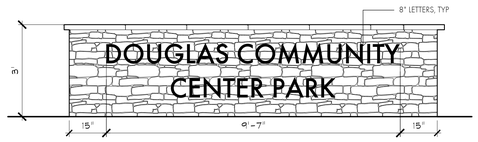
SCALE: 1/2" = 1'

NOTE: ALL DETAILS THIS SHEET
1. GROUT COLOR WILL BE SELECTED BASED UPON WHICH WALL TYPE IS SELECTED
2. SUBMIT AVAILABLE COLORS FOR SELECTION
3. INSTALL MANUFACTURED STONE TO MATCH ARCHITECTURAL SPECIFICATION FOR ATTACHMENT.

SIGN LETTERING NOTES
1. LETTERS TO BE HEIGHTS AS INDICATED
2. MATERIALS: CAST BRONZE OR ALUMINUM FLAT FACE LETTERS
3. FONT: TIMES NEW ROMAN (VERIFY WITH ARCHITECT PRIOR TO ORDERING)
4. COLOR: DARK BRONZE OXIDIZED / DARK BRONZE ANODIZED
5. INSTALLATION: BOSS AND STUD
6. PROVIDE SHOP DRAWINGS INCLUDING PROPOSED INSTALLATION / ATTACHMENT METHOD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER

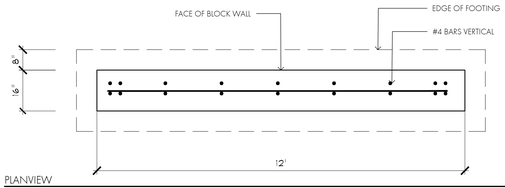


END



ELEVATION: MAIN ENTRY SIGNS (TYPICAL)

SCALE: 1/2" = 1'



PLANVIEW

SCALE: 1/2" = 1'

SECONDARY SIGN

3D VISULIZATIONS

NOTE: ALL DETAILS THIS SHEET
1. GROUT COLOR WILL BE SELECTED BASED UPON WHICH WALL TYPE IS SELECTED
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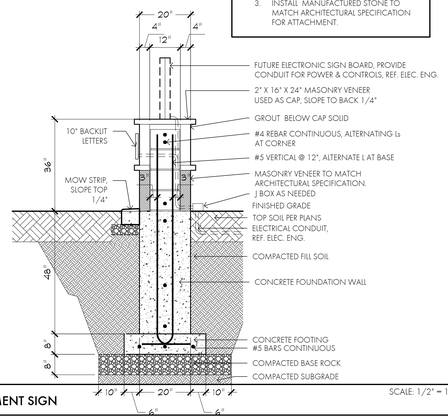
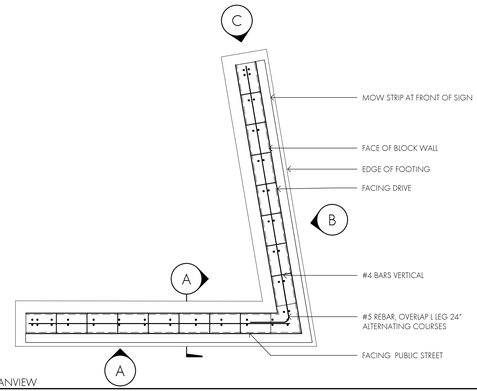


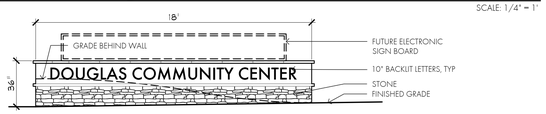
SECTION A

SCALE: 1/2" = 1'



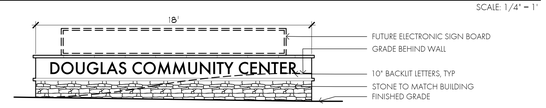
PLANVIEW

SCALE: 1/4" = 1'



ELEVATION B: MONUMENT SIGN PARKING LOT VIEW

SCALE: 1/4" = 1'



ELEVATION A: MONUMENT SIGN STREET VIEW

SCALE: 1/4" = 1'

SIGN LETTERING NOTES
1. LETTERS TO BE HEIGHTS AS INDICATED
2. MATERIALS: CAST BRONZE OR ALUMINUM FLAT FACE LETTERS
3. FONT: TIMES NEW ROMAN (VERIFY WITH ARCHITECT PRIOR TO ORDERING)
4. COLOR: DARK BRONZE OXIDIZED / DARK BRONZE ANODIZED
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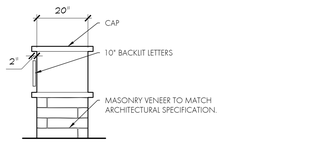

ELEVATION C: WALL END

SCALE: 1/2"=1'

MONUMENT SIGN

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212 E. Second Street Casper, Wyoming 82601
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NEW FACILITY FOR:
DOUGLAS COMMUNITY CENTER
ADDRESS
CITY, STATE ZIP

JOB NUMBER: 24114

DATE: 02/12/2025

DRAWN BY: TGLA

SHEET TITLE: SIGN DETAILS

L401

PLANNING AND ZONING COMMISSION
STAFF REPORT
MARCH 17, 2025

800 SOUTH WIND RIVER DRIVE
TYPE B DEVELOPMENT – EASTERN WYOMING COMMUNITY COLLEGE

CASE NUMBER: DEV 01-25

PREPARED BY: Community Development Department

MEETING DATES: March 17, 2025 – Planning Commission
March 24, 2025 – City Council

REQUEST: Type B Development Proposal

PURPOSE: Development of a Trades School at Eastern Wyoming Community College.

RECOMMENDATION: The Community Development Department recommends approval of the development plan and development agreement for improvements at 800 South Wind River Drive.

VICINITY MAP:

OWNER: Eastern Wyoming Community College
3200 West C Street
Torrington, WY 82240

ENGINEER: WWC Engineering
611 Skyline Road
Laramie, WY 82070

LOCATION:

(1) Legal Description: Douglas Business Park, Lot 39

(2) General Location: The subject property is on the west side of South Wind River Drive near the intersection of South Riverbend Drive.

(3) Address: 800 South Wind River Drive, Douglas, WY

SIZE: Total Area: 9.4 acres

EXISTING LAND USE: Eastern Wyoming Community College

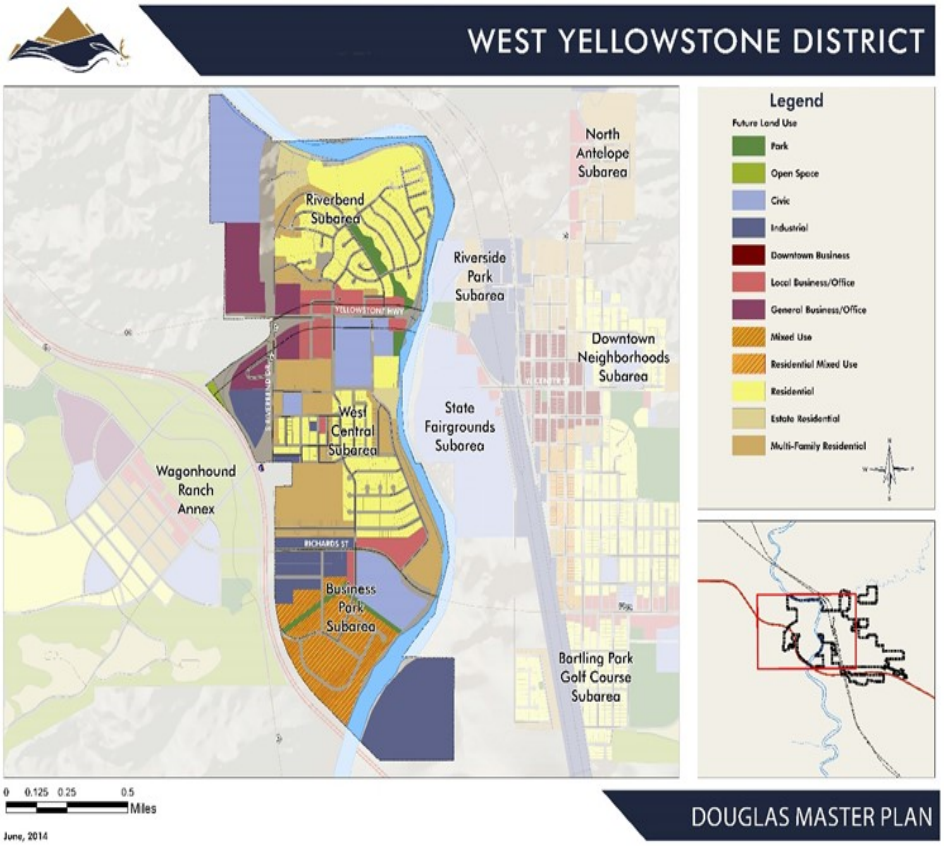
ZONING: The property is currently zoned PLI Planned Light Industrial which is *intended to accommodate master planned light industrial and commercial mixed-use development*.

	SURROUNDING LAND USE:	ZONING	ANNEXATION STATUS
North:	Vacant Land	PLI & GRN	City
South:	Vacant Land	PLI	City
West:	Vacant Land	PLI	City
East:	Commercial	PLI	City

DESCRIPTION OF SITE AND SURROUNDINGS: The property is surrounded by commercial uses and vacant land as indicated above.

HISTORY: The subject property part of the Camp Douglas World War II P.O.W. Camp from 1942 to 1946. In February 1946 the Camp was closed. It then became the property of the War Assets Administration, who sold it to the public, and sold or dismantled the buildings. This subject property was annexed to the City as part of the Venture West Annexation in 1980. It was part of the Douglas Business Park Subdivision created in 2005. It was replatted in 2013 and 2014 to facilitate the development of the current Eastern Wyoming Campus.

DOUGLAS MASTER PLAN: The subject property is within to the West Central Subarea of the West Yellowstone District. The Master Plans focus for this area consists of the business park, student housing and the EWC campus, providing a mix of housing types, and the need for enhancement and redevelopment.



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. Over time, the southern neighborhood areas may transition from mobile homes to single or multi-family housing neighborhoods.

The development of a Trades School conforms with the Douglas Master Plan providing recreational opportunities in a neighborhood setting.

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

THE PROPOSED PROJECT DETAILS:

Lot Size	9.4 Acres
Building Size	9,247 SF
North Set Back	8’ 7”
South Set Back	253’
East Set Back	485’ 8”
West Set Back	311’ 7”
Building Height	33.5’
Parking	Total: 24 ADA: 1 (1 required)
Landscaping	36.3% Provided (20% required)
Drainage	Grading and Drainage plan provided
Lighting Plan	Lighting plan provided
Elevations	Elevations provided
Floodplain	The proposed development is out of the floodplain

PARKING: To enhance future traffic circulation on-site, the proposed 24-space parking lot will feature 90-degree parking, in contrast to the angled parking in the existing lot. The proposed parking lot is offset to allow for future conversion of the northeast side of the existing lot to 90-degree parking, while maintaining city parking standards. Additionally, a through-way is proposed to connect the east and west sides of the parking lot at their midpoint. Proposed hard surfacing cross-sections have been included in the plans, as recommended by the geotechnical report. Furthermore, a new sidewalk will connect the existing building to the future building.

ALTERNATE REQUEST - DRIVE ACCESS: The site plan includes a proposed drive access on the south side of the property, connecting to South Riverbend Drive, as well as an access point from the existing parking lot. To assist in mitigating gravel transport off site, EWC plans to extend the concrete apron 30 feet beyond the south property line, creating a "track-off" area for trucks before they enter city streets. EWC requests conditional approval for gravel drive access routes as seen in the plans, provided this extended concrete pad is included. Both gravel access routes will be restricted to authorized personnel and will not serve as primary ingress/egress to the building.

ADDITIONAL INFRASTRUCTURE REQUIRED: No additional infrastructure is required

aside from internal infrastructure.

REVIEWING AGENCIES AND COMMENTS:

Wyoming Department of Transportation:
No comments.

State Fire Marshall
No comments.

City Engineer:
Comments provided and responded to.

Public Works:
No comments.

Utility Billing:
Obtain a separate meter for irrigation.

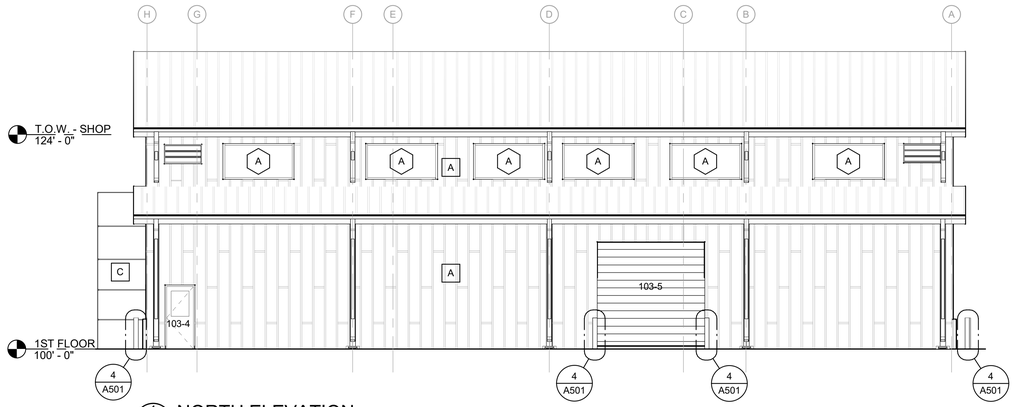
Douglas Police Department:
No comments.

