

**CONVERSE COUNTY**

**WYOMING**

**LAND USE PLAN**

## Converse County Land Use Plan

### RESOLUTION OF APPROVAL

**WHEREAS**, the Converse County Board of County Commissioners have established the Converse County Planning and Zoning Commission pursuant to W. S. § 18-5-202(a); and

**WHEREAS**, the Converse County Planning and Zoning Commission has fully complied with its statutory authority pertaining to the preparation, amendment, and certification of a land use plan and the preparation and certification of its recommendations to effectuate the planning purposes of Converse County, Wyoming; and

**WHEREAS**, the Converse County Planning and Zoning Commission has prepared a land use plan consistent with the established state land use planning guidelines and this plan has been reviewed for compliance with state guidelines pursuant to W.S. § 9-8-301 (a); and

**WHEREAS**, the county-wide land use plan incorporates the land use plans of the City of Douglas, the Town of Glenrock, the Town of Rolling Hills, and the Town of Lost Springs, pursuant to W.S. § 9-8-301(c); and

**THEREFORE, BE IT RESOLVED** by the Converse County Planning and Zoning Commission and by the Converse County Board of County Commissioners that the Land Use Plan within Converse County, Wyoming, outside the corporate limits of incorporated cities and towns, shall be provided for in this Resolution which shall be known as the Converse County Land Use Plan Resolution: and

RECOMMENDED FOR APPROVAL AND CERTIFIED this 15<sup>th</sup> day  
of August, 2000

PLANNING AND ZONING COMMISSION

Jess Rodgers  
Jess Rodgers, Chairman

Gerald Epperly  
Gerald Epperly

Ed Werner  
Ed Werner

Joe Rankin  
Joe Rankin

Andy Henson  
Andy Henson

PASSED AND APPROVED this 15<sup>th</sup> day July of 2003.

BOARD OF COUNTY COMMISSIONERS

Sharon Kay Lovitt  
Sharon K. Lovitt, Chairman

Al Stoick  
Al Stoick, Vice-Chairman

Frank G. Eathorne, Jr.  
Frank G. Eathorne, Jr., Member



ATTEST:

Lucile K Taylor  
Lucile Taylor, County Clerk

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# **CONVERSE COUNTY LAND USE PLAN**

## **SECTION I**

## **INTRODUCTION**

The Converse County Land Use Plan shall be used as a **guide** for all government entities, private property owners, and potential land developers in identifying preferred use areas in the county. **This Plan is not intended to, nor can it legally, restrict private property use.**

One objective is to establish a process for Converse County to coordinate with federal and state agencies' proposals that may affect the management of public land, private property rights, and natural resources, so that Converse County citizens may preserve their customs, culture, and economic stability while protecting their environment.

Through the land use planning process, Converse County commits to assuring that all natural resource decisions affecting the County shall be guided by the principles of maintaining and revitalizing various uses of federally managed and state managed lands. The County also commits to the assurance of private property rights, interests, and expectations; protection of local historical custom and culture, the traditional economic structures which form the base for economic stability, and opening of new economic opportunities utilizing those natural resources within the County.

## **PLAN IMPLEMENTATION**

Through approval of this Plan, the Converse County Commissioners and their assigns agree to support the goals, objectives, and policies found herein. Amendments and modifications to this Plan shall be conducted in accordance with the Plan Administration. The adopted Land Use Plan shall conform to Converse County Subdivisions Regulations.

## **PLAN ADMINISTRATION**

The procedure to amend the Converse County Land Use Plan shall follow the requirements of Wyoming State Statues 18-5-202.

The general guidelines are as follows:

Any person may petition the Planning and Zoning Commission to amend the Land Use Plan.

The Planning and Zoning Commission requires that anyone petitioning the Planning and Zoning Commission contact the owners and adjacent neighbors of the property that is being petitioned for change, and request the person or persons sign the petition or be present when the petition is presented to the Planning and Zoning Commission.

All petitions to amend the Land Use Plan shall be given to the Planning and Zoning Commission Secretary, "County Clerk's Office", at least ten (10) days prior to the regular Planning and Zoning Commission meeting, at which they request to present the petition. The Planning and Zoning Secretary shall then put the request on the next regular meeting agenda.

The Planning and Zoning Commission shall review the request to amend the Plan and set a public hearing date giving 30 days prior notice in the official local newspaper in accordance with procedures set for Public Notice by the County Commissioners.

Within 20 days after the public hearing is held, the Planning and Zoning Commission shall prepare their recommendation and certify its recommendations to the Board of County Commissioners.

Before adopting the recommendations, the Board of Converse County Commissioners shall hold a public hearing with at least 14 days notice published in the newspaper. After the public hearing has been held, the Board of County Commissioners shall vote upon the adoption of the Planning and Zoning Commission's recommendations. No Planning recommendation shall be adopted unless a majority of the Board votes in favor of the recommendation.

## **CITIZEN PARTICIPATION**

An underlying philosophy of the Converse County Land Use Planning process is that when people take part in the formulation of a Land Use Plan from the beginning, it can truly be said to be "their Plan". Not only will the Land Use Plan stand a better chance for adoption by the Board of County Commissioners, it will also have a real opportunity to be implemented. Through participation, citizens have an opportunity to guide their living environment.

Goal: To provide citizens of Converse County with information and opportunities to participate in the land use planning process of Converse County.

Citizen participation in land use planning should be viewed as a real opportunity to influence decision-making. If the process has no impact on decisions, it will fail. Citizen participation can have several beneficial effects on both County government and the citizens. These can include more efficient use of public money; a more equitable distribution of resources; and a community feeling that residents and the County are cooperating to achieve a common purpose.

