



CITY OF **DOUGLAS** WYOMING

REGULAR PLANNING COMMISSION MEETING
May 18, 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 May 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. **Minutes: Planning and Zoning Commission April 20, 2026**
- VI. Planning and Zoning Matters
 - A. **CUP2026-0002: An application by Ed Pollock for a conditional use permit to install an Electronic Message Display Sign in a B-2 General Business Zone at 1730 Muirfield Court (United One Addition, Lot 11).**
 - B. **DEV2026-0002: Application by Nathan Stencil for a Type B Development to build an apartment complex in a B-2 General Business Zone at Parcel 3 of Seven Trails Commerce Center, NE 1/4, NE 1/4 of Section 7 and a portion of the SE 1/4, SE 1/4 of Section 6, T32N. R71W of the 6th PM**
- VII. Code Considerations
 - A. Landscape Code
- VIII. Staff Report – City Council Action on Forwarded Items
 - A. CUP2026-0001: Application by Katlain and Mark Middleton to the City of

Douglas for approval of a conditional use permit to keep two (2) goats in an R-2 Mixed Density Residential Zone at 601 Antelope Creek Drive (Northgate, Block 13, Lot 1)

- B. CCSUB 2026-0001: Application by Kurt Gefroh for the vacation and replat to remove an alley in the Brownfield Hamilton & Hamilton Tracts in the County.

IX. Adjournment

Monday, May 18, 2026

Call to Order at:

Meeting Adjourned at:

Planning Commission Regular Minutes
April 20, 2026

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 Kusters. Also present Clara Chaffin, Community Development Director, Heidi McCullough, Planning Technician.

IV. Approval of the Agenda

Commissioner Robin Velasquez moved to approve the agenda. Seconded by Commissioner Dave Patterson. Motion 5-0.

V. Approval of the Minutes

Commissioner Dave Patterson moved to approve the minutes from February 17, 2026. Seconded by Commissioner Robin Velasquez. Motion 5-0.

A. **Planning & Zoning Commission Minutes:** February 17, 2026

VI. Planning and Zoning Matters

A. **CUP2026-0001: Application by Katlain and Mark Middleton to the City of Douglas for approval of a conditional use permit to keep two (2) goats in an R-2 Mixed Density Residential Zone at 601 Antelope Creek Drive (Northgate, Block 13, Lot 1)**

Chairman Hancock opened the public hearing at 5:32 p.m. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Blueprint. Staff recommendation was for approval. The applicant, Mark Middleton, was on hand to answer any questions. There were no public comments. Chairman Hancock closed the public hearing at 5:36 p.m. Commissioner Robin Velasquez moved to approve CUP2026-0001: Application by Katlain and Mark Middleton to the City of Douglas for approval of a conditional use permit to keep two (2) goats in an R-2 Mixed Density Residential Zone at 601 Antelope Creek Drive (Northgate, Block 13, Lot 1). Seconded by Commissioner Carl Kusters. Motion 5-0.

B. **CCSUB 2026-0001: Application by Kurt Gefroh for the vacation and replat to remove an alley in the Brownfield Hamilton & Hamilton Tracts in the**

County.

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 Blueprint. Staff recommendation was for approval. The applicant was not on hand to answer any questions. There were no public comments. Chairman Hancock closed the public hearing at 5:40 p.m. Commissioner Dave Patterson moved to approve CCSUB 2026-0001: Application by Kurt Gefroh for the vacation and replat to remove an alley in the Brownfield Hamilton & Hamilton Tracts in the County. Seconded by Commissioner Scott Bauman. Motion 5-0.

VII. Code Considerations

Director Chaffin discussed the changes being proposed to the landscaping code. The City is working with a consultant to adapt our landscape code for both residential and commercial to include more water wise options. The code changes will go before City Council in May.

VIII. Staff Report – City Council Action on Forwarded Items

Director Chaffin reported that the City Council voted to approve CUP 2025-0113: Application by BLS Properties LLC to operate a Short-Term Rental in an R-3 Limited Mixed Residential Zone at 900 N 6th Street (Dorothy-Diane, Lot 5) with Planning and Zoning Commission recommendations.

IX. Adjournment

Commissioner Robin Velasquez moved to adjourn at 5:49. Seconded by Commissioner Scott Bauman. Motion 5-0.

ATTEST:

Heidi McCullough, Secretary

Jay Hancock, Chairman

Conditional Use Permit

STAFF REPORT

1730 Muirfield Ct, Douglas, Wyoming, 82633

Install an Electronic Message Display Sign

CASE NUMBER: CUP2026-0002

PREPARED BY: Heidi McCullough

MEETING DATES: Planning Commission: 5/18/2026, City Council: 5/26/2026

REQUEST: Install an Electronic Message Display Sign

RECOMMENDATION: The Community Development Department recommends approval of the request for a conditional use permit to allow the installation of an electronic message board sign at the subject property with the following conditions:

1. The signs may not exceed the proposed 70 square feet for the electronic message display.
2. Each message on an electronic message display shall be displayed for at least four (4) to eight (8) seconds.
3. The transition between messages display shall be instantaneous. Transitional effects shall be limited to instant (slideshow), fade, dissolve, circle out, diamond out, jaws, zoom, wipe left, wipe right, scroll, and travel.
4. The electronic message display shall be equipped with technology that automatically dims the electronic message displays according to ambient light conditions to a luminance or nighttime brightness level of up to five hundred (500) NIT, which will result in a reduction of display brightness between five (5) percent and twenty-five (25) percent, depending on the resolution of the sign. Documentation shall be provided from the sign manufacturer which verifies compliance with auto dimming and brightness requirements.
5. The electronic message display shall be equipped with the ability to be shut off within twenty-four (24) hours of malfunctioning. Signs under repair shall be shut off.