Douglas Fire Department:
No comments.

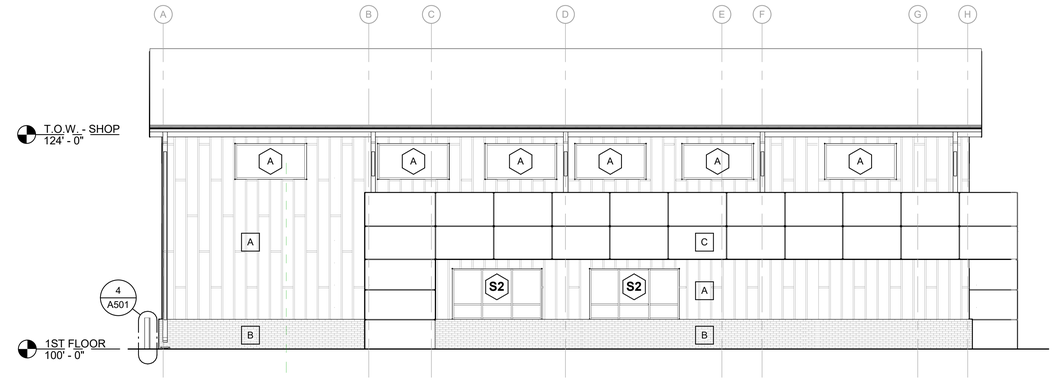
Private Utilities (Electric, Gas, Communications)
No comments.

Public Comments:
No comments.

STAFF RECOMMENDATION: The Community Development Department recommends approval of the development plan with alternate requests and development agreement for improvements at 800 South Wind River Drive.



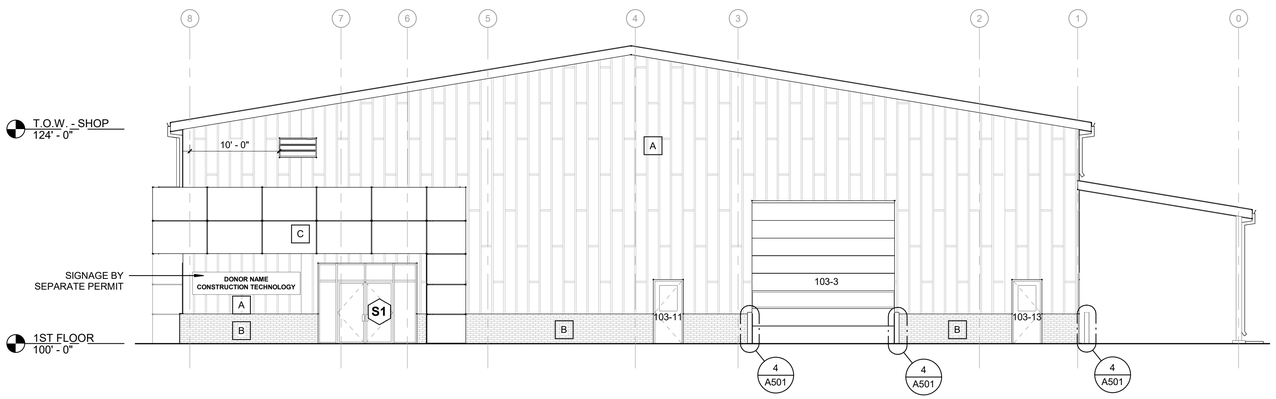
1 A501 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



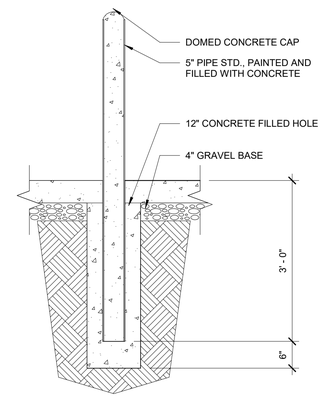
2 A501 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL BUILDING ELEVATION NOTES

1. ALL PENETRATIONS TO HAVE INSULATION, SEALANT, & ESCUTCHEONS.
2. PROVIDE JOINT SEALANT AT ANY JOINTS.
3. BUILDING GRADE SHOWN IS APPROXIMATE. SEE CIVIL FOR ACTUAL GRADE.
4. GRADING TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM BUILDING.
5. PROVIDE SPLASHBLOCK AT BOTTOM OF DOWNSPOUTS.



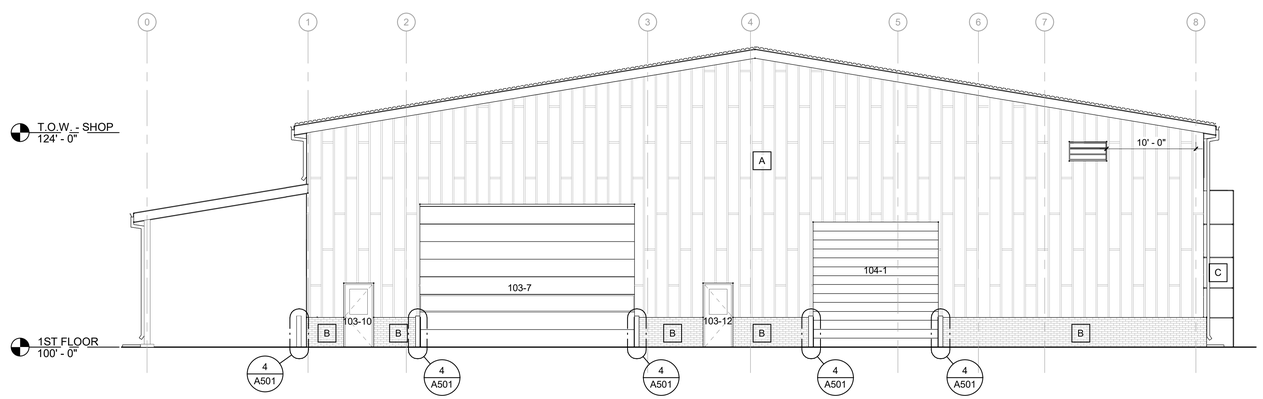
3 A501 EAST ELEVATION
SCALE: 1/8" = 1'-0"



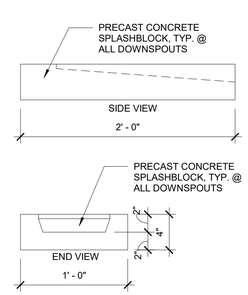
4 A501 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

BUILDING ELEVATIONS LEGEND

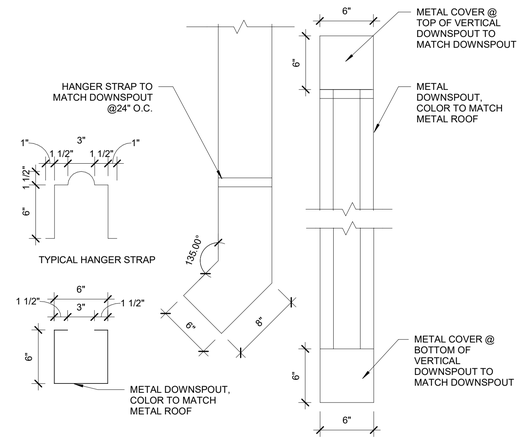
A	ARCHITECTURAL METAL PANEL
B	BRICK
C	COMPOSITE METAL PANEL
AA	WINDOW TAG
101-1	DOOR TAG
LOCATION / HEIGHT	VERTICAL ELEVATION HEIGHT



5 A501 WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 A501 CONC. SPLASH BLOCK, TYP.
SCALE: 1 1/2" = 1'-0"



GENERAL NOTES
1. COLOR TO MATCH METAL ROOF, COORDINATE COLOR W/ BLDG MFR.
2. PROVIDE HEAT TAPE, AS REQUIRED, AT ALL NORTH FACING GUTTERS AND DOWNSPOUTS.

7 A501 TYPICAL DOWNSPOUT
SCALE: 1 1/2" = 1'-0"

EASTERN WYOMING COLLEGE DOUGLAS CAMPUS EXPANSION

OWNER

ADDRESS
CITY, STATE ZIP
PHONE
CONTACT
EMAIL

ARCHITECT

ARETE DESIGN GROUP
228 E. BRUNDAGE ST. | SUITE 100
SHERIDAN, WY 82801
307.672.8270
KAREN KELLY
KARENK@ARETEDESIGN.GROUP

NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER:
2024-47

DATE:
2025-02-13

ISSUE:
TYPE B SITE PLAN

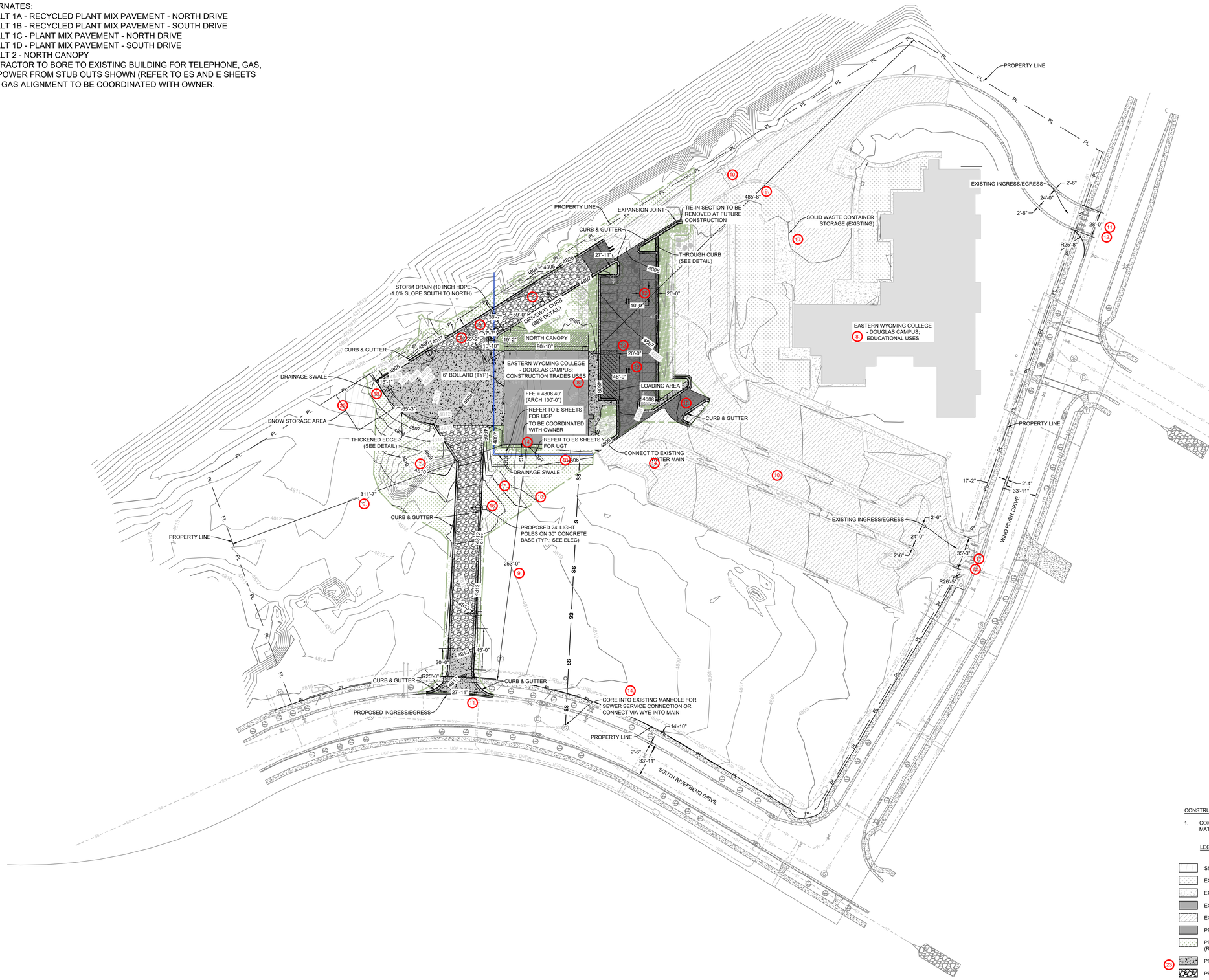
BUILDING ELEVATIONS

A501

2/13/2025 10:25:29 AM

NOTES:

1. THE BASE BID SHALL INCLUDE GRAVEL SURFACING AT EACH PROPOSED DRIVEWAY (23)
2. ALTERNATES:
   - 2.1. ALT 1A - RECYCLED PLANT MIX PAVEMENT - NORTH DRIVE
   - 2.2. ALT 1B - RECYCLED PLANT MIX PAVEMENT - SOUTH DRIVE
   - 2.3. ALT 1C - PLANT MIX PAVEMENT - NORTH DRIVE
   - 2.4. ALT 1D - PLANT MIX PAVEMENT - SOUTH DRIVE
   - 2.5. ALT 2 - NORTH CANOPY
3. CONTRACTOR TO BORE TO EXISTING BUILDING FOR TELEPHONE, GAS, AND POWER FROM STUB OUTS SHOWN (REFER TO ES AND E SHEETS FOR). GAS ALIGNMENT TO BE COORDINATED WITH OWNER.