The objectives of any form of citizen participation are clear. The structure must be meaningful, accessible, comprehensive, and understandable. A meaningful structure must offer a real opportunity to influence public decisions. People must find the structure easy to become involved in and a convenient way of expressing their opinions. The citizen participation effort should not be constrained to any particular field of operation, but citizens should be encouraged to become involved in any and all matters of County concern. Lastly, any citizen participation process should not be overly complex or bureaucratic, but should be simple and straightforward.

It is required that any proposed subdivision that comes under the County Subdivision Regulations and requires approval by the County Commissioners must conform to this Plan. Before the County Commissioners make their final decision on a proposal, the adjacent property owners will be notified by registered mail and a Public Hearing will be advertised. This gives all interested citizens a formal opportunity to comment before a final decision is made by the Board of Converse County Commissioners.

# **Converse County Land Use Plan**

## **SECTION II**

## **GENERAL LAND USE PLAN**

The predominant land use in Converse County is agriculture. The purpose of the General Land Use Plan is to indicate the other principal land uses in the County.

### **Goal:**

To have rural developments that minimize conflict with adjacent lands; assure those developments have adequate provisions for Health, Safety, and Welfare.

### **Objective #1:**

To minimize the threat to the Health, Safety and Welfare of those residing in rural areas.

### **Objective #2:**

Continue fire protection throughout the County.

### **Objective #3:**

Enforce the specific standards set by the County and State for subdivision development. These standards are available in the Converse County Clerk's Office.

### **Objective #4:**

To promote the agricultural productivity of Converse County.