APPLICANT: Ed Pollock
1709 Muirfield Ct Douglas WY 82633

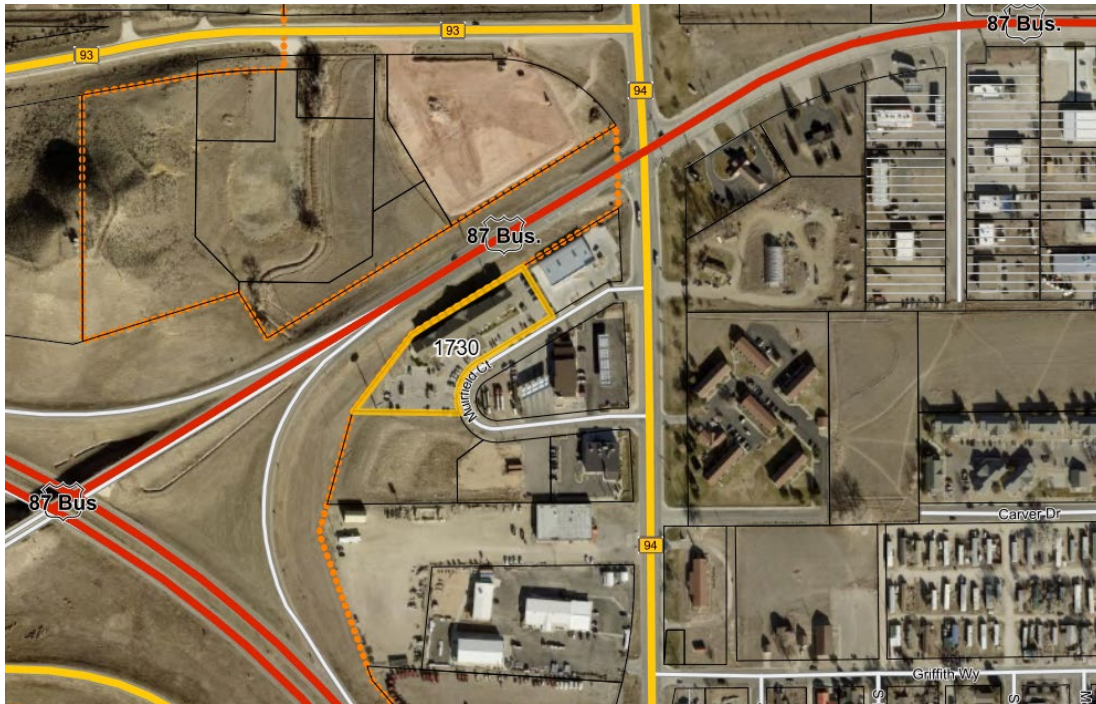
PROPERTY OWNER: JAI JAI MATA DOUGLAS INC ATTN: LORI CARR
1730 MUIRFIELD CT DOUGLAS, WY 82633

LEGAL DESCRIPTION: United One Addition, Lot 11

CURRENT ZONE: B-2

PROPOSED ZONE: *NA

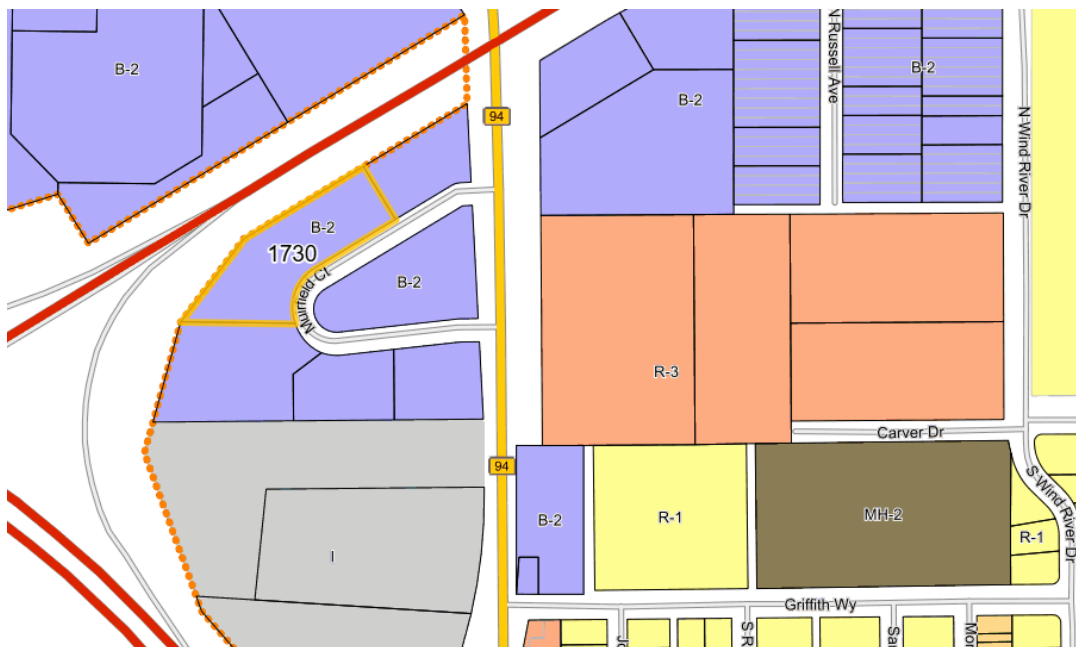
VICINITY MAP:



LOCATION: The subject property is located on the north side of Muirfield Court, south of the I-25 on-ramp, and west of Riverbend Drive

LOT SIZE: 2.17 Acres

ZONING: B-2 General Business Zone



ZONING DATA: The property is currently zoned B-2 General Business Zoning District. This district is “*is intended to provide for a broad range of retail and service functions.*” Per the Douglas Municipal Code, an Electronic Message Display Sign is allowed with a conditional use permit in a B-2 General Business Zone.

Council approval of a conditional use permit for this type of use is a requirement of the Unified Land Development Code, due to its possible impact on neighboring properties.

EXISTING LAND USE: Hotel

PROPOSED USE: Off-site Electronic Message Display Sign for RPR, LLC (aka Grasslands Market) on Hampton Inn Hotel property.

SURROUNDING LAND USE:		ZONING	ANNEXATION STATUS
North:	Fuel Station	B-2	City
South:	Commercial	B-2	City
East:	Commercial/Residential	B-2/R-3	City
West:	Interstate	NA	County

HISTORY: The subject property was annexed by the City of Douglas on June 20, 2005, as the United One Addition and concurrently zoned B-2.

2026 COMMUNITY BLUEPRINT: The property is designated as part of the West Yellowstone Corridor of the 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.

The request conforms with the goals and priorities of the Community Blueprint.

FY2025 STRATEGIC DOING: Conditional Use Permits are not referenced in the FY2025 Strategic Doing as a Key Performance Indicator (KPI).

ADDITIONAL INFORMATION: A lease agreement from the property owner at 1730 Muirfield Court authorizing the placement of the sign on the property is being finalized and will be provided as part of the building permit documentation.



The proposed sign will be installed in accordance with all applicable city ordinances, zoning regulations, and electrical and structural code requirements. This installation is intended to improve visibility and identification for the property while maintaining compliance with the City of Douglas standards

SQUARE FOOTAGE: Per Minicipal Code 16.5.93(E): *“The total combined sign area of local business and general business shall not exceed four hundred (400) square feet. All signs, including directional signs for off-site businesses and portable signs, shall be included in calculating the total combined sign area.”* The current sign square footage for the applicant is 310. The additional sign totals 70 square feet.

STAFF RECOMMENDATION: The Community Development Department recommends approval of the request for a conditional use permit to allow the installation of an electronic message board sign at the subject property with the following conditions:

1. The signs may not exceed the proposed 70 square feet for the electronic message display.
2. Each message on an electronic message display shall be displayed for at least four (4) to eight (8) seconds.
3. The transition between messages display shall be instantaneous. Transitional effects shall be limited to instant (slideshow), fade, dissolve, circle out, diamond out, jaws, zoom, wipe left, wipe right, scroll, and travel.
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5. The electronic message display shall be equipped with the ability to be shut off within twenty-four (24) hours of malfunctioning. Signs under repair shall be shut off.

