



CITY OF **DOUGLAS** WYOMING

REGULAR PLANNING COMMISSION MEETING
January 19, 2026 – 5:30 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 January 26, 2026. 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. **Planning & Zoning Commission Minutes: December 15, 2025**
- VI. Election of Officers**
- VII. Planning and Zoning Matters
 - A. **7 Trails Commerce Center URA**
 - B. **Resolution 2026-5: Community Blueprint Adoption by Planning & Zoning Commission**
 - C. **DEV2025-0103: Storage Containers as Mini Storage Warehouse at 1705 E Richards Street (Clearfield Addition #1, Lot 20, Block 5) in a B-1 Local Business District.**
- VIII. Code Considerations
- IX. Staff Report – City Council Action on Forwarded Items
- X. Adjournment

Monday, January 19, 2026

Call to Order at:

Meeting Adjourned at:

Planning Commission Regular Minutes
December 15, 2025

I. Call to Order

Chairman Hancock called the Douglas Planning and Zoning Commission to order at 5:30 p.m.

II. Pledge of Allegiance

Chairman Hancock led the assembly in the Pledge of Allegiance.

III. Roll Call

Roll call was taken with the following Commissioners present: Dave Patterson, Scott Bauman, Robin Velasquez, Jay Hancock, Carl Kosters. Also present Clara Chaffin, Community Development Director, Heidi McCullough, Planning Technician.

IV. Approval of the Agenda

Commissioner Dave Patterson moved to approve the agenda for December 15, 2025. Seconded by Commissioner Scott Bauman. Motion 5-0.

V. Approval of the Minutes

Commissioner Carl Kosters moved to approve the minutes from November 17, 2025. Seconded by Commissioner Dave Patterson. Motion 5-0.

A. **Planning & Zoning Commission Minutes November 17, 2025**

VI. Planning and Zoning Matters

A. **CUP2025-0110: Application by North Big Horn Hospital dba Summit Ridge Skilled Nursing & Rehabilitation for a Conditional Use Permit to operate a Nursing Home in an R-1 Neighborhood Residential Zone at 1108 Birch Street (Mountain Lodge Addition, Lot 1).**

Chairman Hancock opened the public hearing at 5:31 p.m. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for approval. Crystal Lake, representing the applicant, was on hand to answer any questions. There were no public comments. Chairman Hancock closed the public hearing at 5:35 p.m.

Commissioner Carl Kosters moved to recommend approval to City Council with staff recommendations. Seconded by Commissioner Robin Velasquez. Motion 5-0.

B. **CUP2025-0111: Application by Summit Ridge Assisted Living and Memory Care for a Conditional Use Permit to operate an Assisted Living Facility in an R-1 Neighborhood Residential Zone at 1110 Birch Street (Mountain Lodge Addition, Lot 2)**

Chairman Hancock opened the public hearing at 5:36 p.m. Director Chaffin

reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for approval. Crystal Lake, representing the applicant, was on hand to answer any questions. There were no public comments. Chairman Hancock closed the public hearing at 5:38 p.m.

Commissioner Dave Patterson moved to recommend approval to City Council, with staff recommendations. Seconded by Commissioner Scott Bauman. Motion 5-0.

C. CUP2025-0112: Application by Fred Kirchhefer for a Conditional Use Permit to have Mini Storage Units in a B-1 Local Business Zone at 1704 E Richards Street (Clearfield #1, Lot 20, Block 5)

Chairman Hancock opened the public hearing at 5:38 p.m. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for approval. The applicant, Fred Kirchhefer, was on hand to answer any questions. There were no public comments. Chairman Hancock closed the public hearing at 5:42 p.m. Chairman Hancock recused himself from the voting as the applicant was a former employee of his. Commissioner Scott Bauman moved to recommend approval to City Council with staff recommendations. Seconded by Commissioner Carl Kusters. Motion 4-0.

VII. Code Considerations

There were no Code Considerations currently going through City Council.

VIII. Staff Report – City Council Action on Forwarded Items

There were no forwarded items.

IX. Special Meeting Consideration

A. Special Meeting on January 5 to review the Plan & Project for the Urban Renewal Agency (URA).

The URA will present at the next Planning and Zoning Commission regular meeting on January 19, 2026.

X. Adjournment

There being no other business, Chairman Hancock called for a motion to adjourn the meeting. Commissioner Dave Patterson moved to adjourn. Seconded by Commissioner Robin Velasquez. Motion 5-0. Chairman Hancock adjourned the meeting at 5:57 p.m.

ATTEST:

Heidi McCullough, Secretary

Jay Hancock, Chairman



Seven Trails Urban Renewal Plan and Project

City of Douglas
Spring 2026
Wagonhound | AVI, PC.

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Introduction



The City of Douglas adopted Ordinance No. 1056 and Resolution No. 2025-14 on May 12, 2025 authorizing the creation and use of powers for the Urban Renewal Agency. This action fulfilled the requirements in Wyo. Stat. § 15-9-106, § 15-9-107, § 15-9-133, and § 15-9-134 as the Governing Body adopted a resolution declaring one or more slum or blighted areas in the community and that the redevelopment of such areas are necessary for the health, safety, morals or welfare of the community; and the Governing Body delegated the authorities of Urban Renewal to the Douglas Urban Renewal Agency. By completing the previous actions and pursuant to Wyo. Stat. § 15-9-106, the City of Douglas has completed the prerequisites to exercise the authority conferred by the Wyoming Urban Renewal Code.

This plan serves to establish the Seven Trails Urban Renewal Plan and Project for the City of Douglas. The Seven Trails Urban Renewal Plan will overview the urban renewal boundaries of the project area, the conditions of blight identified in the project area, all authorized urban renewal activities, the project financing, the term of the plan, the

conformance of the urban renewal project with adopted City of Douglas plans, the conformance of the project with Wyo. Stat. § 15-9-110, and the procedures to amend the plan. The Seven Trails Urban Renewal Plan will be referred to the Urban Renewal Agency and City Planning Commission for recommendations. The plan and recommendations will be introduced before the Governing Body for final consideration through Resolution. The creation of the plan and adoption thereof serves to enable and fulfill Wyo. Stat. § 15-9-107 through § 15-9-111, § 15-9-113, § 15-9-115 through § 15-9-116, and § 15-9-119 through § 15-9-132.

The Seven Trails redevelopment is proposed to be an apartment complex on the north side of the property and to-be-determined uses on the southern end. Once subdivided, all lots will be in the Plan and Project area. It is proposed that the City of Douglas will utilize its Urban Renewal powers to aid the redevelopment. The City plans to use tax increment financing (TIF), enabled by Wyo. Stat. § 15-9-120, to aid in the completion of these objectives. This plan is submitted to the City of Douglas for consideration by AVI, PC on behalf of Wagonhound Land and Livestock.

Urban Renewal Boundaries

The Seven Trails Urban Renewal Plan encompasses all of Parcel 3 of the Seven Trails Commerce Center Subdivision. It is anticipated that the site will be subdivided into future lots which will be eligible for Urban Renewal activities. The Urban Renewal Plan and Project will also include all adjacent rights-of-way for any necessary public improvements. The image to the right depicts the aerial of the site from the County Assessor while the image below shows the zoning of the area.

Legal Description: SEVEN TRAILS COMMERCE CENTER, PARCEL 3



Conditions Survey

The City of Douglas adopted their preliminary Blight Study on May 12, 2025. The Blight Study stated that blight generally exists within the boundaries of the municipality, making all property within the boundaries of the City eligible for an Urban Renewal Plan and Project. Parcel 3 of the Seven Trails Commerce Center exhibits the following conditions of blight: predominance of defective or inadequate street layout; faulty lot layout in relation to size, accessibility or usefulness; and other conditions such as the inadequacy of utilities (namely water and sewer).



Conditions Survey

The summary of the blight conditions found on-site are as follows:

1. Predominance of Defective or Inadequate Street Layout

The Seven Trails property is approximately 30 acres with limited access off a major highway. Its accessibility is limited and may cause conflicts with its proximity to a major intersection. Furthermore, the site is constrained by the Wyoming Police Academy access, which may result in conflicts as the site develops. The street network through the area is not sufficient for urban development and connections will need to be planned and built-in accordance with WyDOT Standards. Due to the faulty street network adjacent to Parcel 3 and the limitations with the Policy Academy access, this condition of blight is met.



2. Inadequacy of Utilities

The Seven Trails Parcel 3 site is inhibited by a lack of adequate utilities in the vicinity. The paramount issue with utilities is the capacity of the water pump station shown in the adjacent image. This station is currently only sized to service the Policy Academy and is limited in use to the Policy Academy. This results in any development located on site needing to upgrade the pump station. This could be several million dollars and is cost prohibitive from a development prospective. Furthermore, sewer connections in the vicinity are limited with the likelihood of upsizing the size and capacity of any sewer connections down stream. This, coupled with water pump issue, illustrate the presence of blight on the parcel.



3. Faulty Lot Layout in Regard to Size, Accessibility, or Usefulness

It is notable that the study area lacks pedestrian connectivity. The lack of internal connections through the site lead to accessibility issues and the significant grade changes on site lead to concerns with connectivity. Additionally, the lack of pedestrian connectivity along a major Highway has the potential to create unsafe conditions for those who use alternative modes of transportation. The size of the lot, grade changes, Policy Academy access, and lack of pedestrian or bicycle connectivity meet this condition of blight.



Authorized Urban Renewal Activities

The conditions identified in the plan and project area yield that the property is in need of rehabilitation and that such redevelopment is in the best interest of the public health, safety, morals and welfare of the community. This Urban Renewal Plan and Project proposes the City of Douglas use the Urban Renewal powers authorized in Wyo. Stat. § 15-9-113 to:

- ◇ Enhance public utilities as necessary, specifically the water pump station capacity and the sewer line upsizing and extension necessary to serve the site;
- ◇ improve stormwater facilities on the site;
- ◇ remediate any environmental contamination;
- ◇ improve any streets and curb, gutter, and sidewalks; and
- ◇ to the maximum extent possible under Wyoming law and the Wyoming Constitution, facilitate economic development and site beautification.

Tax Increment Financing

Pursuant to Wyo. Stat. § 15-9-120, the Seven Trails Urban Renewal Plan authorizes the use of tax increment financing for the Urban Renewal Project Area as identified in the Urban Renewal Boundaries. Upon passage of the Resolution for this Urban Renewal Plan, taxes levied upon taxable property in:

- ◇ Seven Trails Commerce Center, Parcel 3 (and any subdivisions of the property thereof); shall be divided as follows:
 - a. *That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the urban renewal project as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized prior to the effective date of the urban renewal project shall be allocated to and, when collected, paid into the funds of the respective taxing agencies as taxes by or for those taxing agencies on all other property are paid; and*
 - b. *That portion of the levied taxes each year in excess of the amount specified in paragraph (a) of this section shall be allocated to and, when collected, paid into a special fund of the City of Douglas to pay the principal and interest on loaned money advanced to, or any indebtedness (whether funded, refunded, assessed, or otherwise) incurred by the City or the Urban Renewal Agency, unless the total assessed valuation of the taxable property for the aforementioned properties exceeds the total assessed value of the taxable property in the project as shown by the last equalized assessment roll referred to in paragraph (a) of this section, all of the taxes levied and collected upon the taxable property in the urban renewal project shall be paid into the funds of the respective taxing agencies. When any loans, advances and indebtedness, if any, and interest have been paid in full, all monies thereafter received from taxes upon the taxable property in the urban renewal project shall be paid into the funds of the various taxing agencies as taxes on all other property are paid.*

Tax Increment Financing

The tax increment will be used to fulfill the purposes of Wyo. Stat. § 15-9-121, which reads:

In any urban renewal plan or in proceedings for the advance of monies or making of loans or the incurring of any indebtedness by the municipality or agency to finance or refinance in whole or in part the urban renewal project, the portion of the taxes specified in W.S. 15-9-120(a)(ii) may be irrevocably pledged for the payment of the principal of and interest on those loans or advances or that indebtedness.

The City will utilize the TIF to pay principal and interest on loans the City or a designated developer(s) receives for the purposes of carrying out the activities specified in this plan.



Plan Financing

As mentioned in the previous section, the Seven Trails Urban Renewal Plan and Project will utilize tax increment financing. The base tax collected of the property included in the plan boundaries is \$5,115.17. Like other Urban Renewal Plans and Project in the State each project will be required to perform individually, meaning the project will only be able to collect TIF from the increment it creates. The northern portion of the project will include the development of apartment units comprised of studio, one-bedroom, and two-bedroom units while the southern portion's development is yet to be determined. Each lot will be eligible to utilize the increment that it produces individually; however, they may work together for the water pump station capacity and the sewer line upsizing and extension necessary to serve the site. The TIF projections for the specified project will be provided once the Plan and Project is approved. These projections will be based off of nearby apartment projects and examples found throughout the State. However, the total project cost for both phases of the Stencil development is anticipated to be \$40 million, or approximately \$20 million per phase.

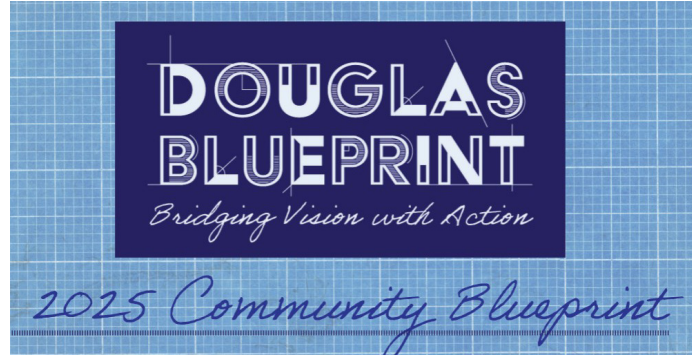
Based on similar projects in the community and state, such as the Jolly Rogers and West Downtown Urban Renewal plans in Cheyenne, the increment is projected to be approximately \$310,000 per year. This is subject to change as the uses on the southern portion of the property are yet to be determined.



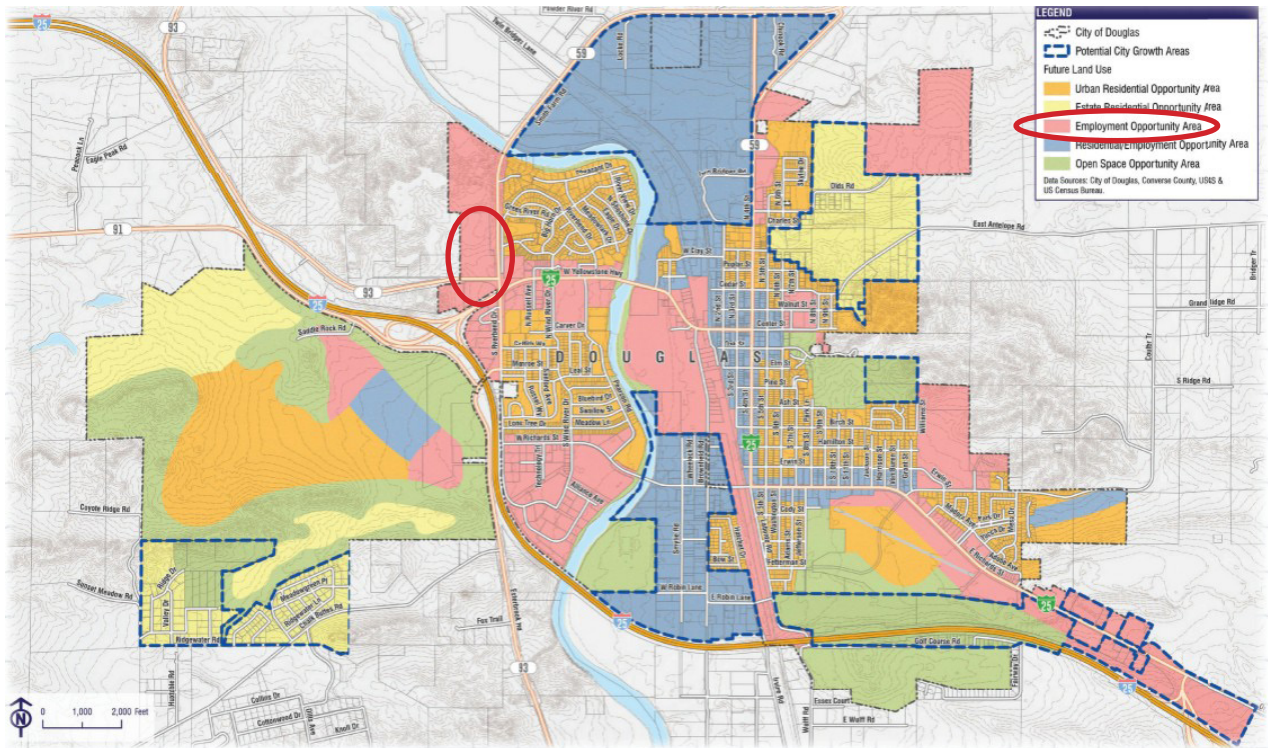
Conformance with Comprehensive Plan

The 2025 Community BluePrint is the Comprehensive Plan for the City of Douglas. The Seven Trails Urban Renewal Plan and Project substantially conforms to the Comprehensive Plan. Notably, the Urban Renewal undertaking addresses:

- ◇ West Yellowstone District Goals and Priorities: Remove barriers to investment and capitalize on new and existing business expansion plans (Page 26)
- ◇ Housing Strategy Direction: Consider incentives and infrastructure partnerships for infill projects and multifamily units in key areas like Downtown. (Page 32)
- ◇ Housing Strategy Direction: Implement strategies to attract developers to build more housing options, especially multifamily units, townhomes, middle- and entry-level homes, by offering incentives and support for new construction. (Page 32)
- ◇ Housing Strategy Direction: Allow and encourage a mix of housing product types within new and redeveloped areas to meet the varied needs of the community, such as affordability or aging in place (Page 32)



The future land use map designates the subject properties as Employment Opportunity Area. The Employment Opportunity Area designation applies to a wide range of community and regional retail, office, business, and other commercial uses. The Seven Trails Plan achieves this by anticipating commercial uses on the southern portion of the property and providing housing for future employment opportunities.



Conformance with §15-9-110

In order for an Urban Renewal Plan and Project to be approved the Governing Body must find that the plan meets the review criteria found in Wyo. Stat. § 15-9-110(a) and (b). Due to the fact that the Seven Trails Urban Renewal Plan does not consist of open space to be acquired by the municipality, the plan will not address the findings of Wyo. Stat. § 15-9-110(b). Pursuant to Wyo. Stat. § 15-9-110(a), the plan achieves the following requirements:

Criterion

Conformance

- i. A feasible method exists for the relocation of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to those families;*
- ii. The urban renewal plan conforms to the general plan of the municipality as a whole;*
- iii. The urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan;*
- iv. The urban renewal plan affords maximum opportunity, consistent with the municipality's needs, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.*

The Plan and Project area do not consider any residential properties; therefore, there is no need to consider relocation of families. The proposed project on the subject property will include several apartment units.

The 2025 Community BluePrint is the Comprehensive Plan for the City of Douglas. As discussed in the previous section, the Seven Trails Urban Renewal Plan conforms to the Douglas Comprehensive Plan.

The proposed development will contain adequate recreation facilities and pedestrian connectivity between the variety of uses anticipated on site. Furthermore, the site is in close proximity to the North Platte River and the open spaces found adjacent to this recreational amenity.

The Seven Trails Urban Renewal Plan and Project is the first Urban Renewal Plan submitted to the City of Douglas by private enterprise. The City cooperating with the development of the property with TIF funding will allow the project vision to come to fruition.

Plan Term and Amendment Procedures

The Term of the Seven Trails Urban Renewal Plan is 25 years from the approval of the Resolution by the Governing Body. The Plan shall be effective pursuant to Wyo. Stat. § 15-9-111(b). If the Governing Body deems that all projects have been accomplished and all debts incurred to finance those projects and all expenses of the Authority have been repaid, the Governing Body may declare this Plan fully implemented and the total tax collections derived from this Plan Area shall be paid into the funds of the appropriate taxing entity.

This plan shall be amended pursuant to Wyo. Stat. § 15-9-111(a). All modifications to this Plan will be referred from the Urban Renewal Authority Board to the City of Douglas Governing Body and shall be approved by Resolution.



**City of Douglas, Wyoming
Planning Commission Staff Report
Seven Trails Urban Renewal Plan and Project**

Applicant

City of Douglas (Plan submitted by AVI, PC on behalf of Wagonhound Land and Livestock and Stencil Group)

Project Area

Seven Trails Commerce Center – Parcel 3; Zoning B-2

Request

Review of proposed Urban Renewal Plan and Project and recommendation to City Council

Governing Statute

Wyoming Statute § 15-9-108

1. Purpose of Review and Role of the Planning Commission

Pursuant to W.S. 15-9-108, the Planning Commission’s role is to review the proposed Urban Renewal Plan and provide written recommendations to City Council regarding its conformity with the City’s Comprehensive Plan. The Planning Commission does not approve or deny the plan; its responsibility is advisory only. Final consideration and adoption authority rests with the City Council following receipt of the Commission’s comments or after the statutory 30-day review period.

2. Project Overview

The Seven Trails Urban Renewal Plan establishes an urban renewal project area encompassing all of Parcel 3 of the Seven Trails Commerce Center Subdivision, including adjacent rights-of-way necessary for public improvements. The plan supports redevelopment through urban renewal tools such as tax increment financing (TIF). The northern portion is anticipated to develop as multifamily housing, while the southern portion is reserved for future commercial or mixed-use development.

3. Urban Renewal Area and Boundaries

The plan area includes approximately 30 acres identified as Parcel 3 within the Seven Trails Commerce Center. The site may be subdivided in the future, with all resulting lots remaining eligible for urban renewal activities. The plan area also includes adjacent rights-of-way needed to accommodate infrastructure improvements.

4. Conditions Supporting Urban Renewal (Blight Findings)

The City adopted a preliminary Blight Study on May 12, 2025, identifying conditions supporting urban renewal eligibility. Documented issues include defective or inadequate street layout, insufficient water and sewer infrastructure capacity, and faulty lot configuration and connectivity. These conditions represent barriers to private investment without public participation.

5. Proposed Urban Renewal Activities

The plan identifies eligible activities including water and sewer infrastructure improvements, stormwater facility upgrades, street and sidewalk improvements, potential environmental remediation, and actions supporting economic development and site enhancement.

6. Tax Increment Financing (TIF) and Plan Financing

The plan authorizes potential use of tax increment financing. The current base tax generated within the plan area is approximately \$5,115 annually. Future tax increment would be used for eligible project costs. The plan anticipates total project investment of approximately \$40 million and preliminary tax increment projections of roughly \$310,000 per year, subject to refinement as development plans evolve.

7. Conformance with the City of Douglas Comprehensive Plan

The plan states it substantially conforms with the 2025 Community BluePrint Comprehensive Plan. It supports housing development, infrastructure partnerships, removal of barriers to investment, and aligns with the Employment Opportunity Area future land use designation.

8. Plan Term and Amendments

The proposed term of the Urban Renewal Plan is 25 years from adoption by City Council. Any amendments would be reviewed by the Urban Renewal Authority and approved by City Council through resolution.

9. Planning Commission Considerations

In providing comments to City Council, the Planning Commission may consider whether the plan substantially conforms with the Comprehensive Plan, whether the scope and boundaries are appropriate, and whether the use of urban renewal tools supports long-term community goals.

10. Suggested Motion

“I move that the Planning Commission recommend to City Council that the Seven Trails Urban Renewal Plan and Project is in substantial conformance with the City of Douglas Comprehensive Plan, consistent with the review role described in W.S. 15-9-108.”