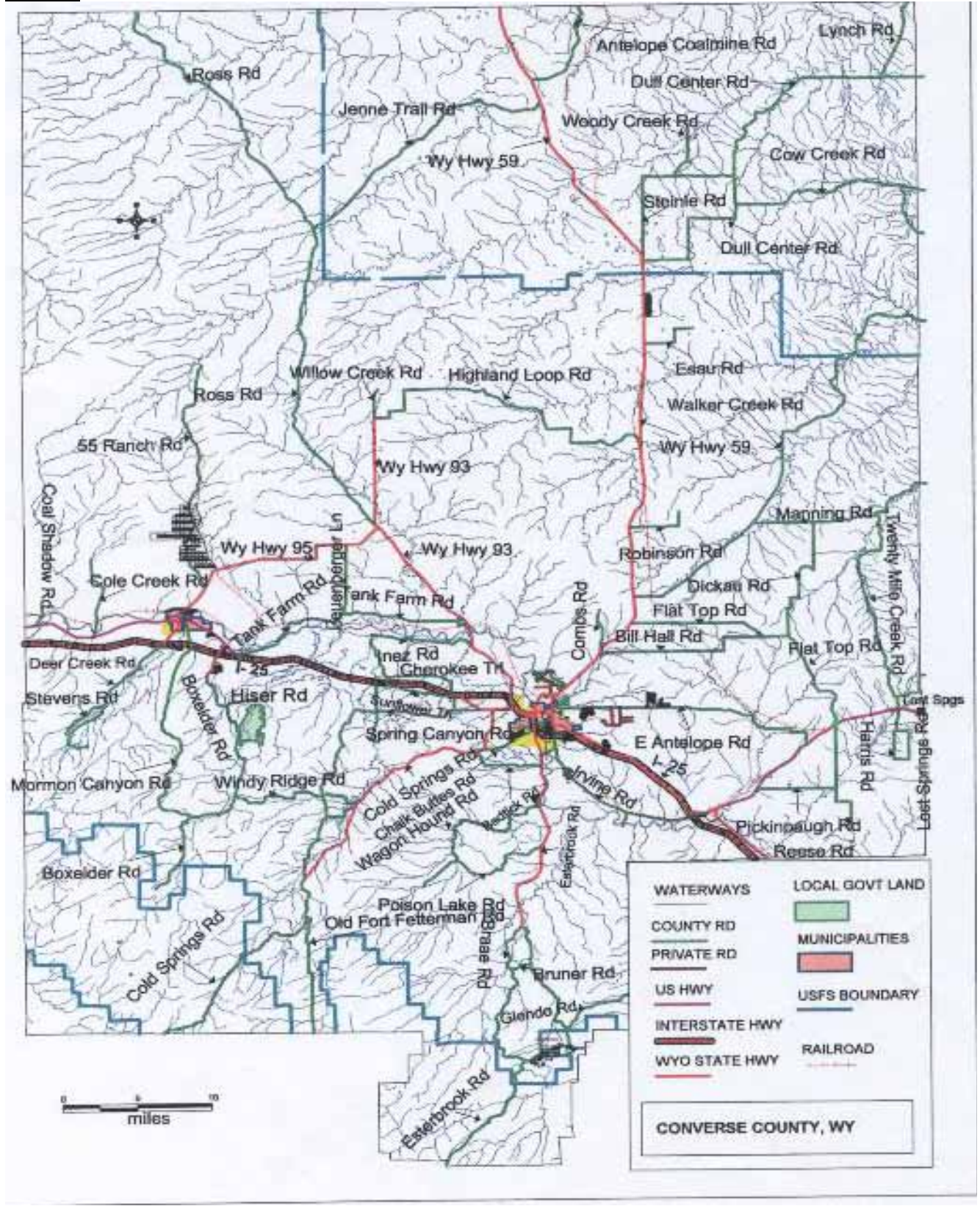
## DEFINITIONS FOR LAND USE CATEGORIES

<u>Categories</u>	<u>Description</u>	<u>Criteria for Allocation</u>
Rural Residential	Residential development at a maximum of one dwelling per 4 acres.	<ul style="list-style-type: none"> <li>• land suitable</li> <li>• hazards and limitations can be overcome</li> <li>• proximity to a developed community is somewhat limited</li> <li>• density limited because of lack of access to municipal sewer and water (1979 water study recommended minimum of 4 acres per well because of soil limitations prevailing in the county)</li> </ul>
Transitional Residential	Residential development at 12,000 sq ft per lot with city water and sewer. Maximum of 1 dwelling per 4 acres with wells and septic system	<ul style="list-style-type: none"> <li>• access to city water and sewer</li> <li>• physically close to the city limits of incorporated communities within the county</li> <li>• suitable for possible annexation and/or incorporation</li> </ul>
Agricultural	Lands, which because of resource value, e.g. agriculture, non-traditional agriculture use, recreation, and extraction, are encouraged to remain undeveloped.	<ul style="list-style-type: none"> <li>• Land not suitable for urban development because of slope, soil limitations, hydrologic, and geologic hazards</li> <li>• protect areas of important natural resource production and extraction, i.e. agriculture, forestry, recreation, and mineral extraction</li> <li>• development of agricultural activity with the usual associated uses should be encouraged within these areas</li> </ul>

**DEFINITIONS FOR LAND USE CATEGORIES (continued)**

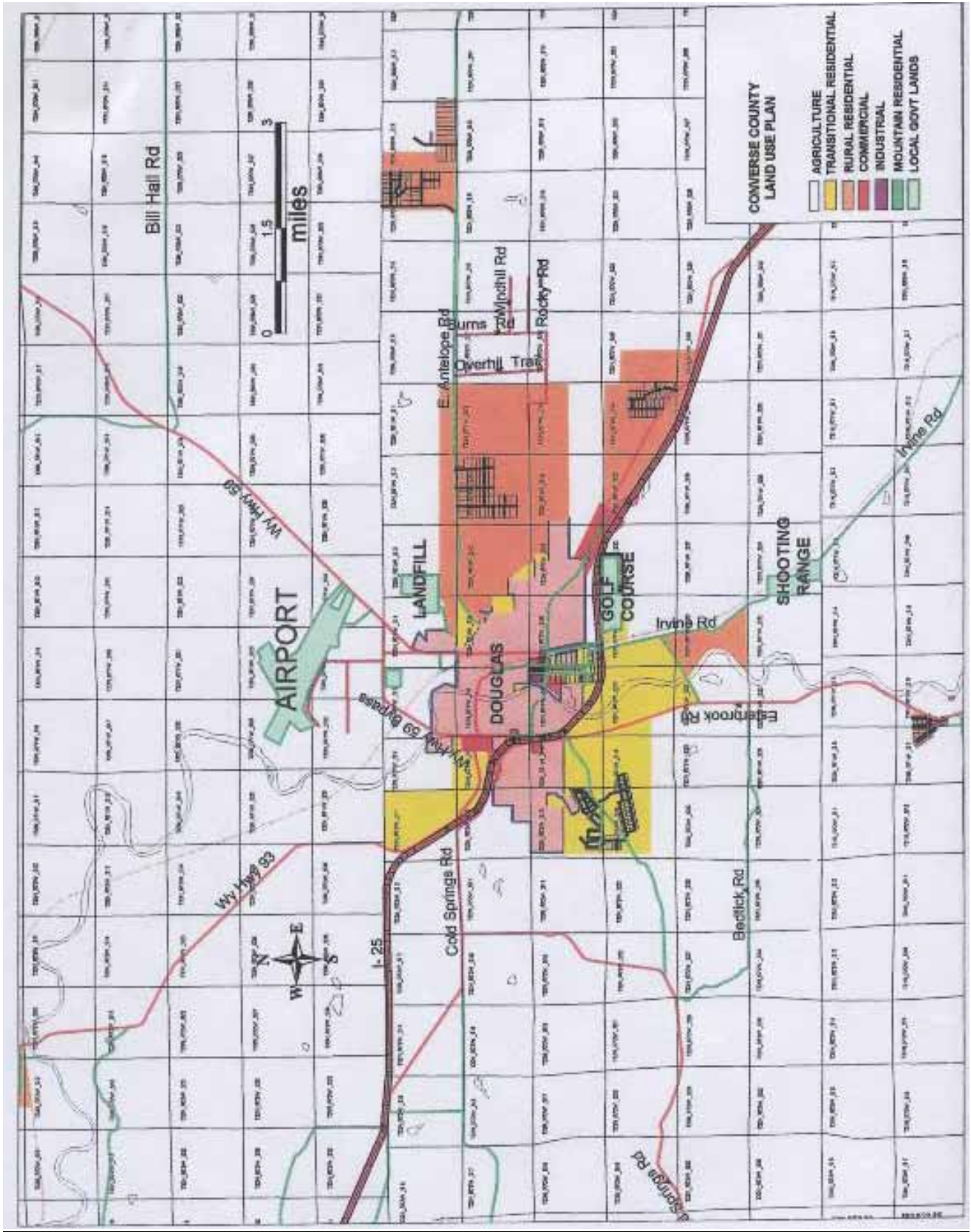
<b><u>Categories</u></b>	<b><u>Description</u></b>	<b><u>Criteria for Allocation</u></b>
Mountain Residential	Land used for mountain home or subdivision development and other associated more intense recreational activities (4 acre minimum, same as residential)	<ul style="list-style-type: none"> <li>• located in the mountainous area of the county</li> </ul>
Commercial	General retail, service, and office intended to reach a community market and transient market	<ul style="list-style-type: none"> <li>• compatible with surrounding area</li> <li>• size consistent with projected space demand</li> <li>• convenient access available to the general public</li> </ul>
Industrial	Industrial activities, general manufacturing, processing, assembly, bulk handling of products, large storage requirements, heavy trucking, and may also involve activities which should be isolated due to hazards and nuisances	<ul style="list-style-type: none"> <li>• compatible with surrounding area</li> <li>• access to major transportation facilities</li> <li>• adequate buffering provided</li> <li>• nuisances and hazards minimized</li> </ul>

