



CITY OF **DOUGLAS** WYOMING

REGULAR PLANNING COMMISSION MEETING
October 22, 2025 – 5:45 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 June 24, 2024. All applicants are strongly encouraged to attend both meetings.

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of the Agenda
- V. Approval of the Minutes
 - A. **September 15, 2025 Minutes**
- VI. Planning and Zoning Matters
 - A. **SUB 03-25:** Application by the City of Douglas to vacate and replat all of Lots 18 through 37, inclusive, Block 2, and all of Lots 1 through 37 inclusive, Block 3, and all of Lots 1 through 21 inclusive, Block 4, Meadow Acres No. 2, and all of Lots 44 Through 76, inclusive, Block 4, and all of Lots 24 Through 57, inclusive, and Tracts D & F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition, into the Community Center Subdivision.
 - B. **ZON 02-25:** Application by the City of Douglas for the rezone of the Community Center Subdivision from R-1 Neighborhood Residential, R-2 Medium Density Residential, and R-3 Limited Mixed Residential to MU-PUD Mixed-Use Planned Unit Development Zoning District.
- VII. Code Considerations
 - A. **ORD 1061 Building Codes**

B. ORD 1062 Occupied RVs Allowed

C. ORD 1063 Residential Fence Setback

VIII. Staff Report – City Council Action on Forwarded Items

A. SUB 02-25 - Application by Lewis and Deborah Gettert to replat Sunrise Addition Lot 1 and Detmer Addition Lot 7 into the Gettert Subdivision in an R-2 Medium Density Residential Zone (510 & 530 N. 5th Street).

IX. Adjournment

Wednesday, October 22, 2025

Call to Order at:

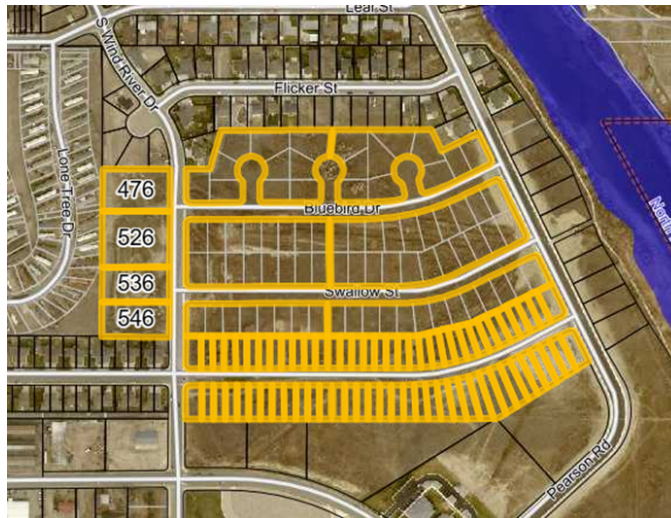
Meeting Adjourned at:

**PLANNING AND ZONING COMMISSION
STAFF REPORT
OCTOBER 20, 2025**

VACATION & REPLAT COMMUNITY CENTER SUBDIVISION.

SUMMARY

- CASE NUMBER:** SUB 03-25
- PREPARED BY:** Heidi McCullough – Planning Technician
- MEETING DATES:** October 20, 2025 – Planning Commission
October 27, 2025 – City Council
- REQUEST:** Vacate and replat all of Lots 18 through 37, inclusive, Block 2, and all of Lots 1 through 37 inclusive, Block 3, and all of Lots 1 through 21 inclusive, Block 4, Meadow Acres No. 2, and all of Lots 44 Through 76, inclusive, Block 4, and all of Lots 24 Through 57, inclusive, and Tracts D & F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition, into the Community Center Subdivision.
- PURPOSE:** To create lots for future residential development and the development of the Douglas Community Center.
- RECOMMENDATION:** The Community Development Department recommends approval of the request to Vacate and Replat all of Lots 18 Through 37, Inclusive, Block 2, and all of Lots 1 through 37 inclusive, Block 3, and all of Lots 1 through 21 inclusive, Block 4, Meadow Acres No. 2, and all of Lots 44 Through 76, Inclusive, Block 4, and all of Lots 24 Through 57, Inclusive, And Tracts D & F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition, into the Community Center Subdivision.
- VICINITY MAP:**



OWNER: City of Douglas
P.O. Box 1030
Douglas, WY 82633

LOCATION:

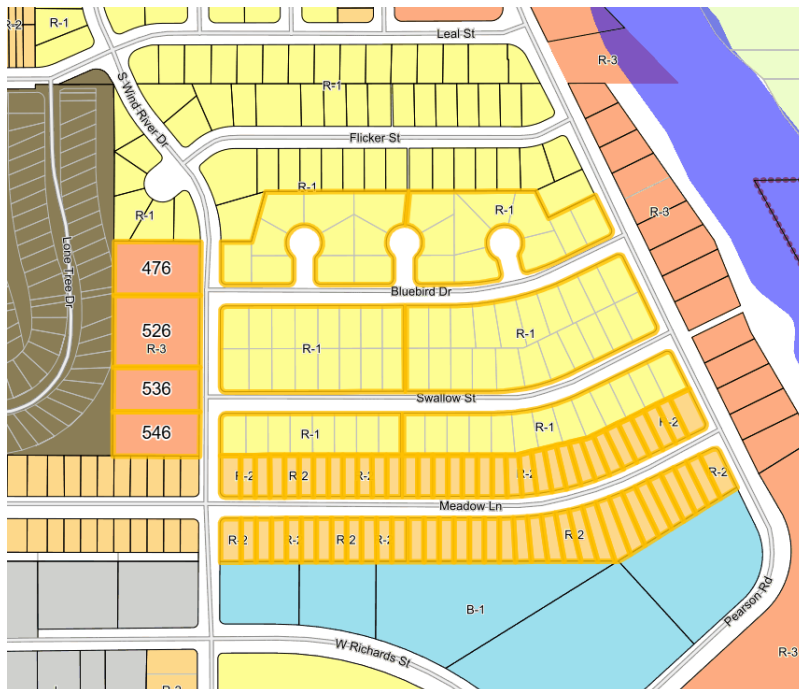
1. Legal Description: Lots 18 Through 37, Inclusive, Block 2, and all of Lots 1 through 37 inclusive, Block 3, and all of Lots 1 through 21 inclusive, Block 4, Meadow Acres No. 2, and all of Lots 44 Through 76, Inclusive, Block 4, and all of Lots 24 Through 57, Inclusive, And Tracts D & F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition.
2. General Location: The subject property is located between Flicker Street and East Richards Street, and between Pearson Road and West Douglas Mobile Home Court.

SIZE: 33.35 Acres.

EXISTING LAND USE: Vacant; Douglas Community Center under construction.

SURROUNDING LAND USE	ZONING	ANNEXATION STATUS
North: Residential	R-1	City
South: Vacant	B-1	City
East: Vacant	R-3	City
West: Residential	MH-2/R-2	City

ZONING: The property is currently zoned R-1 Neighborhood Residential, R-2 Medium Density Residential and R-3 Limited Mixed Density Residential. These zones are intended to provide for a mixture of residential uses.



PLAT DATA: The Subdivision is intended to allow for and encourage residential development and the development of the Douglas Community Center. The revisions include 93 residential lots and one (1) lot intended for the development of the Douglas Community Center.

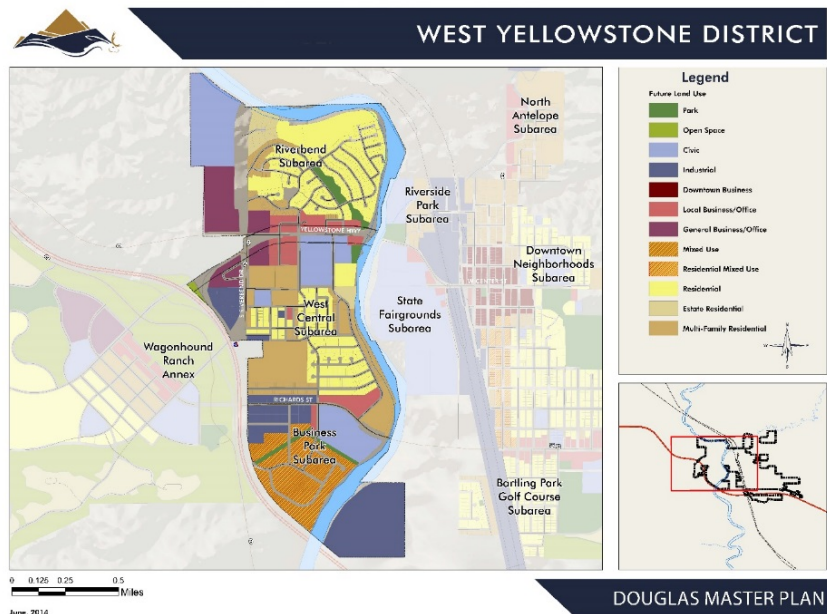
Any future use of this parcel will adhere to adopted standards and all applicable zoning regulations, standards and associated Master Plan; and will remain compatible with the surrounding uses.

HISTORY: The subject property was annexed to the City of Douglas as part of the Venture West Annexation in 1980. In 1980 and 1981 the Additions of Meadow Acres, Meadow Acres 2 and Meadow Acres 3 were created out of the Venture West Annexation. In 2021 a portion of Meadow Acres Addition was replatted into the Meadow Acres #4 Addition.

DOUGLAS MASTER PLAN:

The Douglas Master Plan designates this property as residential in the West Central Subarea of the West Yellowstone District.

Per the Master Plan: *“The central part of the subarea will include a mix of housing types. Many of these areas are separated and lack street connections. Other residential neighborhoods are in need of enhancements and redevelopment.”*



The proposed changes would be in keeping with the goals stated in the Douglas Master Plan.

REVIEW COMMENTS: Comments were received from the City Engineer regarding plat corrections: those corrections were made. No other comments were received from reviewing agencies.

STAFF RECOMMENDATION: Staff recommends approval of the request to Vacate and Replat all of Lots 18 Through 37, Inclusive, Block 2, And All Of Lots 1 through 37 inclusive, Block 3, and all of Lots 1 through 21 inclusive, Block 4, Meadow Acres No. 2, and all of Lots 44 Through 76, Inclusive, Block 4, and all of Lots 24 Through 57, Inclusive, And Tracts D & F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition, into the Community Center Subdivision.