CONSTRUCTION NOTES:

1. COMPACT FILL MATERIAL AND BASE COURSE MATERIAL TO 95% STANDARD PROCTOR.

LEGEND:

- SNOW STORAGE AREA
- EXISTING LANDSCAPING
- EXISTING CONCRETE
- EXISTING BUILDING
- EXISTING ASPHALT
- PROPOSED BUILDING
- PROPOSED LANDSCAPING (RE: LANDSCAPE DRAWINGS)
- (23) PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED ASPHALT

N

0 25' 50'
SCALE: 1" = 50'

EWC DOUGLAS CAMPUS EXPANSION

OWNER

A Great Decision!

800 SOUTH WIND RIVER DRIVE
DOUGLAS, WY 82633
307-624-7000

ARCHITECT

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SHERIDAN, WY 82801
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karenk@ARETEDESIGN.GROUP
KAREN KELLY

WWC ENGINEERING
611 SKYLINE ROAD
LARAMIE, WY 82070
(307) 742-0031
www.wwcengineering.com

EASTERN WYOMING COLLEGE CAMPUS EXPANSION

Professional Engineer
TIMOTHY J. SCHNEIDER
15669
Date 02/13/2025
WYOMING

REVISIONS #

NO.	DESCRIPTION	DATE

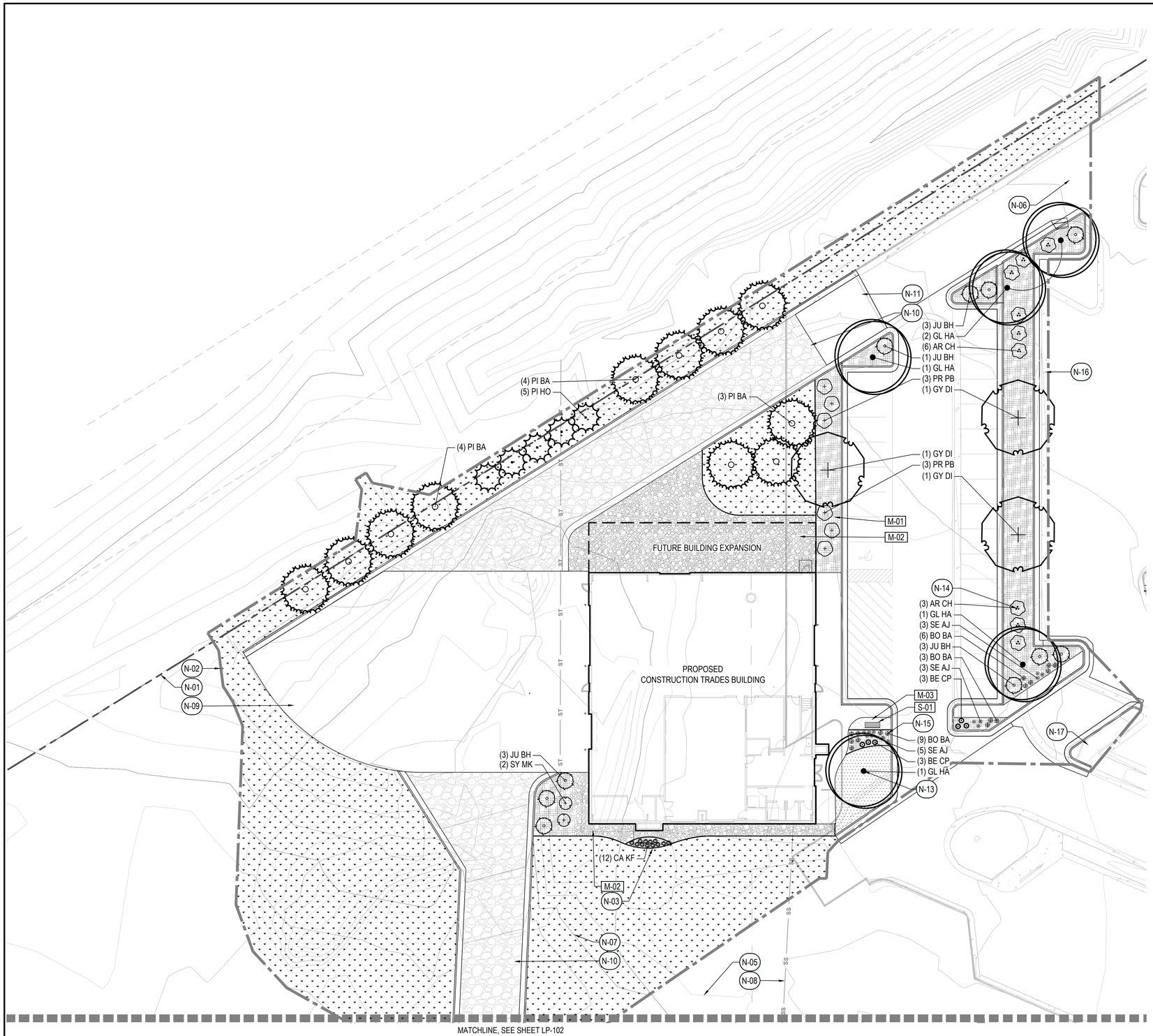
PROJECT NUMBER: 2024-47

DATE: (2) 2025-02-14

ISSUE: TYPE B SITE PLAN

PROPOSED SITE

C103



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- MATCHLINE
- METAL EDGER
- M-01 ROCK MULCH
- M-02 COBBLE MULCH
- M-03 CRUSHER FINES
- IRRIGATED NATIVE SEED
- TEXAS HYBRID SOD

PLANT SCHEDULE

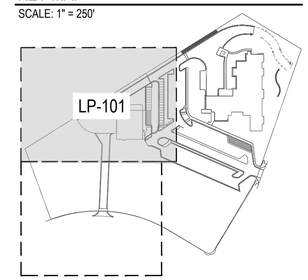
228
23

CODE	COMMON NAME
DECIDUOUS TREES	
GY DI	KENTUCKY COFFEETREE
GL HA	NORTHERN ACCLAIM THORNLESS HONEY LOCUST
EVERGREEN TREES	
PI BA	BAKERI BLUE SPRUCE
PI HO	HOOPSII COLORADO SPRUCE
DECIDUOUS SHRUBS	
PR PB	CREEPING WESTERN SAND CHERRY
BE CP	CRIMSON PYGMY BARBERRY
SY MK	MISS KIM LILAC
EVERGREEN SHRUBS	
JU BH	BAR HARBOR CREEPING JUNIPER
AR CH	CHIEFTAIN MANZANITA
ORNAMENTAL GRASSES	
BO BA	BLOND AMBITION BLUE GRAMA GRASS
CA KF	KARL FOERSTER FEATHER REED GRASS
PERENNIALS	
SE AJ	AUTUMN JOY SEDUM

CODE	DESCRIPTION	DETAIL
N-01	PROPERTY LINE	
N-02	LIMIT OF WORK	
N-03	STEEL EDGER	5/LP501
N-05	EXISTING CONTOURS, TYP.	
N-06	EXISTING CONCRETE DRIVE, RE: CIVIL	
N-07	PROPOSED CONTOURS, TYP.	
N-08	PROPOSED UTILITIES, TYP. RE: CIVIL	
N-09	PROPOSED CONCRETE YARD, RE: CIVIL	
N-10	PROPOSED GRAVEL DRIVE, RE: CIVIL	
N-11	PROPOSED ASPHALT DRIVE, RE: CIVIL	
N-12	PROPOSED CONCRETE DRIVE, RE: CIVIL	
N-13	TREE PLANTING	1/LP501
N-14	SHRUB PLANTING	3/LP501
N-15	PERENNIAL PLANT LAYOUT	4/LP501
N-16	EXISTING CURB AND GUTTER, RE: CIVIL FOR LIMITS OF DEMOLITION	
N-17	EXISTING LANDSCAPE TO BE REMOVED	
S-01	BENCH - 1	

KEY MAP

SCALE: 1" = 250'



NORTH

0 10 20 40

SCALE 1" = 20'

EWC DOUGLAS CAMPUS EXPANSION

NORRIS DESIGN
PEOPLE + PLACEMAKING

OWNER

EASTERN WYOMING COLLEGE
A Great Decision!

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307-624-7000
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KAREN KELLY

NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	100% DD	10/30/2024
2	TYPE B SITE PLAN 01	01/13/2025
3	TYPE B SITE PLAN 02	02/14/2025

PROJECT NUMBER:
2024-47

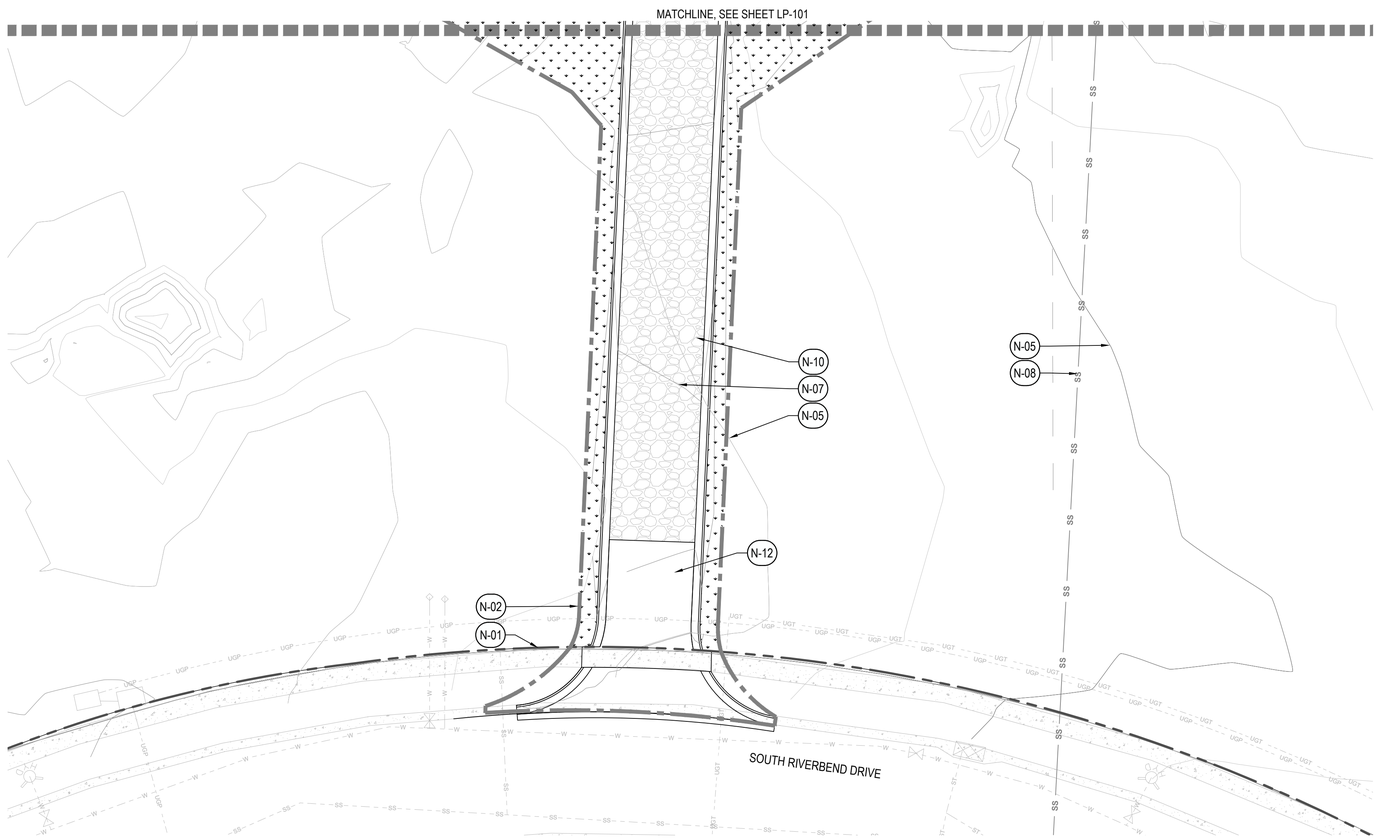
DATE:
2025-02-14

ISSUE:
SITE PLAN SUBMITTAL
TYPE B

LANDSCAPE PLAN

LP-101

10/9/2024 3:20:22 PM



LEGEND

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- LIMIT OF WORK
- MATCHLINE
- METAL EDGER
- M-01 ROCK MULCH
- M-02 COBBLE MULCH
- M-03 CRUSHER FINES
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PLANT SCHEDULE

227
23

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EVERGREEN TREES	
PI BA	BAKERI BLUE SPRUCE
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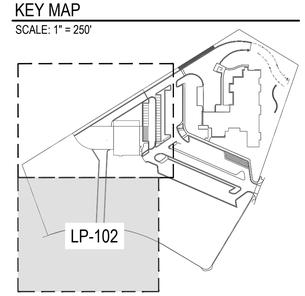

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SCALE 1" = 20'

EWC DOUGLAS CAMPUS EXPANSION

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REVISIONS

NO.	DESCRIPTION	DATE
1	100% DD	10/30/2022
2	TYPE B SITE PLAN 01	01/13/2025
3	TYPE B SITE PLAN 02	02/14/2025

PROJECT NUMBER:
2024-47

DATE:
2025-02-14

ISSUE:
SITE PLAN SUBMITTAL
TYPE B

LANDSCAPE PLAN

LP-102

10/9/2024 3:20:22 PM

DOUGLAS PLANNING COMMISSION
STAFF REPORT
JANUARY 20, 2025

PROPOSED PRAIRIE VIEW MAJOR SUBDIVISION

CASE NUMBER: CCSUB 01-25

PREPARED BY: Heidi McCullough, Planning Technician

MEETING DATES: January 20, 2025 – Planning and Zoning Commission
January 27, 2025 – Douglas City Council

RECOMMENDATION: The Community Development staff recommends approval of the creation of a Major Subdivision at S1/2NW1/4 and the N1/2SW1/4 Of Section 22, Township 32 North, Range 71 West, of the 6th P.M., Converse County, Wyoming pending the filing of an easement establishing legal access.