**General Map Of Converse County**



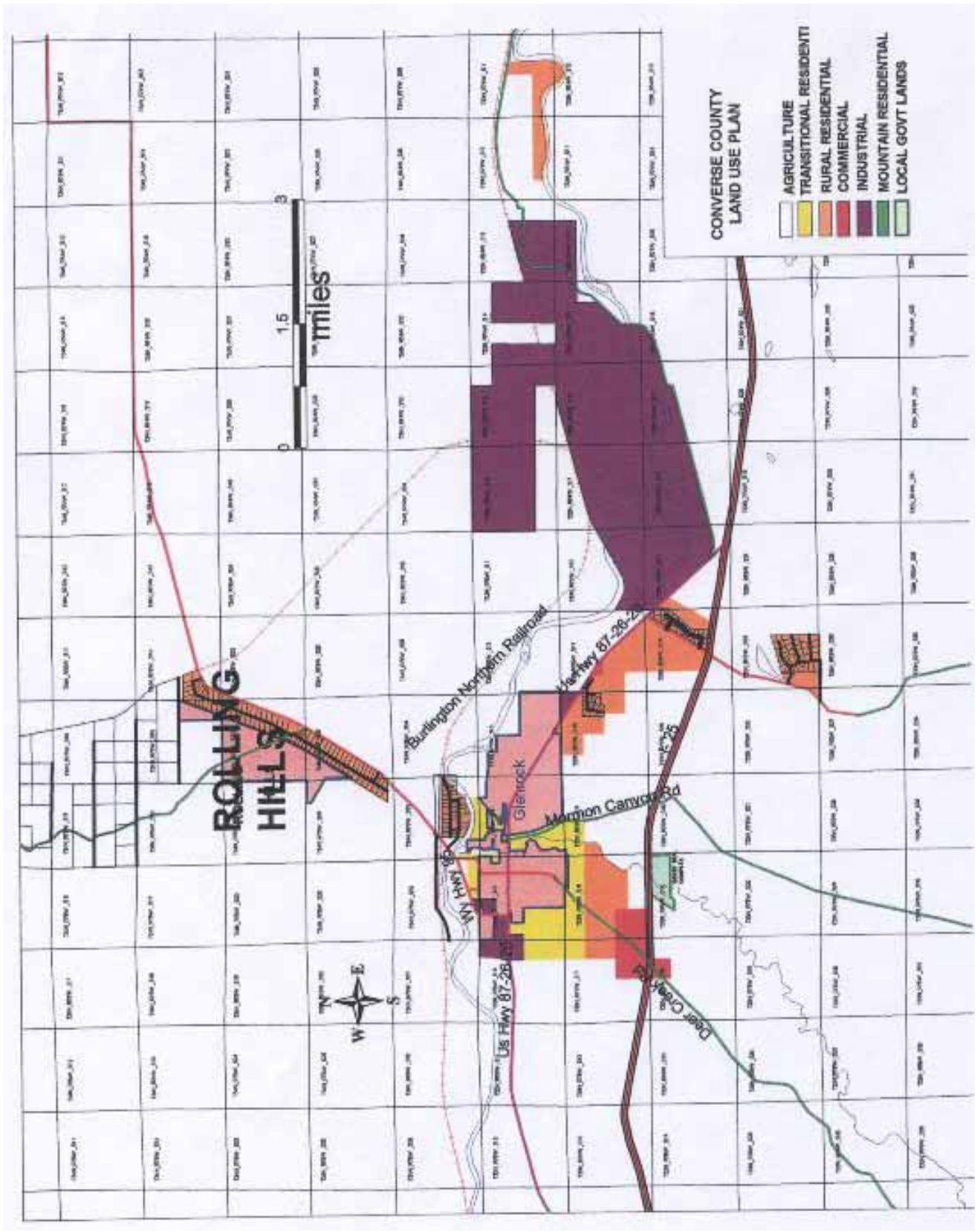


# Land Use Map For The Douglas Vicinity



Approved and Adopted as Revised by the Converse County Board of Commissioners July 15, 2003  
 This Land Use Plan supersedes and replaces any previous Land Use Plan adopted.

# Land Use Map For The Glenrock/Rolling Hills Vicinity



Approved and Adopted as Revised by the Converse County Board of Commissioners July 15, 2003  
This Land Use Plan supersedes and replaces any previous Land Use Plan adopted.

## **INCORPORATED TOWNS AND PERIPHERAL AREAS**

Historically, Converse County has been primarily agricultural. The increase and intensity of the development of energy related resources have created an influx of population that does not distribute itself evenly over the County. Energy development areas, such as gas fields, coal mines, or uranium mines are concentrated in one location and the majority of the workers live in or near the incorporated towns.

