Converse County Together
NOW & TOMORROW

A GROWTH MANAGEMENT PLAN

for
Converse County,
Douglas, Glenrock,
Lost Springs, and Rolling Hills

December 2009
Acknowledgements

In addition to the many citizens that participated in the preparation of this Plan, we would like to thank the following for their leadership throughout the planning process:

**CCTNT Steering Committee**
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- Mayor Steve Cielinski, Glenrock
- Mayor Leda Price, Lost Springs
- Don Kuhn, Rolling Hills
- Converse County Commissioner - Jim Willox
- State Senator Jim Anderson

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**Town of Rolling Hills**
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  - Diverse Housing
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- Future Land Use Plan
- Transportation Plan

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- Sustainable Economy
- Diverse Housing
- Transportation Connectivity
- Utilities and Public Facilities
- Safe and Healthy Communities
- Conserved Natural Resources

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Introduction

The Purpose of this Plan

The Converse County Together: Now & Tomorrow, A Growth Management Plan (CCTNT Plan) is a policy plan that guides decisions about growth in our region. Once adopted, elected and appointed officials of Converse County, Douglas, Glenrock, Rolling Hills, and Lost Springs will use this CCTNT Plan as a guide for their land use and public investment decisions. The plan is meant to strategically address how we can work together to guide future growth—to achieve the kind of future we all want for our communities and rural areas over the next 20 years. Planning is a process of balancing community health, safety, and welfare and individual rights—in this case finding the right balance for Converse County and our communities. This Growth Management Plan will:

- Help build the future we all want by thoughtfully addressing future needs for housing, employment, utilities, commercial and retail development, parks and open space, and other community needs.
- Allow the county and communities to coordinate with each other to plan for orderly, efficient services and development in and around the municipalities.
- Help ensure that existing taxpayers do not foot the bill in the future for unplanned growth.

What Does this Plan Address?

Most plans for Wyoming communities primarily address physical development, including land use, transportation, and other supporting topics. This Plan is different in that it addresses a broader range of topics, focused on our future quality of life. The topics addressed by this Plan, identified as its Vision and Core Values, include:

1. Orderly Growth and Balance
2. Sustainable Economy
3. Diverse Housing
4. Transportation Connectivity
5. Efficient Urban Utilities and Public Facilities

1. Orderly Growth and Balance
2. Sustainable Economy
3. Diverse Housing
4. Transportation Connectivity
5. Efficient Urban Utilities and Public Facilities
6. Safe and Healthy Communities
7. Conserved Natural Resources
6. Safe and Healthy Communities
7. Conserved Natural Resources

How was it Prepared?
Converse County, Douglas, Glenrock, Lost Springs, and Rolling Hills worked together with the community to jointly prepare this Plan, as a collaborative effort. Converse Area New Development Organization (CANDO) served as project coordinator, with technical assistance provided by Clarion Associates, a planning consultant firm.

What Will this Plan Mean for You?
Simply stated, the result of the county and communities working together will mean a higher quality of life for existing and future residents. This Plan aims to:

- Respect individual property rights, while balancing community health, safety, and welfare to prevent the worst cases of incompatible development but still allow property owners many options.
- Protect taxpayer and communities interests, so that current residents will not shoulder the costs of new growth.
- Maintain our livable communities so that future service levels are not diminished by new development.
- Ensure that new growth helps provide for necessary facilities to serve the resulting increased population (e.g., public safety, parks).

About Converse County
Converse County includes 4,253 square miles located in east central Wyoming with a population of approximately 12,600 people, four incorporated municipalities, and several unincorporated communities. The county is neighbored by Campbell County to the north, Natrona County to the west, Albany and Platte Counties to the south, and Niobrara County to the east. The county includes four incorporated communities:

- Douglas (also the county seat),
- Glenrock,
- Rolling Hills, and
- Lost Springs.

Converse County also has several unincorporated communities, including: Bill, Esterbrook, Orpha, Orin, and Shawnee (see Figure 1).
Key Issues this Plan Addresses

Early in the planning process, we asked the community to identify issues for this Plan to address. The list below is a result of conversations, meetings, and ideas at the onset of the plan. The issues helped inform the policies, which aim to maintain our livable communities and remedy recognized problems.

**Issue 1 – A Clear Vision to Build the Future We Want**

Prior to this Plan, the communities and county have lacked a coordinated growth plan. Residents, businesses, and property owners in the county and the communities need to continue to engage and work together to determine what kind of future is desired for the county. This planning effort was an opportunity for residents to articulate their ideas for desired growth and is the starting point for achieving our vision.

**Issue 2 – Coordination Regionally, Now and Tomorrow**

In the past, the county and communities have not coordinated or worked together as a region on mutual growth issues. This Plan opens the door for the county and the incorporated communities to coordinate and plan to address issues that cross boundaries, such as growth, transportation, water, health, safety, and welfare issues. The planning process has helped build trust and change misperceptions in the community about these entities working together. Toward that end, this Plan spells out specific objectives for joint agreements between the county and municipalities. While each entity will continue to act independently, they will be better able to achieve desired goals by working together in a coordinated way.

**Issue 3 – Planning for Orderly Growth and Development**

This Plan is a chance for communities to define where compatible urban growth should go—in locations where urban services (water, sewer, law enforcement and fire protection, streets and sidewalks, parks, etc.) can be provided—and to define locations for rural growth, open lands, and compatible rural economic development options.

**Issue 4 – Broader Economic Opportunities**

Although efforts are underway to diversify our economy, Converse County will continue to be dominated by the energy sector. Continued diversification is a critical need, as are opportunities for training and lifelong learning. This Plan builds on successes and entrepreneurial attitudes. Continued diversification of new industries, such as the Douglas Business Park, will lead to a more sustainable, stable future economy and provide a wider array of jobs.
Issue 5 – Needs for Diverse Housing

The county and communities face a growing shortage of housing, which is likely to become more severe as the energy sector grows. Housing of all types is needed, including particularly low and moderate income workforce housing, and senior housing options.

Issue 6 – Cost-Efficient Public Facilities and Services

Growth, when it occurs rapidly, strains our ability to provide services that are essential for the health, safety, and welfare of residents—impacting funding for capital construction, as well as ongoing revenue for operating costs and maintenance. This Plan offers a chance to work cooperatively with different agencies and service providers (e.g., fire and public safety officers, utilities, and other service providers) to identify current levels of services, desired future service levels, and funding mechanisms to ensure services can be provided.

Issue 7 – Healthy and Safe Communities

Substance abuse, special needs of a growing senior citizen population and other health needs continue to be a challenge in Converse County. Community health and social services organizations have been at the table and will need to continue to identify how their programs can meet increasing community needs.

Issue 8 – Unique Features of Communities

Each of the communities in Converse County (Douglas, Glenrock, Rolling Hills, and Lost Springs) has unique qualities, characteristics, and needs. This Plan identifies the unique qualities and needs of the communities, in addition to needs that are common to all.

Issue 9 – Private Property Rights

Part of the purpose of this Plan is to maintain the quality of life for current and future generations, while respecting individual rights. As a community, we must look at broader goals and aims to address health, safety, and welfare, and balance those goals with the rights and liberties of individual property owners and residents.

State Authorization

In 1975, the Wyoming Legislature enacted the State Land Use Planning Act, (W.S.S. 9-8-101 through 9-8-302 Annotated 1997 Edition) which mandated the preparation and adoption of local land use plans. Prior to the passage of this Act, county land use planning was voluntary, as was the adoption of implementation techniques such as zoning. The Legislature, in anticipation of rapid growth due to energy development, made the adoption of land use plans a mandatory requirement. The State authorizes this Plan through the State Land Use Planning Act.
Citizen involvement ensures a fair and balanced plan.

adoption of implementation techniques, such as zoning, remains voluntary.

Planning Process

Broad community involvement has been critical for the development of this Plan. The county and communities sought to engage all residents and stakeholders from diverse locations and backgrounds, with multiple opportunities for meaningful input throughout the process.

The planning team used multiple ways to engage citizens, including:

Internet
- A website that contained current information and polls throughout the process (CCTNTplan.com).
- Email updates about meetings and other events.

Public Meetings
- Public meetings held in both Glenrock and Douglas, on three separate occasions.
- Public meetings held for the property owners in the unincorporated Planning Influence Areas around Glenrock and Douglas.

Committees
- A Steering Committee that met regularly throughout the process.
- A Technical Advisory Committee that met regularly throughout the process.

Elected and Appointed Officials
- Planning and Zoning Commission workshops with Converse County, Douglas, Glenrock, and Rolling Hills.
- Board of County Commissioner meetings.
- Meetings with elected officials of Douglas, Glenrock, and Rolling Hills.

Meetings with Interest Groups
- Focus Group meetings with economic development organizations and individuals.
- Meetings with the Converse County Human Resources Council.
- Focus group meetings with housing industry representatives.
- Focus group meetings with health care and human services providers.
- Ongoing presentations to local interest groups and service clubs.
Vision and Core Values

The Vision and Core Values set the stage for this Plan and ideals sought over the next 20 years. They strive for balance among competing interests in the county and communities, community values, and property owners' rights.

**CORE VALUES COUNTYWIDE:**
1. Orderly Growth and Balance
2. Sustainable Economy
3. Diverse Housing
4. Transportation Connectivity
5. Efficient Urban Utilities, Facilities
6. Safe and Healthy Communities
7. Conserved Natural Resources

**Communities**
- Douglas
- Glenrock
- Rolling Hills
- Lost Springs

**OUR VISION**
Working Together / Recognizing Our Independent Spirit

**CONVERSE COUNTY AND COMMUNITIES**

Converse County and communities will coordinate with each other as well as state and federal agencies to plan for the needs of current and future residents and workers to accomplish mutual goals and unify the county, while recognizing individual rights and community independence.

**Our Vision - Working Together to Build the Future We Want**

By City/Towns:
- Joint Agreements
- Infrastructure
- Standards
- Incentives
- Partnerships

- Douglas
- Glenrock
- Rolling Hills
- Lost Springs
Plan Core Values

1 - Orderly Growth and Balance
Our housing, retail, and services will primarily occur in communities and their urban service areas where essential community facilities, utilities, and services can be provided. Our downtowns will serve as the centers for dining, entertainment, shopping, living, and community events and promote historic preservation.

2 - Sustainable Economy
We will encourage expansion and diversification of industries and jobs to address long-term economic stability and sustainable communities.

3 - Diverse Housing
We will have a variety of housing types. Housing will mostly be located in communities, meeting immediate growth needs and providing long-term quality neighborhoods for different incomes, ages, and lifestyles.

4 - Transportation Connectivity
We will address current and long-term maintenance of roads and streets and address opportunities for driving, bicycling, walking, and transit use as growth occurs.

5 - Efficient Urban Utilities and Public Facilities
We will continue to efficiently provide quality infrastructure improvements and utilities (i.e., water, wastewater, stormwater conveyance, parks, and solid waste).

6 - Safe and Healthy Communities
We will continue to provide high quality social services, police and sheriff, fire protection, emergency medical services (EMS), and coordinate with health and human service providers and with schools to keep up with demands as growth occurs.

7 - Conserved Natural Resources
We will conserve natural resources, identify open space that can be voluntarily conserved, and to the extent possible steer development away from floodplain areas where most natural resources exist.
Countywide Goals and Strategies

The prior chapter identified the seven "Core Values" of this Plan. They are the framework for organizing our goals contained in this Plan. The broad goals and strategies contained in this chapter apply to the entire county. The next chapters contain goals and strategies specific to each community.

Natural Bridge is located in the county between Glenrock and Douglas.
1. Orderly Growth

Our housing, retail, and services will primarily occur in our municipalities and Urban Service Areas where essential community facilities, utilities, and services can be provided. Our downtowns will serve as the centers for dining, entertainment, shopping, living, historic preservation, and community events.

Goals

OG1. Orderly Growth

Most new development for housing will occur in and near communities. Such orderly growth will accommodate current and future needs for housing, commercial services and industries without conflicting with energy development and resource development in the unincorporated county and will fit with the character of our small communities.

OG2. Property Rights Balanced with Community Well-being

Property owners and individuals will continue to have multiple options to use property while respecting the health, safety, welfare, and economic sustainability needs of the larger community and neighbors.

OG3. Fiscally-Responsible Growth

Growth will be fiscally-responsible. New growth should not diminish the level of services provided to existing residents, nor cause government to unduly expand. New development should cover the costs of new infrastructure or services necessary to serve it without burdening existing residents with additional costs.

OG4. Maintain Quality and Access to North Platte River

The North Platte River connects our communities and is the lifeblood for farms, ranches, and our communities. The quality of the North Platte River and riparian areas along it will be maintained. The river will remain accessible in appropriate locations, for recreation on public lands.
065. History and Culture Preserved
We will embrace our history and culture as growth occurs. We will increase public awareness about our history and cultural resources.

066. Community Image and Independent Spirit
Our communities and county will be clean and attractive. We will continue to improve the image of gateways and promote revitalization of built areas where needed. The county and communities will maintain their small-town feel and western heritage valued by its residents and recognize the uniqueness and independence of communities.

067. Agricultural Heritage
Our agricultural heritage is an important part of Converse County. We will support county/landowner cooperation to retain the rural landscape and agricultural heritage outside of our communities and future urban areas and not develop new regulations or standards that would adversely affect existing farming and ranching operations.
OG8. Infill and Redevelopment in Municipalities

Infill and redevelopment will improve neighborhoods and commercial areas in communities. Douglas and Glenrock will find ways to promote renovation or infill of vacant buildings and properties.

OG9. Main Streets Downtown and Historic Preservation

Douglas and Glenrock will enhance downtown “Main Streets,” promote historic preservation, and seek opportunities to preserve and reuse historic buildings. Such actions will help spur continued economic development and private market investment.