VICINITY MAP:

OWNERS: Jay Darrell Locke, JDL Services, LLC

1 Essex Court
Douglas, WY 82633

PURPOSE: To subdivide the parcel for future residential development.

LOCATION: The subject property is located at 120 Golf Course Road, south of the Douglas Community Golf Club.

SIZE: Area: 83.11

ZONING: N/A

EXISTING LAND USE: Residential

PROPOSED USE: Residential

RECOMMENDED LAND USE PER ADOPTED PLAN: N/A

PLAT DATA:

Lot 1: 5.62 Acres	Lot 12: 5.60 Acres
Lot 2: 5.65 Acres	Lot 13: 5.81 Acres
Lot 3: 5.84 Acres	Lot 14: 5.81 Acres
Lot 4: 5.83 Acres	Lot 15: 5.36 Acres
Lot 5: 5.50 Acres	Lot 16: 5.36 Acres
Lot 6: 5.50 Acres	Lot 17: 5.36 Acres
Lot 7: 5.66 Acres	Lot 18: 14.21 Acres
Lot 8: 5.66 Acres	Lot 19: 5.05 Acres
Lot 9: 5.50 Acres	Lot 20: 5.40 Acres
Lot 10: 5.50 Acres	Lot 21: 5.54 Acres
Lot 11: 5.50 Acres	Tract "A": 37.91 Acres

SUBDIVISION STANDARDS: N/A

ADDITIONAL INFRASTRUCTURE REQUIRED: Future private roads will be required. The applicant has not provided sufficient evidence of legal access for the future development.

ANALYSIS: This application is being considered per Wyoming Statute 18-5-308, which states any part of a subdivision within one mile of the boundaries of an incorporated city must obtain the approval of its governing body.

All Lots will be accessed off Wulff Road (private road) via Golf Course Road (public road). Private roads include plated access easements. Water and sewage disposal would be provided by private wells and septic systems.

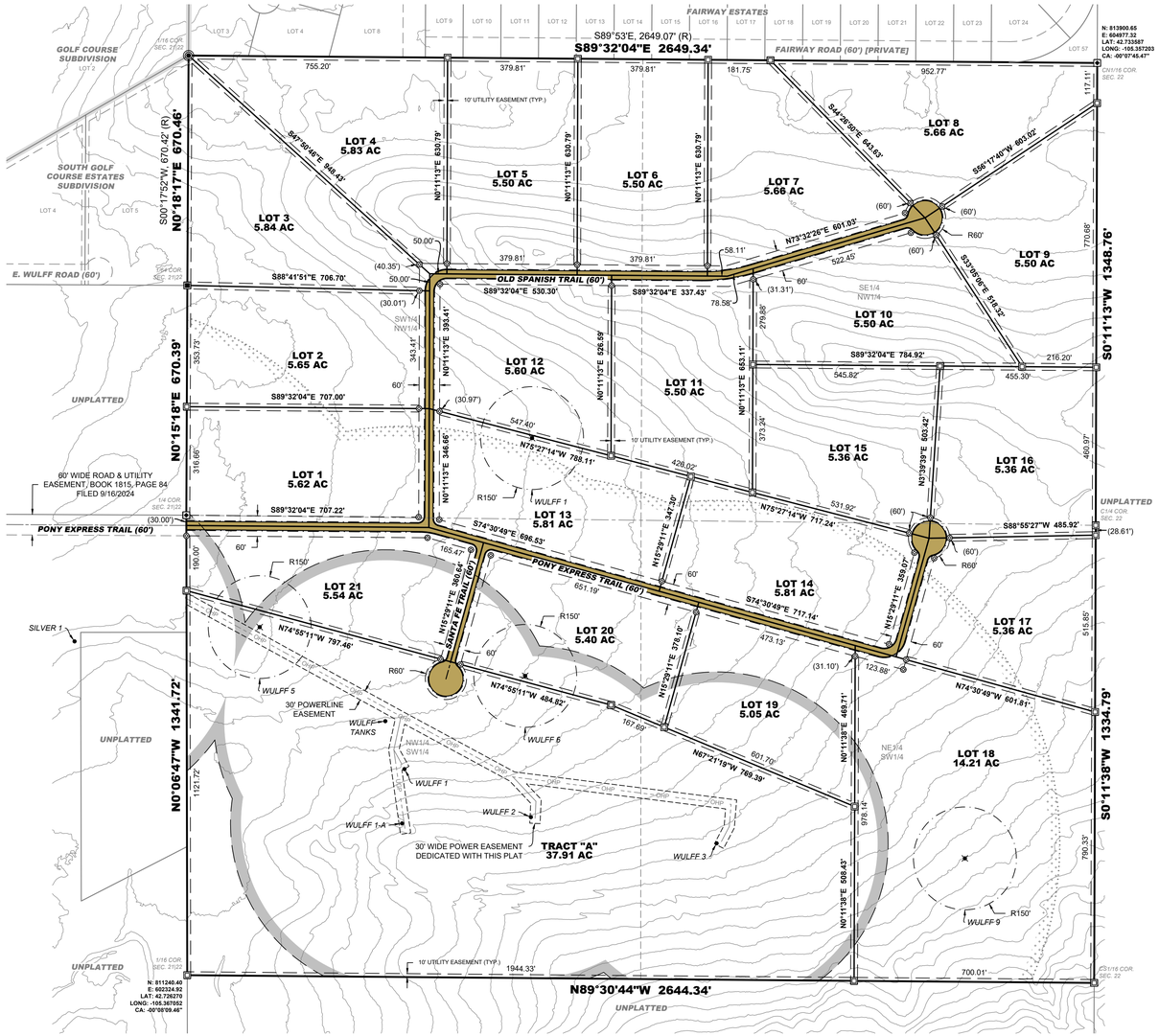
The County has received several letters in opposition to the development citing concerns including access, road impacts, traffic, water (including water table levels and contamination), flood, and wildlife. One letter in favor with restrictive covenants was received.

The proposed development provides only one point of ingress/egress and does not consider emergency access. The applicant could approach the City to obtain emergency only access to the

north of the property. Approval by the City Council would be required.

The location is in the Planning Area, as designated in the City of Douglas Master Plan, adopted in 2014. Land included in this area is anticipated to be a possible site of annexation within a 20–30-year period, making long range impacts to the property important to future City growth needs. The site is visible from Interstate 25, influencing the perceptions of travelers of the community. The city's strong preference would be for any activity to be developed in a manner similar to City of Douglas Rural Residential zoning standards.

STAFF RECOMMENDATION: The Community Development staff recommends approval of the creation of a Major Subdivision at S1/2NW1/4 and the N1/2SW1/4 Of Section 22, Township 32 North, Range 71 West, of the 6th P.M., Converse County, Wyoming pending the filing of an easement establishing legal access.



DEDICATION

The undersigned, DARRELL JAY LOCKE and LINDA LOCKE, managing members of JDL SERVICES, LLC hereby certify that they are the owners and proprietors of the following described lands;

A parcel of land being the S1/2NW1/4 and the N1/2SW1/4 of Section 22, Township 32 North, Range 71 West, of the 6th Principal Meridian, Converse County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at a well set stone monumenting the north one-sixteenth corner of said Section 22; thence along the the north line of said S1/2NW1/4 of Section 22, S89°32'04"E, 2649.34 feet to a bare rebar monumenting the center-north one-sixteenth corner of said Section 22; thence along the east line of said S1/2NW1/4 of said Section 22, S00°11'13"W, 1348.76 feet to an aluminum cap monumenting the center-quarter corner of said Section 22; thence along the east line of said N1/2SW1/4 of said Section 22, S00°11'38"W, 1334.79 feet to an aluminum cap monumenting the southeast corner of said N1/2SW1/4; thence along the south line of said N1/2SW1/4, N89°30'44"W, 2644.34 to an aluminum cap monumenting the southwest corner of said N1/2SW1/4; thence along the west line of said N1/2SW1/4, N00°06'47"W, 1341.72 feet to a bar rebar monumenting the west one-quarter corner of said Section 22; thence along the west line of said S1/2NW1/4 of said Section 22, N00°15'18"E, 670.39 feet to an aluminum cap monumenting the south-north one-sixty-fourth corner of said Section 22; thence continuing along said west line of said S1/2NW1/4 of said Section 22, N00°18'17"E, 670.46 feet, more or less, to the **Point-of-Beginning**

The parcel of land as described above contains 163.18 acres, more or less, and is subject to any right-of-way and/or easements, reservations, and encumbrances which have been legally acquired.

The plat of these lots as they appear on this plat is with free consent, and in accordance with the desires of the under-signed owner and proprietor, said plat is laid out and surveyed as "**PRAIRIE VIEW**", a subdivision in Converse County, Wyoming. The owners and proprietors hereby grant to the public and private utility companies an easement and license to locate, construct, use and maintain conduits, lines, wires, and pipes, any or all of them, under, over, along, and across the areas delineated as utility easement as shown on this plat. The owners and proprietors hereby grant to the owners of lots in the subdivision, to their guests and invitees, and to authorized public vehicles, equipment, personnel and emergency services, a permanent easement and right-of-way over and along strips of land marked as roads as shown and delineated on this plat.

Executed this ____ day, of _____, 20

By: _____
DARRELL JAY LOCKE, Managing Member of JDL SERVICES, LLC

By: _____
LINDA LOCKE, Managing Member of JDL SERVICES, LLC

STATE OF WYOMING)
) SS
COUNTY OF CONVERSE)

The foregoing instrument was acknowledged before me by:

_____ this ____ day, of _____, 2024

Witness my hand and official seal,

_____
Notary Public

My commission expires: _____

APPROVALS

Approved by the Converse County Planning and Zoning Commission this ____ day, of _____, 2024

_____
Chairman of the Converse County Planning and Zoning Commission

Approved by the Converse County Board of County Commissioners this ____ day, of _____, 2024

_____
Chairman of the Board of County Commissioners

_____
Attest: County Clerk

Approved by the City Council of Douglas this ____ day, of _____, 2024
By Resolution No. _____

_____
City of Douglas Mayor

_____
Attest: City of Douglas Clerk

NOTES

1. Basis-of-Bearing: NAD83(2011) Wyoming State Plane Coordinate System, East Zone.
2. Distances are ground: DAF = 1.0002877308
3. Error in closure exceeds: 1:753,762
4. Proposed land-use: Residential
5. All roads herein are PRIVATE
6. No public maintenance of roads: The dedication of roads on this plat in no way obligates the Converse County Commissioners to maintain such roads or accept them as County roads nor does it relieve the subdivider of the obligation to construct such roads or roads according to the requirements of the Converse County Subdivision Resolution or other regulations.
7. No proposed centralized domestic water source.
8. The groundwater resource at Prairie View Subdivision is not proven.
9. After domestic well installation and prior to use, the WDEQ-WQD suggests that homeowners have their well sampled for the following constituents: The National Primary Drinking Water Regulations inorganic chemicals, microorganisms, radionuclides and the National Secondary Drinking Water Regulations contaminants. In addition, the WQD suggests homeowners have their well tested on a semi-regular schedule (see knowyourwell.org).
10. No proposed public sewage disposal system.
11. The surface estate of the land to be subdivided is subject to full and effective development of the mineral estate.
12. Per Converse County Subdivision Regulations, Chapter 5, Section XII, The subdivider shall be responsible for the construction of the perimeter fence. The adjoining landowner(s) shall not be liable for any damages caused by, or arising from, livestock pastured on the adjoining land that may wander onto the subdivided land.
13. The proposed subdivision does not reside within the Converse County Airport Influence Area (AIA) as defined in the Board of County Commissioners Resolution 16-01, adopted December 5, 2001.
14. Lots are not a part of a fire protection district and fire protection is not otherwise provided.
15. Per Wyoming Oil and Gas Commission Well Setback Rules, new occupied structures are not prohibited, but not recommended within the oil & gas setbacks as delineated on this plat. The setback distance(s) are measured from the center of the wellhead, or a facilities nearest edge, corner, or perimeter to the closest exterior wall or corner of an occupied structure.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF CONVERSE)

I **PAUL A. HEINTZ**, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of **PRAIRIE VIEW** correctly represents the results of a survey made by me or under my supervision during the months of April, 2024.

