

**DOUGLAS CITY COUNCIL
STAFF REPORT
April 22, 2019**

Proposed Halverson Minor County Subdivision (Portions of Lots 4 and 8, SE1/4SW1/4 of Section 33, Township 33 North, Range 71 West)

CASE NUMBER: CCSUB 03-19

PREPARED BY: Sherri Mullinnix, Planning Technician

MEETING DATES: April 15, 2019 – Planning and Zoning Commission
April 22, 2019 – Douglas City Council

RECOMMENDATION: The Planning and Zoning Commission and the Community Development staff recommend approval of the Halverson Minor County Subdivision (Portions of Lots 4 and 8, SE1/4SW1/4 Section 33, Township 33 North, Range 71 West), Converse County, Wyoming, with reservations.

VICINITY MAP:



OWNER: Robert M. Halverson
12 Single Road
Douglas, WY 82633

PURPOSE: Creation of two lots for development purposes.

LOCATION:

(1) General Location: The subject property is located at 12 Single Road on the north side of the Highway 59 Bypass, approximately .13 miles west of the intersection with Highway 59c (the extension from North 4th Street).

SIZE: Area: 32.84 Acres

ZONING: N/A

EXISTING LAND USE: Residential/Agriculture

PROPOSED USE: Future commercial or residential development

RECOMMENDED LAND USE PER ADOPTED PLAN: N/A

PLAT DATA: Lot 1: 8.00 acres
Lot 2: 24.84 acres

SUBDIVISION STANDARDS: N/A

ADDITIONAL INFRASTRUCTURE REQUIRED: No additional infrastructure required

ANALYSIS: This application is being considered per Wyoming Statute 18-5-308, which states any part of a subdivision within one mile of the boundaries of an incorporated city must obtain the approval of its governing body. The stated intended use is to create a dividing lot line with no private road or utility easements to service the lots. Lot 1 would be accessed from the existing but undeveloped highway approach access directly opposite the highway approach access servicing the City of Douglas Pioneer Cemetery, which is of safety concern given the compromised visibility of heavy cross traffic approaching at high speeds. Lot 2 would be accessed from the existing driveway off of Single Road. Water and sewage disposal would be provided by private wells and septic systems. The location is in the Planning Area, as designated in the City of Douglas Master Plan, adopted in 2014. Land included in this area is anticipated to be a possible site of annexation within a 20-30 year period, making long range impacts to the property important to future City growth needs. The site is visible from State Highway 59, influencing the perceptions by travelers of the community. Given the stated possibility of commercial development on Lot 1, the city's strong preference would be for any commercial activity to be developed in a manner similar to City of Douglas zoning standards. The 2015 Converse County Land Use Plan specifies commercial development to be "general retail, service, and office intended to reach a community market and transient market", while being "compatible with surrounding area". Consideration should be given that activities generally associated with a City of Douglas I-Industrial zone have proven to have negative consequences to neighboring residential properties and to the perception of the community from travelers entering the city. Given the size of the lots and the proximity to other industrial development and the stated

purpose of the subdivision, it can be anticipated the subdivision may be developed in a manner similar to property in a City of Douglas RR-Rural Residential zone or an I-Industrial zone.

STAFF RECOMMENDATION: The Planning & Community Development staff recommends approval of the Halverson Minor Subdivision with reservations as to future development of the property given the lack of county zoning regulations.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At their regular meeting on April 15, 2019, the Douglas Planning and Zoning Commission considered this county subdivision and voted unanimously to recommend approval to the City Council, with reservations