FINAL PLAT OF "COMMUNITY CENTER SUBDIVISION"

TO THE CITY OF DOUGLAS, WYOMING

LOCATED IN THE SW1/4SE1/4, AND THE SE1/4SW1/4, SECTION 8,
TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CONVERSE COUNTY, WYOMING

SCALE: 1"=100'

NOTES

1. ERROR OF CLOSURE = EXCEEDS 1:500,000.
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/86.
3. DISTANCES: GRID.
4. COORDINATES LISTED RELATE TO THE CITY OF DOUGLAS DATUM.
5. ELEVATIONS LISTED REFERENCE NAVD88 AND NOT INTENDED FOR USE AS BENCHMARKS.
6. PUBLIC WATER AND SEWER WILL BE PROVIDED BY THE CITY OF DOUGLAS, WYOMING, BUT ALL IMPROVEMENTS TO PUBLIC OR PRIVATE UTILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER.

CERTIFICATE OF SURVEYOR

I, James F. Jones, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of 'COMMUNITY CENTER SUBDIVISION' as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Douglas regulations governing the subdivision of land.

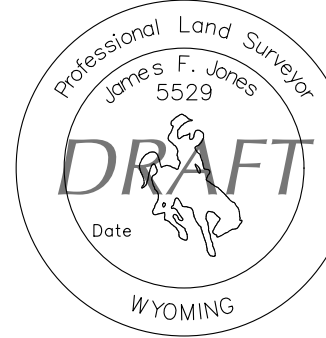
STATE OF WYOMING)
NATRONA COUNTY) SS

The foregoing instrument was acknowledged before me this

_____ day of _____, 2025.
James F. Jones, P.L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

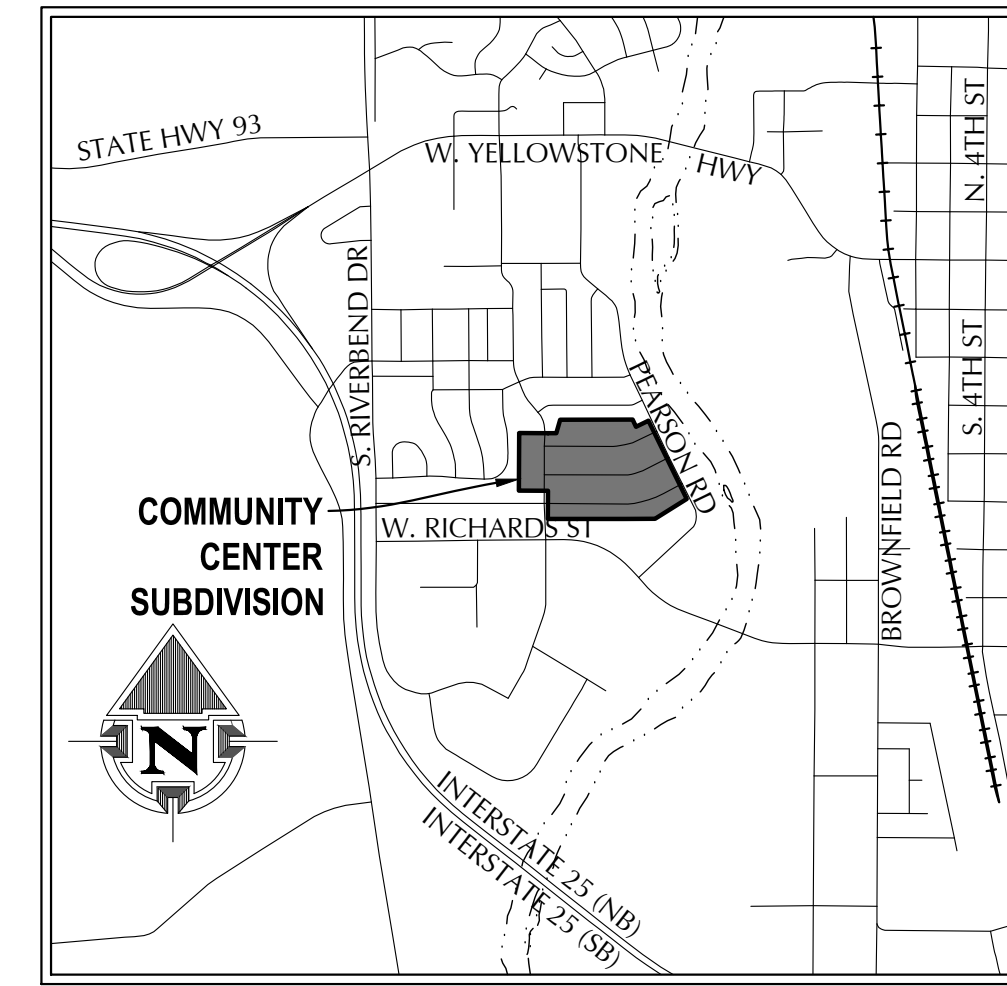
NOTARY PUBLIC



CONVERSE COUNTY CLERK'S CERTIFICATION

FILING NO. _____
OFFICE OF THE REGISTER OF DEEDS
STATE OF WYOMING
COUNTY OF CONVERSE
THIS INSTRUMENT WAS FILED FOR RECORD THIS _____ DAY OF _____, 2025
AT _____ O'CLOCK _____ M., AND DULY RECORDED AS INSTRUMENT # _____
IN CABINET _____ ON SLIDE _____

COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS



VICINITY MAP
1" = 2000'

CERTIFICATE OF DEDICATION

The City of Douglas hereby certifies that they are the owner and proprietor of the foregoing Parcel located in and being all of Lots 18 through 37, inclusive, Block 2, and all of Lots 1 through 37, inclusive, Block 3, and all of Lots 1 through 21, inclusive, Block 4, Meadow Acres No. 2, an addition to the City of Douglas, and all of Lots 44 through 76, inclusive, Block 4, and all of Lots 24 through 57, inclusive, and Tract F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition situate within the SW1/4SE1/4, and the SE1/4SW1/4, Section 8, Township 32 North, Range 71 West of the Sixth Principal Meridian, Converse County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at the northwest corner of Lot 4, Block 8, Meadow Acres No. 3 and a point on the east right-of-way line of South Wind River Drive, monumented by an aluminum cap; thence N0°16'20"E, along the east right-of-way line of said South Wind River Drive, a distance of 293.82 feet to a point; thence N89°45'16"W, a distance of 301.84 feet to the southeast corner of West Douglas Mobilehome Court; thence N0°13'46"E, along the east line of said West Douglas Mobilehome Court, a distance of 599.74 feet to the southwest corner of Lot 32, Meadow Acres; thence S89°49'33"E, along the south line of said Meadow Acres, a distance of 242.29 feet to the southeast corner of Lot 34, Meadow Acres and a point on the west right-of-way line of said South Wind River Drive; thence S89°49'35"E, across said South Wind River Drive, a distance of 60.00 feet to the southwest corner of Lot 17, Block 2, Meadow Acres No. 2 and a point on the east right-of-way line of said South Wind River Drive, monumented by an aluminum cap; thence N89°49'47"E, along the south line of said Lot 17, a distance of 85.06 feet to the southeast corner of said Lot 17, monumented by an aluminum cap; thence N15°39'37"E, along the east line of said Lot 17, a distance of 144.85 feet to the northeast corner of said Lot 17 and a point on the south line of Lot 14 of said Meadow Acres #2, monumented by an aluminum cap; thence N89°51'31"E, along the south line of Lots 2 through 14, and Tract B of said Block 2, Meadow Acres #2, a distance of 754.67 feet to the northwest corner of Lot 38 of said Block 2, Meadow Acres #2, monumented by an aluminum cap; thence S25°53'16"E, along the west line of said Lot 38, a distance of 83.46 feet to the southwest corner of said Lot 38, monumented by an aluminum cap; thence N63°56'37"E, along the south line of said Lot 38, a distance of 144.85 feet to the southeast corner of said Lot 38 and a point on the west right-of-way line of Pearson Road, monumented by an aluminum cap; thence S25°59'13"E, along the west right-of-way line of said Pearson Road, a distance of 907.49 feet to the northeast corner of Lot 3, Block 8, Meadow Acres #3, monumented by an aluminum cap; thence S58°06'48"W, along the north line of said Lot 3, Block 8, a distance of 389.62 feet to the northwest corner of said Lot 3 and a point on the south line of Section 8, monumented by a brass cap; thence S89°35'29"W, along the south line of said Section 8 and the north line of Lot 6, Block 8, Meadow Acres #3, a distance of 312.91 feet to the 1/4 corner common to Sections 8 and 17, monumented by a GLO stone; thence S89°58'49"W, along the south line of said Section 8 and the north line of Lots 4, 5 and 6 of said Block 8, Meadow Acres #3, a distance of 803.56 feet to the Point of Beginning.

The above described Parcel contains 33.35 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the foregoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "COMMUNITY CENTER SUBDIVISION", an addition to the City of Douglas, Wyoming. The above named owner and proprietor does hereby dedicate all streets and roads shown hereon to the use of the public and grants 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, along or across the strips of land marked as utility easements as shown on this plat.

OWNER

City of Douglas
P.O. Box 1030
Douglas, Wyoming 82633

Kim Pexton - Mayor, City of Douglas

STATE OF WYOMING)
CONVERSE COUNTY) SS

The foregoing instrument was acknowledged before me this

_____ day of _____, 2025, by:
Kim Pexton - Mayor, City of Douglas

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DOUGLAS, WYOMING, THIS _____ DAY OF _____, 2025.

ATTEST: _____ SECRETARY _____ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF DOUGLAS, WYOMING, THIS _____ DAY OF _____, 2025.