Professional Land Surveyor and Engineer
PAUL A. HEINTZ
PLS 5157
WYOMING
DRAFT

The foregoing instrument was acknowledged before me by:

_____ *this ____ day, of _____, 2024*

Witness my hand and official seal,

_____
Notary Public

My commission expires: _____

CLERK'S CERTIFICATION

STATE OF WYOMING)
) SS
COUNTY OF CONVERSE)

This instrument was filed for the record on this ____ day, of _____, 2024, at _____, and was duly recorded as Instrument Number:

_____, *in Cabinet* _____ *on Slide* _____

_____
County Clerk and Ex-Officio Register of Deeds.

0' 100' 200' 400'

PREPARED FOR:
DARRELL LOCKE
1 ESSEX COURT
DOUGLAS, WY 82633

PREPARED BY:
HEINTZ SURVEYING & ENGINEERING
HEINTZ SURVEYING AND ENGINEERING
350 BIG HORN ROAD, SUITE 200
CASPER, WY 82601

PRODUCING OIL & GAS WELLS & FACILITIES

API	*COMPANY*	*WELL NAME*	*LATITUDE*	*LONGITUDE*
49-009-05134	LAPPIN OIL LLC	WULFF 1	42.727924	-105.364702
49-009-20119	LAPPIN OIL LLC	WULFF 1-A	42.727490	-105.364727
49-009-07146	LAPPIN OIL LLC	WULFF 2	42.727542	-105.363329
49-009-05135	LAPPIN OIL LLC	WULFF 3	42.727336	-105.361313
49-009-20160	LAPPIN OIL LLC	SILVER 1	42.728940	-105.368284
N/A	LAPPIN OIL LLC	WULFF TANKS	42.728307	-105.364911

PERMANENTLY ABANDONED OIL & GAS WELLS

API	*COMPANY*	*WELL NAME*	*LATITUDE*	*LONGITUDE*
49-009-05137	LAPPIN OIL LLC	WULFF 1	42.730575	-105.363326
49-009-20032	LAPPIN OIL LLC	WULFF 5	42.729058	-105.366276
49-009-20271	LAPPIN OIL LLC	WULFF 6	42.728672	-105.363394
49-009-20253	LAPPIN OIL LLC	WULFF 9	42.727220	-105.358620

LEGEND

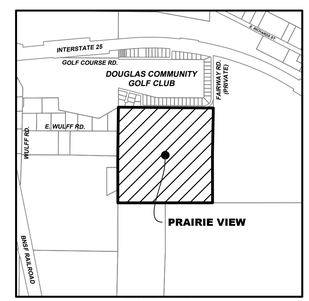
- SET ALUMINUM CAP
- SET ALUMINUM CAP (WITNESS CORNER) [30' UNLESS NOTED]
- RECOVERED ALUMINUM CAP
- RECOVERED REBAR
- RECOVERED STONE
- SUBDIVISION BOUNDARY
- LOT LINE
- LOT LINE (EXISTING)
- EASEMENT LINE
- EASEMENT LINE (EXISTING)
- CORPORATE LIMITS (CITY OF DOUGLAS)
- ROAD CENTERLINE
- QUARTER-SECTION LINE
- SIXTEENTH-SECTION LINE
- OHP — OVERHEAD POWER (EXISTING)
- UGP — UNDERGROUND POWER (EXISTING)

SETBACKS

- PERMANENTLY ABANDONED OIL & GAS WELL
- PRODUCING OIL & GAS WELL OR FACILITY
- PERMANENTLY ABANDONED OIL & GAS WELL SETBACK (150')
- PRODUCING OIL & GAS WELL & FACILITY SETBACK (500')

NEW OIL & GAS WELL NOTIFICATION AREA

LOT NUMBER	*WELL NAME(S)*
1	SILVER 1,WULFF 1, 1-A, 2
2	SILVER 1
13	WULFF 1, 1-A, 2, 3
14	WULFF 1-A, 2, 3
17	WULFF 3
18	WULFF 2, 3
19	WULFF 1, 1-A, 2, 3
20	WULFF 1, 1-A, 2, 3
21	SILVER 1, WULFF 1, 1-A, 2, 3



VICINITY MAP
CONVERSE COUNTY, WYOMING
1" = 2000'

PRELIMINARY PLAT OF

PRAIRIE VIEW

A MAJOR SUBDIVISION
BEING THE S1/2NW1/4 AND THE N1/2SW1/4 OF SECTION 22,
TOWNSHIP 32 NORTH, RANGE 71 WEST, OF THE 6TH P.M.,
CONVERSE COUNTY, WYOMING

STATE OF WYOMING **CITY OF DOUGLAS** **CONVERSE COUNTY**

ORDINANCE NO. 1048

AN ORDINANCE AMENDING SECTION 16.5.4.1(A) PERTAINING TO FENCES AND WALLS

WHEREAS, the City of Douglas (City) Council finds and determines that the following changes and clarifications need to be made in regard to the City of Douglas Municipal Code; and

WHEREAS, consideration has been given to ensure fairness to all City of Douglas residents and make new regulations reasonable.

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

Section 1. Section 16.5.4.1(A) of the Douglas Municipal Code is hereby amended to read as follows:

16.5.4 - Fences and Walls
16.5.4.1 General
A. Walls Considered Fences
Freestanding stone, brick, stucco, concrete, wood, composite, vinyl, chain link, etc., or other walls not required as retaining structures are considered fences.

PASSED AND APPROVED ON FIRST READING this 10th day of February, 2025.

PASSED AND APPROVED ON SECOND READING this 24th day of February, 2025.

PASSED, APPROVED AND ADOPTED ON THIRD AND FINAL READING this 10th day of March, 2025.

_____
Kim Pexton, Mayor

Attest:

_____
Sonya Ortega, City Clerk

Published: _____

ATTESTATION

I, Sonya Ortega, 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.

_____
Sonya Ortega, City Clerk

STATE OF WYOMING **CITY OF DOUGLAS** **CONVERSE COUNTY**

ORDINANCE NO. 1049

AN ORDINANCE AMENDING SECTION 16.6.9.2(C) PERTAINING TO ANIMAL KEEPING BY CONDITIONAL USE PERMIT

WHEREAS, the City of Douglas (City) Council finds and determines that the following changes and clarifications need to be made in regard to the City of Douglas Municipal Code; and

WHEREAS, consideration has been given to ensure fairness to all City of Douglas residents and make new regulations reasonable.

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

Section 1. Section 16.6.9.2(C) of the Douglas Municipal Code is hereby amended to read as follows:

16.6.9 – Animals

16.6.9.2 Animal Keeping

C. Animal Keeping By Conditional Use Permit

The keeping, stabling, and corralling of any of the following animals within the City limits shall be prohibited and shall be considered a nuisance in any zoning district:

- Big game animals, exotic species, fur bearing animals, game birds, predatory animals, protected animals, small game animals, trophy game animals, or wildlife as defined in W.S. § 23-1-101 unless otherwise permitted.

The keeping, stabling, and corralling of any of the following animals within the City limits shall be prohibited and shall be considered a nuisance in any zoning district except in the A (Agriculture) or zoning districts unless the same have been approved as a conditional use permit in any other zoning district:

- Horses, hogs, sheep, llamas, cows, goats, ponies, mules, and donkeys, other similar barnyard animals, and falcons.

All conditional use permit applications for the keeping of any of the above listed animals shall be subject to the following:

i. Conditional Use Permit
Any persons wishing to keep animals listed above in this Section 6.9.2.C on any property that is not zoned A (Agriculture) or RR (Rural Residential) must apply for a conditional use permit pursuant to the application, review, and approval procedures and requirements of Section 3.15 of this Code.

ii. Conditions and Restrictions of Conditional Use Permit
Upon the issuance of a conditional use permit for the keeping of animals, the City Council may place such conditions and restrictions upon the permit as it deems reasonable and necessary, including, but not limited to, the following:
   a. The number and types of animals;
   b. Required barriers and facility structural specifications;
   c. Setbacks;
   d. Lot size, with a requirement of a minimum lot size of twenty thousand (20,000) square feet for keeping of large animals such as horses or cows for extended periods of time;
   e. Animal health certificate by licensed veterinarian;
   f. Provisions for the removal of excrement from the property on a regular basis; and
   g. Any other matter which the City Council deems reasonably pertinent or relevant to the issuance of the permit.

iii. Compliance with State and Federal Requirements
The requirement to obtain a conditional use permit for animal keeping shall be in addition to the requirement to comply with all other state and federal permits, statutes and regulations regarding the care and keeping of such animals for which a permit is sought.

iv. Exceptions

a. Commercial Operations
   Commercial animal use operations (including, but not limited to, sale barns, veterinary hospitals, animal grooming facilities, and pet stores) shall not be required to obtain a permit under this section, provided such operations are located in zoning districts wherein such use is an allowed use as identified in Table 4-4 in Chapter 4 of this Code.
b. Service Animals
   The requirements of this Section 6.9.1 shall not apply to service animals. Service animals may or may not be registered as a service animal.

v. Additional Considerations
   In zoning districts wherein commercial animal use operations are allowed as permitted conditional uses, owners or operators shall first obtain a conditional use permit from the City according to the requirements contained in this section. The granting of such a permit shall be at the discretion of the City Council, who shall take into consideration the type of construction to be employed as it relates to sanitation and the manner in which animals or livestock are to be housed, as well as such zoning regulations or regulations concerning animal use operations as may be adopted by the governing body from time to time.

vi. Conditional Use Permit Approval
   a. The City Council may make the granting of a conditional use permit subject to reasonable limitations or conditions as it may deem necessary to enhance the appearance of the property, to reduce the adverse effects on nearby property, to preserve the character of the area, or to make the conditional use more acceptable in other ways.
   b. The conditional use permit shall be issued and signed by the Community Development Director and attested by the City Clerk.
   c. Upon the performance of the conditions set forth in the conditional use permit and the continued performance, if the conditions are of a continuing nature, the use shall be considered to be a permitted use. No conditional use may be modified, structurally enlarged, or expanded in ground area, unless such is allowed by the terms of the permit until and unless the conditional use permit is amended and approved in accordance with the ordinance codified in this chapter.

vii. Permit Revocation
   a. Upon the recommendation of staff, and notification of specific deficiencies, the Planning and Zoning Commission shall review, during a public meeting, any conditional use permit which appears to be in violation of the conditions set forth in accordance with the proper issuance of the permit.
   b. If the commission finds that the permittee is not acting in compliance with the conditional use permit, it shall recommend to the City Council that said permit be revoked.
   c. Within thirty (30) days, the City Council shall review the commission's finding and shall make a ruling on the permit.
   d. There shall be no right of appeal from a decision of the governing body revoking a conditional use permit. The decision of the governing body shall be final and exclusively within the province of the governing body.
   e. The City may resort to any other remedy allowed by law for violations of the ordinance codified in this chapter.

viii. Review/Amendments to Permit
   a. Community Development Department staff shall conduct an annual review of all conditional use permits and shall make adequate inquiries to ensure that the conditions of the permit are in force.
   b. Where deficiencies are apparent in compliance with a conditional use permit, Community Development Department staff shall notify the permit holder of the nature of any violations and said permit holder shall have no more than thirty (30) days in which to correct any deficiencies.
   c. In the case where conditional use permit holders will not or do not comply with staff's required corrections, staff shall notify the Planning and Zoning Commission at its next public meeting of any deficiencies in a conditional use permit, and of attempts made to resolve the problem. The permit holder shall be allowed to speak in defense of any actions or inactions.

The Planning and Zoning Commission shall then, on the basis of evidence presented, make a recommendation to the City Council on the continuance of the permit.

d. In cases where the permit holder desires modification to a permit, either to alleviate a prior condition to use, or to allow for expansion or change in operations, the permit holder shall submit, in writing, a request for such amendment, and shall pay a seventy-five dollar ($75.00) filing fee paid to the finance department. Public hearings and approval procedures shall be as provided for new conditional use permits as specified in Section 18.72.010 of this chapter.

e. In any case in which the Community Development Department staff believe a change in the reasonable limitations or conditions of an existing conditional use permit needs to be made to reduce the adverse effects on nearby property, to preserve the character of the area, or to make the conditional use acceptable in other ways, staff may make such recommendation to the Planning and Zoning Commission for review during a public meeting. Public hearings and approval procedures for the recommended changes shall be as provided for new conditional use permits as specified in Section 18.72.015(D) through (G).

PASSED AND APPROVED ON FIRST READING this 10th day of February, 2025.

PASSED AND APPROVED ON SECOND READING this 24th day of February, 2025.

PASSED, APPROVED AND ADOPTED ON THIRD AND FINAL READING this 10th day of March, 2025.

_____
Kim Pexton, Mayor

Attest:

_____
Sonya Ortega, City Clerk

Published: _____

ATTESTATION

I, Sonya Ortega, 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.

_____
Sonya Ortega, City Clerk

STATE OF WYOMING **CITY OF DOUGLAS** **CONVERSE COUNTY**

ORDINANCE NO. 1050

AN ORDINANCE AMENDING CHAPTER 8.20 PERTAINING TO PROPERTY MAINTENANCE AND NUISANCE ABATEMENT REQUIREMENTS AND SECTION 10.48.070 PERTAINING TO PARKING OF RECREATIONAL AND UTILITY VEHICLES AND TRAILERS ON PUBLIC STREETS

WHEREAS, the City of Douglas (City) Council finds and determines that the following changes and clarifications need to be made in regard to the City of Douglas Municipal Code; and

WHEREAS, consideration has been given to ensure fairness to all City of Douglas residents and make new regulations reasonable.