BEG, LLC DBA Grasslands Market

1709 Muirfield Ct, Douglas, WY 82633

Install

7'x10' 6mm Single-sided Display

Project ID:

Project Manager: Darius Banks

Sales Rep: Jessica Waugh

Date:

R0: 03/17/26



© Cirrus Systems, Inc. This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of © Cirrus Systems, Inc. Permission to copy or revise this drawing can only be obtained through a written agreement with © Cirrus Systems, Inc. See your account representative or contact your nearest office.

Cirrus Systems 200 West Rd. Portsmouth, NH 03801
Tel (877) 636-2331
Email info@cirrusled.com www.cirrusled.com

Parcel Details

Parcel ID

32710710300200

Parcel Address

1730 MUIRFIELD CT

Parcel Address City

DOUGLAS

Parcel Address County

Converse County

Parcel Address Zip Code

82633-8701

Regrid UUID

d6e6b4c2-a6e5-4e7a-8ef2-f574410efea5

Last refresh

February 19, 2025

Parcel Highlights

Full Address

**1730 Muirfield Ct,
Douglas, WY 82633**

Measurements

2.13 Acres

Owner

JAI JAI MATA DOUGLAS INC ATTN:
LORI CARR

Zoning type

General Business

Land Use

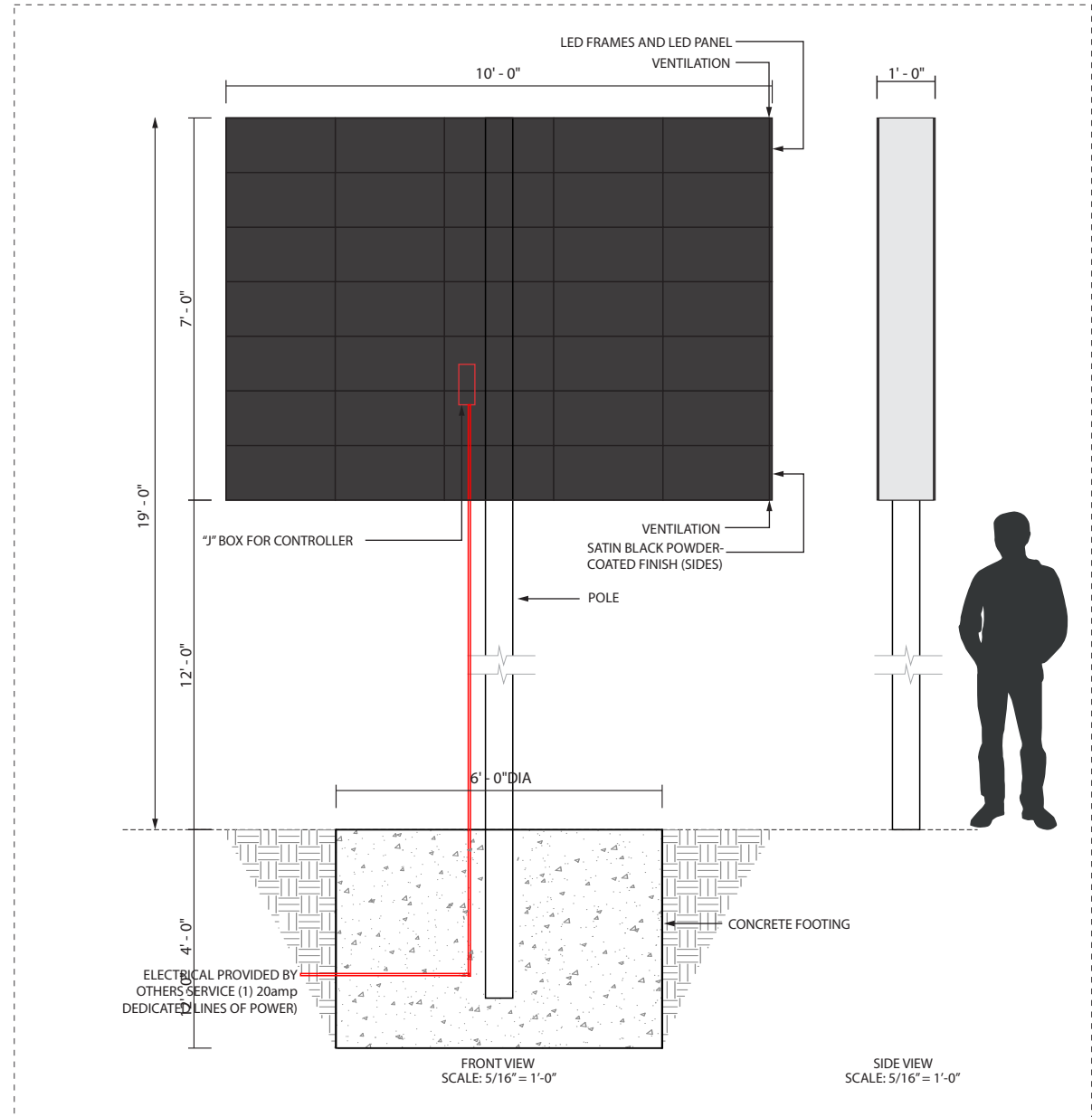
Commercial



EXISTING SITE

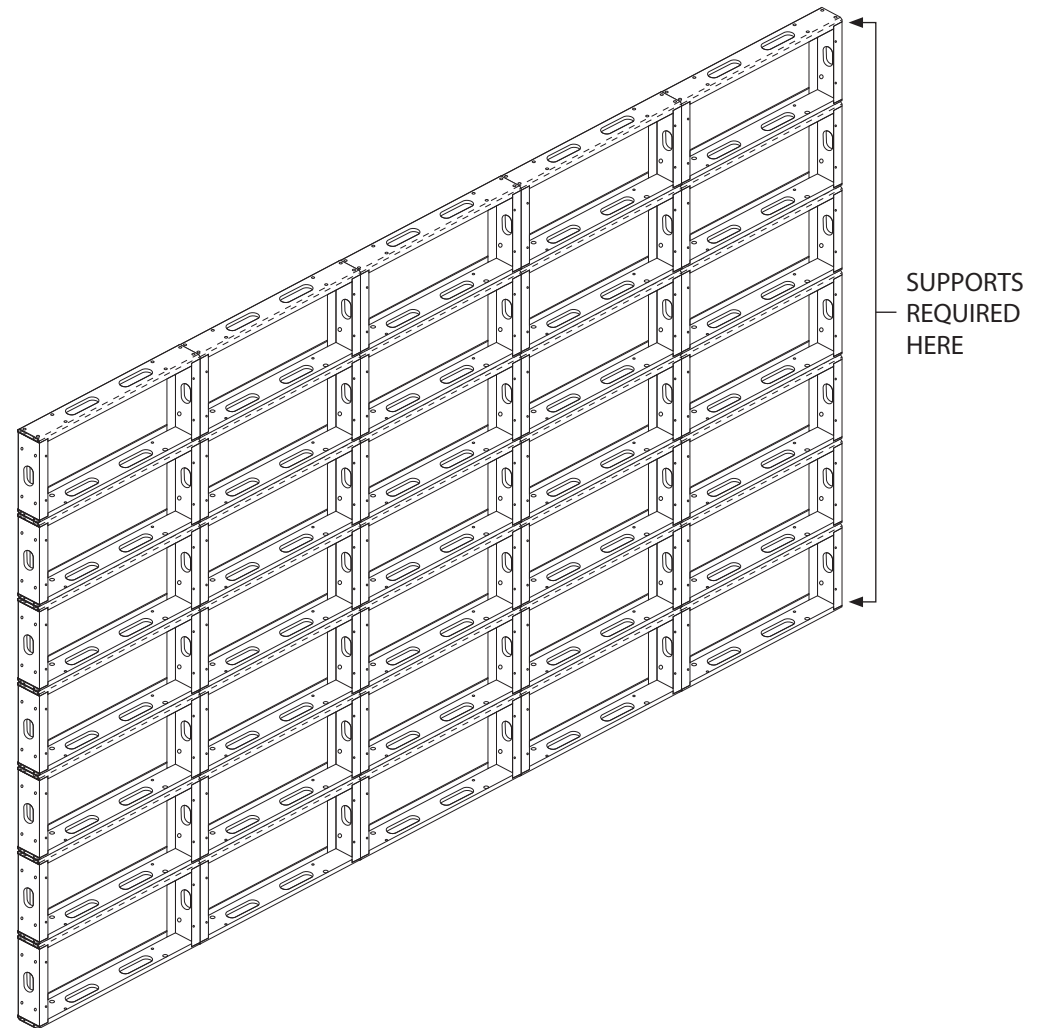
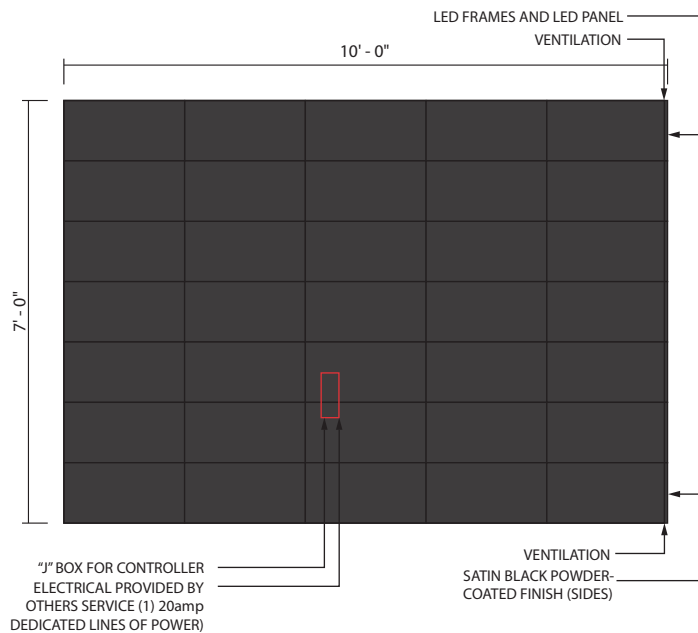


PROPOSED DISPLAY



SCOPE OF WORK

Installation includes a 7'x10' Single-sided 6mm digital screen from Cirrus which will be installed as a New installation.



FRAME MOUNTING

One row of support mounting brackets(not supplied) must be attached for every four rows of frames.

Do not exceed four rows of frames without attaching an additional mounting bracket.

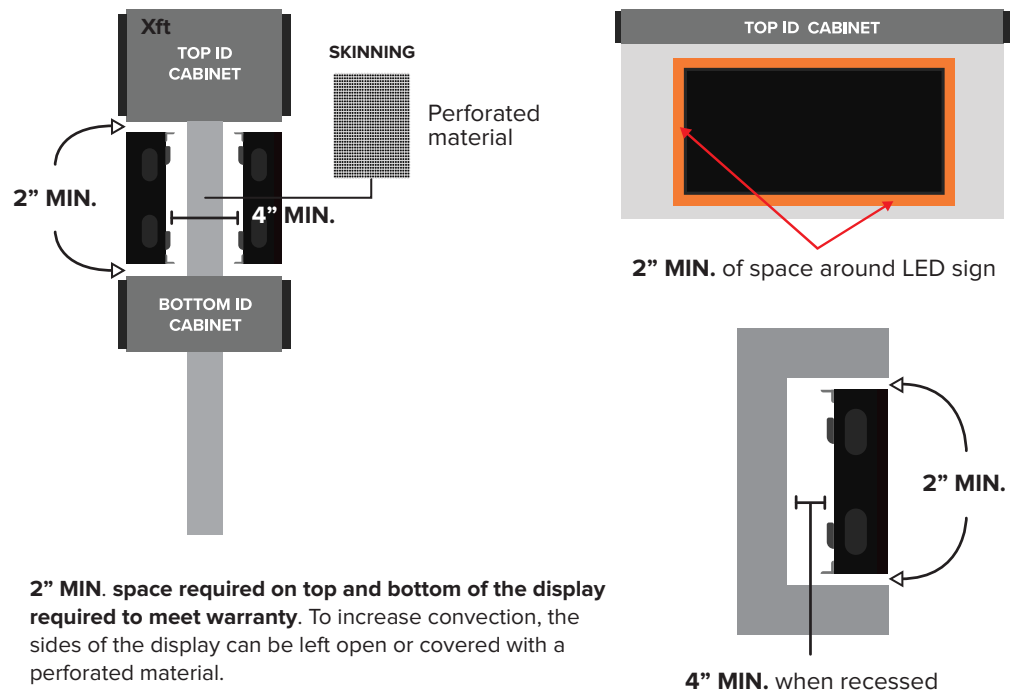
ELECTRICAL:

All Cirrus displays must be connected to separate, dedicated 20-amp circuits. Any static sign cabinets—whether new or existing—must also be placed on their own dedicated circuits.

POWER REQUIREMENTS CIRRUS LEDS:

Volts	Pitch	Mods	Sides	Lines of Power
120v	6mm	35	1	1

Static Cabinet Integration



2" MIN. space required on top and bottom of the display required to meet warranty. To increase convection, the sides of the display can be left open or covered with a perforated material.