Minerals underlie much of the agricultural lands and ownership of the surface (agricultural land) is in relatively large holdings. Individual parcels available for dwellings are minimal except in a close proximity to the incorporated towns and/or cities where small parcels are available. It is desirable to have the employees of the mineral development located close to the major population centers because of the availability of municipal and county services, water, sewer, trash pickup, health care, educational facilities, entertainment, and shopping services.

Converse County recognizes that the incorporated cities and towns have their own planning and zoning regulations encompassing the region within their incorporated limits. Jurisdiction over these areas, regarding planning and zoning, is the sole responsibility of the communities and the residents that reside therein. The County Land Use Plan comprises all other areas within the boundaries of Converse County.

The County Land Use Plan attempts to logically extend the planning preferences of each community through utilization of similar land use designations at or near the incorporated limits boundary.

## **COOPERATION WITH OTHER GOVERNMENTAL AGENCIES**

### **Objectives**

All governmental agencies are requested to legally and logically respect the integrity of the Converse County Land Use Plan.

All land management agencies are required to consider adjacent private lands, watersheds, ecosystems, and area management in planning on those areas of their jurisdiction. These agencies should consider the social, historical, and economic conditions, as well as customs and culture, of their management areas.

Converse County Government requires that federal and state agencies, to the fullest extent allowed by law, notify the County in writing of any proposal which could affect the historical rights of the citizens.

Converse County intends to provide additional information via written or oral comments or positions with the option to develop additional alternatives to be considered by the appropriate agency.

### **Government Lands**

All lands within Converse County are included in this plan (or locally adopted Community Plans). Approximately 25% of the total land area in Converse County is government land of local, State or Federal ownership.

Proposed changes in Land and Resource Management Plans shall consider and clearly state the socio-economic impact at the community level, whenever possible. Any adverse impacts should be mitigated.

### **Grazing**

U.S. Department of Interior Bureau of Land Management permitted, in 2003, a total of 26,503 AUMs on 138,907 acres in Converse County. Included are 202 AUMs on 1,293 acres administered from the Newcastle Field Office, with the remainder from the Casper Field Office

U.S. Department of Agriculture Forest Service permitted a total of 41,398 AUMs on 249,705 acres in Converse County in 2003. 35,910 of these AUMs are on 173,375 acres on the Thunder Basin National Grasslands in the northern part of Converse County, the remainder 5,488 AUMs, 76,330 acres are on the Medicine Bow National Forest in the southern part of the county.

## **Timber Harvest**

Timber harvest in the Medicine Bow National Forest is nearly non-existent. Future timber harvest on Federal surface is encouraged. Vigorous thinning activities are encouraged on all surface ownerships to reduce the likelihood of catastrophic forest fires and the loss of valuable natural resources, as well as structures and facilities.

## **Recreation**

Recreational activities such as hiking, biking, cross-country skiing and motorized activities such as snowmobiling, ATV's and automobile uses, currently abound on the National Forest and National Grasslands. Any proposed curtailment of these or similar activities by Federal or State agencies require timely, written notification to the County and details of socio-economic impacts. Adverse impacts should be mitigated.

## **Water Resources**

Any proposal to modify water quantity and quality in a watershed affecting Converse County must be submitted to the County, in writing, in a timely manner. Socio-economic impacts shall be stated and County shall be given the opportunity to comment. Adverse impacts should be mitigated.

Where there are government lands without adequate public access, problems related to trespassing arise. Proposals to increase the degree of use on any government lands by the responsible governmental agency shall include mitigation of the trespass problem with the adjoining private landowners.

## **Goals:**

Local governments shall only support those proposals for increased activities on government lands that have adequate access to dedicated public roads.

To minimize the conflicts associated with government lands, any proposed increases in the degree of use on government land shall be discouraged by local governments unless local communities receive benefits offsetting the additional burden on the infrastructure. Converse County supports land use exchanges and sales to make more logical and marketable, manageable blocks. (encourage privatization of land & minerals)

The local governments shall discourage the creation of any more public lands.

Government land has no greater value than like private land and issues of eminent domain should utilize government land where logical.

### **Coordination with Municipalities within Converse County**

Converse County Government will coordinate with the municipalities within the County, including the City of Douglas and Towns of Glenrock, Rolling Hills, and Lost Springs.

Converse County Government will work with the municipalities to review all properties adjacent to their jurisdictions that may require evaluation of extension of municipal services.

The County will take into account community input on development adjacent to all municipalities in the County.

## **SOIL AND WATER CONSERVATION**

In the interest of soil and water conservation, both private landowners and developers of any land in Converse County should make every effort to conserve the natural resources at all times. This is especially important during excavations and other disturbances, such as exploratory development and water wells, that extend below the topsoil strata, with particular concern focused on trenching, ditching, and pipeline laying operations.

Objective: Coordination between landowners and developers/contractors during these disturbances is required to ensure proper soil conservation measures are followed. The Converse County Conservation District has guidelines or standards for salvaging and replacing topsoil and preventing contamination through mixing of soils.

## **MINERAL RESOURCES**

That area generally North of the North Platte River contains a wealth of energy related minerals. In addition to petroleum and coal minerals, this area also contains large quantities of uranium.

While some of the minerals are owned by the surface owner, there are vast areas of separate ownership of the minerals and surface rights. Every effort should be made to minimize the conflict created by this separate ownership.

Mineral extraction has been exempted from any local regulations. On this point, land owners, local governments and industry should be encouraged to cooperate to mitigate the impact on the county level.

### **Goal:**

To minimize the conflict between mineral extraction and the historic surface use.

Objective: Discourage non-compatible increases in the intensity of the surface use in areas underlain by extractable minerals, i.e. residential and commercial uses.