RESOLUTION NO. 2026-5

A RESOLUTION ADOPTING THE 2026 COMMUNITY BLUEPRINT
(COMPREHENSIVE MASTER PLAN)

WHEREAS, the City of Douglas City Council have established the City of Douglas Planning & Zoning Commission pursuant to W.S. § 15-1-502; and

WHEREAS, the City of Douglas Planning & Zoning Commission is empowered under the provisions of Wyoming Statutes 15-1-501 through 15-1-512 to prepare and recommend a Master Plan for the physical development of the City of Douglas; and

WHEREAS, the City of Douglas Planning & Zoning Commission has fully complied with its statutory authority pertaining to the preparation of the 2026 Community Blueprint, land use plan, and action plan to effectuate the planning purposes of the City of Douglas, Wyoming; and

WHEREAS, the Board of County Commissioners approved Resolution 19-25 on November 18, 2025, pursuant to W.S. § 15-1-503; and

WHEREAS, the Douglas City Council approved Resolution 2026-4 on January 12, 2026, recommending approval of the 2026 Community Blueprint; and

WHEREAS, the 2026 Community Blueprint identifies the usage of land within the incorporated limits of the City of Douglas, as well as unincorporated areas adjacent to the City limits known as the Urban Growth Area; and

WHEREAS, the 2026 Community Blueprint is the result of extensive opportunities for public involvement and input; and

WHEREAS, the 2026 Community Blueprint represents the community’s vision of how Douglas is to develop into the future; and

WHEREAS, it is the intent of the City of Douglas to implement the 2026 Community Blueprint to achieve the goals and policies outlined therein; and

WHEREAS, the adoption of the 2026 Community Blueprint will promote a stable, safe and attractive community where residents share a sense of pride, celebrate heritage, and plan for the future.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF DOUGLAS, WYOMING, that the City of Douglas 2026 Community Blueprint shall be approved and adopted pursuant to W.S. § 15-1-503.

PASSED, APPROVED, AND ADOPTED this 19th day of January, 2026.

Jay Hancock, Chairman

Attest:

Heidi McCullough, Secretary

**DOUGLAS
BLUEPRINT**
Bridging Vision with Action

2026 Community Blueprint

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COVER PAGE

What is the Community Blueprint?

Our Community Blueprint is a comprehensive guide to Douglas' future! It is designed to be visionary and unique, challenging the notion that a plan must be filled with excessive text and content to justify its purpose. The Douglas Community Blueprint adopts a quicker, lighter, and more efficient approach to comprehensive planning. Our community came together to create an ambitious yet attainable blueprint to guide our City forward. The Douglas Community Blueprint aims to be:



Our Community Blueprint serves as a living document that is encouraged to be revisited every five years. This document should be flexible to encourage changes as the community evolves and conditions change. As an advisory document, the Community Blueprint outlines our vision and goals and provides direction for appointed and elected officials in making decisions regarding the long-range planning needs of our community.

How to Use the Community Blueprint

City staff and appointed and elected officials should consult the Community Blueprint when considering development proposals, updating policies and regulations, outlining work plans, budgeting, and determining capital expenses. This document works in conjunction with our innovative Strategic Doing initiative, launched in 2023. Strategic Doing provides a flexible approach that goes beyond conventional methods of developing strategic plans and annual budgets.

The actionable implementation strategies in this plan will inform the Strategic Doing now and into the future. The format of the Community Blueprint follows a branded “pocketbook layout.” Each topic includes four elements: Introduction, Physical Considerations, Policy Direction, and Action Steps. The action steps are collated in the Action Plan at the end of the document and is used by the community to track responsibility, timeframes, potential funding sources, and metrics of success.

HOW CAN I USE THE COMMUNITY BLUEPRINT?

- **Community Members:** The Community Blueprint outlines our community's vision and values for the future while documenting community priorities. The action plan helps our community understand that desired enhancements and improvements are “on the list,” along with the anticipated timing and funding required to see these efforts take shape. We use this plan to ensure ongoing alignment of citywide decisions with the goals and aspirations of our community.

- **Council:** City Council members use the Community Blueprint as a guiding document to align policies, zoning and development decisions, and capital investments with our long-term goals. This helps them make thoughtful and informed decisions in harmony with our goals.
- **Staff:** City staff use the Community Blueprint to inform their daily actions and decisions, ensuring that projects, permits, and policies are consistent with our long-term goals.
- **Non-profit:** Community organizations use the Community Blueprint to identify key areas where their goals align with our priorities, which can strengthen funding proposals, inform policy, and uncover opportunities for collaboration on shared goals.
- **Business and Development Community:** The Community Blueprint provides guidance on how to best achieve community expectations and fulfill our vision, improving communication, collaboration, and consistency while implementing development and business plans.

The Process



5
TARGETED COMMUNITY
MEMBER EVENTS

6
YOUTH, STAKEHOLDER,
AND COMMITTEE
MEETINGS

19
ENGAGEMENT
ACTIVITIES

>335
ONE-ON-ONE
CONVERSATIONS WITH
ENGAGED RESIDENTS

~625
COMMUNITY MEMBER
CONNECTIONS

Youth and Senior Voices

Youth and senior community members make up nearly half of Douglas' total population. With this distribution, it was critically important for us to hear directly from these groups and reflect their vision and values in our Plan.

YOUTH ENGAGEMENT

We met with students in a lively, interactive setting designed to spark ideas and gather honest feedback. The energy was high, and the insights were clear. Themes were captured in two visual graphics to the right.

HERE'S WHAT THE YOUTH LOVE MOST ABOUT OUR TOWN.

- **Community Events:** The variety and opportunities to celebrate.
- **Small-Town and Family-Friendly Feel:** It's easy to feel a sense of belonging.
- **Bowling-Theater Venues:** These spots are fun and bring us together.
- **State Fair:** It's a highlight we look forward to every year.

THEY ALSO SHARED WHAT THEY HOPE TO SEE MORE OF.

- **Indoor Recreation Facilities:** Places to be active year-round, especially colder months.
- **Family Restaurants:** More places to eat out with families.
- **Community and School Events/Programs:** More ways to get involved and connect.
- **Shopping Opportunities:** More local and diverse options.
- **Housing Options:** Affordable and varied housing.



SENIOR ENGAGEMENT

At the senior center, we hosted activities that encouraged open sharing. Seniors voiced thoughtful concerns and aspirations. Seniors are optimistic about seeing more businesses, amenities, and beautification efforts that make Douglas even more livable. What we heard most included the following.

- **Affordability:** Rising prices are a real concern.
- **Services:** There's a need for more accessible and reliable services.
- **Infrastructure:** Improvements to sidewalks, roads, and utilities throughout.

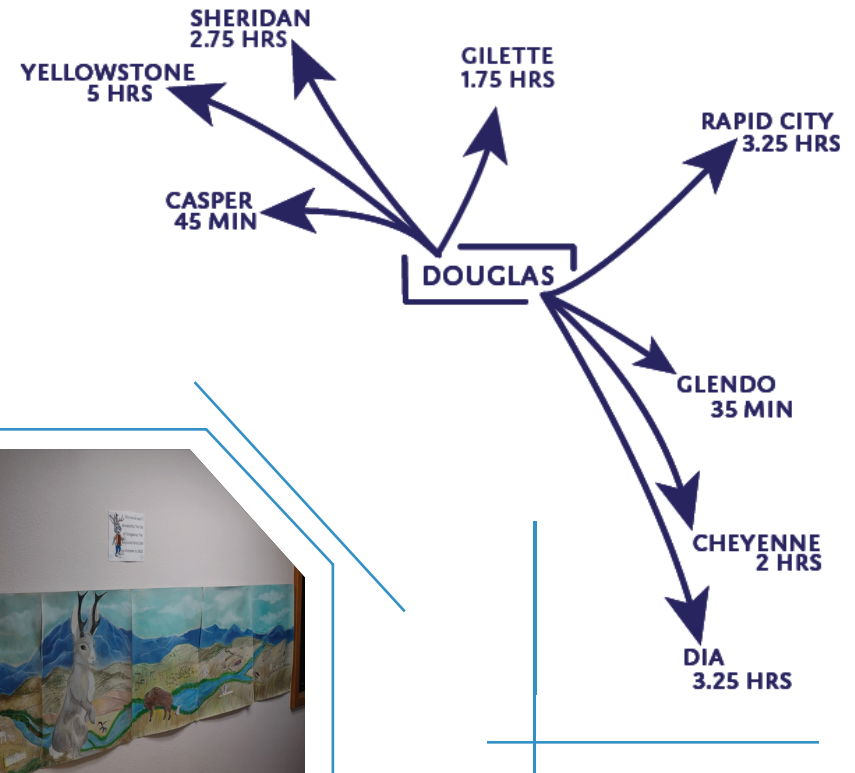


ELEVATIONS (COMMUNITY OVERVIEW)

Douglas is a community on the move, and it doesn't take long to figure out that our future is bright.

Our Community

Douglas, Wyoming, is our charming City nestled along the banks of the North Platte River, surrounded by the vast, open beauty of the Wyoming prairie. Known as the "Home of the Jackalope," we embrace our quirky heritage while providing a warm and welcoming community atmosphere. Our City is framed by rolling hills and endless skies. With our historic downtown, picturesque parks, and proximity to outdoor adventures like hiking and fishing, Douglas offers a delightful blend of rustic charm and natural wonder, perfect for anyone seeking a peaceful yet spirited slice of the West.



Regional Context



Community Snapshot

Demographics



POPULATION: 6,512



MEDIAN AGE: 37.8



AVERAGE HOUSEHOLD SIZE: 2.4

Economic

UNEMPLOYMENT: 2.3%

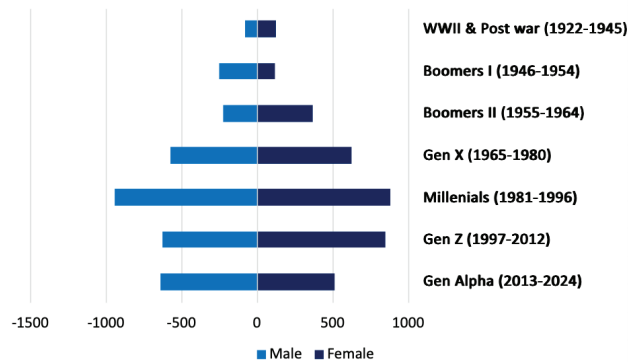
FAMILIES IN POVERTY: 12.6% UP FROM 6.2% (2013)

50% OF WORKERS LIVE IN THE CITY

COST OF LIVING: DOWN 8.6%

JUST UNDER 50% OF THE LABOR FORCE HEAD WEST, WITH 42% WORKING IN CASPER

Douglas Generational Population Pyramid

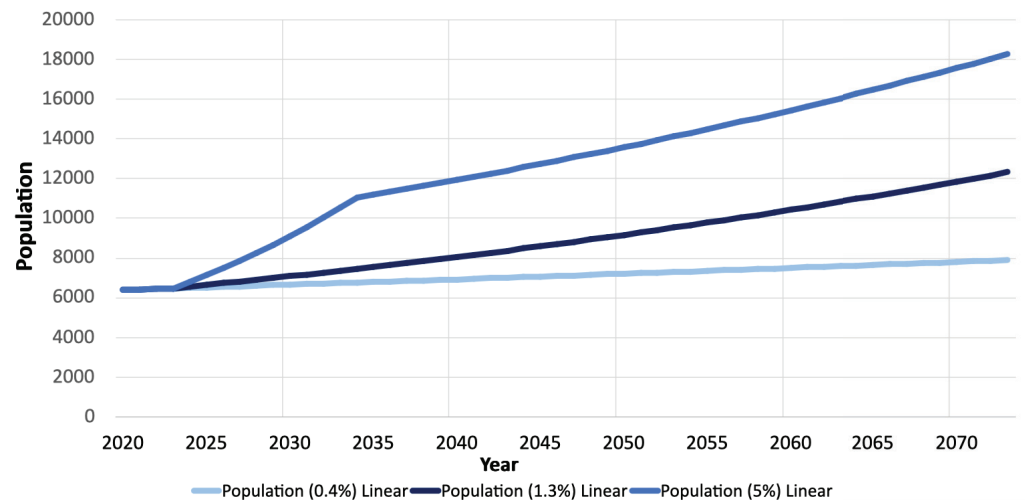


Key priorities to support population growth include:

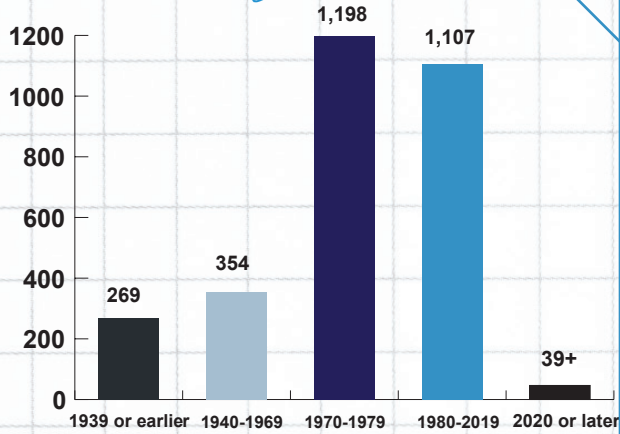
- **INFRASTRUCTURE & PLANNING:** Reliable utilities, efficient transportation, and comprehensive urban planning.
- **HOUSING & ECONOMY:** Affordable housing, mixed-use development, business incentives, and workforce training.
- **COMMUNITY SERVICES:** Strong education, healthcare, public safety, parks, and cultural amenities.
- **SUSTAINABILITY:** Green spaces, public transit, and renewable energy.
- **GOVERNANCE:** Data-driven policies, public engagement, and adaptability to change.

By integrating these efforts, Douglas can attract and retain residents, ensuring long-term growth and prosperity.

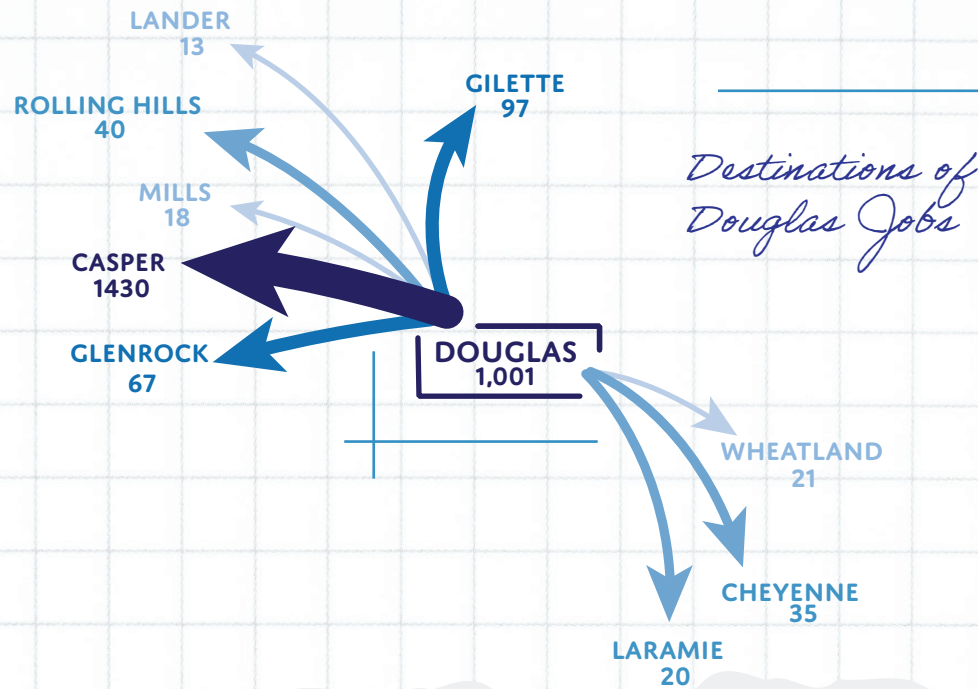
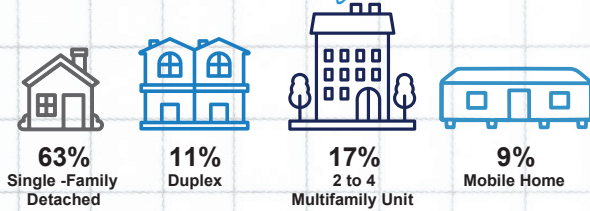
Population of Douglas, WY with varying growth rates



Age of Housing



Housing Types



Key Takeaways:

- Strong housing diversity.
- Lower cost of living index.
- Potential for population growth if water and infrastructure can keep up.
- Aging population results in the need for healthcare, aging-in-place support, and senior living options.
- Home values are increasing at a lower rate when compared to the state. This could be due to a supply-demand imbalance, affordability constraints, or a lack of local employment opportunities.
- Unemployment below 3% indicates an overheated labor market (labor shortages and rising wages) that can lead to inefficiencies, inflation, and economic instability.
- The number of families experiencing poverty has doubled in the past 10 years. Employment opportunities may not provide a livable wage.
- The higher vacancy rate indicates a potential surplus of housing units, which may keep rental prices down.

Housing

💰 **MEDIAN INCOME: \$85,832 UP 7.5% FROM 2020**

★ **OWNER VS. RENTER: 74% V 26%**

🚫 **VACANCY: 9%**

🏠 **MEDIAN HOME VALUE ESTIMATES**

- 2013: \$179,000
- 2018: \$190,100 UP 6.2% FROM 2013
- 2023: \$251,500 UP 32.2% FROM 2018
- 2024 MEDIAN SOLD PRICE: \$290,300 UP 15% FROM 2023 ESTIMATE

🏠 **MEDIAN HOME PRICE: \$324,000 UP 5.6% FROM 2023**

DIMENSIONS (HISTORY)

Our City has a vibrant history that reflects the resilience and spirit of our community. From our early days as a home to native tribes to our growth as an agricultural and energy hub, we've continually evolved while maintaining our unique charm. Among the major events that shaped Douglas, the creation of the Yellowstone Highway, positioned us on a key interstate route and spurred tourism and infrastructure improvements. For more details on this era and its impact, see the South Douglas Historic District Nomination on file with the City. Below, we highlight key moments that shaped our City, setting the stage for the detailed timeline graphic on the following page.

PRE-19TH CENTURY

- Before Douglas was founded, the area was home to the Cheyenne and Arapahoe tribes, who had a rich cultural presence.

19TH CENTURY

- 1840s: The Oregon Trail passed 8 miles south of Douglas, leading to early settlement and economic development.
- 1852: The Child's Cutoff spur of the Oregon Trail came through Douglas.
- 1860s: The Bozeman Trail brought settlers, causing conflicts with natives. Fort Fetterman established for protection.
- 1886: Douglas was founded and grew agriculturally with the arrival of the Fremont, Elkhorn, & Missouri Valley Railroad.

20TH CENTURY

- 1905: The Wyoming State Fair was established in Douglas, boosting the local economy and cultural identity.
- 1920s: Yellowstone Highway linked Douglas to national routes, driving auto tourism and major road upgrades.
- 1930s: The Great Depression and Dust Bowl brought challenges, but Douglas's population increased by 15%.
- 1940s: During WWII, Camp Douglas housed POWs, leading to increased demand for food, supplies, and labor.
- 1959: A coal power plant opened in Glenrock, followed by the discovery of uranium in 1968, boosting the local economy.
- 1970s: The energy crisis led to a boom in oil, gas, and coal production, tripling Douglas's population.

21ST CENTURY

- 2008: The Global Recession impacted Douglas, but Converse County's labor force grew, and unemployment declined.
- 2020: The COVID-19 pandemic disrupted business and everyday life. Energy uncertainties and inflation increased poverty and lowered income.
- Today: Douglas is shaped by agricultural heritage and energy production. It is a hub for recreation and tourism.



SOCIAL HISTORY

Pre-1800
Arapahoe & Cheyenne Tribes

1840s
Oregon Trail

1860s
Bozeman Trail Conflicts

1880s
Settlements Grow
Douglas Incorporated (1887)

1890s
Wyoming Added as 44th State

1940s to 1960s
POW Camp Douglas
Uranium found
New Power Plant Brings Residents

1970s to 1990s
Energy Crisis
Population Triples

2008 to 2010s
Global Recession
Population Stagnates

2020s
Committee and Organization
Citywide Efforts

ECONOMIC HISTORY

1840's
Migration

1860s
Fort Fetterman Established
Coal Mining Begins

1880s
Fremont, Elkhorn
& Missouri Valley
RR Track Extended

1890s
Agricultural
Growth

1905
State Fair Established
in Douglas

1940s to 1960s
Increased Demand for Goods and Labor
Improved Infrastructure and Interstate System
Power Plant Opens in Glenrock

1970s to 1990s
Population Triples
Energy Crisis Increases Oil & Gas and Coal Production

2008 to 2010s
Unemployment Decreases
Coal Production Decreases

2020s
Converse County #1 in
Wyoming for Oil Production and
#3 in Natural Gas Production
Citywide Development and
Redevelopment Initiatives

FIXTURES AND MATERIALS (RELATED PLANS)

Our Community Blueprint continues, rather than replaces, previous Douglas and Converse County planning efforts, ensuring continuity, building on past successes, and addressing unresolved challenges. Reviewing these plans helps us identify trends, evaluate the effectiveness of past policies, and align our new plan with regional priorities and initiatives.

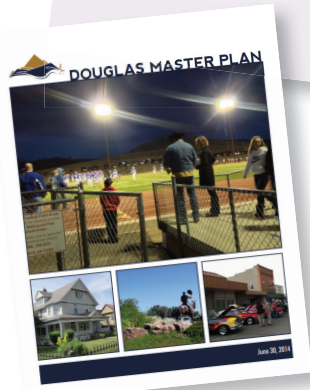
2010 Rehabilitation Standards for Downtown

Our community adopted ten standards based on the Secretary of the Interior’s Standards for Rehabilitation. The goal was to ensure proposed changes would be compatible with the historic character of the properties they affect and be appropriate within the downtown historic district.



2015 Downtown Master Plan

This plan articulated strategies for physical improvements to downtown and regulatory changes that would enhance our underutilized historic commercial and civic hub. An update to the plan will be finalized in 2025.

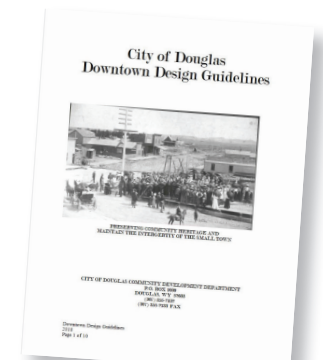


2014 Master Plan

The 2014 plan established “character districts,” used to align vision and policies. Policies were categorized into four frameworks: Land Use, Housing, & Community Character; Transportation & Infrastructure; Economic Development; and Parks, Recreation, & Community Amenities. This Blueprint is a comprehensive, ten-year review. Some goals have been achieved, others are obsolete, but some remain relevant and are reflected in this plan.

2018 Downtown Historic District Design Guidelines

These were adopted to encourage renovation and development within the downtown area, promoting visual continuity, retaining historic integrity, and encouraging creative design solutions. The guidelines outline choices for achieving design compatibility and help protect property values by encouraging improvements that maintain buildings as viable assets. An update to the guidelines will be completed Q4 2025 / Q1 2026.



2024 Converse County Housing Assessment and Workforce and Training Assessment

These studies provided an initial assessment of housing needs, workforce issues, and economic trends for the region. Elements from these studies were incorporated into this plan, based on alignment and accuracy of information to our community.

Strategic Doing

Our Strategic Doing is a proactive approach to strategic plans and annual budgets. It fosters collaboration by integrating essential documents like our comprehensive plan (Community Blueprint), capital improvement plans, and operating budgets. This effort is reviewed annually with constant progress monitoring. Our Community Blueprint's actions serve to support and supplement those found in the Strategic Doing.

2026 Downtown Master Plan (Downtown Blueprint)

The Downtown Master Plan builds on the foundation of the 2015 plan and aligns with our community's vision for a vibrant, thriving downtown. It provides a flexible framework to guide future improvements, supporting Douglas Main Street's efforts to strengthen the community core through economic vitality, design enhancements, organizational support, and active promotion. This plan is intended to evolve as needed to incorporate emerging opportunities and community priorities.



CENTER LINE (VISION & VALUES)

Our VISION sets the destination, and our VALUES outline the principles and behavior necessary to reach that destination. When both are clearly defined, they create a powerful framework that drives success, fosters unity, and builds a sustainable path forward to ONE DOUGLAS. We asked residents of Douglas about their vision for our City and what they valued most in their community.

Vision

Douglas is Vibrant, Resilient, and Welcoming

Values



ATMOSPHERE

We emphasize neighborhood connectivity, family-oriented spaces, and foster collaboration and loyalty. We encourage our community to be courageous, forward-thinking, and not complacent.



ECONOMY

We support local businesses through new and expanded commerce and restaurants, improve our gateways and the downtown area, and attract statewide events and conferences. A stable and balanced economy, workforce housing, and opportunities for small businesses are important to our community.



RECREATION

We create fun and inviting places for youth, provide recreational spaces, and promote outdoor activities for enthusiasts, local and regional tournaments, and residents and visitors of all ages and abilities. We believe in enhanced safety and access through pedestrian infrastructure improvements. Special attention is given to youth programs, senior activities, and healthy family-oriented events and activities.