Product information

Color	281 Trillion
Resolution (pitch)	12, 9, 6, and 4mm
Brightness (NITS)	7500
Intensity (Foot-Candles)	697 Foot-candles
Panel dimensions	24"W / 12"H / 4 1/8"D / 11.2 lbs
Module matrix	12mm 24x48 / 9mm 32x64 / 6mm 48x96 / 4mm 64x128
Max watts per panel	12mm 70W / 9mm 105W / 6mm 115W / 4mm 130W
Min viewing distance	12mm 20ft / 9mm 12ft / 6mm 8ft / 4mm 4ft
Viewing angle	160° Horizontal / 90° Vertical
Refresh rate	24-60 FPS (dependent on display)
AC input	Universal AC input (90-264VAC input range)
Temperature rating	-40°-158° Fahrenheit
WiFi connection	TP Link long-range high power bridge
Cellular broadband	5 Year cellular broadband available
Display life span	100,000 Hours
Warranty	5-year limited hardware / 5-year service (optional)
Approvals	FCC, UL 897, CAN/CSA-C22.2 No 207-M89

Features

- Solid-state technology
- IP65 rated with built-in power supply
- Future-proof modular architecture
- 24-48 hour turnaround time

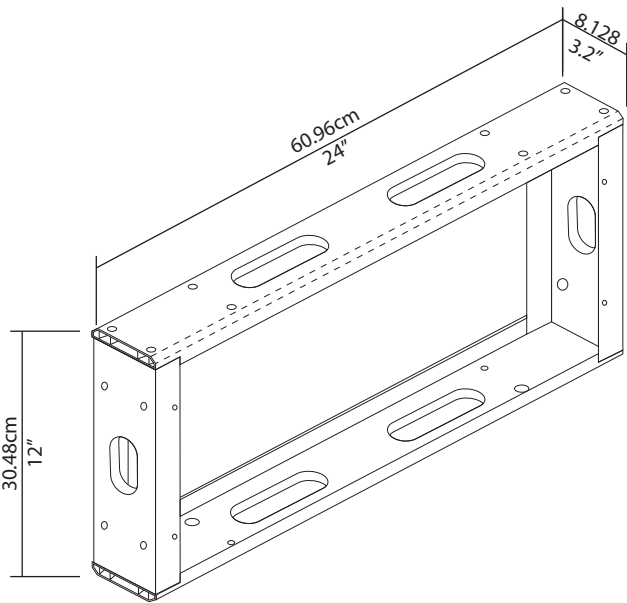
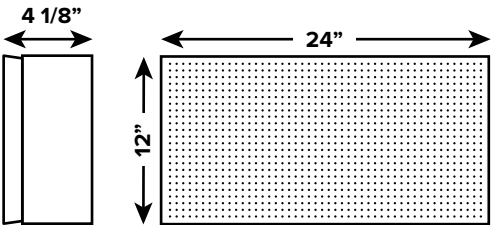
Includes

- Aluminum frames and hex bolts
- LED modules and controller
- Power and data cables
- ScreenHub software + lifetime training & support

Specs

High-strength extruded aluminum frame

Total: W 24" / H 12" / D 4 1/8" / Weight 11.2 lbs.
Panel: D 7/8" / Weight 6.12 lbs.





To whom this may concern:

Cirrus LED, a New Hampshire-based manufacturer, provides effective indoor and outdoor LED displays for on-premise marketing. We develop revolutionary, easy-to-use, captivating, and affordable digital signage solutions for all businesses.

Cirrus guarantees that the display's maximum brightness (nit level) will be factory pre-set not to exceed city ordinance and is protected from end-user manipulation; access is restricted to Cirrus Systems, Inc. engineering.

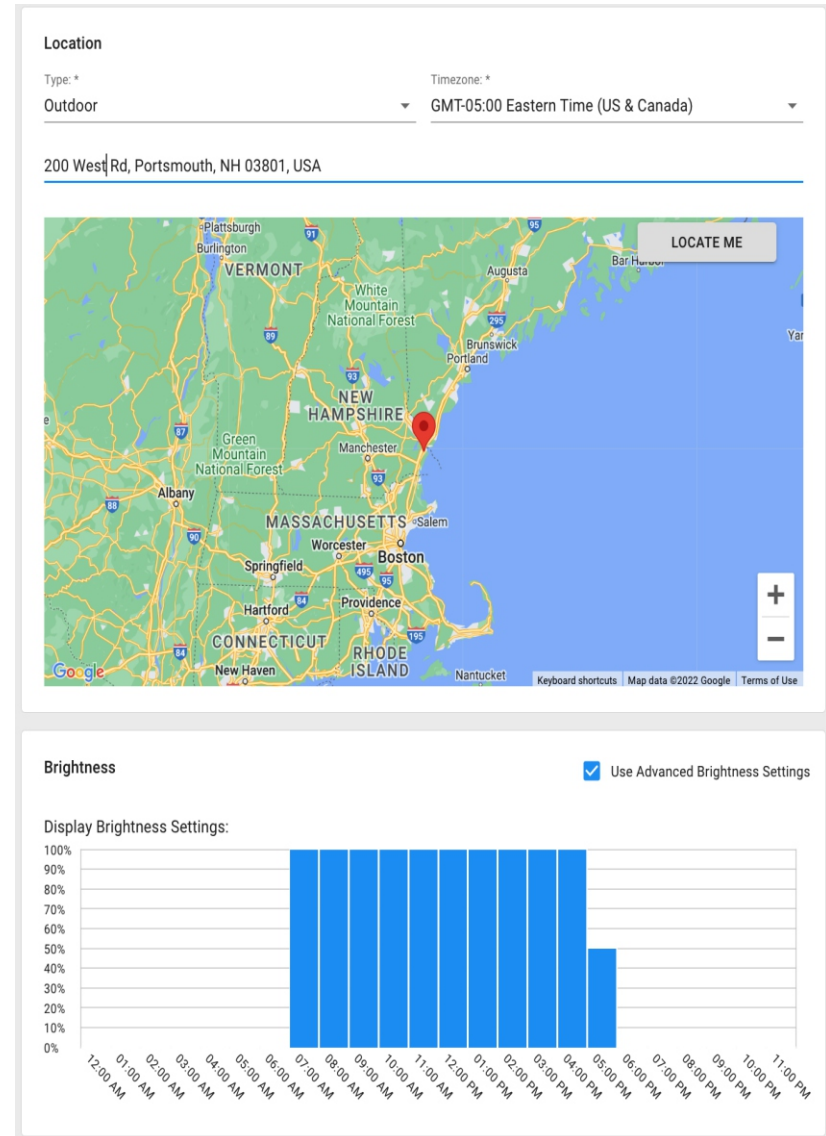
The Cirrus display is fully programmable and adjustable using our proprietary ScreenHub software. Brightness can be automatically dimmed based on the time of day and related events for every pixel.

Our integrated cloud software verifies specifications upon installation. The sign has a default mechanism to freeze in one position upon malfunction. The software can also maintain a static image for any required duration.

Slide scheduling/playing can be adjusted in one-second increments. Options to hold an image or turn the display black are easily accomplished through ScreenHub software.

Our displays are also manufactured to the highest standards domestically in Portsmouth NH, using premium components to work in the harshest conditions... direct sunlight, rain, snow, ice, or any other type of environment.

Please reach out to support anytime if further dialogue would be helpful to answer any other questions.





Development Type B Application

STAFF REPORT

Douglas, Converse County, Wyoming, USA

The Paddock -194 unit 4 story apartment complex project

CASE NUMBER: DEV2026-0002

PREPARED BY: Heidi McCullough

MEETING DATES: Planning Commission: 5/18/2026, City Council: 5/26/2026

REQUEST: The Paddock -194 unit 4 story apartment complex project

RECOMMENDATION: The Community Development Department recommends approval of the Type B Development to construct the proposed multi-family dwelling units.

