

**DOUGLAS CITY COUNCIL  
STAFF REPORT  
July 25, 2022**

**Proposed Nachtman Minor Subdivision**

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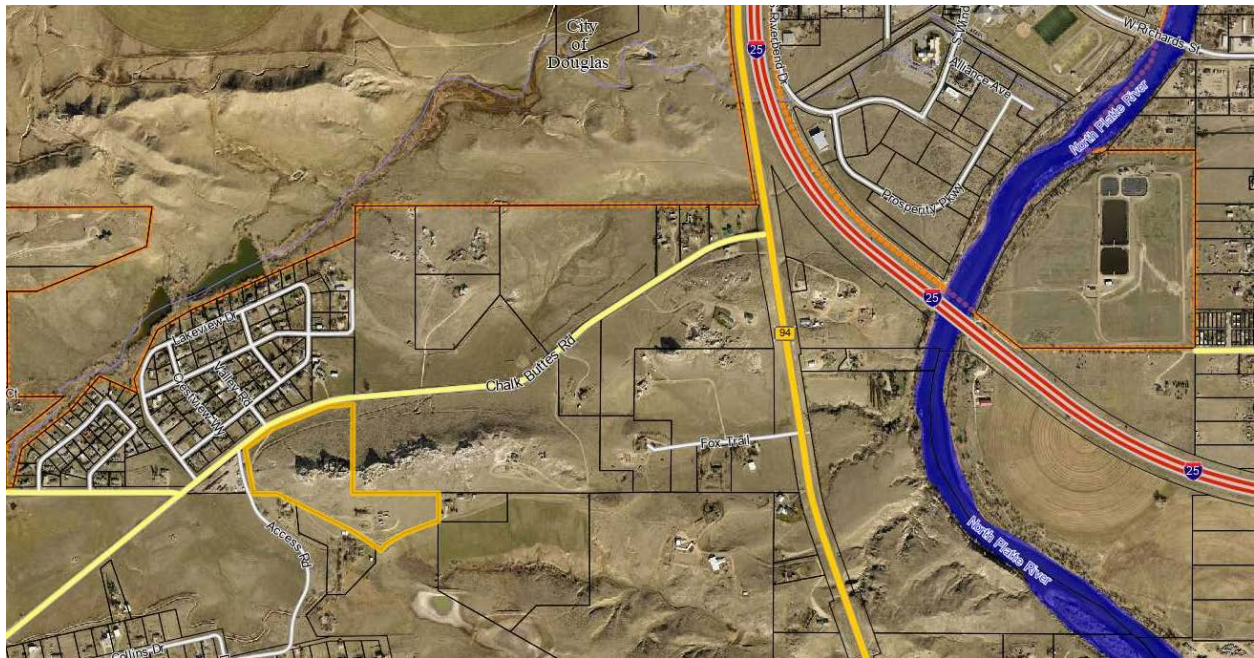
**CASE NUMBER:** CCSUB 01-22

**PREPARED BY:** Heidi McCullough, Planning Technician

**MEETING DATES:** July 18, 2022 – Planning and Zoning Commission  
July 25, 2020 – Douglas City Council

**RECOMMENDATION:** The Community Development staff recommends approval of the Nachtman Minor Subdivision, Converse County, Wyoming, with reservations as to the future development of the property given the absence of county zoning regulations.

**VICINITY MAP:**



**OWNERS:** Casey J and Rebecca L Nachtman  
P.O. Box 74  
Douglas, WY 82633

**PURPOSE:** Creation of two lots for residential purposes

**LOCATION:** The subject property is located at 102 Chalk Buttes Road on the south side of Chalk Buttes Road, approximately 3,000 feet west of Highway 94.

**SIZE:** Area: 25.21 Acres

**ZONING:** N/A

**EXISTING LAND USE:** Residential and Vacant

**PROPOSED USE:** Splitting off 7.5 acres with existing residence for possible sale and building of a new residence.

**RECOMMENDED LAND USE PER ADOPTED PLAN:** N/A

**PLAT DATA:** Lot 1: 7.51 acres  
Lot 2: 17.7 acres

**SUBDIVISION STANDARDS:** N/A

**ADDITIONAL INFRASTRUCTURE REQUIRED:** No additional infrastructure required at this time.

**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.

Both lots would be accessed from an access road from Chalk Buttes Road. The access road is designated as a sixty foot (60') wide private access. 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 Interstate Highway 25, influencing the perceptions of travelers of the community. The city's strong preference would be for any activity to be developed in a manner similar to City of Douglas Rural Residential zoning standards.

**STAFF RECOMMENDATION:** The Planning & Community Development staff recommends approval of the Nachtman Minor County 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 July 18, 2022, the Douglas Planning and Zoning Commission considered the Nachtman Minor County Subdivision and voted unanimously to recommend approval to the City Council, with reservations as to future development of the property given the absence of county zoning regulations