OG10. Gateways and Appearance

Communities will continue to improve the appearance of gateways as arrival points for residents and visitors, and new development in gateways will provide a positive image.
## Orderly Growth Strategies

<table>
<thead>
<tr>
<th>Action</th>
<th>Who Does?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intergovernmental Agreements (IGA)</td>
<td>County and Communities</td>
</tr>
<tr>
<td>Develop Intergovernmental Agreements between the county and communities to address what happens within the Potential Urban Growth Areas—consistent land use plans, Urban Service Area boundaries, and procedures for review and referral of proposed development projects.</td>
<td></td>
</tr>
<tr>
<td>Subdivision/Resource Protection</td>
<td>County</td>
</tr>
<tr>
<td>The county has Subdivision Regulations that ensure well planned subdivisions. Consider increasing resource protection standards to maintain rural quality and resources (e.g., for water quality, North Platte River riparian areas, vulnerable groundwater areas, road maintenance).</td>
<td></td>
</tr>
<tr>
<td>High Impact Uses Review System</td>
<td>County</td>
</tr>
<tr>
<td>In the unincorporated county, establish a system for reviewing new development projects that might be detrimental to neighboring uses or incompatible with resource extraction activity. The county would establish the system to address ONLY new high impact uses (non-mining or energy-related). (See page 82 for more information.)</td>
<td></td>
</tr>
<tr>
<td>Improvement and Service Districts (ISD)</td>
<td>County</td>
</tr>
<tr>
<td>Consider establishing ISDs for water, sewer, streets, and other infrastructure. These districts become separate local taxing districts for new development. Require major subdivisions and new commercial development in unincorporated areas and centers (e.g., Bill, Orpha) to establish districts, if needed, to provide for essential services.</td>
<td></td>
</tr>
<tr>
<td>Urban Service Areas/Phased Utilities</td>
<td>Douglas and Glenrock</td>
</tr>
<tr>
<td>Guide city and town investment and expansion of utilities into targeted areas where logical and as designated on Future Land Use Plans.</td>
<td></td>
</tr>
<tr>
<td>Gateways Program</td>
<td>Communities (with County cooperation)</td>
</tr>
<tr>
<td>Develop program to plan and fund clean up and improvements in rights-of-way (e.g., bridge enhancements, signage, and medians) and standards to address development in city and town “gateways” (e.g., landscaping and outdoor storage).</td>
<td></td>
</tr>
</tbody>
</table>
2. Sustainable Economy

Converse County and communities will encourage expansion and diversification of industries and jobs to address long-term economic stability and sustainable communities.

Goals

SE1. Tourism and Entertainment

We will seek to expand opportunities and attractions for tourism and entertainment.

SE2. Retail Services

We will seek ways to provide a full range of commercial retail services to increase the range of options for shopping, dining, and entertainment (retaining existing and attracting new).

SE3. Commercial Areas

Commercial areas will be vital and serve the diverse needs of our resident population, workers, and visitors.
SE4. Diverse Industry and Jobs
A variety of energy-based industries and non-energy jobs will help achieve a long-term sustainable economy and opportunities, including:
- Recreation and tourism (promotion of museums and cultural opportunities),
- Services (restaurants, movies, shopping),
- Telecommunications infrastructure, and
- Workforce training.

CANDO supports industry recruitment, workforce development, and aiding industry locations.

SE5. Workforce Development
Continue to expand and enhance opportunities for primary job training and continuing education (vocational and technical), to support our local workforce needs.

SE6. Industry Locations
Industries will occur in locations identified on the Future Land Use Plans for communities or in the county where they do not conflict with residential areas and where they have access to transportation systems. Heavy industries or unsightly uses, such as junk yards, should not be located in community gateways or where they could contaminate groundwater or other valuable resources.

SE7. Farming and Ranching
Continued farming and ranching in rural areas will contribute to local economic diversity in the county. The county and landowners should work together to prevent impediments to continued farming and ranching.

Farming and ranching is an important part of the county’s economy and heritage.

SE8. Commercial Areas and Downtowns in Municipalities
The municipalities and county will work to foster programs that contribute to revitalizing commercial areas and downtowns, so they are economically vital and attractive.
## Sustainable Economy Strategies

<table>
<thead>
<tr>
<th>Action</th>
<th>Who Does?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Development Strategy/Partnerships</td>
<td>County, Communities, CANDO, Glenrock Economic Development Corporation (GEDC), Chambers, Wyoming Business Council</td>
</tr>
<tr>
<td>Coordinated Approach to Marketing, Tourism</td>
<td>County Tourism Promotion Board, County, Communities, ED partners</td>
</tr>
<tr>
<td>Retail Leakage</td>
<td>County, Communities, ED partners</td>
</tr>
<tr>
<td>Workforce Development</td>
<td>County, City/Communities, CANDO, GEDC, EWC, Chambers, other partners</td>
</tr>
<tr>
<td>Adequate Commercial and Industrial Land</td>
<td>County, Communities</td>
</tr>
<tr>
<td>Inventory of Industrial Sites/Business Opportunities</td>
<td>County, Communities, ED partners</td>
</tr>
<tr>
<td>Capital Improvements Program County/Communities</td>
<td>County/Communities</td>
</tr>
<tr>
<td>Economic Development Task Force</td>
<td>County, Communities, ED partners</td>
</tr>
<tr>
<td>Grants for Economic Development</td>
<td>County, Communities, ED partners</td>
</tr>
<tr>
<td>Incentives for Infill/Redevelopment</td>
<td>Douglas, Glenrock</td>
</tr>
<tr>
<td>Main Street Program</td>
<td>Douglas, Glenrock, ED partners, downtown business owners</td>
</tr>
<tr>
<td>Downtown Zoning Districts Refined for Communities</td>
<td>Douglas, Glenrock</td>
</tr>
</tbody>
</table>
3. Diverse Housing

Housing that is affordable to our workforce is the primary housing need facing our region. Converse County and communities will have a variety of housing types to meet the varying needs of our residents.

Goals

H1. Workforce Housing
Workforce housing will generally be focused in communities to maximize efficiency, and to enhance our livable communities.

H2. Rural Residential Options
Rural housing outside of communities will continue to be an option, but the county will discourage large residential subdivisions in remote areas, unless subdivisions can provide and fund their own essential services (i.e., water and sewer and fire protection/sheriff).

H3. Housing for Seniors, Life-Long Population
The communities will have a variety of housing types to meet the needs of an aging and diverse population (e.g., assisted living, congregate care, independent living units, and other), including seeking creative ways to adaptively reuse buildings and structures for senior housing.

H4. Variety of Housing in New Neighborhoods
Neighborhoods should have a variety of housing to accommodate long-term growth needs.

H5. Higher-Density through Better Design
In order to be more compatible with neighborhoods and acceptable to existing residents, higher-density housing should have a high-quality design and provide for open space and recreational needs of residents.

H6. New Neighborhoods with Facilities and Services
Neighborhoods in our communities should have urban facilities and services (i.e., water, sewer, parks, schools, paved streets and sidewalks, storm water drainage, and police and fire protection). They should be designed to be walkable with convenient access to jobs, schools, services, and recreation.
## Diverse Housing Strategies

<table>
<thead>
<tr>
<th>Action</th>
<th>Who Does?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local Partnerships/Workforce Housing Organizations</strong>&lt;br&gt;Work with private developers, non-profit developers, and various funding entities (e.g., Wyoming Housing Network, USDA Rural Development programs, Wyoming Community Development Authority, FHU, etc.) to secure grants and low cost loans for new housing and rehabilitation of existing housing.</td>
<td>County, City/Communities</td>
</tr>
<tr>
<td><strong>Workforce Housing in Communities</strong>&lt;br&gt;The Future Land Use Plans for the communities provide locations for new housing and neighborhoods. The majority of workforce housing will occur in communities and their Urban Service Areas where infrastructure and services can be efficiently provided.</td>
<td>County, City/Communities</td>
</tr>
<tr>
<td><strong>Residential Zoning Districts</strong>&lt;br&gt;Update zoning districts as necessary to achieve an appropriate mix of uses. Allow variety of uses (not just single-family residential) in new neighborhoods, with multi-family in locations near services, and some neighborhood-oriented commercial uses. Allow residential in downtown districts.</td>
<td>Douglas and Glenrock</td>
</tr>
<tr>
<td><strong>Neighborhood Revitalization Programs</strong>&lt;br&gt;Identify infrastructure deficiencies on an annual basis (e.g., sidewalks, stormwater drainage, streets, water and sewer, signage) and other needs in existing neighborhoods.</td>
<td>Douglas and Glenrock</td>
</tr>
<tr>
<td><strong>Incentives for Workforce Housing</strong>&lt;br&gt;Reduce or waive fees or reduce time/review process for workforce and new neighborhood development.</td>
<td>Douglas and Glenrock</td>
</tr>
<tr>
<td><strong>Assisted Living Housing/Partnerships</strong>&lt;br&gt;Develop partnerships with private organizations to develop assisted living and other senior housing in our communities.</td>
<td>Douglas and Glenrock</td>
</tr>
<tr>
<td><strong>School Coordination</strong>&lt;br&gt;Coordinate with the school districts to locate elementary schools in neighborhoods and near parks if possible.</td>
<td>Douglas and Glenrock and School Districts</td>
</tr>
<tr>
<td><strong>Multi-family Standards</strong>&lt;br&gt;Develop design standards or guidelines for multi-family development, to ensure compatibility with existing neighborhoods.</td>
<td>Douglas and Glenrock</td>
</tr>
</tbody>
</table>
4. Transportation Connectivity

Converse County and its communities will address current and long-term maintenance of roads and streets and address opportunities for driving, bicycling, walking, and transit use as the county’s population grows.

Goals

T1. Coordinated Transportation

The transportation system in and around the communities will be coordinated. Streets, trails, and transit should be integrated and connected seamlessly between communities and nearby areas.

T2. Prioritize County Road and Bridge Needs

County road and bridge improvements and maintenance should be prioritized and tied to a capital improvements schedule. The county will establish baseline condition measurements for roads to assess energy development impacts.

Priority County Roads for Energy Impact Monitoring

The county will establish baseline conditions and assess energy impacts for these priority roads, as resources permit:

- 55 Ranch Road, north of Rolling Hills (17.8 miles),
- Ross Road, north of the Highway 93/95 intersection (44 miles),
- Jenne Trail, connecting Ross Road to Highway 59 (19.8 miles).

Highway 59 is a state highway that is also important to monitor, but the facility will require coordination with WYDOT. (See Figure 3: County Road Network on page 33.)

Esterbrook Road is an important route for vehicles and bicycles.
**T3. Alternative Routes**

Alternative routes for emergency access in the county should be identified and maintained.

**T4. Wyoming Department of Transportation (WYDOT) Coordination**

Wyoming Department of Transportation (WYDOT) improves and maintains highways and some major arterials that are designated as state routes. The county and communities will continue to coordinate with WYDOT to ensure the system meets our current and future transportation needs and other community goals.

**T5. Local Streets as “Complete Streets”**

Complete streets are roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, motorists and public transport users of all ages and abilities. Local streets in our communities will be connected and safe for vehicles, pedestrians, bicycles, and future transit. Communities and the county will reserve rights-of-way in future Urban Service Areas to provide a connected system of streets.

**T6. Recreation Pathways**

The recreational pathways system serves as an alternative transportation option and recreational network in Douglas, Glenrock, and Rolling Hills. The communities and county will continue to expand the pathways, as identified on plans for Douglas and Glenrock.

**T7. Converse County General Aviation Airport**

The airport will continue to serve the region for general aviation and will explore expansion opportunities.

**T8. Commercial Railroads**

The communities and county will continue to monitor railroad expansion and traffic and coordinate with commercial railroad operators (Burlington Northern and Union Pacific) to determine if new alternative vehicular routes are needed to accommodate growing railroad traffic.
## Transportation Strategies

<table>
<thead>
<tr>
<th>Action</th>
<th>Who Does?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Integrated Land Use and Roadway Planning</strong></td>
<td>County and Communities</td>
</tr>
<tr>
<td>Work collaboratively to plan new transportation facilities, monitor travel conditions, apply for capital grants, and implement transportation strategies.</td>
<td></td>
</tr>
<tr>
<td><strong>Regional Transit</strong></td>
<td>County and Communities</td>
</tr>
<tr>
<td>Apply for FTA planning funds to prepare a coordinated regional services plan through the department of aging, human services, and access to work.</td>
<td></td>
</tr>
<tr>
<td><strong>Regional Trail Planning</strong></td>
<td>County and Communities</td>
</tr>
<tr>
<td>Begin to plan an off-road trail system that links the recreational, cultural, and historic destinations in the county. The first phase should evaluate the abandoned rail corridor between Douglas/Glenrock.</td>
<td></td>
</tr>
<tr>
<td><strong>County Road and Bridge Maintenance Schedule</strong></td>
<td>County and Communities</td>
</tr>
<tr>
<td>Develop criteria and a maintenance schedule to prioritize roads and bridges for maintenance and improvements. Begin to work with University of Wyoming’s Transportation Engineering Department on a pavement evaluation program for rural roads.</td>
<td></td>
</tr>
<tr>
<td><strong>Airport Master Plan</strong></td>
<td>County and Communities</td>
</tr>
<tr>
<td>Develop a long-term Airport Master Plan for the Converse County Airport, exploring feasibility of the general aviation airport becoming commercial.</td>
<td></td>
</tr>
<tr>
<td><strong>Street Investment Priority</strong></td>
<td>Communities</td>
</tr>
<tr>
<td>Prioritize investments on existing streets (overlay and curb and gutter improvements) before street expansion to serve new development. This effort should also identify opportunities to share costs associated with other utility projects.</td>
<td></td>
</tr>
<tr>
<td><strong>Right-of-Way Reserved (Urban Service Areas)</strong></td>
<td>Douglas and Glenrock</td>
</tr>
<tr>
<td>Identify necessary right of way to provide a connected street system (i.e., collector streets). Design future streets for multiple types of transportation (with paved roadway, sidewalks, and bicycle lanes). This would include working with WYDOT to identify future truck routes.</td>
<td></td>
</tr>
<tr>
<td><strong>Sidewalks/Pedestrian Safety</strong></td>
<td>Douglas and Glenrock</td>
</tr>
<tr>
<td>Identify deficient sidewalks and cross-walks, especially in and near school zones. Work with WYDOT to improve the visibility of pedestrian improvements along state roads and at major intersections in commercial districts.</td>
<td></td>
</tr>
<tr>
<td><strong>Enhancement Grants</strong></td>
<td>Communities</td>
</tr>
<tr>
<td>Apply for WYDOT Safe Routes to Schools and Enhancement Grants for corridor projects and gateways. Also, apply for Federal Transit Authority grants to improve capital facilities.</td>
<td></td>
</tr>
<tr>
<td><strong>Recreation Pathways</strong></td>
<td>Communities</td>
</tr>
<tr>
<td>Establish a maintenance schedule for existing segments of trails and pathways; pursue grants for extensions. Continue to plan to identify gaps in the recreational pathways.</td>
<td></td>
</tr>
<tr>
<td><strong>Railroads/Traffic Congestion</strong></td>
<td>Communities</td>
</tr>
<tr>
<td>Continue to monitor railroad activity and traffic volumes. Identify alternative routes, in the event a rail emergency limits roadway access.</td>
<td></td>
</tr>
</tbody>
</table>
5. Efficient Urban Utilities and Public Facilities

Converse County and communities will continue to efficiently provide quality infrastructure improvements and utilities (i.e., water, wastewater treatment, stormwater, parks, and solid waste disposal).