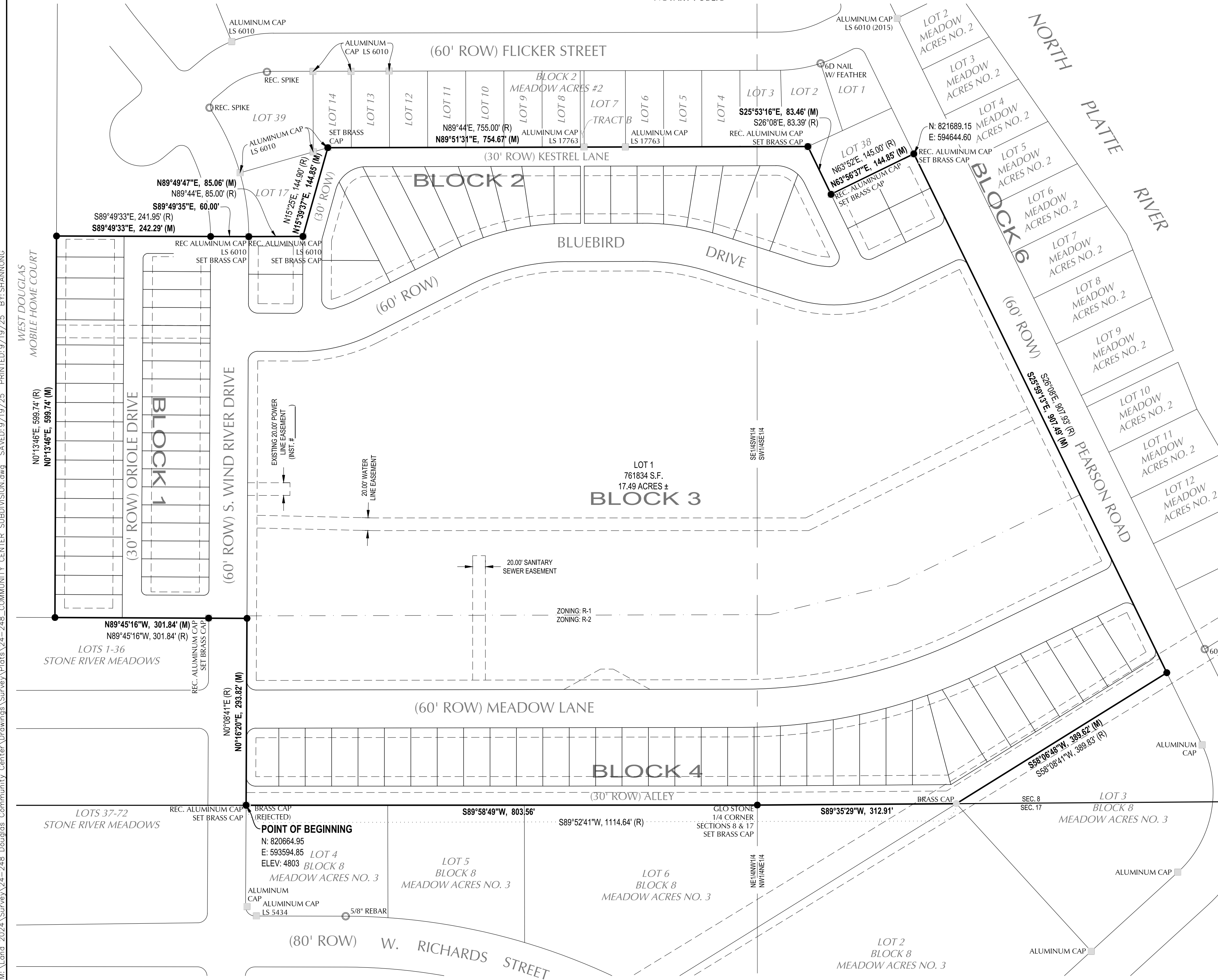
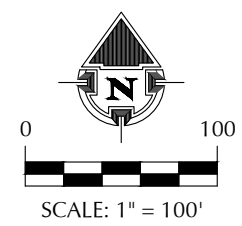
ATTEST: _____ CITY CLERK _____ MAYOR

APPROVED BY THE CITY ENGINEERS OFFICE OF DOUGLAS, WYOMING, THIS _____ DAY OF _____, 2025.

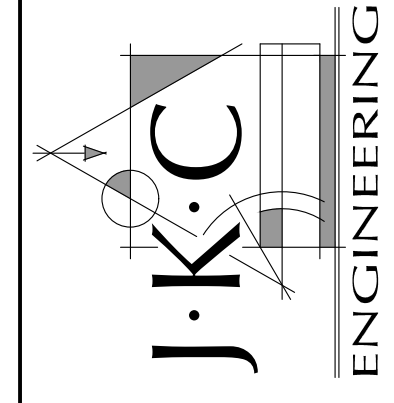
CITY ENGINEER

LEGEND

- RECOVERED BRASS CAP
- RECOVERED ALUMINUM CAP
- RECOVERED CORNER AS NOTED
- SET 5/8" REBAR W/ALUMINUM CAP
- SET BRASS CAP
- PLAT BOUNDARY
- LOT LINES
- EASEMENT LINES
- N52°14'56" W, 308.40' (M) MEASURED
- N52°14'56" W, 308.40' (R) RECORD



ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT
330 S. Center St., Ste 407 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672