Where mineral development is increasing demands on County facilities (i.e. roads), industry should participate in upgrading the roads to handle the anticipated traffic. Improvements shall meet or exceed minimum design standards. (CRF Standards Manual)

Temporary workers' quarters shall meet minimum State and County Health Department requirements.

Trash and waste from mining and processing shall be handled to meet solid hazardous waste disposal requirements of Federal, State, and County Governments.

Industry should provide funding to address infrastructure needs of its temporary and permanent employees prior to starting operations.

## **HISTORIC RESOURCES**

Located along the Platte River Valley, the historic route to the Pacific, Converse County's history is interesting and directly related to the settlement of the Western United States. The history of the area is in four periods:

1. Prehistoric and Paleontological environments (Prehistory). These periods include fossilized microscopic organisms, flora and fauna. The abundance of these fossil remains is not limited to any specific area in the county.
2. Explorer and Trapper (early 1800's). This period is primarily limited to the routes or trails traveled by early trappers and explorers.
3. Emigrant and Indian War (mid 1800's). This covers the Army campsites of Fort Fetterman, Fort Fetterman Stage Routes and Stage Stations, and the Emigrant Trails.
4. Settlement (late 1800's - early 1900's). This fourth period is the arrival of the railroad and early ranches and towns of the County. The fourth period marks the beginning of the economic history of the County. As the Oregon, California, Mormon, and Bozeman Trails pushed their way through the County, towns and waystations sprang up along the trails to provide supplies and services for the westward travelers.

In the late 1800's, the Elkhorn, Fremont, and Missouri Valley Railroad made its way across the County. The railroad provided two essential elements to the County's economic development:

1. The railroad provided an efficient means of transporting cattle and sheep to eastern markets, thus making ranching a more viable business venture. With the railroad and the Homestead Statutes, the County soon became a thriving agricultural center. As then, today agriculture plays an essential part in the economic diversity of the County. The majority of the County's land mass is still occupied by family owned and operated ranches. These ranches are comprised of both deeded and leased lands (State and Federal Grazing Leases) to form an efficient operating unit. These integrated ranches have been an economic staple of the County for over 100 years.
2. The early railroads required coal to fuel their locomotives. This need for coal was the infancy of the County's long history of mineral exploration and development. From these early coal mines to the oil and gas discoveries of the 1920's, 50's, and 60's, the uranium development in the 70's and 90's and the massive coal mines of today, mineral exploration on both public and private lands have played a paramount role in providing jobs and a healthy tax base.

The development and success of the County's economy has long depended on the hard work and the pioneering spirit of its citizens in co-operation with the local state and federal governmental entities. Reference: "Pages From Converse County's Past" and "Times Past".

The importance of the first period has global scientific and economic significance. While the second and third periods are of importance to the United States and Wyoming history, the fourth period is primarily of local history and local concern. For the sake of future residents and travelers, local efforts should include a program of actively preserving and promoting those historical and archaeological sites of significance in order to develop research, educational, tourism, and commercial opportunities.

### **Inventory**

The following is a list of historical and archaeological sites in Converse County. Some have monuments to identify the site. Others are in various stages of restoration or deterioration. The most significant ones deserve some local attention.

Antelope Creek Station	Hog Ranch
Astorian Route	LaBonte Stage Stop Station
Ayre's Natural Bridge	LaPrele Creek Station
Big Muddy Oil Field	Little Box Elder Creek Monument
Bozeman Trail	Magill Grave
Bridger's Ferry	Oregon Trail
Brown Springs	Pioneer Cemetery
Brown Springs Station	Rock in the Glen
Buckshot or Cross Ranch	Sage Creek Fight Site
Deer Creek Station	Sage Creek Station
Dorr Place	Sand Creek Station
*Fort Fetterman	Spanish Diggings
*Glenrock Buffalo Jump	Unthank Grave

\*Denotes National Register of Historic Places.

Objective: Continue to identify historically important sites in Converse County.

## **RECREATION**

Converse County is unique in the recreational opportunities offered due to the diverse topography found across the county. From the plains to the North to the mountains in the South and the Platte River bisecting the center, many opportunities abound for the outdoor enthusiast.

### **Inventory**

Many recreational sites are located throughout the County including:

- Ayre's Natural Bridge County Park
- County Park (Boxelder Canyon)
- Converse County Airport
- Converse County Shooting Range
- Douglas International Raceway - Drag Strip
- Esterbrook Recreation Area
- Thunder Basin National Grasslands
- Medicine Bow National Forest
- North Platte River
- Wyoming State Fairgrounds - Wyoming State Fair
- Wyoming State Pioneer Museum

Objective: Continue to identify and promote recreational opportunities that do not conflict with adjacent property owners or create undue burden on the limited county resources to support them.

## **TRANSPORTATION**

There is an extensive system of petroleum-related pipelines and a limited number of power transmission lines, telephone, and fiber optic lines. The presence of these systems adjacent to property does not guarantee their availability. Anyone anticipating development in these areas should proceed with caution and contact the utility company owning the line or the "Call Before You Dig" phone number for further information concerning safety requirements.

There are two railroads that serve Converse County; the Burlington Northern SantaFe Railroad and the Union Pacific Railroad. There is the possibility of a third rail line.

### **Goal:**

To have a safe transportation system in Converse County.

Objective #1: To have rail crossings that meet or exceed the minimum safety requirements<sup>1</sup> to provide for any increased activity at rail crossings.

Encourage upgrading of existing rail crossings.