Goals

U1. Utilities for New Development

The level of service presently provided in our communities will be maintained as new development occurs. New development will help pay the majority of costs necessary to provide new utilities and improvements.

U2. Prioritize Capital Improvement Projects

This Plan provides a useful foundation for prioritizing needed projects—timing, location, responsibility, and strategies for getting them done.

U3. Solid Waste Disposal

Efficient solid waste disposal (landfill services) and other programs, such as recycling and yard waste will be available to adequately serve the needs of current and future residents and businesses and to extend the life of our landfills.

U4. Private Utilities

The county and communities will coordinate with private providers and districts to ensure efficient utilities and energy provision, including with energy providers (i.e., gas, electric, wireless services, oil and gas).

U5. County Parks

Regional parks will continue to provide outdoor recreation opportunities for our countywide population.

U6. Water Facilities

Water facilities (i.e., storage, treatment, distribution) will be planned to serve the needs of current and future residents and businesses and to expand into Urban Service Areas. The communities will plan for a long-term, sustainable supply of water that meets all state and federal standards.

U7. Sewer Collection and Treatment

Sewer collection and treatment facilities will be planned to serve the needs of current and future residents and businesses and to expand into Urban Service Areas.
U8. Stormwater

Stormwater drainage systems will prevent local flooding and water quality degradation in urban areas. The communities will make necessary improvements.

U9. Neighborhood Parks and Parkland

Parks will serve the recreation needs of current and future residents. New neighborhoods in the Urban Service Areas will contain parks. Communities will manage public parks and ensure development provides adequate parkland.

Parks and recreation and open space are an important component of livability in growing communities.
Utilities and Public Facilities Strategies

<table>
<thead>
<tr>
<th>Action</th>
<th>Who Does?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Adequate Public Facilities</strong></td>
<td>Communities</td>
</tr>
<tr>
<td>Work with developers to ensure that adequate public facilities are in place or planned for within reasonable time of the start of a new development (i.e., streets, utilities, and services).</td>
<td></td>
</tr>
<tr>
<td><strong>Coordinate Private Utilities to Ensure Adequate Coverage</strong></td>
<td>Communities with Rocky Mountain Power, Source Gas, Qwest</td>
</tr>
<tr>
<td>Regularly coordinate the building development and referral process with the private electricity, gas, telecommunications, and other providers/districts.</td>
<td></td>
</tr>
<tr>
<td><strong>Water Facilities</strong></td>
<td>Douglas, Glenrock, Rolling Hills</td>
</tr>
<tr>
<td>Target grants and dedicated funding to upgrade existing water systems. Identify priorities and a schedule for replacement and upgrades. Develop a phased approach to extending water distribution systems within Urban Service Areas.</td>
<td></td>
</tr>
<tr>
<td><strong>Sewer Collection and Treatment</strong></td>
<td>Douglas, Glenrock, Rolling Hills</td>
</tr>
<tr>
<td>Develop a phased approach to extending wastewater collection and treatment system within Urban Service Areas. Target grants and dedicated funding to upgrade the existing system—identify priorities and a schedule for replacement and upgrades. Explore feasibility of system(s) in Rolling Hills.</td>
<td></td>
</tr>
</tbody>
</table>
6. Safe and Healthy Communities

Converse County and its communities will continue to provide high quality social services, police and sheriff, fire protection, and emergency medical services (EMS); and will coordinate with health and human service providers and with schools to keep up with demand as growth occurs.

Goals

SH1. Health and Human Services

The current level of social and human services will be maintained and improved to the extent possible as new growth occurs. There is a real need to grow operating budgets and to improve existing facilities now, which will only increase with growth. The municipalities and county will coordinate with private providers, non-profit agencies, and districts to ensure high-quality health and human services, so that all needs are met, including:

- Health care services (Memorial Hospital, Oregon Trails Clinic, Glenrock Health Center), home health care, and other health services;
- Mental health care services (Solutions for Life, private therapists, etc.);
- Public health services, including family planning, sexually transmitted disease (STD) education and prevention, parenting, and wellness;
- Coordinated services, including a shared community vision, marketing, education and outreach, fundraising, advocacy and case management;
- Social services for low income families, which is a population that grows more quickly when a boom/bust cycle occurs. Programs such as TANF, Women Infants and Children, and agencies such the Department of Family Services will continue to provide such services;
- Construction of new facilities (with possibility of a joint facility), and maintenance of existing facilities;
- Community based substance abuse prevention and treatment services;
- Family violence and sexual assault prevention and victim services;
- Workforce services and training;
- Faith-based organizations and services;
Early intervention services, childcare programs, and improvements to juvenile justice system;
• Teen pregnancy support/programs;
• Child development and after school services (e.g., Boys and Girls Clubs, Head Start, and other organizations);
• Youth scholarships and enrichment programs, youth crisis intervention, child protection, and youth group homes;
• Veterans programs;
• Services for seniors; and
• Other needs as identified.

Health and human services providers will continue to work together to find opportunities for increased efficiencies and creative partnerships resulting in enhanced services to residents.

Glenrock Senior Center provides a resource for seniors and for the public.

SH2. Needs of our Aging Population

As our population ages, we will need to place increased emphasis on meeting seniors’ needs, including housing (assisted living facilities, in particular); home care and other specialized assistance, allowing seniors to remain in their homes longer; education and support for families of seniors; and transportation facilities. Efforts to develop assisted living (such as those associated with Memorial Hospital of Converse County and the Douglas Care Center), will be encouraged and supported. Other possibilities to be explored include working with other organizations, such as the Salvation Army and private developers.
SH3. Coordinated Pre-K-12 Schools
Schools will be well-placed and integrated with neighborhoods and the transportation system as much as possible—through coordinated planning with Converse County School Districts 1 and 2, and early childhood development programs such as Head Start. Schools will continue to serve a social and recreational function in our communities, and opportunities will be explored for expanding the role of school facilities for other community needs.

SH4. Life-Long Learning
Higher education facilities and trade schools will continue to be a part of our communities, offering life-long learning opportunities (e.g., fifth year option in Converse County School District 1, Eastern Wyoming Community College, and other distance learning programs). We will explore ways to increase opportunities for more learning through an enhanced presence for Eastern Wyoming Community College in the region.

SH5. Libraries
High quality libraries will continue to serve our communities (Douglas and Glenrock).

SH6. Public Safety (Police, Fire, EMS)
Police, sheriff, and fire will continue to provide a high level of service to preserve life, protect property, and provide safety. Police and Sheriff will continue to provide these services, emergency medical services (EMS), hazard mitigation planning, and adequate police and fire response times in our communities. The county and communities will work to ensure that growth does not outpace the ability of safety providers to provide quality services.

SH7. Government Services
Government will be efficient and open and accessible to the public via Internet and open public meetings and opportunities for citizen involvement on committees.

SH8. Services for Persons with Disabilities
There are several private and public organizations that serve the needs of residents who have disabilities, but there is a need for more service providers. Current providers (Dept. of Vocational Rehabilitation, Dept. of Health, Medicaid and Medicaid Waiver/ABI programs, Wyoming Independent Living Rehabilitation, Community-based programs, and home health providers) will work to improve coordination of services and to attract new service providers.
### Safe and Healthy Communities Strategies

<table>
<thead>
<tr>
<th>Action</th>
<th>Who Does?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joint Response Agreements (also MOU with adjoining counties)</td>
<td>County Sheriff, Police (Glenrock and Douglas)</td>
</tr>
<tr>
<td>Continue practice of Memorandum of Understanding to jointly respond to calls. Explore opportunities between the sheriff and police departments to combine efforts to discuss issues how to address challenges of responding to calls in remote areas.</td>
<td></td>
</tr>
<tr>
<td>Mutual Aid Agreements/Fire/EMS/Funding for Upgrades</td>
<td>Fire Suppression Authority (FSA)</td>
</tr>
<tr>
<td>Continue upgrading fire equipment and pooling of funding to address needed upgrades. Address other issues and opportunities, particularly related to rural areas, including fire response times.</td>
<td></td>
</tr>
<tr>
<td>Libraries</td>
<td>County Commissioners and Library Board</td>
</tr>
<tr>
<td>The existing library facilities have stretched to the breaking point with existing demands, and operating budgets are inadequate to handle the current population. Funding is needed for facility expansion and/or renovation, and additional operating funds are needed to accommodate growth.</td>
<td></td>
</tr>
<tr>
<td>Senior Housing Needs</td>
<td>Douglas Senior Center, MHCC, Douglas Care Center and private developers</td>
</tr>
<tr>
<td>Continue to explore opportunities for assisted living facilities to meet growing need in communities.</td>
<td></td>
</tr>
<tr>
<td>Senior Homecare Needs</td>
<td>County Health, Senior Centers, Medicaid and Medicaid Waiver providers, and private providers</td>
</tr>
<tr>
<td>Identify opportunities to expand home care services in order to enable seniors to remain at home, with needed home health care and other assistance.</td>
<td></td>
</tr>
<tr>
<td>Joint Fundraising Efforts</td>
<td>Service providers, financial institutions</td>
</tr>
<tr>
<td>Consider opportunities to combine efforts for joint fundraising events, to avoid duplication of support base, avoid event “burnout” and build broader community support. Explore possibility of asking banks to partner with agencies to sponsor/help organize major event(s)</td>
<td></td>
</tr>
<tr>
<td>Law Enforcement/Response Times</td>
<td>County, Douglas, Glenrock Police</td>
</tr>
<tr>
<td>Maintain current response times in county and communities.</td>
<td></td>
</tr>
<tr>
<td>Fire Service/Response Times</td>
<td>Douglas, Glenrock and FSA</td>
</tr>
<tr>
<td>Maintain current response times in county and communities.</td>
<td></td>
</tr>
<tr>
<td>Joint Social Services Facility</td>
<td>Douglas, Glenrock, Service Providers</td>
</tr>
<tr>
<td>Explore opportunities for a joint facility to house and meet the needs of multiple service providers in a centralized location. Explore funding opportunities, partnerships, and other strategies with Converse County Human Resource Council and others. Possible areas of coordination include administrative facilities and services, equipment, staffing (such as grant writing capabilities and bookkeeping).</td>
<td></td>
</tr>
</tbody>
</table>
7. Conserved Natural Resources

Converse County and communities will conserve natural resources, steer development away from hazardous areas to the extent possible, and identify open space that can be voluntarily conserved.

Goals

N1. North Platte River—Conservation and Access
Conserve natural resources to the extent possible. Emphasize the North Platte River for conservation focus—it is a scenic and recreational resource that links the communities together. Improve recreation access to the river in appropriate locations where feasible.

N2. Open Space and Conservation
Identify other locations that might be priorities for voluntary open space or land conservation.

N3. Floodplain Areas
Discourage development in floodplains or require flood mitigation for new development.
**N4. Clean Air and Water**

Protect quality of our air and water as growth occurs.

**N5. Historic Trails Conservation and Interpretation**

Protect and conserve historic trails found in our county (Bozeman, California, Oregon, Mormon Pioneer, Pony Express), and explore opportunities for interpretation and public awareness.

### Conserved Natural Resources Strategies

<table>
<thead>
<tr>
<th>Action</th>
<th>Who Does?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Landowner or Homeowner Initiatives</strong></td>
<td>Private</td>
</tr>
<tr>
<td>Many subdivisions in the county have private covenants. Some agricultural landowners have imposed voluntary districts to help retain agriculture. Continue private programs to conserve agricultural and ranch land.</td>
<td></td>
</tr>
<tr>
<td><strong>Purchase of Land or Conservation Easements</strong></td>
<td>County?, Private</td>
</tr>
<tr>
<td>To conserve priority resource areas, the county could identify a program of acquisition, conservation easements, working with land trusts such as Wyoming Stock Growers Land Trust, and other ways to work with landowners to conserve land. Funding would be necessary for an acquisition program.</td>
<td></td>
</tr>
<tr>
<td><strong>Floodplain Avoidance and Mitigation</strong></td>
<td>County, Communities</td>
</tr>
<tr>
<td>Continue to mitigate development in floodplains.</td>
<td></td>
</tr>
<tr>
<td><strong>Maintain Access to Platte River and Other Public Lands</strong></td>
<td>County, Communities</td>
</tr>
<tr>
<td>Review county and municipal subdivision regulations to ensure that land development projects make provision for access to public recreation lands, where historic access exists.</td>
<td></td>
</tr>
</tbody>
</table>
The Plan and its Purpose

The draft Converse County Growth Plan is intended to guide where urban growth will occur and designate the parts of the county that will generally remain rural and for resource production and extraction. It is not a future land use map. Nor is it a zoning map, which in Converse County remains a tool used only by its municipalities. The map, on the next page, shows:

1. The Resource/Rural Area
2. Municipalities (Urban Service Areas and Planning Influence Areas), and
3. Unincorporated Centers

These areas are further described later in this chapter.
TRANSPORTATION NETWORK
CONVERSE COUNTY
WYOMING

Legend
- INTERSTATE 25
- STATE HIGHWAYS
- COUNTY ROADS
- RAILROAD
- LOCAL ROADS
- TOWNSHIP
- SECTION
- RESERVOIR
- STREETS

FIGURE 3
Description of Areas on the Plan

1 - The Resource/Rural Area

Overview
The Resource/Rural area is the vast unincorporated county that surrounds the communities (and their proposed planning influence areas) and is outside of the unincorporated centers. The predominant pattern is agriculture, range land, resource extraction and energy production, and scattered residential.