HOUSING

We expect and encourage well-designed, diverse housing options, ranging from entry-level, workforce, and senior housing. Through partnerships with our development and business communities, we can see our community prosper.



INFRASTRUCTURE

We focus on creating beautiful, welcoming environments with enhanced wayfinding, sidewalks, lighting, and connections between destinations such as our gateways, schools, community facilities, the downtown, and the state fairgrounds. Improving the conditions of our public infrastructure, from water and wastewater facilities to local roadways is a top priority.



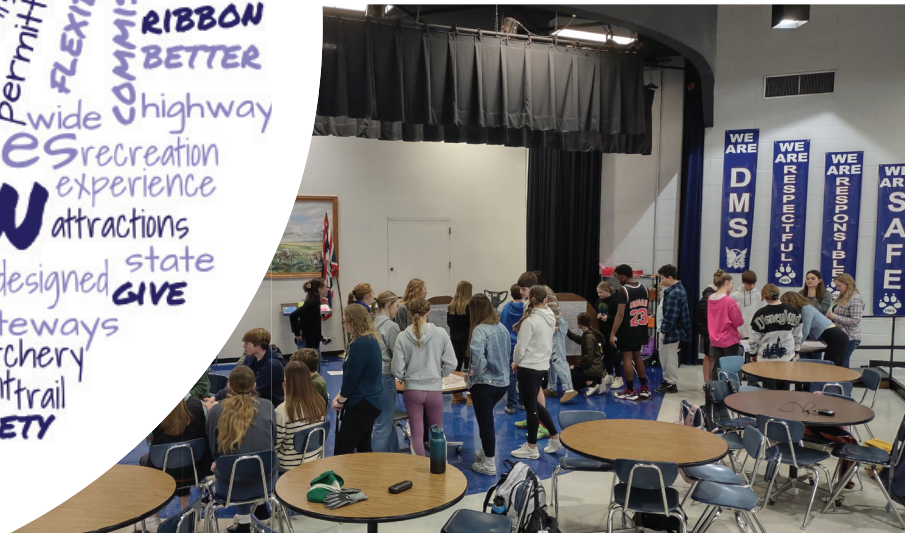
TOURISM

We enhance visitor experiences, including historic and recreational tourism, and offer a variety of cultural activities. Specific attention is given to improving our gateways, river access, and outdoor public spaces such as parks, the archery range, and the river trail corridor.



COMMUNICATION

We emphasize and model the importance of follow-through, commitment to visioning and planning efforts, and transparent communication with our citizens.



CROSS SECTIONS (PLAN ELEMENTS)

The elements of our Blueprint plan offer a structured approach to guide growth, development, and resource management by addressing key areas including Land Use & Character, Housing, Infrastructure, Recreation & Tourism, Historic Preservation, Art, and Culture, and Economic Development. Each element ensures that our community goals are achieved in a balanced and coordinated manner, promoting a vision that reflects the needs and aspirations of our community while considering environmental and economic impacts. Together, these elements form a cohesive blueprint for achieving orderly and equitable development over time.

One Douglas

LAND USE & CHARACTER

Douglas is Home

HOUSING

Foundations of Douglas

INFRASTRUCTURE

Destination Douglas

RECREATION & TOURISM

Douglas Uncovered

HISTORIC PRESERVATION

Upstart Douglas

ECONOMIC DEVELOPMENT



ONE DOUGLAS (LAND USE & COMMUNITY CHARACTER)

The One Douglas cross section presents strategies and actions related to unified and purposeful land development.

Collaboration is key to creating a welcoming, vibrant City where we all feel at home. We can work together as community leaders and business owners to support beautification and property maintenance, promote local businesses, sponsor community events, and increase information flow, all while fostering a sense of pride in our community through art, historic preservation, and cohesive design. By maintaining aesthetic appeal, hosting events, and improving linkages such as biking paths, sidewalks, and safety measures, we can keep visitors longer while showcasing Douglas’s unique community spirit. Our goal is to make Douglas the best-kept secret, offering a welcoming, connected environment that appeals to both residents and tourists alike.

As stated boldly on the City of Douglas website, Douglas is one of the best small towns in America “because of the commitment of its citizens to be a part of the community, to understand that the whole is greater than the sum of its parts; that working together we can create more than any of us can as individuals. It’s a community where initiative and hard work are the keys to success, and where we still have the roll-up your sleeves spirit that sends a message that in Douglas, Wyoming, we are very definitely open for business.”

Physical Development Considerations

- 1**
NATURAL ASSETS, SUCH AS THE NORTH PLATTE RIVER CORRIDOR AND THE EASTERN HILLS
- 2**
CONTINUITY ACROSS THE INTERSTATE
- 3**
DOWNTOWN FOCUS
- 4**
EXTENT OF MUNICIPAL SERVICE AREA

Strategy Direction

CHARACTER CONNECTION

- Consider intensity, density, and aesthetics of development over category of use, allowing for live/work opportunities.
- Respect the character, scale, and historic context of the surrounding area when developing or redeveloping.
- Create compatibility between land uses using transitional elements such as berms, buffers, and screening to mitigate potential conflicts.
- Facilitate community clean-up opportunities and abate nuisances.

INTERGOVERNMENTAL CONNECTION

- Coordinate with Converse County on development within and around the Urban Growth Boundary (UGB).
- Cooperate with Converse County School District #1 in planning for population growth and the demand for school facilities.

NATURAL CONNECTION

- Identify, preserve, and protect character-defining natural features, such as the North Platte River, and scenic views.
- Require new developments to interlock greenspace corridors and to connect to existing pedestrian networks wherever possible.
- Maintain and enhance trees and landscaping, appropriate for the region, along roadways and within gateways.
- Minimize structural and fiscal losses by regulating areas subject to natural hazards, such as special flood hazard areas in accordance with state and federal law.

COMMUNITY CONNECTION

- Foster effective communication and collaboration with local businesses and residents to increase community participation in City projects and encourage shared ownership of beautification and development efforts.
- Increase frequency and mode of communication of City information.
- Collaborate with community partners on beautification, clean-up days, landscaping, and public art projects to foster a strong sense of community pride.
- Include youth in local government considerations and decision-making.



Action Items:

COMMUNITY IDENTITY AND BRANDING

- Develop a unified City brand that highlights local attractions, outdoor spaces, and events to attract tourists.
- Utilize the Wagonhound land to enhance the City's appearance by providing a welcoming gateway.
- Establish a strong welcoming presence at the major entryways into the community off Interstate 25, also known as gateways.
- Distribute calls for local artists first to celebrate local entrepreneurs and the creative industry around Douglas.

PUBLIC SPACES AND AMENITIES

- Add amenities such as shade structures, lighting, and a stage to Jackalope Square to create a more vibrant and functional public space.
- Develop programs and spaces that attract young families, such as new playgrounds, splash pads, and youth-centered events.
- Evaluate and create pedestrian linkages between public spaces, amenities, and local destinations such as downtown, schools, public facilities, and gateways.

YOUTH AND COMMUNITY ENGAGEMENT

- Create a youth advisory committee that meets regularly to provide input on citywide initiatives such as projects and capital improvement plans.
- Develop a communication plan for reaching businesses and residents more effectively, frequently, and across a variety of mediums.

BEAUTIFICATION AND COMMUNITY INVOLVEMENT

- Provide opportunities for businesses and residents to engage in beautification efforts.
- Create a volunteer community clean-up squad.
- Evaluate and, if feasible, implement grants or funding resources to help property owners. See "Foundations of Douglas."

DEVELOPMENT AND GOVERNANCE

- Establish an Intergovernmental Agreement (IGA) with Converse County for common development standards within the UGB.
- Add flexibility and efficiency to the Unified Land Development Code to simplify and encourage development that meets the goals of the community.

FUTURE LAND USE VISION

The Future Land Use Map is a critical tool in planning that illustrates our community’s vision for long-term growth and development. It guides our decision-making, balancing competing needs. By providing a clear framework, the map ensures sustainable, organized, and strategic development while preserving our community’s character and resources.

Opportunity Areas

In 2015, our community adopted four distinct “character districts” to better define our neighborhoods, allowing the vision and actions to be tailored to each area of City. The Future Land Use Map also shows residential, employment, and open space opportunity areas.

Employment Opportunity Areas

We have numerous commercial and industrial sites that are nearly shovel-ready, ideal for employers wishing to relocate or expand existing businesses. The Future Land Use Map denotes Employment Opportunity Areas for economic development, based on access to highways, rail, and public infrastructure. Protecting the vibrancy of the downtown core takes priority. Redevelopment of existing commercial and industrial sites is also strongly encouraged. The types of employment that are acceptable are determined by the context of the site itself. See the “Upstart Douglas” section for economic development-specific strategies and actions.

Residential Opportunity Areas

Economic health hinges on rooftops. We need people to thrive. Community feedback indicated a strong desire for not only housing, but the amenities that make a place home. Residential areas should be characterized with access to parks, trails, and safe pathways to schools and stores. Neighborhood support services such as daycares, places of worship, coffee shops, and fuel stations should have a place at major intersections and along collector streets. Neighborhoods should fit into the existing street grid, increasing access and safety. The Future Land Use Map designates Residential Opportunity Areas as places where new residential development is encouraged. See the “Douglas is Home” section for housing-specific strategies and actions. In specific areas around the perimeter of the community, Estate Residential Areas are identified, separate from more urban and traditional residential neighborhood areas.

HOW TO USE THE FUTURE LAND USE MAP

1. Guide Zoning Decisions
2. Evaluate Development Proposals
3. Plan Infrastructure Investments
4. Preserve Natural Resources
5. Coordinate with Regional Plans
6. Engage the Community

Open Space Opportunity Areas

The Open Space Opportunity Areas are land or water areas that have the potential to be set aside, preserved, or managed for public or private use to provide recreation, conservation, or aesthetic benefits. These areas could include parks, greenways, trails, natural habitats, wetlands, and undeveloped land. Open spaces are generally protected to enhance environmental quality, preserve biodiversity, and contribute to the well-being of a community by offering spaces for outdoor activities and scenic beauty. The North Platte River riparian corridor is the largest open space in our community. The Open Space Opportunity Area brings attention to land that for one reason or another could be used as open space, not that it has been reserved for open space except for instances of natural hazard, such as steep slopes, floodplain, or particularly sensitive ecological habitats.

Character Districts

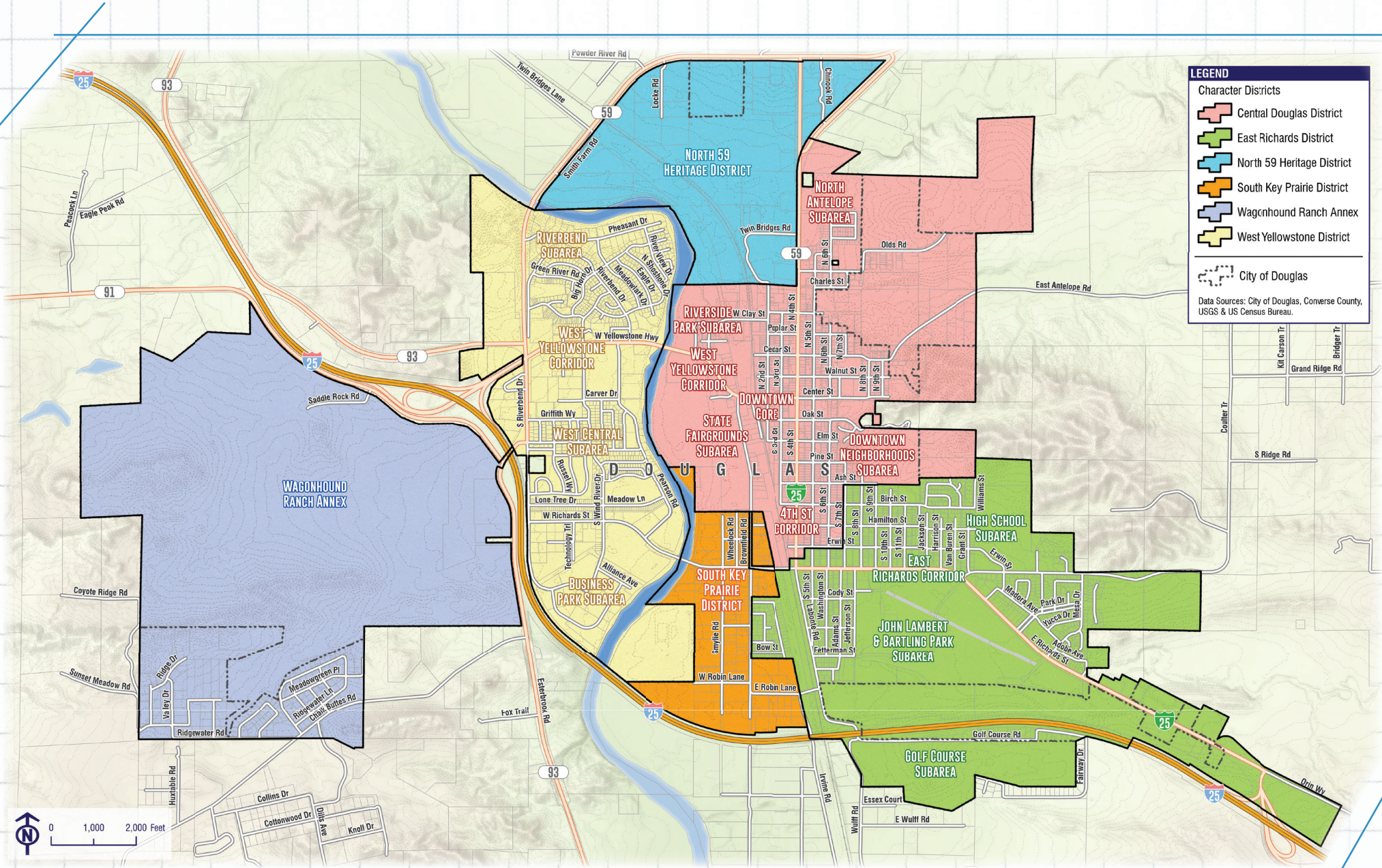
Character Districts are areas with common natural, scenic, cultural, and physical attributes, values, needs, and social interaction. The character of development should be treated differently in the various neighborhoods and commercial corridors within our City, based on the unique setting of each area. As such, the vision and strategies for different areas of the community should also be differentiated. Each Character District is intended to be aspirational in nature and plans, diagrams, figures, and text represent one of many possible futures. The intent of each District is to state what we would like to see — but not to dictate the final direction.



CHARACTER DISTRICTS

- 1. East Richards District**
- 2. Central Douglas**
- 3. West Yellowstone District**
- 4. Wagonhound Ranch Annex**
- 5. South Key Prairie District**
- 6. North 59 Heritage District**

Character District Map



East Richards District

Welcome to East Richards, our community's southern gateway that serves as the I-25 business loop. This area provides for a dynamic mix of uses including highway commercial and light industrial, residential neighborhoods, civic landmarks, parks, and wide-open spaces.

At the heart of it all is Richards Street, a key connector with existing retail, restaurants, and employment uses. Surrounding Richards Street are established neighborhoods and important civic anchors:

- The Converse County Joint Justice and Dispatch Center, a symbol of regional collaboration.
- Douglas High School, a hub of education and youth activity.
- The Community Golf Course, offering recreation just south of I-25.

Large vacant tracts, including the former airport now known as the John Lambert Subdivision, offer unique redevelopment opportunities that will shape the next chapter of our southern gateway.

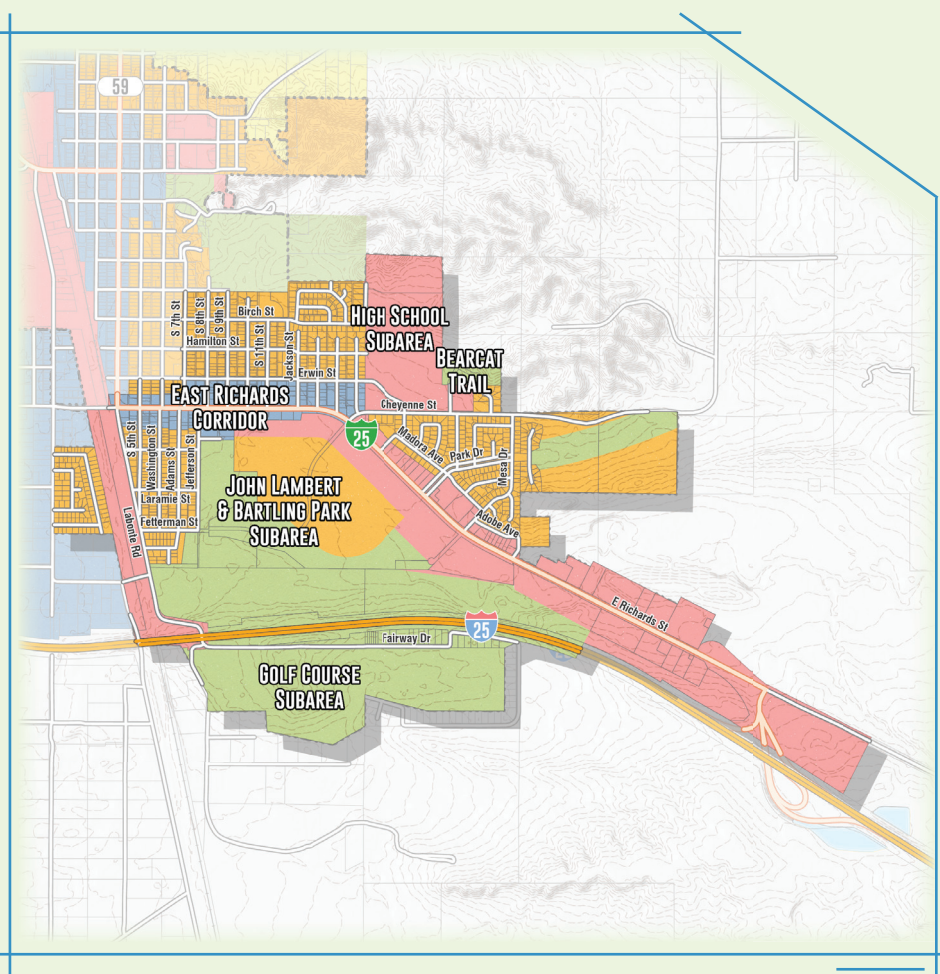
FUTURE CHARACTER

HIGH SCHOOL SUBAREA

Primary Land Use Vision: Preserve residential character around the High School.

Goals and Priorities

- Maintain tree-lined streets and landscaped front yards.
- Use native, water-wise plants and grasses.
- Ensure redevelopment aligns with existing neighborhood character.
- Enhance pedestrian network through sidewalk improvements and ADA upgrades.



BARTLING PARK SUBAREA

Primary Land Use Vision: Diverse and affordable residential housing.

Goals and Priorities

- Encourage walkability and neighborhood interaction.
- Support innovative housing types such as cottages, tiny homes, and townhomes.
- Smaller lots to increase affordability and reduce maintenance.
- Build on energy and excitement of future improvements planned for Bartling Park.

JOHN LAMBERT SUBAREA

Primary Land Use Vision: Diverse and affordable residential housing (concept layout to the right).

Goals and Priorities

- Encourage walkability and neighborhood interaction.
- Support innovative housing types such as cottages, tiny homes, and townhomes.
- Smaller lots to increase affordability and reduce maintenance.
- Build on energy and excitement of future improvements planned for Bartling Park.

EAST RICHARDS CORRIDOR

Primary Land Use Vision: Continued commercial use with integrated residential, civic, and light industrial.

Goals and Priorities

- Enhance aesthetics and pedestrian safety.
- Maintain consistent street frontage.
- Add designated sidewalks and improved ADA ramps throughout.
- Improve building and landscape cohesion.
- Collaborate with WYDOT on corridor improvements and redevelopment activities.

GOLF COURSE SUBAREA

Primary Land Use Vision: Maintain recreation and residential character.

Goals and Priorities

- Preserve existing homes and golf course amenities.
- Maintain Golf Course Road as a key connector across I-25.
- Improve pedestrian connectivity to the rest of the community.



Central Douglas District

Central Douglas: the heart of our community housing our historic downtown. Our multi-block downtown is surrounded by government buildings, the hospital, and historic neighborhoods. It serves as the civic and cultural core of our community, with a strong foundation for continued revitalization and growth.

The area includes a mix of residential densities, businesses, and varying industrial uses along the railway. Key community and tourist destinations enhance the area's vibrancy.

- Riverbend Park, a scenic public space offering recreation and gathering opportunities along the North Platte River.
- Pioneer Museum, a cultural landmark celebrating local heritage.
- The Wyoming State Fairgrounds, which attracts thousands of visitors throughout the year.
- Douglas Railroad Interpretive Museum and Visitor Center where you can learn more about our community's history.

Revitalization efforts are already underway, with plans to enhance the district's walkability, economic vitality, and connection to surrounding neighborhoods.

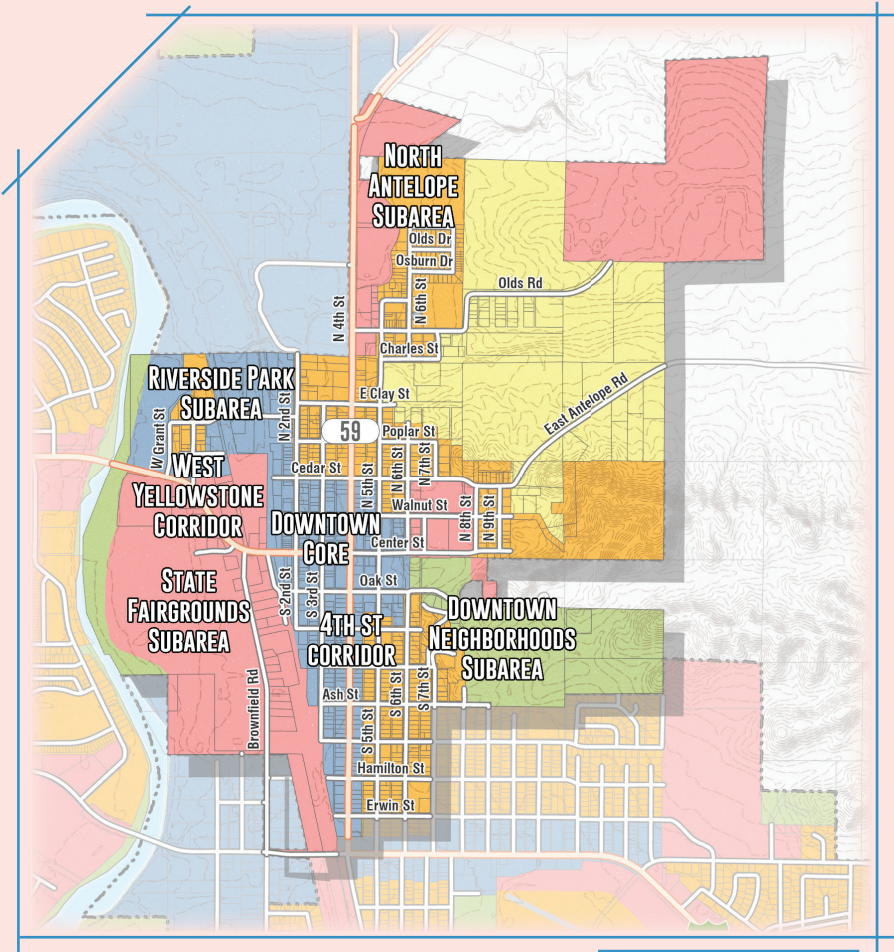
FUTURE CHARACTER

NORTH ANTELOPE SUBAREA

Primary Land Use Vision: Mixed-use growth with commercial, industrial, and residential development.

Goals and Priorities

- Encourage higher-quality buildings fronting 4th Street.
- Integrate landscaping elements along corridors and at entry points.
- Evaluate the viability of on-street and off-street bike paths, integrate recommendations.
- Improve pedestrian safety by repairing sidewalks and adding ADA-compliant ramps.



STATE FAIRGROUNDS SUBAREA

Primary Land Use Vision: A mix of commercial, civic, and employment uses.

Goals and Priorities

- Enhance the gateway experience for visitors attending the State Fair and entrance into and out of downtown from the west.
- Improve landscaping and business facades along the corridors.
- Strengthen wayfinding signage.
- Enhance pedestrian connectivity between the fairgrounds, parks, and downtown district.