Withhold approval of rail crossings on County Roads, until they meet or exceed the minimum safety requirements.

Objective #2: Discourage increase in development on, under, or adjacent to transportation systems that pose a threat to life or property.

Any increases in activity on or near an existing transportation system shall meet the safety requirements of the utility.

Those transportation systems that have deteriorated due to neglect or amortization have to be either upgraded or abandoned to minimize the threat to adjacent life or property.

Those transportation systems being developed have, as one of their primary goals, the protection of the adjacent property owner's life and property.

Transmission lines be routed around potentially irrigatable agricultural lands and be adjacent to existing access routes.

<sup>1</sup> Those design standards as adopted by the Wyoming State Highway Department and/or the County of Converse.



## **ROADS**

### **Existing Conditions**

There is an extensive network of roads in Converse County. The primary through routes are either State or Federal highways. There is another essential system of roads that make up the County road network of over 632 miles. For the most part, these roads are not paved and are accommodated on either a 60 or 66 feet road easement. The easements, for the most part, are not surveyed or dedicated. Some of the roads are not built to any design standards either weight or safety. The County Commissioners have been requiring the dedication of County roads in conjunction with approval of subdivision plans.

### **Trends**

Rural residential development has been increasing which will increase service demands on the Road and Bridge Department. This may lead to a demand for paving, where gravel roads were suitable in the past. Likewise, there is an increase in mineral extraction and mineral processing in the rural areas, which demand road improvements due to increased traffic. With the expansion of job opportunities, there is an increased demand in the rural areas for recreation opportunities. Recreational traffic will require road improvements.

### **Goal:**

To have a County road system that is safe, and requires a minimum of maintenance to serve those activities and developments in rural areas.

### **Objective:**

To have Converse County improve its transportation network for the rural areas.

To have Converse County adopt Design standards for County roads and engineering that incorporate safety and load considerations.

To have those activities and/or developments that increase demand on County roads assist in upgrading and improving existing County roads, i.e. rights-of-way acquisition and construction assistance in the form of funds or actual construction.

A long-range capital improvement program should be implemented for the County road system.

To not approve those developments that do not have direct access to public roads built to standards to accommodate the increase in traffic.

To designate those routes with aesthetic qualities or scenic routes and develop a Scenic Routes Plan to maintain those aesthetic qualities.

All new rural developments that are accessed across railroads shall bring said crossings up to, or exceed, minimum safety requirements.