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

Section 1. Chapter 8.20 – PROPERTY MAINTENANCE AND NUISANCE ABATEMENT REQUIREMENTS of the Douglas Municipal Code is hereby amended to read as follows:

8.20.010 Power to declare nuisances.

The city council shall have the power to declare nuisances by way of ordinance, including, but not limited to, the nuisances declared in this chapter.

8.20.015 Purpose.

The property maintenance and nuisance abatement requirements are designed to ensure public health, safety and welfare by regulating and governing the conditions and maintenance of property and improvements within the city; by providing standards essential to ensure that structures and properties are safe, sanitary and fit for occupation and use; to improve the appearance of the city; encourage a more attractive environment; improve quality of life, and increase the value of properties within the city.

8.20.017 Definitions.

As used in this chapter:

A. "Abate" or "abatement" means the action taken to remove or alleviate a nuisance, including but not limited to, demolition, removal, repair, boarding and securing or replacement of property.

B. "~~Code compliance officer~~Community Service Officer" includes such designated positions as are employed thereby for the enforcement of this city municipal code, or those individuals within the ~~community development department~~Police Department that are otherwise designated by the ~~city administrator~~City Manager to perform those functions.

C. "Notice of violation" shall mean that written notice prepared by the city to provide notice to individuals determined to be responsible for a public nuisance, or requiring notice of such due to their position, of that public nuisance and the steps deemed necessary to correct such nuisance.

D. Nuisance" or "public nuisance" means any condition or use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial loss in the value of other property in the neighborhood in which such premises are located or promotes urban blight and deterioration, or invites plundering, or creates fire hazards, or constitutes an attractive nuisance creating a hazard to the health and safety of minors, or creates a harborage for vermin, or to be injurious to the health, safety and general welfare of the public. This includes, but is not limited to, the keeping or the depositing on, or the scattering over the premises of any of the following:

1. Any nuisance declared in this chapter or within the entire city municipal code;

2. Abandoned, discarded or unused objects or equipment including, but not limited to automobiles, furniture, stoves, refrigerators, freezers, cans, or containers.

E. "Person" means any natural person, firm, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, organization or the manager, lessee, agent, sergeant, officer, or employee of any of them, or any other entity that is recognized by law as the subject of rights and duties.

F. "Occupier" shall mean that person(s) actually occupying the property.

G. "Owner" or "property owner" shall mean that person(s) shown in Converse County tax records to be the recorded owner of the property. In the case of a landlord-tenant situation, regardless of any written lease, the landlord shall be solely liable for any violation maintained on the real property or other locations specified by this chapter.

8.20.020 Applicability and enforcement.

A. The provisions of this chapter shall apply to all matters affecting or relating to the maintenance of buildings and premises and the abatement of nuisances.

B. The ~~code compliance officer~~Community Service Officer shall be responsible for enforcing the provisions of this chapter and the ~~code compliance officer~~Community Service Officer is appointed as special municipal officer pursuant to Wyoming Statutes Section 15-1-103(l) to issue criminal citations in the enforcement of this chapter.

8.20.030 Investigations and inspections.

The ~~code compliance officer~~Community Service Officer and/or building official shall investigate complaints and conduct inspections of violations of the provisions of this chapter. Reports of such investigations and inspections shall be in writing. The ~~code compliance officer~~Community Service Officer and building official are authorized to engage such expert opinion as deemed necessary to report unusual technical issues that may arise, subject to the approval of the ~~city administrator~~City Manager.

8.20.040 Right of entry.

The ~~code compliance officer~~Community Service Officer is authorized to enter upon premises at reasonable times to investigate or inspect, with the permission of the owner, owner's agent, or occupant. The ~~code compliance officer~~Community Service Officer shall carry proper identification when investigating or inspecting premises in the performance of duties under this chapter.

8.20.045 Search warrant.

A. The ~~code compliance officer~~Community Service Officer may make application to the municipal court for authority to enter upon land to examine nuisances for the purpose of making a determination as to whether a public nuisance exists and/or securing information as to the ownership of a vehicle or item thought to constitute a public nuisance and/or securing information as to the identity of the person or persons in control of the land where the vehicle or item is situated.

B. The municipal court has authority to issue search warrants and other process necessary to enforce this chapter.

C. A warrant shall issue only upon affidavit sworn to before a municipal judge that establishes the grounds for issuing the warrant. If the judge is satisfied that the grounds for the application exist or that there is probable cause to believe that they exist, he shall issue a warrant identifying the purpose of the search, and naming or describing the place to be searched. The warrant shall be directed to the ~~code compliance officer~~Community Service Officer authorized to enforce or assist in enforcing the laws of the state or of the city. The warrant shall state the grounds or probable cause for its issuance and the names of the persons whose affidavits have been taken in support thereof. The warrant shall command that the search take place forthwith. The warrant shall direct that it be served in the daytime, but for good cause shown, the warrant may direct that it be served at any time.

8.20.050 Notices form.

Whenever the ~~code compliance officer~~Community Service Officer is of the opinion that any condition is a public nuisance as defined within this code, the ~~code compliance officer~~Community Service Officer shall attempt to give written notice to the owner of the condition, if his or her address is known, to the owner of the land where the condition is located, or any person occupying property, or to any other person or entity known by the ~~code compliance officer~~Community Service Officer to have a security interest in the alleged public nuisance. Such notice shall include substantially the following information:

A. The name of person who is the owner as disclosed in the tax records of Converse County, Wyoming, or otherwise recorded; the name of person who is occupier of property if known, or the name of person who has a security interest if known;

B. The date of the inspection of the property;

C. A description of the real property, by street address or otherwise, on which the nuisance exists;

D. A statement that a certain condition is a nuisance within the provisions of this chapter and in the case of a vehicle, the notice should include make, year and vehicle identification number if reasonably possible and what must be abated;

E. A statement that such nuisance must be abated within ten (10) days from the date on the notice;

F. A statement that if the nuisance is not abated within the time provided, the city may abate the nuisance, and the cost of abatement may be charged to the owner of the nuisance or assessed against the land upon which the nuisance exists or both;

G. A statement that a hearing upon the allegation of a public nuisance and the assessment of costs may be requested by giving written notice to the clerk of municipal court within ten (10) days from the date on the notice, and that a request must specify the property concerning which the request is made, the requesting party's name and address, and the nature of the interest held by the requesting party; that upon request a hearing will be scheduled to determine if a public nuisance exists and as to the assessment of administrative costs and the costs of abatement; that if a hearing is not so requested the right to a hearing shall be waived; and

H. A statement that failure to abate the nuisance may result in a city abatement and/or criminal charges.

I. A statement that any repetition of such violation within the same calendar year shall not be noticed but shall immediately be cited into Municipal Court.

8.20.060 Method of service.

A. If, after inspection of the premises, the ~~code compliance officer~~Community Service Officer determines that a public nuisance exists, a notice of violation shall be served upon the owner of property on file with the Converse County Assessor for tax purposes, the occupant of the property if different than the owner, or both. Notice shall be served in one (1) or more of the following ways:

1. Personal service by the ~~code compliance officer~~Community Service Officer; or

2. If the owner of the property is a foreign or domestic business entity, the registered agent of the business entity, as held on record with the Wyoming Secretary of State's Office, may be served.

~~2~~3. Certified mail, return receipt requested, signature required; or

~~3~~4. Posting a copy of the notice in some conspicuous place on the offending property. In the case of vehicles, where practical, the notice shall also be affixed to the windshield or some other part of the vehicle where it can be easily seen. Where affixing the notice to a vehicle is impractical, and in the case of other nuisances, the notice shall be posted at the site or on the premises where the nuisance exists; or

~~4~~5. In the event that service cannot be perfected by any of the above listed methods, then notice of the violation and the contents thereof, shall be published in a newspaper of general circulation in the community one (1) time per week for two (2) consecutive weeks.

B. Proof of notice shall be made naming the person to whom notice was given and specifying the time, place and manner thereof, by the certification of any officer or employee of the city, affidavit of any person over eighteen (18) years of age, naming the person to whom notice was given and specifying the time, place and manner thereof. Proof of notice shall be made in each case and maintained for a period of two (2) years from the date of abatement of the nuisance for which notice has been given.

C. Receipt of service of the notice shall be deemed completed upon delivery by personal service, by mailing of the certified letter plus three (3) days, or upon the publication of the notice for the first time in the newspaper.

D. Exception: Any repetition of a violation previously noticed under this section within the same calendar year shall not be noticed but shall immediately be cited into Municipal Court.

8.20.062 Owner to abate.

A. Upon receipt of the notice as specified in Section 8.20.050, the owner of the property shall abate the nuisance, and provide proof thereof to the ~~code compliance officer~~Community Service Officer, within ten (10) days from the date specified in the notice of violation.

B. In the event that the owner is unable to complete the abatement within the prescribed period of time, but has undertaken substantial steps toward abatement, the ~~code compliance officer~~Community Service Officer may grant an extension of the specified period of abatement for not more than an additional twenty (20) days, subject to such conditions as may be specified by the ~~code compliance officer~~Community Service Officer.

1. Any extension of time shall be in writing, as shall be any conditions imposed thereon.

2. No more than one (1) extension shall be granted.

Exception: Upon reasonable request and circumstances the Community Service Officer may approve longer extensions based on an adopted Extension Matrix approved by the City Manager.

8.20.064 Hearing procedure.

A. The owner or occupant of property who has been served with a notice of violation pursuant to this chapter may, within ten (10) days from the date specified in the notice of violation submit a written demand to the municipal clerk of courts for a hearing on the question of whether a nuisance exists. If no appeal is filed within that period, the appeal shall be deemed waived.

B. In the event that a hearing is demanded by the alleged violator, a hearing shall be scheduled with the municipal court within twenty (20) days from the date of receipt of the written demand. The matter shall not be continued, unless both the alleged violator and the city agree to such continuance.

C. At such hearing, all parties and the city shall be afforded an opportunity to present evidence, to cross-examine and present argument; provided that all persons testifying shall be sworn; irrelevant, immaterial or unduly repetitious evidence shall be excluded. Any violator may appear with counsel if desired.

D. The burden shall be on the city to prove the existence of a nuisance by substantial evidence.

E. After hearing the evidence and argument in the matter, the municipal court shall make a finding as to the existence of a nuisance, and may make findings as to the abatement procedure proposed by the city or the alleged violator, the costs to be determined by the court within a time certain, to be allocated, and the time in which such abatement will be completed by the alleged violator, if not completed by the time of the hearing. If a nuisance is found to exist, the time for completion allowed by the court shall not exceed ten (10) days from the date of the final order. In the event a nuisance is confirmed, administrative and removal costs to the city may also be assessed at the hearing should the owner or occupant fail to remove the nuisance pursuant to the final order. If it is found that a public nuisance does not exist, abatement authority shall be denied.

F. Appeals from adverse decisions rendered by the municipal judge may be made to the district court in the same manner as an appeal from an adverse decision rendered by an agency in a contested case under the provisions of Section 16-3-114 of the Wyoming Statutes, 1977.

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G. In the event a request for hearing or appeal, as provided, is not filed, the right to a hearing shall be considered to have been waived.

8.20.070 Correction or abatement by city—Recovery of costs.

A. Any abatement of nuisance by city shall be in accordance with the proposal specified in the notice of violation, or such other means as is found to be reasonable at the time of abatement. The city shall make an effort to abate the nuisance at the least destructive or intrusive manner as is reasonable under the circumstances.

B. Any materials removed and salvaged by the city in the abatement of the public nuisance may be sold for salvage and the proceeds deposited into the general account of the city. Those funds shall be applied to offset the cost of the abatement by the city, with any excess funds being sent to the owner of the property.

C. The city shall be entitled to employ private contractors to assist in the abatement of the public nuisance and use salvage funds to reimburse the expenses incurred therein. If private contractors are utilized, the city shall impose a twenty (20) percent administrative fee on the offending property owner.

D. after compilation of the costs and charges incurred by the city for the abatement of the public nuisance, offset by any receipt of funds for salvaged materials, the city shall mail by certified mail, return receipt requested to the owner of the property a statement of the outstanding balance owed by the owner to the city for the nuisance abatement. Such balance shall be due and owing not more than thirty (30) days following the mailing of the notice. The statement shall also include a statement of the rights of the owner to appeal such amounts as have been expended on the abatement of the nuisance within ten (10) business days of the date of mailing.

E. If the owner of the property wishes to contest the amount that was expended on the nuisance abatement, or the amount received from the salvaged materials, he may file a written notice of appeal, in person or by certified mail, with the clerk of the municipal clerk within ten (10) business days from the date of mailing of the statement of charges. If no appeal is filed within that period, the appeal shall be deemed waived and the statement amount shall be immediately due and owing to the city.

F. If the owner files an appeal of the amount owed, then the matter shall be set for hearing with the municipal judge within twenty (20) days from the date the notice is received by the clerk.