- Explore creative public amenities such as art installations, benches, bike racks.
- Focus public-facing improvements along West Yellowstone Highway between the North Platte River and 4th Street.

RIVERSIDE SUBAREA

Primary Land Use Vision: Residential and public amenity expansion.

Goals and Priorities

- Maintain connectivity and orderly design as the area builds out with strong park and trail connections.
- Support continued infill development and property clean-up efforts.
- Identify and promote redevelopment and investment for uses supportive of the Senior Center and nearby facilities.
- Partner on gateway improvements to the Fairgrounds and Downtown as the western gateway to these areas along Yellowstone.

DOWNTOWN CORE SUBAREA

Primary Land Use Vision: A mix of commercial, civic, and residential uses (primarily upper floor or higher density residential) in a vibrant, pedestrian-friendly environment for all.

Goals and Priorities

- Promote outdoor dining, public plazas, and gathering spaces.
- Integrate public art and cultural events.
- Renovate historic buildings.
- Attract new businesses.
- Establish cohesive streetscape along 2nd, 3rd, and 4th Streets.
- Improve connectivity, safety, beautification, and public infrastructure.
- Implement Downtown Blueprint recommendations.

DOWNTOWN NEIGHBORHOODS SUBAREA

Primary Land Use Vision: Supporting civic, employment, recreation, and park uses.

Goals and Priorities

- Preserve historic residential neighborhood design and characteristics.
- Support live-work and senior living opportunities.
- Explore adaptive reuse and infill development.
- Maintain neighborhood identity while integrating new uses.
- Promote beautification and property clean-up efforts, including public infrastructure opportunities exist that could be used for senior living or other live-work situations.



West Yellowstone District

Our western gateway along Yellowstone Highway welcomes visitors from I-25 and Highway 59. This district is a key arrival point for those attending the Wyoming State Fair and other community attractions, offering a first impression of Douglas's character and vitality.

Separated from the rest of the City by the North Platte River and the I-25 corridor, West Yellowstone features a diverse mix of land uses that have evolved over the past 40–50 years. The district features numerous pad-ready sites for new residential, commercial, and business development. Revitalization efforts are possible within existing light industrial areas along the western and southwestern edges, particularly adjacent to the interstate. With its strategic location, mixed-use character, and development-ready parcels, West Yellowstone serves a central role in shaping growth and the community experience now and into the future.

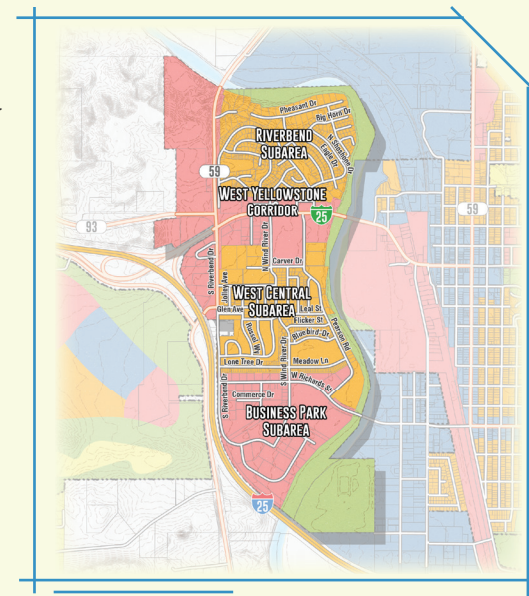
FUTURE CHARACTER

WEST CENTRAL SUBAREA

Primary Land Use Vision: Mixed-density residential development with evolving neighborhood characteristics.

Goals & Priorities

- Develop the Community Center Subdivision, a Mixed-Use Planned Unit (MU-PUD) neighborhood development centered around the new Douglas Community Center with a focus on attainable housing, recreation, and a neighborly sense of belonging.
- Support high-quality neighborhood development with infill and revitalization opportunities.
- Encourage creative housing solutions such as tiny home communities, duplexes, and townhomes.
- Maintain compatibility with area and incorporate transitions to commercial and industrial to the west.
- Continue strong connectivity using a street grid pattern and pedestrian amenities that meet ADA compliance.



WEST YELLOWSTONE CORRIDOR

Primary Land Use Vision: Commercial corridor serving both travelers and local residents with a mix of hospitality, business, and commercial uses.

Goals & Priorities

- Support hotel and retail development growth.
- Enhance gateways with entry monuments, lighting, and landscaping.
- Ensure properties are maintained with streetscaping.
- Redevelop vacant and underused sites on Yellowstone.
- Improve traffic and pedestrian safety with walkways and consolidated access.

BUSINESS PARK SUBAREA

Primary Land Use Vision: Industrial and commercial employment center with educational and conservation uses.

Goals & Priorities

- Attract new light industrial and commercial users.
- Ensure new development aligns with Douglas Business Park design standards.
- Remove barriers to investment and capitalize on new and existing business expansion plans.

Wagonhound District

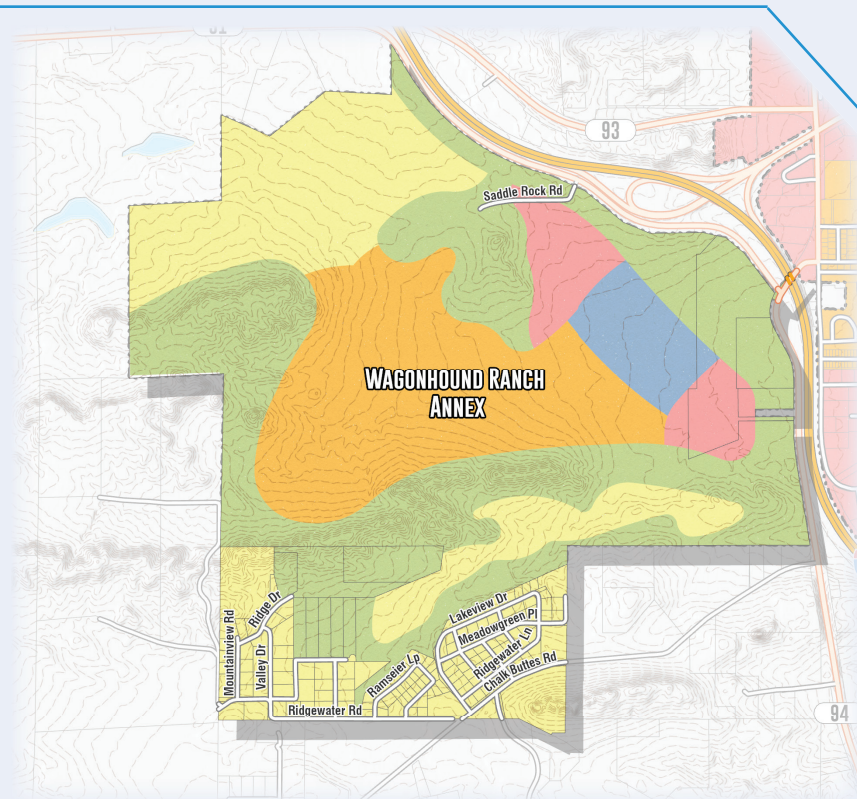
Welcome to Wagonhound, Douglas's frontier for future growth. Located west of the I-25 corridor, this district is currently undeveloped agricultural land with excellent visibility from Interstate 25. Access is limited today, primarily via the Esterbrook Road underpass, but future plans envision Wagonhound as a vibrant extension of the community.

FUTURE CHARACTER

Primary Land Use Vision: With its strategic location and open landscape, Wagonhound is ideally suited for a flexible mix of uses that respond to market demand and community needs.

Goals & Priorities

- Improve vehicle and pedestrian access to integrate Wagonhound with the rest of Douglas.
- Upgrade the existing Esterbrook Road underpass.
- Explore a potential second underpass to extend Richards Street westward.
- Remove prescriptive land use limitations to allow for creative, market-responsive development.
- Encourage site planning that leverages visibility from I-25 and proximity to West Yellowstone and Downtown districts.
- Preserve sizable open space areas for recreation, stormwater management, and visual relief.
- Promote green infrastructure and trail connectivity as part of future development.
- Investigate and develop a plan for serving the district with water and critical infrastructure.



South Key Prairie District

This area is a unique part of our community, composed of unincorporated properties surrounded by the City on the west, north, and east. Bounded by the North Platte River to the west, Interstate 25 to the south, and railroad tracks along the eastern edge, this district is physically separated from the rest of the community but remains an integral part of our future.

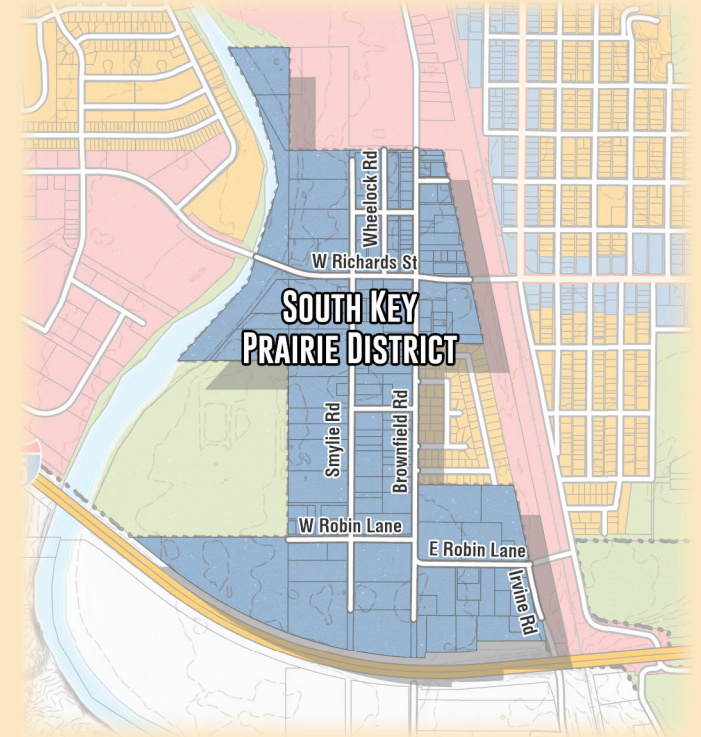
The northern third of the district is home to existing employment and industrial businesses, while the remaining area features estate and ranchette sized parcels, reflecting a more rural development pattern. With its mix of uses and natural boundaries, the South District offers opportunities for thoughtful integration that respects its existing character while improving connectivity and infrastructure.

FUTURE CHARACTER

Primary Land Use Vision: Ongoing estate and ranchette residential, employment and light industrial land uses with open space transitions along the river and interstate corridors.

Goals & Priorities

- Upgrade street and utility infrastructure to support existing and future uses.
- Add pedestrian connections to improve access across the district and to adjacent areas.
- Maintain estate and ranchette development patterns in the southern portion of the district.
- Enhance the visual appeal of W. Richards Street.
- Improve the river corridor as a scenic and recreational asset.



North 59 Heritage District

The district is located along the northwest edge of our community, encompassing a mix of employment and industrial uses in unincorporated areas along Highway 59 and the North Platte River. The railway bisects the district, adding both logistical value and physical separation from adjacent neighborhoods.

Additionally, the district is home to several important cultural and historical assets, including the City's historic Pioneer Cemetery and preserved tracks from the Oregon Trail. With some of the best panoramic views of Douglas and the surrounding landscape, the Northern Community District offers a unique blend of heritage, economic opportunity, and natural beauty.

FUTURE CHARACTER

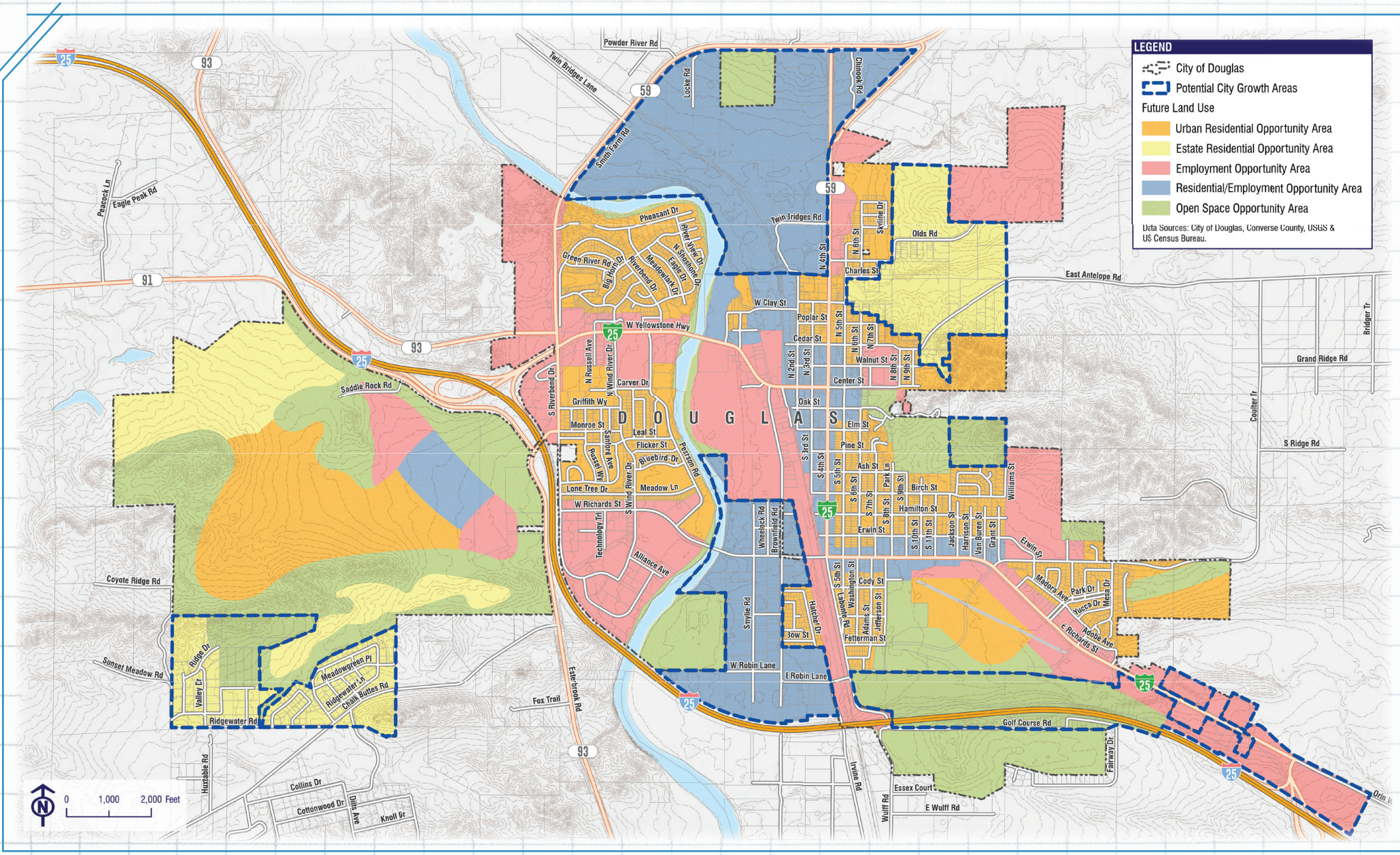
Primary Land Use Vision: Future development is expected to maintain the existing employment and industrial pattern along Highway 59, while introducing integrated mixed-use and residential uses closer to the middle and southern edge where infrastructure can support growth. Open space should be preserved along the river corridor and around historically significant areas.

Goals & Priorities

- Assess existing properties for clean-up opportunities using brownfields grants and related funding sources.
- Develop a master plan vision for the district to guide build-out scenarios and opportunities for public/private partnerships.
- Identify utility and infrastructure connections needed to support future growth.
- Protect and promote view corridors to the south and open space areas along the river.
- Maintain the integrity of the Pioneer Cemetery and Oregon Trail historical assets.
- Identify and attract major industrial employers to diversify the local economy and create new jobs.



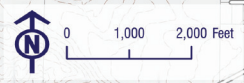
Future Land Use Map



LEGEND

- City of Douglas
- Potential City Growth Areas
- Future Land Use**
- Urban Residential Opportunity Area
- Estate Residential Opportunity Area
- Employment Opportunity Area
- Residential/Employment Opportunity Area
- Open Space Opportunity Area

Data Sources: City of Douglas, Converse County, USGS & US Census Bureau.



DOUGLAS IS HOME (HOUSING)

Our community is focused on enhancing the quality of life by fostering great neighborhoods with thoughtful housing and design. We strive to maintain a small-town feel through careful zoning while building on the strengths and assets already in place.

We face significant housing challenges including a limited inventory of attainable and mid-range housing options, especially for first-time homebuyers, seniors, and single individuals. The community struggles to attract developers due to high construction costs, and a shortage of contractors. Strategies such as providing infrastructure grants to builders, encouraging infill development, and activating upper-story apartments downtown could help expand the housing stock. Addressing these issues can directly impact workforce retention and improve the overall economic vitality of our community.

There is a strong need for more housing options, including multifamily units, senior housing communities, and accessible entry-level homes, which would help alleviate housing shortages and free up existing homes for others. The specific type of residential allowed is contextually determined. For example, new residential in the downtown core should be combined with first floor commercial opportunities. Multifamily units are encouraged along busier major roadways. Single-family units should be buffered from arterials and highways.

Physical Development Considerations

1 PRESERVING NEIGHBORHOOD CHARACTER	2 INCREASING DENSITY WHILE PROTECTING ACCESS TO SUNLIGHT, AIR, AND NATURAL SPACES	3 CAPACITY LIMITATIONS OF PUBLIC INFRASTRUCTURE	4 TOPOGRAPHIC CONSTRAINTS TO EXPANSION	5 WATER SCARCITY
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Strategy Direction

HOUSING DIVERSITY AND AFFORDABILITY

- Allow and encourage a mix of housing product types within new and redeveloped areas to meet the varied needs of the community, such as affordability or aging in place.
- Facilitate the development of quality housing for low-income and senior residents through private development and public programs.
- Consider incentives and infrastructure partnerships for infill projects and multifamily units in key areas like Downtown.

NEIGHBORHOOD REVITALIZATION AND PRESERVATION

- Promote the revitalization of older neighborhoods by integrating historic preservation efforts into broader community development projects, encouraging the adaptive reuse of residential properties while maintaining overall character.
- Support the rehabilitation of substandard or noncompliant housing to bring into conformance.

QUALITY AND DESIGN STANDARDS

- Ensure that new housing is developed using building practices and materials designed to be long-lasting and durable.
- Use residential design standards to create memorable streetscapes that residents can associate with their neighborhood identity.

FAMILY-FRIENDLY DEVELOPMENT

- Ensure new residential developments are supported by amenities that will attract and retain residents of all ages.

Action Items:

- Promote infill development in underutilized areas including the construction of upper-story apartments in Downtown spaces to maximize available land and support urban revitalization.
- Encourage area non-profits and major employers to partner in developing senior housing communities and aging-in-place solutions, allowing seniors to live independently longer and helping to free up existing homes for other buyers.
- Implement strategies to attract developers to build more housing options, especially multifamily units, townhomes, middle- and entry-level homes, by offering incentives and support for new construction.
- Review municipally enacted development fees to ensure they cover development costs but are not overly burdensome to developers.
- Market development opportunities regionally and nationally to address the shortage of local contractors.
- Support trade programs at local schools by exploring options and coordinating efforts to expand the local trades shortage.
- Support targeted programs and incentives to support first-time homebuyers and small families, helping to increase the availability of affordable housing options for these groups.

FOUNDATIONS OF DOUGLAS (INFRASTRUCTURE)

The community is focused on improving its transportation infrastructure, with an emphasis on expanding and repairing bike paths, sidewalks, and crosswalks. Key priorities include enhancing accessibility, adding more signage for river paths, and ensuring safe routes to schools. Efforts are underway to improve regional bike routes, extend trails to connect key locations like the river and golf course, and enhance walkability, particularly in downtown areas. There is also a push for better traffic control, including roundabouts, traffic lights, and crosswalks, especially in high-traffic areas like Richards and Brownfield. Additionally, improvements to water, sewer, and drainage systems are needed, along with public transportation options such as bus routes and local taxi services to ensure connectivity and ease of access for all residents.

By prioritizing smart growth and improving infrastructure, the aim is to ensure the area continues to develop in a way that supports long-term sustainability and success.

Physical Development Considerations



Strategy Direction

COORDINATE MUNICIPAL AND UTILITY SERVICES

- Phase utility upgrades in areas with deficient service or planned development.
- Ensure new annexations align with the Comprehensive Plan and meet City standards.
- Promote creative stormwater management strategies for better filtration and aquifer recharge.

SUPPORT EMERGENCY AND PUBLIC SERVICES

- Provide adequate facilities and equipment for police, fire, and rescue agencies.
- Ensure municipal operations meet state and federal environmental standards.

FUND INFRASTRUCTURE WITH DEVELOPMENT

- Require those benefiting from new infrastructure to bear associated costs.
- Use developer funding or agreements for streets, sidewalks, bike lanes, and storm sewers in new developments.

DEVELOP AND EXPAND TRANSPORTATION NETWORKS

- Implement traffic management strategies that enhance safety and ease of movement, including the installation of traffic signals, stop signs, and the introduction of railroad silent crossings.
- Continue existing street patterns into new developments.
- Enhance Multi-Modal Connectivity.
- Prioritize intersection improvements for safety and accessibility for pedestrians and cyclists.
- Continue to expand and enhance regional bike routes, trails, and river access, connecting key locations for both recreational use and improved transportation options.
- Improve connectivity for children to schools, parks, and other destinations.
- Investigate future public transit options like commuter buses.
- Collaborate with WYDOT to improve pedestrian and bicycle safety along highways.

ENCOURAGE SUSTAINABLE WATER USE

- Maintain up-to-date water studies to understand expected demand.
- Explore alternative water sources.
- Require and encourage water conservation to maximize availability for residents.
- Use conservation practices on municipal lands and in City-owned facilities.
- Encourage the use of native plants with low watering requirements.
- Encourage water and energy conservation education and outreach programs.

Action Items:

- Prioritize repairs and expansion of bike paths and sidewalks, with a focus on critical areas like Richards and 4th Streets, to ensure safe and accessible pedestrian routes.
- Develop and enhance safe walking paths, bike routes, and connections to major trail systems, including adding crosswalks, bridges, and connections to the river and golf course areas.
- Enhance crosswalks and signage, particularly at key river path entrances, Yellowstone by the schools, and around the Fairgrounds, to improve visibility and safety for pedestrians and cyclists.
- Install traffic control measures to improve traffic flow and safety, with particular emphasis at Center, Brownfield, and Richards.
- Extend the duration of crosswalk lights in downtown areas to ensure adequate time for pedestrians to safely cross busy streets.
- Add a Park & Ride on the north side of town near Highway 59.



DESTINATION DOUGLAS (RECREATION & TOURISM)

Recreation and tourism are essential for the economic health of our community as they create jobs across various sectors such as hospitality, transportation, and retail, while boosting local revenue through visitor spending. This revenue helps fund public services, infrastructure, and community development initiatives, benefiting tourists and residents. Tourism also diversifies the economy, reducing reliance on a single industry and making us more resilient to economic changes. Additionally, tourism promotes the preservation of local culture and heritage, attracts investment, and can balance seasonal economic fluctuations. Recreation and tourism provide significant economic growth opportunities, support business development, and enhance our long-term stability.

Physical Development Considerations

1

CONNECTIVITY IS CONSTRAINED BY THE RIVER, INTERSTATE, AND RAILROAD.

2

DOUGLAS ALREADY BOASTS GREAT RIVER ACCESS.

3

NEIGHBORHOODS ARE NOT WELL INTERCONNECTED BY PEDESTRIAN AND BICYCLE PATHWAYS.

Strategy Direction

RIVER ACCESS AND OUTDOOR CONNECTIVITY

- Focus on improving access to the river and expanding connected walking and biking paths, making the river and surrounding areas more accessible year-round.
- Focus on expanding recreational facilities (such as parks, trails, and bike paths), and enhancing riverfront access to improve the community's overall livability and aesthetic appeal.

SUSTAINABLE RECREATION

- Promote sustainable outdoor recreational activities that foster tourism and local economic growth.
- Promote “rewilding” by restoring self-sustaining ecosystems within the city, creating opportunities for residents to experience nature close to home, while conserving water and minimizing demands on City resources.
- Encourage the development of river-related recreational businesses.
- Focus on community engagement to maintain and grow local amenities.