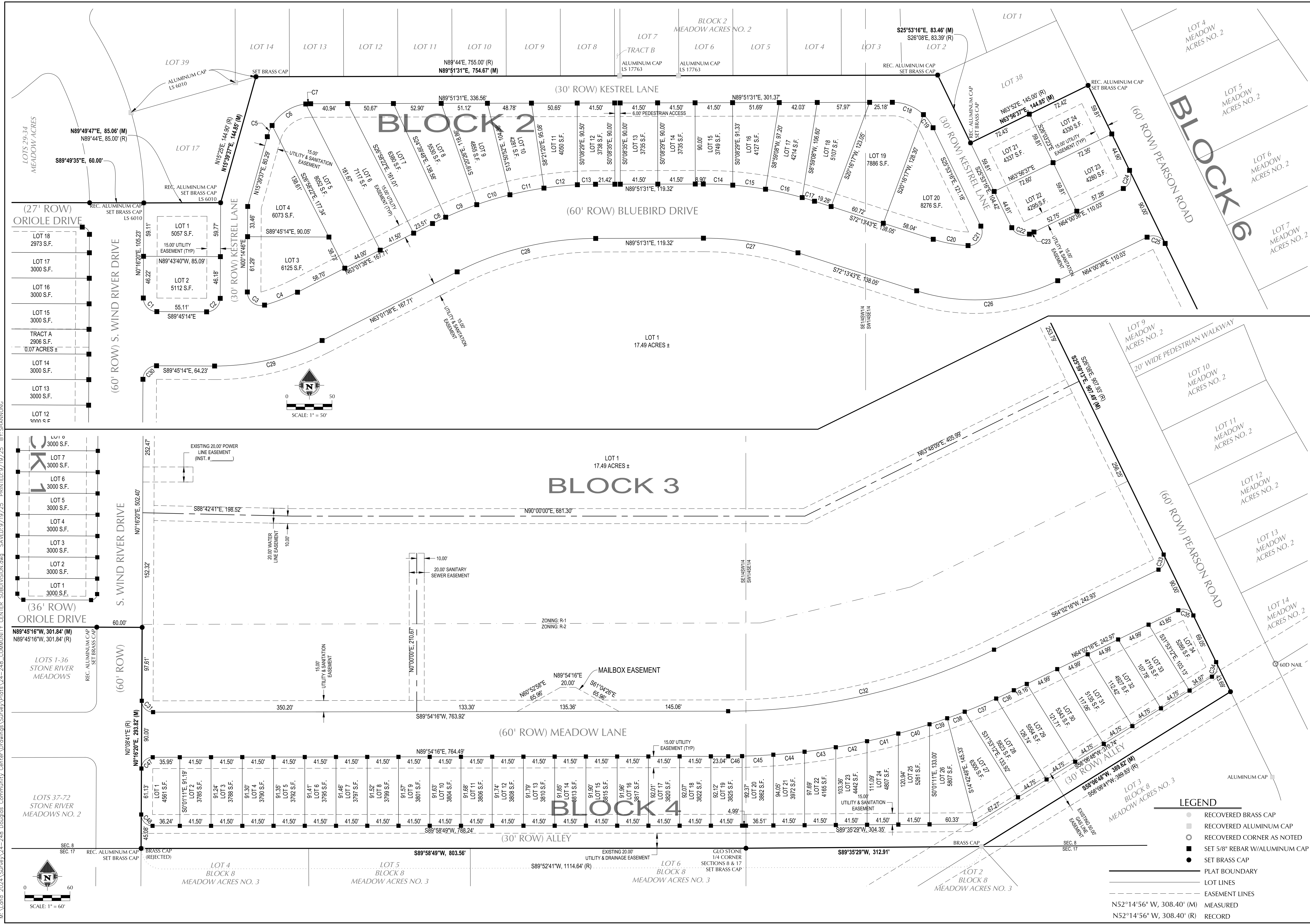


BEING A VACATION AND REPLAT OF ALL OF LOTS 18 THROUGH 37, INCLUSIVE, BLOCK 2, AND ALL OF LOTS 1 THROUGH 37, INCLUSIVE, BLOCK 3, AND ALL OF LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 4, MEADOW ACRES NO. 2; AN ADDITION TO THE CITY OF DOUGLAS, AND ALL OF LOTS 24 THROUGH 57, INCLUSIVE, AND TRACT F, BLOCK 5, MEADOW ACRES NO. 2 REPLAT, AND ALL OF MEADOW ACRES NO. 4 ADDITION, SITUATE WITHIN THE SW1/4SE1/4, AND THE SE1/4SW1/4, SECTION 8, TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONVERSE COUNTY, WYOMING.