G. If payment in full is not received by the city within thirty (30) business days from the time the statement became final, then such shall be entered as a lien against the property and filed with Converse County. Further, the city may take appropriate action to collect the same, including, but not limited to, referral to a collection agency, reducing costs to judgment, or making the costs a special assessment or lien on the property involved. The foregoing cost, judgment, assessment or lien shall be in addition to any other penalty imposable under this chapter or any other lawful statute.

8.20.080 Penalty for noncompliance.

A. It shall be the duty of any person receiving a notice of a public nuisance as provided in this chapter to comply with the provisions of the notice and to respond to such notice within ten (10) days from the date on the notice, and if such person shall fail or refuse to abate such nuisance within ten (10) days from the date on the notice without just cause or within an extension of time given by the city ~~code compliance officer~~Community Service Officer, or the time established by the municipal judge after a hearing, such failure is declared to be unlawful and shall constitute a misdemeanor. Every twenty-four (24) hour period such nuisance persists to exist shall constitute a separate violation.

B. It is unlawful and shall constitute a misdemeanor for any person, within ten (10) days from the date on the notice, to remove any vehicle or junk from private property to any other private property upon which storage is not permitted, or onto any public property.

C. A violator may be assessed a fine of up to seven hundred fifty dollars ($750.00). In addition to the fine, the court may also order the nuisance abated and assess any costs incurred by [the] city to abate nuisance if the nuisance is not abated by the violator. All fines obtained on convictions under this

section shall be forwarded to the city's general fund to be utilized for costs the city incurs for nuisance abatement.

8.20.090 Reserved.

Editor's note(s)—Ord. No. 916, § 12, adopted May 14, 2012, repealed section 8.20.090 which pertained to transfer of ownership and derived from Ord. 744 (part), 2005.

8.20.095 Waiver of abatement costs.

A. Notwithstanding the other provisions of the ordinance codified in this section, the cost of abating a nuisance shall be waived for those Wyoming residents meeting the same resource eligibility requirements under W.S. 39-11-109(c)(ii) through (vii). All persons wishing to qualify for waiver of nuisance abatement costs must:

1. Furnish proof of the age and/or income requirements as set forth in W.S. 39-11-109(c)(ii) through (vii);
2. Must own, or be in the process of purchasing the property from which the nuisance is abated; and
3. Be living on the property from which the nuisance is abated.

B. Applications for waiver of nuisance abatement costs shall be filed with the ~~city~~ ~~administrator~~City Manager on forms supplied by the city, within ten (10) days after receipt of a notice of assessment. All information required to be given on such form shall be supplied and verified by the applicant. The maximum amount that may be waived under this section for any one (1) parcel of real property or any one (1) person shall be five hundred dollars ($500.00) per calendar year and shall be the determination of the ~~city~~ ~~administrator~~City Manager or the municipal judge.

8.20.097 Personal liability of owner.

The owner of the property on which a public nuisance was abated by the city shall be personally liable to the city for the reasonable costs incurred as a result of that abatement.

8.20.099 Removal—Voluntary consent—Affidavit.

The author of a nuisance may voluntarily consent to its removal by the city. To give such consent, all responsible persons of the property shall execute an affidavit acceptable to the ~~city~~ ~~administrator~~City Manager, stating that there are no other responsible person(s) of the property; that the responsible person(s) waive the right to hearing under Section 8.20.064; that the responsible person(s) will reimburse the city for the actual costs of removal and administrative overhead attributable to removal; and that reimbursement will be made to the city within thirty (30) days of removal. The affidavit shall contain an agreement by the responsible person(s) to indemnify the city for any loss, damage or expense alleged by any person as a result of removal or disposal. The affidavit shall release the city from any and all liability on account of the removal and disposal of a nuisance.

8.20.100 Vacant and occupied structures and land.

The Building Official/Inspector under the supervision of the Community Development Director shall enforce this section.

All property or premises, vacant or occupied, shall be maintained in a clean, safe, secure and sanitary condition so as not to adversely affect health and safety. All doors, windows and other openings of vacant structures shall be secured to prevent unauthorized entry. Any person who maintains or permits the existence of the prohibited dangerous condition herein is in violation of the 1997 Uniform Code for the Abatement of Dangerous Buildings and the procedure for abatement of such condition shall be pursuant to such Code. Failure to comply with an order issued under such Code shall be a violation of Section 15.09.020 of the Douglas Municipal Code.

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8.20.102 Other methods of abating nuisances.

Nothing in this title shall be deemed to limit the use of other lawful methods of abating nuisances, including, but not limited to, taking action in district court.

8.20.104 Severability.

If any section, subsection, sentence, clause, phrase or portion of the ordinance codified in this chapter is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance codified in this chapter.

8.20.110 Offensive drains, pools and sewers—Grading and drainage.

A. It is unlawful to cause or permit any cellar, private drain, ditch, pool, sewer or other thing or place upon any premises to become foul, offensive, or injurious to public health.

B. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon. It is unlawful to permit water to stand on any lot or premises until such water becomes foul or offensive or injurious to the public health, or to allow water to collect in any container on any lot or premises until such water supports mosquito breeding.

C. Roof water shall not be discharged in a manner that creates a public nuisance.

Exception: Approved retention areas and reservoirs.

8.20.120 Open cellars, pits or vaults.

It is unlawful to leave, keep open, or cause to be left open, unattended or unprotected any cellar door, pit, grating or cap of any vault or other subterraneous opening so that passersby may fall in or may be in danger of falling into such opening.

8.20.130 Protection for excavations.

It is unlawful to make any excavation, dig any hole, drain, ditch or other opening without providing proper protection by a fence or suitable safety obstruction around such excavation in such a manner as to prevent persons or vehicles from falling into the same. Such fences or safety obstructions shall be readily visible at any time of the day or night by pedestrians, motorized and nonmotorized traffic.

8.20.140 Individual sewage disposal systems.

It is unlawful to operate or use any individual sewage disposal system, privy or sewage vault within the city limits, unless authorized by the city.

8.20.150 Discharging offensive fluid matter.

It is unlawful to discharge or permit to be discharged or flow from any premises into or onto any adjacent property, any foul, noxious or malodorous liquid or any fluid matter that is or may become offensive.

8.20.160 Accumulation of refuse, garbage, and debris ~~and junked vehicles~~.

It is unlawful for any person owning or occupying a lot or premises, or for that person's agent, to permit or cause the accumulation of garbage, refuse, or debris as defined in this section upon the lot or premises which causes or tends to cause substantial loss in the value of other property in the neighborhood in which such premises are located or which is found to be injurious to the health, safety and general welfare of the public. Nothing in this section is intended to prohibit the accumulation of such garbage, refuse or debris in or upon establishments or premises lawfully authorized for the purpose of treating or disposing of accumulated garbage, refuse or debris such as authorized junkyards and landfills.

"Debris" means discarded automobile parts or tires, household appliances, furniture or equipment, billboard refuse, silt from automobile washracks, dead animals, large or bulky boxes, barrels, tanks or containers, any refuse resulting from the wrecking, construction or reconstruction of any building, fence, sidewalk or structure of any kind or character, or any discarded refuse of a highly explosive or inflammable

nature, or anything whatsoever which may be found to be unsanitary, dangerous or injurious to the health, safety and general welfare of the public.

"Garbage" means any and all kitchen refuse, waste food, offal or animal matter or anything whatsoever which may decompose and become offensive, foul, unsanitary or dangerous to health.

"Refuse" means any and all grass clippings, leaves, weeds, or other yard waste, hay, straw, paper, rubbish, containers, glass, cans, bottles and any and all other material commonly known as rubbish or refuse of any kind, except as excluded in this chapter.

8.20.165 Junked vehicles, and unlicensed or inoperative vehicles.

It is unlawful for any person owning or occupying a lot or premises, or for that person's agent, to permit or cause the accumulation of junked vehicles upon the lot or premises. Nothing in this section is intended to prohibit the accumulation of such junk vehicles in or upon establishments or premises lawfully authorized and/or expressly permitted.

A. "Junked vehicle" means any vehicle originally designed or constructed to be self-propelled, regardless of whether it contains an engine, including, without limitation, automobiles, trucks, buses, motor homes, motorized campers, motorcycles, motor scooters, tractors, snowmobiles, dune buggies, off-road vehicles, and boats on private property which are found to either:

1. Be wrecked, abandoned, dismantled, partially dismantled, discarded, or inoperative;
2. Promote blight and deterioration;
3. Invite plundering;
4. Create fire hazards;
5. Create a harborage for insects, rodents, skunks and other vermin;
6. Constitute an attractive and dangerous nuisance creating a hazard to the health and safety of minors; or
7. Which causes or tends to cause substantial loss in the value of other property in the neighborhood in which such premises are located or which is found to be injurious to the health, safety and general welfare of the public.

B. For purposes of this section, any one (1) of the following nonexclusive circumstances existing prior to, or at the time notice is delivered, shall be considered evidence that a vehicle upon private property constitutes a public nuisance:

1. Not less than thirty (30) days have passed without the vehicle being removed or screened;
2. A vehicle which is totally or partially suspended above the ground by jacks, blocks or other devices, except for a vehicle undergoing active repair, for up to forty-eight (48) hours when the same is being repaired;
3. A vehicle which does not display a current license plate, tag or valid temporary permit, except those in possession of licensed dealers for the purpose of sale at the place licensed for the sale;
4. A vehicle which is inoperative, or in a state of major disassembly or disrepair, or which is in the process of being stripped or dismantled, other than for up to thirty (30) days when repairing the same; or
5. A racecar that is not currently actively engaged in racing and equipped for racing with roll cage, windows removed, driver's name, sponsors and/or number displayed. Any racecar shall be concealed behind a six (6) foot opaque fence or within an enclosed building, with the exception of not more than ten (10) days prior to or following the date of the race event.
6. Demolition derby cars; or vehicles in an operable condition specifically adapted or constructed for exclusive operation on raceways, or parts thereof shall be considered junked vehicles ten days (10) following the demolition race in which they were used.

Demolition derby cars shall not be permitted on residential property more than fourteen (14) days prior to the event in which the demolition derby racecar is entered. Proof of event registration may be required.

Within no more than ten (10) days following the date of the race event, any demolition derby car shall be concealed behind a six (6) foot opaque fence or within an enclosed building.

C. Exceptions. This section does not apply to:

1. Vehicle storage incident to an automobile sales, towing, storage or repair business operated in compliance with all applicable law; or

2. The storage of wrecked, junked or inoperative vehicles by a lawful salvage business operating in compliance with all applicable law; or

3. For use in refurbishing and restoring vehicles as a hobby, a property owner may keep on his/her property no more than two (2) unlicensed or inoperative vehicles and materials involved with the repair and restoration of those vehicles, provided the vehicles and materials are effectively concealed from view.

"Effectively concealed from view" means any vehicle which is maintained in such a manner that it does not constitute a health hazard, does not attract children, rodents or pests, and which is located so that it is not readily visible from a public place or surrounding private property, or is enclosed in a building, or is completely covered with an intact, opaque cover designed for said vehicle (e.g., custom fit car cover), or is concealed behind appropriate opaque fencing.

8.20.170 Burning garbage and refuse.

It is unlawful for any person to burn or cause to be burned any garbage, waste, packing material, trash, refuse, discarded boxes or other materials within the corporate limits of the city without first having obtained written permission from the fire chief.

8.20.175 Private roads.

Private roads are defined as any way or place, whether paved or unpaved, in private ownership and maintenance used for vehicular travel by the owner and those having express or implied permission from the owner, which provides access to three (3) or more residences, and which is not dedicated as a city street.

Maintenance of private roads shall be the sole responsibility of the landowner(s).

All private roads shall, at a minimum and unless otherwise specified in this code, be graded in such a way as to be maintained free from potholes, ruts, and other obstructions, and to provide adequate drainage from the road surface for the provision of safe and convenient vehicular access from abutting streets for area residents, emergency responders, and utility providers. Road surfaces shall be comprised of a minimum of three (3) inches of compacted gravel or an alternative aggregate approved by the city engineer, with appropriate measures to control dust. Dirt, mud, gravel or aggregate tracked onto paved, public streets must be removed as soon as practical.

Upon notification of violation of these conditions, the owner of said roads shall have ten (10) days from the date of the notice to bring the streets into compliance, as outlined in Section 8.20.062 of this code. As specified in that section, one (1) twenty (20) day extension may be granted by the ~~code compliance officer~~Community Service Officer. Any additional extension shall be based on extraordinary circumstances and at the discretion of the ~~Community Development~~Police Department. In the event that the road is not timely brought into compliance, the city shall have recourse to all enforcement options enumerated within title 8.20 of this code.

8.20.180 Sidewalks, driveways and parking lots.

A. All sidewalks, walkways, stairs, driveways, parking lots and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

B. It is unlawful to allow dirt, rubbish or refuse of any kind to be thrown, swept or pushed into the street adjacent to any store or place of business by the owner, manager or any employee or agent thereof.

Each business establishment is held responsible for keeping the sidewalk and gutter adjacent to such building free of any accumulation of dirt, papers or refuse.