RECREATIONAL OPPORTUNITIES

- Invest in recreational opportunities to improve quality of life, such as new parks, sports facilities, and community spaces.
- Support efforts that offer additional recreation opportunities for all residents.
- Maintain existing City-owned parks and recreation facilities to the National Recreation and Park Association (NRPA) standards.

TOURISM AND EVENT PROMOTION

- Capitalize on the City's natural and cultural assets like dark sky tourism, river activities, and youth sports events to attract visitors and support local businesses.
- Support opportunities for new events in Douglas including sports tournaments, downtown concerts, summer farmers markets, and other family-oriented events and attractions.
- Strengthen partnerships with the Converse County Tourism Board, Pioneer Museum, State Fairgrounds, and other groups to better unify and reduce duplication of tourism efforts.
- Continue to support year-round festivals and events for residents and visitors at key locations including the Downtown, State Fairgrounds, and community parks.
- Promote events catering to outdoor enthusiasts such as fishing tournaments and river-related activities.
- Work with local government entities, tourism offices, and community partners to enhance the City's tourism offerings, improve accessibility, and support local businesses.

Action Items:

- Expand access to the river with connected walking and biking paths, starting with key points like the Fairgrounds for activities like tubing and kayaking.
- Clean up and enhance the River Walk area by clearing vegetation, adding water features, and creating a more inviting space.
- Develop new recreational spaces such as indoor recreational amenities and features for youth, multi-use facilities (such as equestrian trails and moto-cross tracks), and/or a regional sports complex for tournaments.
- Build new parks and/or recreational areas in underserved locations to provide additional activities.
- Support the creation of a multi-purpose cultural and entertainment space in Douglas.
- Foster business incubation for river-related enterprises and promote outdoor attractions like zip lines and river-themed events.
- Improve Fort Fetterman and Camp Douglas as tourist destinations with living history, tours, and regular operating hours.
- Utilize the Pioneer Museum and State Fairgrounds as year-round regional attractions.
- Ensure recreational areas are safe with improved lighting and police patrols, especially at night.
- Activate parks and trails with wayfinding signs, interpretive information, resting areas, and gathering spaces.
- Partner with the U.S. Forest Service to promote outdoor opportunities for tourists and residents.
- Collaborate with recreation providers, search and rescue groups, and others to offer outdoor safety and recreation training (such as canoeing, climbing, and snowmobiling).
- Pursue state, federal, and railroad (Rails-to-Trails) grant funding to expand the trail system and connect commercial and residential areas.
- Create and distribute materials to inform the public about recreational opportunities and events, encouraging participation and connections to nature.

DOUGLAS UNCOVERED (HISTORIC PRESERVATION, ART, & CULTURE)

Embrace our past, tell our story. We are focusing on promoting our rich history through heritage tourism, aiming to educate and engage residents, particularly youth, in preserving local history. Plans include developing and expanding historical tourism opportunities, such as the Child's Trail, Pioneer Cemetery, and promoting historic sites like the Oregon Trail, Fort Fetterman, Camp Douglas, and the railroad. Efforts will also focus on enhancing community pride, improving communication about local history, and collaborating with tourism offices to harness arts and culture for economic benefit. The importance of preserving and protecting historic properties is emphasized.

To boost tourism and economic growth, we are exploring various initiatives including dark sky tourism, stargazing events, and better utilization of outdoor spaces like the river and nature trails. Public art, murals, and cultural tourism are seen as ways to bring more visitors while celebrating local identity. There is also a focus on improving infrastructure, such as better sidewalks and bike paths, and creating a more welcoming environment for residents and tourists alike. Collaboration with local artists and the community's enthusiasm for outdoor activities and arts is a key part of fostering a vibrant, connected City.

Physical Development Considerations



Strategy Direction

PRESERVE HISTORIC PLACES

- Preserve historic structures in the Downtown by adhering to adopted Secretary of the Interior standards, thereby retaining historic integrity and visual continuity.
- Maintain the Historic Preservation Commission to conduct cultural resource surveys, identify and preserve structures of architectural, historical, cultural, or archaeological significance, encourage adaptive reuse of historic structures, and provide technical assistance for renovations and development within historic areas.

PROMOTE LOCAL HISTORY

- Pursue and encourage opportunities for residents and visitors to understand and appreciate the significance of historic sites.
- Create educational opportunities that connect younger generations with local history and culture, fostering a sense of pride and belonging.
- Focus on increasing awareness and engagement with the City's historical assets, supporting preservation efforts, and incorporating heritage tourism into the community's identity.

CULTURAL AND PUBLIC ART DEVELOPMENT

- Encourage public art initiatives including murals and other cultural tourism activities to celebrate local heritage and attract visitors while enhancing the City's visual identity.
- Integrate public art into new development projects throughout the community.
- Embrace the local arts community.

Action Items:

- ❑ Create engaging experiences and expand interpretive services at historic locations like the Oregon Trail, Fort Fetterman, and Pioneer Cemetery to attract more visitors.
- ❑ Develop youth-oriented tours, educational programs, and events to connect younger generations with local history and foster family participation.
- ❑ Commission murals and public art by local artists that highlight the City's heritage and enhance its cultural tourism appeal.
- ❑ Enhance walking and biking paths, sidewalks, and connections between historic sites and key destinations for residents and tourists.
- ❑ Partner with local artists, businesses, and residents to enrich the City's atmosphere and promote its historical and cultural identity.
- ❑ Continue to protect the Pioneer Cemetery as an important historical asset.
- ❑ Mark and celebrate remaining historic trail features within the City.
- ❑ Provide opportunities for entrepreneurship and spaces to educate, train, and share art.
- ❑ Evaluate and create programs that incentivize and promote the revitalization of historic Downtown structures.
- ❑ Create a tiered historic preservation strategy to evaluate properties and determine those that require preservation approaches versus those that do not require strict application of rehabilitation standards.



UPSTART DOUGLAS (ECONOMIC DEVELOPMENT)

We aim to diversify our economy and reduce dependence on the energy sector by supporting entrepreneurial efforts and recruiting businesses that attract and retain jobs. This includes promoting workforce development, especially in retail, through training programs, job fairs, and collaboration with local institutions like schools and businesses. Target industry studies and entrepreneurial initiatives will help identify areas for growth, and efforts will be made to support small businesses through training, grants, and business incubation such as utilizing the fairgrounds commercial kitchens for pop-up food businesses. Collaboration among City, county, and business stakeholders is key to creating a sustainable economic environment.

In addition to economic growth, we are focused on enhancing quality of life through initiatives that support a thriving Downtown, historic tourism, and recreational opportunities. There is a push to improve local amenities while promoting local shopping and tourism by hosting special events and enhancing the visitor experience. A commitment to Downtown beautification, trail connections, and providing activities for families will contribute to a dynamic and engaged community.

Physical Development Considerations

<p>1</p> <p>BUILDING FACADES ARE BEING RENOVATED THROUGH THE MAIN STREET FACADE IMPROVEMENT PROGRAM.</p>	<p>2</p> <p>SOME DOWNTOWN BUILDINGS REQUIRE EXTENSIVE RENOVATIONS.</p>	<p>3</p> <p>NOT ALL SIDEWALKS AND CROSSWALKS ARE ACCESSIBLE IN COMMERCIAL AREAS.</p>	<p>4</p> <p>BUSINESS PARKS AND SOME MAJOR EMPLOYERS AND NOT ACCESSIBLE FOR ALL RESIDENTS.</p>
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Strategy Direction

ECONOMIC DEVELOPMENT

- Reduce dependence on the energy sector by supporting entrepreneurship and recruiting businesses with a larger employee base.
- Encourage business and industries that serve to diversify the local economy including agricultural, telecommunications, healthcare, electronics, warehousing and distribution, tourism, technology, and outdoor recreation.
- Provide training and job fairs in collaboration with local schools, businesses, and institutions, focusing on retail, building trades, and other important local sectors.
- Conduct target industry and entrepreneurial studies.

- Encourage local business development through upgrading Downtown streetscapes, storefront improvements, business collaboration on beautification efforts, and promotion through regional media and community events.
- Encourage the development of upper floor residential and office uses above first-floor retail and entertainment uses.

COLLABORATION AND PARTNERSHIPS

- Support MainStreet efforts to support continued revitalization and economic growth.
- Foster strong partnerships between The Enterprise, Main Street, EWC, CCSD #1, and major employers to improve workforce development efforts.
- Support business incubation (such as commercial pop-up kitchens and retailers).
- Facilitate high-speed internet access to support growth and innovation.

COMMUNITY AND VISITOR ENGAGEMENT

- Develop a unified City brand that highlights local attractions, outdoor spaces, and events to attract tourists, while improving connections to nature through expanded walking and biking trails.
- Promote the community's history to attract visitors and enhance tourism opportunities.
- Enhance the visitor experience through signage and communication to boost tourism and local engagement.
- Promote events that draw hobbyists and outdoor enthusiasts for recreation and sports activities.

BEAUTIFICATION

- Enhance sidewalks and lighting to improve connectivity and accessibility to commercial centers.
- Focus on continued Downtown and gateway beautification to attract more visitors.
- Encourage development of wind, solar, and other renewable energy sources.

Action Items:

- Work with local public and private partners to improve the use and aesthetics of existing Downtown buildings to increase small business opportunities.
- Use tax and lease incentives to promote long-term occupation and revitalization of the Downtown Core.
- Create fun zones for youth Downtown to draw families in to shop and dine.
- Host family-friendly activities Downtown.
- Consider rezoning land by the airport and business park to accommodate light industrial or industrial mixed-use development to attract additional business investment.
- Maintain inventory of downtown businesses to track conditions and opportunities.
- Maintain the façade improvement program to incentivize aesthetic improvements to downtown properties.
- Focus on commercial infill along primary corridors.
- Partner with major employers providing primary jobs such as MHCC and CCSD#1.
- Work with The Enterprise to encourage attraction and development of primary jobs.

DETAILS (ACTION PLAN)

To ensure the successful implementation of the Douglas Blueprint, a separate Action Plan Matrix will be maintained as a living document by City of Douglas staff. This matrix will outline specific action steps, identify responsible entities, list potential funding sources, and provide estimated completion dates for each initiative. By keeping this document dynamic and regularly updated, the City can effectively track progress, adapt to changing circumstances, and maintain momentum. This approach will help ensure that projects move forward efficiently and that Douglas continues to advance its goals.

Below is a complete list of the action steps outlined in this plan, compiled for ease of reference and usability. In addition to the list of action steps by theme, the accompanying Prioritization Matrices on page 45 map the community benefit and resource demand for each action item.

ONE DOUGLAS (LAND USE & COMMUNITY CHARACTER)

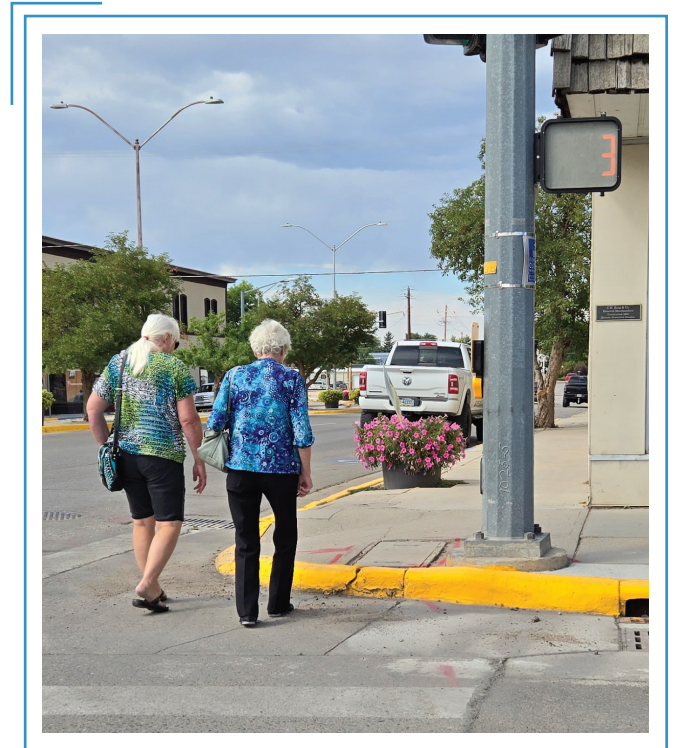
- ❑ L1. Develop a unified City brand that highlights local attractions, outdoor spaces, and events to attract tourists.
- ❑ L2. Utilize the Wagonhound land to enhance the City's appearance by providing a welcoming gateway.
- ❑ L3. Establish a strong welcoming presence at the major entryways into the community off Interstate 25, also known as gateways.
- ❑ L4. Distribute calls for local artists first to celebrate local entrepreneurs and the creative industry around Douglas.
- ❑ L5. Add amenities such as shade structures, lighting, and a stage to Jackalope Square to create a more vibrant and functional public space.
- ❑ L6. Develop programs and spaces that attract young families, such as new playgrounds, splash pads, and youth-centered events.
- ❑ L7. Evaluate and create pedestrian linkages between public spaces, amenities, and local destinations such as downtown, schools, public facilities, and gateways.
- ❑ L8. Create a youth advisory committee that meets regularly to provide input on citywide initiatives such as projects and capital improvement plans.
- ❑ L9. Develop a communication plan for reaching businesses and residents more effectively, frequently, and across a variety of mediums.
- ❑ L10. Provide opportunities for businesses and residents to engage in beautification efforts.
- ❑ L11. Create a volunteer community clean-up squad.
- ❑ L12. Evaluate and, if feasible, implement grants or funding resources to help property owners. See "Foundations of Douglas."
- ❑ L13. Establish an Intergovernmental Agreement (IGA) with Converse County for common development standards within the UGB.
- ❑ L14. Add flexibility and efficiency to the Unified Land Development Code to simplify and encourage development that meets the goals of the community.

DOUGLAS IS HOME (HOUSING)

- H1. Promote infill development in underutilized areas including the construction of upper-story apartments in Downtown spaces to maximize available land and support urban revitalization.
- H2. Encourage area non-profits and major employers to partner in developing senior housing communities and aging-in-place solutions, allowing seniors to live independently longer and helping to free up existing homes for other buyers.
- H3. Implement strategies to attract developers to build more housing options, especially multifamily units, townhomes, middle- and entry-level homes, by offering incentives and support for new construction.
- H4. Review municipally enacted development fees to ensure they cover development costs but are not overly burdensome to developers.
- H5. Market development opportunities regionally and nationally to address the shortage of local contractors.
- H6. Support trade programs at local schools by exploring options and coordinating efforts to expand the local trades shortage.
- H7. Support targeted programs and incentives to support first-time homebuyers and small families, helping to increase the availability of affordable housing options for these groups.

FOUNDATIONS OF DOUGLAS (INFRASTRUCTURE)

- I1. Prioritize repairs and expansion of bike paths and sidewalks, with a focus on critical areas like Richards and 4th Streets, to ensure safe and accessible pedestrian routes.
- I2. Develop and enhance safe walking paths, bike routes, and connections to major trail systems, including adding crosswalks, bridges, and connections to the river and golf course areas.
- I3. Enhance crosswalks and signage, particularly at key river path entrances, Yellowstone by the schools, and around the Fairgrounds, to improve visibility and safety for pedestrians and cyclists.
- I4. Install traffic control measures to improve traffic flow and safety, with particular emphasis at Center, Brownfield, and Richards.
- I5. Extend the duration of crosswalk lights in downtown areas to ensure adequate time for pedestrians to safely cross busy streets.
- I6. Add a Park & Ride on the north side of town near Highway 59.



DESTINATION DOUGLAS (RECREATION AND TOURISM)

- ❑ R1. Expand access to the river with connected walking and biking paths, starting with key points like the Fairgrounds for activities like tubing and kayaking.
- ❑ R2. Clean up and enhance the River Walk area by clearing vegetation, adding water features, and creating a more inviting space.
- ❑ R3. Develop new recreational spaces such as indoor recreational amenities and features for youth, multi-use facilities (such as equestrian trails and moto-cross tracks), and/or a regional sports complex for tournaments.
- ❑ R4. Build new parks and/or recreational areas in underserved locations to provide additional activities.
- ❑ R5. Support the creation of a multi-purpose cultural and entertainment space in Douglas.
- ❑ R6. Foster business incubation for river-related enterprises and promote outdoor attractions like zip lines and river-themed events.
- ❑ R7. Improve Fort Fetterman and Camp Douglas as tourist destinations with living history, tours, and regular operating hours.
- ❑ R8. Utilize the Pioneer Museum and State Fairgrounds as year-round regional attractions.
- ❑ R9. Ensure recreational areas are safe with improved lighting and police patrols, especially at night.
- ❑ R10. Activate parks and trails with wayfinding signs, interpretive information, resting areas, and gathering spaces.
- ❑ R11. Partner with the U.S. Forest Service to promote outdoor opportunities for tourists and residents.
- ❑ R12. Collaborate with recreation providers, search and rescue groups, and others to offer outdoor safety and recreation training (such as canoeing, climbing, and snowmobiling).
- ❑ R13. Pursue state, federal, and railroad (Rails-to-Trails) grant funding to expand the trail system and connect commercial and residential areas.
- ❑ R14. Create and distribute materials to inform the public about recreational opportunities and events, encouraging participation and connections to nature.



DOUGLAS UNCOVERED (HISTORIC PRESERVATION, ARTS, & CULTURE)

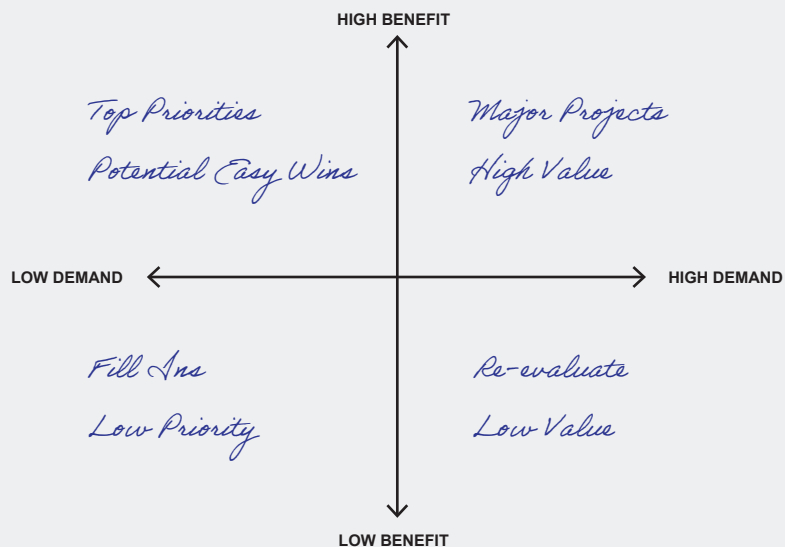
- ❑ C1. Create engaging experiences and expand interpretive services at historic locations like the Oregon Trail, Fort Fetterman, and Pioneer Cemetery to attract more visitors.
- ❑ C2. Develop youth-oriented tours, educational programs, and events to connect younger generations with local history and foster family participation.
- ❑ C3. Commission murals and public art by local artists that highlight the City's heritage and enhance its cultural tourism appeal.
- ❑ C4. Enhance walking and biking paths, sidewalks, and connections between historic sites and key destinations for residents and tourists.
- ❑ C5. Partner with local artists, businesses, and residents to enrich the City's atmosphere and promote its historical and cultural identity.
- ❑ C6. Continue to protect the Pioneer Cemetery as an important historical asset.
- ❑ C7. Mark and celebrate remaining historic trail features within the City.
- ❑ C8. Provide opportunities for entrepreneurship and spaces to educate, train, and share art.
- ❑ C9. Evaluate and create programs that incentivize and promote the revitalization of historic Downtown structures.
- ❑ C10. Create a tiered historic preservation strategy to evaluate properties and determine those that require preservation approaches versus those that do not require strict application of rehabilitation standards.

UPSTART DOUGLAS (ECONOMIC DEVELOPMENT)

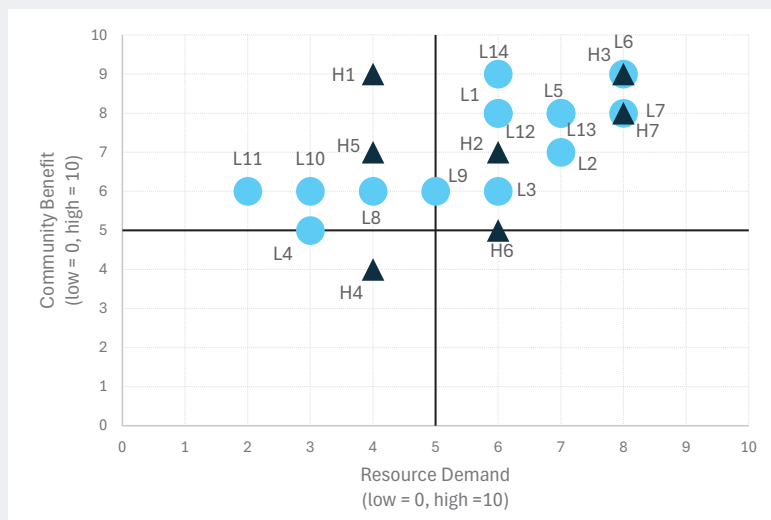
- ❑ E1. Work with local public and private partners to improve the use and aesthetics of existing Downtown buildings to increase small business opportunities.
- ❑ E2. Use tax and lease incentives to promote long-term occupation and revitalization of the Downtown Core.
- ❑ E3. Create fun zones for youth Downtown to draw families in to shop and dine.
- ❑ E4. Host family-friendly activities Downtown.
- ❑ E5. Consider rezoning land by the airport and business park to accommodate light industrial or industrial mixed-use development to attract additional business investment.
- ❑ E6. Maintain inventory of downtown businesses to track conditions and opportunities.
- ❑ E7. Maintain the façade improvement program to incentivize aesthetic improvements to downtown properties.
- ❑ E8. Focus on commercial infill along primary corridors.
- ❑ E9. Partner with major employers providing primary jobs such as MHCC and CCSD#1.
- ❑ E10. Work with The Enterprise to encourage attraction and development of primary jobs.

Prioritization Action Matrix

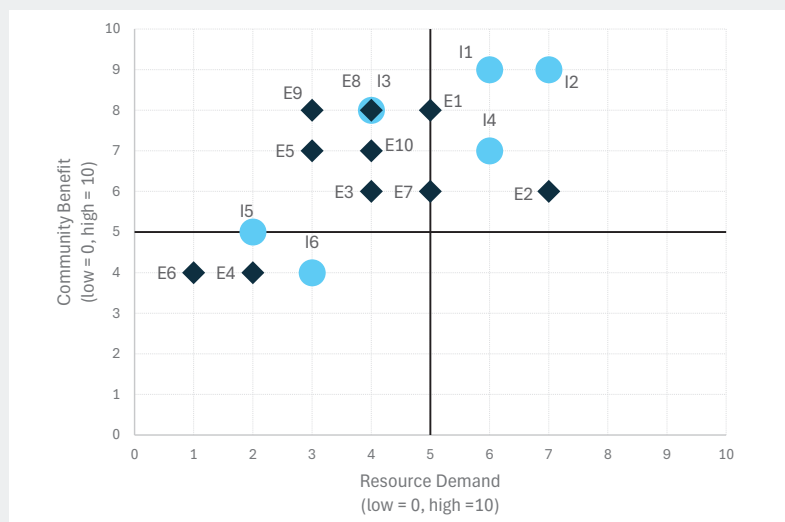
COMMUNITY BENEFIT - RESOURCE DEMAND



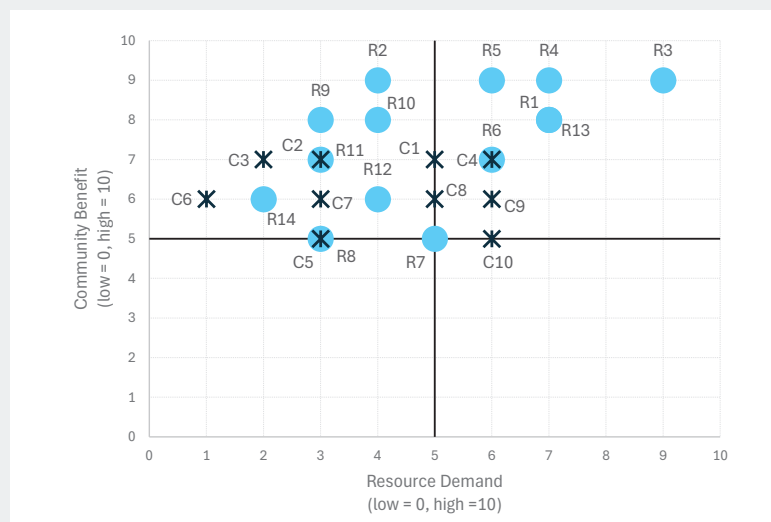
LAND USE & COMMUNITY CHARACTER - HOUSING MATRIX



INFRASTRUCTURE - ECONOMIC DEVELOPMENT MATRIX



RECREATION & TOURISM - HISTORIC PRESERVATION, ARTS, & CULTURE MATRIX



APPENDIX A: SIGNATURE BLOCKS

Acknowledgements

A very special thank you to our community, the residents and stakeholders of Douglas for their insights and guidance of our Blueprint Plan.