Future energy extraction and development will cover a significant portion of county. The U.S. Bureau of Land Management (BLM) has leased hundreds of thousands of acres for oil and gas production primarily north of 1-25, but also to the south. Because of the energy-rich environment and jobs in remote parts of the county, pressure for development (and sometimes conflicts), are occurring between the communities along the North Platte River and along the Old Highways, along Highway 18, and along Highway 59 toward Bill. This Plan addresses potential conflicts by directing most growth to communities and their growth areas.

South County/Medicine Bow Area
The South County/Medicine Bow Area is defined by the Medicine Bow National Forest boundary, and is comprised of a mix of federal and private lands with rolling and some steep topography in and near the foothills. The area has experienced pressure for recreational-related and residential development but is also important for grazing, outdoor recreation, and wildlife.

Thunder Basin National Grassland
Thunder Basin National Grassland includes resource extraction, resources, and scattered residences.
Directions/Policies

Rural Land Use and Activities

Rural land uses and activities will continue to occur in the Resource/Rural Area (e.g., residential, commercial, agricultural, and low-impact industrial uses) but the county will manage the location and impact of activities that may have a detrimental effect on health, safety, welfare, property values, or economic development sustainability.

This means that:

Rural levels of development will continue outside of Urban Service Areas by right, in accordance with existing patterns and resident lifestyle preferences. Rural development should only occur at very low densities to minimize demands for essential community facilities and services.

The county will establish a review system to address the location and new development of "high-impact uses" (i.e., activities that could have detrimental effect on health, safety, welfare, or property values). Such uses or activities may include: RV or mobile home parks, multi-family housing, race tracks, junk yards or large outdoor storage facilities, wind generators, and possibly some industrial uses. This process will help the county ensure that new "high impact use" development meets basic life-safety standards.

The county will ensure that major residential subdivisions are planned in compatible locations away from resource production or extraction facilities or major utility corridors.

Priority Resource Areas

Priority natural resource areas will be conserved, including North Platte River, major tributaries, riparian areas, vulnerable groundwater areas (for water quality), and public land access.

This means that:

The county will explore new conservation standards or guidelines, particularly as part of subdivisions. In addition, the county will identify access points to federal lands (i.e., Medicine Bow National Forest) and address how to maintain these for recreation or grazing.

North Platte River (south toward Esterbrook)
2 - Municipalities (Urban Service Areas and Planning Influence Areas)

Overview

Much of the county’s future urban growth will occur in and around the City of Douglas and the Town of Glenrock, where municipal utilities and services can be provided. Rolling Hills and Lost Springs may accommodate a small amount of growth as well, but they first need to address water and sewer provision and other service needs.

By coordinating their efforts, the county and communities can jointly plan to ensure orderly progression of urban growth for housing and commercial services and efficient provision of services. The communities and county can also ensure that new development occurring within the planning influence areas is compatible with existing community neighborhoods and county rural subdivisions.

In Converse County, Glenrock and Douglas are the two places that have municipal water and sewer and other services.
Directions/Policies

Urban Growth

Urban Growth will occur in the municipalities and their Urban Service Areas.

This means that:

Urban levels of development will primarily be located in Douglas and Glenrock and their defined Urban Service Areas. Utilities and essential community facilities and services that are needed to support quality neighborhoods can be addressed. Douglas and Glenrock will determine a phased system for utilities expansion, with areas that can efficiently be served first and other areas as “long-term expansion”. Any future development within the Urban Service Areas should annex to the city or town, if eligible, and conform to city/town review procedures and standards. Some growth may occur around Rolling Hills and Lost Springs, dependent on water and future sewer provision. Rolling Hills and Lost Springs will continue to coordinate with the county on potential growth within the one-mile boundaries. Urban levels of development will not be allowed to occur in rural areas outside of the municipalities and their Urban Service Areas—in locations where utilities and essential community facilities and services cannot be provided.

What Is Urban Growth?

Urban growth refers to more intense types of development – housing, retail, and employment – that typically requires the types of utilities and services found in towns or cities. These might include centralized water and sewer systems, paved streets with curbs and sidewalks, streetlights, city parks, and nearby police and fire stations. In contrast, the more rural areas of the county typically do not have water and sewer, paved roads, and other typical “urban” services. This plan recommends that most of the region’s future urban growth occur in the municipalities and their future expansion areas, since these areas either already contain or are planned to provide the utilities and services needed to support more intense levels of development.

Urban Growth generally includes paved streets and sidewalks, water and sewer, and urban services.
Douglas Urban Service and Planning Influence Area

An Urban Service Area is proposed for Douglas, as shown in Figure 4 below. This area, covering almost 6,000 acres, could accommodate at least 20 years of growth for the city. The city cannot immediately provide utilities in the southeast part of Urban Service Area, so that area is shown for long-term expansion.

Coordinated county/city review of proposed development is recommended in the broader Planning Influence Area, shown in Figure 4, as well as managing high impact uses.

Figure 4: Douglas Planning Influence Area
Glenrock Urban Service and Planning Influence Area

An Urban Service Area is proposed for the Town of Glenrock, as shown in Figure 5 below. This area, covering approximately 2,600 acres could accommodate at least 20 years of growth for the town.

Coordinated county/town review of proposed development is recommended within the broader Planning Influence Area, shown in Figure 5, as well as managing high impact uses.

Figure 5: Glenrock Planning Influence Area
3 - Unincorporated Centers

The unincorporated communities of Bill, Orpha, Shawnee, Orin, and Esterbrook vary in their function and level of activity.

The unincorporated centers should grow to provide more commercial and housing and become more self-supporting; however, many of these places are remote, lack water and sewer, and are difficult to serve for fire protection and sheriff calls. If additional “community” development occurs, local improvement districts to provide water and sewer and public safety may need to be considered to ensure that services can be provided for in an efficient and economically viable way.
## Future Land Uses for Communities

### Introduction

This section addresses the categories that are shown on the Future Land Use Plan maps for the municipalities, as follows:

- Douglas Future Land Use Plan (Figure D-1, page 53),
- Glenrock Future Land Use Plan (Figure G-1, page 66), and
- Rolling Hills Future Land Use Plan (Figure RH-1, page 74).

### Where Do the Land Uses Appear on the Maps?

<table>
<thead>
<tr>
<th>Category</th>
<th>Douglas Future Land Use Plan</th>
<th>Glenrock Future Land Use Plan</th>
<th>Rolling Hills Future Land Use Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIGURES:</td>
<td>Figure D-1</td>
<td>Figure G-1</td>
<td>Figure RH-1</td>
</tr>
<tr>
<td><strong>Rural Categories</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture/Resource</td>
<td>✓</td>
<td>(Outside Urban Service Area.)</td>
<td></td>
</tr>
<tr>
<td>Residential Rural/Estate</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td><strong>Urban Residential</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Residential Low</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Urban Residential Medium/High</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Commercial and Light Industry</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial/ Business</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Downtown Business</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed-Use (Commercial/Residential)</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Light Industrial</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed-Use River/Industrial (Douglas)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>Energy and Heavy Industry</strong></td>
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<tr>
<td>Energy</td>
<td></td>
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<tr>
<td>Industrial</td>
<td>✓</td>
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<tr>
<td><strong>Public</strong></td>
<td></td>
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<tr>
<td>Parks and Open Space</td>
<td>✓</td>
<td>✓</td>
<td></td>
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<tr>
<td>Public/Quasi Public, School, Federal</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>
Categories

Rural Areas

Resource/Rural

The category covers most of the vast unincorporated county. Uses are primarily resource extraction, range land, agriculture, and some very low intensity residential uses. Other activities will be allowed with review. Lot sizes are generally very large (typically larger than 40 acres, with most lots larger than 120 acres).

Residential Rural/Estate

Rural Residential occurs in the unincorporated county primarily (where there are existing homes on large lots and subdivisions), but also in Douglas Residential Estate districts. Density generally ranges from two acre lots up to 40 acre lots. Minimum lot size for subdivisions in the county is four acres (without water or sewer) or two acres (with water or sewer).

Urban Residential

Urban Residential Low

This category is primarily single-family residential in neighborhoods. Density is approximately five units per acre (generally consistent with Glenrock and Douglas R-1 zoning categories). Rolling Hills residential is on larger lots.
**Urban Residential Medium/High**

This category can include single- and multi-family housing and some compatible commercial uses (in Glenrock). Generally, density is eight units per acre and higher (consistent with Douglas R-2, R-3, and R-4 and Glenrock R-2 zoning).

The Urban Residential Medium/High category includes single- and multi-family housing.

**Mobile Home**

This category is shown where existing mobile homes and zoning exist in Douglas and Glenrock.

**Commercial and Light Industry**

**Commercial/Business**

The Commercial/Business category is primarily services and retail in communities to serve the region and neighborhoods. This category includes general auto-oriented and highway businesses (consistent with Douglas B1 and B2, Glenrock GB and CHB, and Rolling Hills Commercial zoning categories).

**Downtown Business**

The Downtown Business category includes downtown central businesses, government services, and cultural activities (generally consistent with Douglas CB1 and Glenrock CBD districts).

Commercial/Business examples.

Douglas and Glenrock downtown Business.
Mixed-Use (Commercial/Residential)
The Mixed-Use category applies where activities will include a variety of residential, office, and commercial activities designed to be integrated and compatible. Glenrock has one mixed-use residential category. A new Mixed-Use (Commercial/Residential) category is proposed for residential areas along 4th Street (south of downtown) and for new development at the eastern gateway of Glenrock.

Light Industrial
Light Industrial uses will occur mainly in communities. Light industry consists of employment activities such as offices and low-impact manufacturing (generally consistent with the Douglas Planned Light Industrial PLI category).

Mixed-Use River/Industrial (Douglas)
This new category is proposed for the industrially zoned properties in Douglas downtown that over time may intensify and become more mixed with office, commercial, and residential.

Energy and Heavy Industry

Energy
The Energy category consists primarily of extraction and energy production.

Heavy Industrial
Heavy-industry consists of more intensive processing and manufacturing facilities than the light industrial category (consistent with Douglas and Glenrock I zones). It also includes large warehouse facilities. The use will occur throughout the county, but will need to meet conditional use criteria (except for resource extraction).

Public Categories

Parks and Open Space, Public/Quasi Public, Public Lands
The maps show existing locations of public facilities and publicly-owned lands.
Douglas Goals, Strategies, and Growth Plan

About Douglas
The City of Douglas, incorporated in 1887, is located along the banks of the North Platte River and Interstate 25 in the southeast corner of the county. The city has seen steady growth since 2000, but the city has maintained its livability and appeal for residents and businesses. Douglas' motto is "Progress in Action."

Douglas Goals
Orderly Growth and Balance

D1. Douglas Urban Service Area
Most of Douglas' new housing will occur in an orderly fashion in the Urban Service Area and Planning Influence Area.

D2. Douglas Fiscally-Responsible Growth
Growth in and around Douglas will be fiscally-responsible. Development should cover the costs of new infrastructure or services necessary to serve it.

D3. Property Rights
The city will continue to respect rights of property owners in the city to reasonably use property. Individual uses should not negatively affect neighboring property values.
D4. North Platte River
Douglas will maintain public access to the river and seek additional opportunities to provide recreational access.

D5. History and Culture Preserved
Douglas will embrace its history and culture as growth occurs and increase public awareness about our history and cultural resources.

D6. Community Image
Douglas will be clean and attractive. We will continue to improve the image of the city and promote revitalization of built areas where needed.

D7. Infill and Redevelopment
Infill and redevelopment will improve neighborhoods and commercial areas in Douglas. The city will find ways to promote renovation or infill of vacant buildings and properties.

D8. Main Street and Historic Preservation
Douglas will enhance its downtown and promote historic preservation, and seek opportunities to preserve and reuse historic buildings to help spur continued economic development and private market investment.
D9. Douglas Gateways

Douglas will continue to improve the appearance of gateways through landscaping, clean up, and signage in rights-of-way. New development in gateways (identified on the Future Land Use Plan) will provide a positive image.

Economic Sustainability

D10. Tourism and Entertainment

Douglas will expand opportunities and attractions for tourism and entertainment.

D11. Retail Services and Commercial

Douglas will seek ways to provide a full range of commercial retail services to increase the range of options for shopping, dining, and entertainment (retaining existing and attracting new). New commercial areas will be vital and designed to serve the resident population, workers, and visitors. Locations for new commercial, identified on the Future Land Use Plan, include:

- Short and Mid-Term: In the future Trails West subdivision, west of the city, and on the old racetrack along Richards Street (ideally near intersections, rather than spread evenly along the road),
- Long-Term: At the Richards Street/1-25 interchange.

D12. Industry Locations

Douglas industry will occur in locations identified on the Future Land Use Plan, including:

- Light Industry in the business park off South Riverbend Drive in southwest Douglas,
- Light industry in existing industrial areas between the river and downtown, OR
- In the county where it does not conflict with residential areas and where it has access to transportation systems. New heavy industry or unscreened outdoor storage should not be located in Douglas' gateways or where it could contaminate groundwater.

Diverse Housing

D13. Housing for Seniors, Life-Long Population

Douglas will have a variety of housing types to meet the needs of an aging and diverse population (e.g., senior, workforce, congregate care, apartments, and other).
D14. Variety of Housing in New Neighborhoods

Douglas’ new neighborhoods should have a variety of housing to accommodate immediate (for the next several years) and long-term growth needs. New neighborhoods are identified in the following locations:

- **Short-and Mid-Term:** In Meadowlark Trails, north of Yellowstone Highway near the river (under construction 2009), in Trails West, west of the city, and on the old racetrack along Richards Street,
- **Long-Term:** Southeast of the High School and southeast of the golf course.