8.20.190 Removal of snow and ice.

A. Sidewalks. Owners and/or occupants of property abutting a sidewalk shall, after a snowfall, remove snow, ice or slush from such sidewalks and maintain them free of the same. All persons or entities owning, occupying, or having control of certain premises, a building or an empty lot located within commercial zones in the city shall clear the sidewalks of snow, in front of or on the side of said premises, building or empty lot located adjacent to a public street after any snowfall accumulation by five (5:00) a.m. the following day. All persons owning, occupying, or having the control of premises, a residence, a building or empty lot located within all other zones in the City of Douglas shall cause such snowfall accumulation to be removed from sidewalks on the boundary of their premises, residence, building or empty lot within five (5) days. If any owner or occupant of the property fails to comply with this subsection, the city may, after a reasonable effort to contact the owner and/or occupant either in person or by telephone, have the snow ice or slush removed and charge the owner or occupant for the costs thereof, as provided in Section 8.20.070.

B. Except as provided for in subsection C below, it is unlawful for any person to remove snow from private property and place the same on a public right-of-way or without adequate arrangements for the immediate removal thereof. For the purposes of this section, public right-of-way means the area on, below, or above a public roadway, highway, street, alley, bridge, sidewalk, or utility easement dedicated for compatible uses, but excepting therefrom any area between the sidewalk and the public roadway.

C. Persons owning or leasing property within the commercial zone for the city, as defined by the official City of Douglas zoning map, shall be allowed to push the snow, ice, and slush from their sidewalk into the public street subject to the following conditions:

1. The snow must be pushed into the street as provided for herein by five (5:00) a.m. on the following day of a snow;
2. Snow may only be pushed into the streets from concrete or asphalt surfaces.

8.20.200 Weeds—Composting exception.

A. For the purpose of this chapter, the following words and phrases shall have the meaning respectively ascribed to them by this section:

1. "Native areas" means those areas adjacent to the city's open drainageways and areas of natural groundcover, and/or areas of extreme topography.
2. "Drainageways" means a route or course along which water moves or may move to drain a region.
3. "Wood plants" means perennial plant materials such as trees, shrubs, vines and groundcovers with woody fiber, which serve as desirable flora components of an urban landscape.

B. Weed Removal. All premises and adjoining property, including the space between such property and the street and that portion of the alley adjoining such property, and the sidewalk areas abutting thereon, shall be maintained free from weeds and untended growth of vegetation in excess of ~~ten~~ eight (~~10~~8) inches in height. The presence of such weeds may create a fire, safety or health hazard, or may attract vermin either on the property, on neighboring properties, or on both. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers, gardens and lawns. Nothing in this subsection is intended to prohibit the use of tall, decorative grasses or plants as part of a landscaping or xeriscaping scheme.

Exception. Tracts of land greater than two (2) acres in size which are unsubdivided and unimproved and/or subdivided but unimproved, and under single ownership. Fire break required as per subsection C.

C. Fire Break Required.

1. It is the duty of every owner of any lot, or parcel of ground in the city, to mow and maintain a strip for a fire break between their private property and the native areas adjoining the property. The width of the fire break shall ~~be determined by the Community Development Department, and shall be based on the height, type and amount of growth, wind and geographical conditions, and type of exposure threatened~~no less than ten (10) feet from the property line into the property.

2. Tracts of land greater than two (2) acres in size which are unsubdivided or subdivided and unimproved, and under single ownership shall be mowed a minimum of ten (10) feet from the property line into the property or twenty (20) feet when adjacent to residential neighborhoods ~~unless otherwise specified by the Community Development Department as per subsection C.1~~.

3. Drainageways, excluding the North Platte River, shall be mowed a minimum of ten (10) feet extending out from the top of the bank. When drainageways are adjacent to residential neighborhoods, they shall be mowed a minimum of twenty (20) feet extending out from the top of the bank. Woody plants located within this area are exempt from having to be mowed. The code enforcement officer, for reasons of erosion, spoilage of natural groundcover, etc., can deem the mowing of the drainageway to be impractical, and exempt from the mowing requirement.

4. Native areas and/or areas of extreme topography, as determined by the Community Development Department, and the natural vegetation contained therein, are exempt from the weed removal and height limitation provisions of this chapter with the exception of subsection C.1.

D. Composting Exception. The provisions of subsection A. do not prohibit the maintenance of a compost pile on residential property, so long as the compost pile does not create a hazard and is:

1. Contained;

2. Maintained so as not to produce offensive odors or attract flies or vermin;

3. Located, insofar as reasonably possible, so that it is not visible from abutting properties or streets;

4. Maintained in compliance with all rules, regulations and procedures that may be promulgated by the public works director.

8.20.205 Trees and shrubs.

A. Definitions. For this chapter, the following words and phrases shall have the following meanings:

1. "Arborists" are herein defined as any person, firm, or corporation engaged in the business of cutting, trimming, pruning, spraying, injecting chemicals, or removing trees or shrubs for compensation.

2. "City property" means all city-owned property, including parks, and dedicated rights of way and other real property.

3. "Park trees" are hereby defined as trees, shrubs, bushes and all other woody vegetation in public parks and all areas owned by the city.

4. "Public Nuisance" means any dangerous or unsafe tree or portions thereof on streets or alleys, in parks, on other public places, and private property, or posing a hazard thereof; any destructive or communicable disease or pestilence which endangers the growth, health, life, or well-being of trees or shrubs in the city.

5. "Street trees" are hereby defined as trees on land lying between property lines on either side of all streets, avenues, alleys, or right of ways within the city.

6. "Tree Topping" is described as the severe cutting back of limbs to stubs larger than three (3) inches in diameter within the crown to such a degree so as to remove the normal canopy and disfigure the tree.

B. Trees to be Trimmed. Every owner or occupant of any real property shall trim all trees on property owned or occupied by him which are overhanging the sidewalks, streets or alleys so that the branches

thereon will not interfere with pedestrians or public travel. Same shall be trimmed so that all parts shall be at least eight (8) feet above any sidewalk it may overhang. Same shall be trimmed so that all parts shall be at least fourteen (14) feet above any street or alley it may overhang.

If a tree, or any of its parts, adjoining boulevards, or alley ways, on private property in any way causes a hindrance to the general public, or in any way endangers the security and usefulness of any public street, highway, alley, utility, or sidewalk, the same is hereby declared a nuisance. The city shall issue a written notice requiring the owner or agent to correct or remove said nuisance within ten (10) days, unless such nuisance constitutes a traffic safety hazard, in which case the owner shall be required to abate the hazard within three (3) days. If the owner or agent does not correct said nuisance within the time specified, the city shall cause the same to be corrected or removed, and the costs thereof shall be billed to the property owner at a rate equal to one and one half (1½) times or a citation will be issued by the ~~code compliance officer~~Community Service Officer.

C. Tree Topping. It shall be unlawful for any person, firm, or city department to top any tree on public property. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where proper pruning practices are impractical may be exempted from this ordinance at the determination of the Parks Department.

D. Hedges and Shrubbery. Every owner or occupant of any real property shall trim all hedges and shrubbery adjacent to public sidewalks so that no part of said hedges and/or shrubbery shall extend over any part of a public sidewalk in the city and/or streets and alleys so that no part of said hedges and/or shrubbery shall extend over any part of a street or alley. In case of corner lots, there shall be no hedges or shrubbery within the triangle, having its sides fifteen feet (15) each way from the corner of said lot facing the two (2) streets, and there shall be no other plants over two feet (2) high within such triangle.

E. Injury to Trees or Shrubbery. It is hereby declared unlawful for any person, not the owner thereof, or without lawful authority to do so, to willfully injure, destroy, deface, disfigure or demolish any fruit, shade or ornamental tree or shrub, growing, standing or being either on private ground or any street, parking area, public park or place within the city.

F. Attachment of Signs, Notices, Wires or Ropes. It shall be unlawful to attach any sign, advertisement, or notice to any tree or shrub on city property. It shall be unlawful to attach any wire or rope to any tree or shrub in any public street, parkway, or other city property without the approval of the Parks Department.

G. Street Corners. Trees and bushes shall be trimmed in a manner which does not prevent visibility at street corners or intersections.

H. Fire Hydrants. Trees and bushes shall be trimmed in a manner which provides clear visibility of and accessibility to hydrants.

I. Existing Trees. Trees in existence and growing at the date of the ordinance from which this section is derived shall be exempt from setback requirements.

8.20.210 Rodent and insect harborage.

A. The interior of all buildings and structures shall be kept free from insect and rodent harborage and infestation where such infestation threatens the public health, safety or welfare. Where rodents or insects are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate insect and rodent harborage and prevent reinfestation.

B. All exterior premises shall be kept free from infestation of insects, rodents and other noxious pests where such infestation threatens the public health, safety or welfare.

C. Any person who maintains or permits the existence of the prohibited dangerous condition herein is in violation of the 1997 Uniform Code for the Abatement of Dangerous Buildings and the procedure for abatement of such condition shall be pursuant to such Code. Failure to comply with an order issued under such Code shall be a violation of Section 15.09.020 of the Douglas Municipal Code.

8.20.215 Interior sanitation.

The Building Official/Inspector under the supervision of the Community Development Director shall enforce this section.

A. The interior of every building or structure shall be maintained free from any unsafe or unsanitary accumulation of refuse and garbage.

B. All sanitary facilities shall be installed and maintained in a safe and sanitary condition.

C. Any person who maintains or permits the existence of the prohibited dangerous condition herein is in violation of the 1997 Uniform Code for the Abatement of Dangerous Buildings and the procedure for abatement of such condition shall be pursuant to such Code. Failure to comply with an order issued under such Code shall be a violation of Section 15.09.020 of the Douglas Municipal Code.

8.20.220 Structure exteriors, accessory structures, fences and walls.

The Building Official/Inspector under the supervision of the Community Development Director shall enforce this section.

A. Structure exteriors, including fences and walls, shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare.

   1. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in good condition.

   2. Exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, shall be maintained structurally sound, and in good repair.

   3. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.

   4. Basement hatchways that provide access shall be equipped with devices that secure the unit from unauthorized entry. Such basement hatchways shall also be maintained to prevent the entrance of rodents, rain and surface water.

B. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

C. Any person who maintains or permits the existence of the prohibited dangerous condition herein is in violation of the 1997 Uniform Code for the Abatement of Dangerous Buildings and the procedure for abatement of such condition shall be pursuant to such Code. Failure to comply with an order issued under such Code shall be a violation of Section 15.09.020 of the Douglas Municipal Code.

8.20.230 Dilapidated structures.

The Building Official/Inspector under the supervision of the Community Development Director shall enforce this section.

Buildings or structures that are so deteriorated, damaged, dilapidated, or in need of repair so as to present a threat to the public health, safety and welfare of the community constitute a nuisance and shall be abated by repair, rehabilitation or demolition as provided in Chapter 15.09 of this code.

Section 2. Section 10.48.070 of the Douglas Municipal Code is hereby amended to read as follows:

10.48.070 Parking of recreational and utility vehicles and trailers on public streets.

The purpose of this section is to address health, safety, and welfare concerns related to snow removal, street sweeping, traffic movement, ingress and egress from private property on to public right-of-ways, police observation of property, masking the presence of abandoned or inoperable vehicles, property values, and blight. The ~~Code Compliance~~Community Service Officer shall have the authority declare a nuisance and enforce items listed in this section.

"Unit" means a recreational vehicle, recreational trailer, motor home, bus, detached camper, boat, construction trailer, utility trailer, horse trailer, oversize vehicle, or similar vehicle or trailer.

A. Not more than one (1) unit may be parked within the paved portion of a public street adjacent to a building site and/or to the property to which the unit registration displays.

B. Units must be legally registered and have the ability to be moved under their own power or the power of a motorized vehicle.

C. Units shall not be parked in a manner that creates a vehicular or pedestrian traffic hazard.

D. No units described in this section shall be parked on any arterial street.

E. None of the units described in this section shall be used for dwelling or residential purposes.

F. Short term parking, of no more than ~~three~~ five (~~3~~5) consecutive days of any thirty-day period, of units as defined in this section related to outdoor recreation, is permitted provided such parking does not constitute a safety hazard, does not create a nuisance, and does not conflict with provisions of this Code. Any parking in excess of this time period is prohibited and is considered a nuisance.

G. Short term parking, of no more than three (3) consecutive days of any thirty-day period, of units as defined in this section not related to outdoor recreation, is permitted provided such parking does not constitute a safety hazard, does not create a nuisance, and does not conflict with provisions of this Code. Any parking in excess of this time period is prohibited and is considered a nuisance.

~~G~~H. Construction units may be parked at a site, other than that which it is registered to, where it is actively being utilized as part of a working construction site for which a building permit has been issued. The unit shall be removed as soon as its use is deemed unnecessary by the ~~Code Compliance Officer~~Building Official. Construction units shall not create a safety hazard, create a nuisance, or conflict with provisions of this Code.

DRAFT

PASSED AND APPROVED ON FIRST READING this 10th day of March, 2025.

PASSED AND APPROVED ON SECOND READING this _____ day of _____, 20_____.

PASSED, APPROVED AND ADOPTED ON THIRD AND FINAL READING this _____ day of _____, 20_____.

_____
Kim Pexton, Mayor

Attest:

_____
Sonya Ortega, City Clerk

Published: _____

ATTESTATION

I, Sonya Ortega, 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.

_____
Sonya Ortega, City Clerk