CITY COUNCIL MEMBERS

- Kim Pexton, Mayor
- Perry Hershberger
- Ron McNare
- Matthew Schmidt
- Joel Weeks

PLANNING AND ZONING COMMISSION MEMBERS

- Jay Hancock (chairman)
- Dave Patterson (vice chairman)
- Scott Bauman
- Carl Kusters
- Robin Velasquez

CITY STAFF

- J.D. Cox, City Manager
- Clara Chaffin, Deputy City Manager / Community Development Director
- Heidi McCullough, Planning Technician

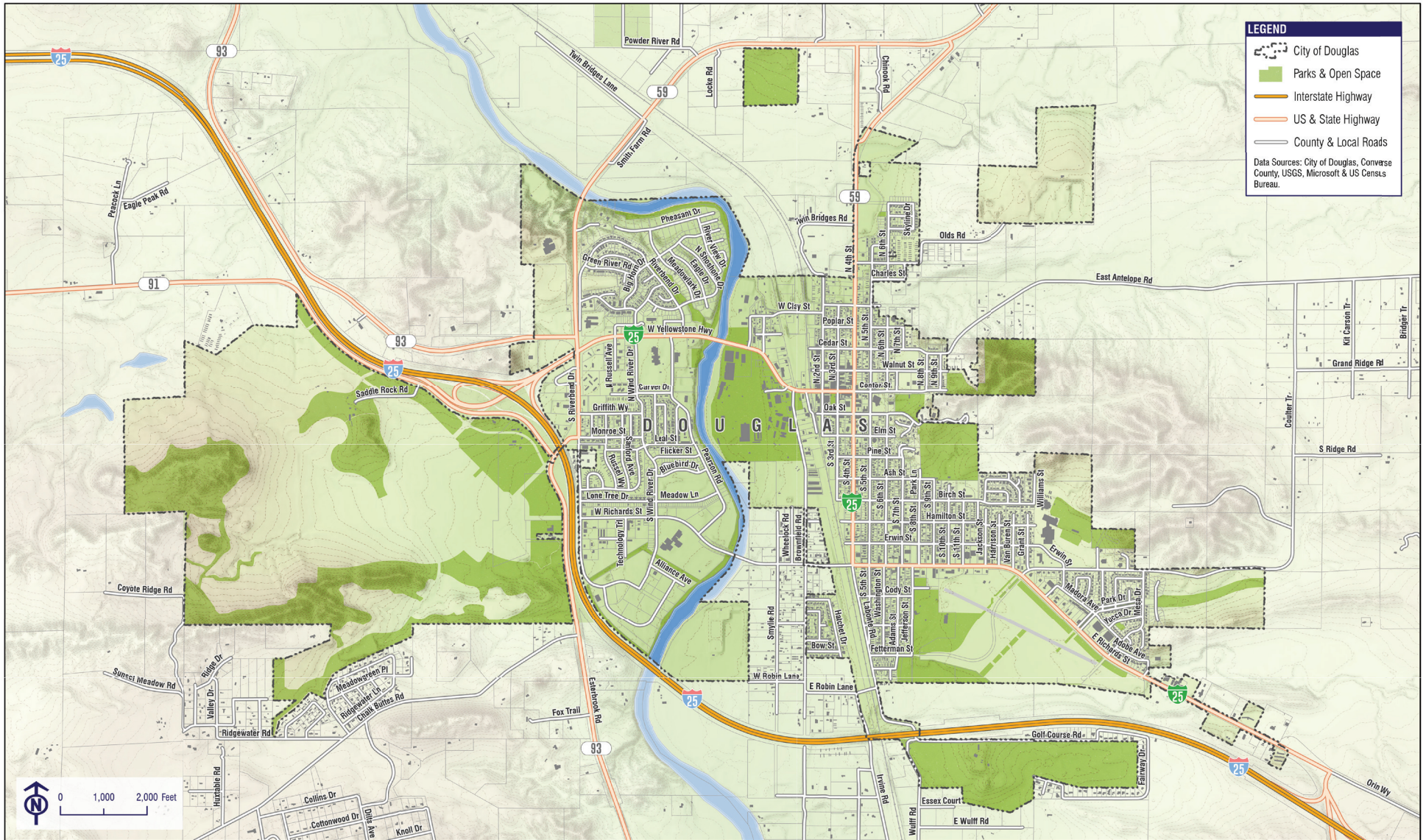
STEERING COMMITTEE MEMBERS

- Converse County Bank
- Converse County Planning
- Converse County Tourism Board
- Douglas Historic Preservation
- Douglas Main Street
- Douglas Middle and High School Student Council Members
- Douglas Senior Center Members
- Downtown Business - Allure Boutique
- Downtown Business - College Inn Bar
- Downtown Business - Hotel LaBonte
- Memorial Hospital of Converse County
- The Enterprise (Economic Development)
- Wagonhound Land and Livestock
- Wyoming Business Council
- Wyoming State Fair

CONSULTANT TEAM



APPENDIX B: MAPS



AYRES

Context Map
Douglas Comprehensive Plan • Douglas, Wyoming



DOUGLAS
BLUEPRINT
Building Vision with Action

AYRES ASSOCIATES
214 W. Lincolnway, Suite 22
Cheyenne, WY 82001
Project 51-0706 • 1.23.2025

MAP 1

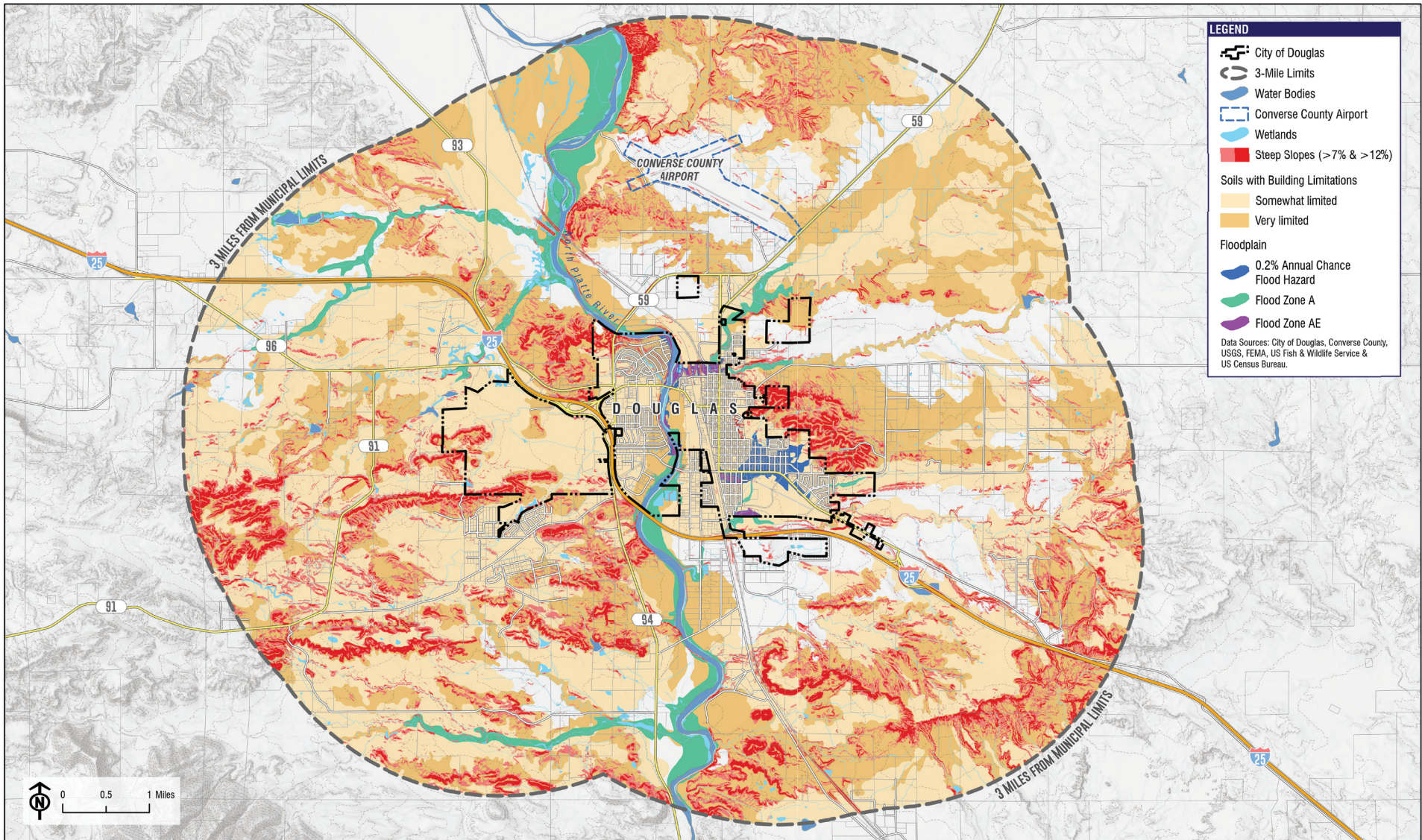


Regional Context Map
Douglas Comprehensive Plan • Douglas, Wyoming



AYRES ASSOCIATES
214 W. Lincolnway, Suite 22
Cheyenne, WY 82001
Project 51-0706 • 1.31.2025

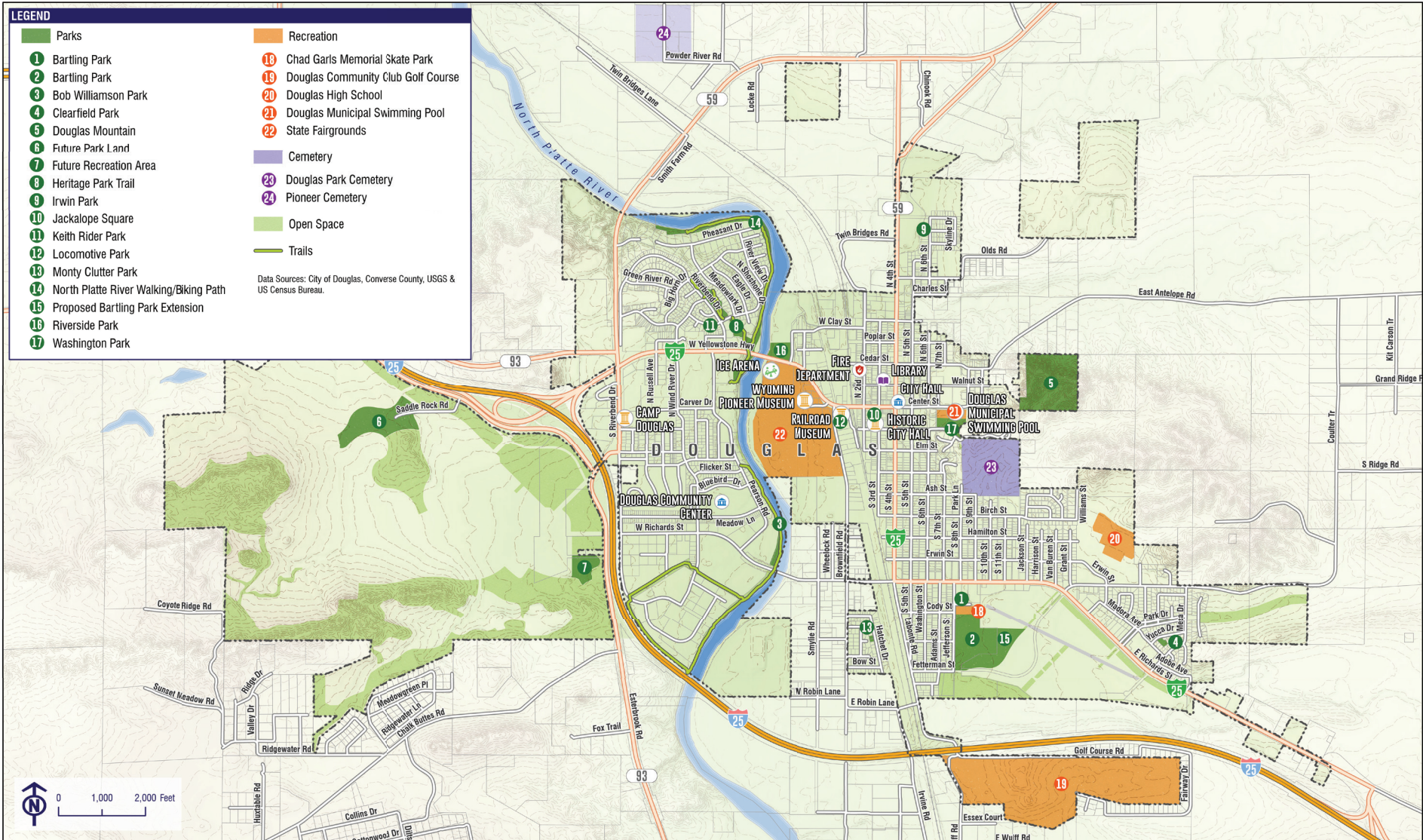
MAP 2

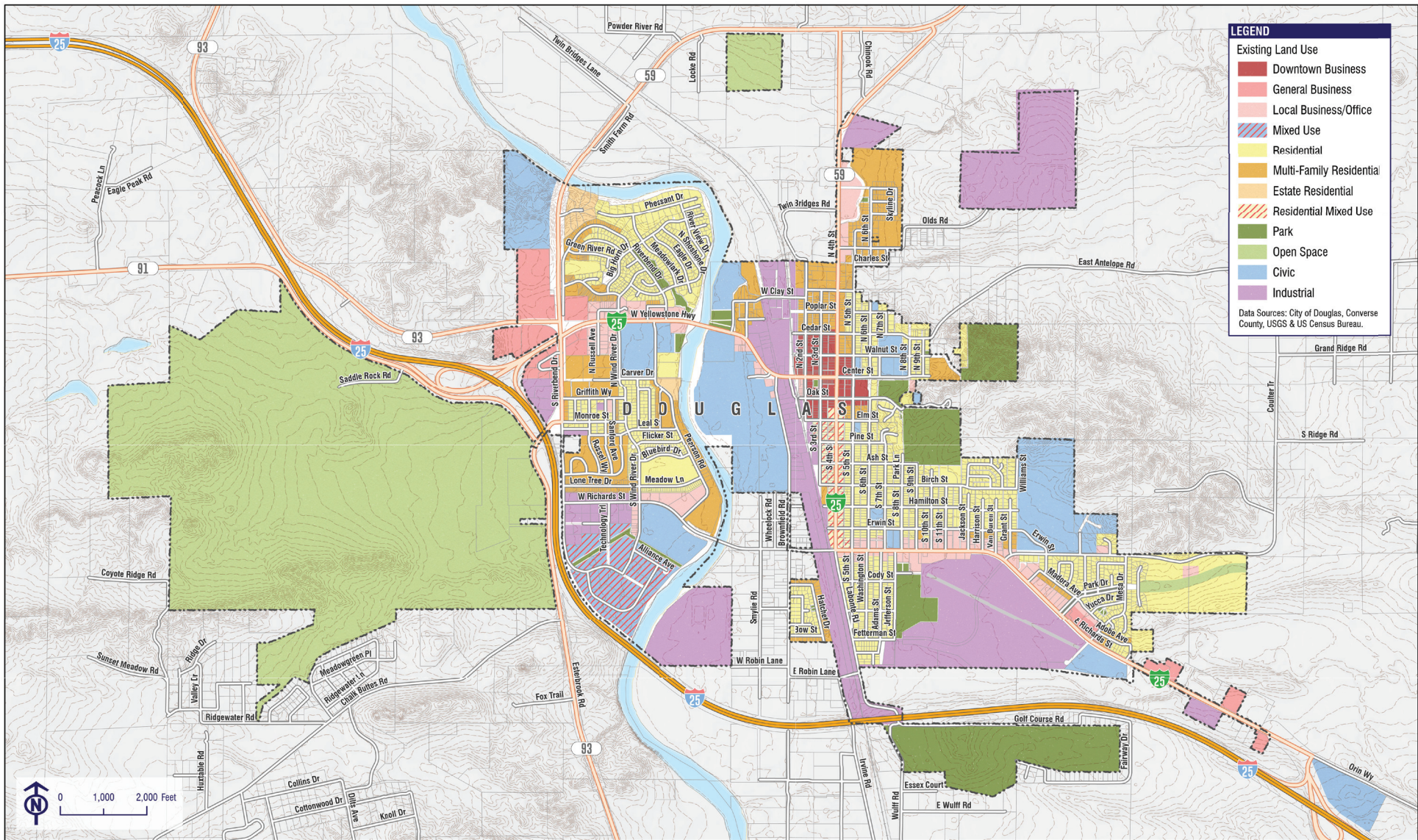


LEGEND

- City of Douglas
- 3-Mile Limits
- Water Bodies
- Converse County Airport
- Wetlands
- Steep Slopes (>7% & >12%)
- Soils with Building Limitations**
- Somewhat limited
- Very limited
- Floodplain**
- 0.2% Annual Chance Flood Hazard
- Flood Zone A
- Flood Zone AE

Data Sources: City of Douglas, Converse County, USGS, FEMA, US Fish & Wildlife Service & US Census Bureau.



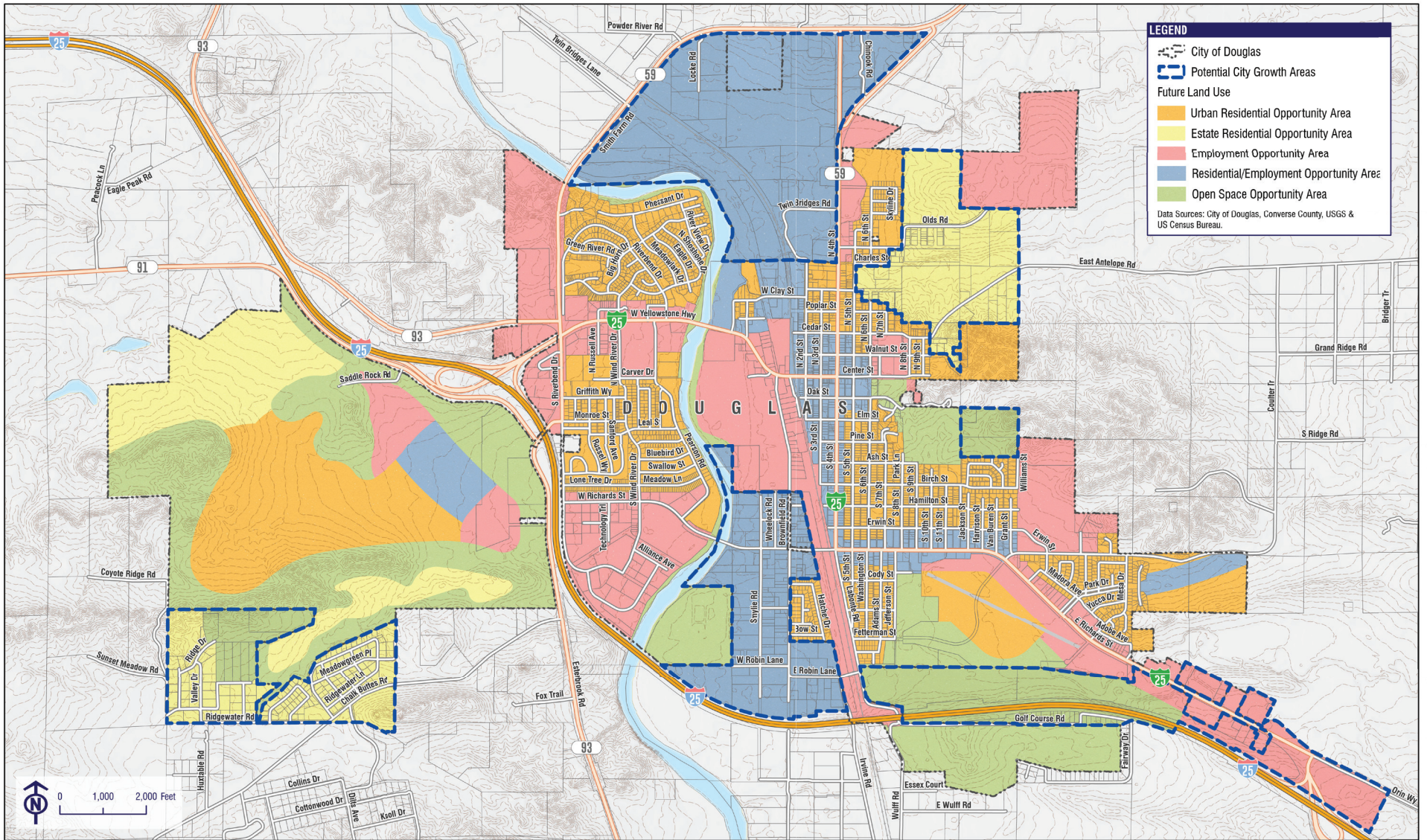


LEGEND

Existing Land Use

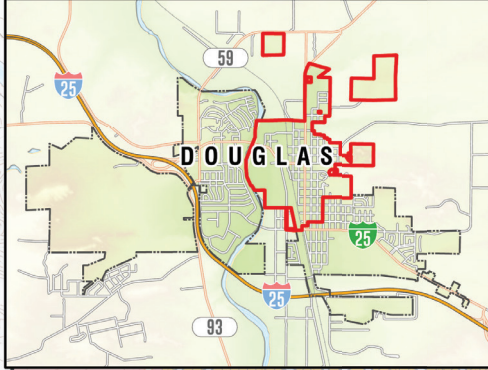
- Downtown Business
- General Business
- Local Business/Office
- Mixed Use
- Residential
- Multi-Family Residential
- Estate Residential
- Residential Mixed Use
- Park
- Open Space
- Civic
- Industrial

Data Sources: City of Douglas, Converse County, USGS & US Census Bureau.