D15. New Neighborhoods

New neighborhoods in Douglas should have facilities and services that contribute to a positive quality of life (i.e., water, sewer, parks, schools, paved streets and sidewalks, stormwater drainage, and police and fire protection). They should be designed to be walkable with convenient access to jobs, schools, services, and recreation.

D16. Historic and Traditional Neighborhoods

New development in Douglas’ historic neighborhood in Douglas should fit the scale and character of the district. (See Figure D-1: Douglas Future Land Use Plan.) As new development occurs along 4th Street, it should fit the residential character.

D17. Infrastructure Improvements in Neighborhoods

Existing neighborhoods in need of infrastructure improvements (e.g., streets or sidewalks, water or sewer or other needs) include:

- Riverbend Addition,
- South side of the Original Town of Douglas, and
- Clearfield Addition.
Transportation Connectivity

D18. Complete and Well-Connected Streets
Local and collector streets will be connected and efficiently distribute traffic to arterial streets. All street rights-of-way will have sidewalks, cross-walks, and bicycle facilities, where applicable. The streets should also allow future transit service and efficiently access and circulate between destinations.

D19. Identify Rights-of-Way for Future Streets in Development Areas
The city will reserve rights-of-way for collector and arterial streets in the Urban Service Area (as identified on the Douglas Future Land Use Plan map) to provide a connected system of streets for future residential and commercial areas.

D20. Recreation Pathways
The recreational pathways system in Douglas also serves as an alternative transportation option and recreational network. The city will continue to expand the pathways, as identified on Figure D-2, Douglas Transportation Plan.

D21. Local Transit
Transit circulation in Douglas will continue to be a critical service to seniors in Douglas. Douglas will continue to provide local transit service that is well coordinated and low-cost to users. (See Figure D-2: Douglas Future Transportation Map, on page 55.)

Urban Utilities and Public Facilities

D22. Utilities for New Development
The current utilities level of service in Douglas will be maintained as new development occurs. New development will pay the majority of costs necessary to provide new utilities and improvements.

D23. Solid Waste Disposal
Douglas Sanitation Department will provide efficient solid waste disposal (landfill services) and other programs, such as recycling and yard waste composting, to adequately serve the needs of current and future residents and businesses and to extend the landfill life span.

D24. Water Facilities
The city will plan its water facilities (i.e., storage, treatment, and distribution) to serve the needs of current and future residents and businesses and to expand into the Urban Service Area.
D25. Sewer Collection and Treatment
The city will plan its sewer collection and treatment facilities to serve the needs of current and future residents and businesses and to expand into the Urban Service Area.

D26. Stormwater
Stormwater drainage systems will prevent local flooding and water quality degradation in urban areas. The city will address priority improvements.

D27. Neighborhood Parks and Parkland
Parks will serve the recreation needs of current and future residents. New neighborhoods will contain parks.

Safe and healthy Community

D28. Douglas Health and Human Services
Current level of social and human services will be maintained to the extent possible as new growth occurs. Douglas will coordinate with private providers and districts to ensure high quality health and human services.

D29. Douglas Schools and Life-Long Learning
Schools and higher education facilities will be well-placed and integrated with neighborhoods and the transportation system. Coordinate with School District 1 to plan for new elementary schools in future residential areas.

D30. Douglas Library
A high quality library will continue to serve Douglas’s needs. The Libraries in the region are currently working on a coordinated process to define expansion for future needs in the community.

D31. Douglas Police
Continue to provide a high level of police service to preserve life, protect property, and ensure public safety. Douglas Police also will provide adequate response times, in accordance with a Strategic Plan.

D32. Fire Protection and EMS
The city will coordinate with Douglas Volunteer Fire and EMS and Converse County Ambulance to ensure that all parts of the city have adequate fire protection, emergency medical services (EMS), and adequate response times.
D33. Government Services and Citizen Engagement

Douglas government will be efficient and open and accessible to the public via Internet and open public meetings and opportunities for citizen involvement on committees.

Conserved Natural Areas

D34. Floodplain Hazards

Douglas steers most development away from floodplains or require flood mitigation for new development. Continue such programs.

D35. Douglas Urban Forest

The City of Douglas Public Works Department will continue its maintenance of the public inventory of trees, and will continue to plant trees in its yearly program. This will help ensure continuance of the “Tree City USA” designation for Douglas.

D36. Historic Trails

The City will continue to work with the Douglas Historic Preservation Commission to highlight, showcase, and preserve historic trails within the community.

D37. North Platte River Quality

Douglas will maintain the quality of the river and natural areas along it.

Douglas Growth Plan

Future Land Use Plan

The Douglas Future Land Use Plan illustrates land uses within the Douglas Urban Service Area boundary. Within city limits, the land use designations are generally consistent with, and are based on, current zoning designations. Within the Urban Service Area (the approximately 6,000 acres adjacent to city limits), this Plan depicts the desired urban pattern for the areas where the city can efficiently extend utilities and urban services for growth over the next 20 years. The applicable land use categories are identified in the table on page 41 and categories on page 42.

Douglas Focus Areas

West of Douglas

Areas to the west of city limits should develop as neighborhoods around commercial centers. Lands are designated as Residential Rural, Urban Residential Low, Urban Residential Medium/High, and Commercial (including uses based on the approved Master Plan for Trails West). This part of the Urban Service Area will likely develop at a faster pace than other growth areas, because utilities are in...
The 4th Street Corridor is planned for mixed-use development.

4th Street Corridor

The 4th Street Corridor is planned for mixed-use development. The areas west of Douglas could accommodate approximately 900 to 1,000 new residential units and 250,000 square feet of commercial.

Industrial Core Redevelopment Areas

Douglas has over 60 acres of industrial lands located between the North Platte River and downtown that over time could infill and redevelop to be more compatible and complementary to the downtown. Development could enhance tourism opportunities, increase downtown employment, and improve visual and physical access to the river. The Future Land Use Plan designates these lands as Mixed-Use River/Industrial.

4th Street Mixed-Use

The Douglas Future Land Use Plan designates the 4th Street Corridor (between Center and Richards Streets) as a mixed-use area that could develop commercially or residually (or a mix), while retaining the residential character and scale along the street.

Douglas South and Southeast

The Future Land Use Plan designates the old racetrack as a mixed-use neighborhood, consistent with the Lambert Master Plan designations. Future uses should include a range of residential types, oriented around commercial (on Richards Street), with a school, and open space. While adequate utilities are not currently in place for the property to support planned uses, the city could efficiently extend city water and sewer before expanding further to the southeast. Therefore, the southeast area will likely support growth before many other areas of the city expand, and it could accommodate over 500 units of residential and 400,000 square feet of commercial.

Along Interstate 25 to the south, the Future Land Use Plan designates some areas as Urban Residential Low with Commercial at the interchange. These lands, with longer-term utilities expansion and development potential, could accommodate over 2,500 new residential units and over 300,000 square feet of commercial development.

Special Planning Areas

Brownfield Area

The plan designates the Brownfield Area as a Special Planning Area. The aim is to jointly address future utility and infrastructure needs with the county. No land use changes are proposed at this time; nor is it a foregone conclusion that the area will annex to Douglas.

South of I-25

The plan designates the South of I-25 Area as a Special Planning Area to jointly address future utility and infrastructure needs with the county. No land use changes are proposed at this time; nor is it proposed for annexation.

Northeast, Outside City Limits

The Northeast Area near the landfill is another Special Planning Area, recognizing that some city expansion may occur. Development along East Antelope Creek should retain green space along the creek, to the extent possible. The area near the landfill is designated as Light Industrial. The 90+ acres could accommodate future employment and light industrial uses.
Transportation Plan

The Douglas Transportation Plan (Figure D-2) map represents a long-range vision for the city’s transportation network.

Streets

The city’s major arterial network is identified as:

- West Yellowstone Highway (US 26/20/87),
- West and East Center Street,
- North and South 4th Street (State Highway 59, US 87/26/20),
- Cedar Street,
- East and West Richards Street (from Riverbend to I-25 interchange), and
- State Highway 59 Bypass, including Riverbend to Richards Street.

The plan identifies future street extensions in the following locations:

- West of I-25 off Riverbend,
- Connection between Yellowstone and Richards Streets in the general vicinity east of Sanford,
- Connection west of I-25 into fairway areas south of the Douglas Golf Course,
- Connection north of Richards Street and east of Durango to serve new development areas.

Trails Concept

The city aims to become a more bicycle and pedestrian-friendly place. To achieve that goal, this Plan designates future local trails (completing the existing paved trail network west of the river) and a future city loop trail to connect all major destinations within the community. The city will negotiate the exact alignment and locations of trailheads with property owners (voluntarily), or will require trails through the development review process. A future rail trail is designated along the Burlington Northern Railroad.
All locations are approximate. Alignments will be determined with property owners voluntarily or during development process.

LEGEND

Future Streets and Trails
- Major Arterial Network
- Future Street (expansion or connection)
- Existing Paved Trail
- Future Local Trail
- Future City Loop Trail (Alignment To Be Determined)
- Future Rail Trail

Trailhead
- Urban Service Area
- Douglas Planning Influence Area
- Douglas Incorporated Limits

FIGURE D-2

Source: Converse County GIS, Mapping GIS
Cheyenne, WY. Census Div/Minor, 2006
# Key Strategies and Actions for Douglas

## Douglas Strategies and Actions

<table>
<thead>
<tr>
<th>Orderly Growth and Balance</th>
<th>Douglas Lead</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intergovernmental Agreements (IGA)</td>
<td>City Council with County Commissioners</td>
<td>Immediate</td>
</tr>
<tr>
<td>Develop IGAs, or joint agreements, to establish and jointly address with the county developments within the Douglas Urban Service Area and Planning Influence Area.</td>
<td></td>
<td></td>
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<tr>
<td>Financing Infrastructure</td>
<td>Public Works</td>
<td>Ongoing with Capital Improvements Plan (CIP)</td>
</tr>
<tr>
<td>Plan and build sewer and water, streets and sidewalks as a catalyst for reviving existing neighborhoods or encouraging development in appropriate locations.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Service Areas/Phased Utilities</td>
<td>Public Works/Planning/ City Council</td>
<td>Ongoing with CIP</td>
</tr>
<tr>
<td>Guide city investment and expansion of utilities into targeted areas where logical and as designated on the Future Land Use Plan. Establish phased priority for service expansion.</td>
<td></td>
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<tr>
<td>Incentives for Infill</td>
<td>Planning/ City Council</td>
<td>Begin studying this effort in 2012</td>
</tr>
<tr>
<td>Reduce or waive fees or reduce time/review process for workforce housing and infill and redevelopment projects. Capital investments can also serve as a catalyst or incentive for desired development (such as redevelopment).</td>
<td></td>
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<tr>
<td>Wyoming Main Street Program</td>
<td>Planning/ City Council</td>
<td>Underway</td>
</tr>
<tr>
<td>Work with the Historic Preservation Commission and Main Street Committee to advance the Main Street Program.</td>
<td></td>
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</tr>
<tr>
<td>Gateway and Corridors Program</td>
<td>Planning/ City Council</td>
<td>Begin efforts in 2012</td>
</tr>
<tr>
<td>Develop a program to plan and fund clean-up and improvements in rights-of-way (e.g., bridge enhancements, signage, and medians), and standards to address development in “gateways” (e.g., landscaping and outdoor storage).</td>
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</tbody>
</table>