FINAL PLAT OF
"COMMUNITY CENTER SUBDIVISION"
TO THE CITY OF DOUGLAS, WYOMING

DATE: 9/19/2025
PROJECT #: 24-248
DRAWN BY: SAG
SHEET TITLE:
RECORD OF SURVEY
SHEET NUMBER
1 OF 3

M:\Land 2024\Survey\24-248 Douglas Community Center\Drawings\Survey\24-248 COMMUNITY CENTER SUBDIVISION.dwg - SAVED: 9/19/25 - PRINTED: 9/19/25 - BY: SHANNING



ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT

J.K.C.
ENGINEERING

330 S. Center St., Ste 407 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672

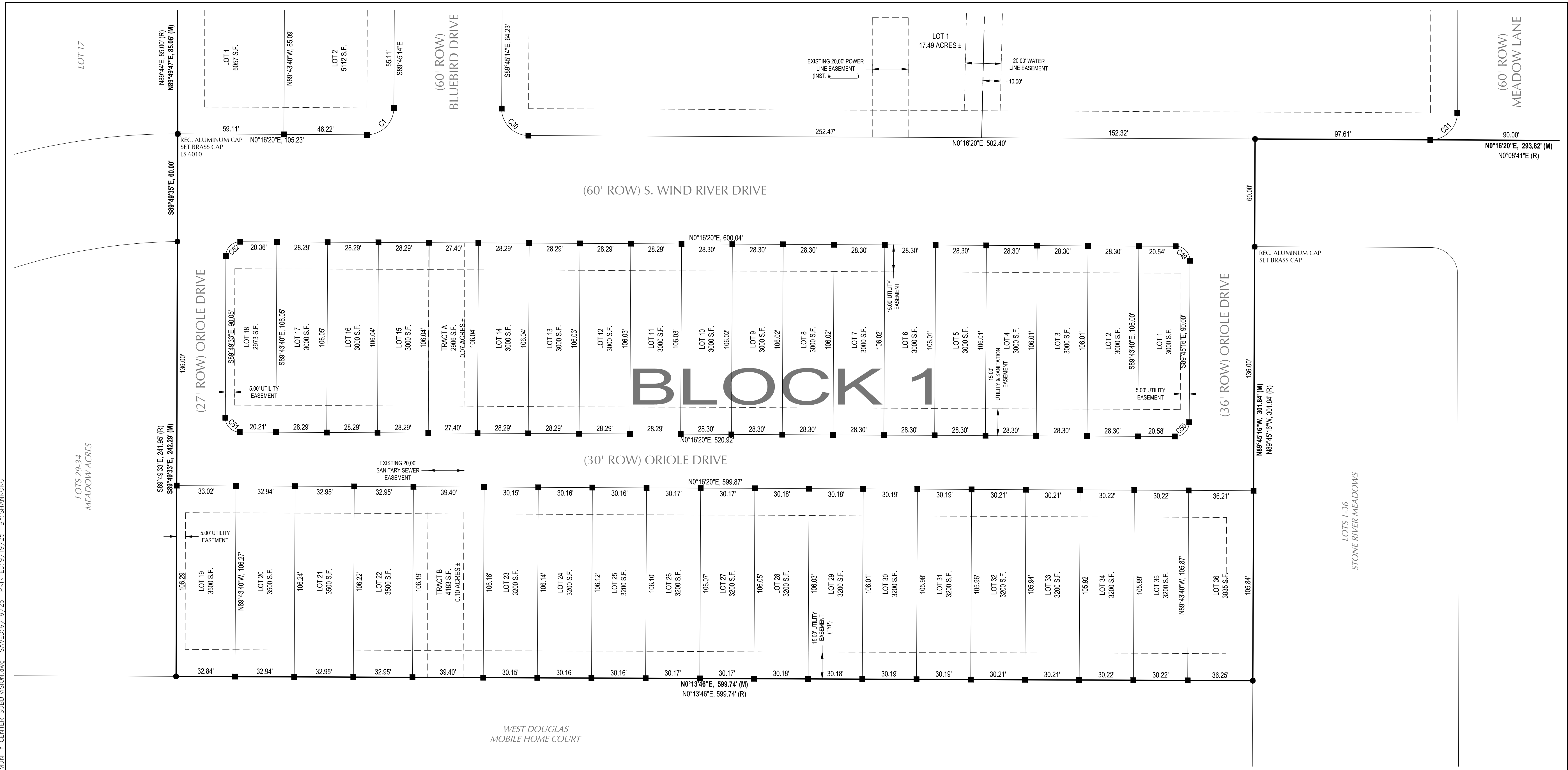
"COMMUNITY CENTER SUBDIVISION"

FINAL PLAT OF
TO THE CITY OF DOUGLAS, WYOMING
BEING A VACATION AND REPLAT OF ALL OF LOTS 18 THROUGH 37, INCLUSIVE, BLOCK 2, AND ALL OF LOTS 1 THROUGH 37, INCLUSIVE, BLOCK 3, AND ALL OF LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 4, MEADOW ACRES NO. 2; AN ADDITION TO THE CITY OF DOUGLAS, AND ALL OF LOTS 44 THROUGH 76, INCLUSIVE, BLOCK 4, AND ALL OF LOTS 24 THROUGH 57, INCLUSIVE, AND TRACT F, BLOCK 5, MEADOW ACRES NO. 2, REPLAT, AND ALL OF MEADOW ACRES NO. 4, ADDITION, SITUATE WITHIN THE SW1/4SE1/4, AND THE SE1/4SW1/4, SECTION 8, TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONVERSE COUNTY, WYOMING.