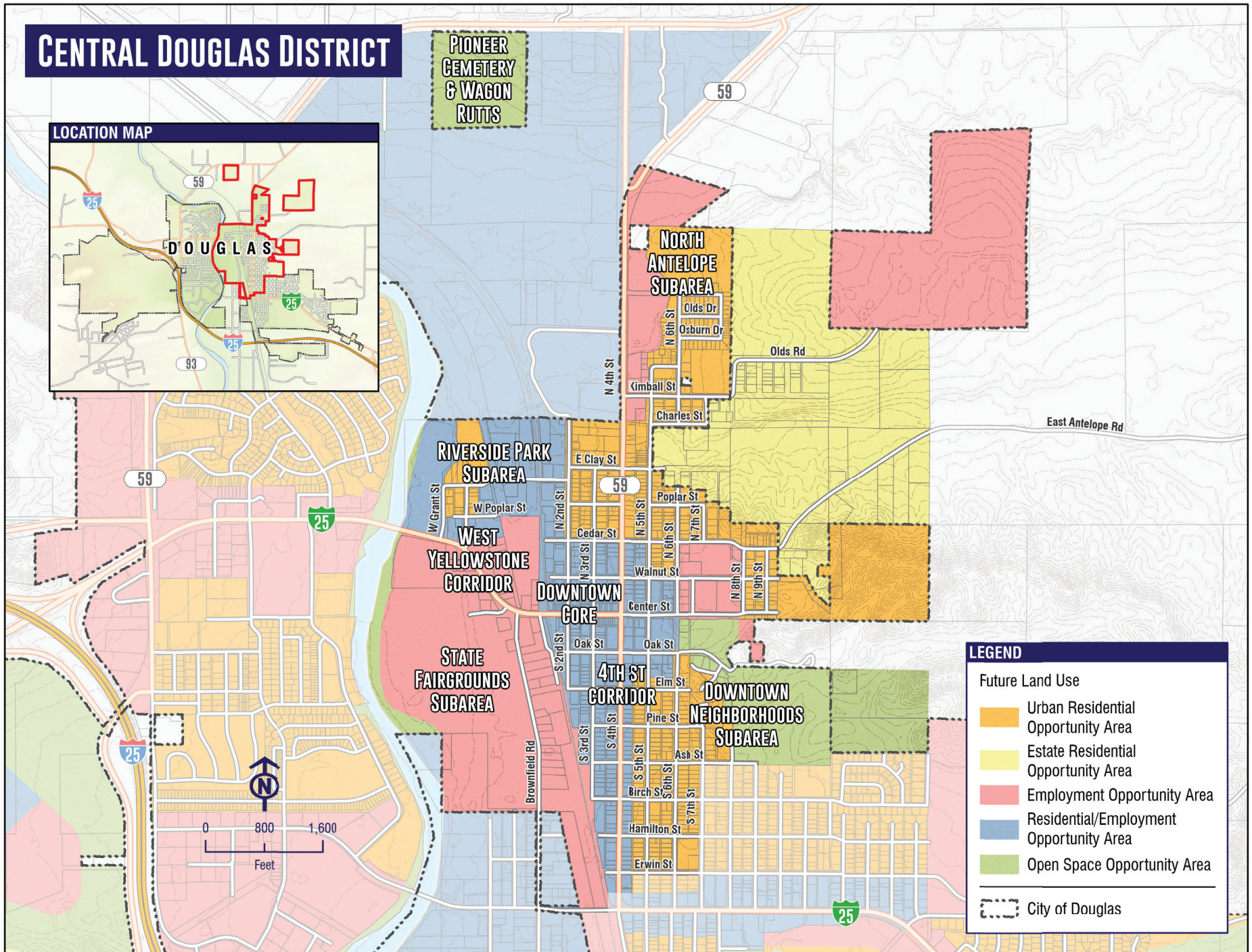


CENTRAL DOUGLAS DISTRICT

LOCATION MAP



PIONEER
CEMETERY
& WAGON
RUTTS

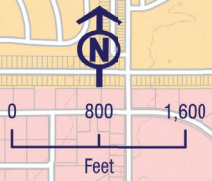


LEGEND

Future Land Use

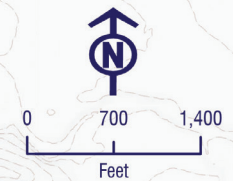
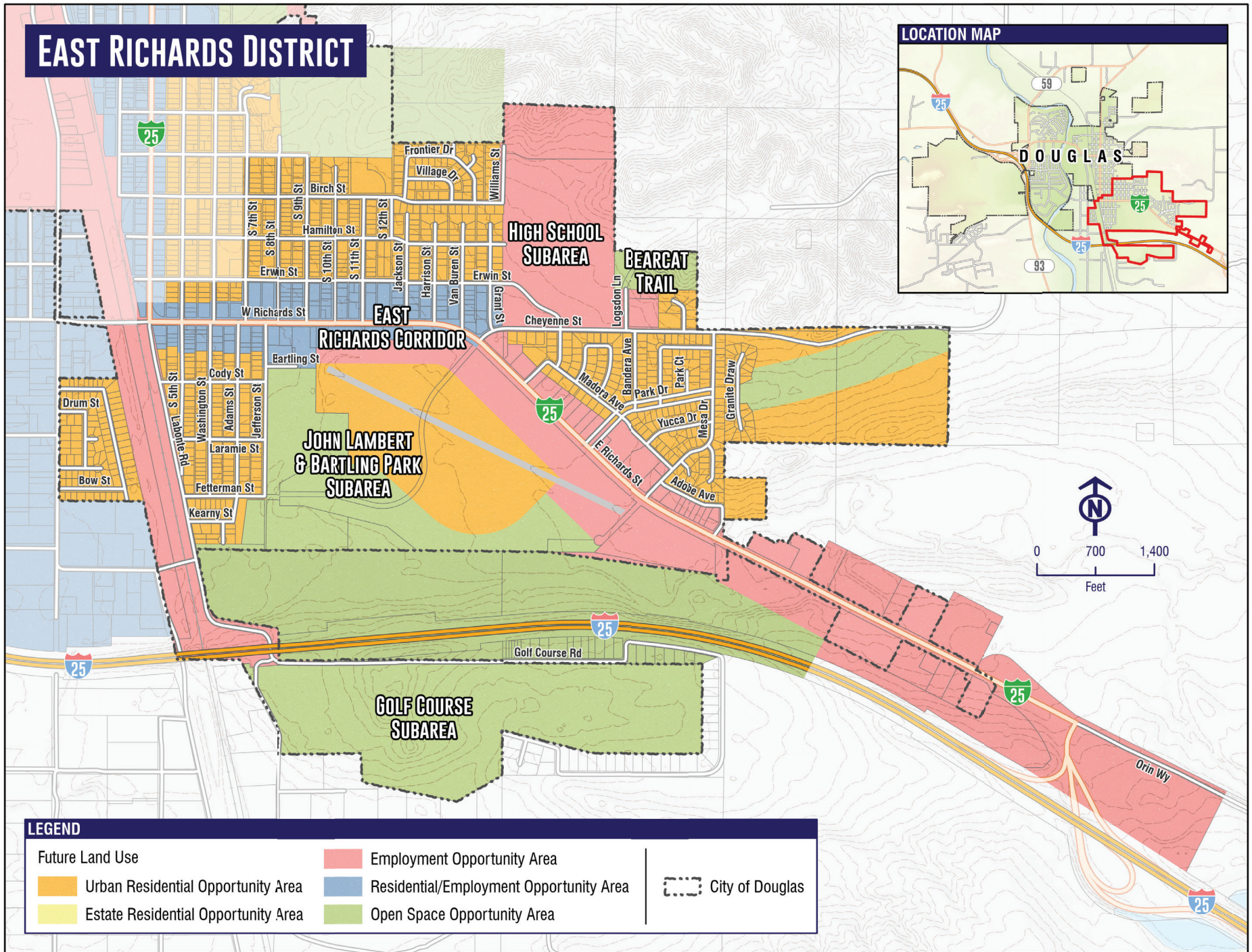
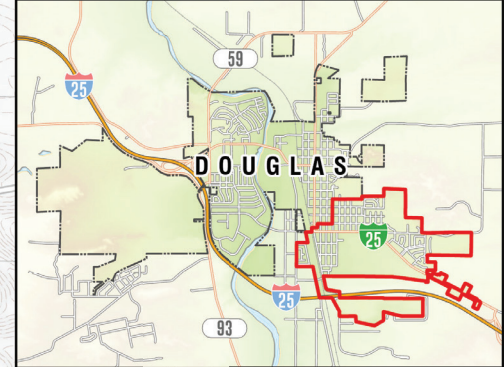
- Urban Residential Opportunity Area
- Estate Residential Opportunity Area
- Employment Opportunity Area
- Residential/Employment Opportunity Area
- Open Space Opportunity Area

City of Douglas



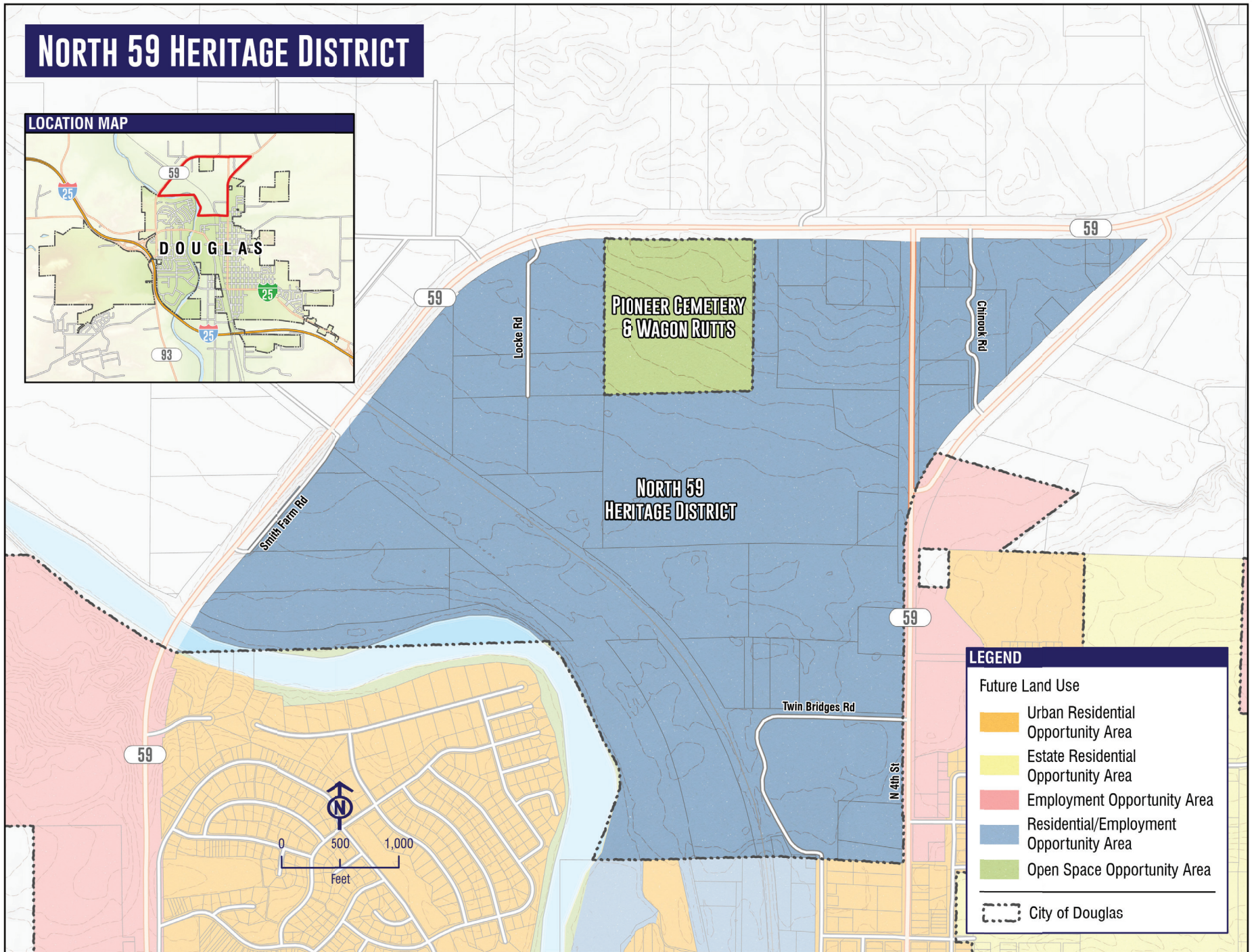
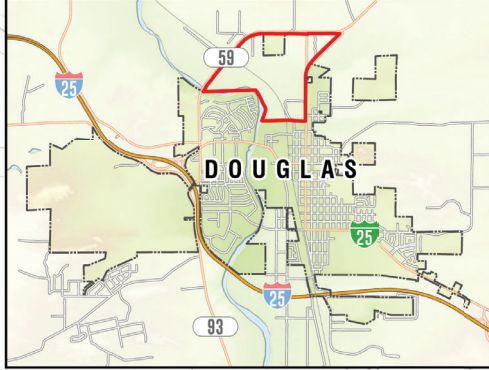
EAST RICHARDS DISTRICT

LOCATION MAP



NORTH 59 HERITAGE DISTRICT

LOCATION MAP



LEGEND

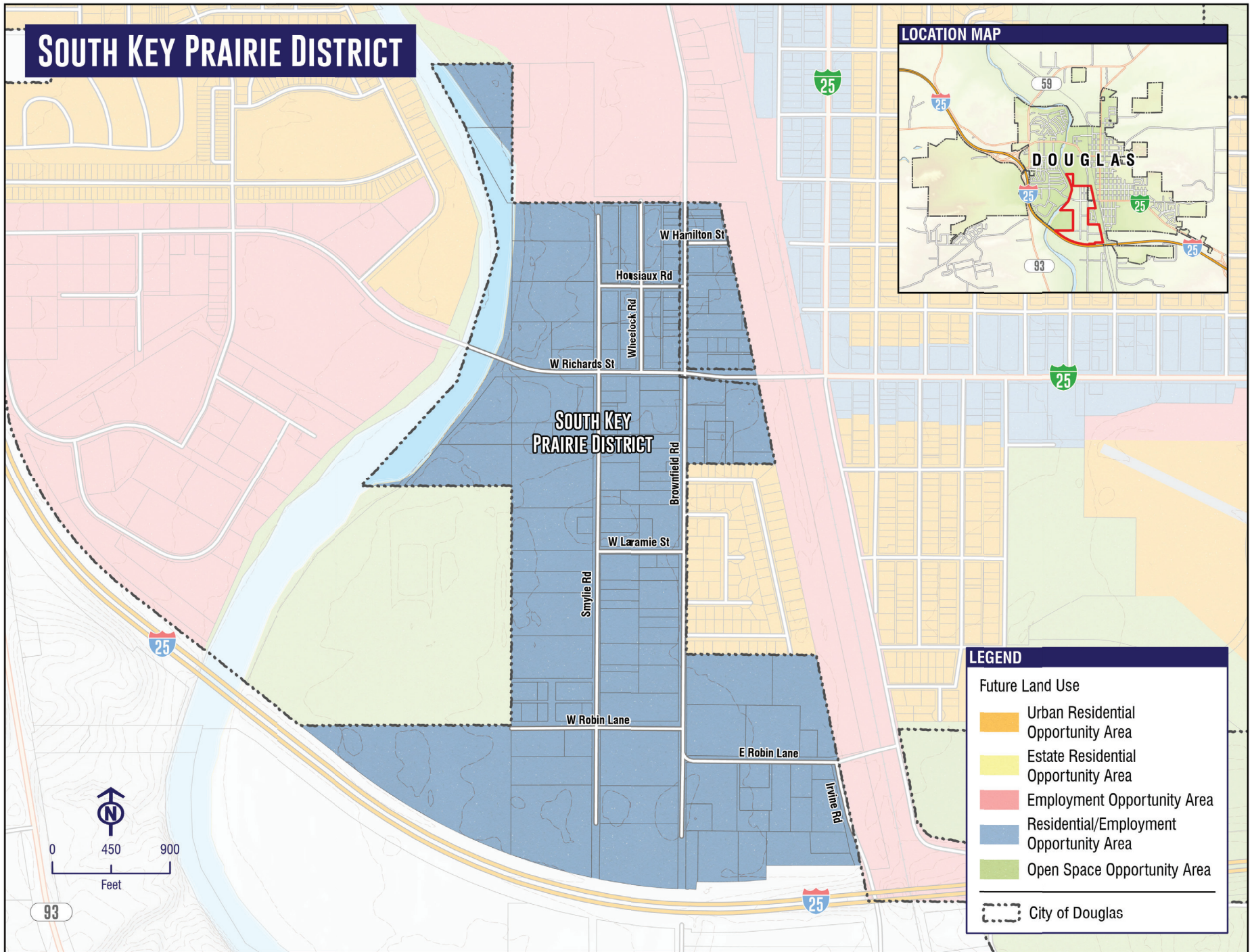
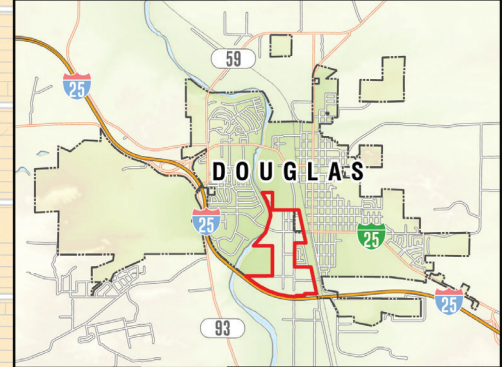
Future Land Use

- Urban Residential Opportunity Area
- Estate Residential Opportunity Area
- Employment Opportunity Area
- Residential/Employment Opportunity Area
- Open Space Opportunity Area

- City of Douglas

SOUTH KEY PRAIRIE DISTRICT

LOCATION MAP

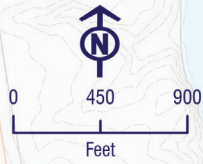


LEGEND

Future Land Use

- Urban Residential Opportunity Area
- Estate Residential Opportunity Area
- Employment Opportunity Area
- Residential/Employment Opportunity Area
- Open Space Opportunity Area

- City of Douglas



93

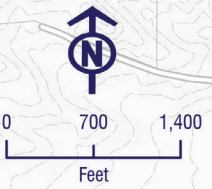
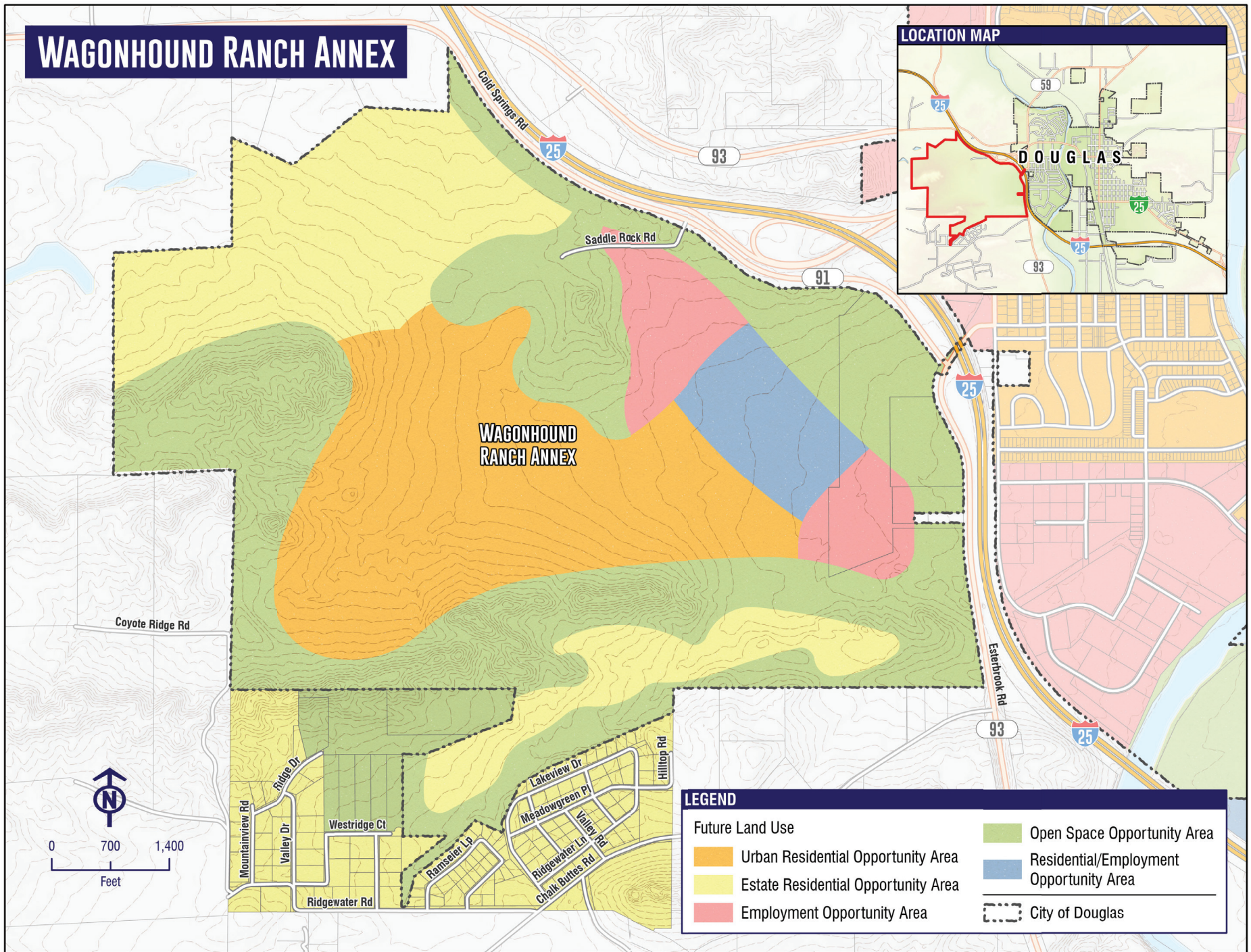
25

WAGONHOUND RANCH ANNEX

LOCATION MAP



WAGONHOUND RANCH ANNEX

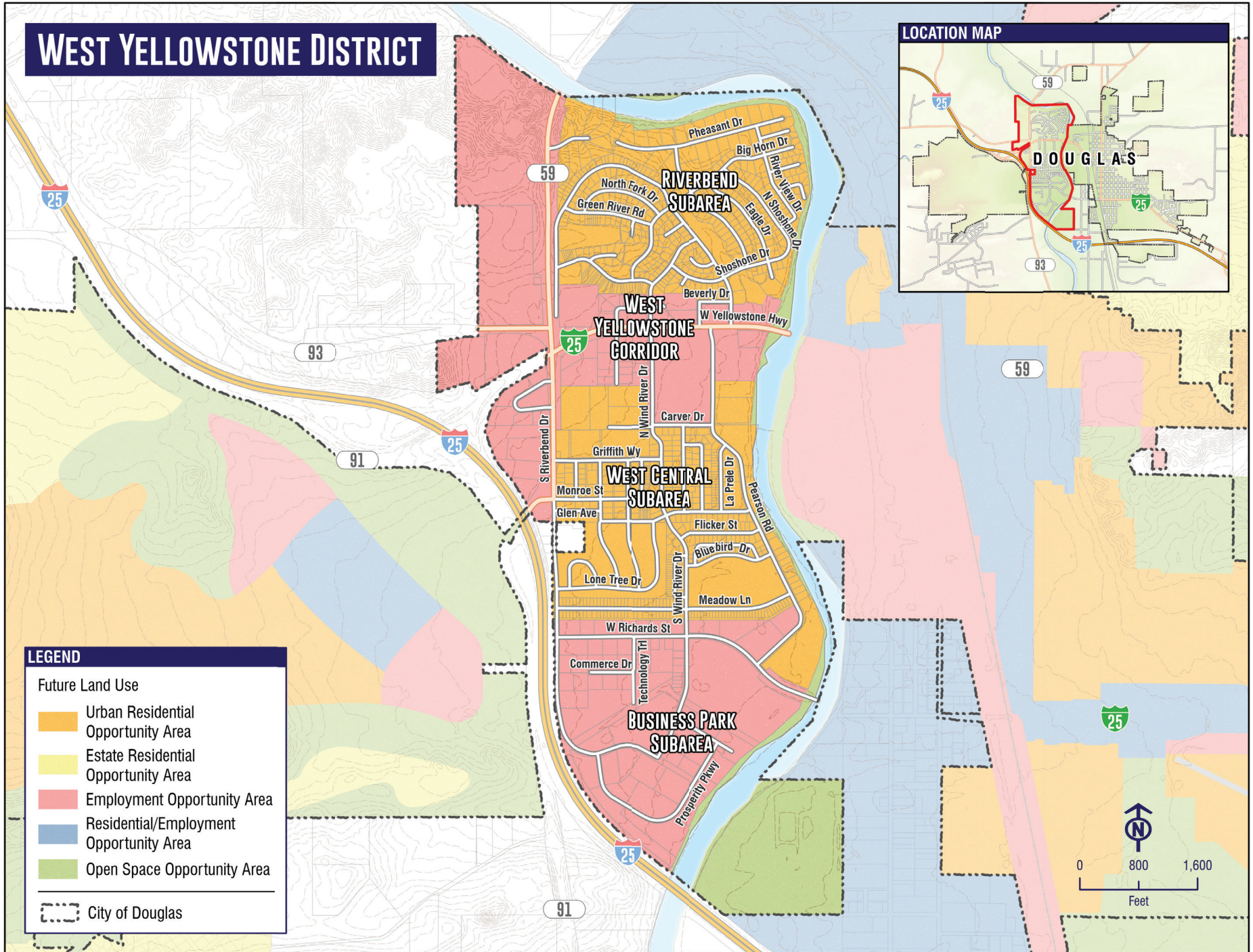
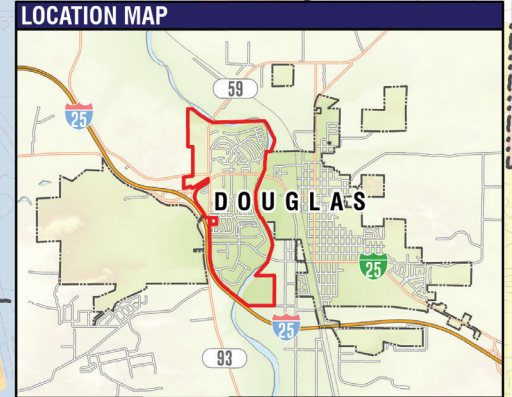