## Economic Sustainability

<table>
<thead>
<tr>
<th>Economic Development Strategy/Partnerships</th>
<th>City Council, CANDO, Chamber, others</th>
<th>Ongoing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continue to cooperate and build on economic development organization efforts.</td>
<td></td>
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<tr>
<td>Coordinated Approach to Marketing, Tourism</td>
<td>County Tourism Promotion Board, City Council</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Develop partnerships with economic development and tourism organizations to publicize the wide array of cultural museums, historical sites, and outdoor recreational offerings.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adequate Commercial and Industrial Land</td>
<td>Planning, Planning Commission, City Council</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Every two years, review development in the city to ensure that adequate land is available for commercial and industrial uses and that development is consistent with the Future Land Use Plan.</td>
<td></td>
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<tr>
<td>Capital Improvements Program</td>
<td>Public Works</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Use Capital Improvement Planning to prioritize areas for infrastructure planning for growth, infill, and commercial development.</td>
<td></td>
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<tr>
<td>Grants for Economic Development</td>
<td>City Council, ED partners</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Continue current funding for new and expanding business facilities, grants, technical assistance, and incentives.</td>
<td></td>
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<tr>
<td>Douglas Strategies and Actions</td>
<td>Douglas Lead</td>
<td>Timing</td>
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<td>--------------------------------</td>
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<tr>
<td><strong>Incentives for Infill/Redevelopment</strong>&lt;br&gt;Explore incentives to achieve desirable commercial development (e.g., expedited review, tiered fees for utilities, reduced fees for development, financial assistance for façade improvements, and other revitalization projects).</td>
<td>Planning, City Council</td>
<td>Begin process in 2012</td>
</tr>
<tr>
<td><strong>Downtown Zoning Districts Refined</strong>&lt;br&gt;Assess if current zoning districts prevent infill or redevelopment that is desirable. (e.g., Industrial districts in downtown Douglas allows heavy industry that may be incompatible.) Review Douglas Zoning Ordinance to allow more compatible downtown uses and a mix of uses that will help revitalize the area between the river and downtown.</td>
<td>Planning Department, Planning Commission</td>
<td>By July 2011</td>
</tr>
<tr>
<td><strong>DIVERSE HOUSING</strong></td>
<td></td>
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<tr>
<td><strong>Local Partnerships/Workforce Housing Organization</strong>&lt;br&gt;Work with private developers and non-profit housing providers on housing development (e.g., Wyoming Housing Network, USDA Rural Development programs, Wyoming Community Development Authority, other programs) to secure grants and low-cost loans for new housing and rehabilitation.</td>
<td>Planning Department</td>
<td>Ongoing</td>
</tr>
<tr>
<td><strong>Residential Zoning Districts</strong>&lt;br&gt;Allow variety of uses (not just single-family residential) in new neighborhoods, with multi-family in locations near services, and some neighborhood-oriented commercial uses. Allow residential in downtown districts. Update zoning districts as necessary to achieve an appropriate mix of uses.</td>
<td>Planning Department, Planning Commission, City Council</td>
<td>Begin reviews in 2010</td>
</tr>
<tr>
<td><strong>Neighborhood Revitalization Programs</strong>&lt;br&gt;Identify infrastructure deficiencies (e.g., sidewalks, stormwater drainage, streets, water and sewer, signage) and other needs in existing neighborhoods. Establish small grants or loans to improve infrastructure and housing that needs rehabilitation.</td>
<td>Public Works, Planning Department, City Council</td>
<td>Ongoing</td>
</tr>
<tr>
<td><strong>Incentives for Workforce Housing</strong>&lt;br&gt;Reduce or waive fees or reduce time/review process for workforce and new neighborhood development. Capital investments in infrastructure can also serve as a catalyst or incentive for desired development and private market investment.</td>
<td>City Council</td>
<td>Planning Department, City Council</td>
</tr>
<tr>
<td><strong>School Coordination</strong>&lt;br&gt;Coordinate with School District 1 to locate elementary schools in new neighborhoods and near parks if possible.</td>
<td>Douglas and School District 1</td>
<td>Planning Department, School District 1</td>
</tr>
<tr>
<td><strong>TRANSPORTATION CONNECTIVITY</strong></td>
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<tr>
<td><strong>Street Investment Priority</strong>&lt;br&gt;Continue to refine the Transportation Capital Improvement Plan, so it can be used to make strategic investments in the transportation system.</td>
<td>Public Works</td>
<td>Ongoing</td>
</tr>
<tr>
<td><strong>Rights-of-Way Reserved (Urban Service Area)</strong>&lt;br&gt;Identify necessary rights-of-way to provide a connected street system in growth areas shown on the Future Land Use Plan.</td>
<td>Public Works, Planning Department</td>
<td>By 2012</td>
</tr>
<tr>
<td><strong>Coordinate Street and Utility Projects</strong>&lt;br&gt;Continue to coordinate with WYDOT on state highway improvements to 4th Street.</td>
<td>Public Works with WYDOT</td>
<td>Ongoing</td>
</tr>
<tr>
<td><strong>Sidewalks/Pedestrian Safety</strong>&lt;br&gt;Continue to work with WYDOT to improve crosswalks near schools and in commercial areas along arterial streets.</td>
<td>Public Works with WYDOT</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>
## Douglas Strategies and Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Douglas Lead</th>
<th>Timing</th>
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</thead>
<tbody>
<tr>
<td><strong>Enhancement Grants</strong></td>
<td>Public Works, Planning</td>
<td>In 2012-2013</td>
</tr>
<tr>
<td>Apply for WYDOT Safe Routes to Schools and Enhancement Grants for</td>
<td>Department</td>
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</tr>
<tr>
<td>corridor projects and gateways. Also apply for Federal Transit Authority</td>
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<tr>
<td>grants to improve capital facilities.</td>
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<tr>
<td><strong>Recreation Pathways</strong></td>
<td>Public Works</td>
<td>Ongoing</td>
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<tr>
<td>Establish a maintenance schedule for existing segments of trails and</td>
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<tr>
<td>pathways; pursue grants for extensions. Continue to plan to identify</td>
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<tr>
<td>gaps in the system.</td>
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<tr>
<td><strong>Railroads/Traffic Congestion</strong></td>
<td>Public Works with WYDOT</td>
<td>Ongoing</td>
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<tr>
<td>Continue to monitor railroad activity and traffic volumes. Identify</td>
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<td>alternative routes, in the event a rail emergency that limits</td>
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<tr>
<td>roadway access.</td>
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<tr>
<td><strong>UTILITIES AND PUBLIC FACILITIES</strong></td>
<td>Planning and Public Works</td>
<td>Ongoing</td>
</tr>
<tr>
<td><strong>Adequate Public Facilities</strong></td>
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<tr>
<td>Work with developers to ensure that adequate public facilities are</td>
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<tr>
<td>in place, or planned for, within reasonable time of the start of a</td>
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<tr>
<td>new development (i.e., streets, utilities, and services).</td>
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<tr>
<td><strong>Coordinate Private Utilities to Ensure Adequate Coverage</strong></td>
<td>City with Rocky Mountain</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Regularly coordinate the building development and referral process</td>
<td>Power, Source Gas, Quest</td>
<td></td>
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<tr>
<td>with the private electricity, gas, telecommunications, and other</td>
<td></td>
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<tr>
<td>private districts.</td>
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<tr>
<td><strong>Water Facilities</strong></td>
<td>Public Works with City Council</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Target grants and dedicated funding to upgrade the existing water</td>
<td></td>
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<tr>
<td>system. Identify priorities and a schedule for replacement and</td>
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<tr>
<td>upgrades. Develop a phased approach to extending the water</td>
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<tr>
<td>distribution system into the Urban Service Area.</td>
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<tr>
<td><strong>Solid/Waste Landfills</strong></td>
<td>Douglas Sanitation Department</td>
<td>By 2013</td>
</tr>
<tr>
<td>The city will continue its landfill study to determine the best long-</td>
<td></td>
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<tr>
<td>term solution for solid waste disposal for the city. Establish or</td>
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<tr>
<td>expand recycling programs, as resources allow, to extend the life of</td>
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<tr>
<td>solid waste facilities.</td>
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<tr>
<td><strong>Sewer Collection and Treatment</strong></td>
<td>Public Works</td>
<td>Ongoing</td>
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<tr>
<td>Develop a phased approach to extending the wastewater collection and</td>
<td></td>
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<tr>
<td>treatment system into the Urban Service Area. Target grants and</td>
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<tr>
<td>dedicated funding to upgrade the existing system—identify priorities</td>
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<tr>
<td>and a schedule for replacement and upgrades.</td>
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<tr>
<td><strong>Park Standards</strong></td>
<td>Planning, Parks Department</td>
<td>Existing</td>
</tr>
<tr>
<td>Establish level-of-service standards for parkland dedication to</td>
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<tr>
<td>maintain the current service level.</td>
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<tr>
<td><strong>SAFE AND HEALTHY COMMUNITIES</strong></td>
<td>Douglas Police</td>
<td>Ongoing</td>
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<tr>
<td><strong>Police Service/Response Times</strong></td>
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<tr>
<td>Maintain current response times.</td>
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<tr>
<td><strong>Fire Service/Response Times</strong></td>
<td>Douglas Fire</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Maintain current response times.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Coordinate with Schools</strong></td>
<td>Planning with School District 1</td>
<td>As-needed</td>
</tr>
<tr>
<td>Coordinate on future elementary school locations and other issues.</td>
<td></td>
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</tbody>
</table>
Glenrock Goals, Strategies, and Growth Plan

About Glenrock
The Town of Glenrock, incorporated in 1909, was named after the "Rock in the Glen" site visited by 350,000 pioneers that passed through the valley while traveling westward. Glenrock is located along the banks of the North Platte River and Deer Creek, near Interstate 25 in the western/central part of Converse County.

Glenrock Goals

Orderly Growth and Balance

G1. Glenrock Urban Service Area
Most of Glenrock's new housing will occur in an orderly fashion in the Urban Service Area. (See Figure 5 on page 39.)

G2. Glenrock Fiscally-Responsible Growth
Growth in and around Glenrock will be fiscally-responsible. Development should cover the costs of new infrastructure or services necessary to serve it.

G3. Property Rights
The town will continue to respect rights of property owners in the town to reasonably use property. Individual uses should not negatively affect neighboring property values.

The Glenrock Urban Service Area and Planning Influence Area. See Figure 5.
G4. North Platte River
Glenrock will seek additional opportunities in town to provide recreational access to the North Platte River.

G5. History and Culture Preserved
As growth occurs, Glenrock will embrace its history and culture and increase public awareness about our history and cultural resources.

G6. Community Image
Glenrock will be clean and attractive, promoting revitalization of built areas, where needed, and ensuring quality new development.

G7. Infill and Redevelopment
Infill and redevelopment will improve neighborhoods and commercial areas in Glenrock. The town will promote renovation or infill of vacant buildings and infill and vacant properties.

G8. Main Street and Downtown
Glenrock will enhance downtown "Main Street," promote historic preservation, and continue to seek opportunities to preserve and reuse historic buildings.

G9. Glenrock Gateways
Glenrock will continue to improve the appearance of gateways (identified on Figure G-1, Glenrock Future Land Use Plan) through clean-up, landscaping, and signage in rights-of-ways. New development in gateways will provide a positive image.
Economic Sustainability

G10. Tourism and Entertainment
Glenrock will expand opportunities and attractions for tourism and entertainment related to its museums and other attractions.

G11. Retail and Commercial Areas
Glenrock will seek ways to increase the range of options for shopping and dining (retaining existing and attracting new). New commercial areas will be well designed and serve our resident population, workers, and visitors. Future commercial areas are identified in the following locations:

- Short and Mid-Term: Along Deer Creek and at the I-25 Intersection,

G12. Industry Locations
Glenrock industry will occur in locations identified on the Future Land Use Plan, or in the county where it does conflict with residential areas and where it has access to transportation systems. New heavy industry or unscreened outdoor storage should not be located in Glenrock's gateways or where it could contaminate groundwater. West of downtown is one area identified for industry.

Diverse Housing

G13. Housing for Seniors, Life-Long Population
Glenrock will have a variety of housing types to meet the needs of an aging and diverse population (e.g., senior, workforce, congregate care, apartments).

G14. Variety of Housing in New Neighborhoods
Glenrock's new neighborhoods should have a variety of housing types.

G15. New Neighborhoods
New neighborhoods in Glenrock should have facilities and services that contribute to a positive quality of life (i.e., water, sewer, parks, schools, paved streets and sidewalks, stormwater drainage, and police and fire protection).

G16. Existing Neighborhoods
New development in traditional single-family neighborhoods in Glenrock should fit the scale and character of the town.
G17. Infrastructure Improvements in Neighborhoods
Glenrock has some existing neighborhoods in need of infrastructure improvements (e.g., streets or sidewalks, water or sewer, or other needs). One such area is north of downtown (between West Aspen and West Platte Streets and 3rd and 9th Streets). The town may identify other areas in need.

Transportation Connectivity

G18. Complete and Well-Connected Streets
Local and collector streets will be connected and efficiently distribute traffic to arterial streets. All street rights-of-way will have sidewalks, cross-walks, and bicycle facilities, where applicable. The streets should also allow future transit service and efficient access and circulation between destinations.

G19. Identify Rights-of-Way for Future Streets in Development Areas
The town will reserve rights-of-way for collector and arterial streets in the Urban Service Area (as identified on the Glenrock Future Land Use Plan map and Transportation Plan), to provide a connected system of streets for future residential and commercial areas.

G20. Recreation Pathways
The recreational pathways system in Glenrock serves as an alternative transportation option and recreational network. The town will continue to expand the pathways, as identified Figure G-2, Glenrock Transportation Plan.

G21. Local Transit
Transit circulation in Glenrock will continue to be a critical service to seniors. Glenrock will continue to provide local transit service that is well coordinated and low-cost to users.

Utilities and Public Facilities

G22. Utilities for New Development
The current utility level of service in Glenrock will be maintained as new development occurs. New development will help pay the costs necessary to provide new utilities and improvements.

G23. Solid Waste Disposal
Glenrock will provide efficient solid waste disposal (landfill services) and other programs, such as recycling and yard waste composting, to
adequately serve the needs of current and future residents and businesses and to extend the life of the Glenrock Landfill.

**G24. Water Facilities**

The town will plan its water facilities (i.e., storage, treatment, and distribution) to serve the needs of current and future residents and businesses and to expand into the Urban Service Area.

**G25. Sewer Collection and Treatment**

The town will plan its sewer collection and treatment facilities to serve the needs of current and future residents and businesses and to expand into the Urban Service Area.

**G26. Stormwater**

The town will make necessary improvements to its stormwater drainage system to prevent local flooding and water quality degradation.

**G27. Neighborhood Parks and Parkland**

Parks will serve the recreation needs of current and future residents. New neighborhoods in Glenrock will contain parks.

**Safe and Healthy Community**

**G28. Glenrock Health and Human Services**

Current level of social and human services will be maintained, to the extent possible, as new growth occurs. Glenrock will coordinate with private providers and districts to ensure high-quality health and human services.

**G29. Glenrock Schools**

Schools will be well-placed and integrated with neighborhoods and the transportation system. Coordinate with School District 2 to plan for new elementary schools in the future residential areas and for reuse of existing facilities to serve the community.

**G30. Glenrock Library**

A high-quality library will continue to serve Glenrock's needs.

**G31. Glenrock Police**

Continue to provide a high level of service to preserve life, protect property, and ensure public safety. Glenrock Police also will continue to provide adequate response times, in accordance with a Strategic Plan.
G32. Fire Protection and EMS
The town will coordinate with the Glenrock Volunteer Fire Department and emergency medical services (EMS) to ensure that all parts of the city have adequate fire protection, EMS, and adequate response times.

G33. Government Services and Citizen Engagement
Glenrock government will be efficient, open, and accessible to the public via Internet and open public meetings, providing opportunities for citizen involvement on committees.

Conserved Natural resources

G34. Floodplain Hazards
Glenrock steers most development away from the 100-year floodplain or requires flood mitigation for new development. The town will continue such programs.

Glenrock Growth Plan

Future Land Use Plan
The Glenrock Future Land Use Plan illustrates land uses within the Glenrock Urban Service Area Boundary. Within town limits, the land use designations are generally consistent with, and are based on, current zoning designations. Within the Urban Service Area (the 2,600 acres adjacent to town limits), this Plan depicts the desired town-level development pattern where the town can efficiently extend utilities to serve growth over the next 20 years. The applicable land use categories are identified in the table on page 41 and described in the Future Land Use categories on page 42.

Glenrock Focus Areas

Glenrock I-25 Interchange
The I-25 interchange area is designated as Commercial. The approximately 350-acres could accommodate gateway commercial development that is oriented to the highway. Some of the lands are constrained for development due to steep terrain and easements. This gateway area will need to be developed attractively, with landscaping adjacent to the Deer Creek Road, quality architecture that is oriented to the street, parking located to the side or rear, and attractive signage.
Glenrock West and North
To the north, the plan shows Urban Residential Low and Rural Residential near the river, with the intent to keep most residential development out of the river’s floodplain or to mitigate development. West of town limits, the plan designates lands as a mix of Industrial, Residential, Commercial, and Open Space.