APPLICANT: Nathan Stencil

6245 S Pinnacle Place Ste: 203 Sioux Falls SD 57108

PROPERTY OWNER: Michael Avery

1061 Poison Lake Road Douglas WY 82633

LEGAL DESCRIPTION: Parcel 3 of Seven Trails Commerce Center, NE 1/4, NE 1/4 of Section 7 and a portion of the SE 1/4, SE 1/4 of Section 6, T32N. R71W of the 6th PM

CURRENT ZONE: B-2 General Business

PROPOSED ZONE: *NA

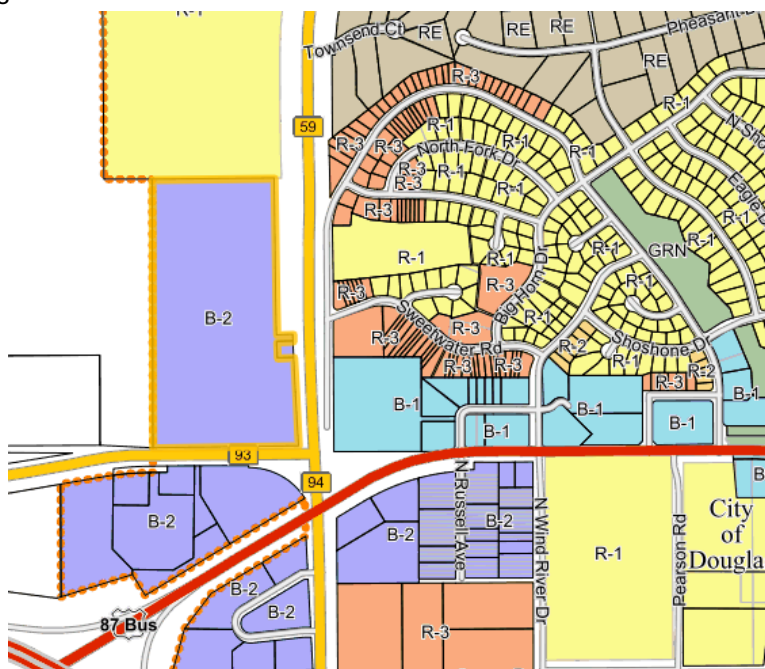
VICINITY MAP:



LOCATION: The subject property is located on the east side of State Highway 59 north of State Highway 93.

LOT SIZE: 29.75 Acres (Proposed Site 9.13 Acres)

ZONING: B-2 Zone



ZONING DATA: The property is currently zoned B-2 General Business Zoning District. This district is *“is intended to provide commercial uses that create a use intensity transition between residential neighborhoods and light industrial uses.”* Per the annexation agreement for this property, which was adopted under a previous version of the Douglas Municipal Code, multi-family housing is permitted as a use in a B-2 General Business Zone.

EXISTING LAND USE: Vacant

PROPOSED USE: Multi-Family Dwelling

SURROUNDING LAND USE:

North: WY Law Enforcement Academy
South: Fuel Station
East: Residential
West: Residential/Agriculture

ZONING

R-1
 B-2
 R-3/R-1
 NA

ANNEXATION STATUS

City
 City
 City
 County

HISTORY: The subject property was annexed by the City of Douglas in 2015, as part of the Seven Trails Commerce Center.

2026 DOUGLAS BLUEPRINT: The property is designated as part of the West Yellowstone Corridor of the 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.*

The request conforms to the the Goals and Priorities of this district to *“Redevelop vacant and underused sites on Yellowstone.”*

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

STRATEGIC DOING FY2526: This housing development proposal meets KPI ECON-04 *New Housing: Finalize at least one development agreement.*



PROPOSED PROJECT DETAILS:

Lot Size	9.13 Acres
Building Size	First Floor: 31,308 SF Second Floor: 30,879 SF Third Floor: 30,879 SF Fourth Floor: 30,579 SF
North Set Back	82.26'
South Set Back	90.22'
East Set Back	164.70'
West Set Back	91.86'
Building Height	42' 4 Stories (1st Floor Parking, 3 Stores Living)
Parking	Total: 242 ADA: 6 (4 van accessible)
Landscaping	42.3%
Drainage	Grading and Drainage plan provided
Lighting Plan	Lighting plan provided
Elevations	Elevations provided.
Floodplain	The proposed development is not in the floodplain.

ADDITIONAL INFRASTRUCTURE REQUIRED: All City and private infrastructure required.

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

All comments responded to and corrected.

Public Works:

All comments responded to and corrected.

Police Department:

All comments responded to and corrected.

Fire Department:

Comments noted.

Utility Billing:

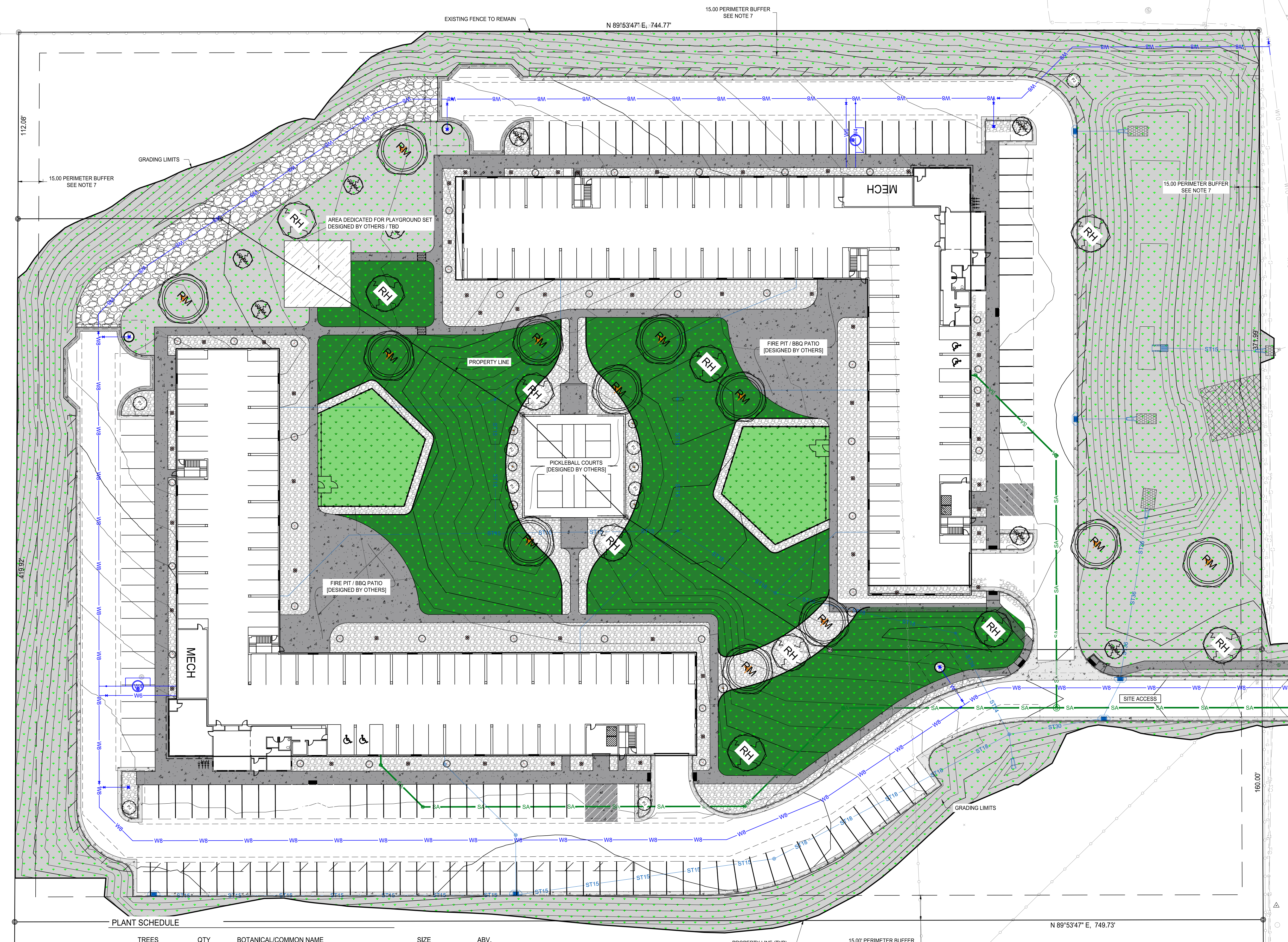
Comments noted.

