

**DOUGLAS CITY COUNCIL  
STAFF REPORT  
JANUARY 22, 2024**

**Proposed Buckshot Minor Subdivision**

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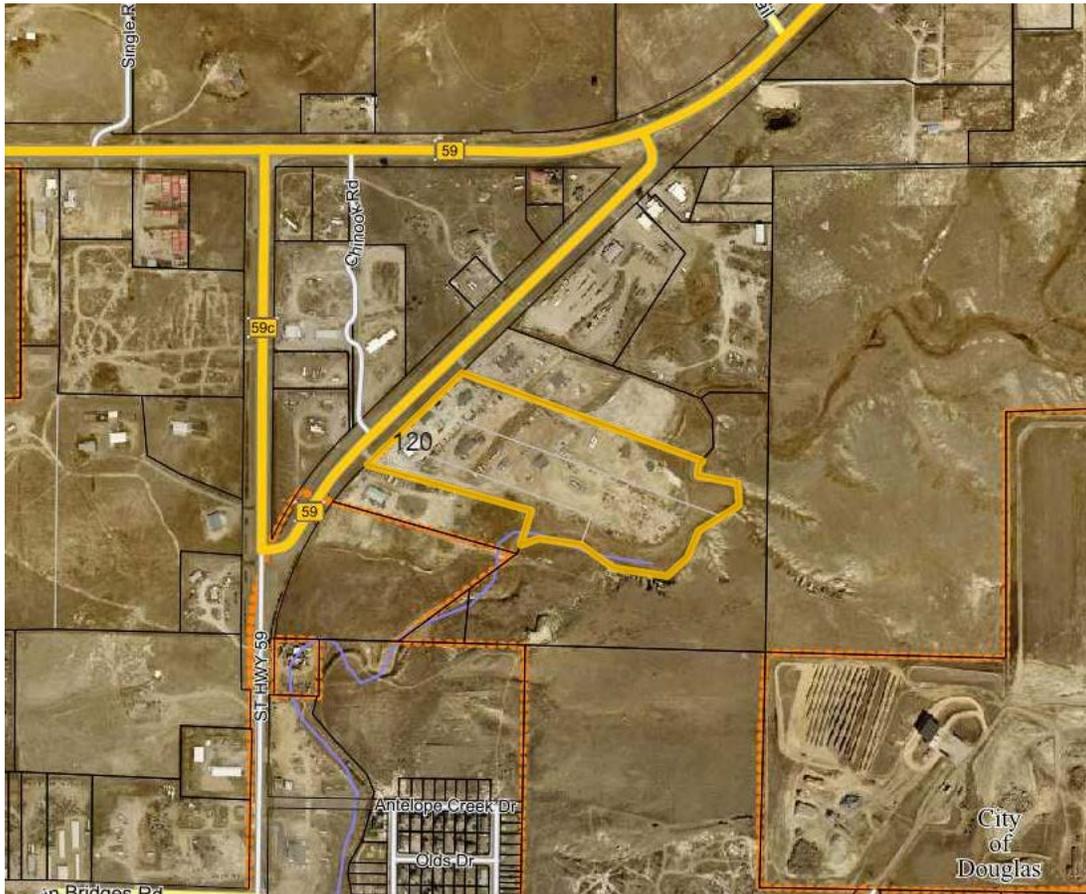
**CASE NUMBER:** CCSUB 01-24

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

**MEETING DATES:** January 15, 2024 – Planning and Zoning Commission  
January 22, 2024 – Douglas City Council

**RECOMMENDATION:** The Community Development staff recommends vacation and replat of Lots 1, 2, and 3 Buckshot Subdivision, Converse County, Wyoming, into Lots 5, 6, and 7 Buckshot Subdivision, Converse County Wyoming with reservations as to the future development of the property given the absence of county zoning regulations.

**VICINITY MAP:**



**OWNERS:** Acme Holdings  
P.O. Box 823  
Douglas, WY 82633

**PURPOSE:** To create three reconfigured parcels.

**LOCATION:** The subject property is located at 120 State Highway 59 Bypass on the east side of the highway.

**SIZE:** Area: 26.74 Acres

**ZONING:** N/A

**EXISTING LAND USE:** Industrial

**PROPOSED USE:** Commercial.

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

**PLAT DATA:** Lot 5: 9.824 acres  
Lot 6: 11.164 acres  
Lot 7: 5.775 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.

All Lots will be accessed off of Highway 59, via direct access, or by private roads. Private roads include plated access easements. 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 Wyoming State Highway 59 Bypass, 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 Industrial zoning standards.

**STAFF RECOMMENDATION:** The Community Development staff recommends vacation and replat of Lots 1, 2, and 3 Buckshot Subdivision, Converse County, Wyoming, into Lots 5, 6, and 7 Buckshot Subdivision, Converse County Wyoming with reservations as to the future development of the property given the absence of county zoning regulations.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** The Planning & Zoning Commission, at their regular meeting on January 15, 2024, voted unanimously to recommend approval of the Buckshot Minor County Subdivision with reservations as to future development of the property given the lack of county zoning regulations.