Along Deer Creek, South of US 87/20/26
The lands in the floodplain are designated as Rural Residential, with the intent to keep most residential development out of the floodplain or to mitigate development.

South and Southeast
South and east of the town, the plan designates lands as Mixed-Use (Commercial/Residential), Residential Rural/Estate, and some Urban Residential Low where the town may extend utilities.

Transportation Plan
The Glenrock Transportation Plan represents a long-range vision for the town’s transportation network, with the aims being three-fold: to provide an efficient roadway network, to improve bicycle and pedestrian connections, and to ensure safe travel.

Streets
The town’s major arterial network is identified as:

- Deer Creek,
- US 87/20/26, and
- State Highway 95.

The Glenrock Transportation Plan identifies a future extension for South Lookout Drive (a collector street) as well as a possible future truck route west of the town, with the exact alignment to be determined.

Trails Loop Concept
The Glenrock Transportation Plan designates future paved trails (extending the existing rail trail along US 87/20/26 from the Rock in the Glen to the eastern town limits and north to the North Platte River). It also shows a future town loop trail connecting major designations, including Town Park and the South Recreation Complex. The town will determine the exact alignment and location of the loop trail and trailheads, working with voluntary property owners, or as development occurs.
GLENROCK FUTURE TRANSPORTATION
Converse County Together: Now & Tomorrow

All locations are approximate. Alignments will be determined with property owners voluntarily or during development process.

GLENROCK DOWNTOWN

LEGEND

Future Streets and Trails
- Major Arterial Network
- Future Street (expansion or connection)
- Safer Crossing Needed
- Existing Paved Trail
- Future Trail
- Future Town Loop Trail (Alignment To Be Determined)

Trailhead
- Urban Service Area
- Glenrock Planning Influence Area
- Glenrock Incorporated Limits

FIGURE G-2
## Key Strategies and Actions for Glenrock

<table>
<thead>
<tr>
<th>Glenrock Strategies and Actions</th>
<th>Glenrock Lead</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ORDERLY GROWTH AND BALANCE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intergovernmental Agreements (IGA)</td>
<td>Town Planner, Town Council with County</td>
<td>immediate</td>
</tr>
<tr>
<td>Develop IGAs, or joint agreements, to address what happens within the Glenrock Urban Service Area and Planning Influence Area.</td>
<td></td>
<td></td>
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<tr>
<td>Financing Infrastructure</td>
<td>Town Council, Town Planner, Public Works</td>
<td>Ongoing with CIP</td>
</tr>
<tr>
<td>Plan and build sewer and water utilities, streets and sidewalks as a catalyst for reviving existing neighborhoods or encouraging development in appropriate locations.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Service Areas/Phased Utilities</td>
<td>Town Council, Town Planner, Public Works</td>
<td>Ongoing with CIP</td>
</tr>
<tr>
<td>Guide town investment and expansion of utilities into targeted areas, where logical, and as designated on the Future Land Use Plan. Establish phased priority for service expansion.</td>
<td></td>
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<tr>
<td>Incentives for Infill</td>
<td>Town Planner, Town Council</td>
<td>To be determined (TBD)</td>
</tr>
<tr>
<td>Reduce or waive fees or reduce time/review process for workforce housing and infill and redevelopment projects. Capital investments can also serve as a catalyst or incentive for desired development (such as redevelopment).</td>
<td></td>
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<tr>
<td>Wyoming Main Street Program</td>
<td>Town Planner, Chamber, downtown businesses</td>
<td>TBD</td>
</tr>
<tr>
<td>Use grant money to develop a Downtown Plan.</td>
<td></td>
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<tr>
<td>Gateway and Corridors Program</td>
<td>Town Planner, Public Works</td>
<td>TBD</td>
</tr>
<tr>
<td>Develop a program to plan and fund clean-up and improvements in rights-of-way (e.g., bridge enhancements, signage, and medians) and standards to address development in “gateways” (e.g., landscaping and outdoor storage).</td>
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<tr>
<td><strong>ECONOMIC SUSTAINABILITY</strong></td>
<td></td>
<td></td>
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<tr>
<td>Economic Development Strategy/Partnerships</td>
<td>Glenrock, GEDC, CANDO, Chamber, others</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Cooperate in efforts of economic development organizations.</td>
<td></td>
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<tr>
<td>Coordinated Approach to Marketing, Tourism</td>
<td>Town, County Tourism Promotion Board, County, ED partners</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Develop partnerships with economic development and tourism organizations to publicize the wide array of cultural museums, historical sites, and outdoor recreational offerings.</td>
<td></td>
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<tr>
<td>Adequate Commercial and Industrial Land</td>
<td>Town Planner</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Ensure future development and land uses are consistent with the Future Land Use Plan which contains adequate land for commercial and industrial uses.</td>
<td></td>
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<tr>
<td>Capital Improvements Program</td>
<td>Town Planner, Public Works, Town Council</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Use Capital Improvement Planning to prioritize areas for infrastructure planning for growth, infill, and commercial development.</td>
<td></td>
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<tr>
<td>Grants for Economic Development</td>
<td>Town Council, ED partners</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Continue current funding for new and expanding business facilities, grants, technical assistance, and incentives.</td>
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<tr>
<td>Incentives for Infill/Redevelopment</td>
<td>Town Planner, Town Council</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Explore incentives to achieve desirable commercial development (e.g., expedited review, tiered fees for utilities, reduced fees for development, financial assistance for façade improvements, and other revitalization projects).</td>
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</tbody>
</table>
### Glenrock Strategies and Actions

<table>
<thead>
<tr>
<th><strong>Glenrock Lead</strong></th>
<th><strong>Timing</strong></th>
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</thead>
<tbody>
<tr>
<td>Glenrock Utility Improvements</td>
<td>Public Works</td>
</tr>
<tr>
<td></td>
<td>Glenrock Lead Timing</td>
</tr>
<tr>
<td>DIVERSE HOUSING</td>
<td></td>
</tr>
<tr>
<td>Local Partnerships/Workforce Housing Organization?</td>
<td>Town Planner</td>
</tr>
<tr>
<td>Work with various organizations on housing development (e.g., Wyoming Housing Network, USDA Rural Development programs, Wyoming Community Development Authority, and other programs) to secure grants and low-cost loans for new housing and rehabilitation.</td>
<td></td>
</tr>
<tr>
<td>Residential Zoning Districts</td>
<td>Town Planner, Planning Commission, Town Council</td>
</tr>
<tr>
<td>Allow variety of uses (not just single-family residential) in new neighborhoods, with multi-family in locations near services and uses.</td>
<td></td>
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<tr>
<td>Neighborhood Protection</td>
<td>Town Planner, Planning Commission, Town Council</td>
</tr>
<tr>
<td>Identify single-family neighborhoods that should retain their low-density residential character. Revise zoning districts and develop infill standards to prevent future incompatible development.</td>
<td></td>
</tr>
<tr>
<td>Neighborhood Revitalization Programs</td>
<td>Town Planner, Public Works, Planning Commission, Town Council</td>
</tr>
<tr>
<td>Identify infrastructure deficiencies (e.g., sidewalks, stormwater drainage, streets, water and sewer, and signage) and other needs in existing neighborhoods. Establish small grants or loans to improve infrastructure and housing stock (housing units that need rehabilitation).</td>
<td></td>
</tr>
<tr>
<td>Incentives for Workforce Housing</td>
<td>Town Planner, Planning Commission, Town Council</td>
</tr>
<tr>
<td>Reduce or waive fees, or reduce time/review process for workforce and new neighborhood development. Capital investments in infrastructure can also serve as a catalyst or incentive for desired development and private market investment.</td>
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</tr>
<tr>
<td>School Coordination</td>
<td>Town Planner, Glenrock and School District 2</td>
</tr>
<tr>
<td>Coordinate with the School District 2 to locate new elementary schools in neighborhoods and near parks, if possible, and to reuse existing schools in ways that benefit the community.</td>
<td></td>
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<tr>
<td>TRANSPORTATION CONNECTIVITY</td>
<td></td>
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<tr>
<td>Street Investment Priority</td>
<td>Public Works</td>
</tr>
<tr>
<td>Prioritize investments on existing streets (overlay and curb and gutter improvements), based on the utility mapping that will occur in 2009.</td>
<td></td>
</tr>
<tr>
<td>Rights-of-Way Reserved (Urban Service Areas)</td>
<td>Town Planner, Public Works</td>
</tr>
<tr>
<td>Identify necessary rights-of-way to provide a connected street system in growth areas shown on the Future Land Use Plan.</td>
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<tr>
<td>Coordinate Street and Utility Projects</td>
<td>Public Works</td>
</tr>
<tr>
<td>Coordinate timing with WYDOT on state highway improvements and a utility improvement schedule.</td>
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</tr>
<tr>
<td>Sidewalks/Pedestrian Safety</td>
<td>Town Planner, Public Works</td>
</tr>
<tr>
<td>Implement the suggested safety recommendations from the adopted Safe Routes to School Transportation Plan.</td>
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<tr>
<td>Enhancement Grants</td>
<td>Town Planner, Town Council</td>
</tr>
<tr>
<td>Apply for enhancement grants for gateways into Glenrock and for pedestrian improvements.</td>
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</tr>
<tr>
<td>Glenrock Strategies and Actions</td>
<td>Glenrock Lead</td>
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<td>-----------------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td><strong>Recreation Pathways</strong></td>
<td>Public Works</td>
</tr>
<tr>
<td>Prepare design alternatives for a trail connector under West Birch Street near Deer Creek Road that connects to Al’s Way rail trail.</td>
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<tr>
<td><strong>UTILITIES AND PUBLIC FACILITIES</strong></td>
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<tr>
<td><strong>Adequate Public Facilities</strong></td>
<td>Town Planner, Public Works</td>
</tr>
<tr>
<td>Work with developers to ensure that adequate public facilities are in place, or planned for within a reasonable time, at the start of a new development (i.e., streets, utilities, and services).</td>
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</tr>
<tr>
<td><strong>Coordinate Private Utilities to Ensure Adequate Coverage</strong></td>
<td>Town Planner/Public Works with Rocky Mountain Power, Source Gas, Quest</td>
</tr>
<tr>
<td>Regularly coordinate the building development and referral process with the private electricity, gas, telecommunications, and small water district outside of Glenrock.</td>
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</tr>
<tr>
<td><strong>Water Facilities</strong></td>
<td>Town Planner/Public Works with Town Council</td>
</tr>
<tr>
<td>Target grants and dedicated funding to upgrade the existing water system. Identify priorities and a schedule for replacement and upgrades. Develop a phased approach to extending the Glenrock water distribution system into the Urban Service Area. Consider tiered fee system for water taps, based on location within the Urban Service Area and existing town limits (to encourage infill and orderly development).</td>
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<tr>
<td><strong>Solid/Waste Landfills</strong></td>
<td>Public Works, Solid Waste Disposal District</td>
</tr>
<tr>
<td>Establish or expand recycling programs, as resources allow, extending the life of solid waste facilities.</td>
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<tr>
<td><strong>Sewer Collection and Treatment</strong></td>
<td>Public Works</td>
</tr>
<tr>
<td>Develop a phased approach to extending the wastewater collection and treatment system into the Urban Service Area. Target grants and dedicated funding to upgrade the existing system—identify priorities and a schedule for replacement and upgrades.</td>
<td></td>
</tr>
<tr>
<td><strong>Park Standards</strong></td>
<td>Town Planner</td>
</tr>
<tr>
<td>Establish level of service standards for parkland dedication to maintain current service level.</td>
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<tr>
<td><strong>SAFE AND HEALTHY COMMUNITY</strong></td>
<td></td>
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<tr>
<td><strong>Libraries</strong></td>
<td>Converse County Libraries</td>
</tr>
<tr>
<td>Continue to coordinate with the County on library services needed to serve the town’s residents.</td>
<td></td>
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<tr>
<td><strong>Police Service/Response Times</strong></td>
<td>Police Department, Town Council</td>
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<tr>
<td>Maintain current response times.</td>
<td></td>
</tr>
<tr>
<td><strong>Fire Service/Response Times</strong></td>
<td>Glenrock Fire Department</td>
</tr>
<tr>
<td>Maintain current response times.</td>
<td></td>
</tr>
<tr>
<td><strong>Coordinate with Schools</strong></td>
<td>Town Planner with School District 2</td>
</tr>
<tr>
<td>Continue to coordinate with the School District on future facility needs.</td>
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</tr>
</tbody>
</table>
Rolling Hills Goals, Strategies, and Future Land Use Plan

About Rolling Hills

The Town of Rolling Hills, incorporated in 1984, initially developed as a subdivision mainly for employees of a now non-existent coal mine. Rolling Hills is a neighbor-friendly community of over 150 households where residents enjoy elbow room on large lots.

Rolling Hills Goals

Orderly Growth and Balance

RH1. Rolling Hills Fiscally-Responsible Growth
Growth in and around Rolling Hills will be fiscally-responsible. Development should cover the costs of new infrastructure or services necessary to serve it.

RH2. Property Rights
The town will continue to respect rights of property owners in the town to reasonably use property. Individual uses should not negatively affect neighboring property values.

RH3. Community Image
Rolling Hills will be clean and attractive. New development will fit the context of the town.
Economic Sustainability

RH3. Retail and Commercial Areas
Rolling Hills will seek ways to increase the commercial services that fit the residential character and serve residents. One potential area is identified north of town along 55 Ranch Road.

RH4. Industry Locations
Industry will occur in the county where it does conflict with Rolling Hills residential areas and where it has access to transportation systems.

Housing

RH5. Quality Housing
Continue to review zoning ordinances and ensure that new construction addresses health and safety issues and adequate infrastructure. Consider code enforcement by the town for new construction.

Transportation

RH6. Local Streets Maintenance
Continue to provide for the maintenance needs of the town, and consider other roadway improvements on an as-needed basis.