Public Comments:

No comments.

Plans were sent to the State Fire Marshall, the Wyoming Department of Transportation, Black Hills Energy, CenturyLink, Rocky Mountain Power, Vyve, and Visionary. Any comments received were noted and responded to as appropriate.

STAFF RECOMMENDATION: The Community Development Department recommends approval of the Type B Development to construct the proposed multi-family dwelling units.



N 00°15'48" E, 1634.26'

PLANT SCHEDULE

TREES	QTY	BOTANICAL/COMMON NAME	SIZE	ABV.
	8	JUNIPERUS SCOPULORUM / PATHFINDER JUNIPER	20 GAL	PJ
	8	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	8' HIEGHT	DF
	12	ACER RUBRUM / RED MAPLE	2.0" CAL	RM
	10	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	2.0" CAL	RH
	8	ACER GLABRUM / ROCKY MOUNTAIN MAPLE	2.0" CAL	RMM
	39	COTONEASTER LUCIDUS / PEKING COTONEASTER	2 GAL	
	52	EUNOMIUS FORTUNEI 'EMERALD N GOLD' / EMERALD N' GOLD WINTER CREEPER	2 GAL	

TOTAL TREES PROPOSED = 40
TOTAL SHRUBS = 80

LEGEND	
	PROPERTY LINE (TYP)
	EASEMENTS (TYPE NOTED)
	FINISH GRADE EXTENTS
	BUFFER SETBACK LINE
	EXISTING NATIVE SEED (NON-DISTURBED)
	NON-IRRIGATED NATIVE SEED
	IRRIGATED NATIVE SEED (SEE NOTE 12)
	IRRIGATED TURF
	4" ROCK MULCH WITH WEED BARRIER
	PLAYGROUND (DESIGNED BY OTHERS - TBD)

LANDSCAPE REQUIREMENTS

ZONING & USE
CURRENT ZONING - B-2 (GEN BUSINESS)
CURRENT USE - COM VACANT LAND
PROPOSED USE - R-3 (MULTIPLE RESIDENCE)

STREET TREE REQUIREMENTS (SEC. 5.5.3.A TABLE 5.5-1)
SMALL TREE = 1 PER 30 FEET
MEDIUM TREE = 1 PER 40 FEET
LARGE TREE = 1 PER 50 FEET

REFER TO TABLE 5.5-1 FOR ALL SETBACKS TO CURBS, SIDEWALKS, UTILITIES, ECT.
REFER TO TABLE 5.5-2 FOR ALL AUTHORIZED STREET TREES.

INTERNAL LANDSCAPING REQUIREMENTS
LOT AREA = 397,521.18 SF [9.13 ACRES±] - LOTS 1 & 2 SEVEN TRAILS NORTH (REPLAT)
REQUIRED LANDSCAPE AREA = LOT AREA x 6% (TABLE 5.5-3 MULTI-FAMILY RESIDENCE)
= 397,521.18 SF x 0.06 = 23,851.27 SF [0.55 ACRES±]
REQUIRED INTERNAL TREES = REQUIRED INTERNAL LANDSCAPE AREA / 500 SF (5.5.3.B.i)
= 397,521.18 SF / 500 SF = 47.70 = 48 REQUIRED INTERNAL TREES

SCREENING AND BUFFERING REQUIREMENTS (MULTI-FAMILY RESIDENTIAL- 5.5.3.H.ii&iii)
1) ALL PARKING LOTS AND LOADING AREAS SHALL PROVIDE A MINIMUM FIVE (5) FOOT LANDSCAPING BUFFER AROUND THE PERIMETER OF THE PARKING LOT PER SECTION 5.5.3.C.iv.a.
2) A MINIMUM FIFTEEN-FOOT LANDSCAPE BUFFER MUST BE PROVIDED ALONG ALL SHARED PROPERTY LINES. ALL LANDSCAPE BUFFERS MUST BE SEVENTY-FIVE (75%) LIVE GROUND COVER PER SECTION 5.5.3.H.ii.
3) THERE IS NO COMMON PROPERTY LINE SEPARATING A MULTI-FAMILY RESIDENCE FROM A SINGLE-FAMILY RESIDENCE. ALL REQUIREMENTS OUTLINED IN SECTION 5.5.3.H.iii ARE NOT REQUIRED.

PROPOSED LANDSCAPING
INTERNAL LANDSCAPING
PROPOSED NATIVE SEED (UN-IRRIGATED) = 106,295 SF (52.6% OF TOTAL)
PROPOSED NATIVE SEED (IRRIGATED) = 42,805 SF (24.7% OF TOTAL)
PROPOSED TURF (IRRIGATED) = 7,168 SF (4.1% OF TOTAL)
PROPOSED 4" ROCK MULCH = 32,240 SF (18.6% OF TOTAL)
PROPOSED LANDSCAPING AREA = 188,508 SF TOTAL > 23,851.27 SF REQUIRED

NOTES:
1) EXISTING NATIVE SEED NON-DISTURBED = 51,315.86 SF
2) BUFFER CONSISTS OF 100% NATIVE SEED (EXISTING OR PROPOSED)
3) THE SITE IS 81.4% VEGETATED [5.5.3.B.i].

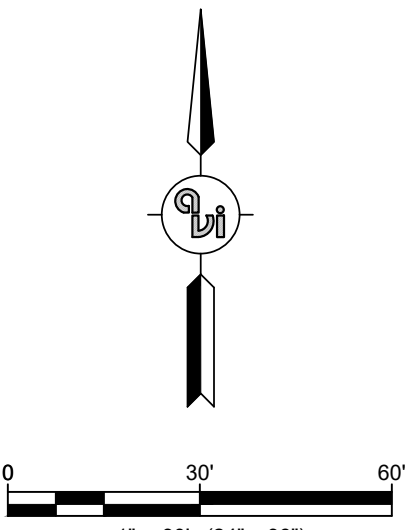
INTERNAL TREES
PROPOSED INTERNAL TREES = 46 TOTAL
PROPOSED SHRUBS = 91 TOTAL [SUBSTITUTES 8 TREES @ 10 SHRUBS = 1 TREE]
TOTAL TREES (W / SHRUBS) = 55 TREES
REFER TO TREE SCHEDULE FOR TYPES OF TREES AND SHRUBS.