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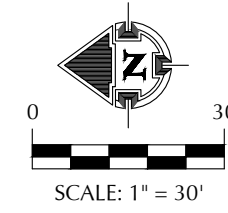
SHEET NUMBER
2 OF 3



Curve #	Radius	Length	Delta	Chord
C1	15,000	23.57	90°01'34"	N44°44'27"W, 21.22'
C2	15,000	23.56	90°00'00"	S45°14'46"W, 21.21'
C3	15,000	27.74	105°58'35"	N52°44'31"W, 23.96'
C4	200,000	39.24	11°14'34"	S68°38'54"W, 39.18'
C5	50,000	13.53	15°30'12"	N23°24'43"E, 13.49'
C6	50,000	45.80	52°28'46"	N57°24'12"E, 44.21'
C7	50,000	5.42	6°12'56"	N86°45'03"E, 5.42'
C8	400,000	16.12	2°18'34"	S64°10'55"W, 16.12'
C9	400,000	37.16	5°19'22"	S67°59'53"W, 37.15'
C10	400,000	38.35	5°29'33"	S73°24'21"W, 38.33'
C11	400,000	38.34	5°29'33"	S78°53'54"W, 38.33'
C12	400,000	37.25	5°20'11"	S84°18'48"W, 37.24'
C13	400,000	20.09	2°52'40"	S88°25'11"W, 20.09'
C14	400,000	32.64	4°40'29"	N87°48'14"W, 32.63'
C15	400,000	36.58	5°14'24"	N82°50'48"W, 36.57'
C16	400,000	41.61	5°57'36"	N77°14'48"W, 41.59'
C17	400,000	14.23	2°02'16"	N73°14'52"W, 14.23'
C18	50,000	37.99	43°31'44"	S88°22'37"E, 37.08'

Curve #	Radius	Length	Delta	Chord
C19	50,000	18.09	20°43'28"	S36°15'01"E, 17.99'
C20	150,000	39.24	14°59'25"	N79°43'26"W, 39.13'
C21	15,000	31.07	118°40'08"	S33°26'48"W, 25.80'
C22	15,000	23.03	87°58'37"	N69°52'35"W, 20.84'
C23	150,000	5.56	2°07'28"	S65°04'23"W, 5.56'
C24	15,000	23.56	89°59'51"	S19°00'43"W, 21.21'
C25	15,000	23.56	90°00'09"	S70°59'17"E, 21.21'
C26	210,000	160.39	43°45'38"	N85°53'27"E, 156.52'
C27	340,000	106.30	17°54'45"	S81°11'06"E, 105.86'
C28	340,000	159.22	26°49'54"	N76°26'35"E, 157.77'
C29	260,000	123.52	27°13'08"	N76°36'12"E, 122.36'
C30	15,000	23.56	89°58'26"	N45°15'33"E, 21.21'
C31	15,000	23.65	90°20'03"	N44°55'42"W, 21.27'
C32	810,000	365.68	25°52'00"	S76°58'16"W, 362.58'
C33	15,000	23.57	90°01'29"	S19°01'32"W, 21.22'
C34	15,000	22.02	84°06'00"	S16°03'47"W, 20.09'
C35	15,000	23.56	89°58'31"	S70°58'28"E, 21.21'
C36	870,000	25.88	1°42'15"	N64°53'24"E, 25.88'

Curve #	Radius	Length	Delta	Chord
C37	870,000	45.33	2°59'07"	N67°14'05"E, 45.32'
C38	870,000	24.85	1°38'12"	N69°32'44"E, 24.85'
C39	870,000	24.79	1°37'58"	N71°10'49"E, 24.79'
C40	870,000	43.30	2°51'06"	N73°25'21"E, 43.30'
C41	870,000	42.72	2°48'49"	N76°15'19"E, 42.72'
C42	870,000	42.27	2°47'02"	N79°03'14"E, 42.27'
C43	870,000	41.93	2°45'41"	N81°49'35"E, 41.92'
C44	870,000	41.69	2°44'44"	N84°34'48"E, 41.69'
C45	870,000	41.55	2°44'11"	N87°19'15"E, 41.54'
C46	870,000	18.46	1°12'56"	N89°17'48"E, 18.46'
C47	15,000	23.47	89°39'53"	N45°04'20"E, 21.15'
C48	15,000	23.64	90°17'32"	N44°52'26"W, 21.27'
C49	8,000	12.57	89°59'31"	S45°16'25"W, 11.31'
C50	8,000	12.57	90°00'24"	N44°43'52"W, 11.31'
C51	8,000	12.55	89°54'08"	N45°13'23"E, 11.30'
C52	8,000	12.58	90°06'13"	S44°46'27"E, 11.32'



LEGEND

- RECOVERED BRASS CAP
- RECOVERED ALUMINUM CAP
- RECOVERED CORNER AS NOTED
- SET 5/8" REBAR W/ALUMINUM CAP
- SET BRASS CAP
- PLAT BOUNDARY
- LOT LINES
- EASEMENT LINES
- MEASURED
- RECORD

"COMMUNITY CENTER SUBDIVISION"

TO THE CITY OF DOUGLAS, WYOMING
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DATE: 9/19/2025
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 SHEET TITLE:
RECORD OF SURVEY

SHEET NUMBER
3 OF 3

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