RH7. Recreation Pathways
The town will maintain current pathways and explore opportunities for expansion.

Utilities and Public Facilities

RH8. Water Facilities
The town will plan its water facilities (i.e., storage, treatment, distribution) to serve the needs of current and future residents and businesses. The town will consider opportunities to participate in the development of a regional water system, if determined to be feasible.

RH9. Sewer Collection and Treatment
The town will explore feasibility of sewer collection and treatment facilities to serve the needs of current and future residents and businesses.

RH10. Parkland
The town will maintain its town park to serve the recreation needs of current and future residents.
Safe and Healthy Community

RH11. Health and Human Services
Current level of social and human services will be maintained to the extent possible as new growth occurs.

RH12. Health and Safety Measures
Continue to enforce animal welfare and cleanliness ordinances addressing large animal waste removal. The town will continue to enforce control burn and open fire prohibitions.

RH13. Police
The town will continue to coordinate with Glenrock Police and the County Sheriff to ensure adequate response time and safety in the town.

RH14. Fire Protection and EMS
The town will continue to coordinate with Glenrock Volunteer Fire to ensure adequate response time.

RH15. Government Services and Citizen Engagement
Rolling Hills government will be efficient and open and accessible to the public.

Conserved Natural Resources

RH16. Coordination with State Land Board
The town will continue to coordinate with state land board officials regarding plans for the use of state lands tracts adjacent to town.

Rolling Hills Growth Plan

Future Land Use Plan
The Rolling Hills Future Land Use Plan illustrates land uses within the town and its one-mile planning influence area. The land use designations are generally consistent with and are based on current zoning designations. The applicable land use categories are identified in the table on page 41 and described in the Future Land Use categories on page 42.
ROLLING HILLS FUTURE LAND USE

LEGEND

ROLLING HILLS FUTURE LAND USE

- Agriculture/Resource
- Residential Rural/Estate
- Urban Residential Low
- Commercial/Business
- Parks and Open Space
- Public/Quasi Public

- Rolling Hills Incorporated Limits
- Rolling Hills One-Mile/Planning Influence Area
- Town Facility
- Park
- State
- Utility

FIGURE RH-1
# Key Strategies and Actions for Rolling Hills

<table>
<thead>
<tr>
<th>Rolling Hills Strategies and Actions</th>
<th>Lead</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LAND USE/GROWTH/HISTORIC PRESERVATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intergovernmental Agreements (IGA)</td>
<td>Rolling Hills with County</td>
<td>To be determined (TBD)</td>
</tr>
<tr>
<td>Develop IGAs, or joint agreements, to address what happens within the one-mile/Planning Influence Area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Economic Development Strategy/Partnerships</td>
<td>Rolling Hills and ED Organizations</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Cooperate in efforts of economic development organizations to refine a countywide economic strategy.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital Improvements Program</td>
<td>Rolling Hills</td>
<td>TBD</td>
</tr>
<tr>
<td>Use Capital Improvement Planning to prioritize infrastructure maintenance and improvements planning.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ECONOMIC SUSTAINABILITY</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grants for Economic Development</td>
<td>Rolling Hills, ED partners</td>
<td>TBD</td>
</tr>
<tr>
<td>Continue current funding for new and expanding business facilities, grants, technical assistance, and incentives.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>Rolling Hills</td>
<td>TBD</td>
</tr>
<tr>
<td>Explore feasibility for appropriate commercial development to increase town revenues and provide services to residents.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TRANSPORTATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Investment Priority</td>
<td>Rolling Hills</td>
<td>TBD</td>
</tr>
<tr>
<td>Prioritize investments on existing streets.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation Pathways</td>
<td>Rolling Hills</td>
<td>TBD</td>
</tr>
<tr>
<td>Establish a maintenance schedule for existing trails and pathways; pursue grants for extensions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>UTILITIES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities</td>
<td>Rolling Hills</td>
<td>TBD</td>
</tr>
<tr>
<td>Pursue water system expansion and sewer provision to serve existing residents, allow for residential expansion, and possibly commercial services.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Facilities</td>
<td>Rolling Hills</td>
<td>TBD</td>
</tr>
<tr>
<td>Target grants and dedicated funding to upgrade the existing water system. Identify priorities and a schedule for replacement and upgrades.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer Collection and Treatment</td>
<td>Rolling Hills</td>
<td>TBD</td>
</tr>
<tr>
<td>Explore feasibility of sewer collection and treatment system(s) in Rolling Hills.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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Lost Springs Goals and Strategies

About Lost Springs

The Town of Lost Springs, located in eastern Converse County, is the smallest incorporated municipality in the United States. Recent railroad construction in the area has created a mini-boom of activity in the community.

Lost Springs Goals

Orderly Growth and Balance

Lost Springs Fiscally-Responsible Growth

Growth in and around Lost Springs will be fiscally-responsible. Development should cover the costs of new infrastructure or services necessary to serve it.

Property Rights

The town will continue to respect rights of property owners to reasonably use property. Individual uses should not negatively affect neighboring property values.

Utilities and Public Facilities

Water

The current well in Lost Springs will be maintained. New development will cover its costs for improvements or extensions.

Town Park

The town will maintain its town park.
**Safe and Healthy Community**

**Health and Human Services**
Current level of social and human services will be maintained, to the extent possible, as new growth occurs.

**Public Safety**
The town will continue to coordinate with the County Sheriff to address public safety in the town.

**Fire Protection and EMS**
The town will continue to coordinate with rural fire to ensure adequate response time.

### Key Strategies and Actions for Lost Springs

<table>
<thead>
<tr>
<th>Lost Springs Strategies and Actions</th>
<th>RH Lead</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LAND USE/GROWTH/HISTORIC PRESERVATION</strong></td>
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<td></td>
</tr>
<tr>
<td>Intergovernmental Agreements (IGA)</td>
<td>Lost Springs with County</td>
<td>To be determined (TBD)</td>
</tr>
<tr>
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</tr>
<tr>
<td>Economic Development Strategy/Partnerships</td>
<td>Lost Springs and ED Organizations</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Cooperate in efforts of economic development organizations.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital Improvements Program</td>
<td>Lost Springs</td>
<td>TBD</td>
</tr>
<tr>
<td>Use Capital Improvement Planning to prioritize infrastructure maintenance and improvements planning.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TRANSPORTATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Investment Priority</td>
<td>Lost Springs</td>
<td>TBD</td>
</tr>
<tr>
<td>Prioritize investments. Connections? Other?</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>UTILITIES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Facilities</td>
<td>Lost Springs</td>
<td>TBD</td>
</tr>
<tr>
<td>Target grants and dedicated funding to upgrade existing well.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Implementation

Key Actions to Implement the Plan

The following are the key actions required to implement the goals contained in this Plan’s seven core values. A complete set of recommended strategies and actions are included under each of the core values in the countywide goals and strategies chapter and in the chapters for each of the communities—Douglas, Glenrock, Rolling Hills, and Lost Springs.

Orderly Growth

Key actions to accomplish orderly growth include:

- Intergovernmental Agreements between the county and municipalities to implement the Coordinated Growth Strategy (explanation on page 81); and
- High Impact Uses Certificate of Approval Process to review new development projects that might be detrimental to neighboring uses or incompatible with resource extraction activity.

Sustainable Economy

Key actions to accomplish a sustainable economy include:

- Coordinated, countywide economic development strategy to coordinate efforts among various economic development and business organizations, the county, and municipalities. Consider a county economic development task force to oversee this effort;
- Workforce development efforts, with emphasis on enhanced training programs though increased presence of Eastern Wyoming Community College; and
- Business recruitment to stem retail leakage, including restaurants and shopping to meet needs of local residents.

Diverse Housing

Key actions to accomplish diverse housing include:

- Update Municipal Zoning Regulations to allow for a broader variety of housing types and locations; and
- Foster development of senior housing options through partnerships with private and non-profit organizations.

**Transportation Connectivity**

Key actions to accomplish transportation connectivity include:

- Right-of-way reservation program in municipal urban service areas to provide for transportation needs of future growth; and
- Regional Trail Program to explore opportunities for regional bicycle and pedestrian connections.

**Utilities and Public Facilities**

Key actions to accomplish efficient utilities and public facilities include:

- Identify and prioritize infrastructure upgrades (particularly water and wastewater treatment) as needed to support growth in municipal urban service areas.

**Safe and Healthy Communities**

Key actions to accomplish safe and healthy communities include:

- Explore opportunities for a joint Social Services Facility, including funding opportunities, partnerships, and other strategies with the Converse County Human Resources Council as the lead agency; and
- Explore opportunities for joint fundraising efforts for regional human services providers.

**Conserved Natural Resources**

Key actions to conserve natural resources include:

- Review and revise subdivision regulations (county and municipalities) to ensure that they make provisions for maintaining access to the Platte River.

**Adopting and Updating the Plan**

The following specific steps are required to achieve mutual adoption and implementation of this Plan:

1. **Joint Resolution Adopting the Growth Management Plan** – The county and municipalities should each adopt this Plan by joint resolution.
2. **Municipalities incorporate Future Land Use Plans** - For the municipalities, the Future Land Use Plans contained herein would become an element of their Comprehensive Plans.
3. Joint Memorandum of Agreement – The county and municipalities should enter into a memorandum of agreement, whereby they would agree to work together to prepare and adopt the specific language in an Interlocal Agreement and ordinances required to implement the Coordinated Growth Strategy described below.

Each entity should review and update this Plan regularly to ensure that it remains current and reflects the ongoing coordination needs of the region. The following review and update procedures are recommended:

1. Joint Powers Board Review – The Regional Growth Management Plan should be on the Joint Powers Board agenda as a regular update item, as an opportunity for the county and municipalities to regularly advise each other on ongoing efforts to implement this Plan, or other matters requiring coordination.

2. Periodic Plan Updates – This Plan should be reviewed in detail and updated as needed, no less frequently than once every five (5) years. Updates or amendments should be adopted by joint resolution of the county and municipalities.

Implementing the Coordinated Growth Strategy

This section addresses steps required to implement the coordinated growth strategy in the Resource/Rural Area and in the Municipal Planning Influence Areas.

Resource/Rural Area

Continued flexibility for all types of uses in the Resource/Rural Area:

- Continue no zoning or required approvals (other than for subdivisions) outside of Municipal Planning Influence Areas.
- Consider implementing review procedures for high-impact uses, if the county determines that such procedures are warranted countywide and not just in Municipal Planning Influence Areas (see County Implements “Certificate of Approval Process” for High-Impact Uses section, below.)

Municipal Planning Influence Areas

Municipalities Adopt Land Use Plan for Areas inside of Urban Service Area Boundary:

- As part of this Growth Management planning process, Douglas and Glenrock will adopt the Future Land Use plans for areas within their designated Urban Service Area boundaries as an element of their Comprehensive Plans (see Adopting and Updating
the Plan, above). These are areas that have been determined by the communities where they anticipate extending municipal services (water and sewer) to serve future growth. They are intended to ensure that there is a sufficient supply of land for future development needs for the communities as they grow, so that utilities and other services can be planned for and provided in an efficient, cost-effective manner.

Municipalities and County Adopt Interlocal Agreement to Establish Planning Influence Area and to Implement the Land Use Plan for the Urban Service Areas:

- To implement this Plan, the county and municipalities would enter into an Interlocal Agreement that indicates their intention that the areas within the Urban Service Areas be designated for urban levels of development (rather than low-intensity, rural uses), through the following principles to be contained in the County/Municipal Agreement(s):
  - Both county and municipalities agree that land use decisions made under their respective powers will be consistent with the jointly-adopted plan;
  - The municipalities will require that property to be served by water and sewer be annexed at the time of development, as a condition of receiving municipal utility services;
  - If the municipality is unwilling or unable to annex property within the Urban Service Area and/or to provide infrastructure in a timely manner, than the property owner would be able to subdivide their property in accordance with county subdivision requirements without complying with the Urban Service Area plan.

- The Interlocal Agreement would also establish a Planning Influence Area, to foster closer cooperation between the county and municipality on land use activities and decisions within a defined area of mutual interest.

County Implements “Certificate of Approval Process” for High-Impact Uses

In accordance with the Wyoming planning and zoning enabling legislation, the County Planning and Zoning Commission may prepare and certify a plan for promoting the public health, safety, morals, and general welfare of the unincorporated areas of the county. Adoption of this Converse County Together: Now & Tomorrow Plan (CCTNT Plan) would satisfy these requirements.
County Adopts a Resolution That Establishes and Requires a Certificate of Approval for Specified High-Impact Uses:

- The Board of County Commissioners would adopt a resolution that would require a "certificate of approval" for specified high-impact uses, in order to ensure that certain activities can occur without causing detrimental impacts to the public health, safety, morals and general welfare of the areas designated by the zoning resolution; in accordance with the following:

  - Approval would be required only for specifically identified uses to be determined by the Board of County Commissioners as having the potential to causing detrimental impacts to the public health, safety, morals and general welfare, but likely to include: RV or mobile home parks; transmission lines; motorized vehicle race tracks; outdoor storage facilities or salvage yards; wind generators; and industrial uses or commercial operations that involve processing or emissions of materials that are potentially detrimental to groundwater resources that serve as primary drinking water supplies.
  - All other uses other than those specified in the resolution would not require any form of approval (other than that already required by the county, such as for land subdivisions).
  - The Board of County Commissioners would be the authorizing body for reviewing applications for and granting a certificate of approval for a designated use, and would be guided in their decision by the recommendations of the county Planning and Zoning Commission and the Planning Commission of the municipality (either Douglas, Glenrock, or Rolling Hills, depending on the location of the proposed use).

County Determines Geographic Area that would be Subject to the Certificate of Approval Process (Countywide option or in Municipal Planning Influence Areas only):

- The county has several options for how it may choose to implement the Certificate of Approval process: countywide or only within the designated Planning Influence Areas.

  - Application of the Certificate of Approval process Countywide would apply the Certificate of Approval process equally to all areas of the county.

  - Application of the Certificate of Approval process only within the designated Planning Influence Areas (as established jointly by the county and the municipality via an Interlocal Agreement) would apply the Certificate of
Approval process only to the more limited area adjoining each municipality.