IRRIGATION DEMANDS
KENTUCKY BLUE GRASS, (2 GALLONS/SOYD PER WEEK) = 796 X 2 = 1592 GAL/WEEK
NATIVE SEED TEMP WATERING, (0.62 GALLONS/SOYD PER WEEK) = 4,756 X 0.62 = 2949 GAL/WEEK
TREE WATER DEMAND (10 GALLONS PER 1" CALIPER PER WEEK) = 46 X 10 X 2 = 920 GAL/WEEK
SHRUBS WATER DEMAND (10 GALLONS PER WEEK) = 91 X 10 = 910 GAL/WEEK

ESTIMATED TEMP WATER UNTIL GERMINATION = 4-6 WEEKS
ESTIMATED WATERING SEASON (MARCH 31ST - OCTOBER 31ST) = 31 WEEKS

ESTIMATED SEASONAL LANDSCAPING IRRIGATION DEMANDS = 123,776 GALLONS

- NOTES**
- 1) A MINIMUM OF 75% REQUIRED INTERNAL LANDSCAPE AREA SHALL BE VEGETATED WITH LIVE GROUND COVER PER SECTION 5.5.3.B.i.
 - 2) NO LANDSCAPING TREATMENTS MUST BE INSTALLED WITHIN THREE LF (RADIUS) OF A HYDRANT PER SECTION 5.5.3.B.ii. CONTRACTOR TO ENSURE SIGHT DISTANCES AT INTERSECTIONS ARE NOT OBSTRUCTED.
 - 3) REFER TO SECTION 5.5.3.D FOR ALL TRASH ENCLOSURE SCREENING REQUIREMENTS.
 - 4) THIS LANDSCAPE PLAN MUST BE COMPLETED & APPROVED PRIOR TO CERTIFICATE OF OCCUPANCY UNLESS A TEMPORARY CERTIFICATE OF OCCUPANCY IS ISSUED. SEE REQUIREMENTS OUTLINED IN SECTION 5.5.1.E.ii.
 - 5) THERE IS NO PROPOSED OUTDOOR STORAGE FOR THE DEVELOPMENT.
 - 6) REFER TO THE SWPPP PLAN PROVIDED IN THE CONSTRUCTION DOCUMENTS FOR ALL EROSION CONTROL MEASURES.
 - 7) A 15' PERIMETER BUFFER IS SHOWN FOR REFERENCE ONLY DUE TO UNCERTAINTY OF FUTURE DEVELOPMENTS TO THE SOUTH AND WEST. ALL BUFFERING CONSIST OF NON-IRRIGATED NATIVE SEED (EXISTING AND PROPOSED). DEVELOPERS OF THE FUTURE LOTS ARE REQUIRED TO INSTALL SCREENING AS REQUIRED IN SECTION 5.5.3.H.iii.
 - 8) IRRIGATION LINES TO BE DETERMINED BY CONTRACTOR. CONTRACTOR TO ENSURE ALL VEGETATION RECEIVES ADEQUATE IRRIGATION. IN AREAS WITHOUT SPRINKLER IRRIGATION, A DRIP LINE MUST BE INSTALLED.
 - 9) EDGING IS TO BE INSTALLED IN AREAS WHERE SEEDING COMES IN CONTACT WITH ROCK MULCH.
 - 10) THERE IS NO PROPOSED FENCING FOR THE SITE.
 - 11) ALL TREES MUST BE A MINIMUM OF 5 FEET AT THE TIME OF PLANTING.
 - 12) AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO IRRIGATE ALL PLANTS AND IRRIGATED GRASS/TURF AREAS. IRRIGATED TURF AREAS SHALL HAVE PERMANENT IRRIGATION. IRRIGATED NATIVE SEED SHALL ONLY REQUIRE TEMPORARY IRRIGATION UNTIL FULL ESTABLISHMENT. ALL TREES AND SHRUBS SHALL HAVE AUTOMATED DRIP LINES RUN TO THEM IF THEY ARE NOT LOCATED IN GRASS/TURF AREAS THAT HAVE PERMANENT IRRIGATION.



LANDSCAPE PLAN FOR THE PADDOCK APARTMENTS
PARCEL 3, SEVEN TRAILS COMMERCE CENTER
SITUATED IN A PORTION SECTIONS 6 AND 7,
TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE
6TH PRINCIPAL MERIDIAN
CITY OF DOUGLAS, CONVERSE COUNTY, WYOMING
PREPARED MAY 2026

DATE

REVISION

NO.

PREPARED FOR:

THE PADDOCK APARTMENTS

STENCIL GROUP

P.O. BOX 89624

SIoux FALLS, SD 57109

PROJECT:

THE PADDOCK APARTMENTS

DRAWING TITLE:

LANDSCAPE PLANS

307.637.6017

1103 OLD TOWN LANE, SUITE 101

CHEYENNE, WY 82009

AVI@AVIPC.COM

DATE PLOTTED:

May 06, 2026

DRAWN BY:

CP / CTA

CHECKED BY:

JW

JOB NO.:

5042

DWG NO.

8 OF 59



1 EXTERIOR ELEVATION
A5.0 SCALE: 1"=10'-0"



2 EXTERIOR ELEVATION
A5.0 FOR ADDITIONAL NOTES/DIMS, SEE 1/A5.0 SCALE: 1"=10'-0"



3 EXTERIOR ELEVATION
A5.0 FOR ADDITIONAL NOTES/DIMS, SEE 1/A5.0 SCALE: 1"=10'-0"



4 EXTERIOR ELEVATION
A5.0 FOR ADDITIONAL NOTES/DIMS, SEE 1/A5.0 SCALE: 1"=10'-0"

Owner:

The Stencil Group
332 Minnesota Street,
Suite W120,
St Paul, MN 55101

Consultants:

Structural:



FISHER STRUCTURAL
ENGINEERING
WWW.FISHERSTRUCTURAL.COM
715.308.3538

Mechanical / Electrical
/ Fire Protection
Design Build

Douglas Apartments - phase 1

Douglas, Wyoming

I hereby certify this plan,
specification, or contract
prepared by me or under my
supervision and that I am
a duly licensed professional
engineer in the State of Wyoming.
Name: Vran Gori
Signature: [Signature]
Date: x/x/xx
Exp. Reg. No.: 43208
WP Reg. No.: C-3775

Architect:

GORI & ASSOCIATES
4633 1st Avenue South
Minneapolis, MN 55419

SCALE: AS SHOWN
DRAWN BY: SG
CHECKED BY: VG

Exterior Elevations

A 5.0
PROJECT #: 2026-01