LEGEND

- | | |
|-------------------------------------|---|
| Urban Residential Opportunity Area | Open Space Opportunity Area |
| Estate Residential Opportunity Area | Residential/Employment Opportunity Area |
| Employment Opportunity Area | City of Douglas |

WEST YELLOWSTONE DISTRICT

LOCATION MAP

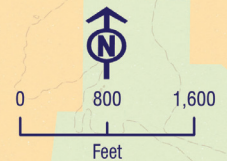


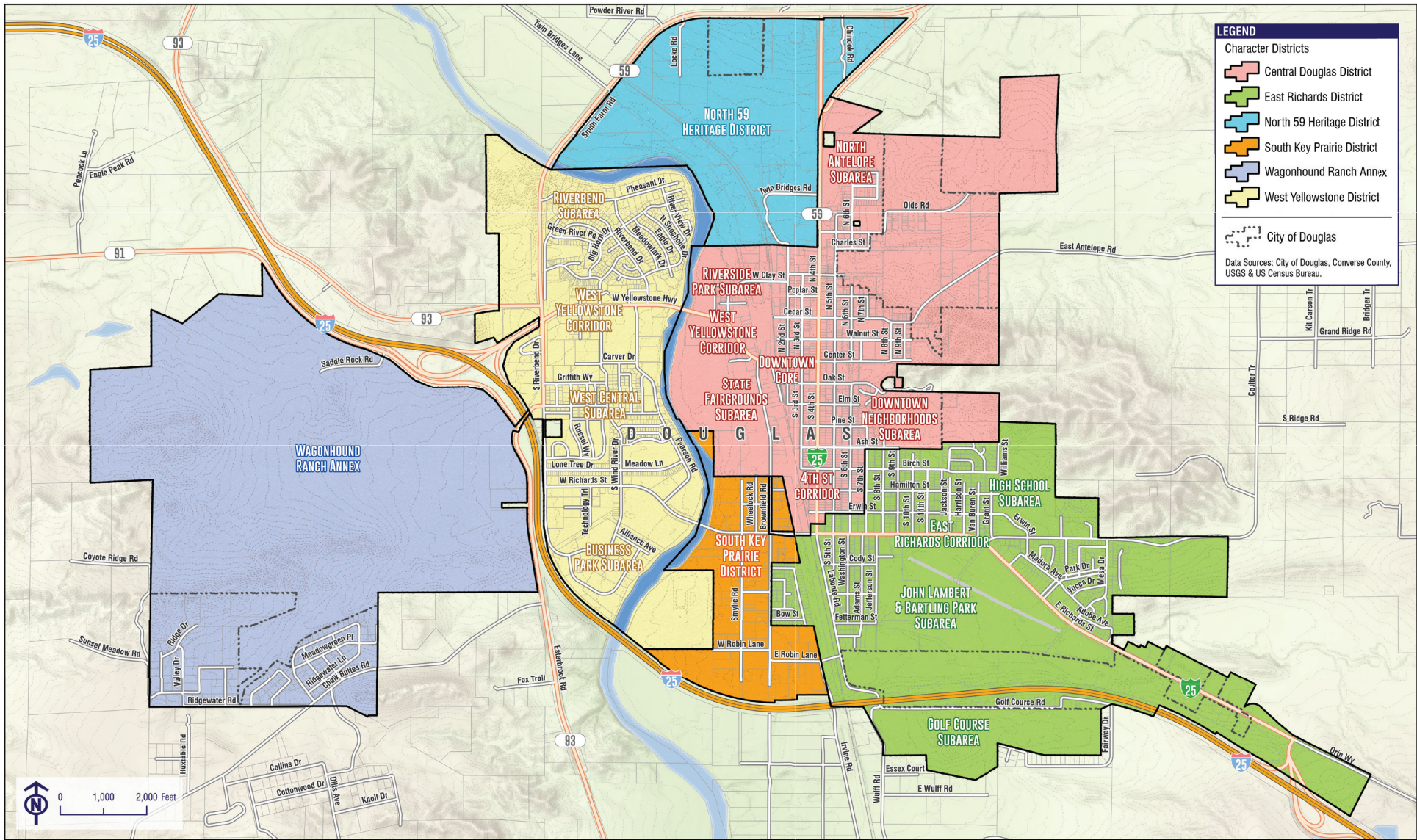
LEGEND

Future Land Use

- Urban Residential Opportunity Area
- Estate Residential Opportunity Area
- Employment Opportunity Area
- Residential/Employment Opportunity Area
- Open Space Opportunity Area

City of Douglas





APPENDIX C: SOURCES

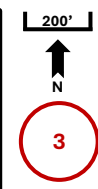
- Advisory Council on Historic Preservation. 2012. Data pulled from <https://www.achp.gov/preserve-america/community/douglas-wyoming>
- City of Douglas. Data pulled from <https://www.cityofdouglas.org/155/History-of-Douglas>
- U.S. Department of Agriculture (USDA). 2023. Data pulled from https://www.nass.usda.gov/Statistics_by_State/Wyoming/Publications/Annual_Statistical_Bulletin/index.php
- U.S. Bureau of Labor Statistics. 2024. Data pulled from <https://www.bls.gov/lau/tables.htm#mmetro>
- Wyoming Department of A & I. 1997. Decennial Census Data. Data pulled from http://eadiv.state.wy.us/demog_data/
- Wyoming Historical Society. 2014. Data pulled from <https://www.wyohistory.org/encyclopedia/peace-war-land-and-funeral-fort-laramie-treaty-1868#:~:text=In%20March%201866,%20when%20whites%20and%20Indians%20together%20at%20Fort>
- Wyoming State Fair. Data pulled from <https://wystatefair.com/wyoming-state-fair-about/>

1704 EAST RICHARDS STREET SITE PLAN

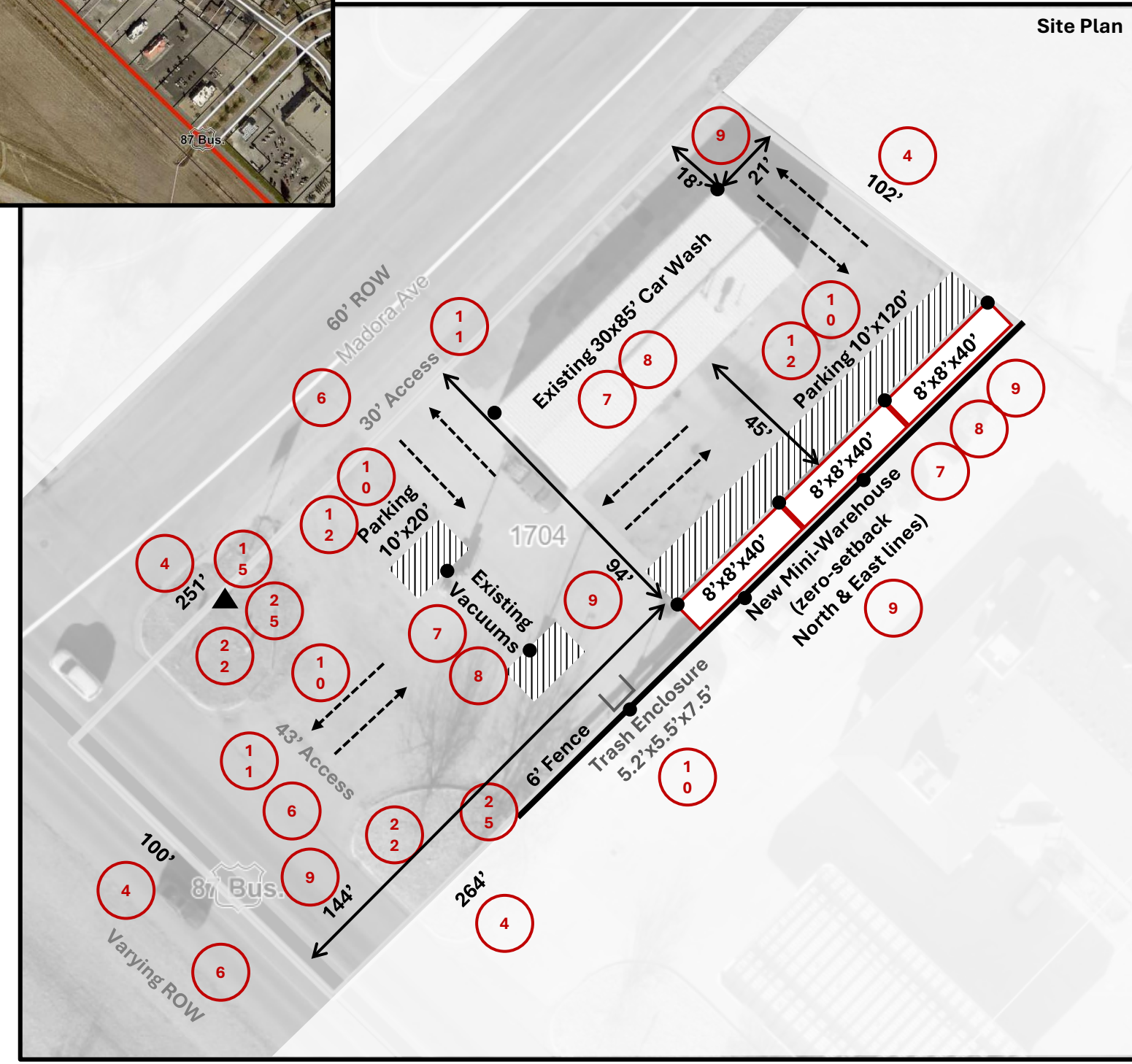
Type B Development Check List

1. Title block stating names of project, designer, and address and telephone number of designer.
2. North arrow, scale of site plan (1"=10' or a multiple thereof), and the date the site plan was prepared.
3. Vicinity map at a scale of 1"=600' clearly indicating the location of the land in question, with respect to a large recognizable area.
4. Land area dimensions.
5. Verification of physical location of property corner pins or survey and setting of property corners by licensed surveyor. **No changes to existing.**
6. Names and widths of all adjacent streets; dimensions and location of all public and private roadways or driveways, both paved and unpaved, including all rights-of-way, pavement width, and proposed uses of rights-of-way.
7. Proposed use of all areas, including areas to be used for borrow pits or where there will be any change to the natural topography.
8. Location of all existing and proposed structures and their uses.
9. Dimensions of all setbacks and heights of all proposed buildings.
10. Location of all areas designated for parking, loading, solid waste container storage, landscaping, outside storage, open space, on-site vehicular drive aisles and circulation, and on-site pedestrian sidewalks and pathways.
11. Location and dimensions of all existing and proposed ingress and egress points, including access points for emergency vehicles and personnel, to the site and the location of any physical barriers restricting ingress and egress.
12. Location and dimensions of all proposed off-street parking spaces and loading dock areas, including street access and traffic flow, to these areas.
13. Street, alley, sewer, and waterline specifications. **No changes to existing.**
14. Plan for underground utilities. **No changes to existing.**
15. Dimensions and locations of all advertising signs and fences. **Existing sign.**
16. Location of existing and proposed exterior lighting, heights of poles, and size and number of fixtures per and street lights. **Existing light poles will not change. Additional lights will be mounted on the new structure.**
17. Identification of floodplains and flood zones. **The entire lot is in Zone X.**
18. Location of all planned and natural drainage ways. **N/A.**
19. Surface drainage plan for sites at 10,000 sq. ft. or more. No change to surface drainage. All drainage flows towards public rights-of-way.
20. Notation stating that "All necessary drainage and utility easements serving this development have been provided."
21. Proposed location of hazardous material storage. **N/A.**
22. Landscaping plan as required: **Alternate water wise landscaping plan requested to be installed in conjunction with the East Richards Street sidewalk and drainage project summer of 2026. To include two street trees approved by WYDOT and the City Arborist along with appropriate mulch.**
 - a. Scale of 1"=10'
 - b. Property lines and dimensions
 - c. Structures
 - d. Irrigation systems
 - e. Use of existing natural features
 - f. Plans and seed mix for areas of reseeding
 - g. Erosion control plan **N/A**
 - h. Grading plan **N/A**
23. Types of ground or yard surfacing throughout: grass, paving, gravel, etc. **No surface changing.**
24. Any screening or screening devices used to minimize or eliminate areas which tend to be unsightly. **N/A.**
25. Snow removal and storage.
26. Traffic study for large scale retail. **N/A.**
27. All Type B developments plans must be stamped by a Wyoming engineer and a Wyoming architect.
28. General notes to include a summary table on the site plan:

a. Total land area in acres or square feet.	a. 0.59 acres (25,843SF)
b. Total building area in square feet.	b. 3,510 (960 new, 2,550 existing)
c. Total square feet of building addition.	c. 960
d. Percentage of land covered by structures.	d. 14%
e. Building height(s).	e. 8' new, 10' existing
f. Number of stories and square footage per story of leasable space.	f. 1 story, 960
g. Total number of parking spaces.	g. 19
h. Square footage of parking area(s).	h. 3800
i. Percentage of land covered by parking.	i. 15%
j. Square footage of all landscaped areas.	j. 2406
k. Percentage of site covered by landscaping.	k. 9%



- Existing & Proposed Lighting
- ← Traffic Circulation Direction
- ▭ Trash Enclosure
- ▨ Parking Location(s)
- ▲ Sign Location(s)



1 Location: 1704 East Richards Street, Douglas, WY 82633
 Owner: Fredrick Kirchhefer

2 Site Plan Prepared: December 22, 2025
 Designer: Fredrick Kirchhefer, (307) 359-0129, P.O. Box 1374. Douglas, WY 82633

All necessary drainage and utility easements serving this development have been provided.

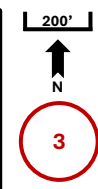
2 Site Plan Prepared: December 22, 2025

1704 EAST RICHARDS STREET LANDSCAPE PLAN

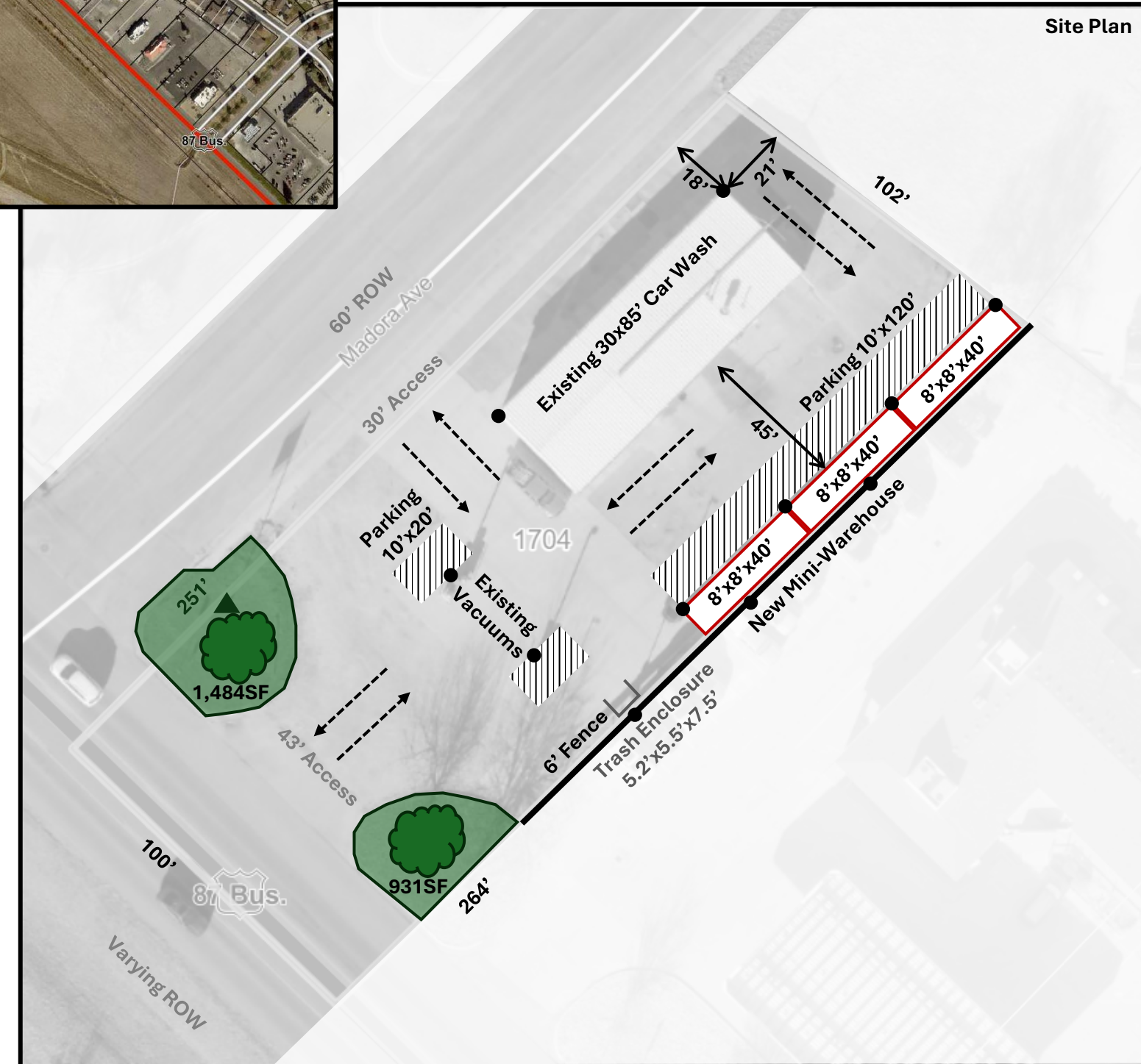
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13. Street, alley, sewer, and waterline specifications. No changes to existing.
14. Plan for underground utilities. No changes to existing.
15. Dimensions and locations of all advertising signs and fences. Existing sign.
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 - a. Scale of 1"=10'
 - b. Property lines and dimensions
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 - d. Irrigation systems
 - e. Use of existing natural features
 - f. Plans and seed mix for areas of reseeding
 - g. Erosion control plan *N/A*
 - h. Grading plan *N/A*
23. Types of ground or yard surfacing throughout: grass, paving, gravel, etc. No surface changing.
24. Any screening or screening devices used to minimize or eliminate areas which tend to be unsightly. N/A.
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e. Building height(s).	e. 8' new, 10' existing
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g. Total number of parking spaces.	g. 19
h. Square footage of parking area(s).	h. 3800
i. Percentage of land covered by parking.	i. 15%
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- Existing & Proposed Lighting
- ←--- Traffic Circulation Direction
- ▭ Trash Enclosure
- ||||| Parking Location(s)
- ▲ Sign Location(s)



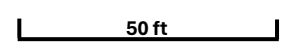
1

Location: 1704 East Richards Street, Douglas, WY 82633
Owner: Fredrick Kirchhefer

Site Plan Prepared: December 22, 2025
Designer: Fredrick Kirchhefer, (307) 359-0129, P.O. Box 1374. Douglas, WY 82633

All necessary drainage and utility easements serving this development have been provided.

2



Development Type B Application

STAFF REPORT

1704 E Richards St, Douglas, Wyoming, 82633

Storage Containers as Mini Storage Warehouse

CASE NUMBER: DEV2025-0103

PREPARED BY:

MEETING DATES: Planning Commission: 1/19/2026, City Council: 12/29/2025

REQUEST: Storage Containers as Mini Storage Warehouse

RECOMMENDATION: The Community Development Department recommends approval of this development for construction of shipping containers as mini warehouse buildings (rentable storage units) at 1704 East Richards Street.

APPLICANT: Fred Kirchhefer
210 Cold Springs Road Douglas 82633

PROPERTY OWNER: MORENO, CLEMENTE
PO BOX 1374 DOUGLAS WY 82633

LEGAL DESCRIPTION: CLEARFIELD #2, LOT 1: BLOCK 5: (REPLAT #1 BLOCK 5)

CURRENT ZONE: R-3

PROPOSED ZONE: *NA

VICINITY MAP:



LOCATION: The subject property is located on the north side of Richards Street between Madora Avenue and Park Drive.

LOT SIZE: 0.59 Acres

ZONING: B-1 Zone



ZONING DATA: The property is currently zoned B-1 Local Business Zoning District. This district is “*is intended to provide for a broad range of retail and service functions.*” Per the Douglas Municipal Code, mini warehouses are permitted as a Conditional Use in a B-1 Local Business Zone.

EXISTING LAND USE: Car Wash

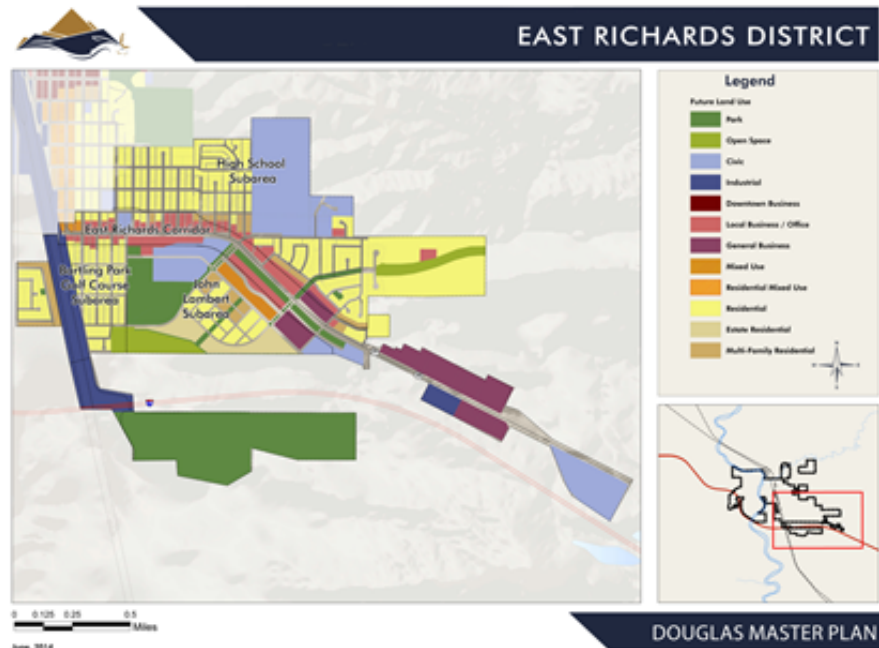
PROPOSED USE: Mini Warehouse Storage (aka Commercial Self Storage)

SURROUNDING LAND USE:		ZONING	ANNEXATION STATUS
North:	Vacant/Sport Facility	R-4/B-1	City
South:	Vacant	B-2	City
East:	Vacant	B-2	City
West:	Retail	B-1	City

HISTORY: This property was annexed to the City as part of the Clearfield Addition #1 in 1973. It was replatted in 1977. It has remained unchanged since that time.

2014 MASTER PLAN:

The property is designated as part of the East Richards Corridor of the East Richards District.” *As one of the main entrances into Douglas, the East Richards Corridor is an important gateway. Enhancing the aesthetics of the entryway through landscaping, streetscape, sidewalks screening, signage management, and other improvements will help lure visitors into the heart of the City* “



The request conforms to the Douglas Master Plan.

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

THE PROPOSED PROJECT DETAILS:

Lot Size	.59 Acres
Building Size	3,510 (960 new, 2,550 existing) SF
North Set Back	0'
South Set Back	144'
East Set Back	0"
West Set Back	18'
Building Height	8' new, 10' existing
Parking	Total: 19 ADA: 1 (1 required)
Landscaping	9%
Drainage	Grading and Drainage plan provided
Lighting Plan	Lighting plan provided
Elevations	Elevations will be provided with Building Permit. Buildings will be white with red trim to match existing car wash.
Floodplain	The proposed development is in the floodplain

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

REVIEWING AGENCIES AND COMMENTS:

City Engineer:

No concerns.

Public Comments:

No comments.

STAFF RECOMMENDATION: : The Community Development Department recommends approval of the Type B Development to install shipping containers as mini warehouse storage.