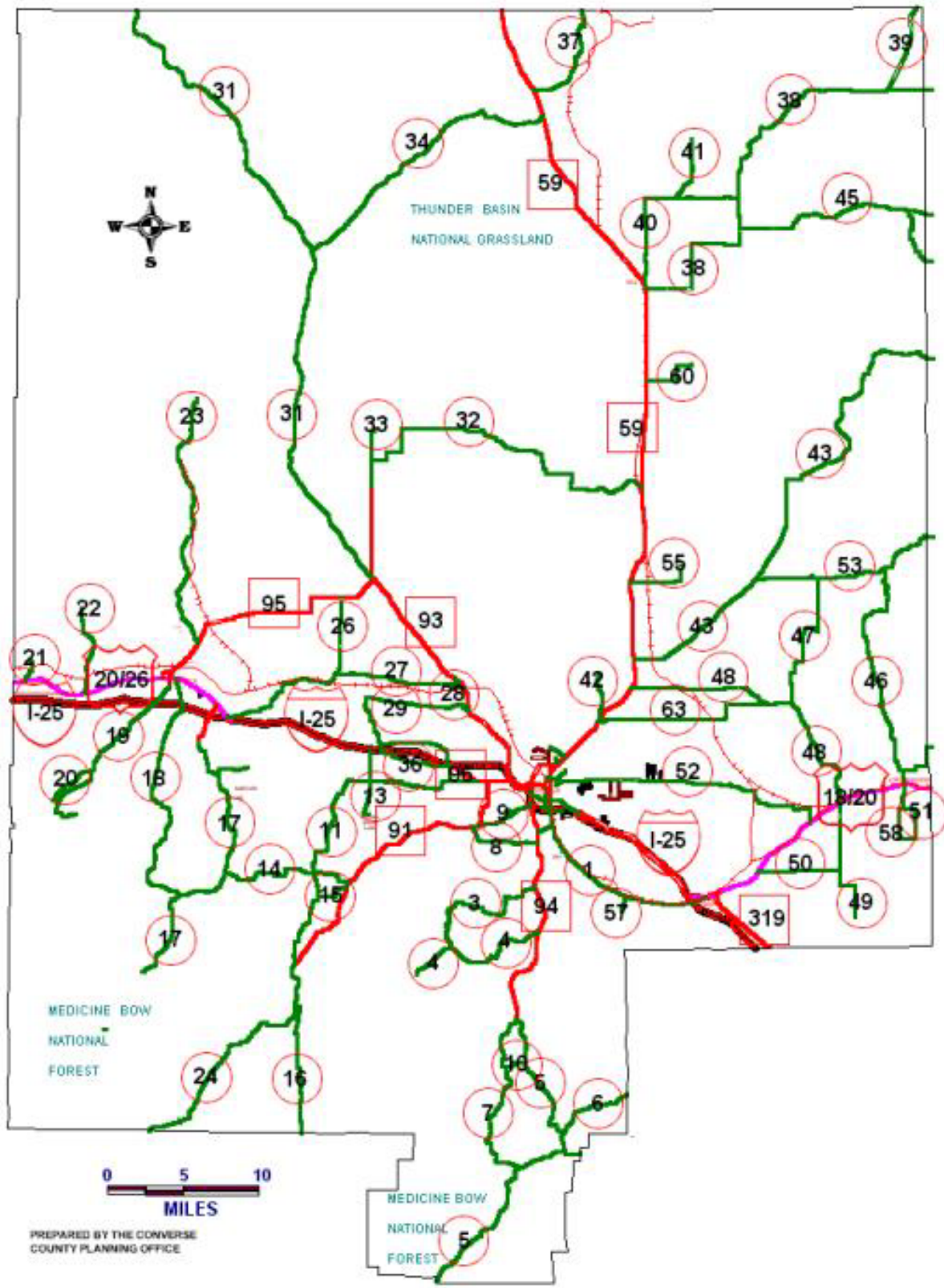
### **Implementation**

Continued analysis of rural road usage should be performed. The analysis should be used to set a list of priorities for roads and road related projects; i.e. drainage, structures, sight distance, etc. Each year those projects that are needed, and on the priority list, should be budgeted for.

### **Design**

County road design guidelines are referenced in the “CRF” County Road Fund Standards Manual.

Converse County Roads and Highways

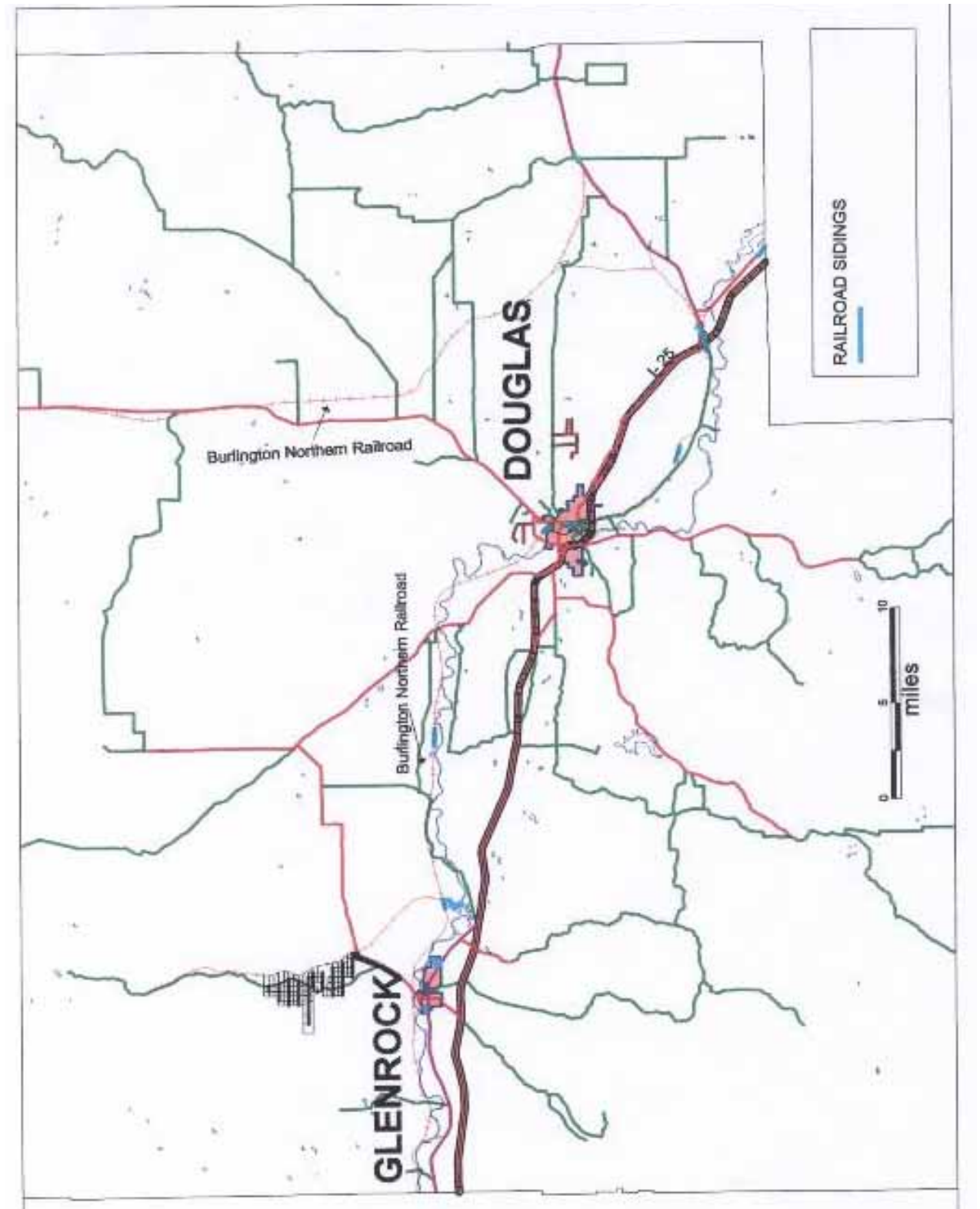


Converse County Roads Legend

<b>County Rd#</b>	<b>Road Name</b>	<b>Approx. Length</b>	<b>Type</b>
1	IRVINE	14.1 Miles	4.6 Paved & 9.2 Gravel
2	ANDERSON DAIRY	1.1 Miles	Paved
3	WAGONHOUND	11.3 Miles	Graded & Drained
4	POISON LAKE	10.6 Miles	Graded & Drained
5	ESTERBROOK	24.8 Miles	Gravel
6	GLENDO	5.7 Miles	Graded & Drained
7	BRAAE	13.8 Miles	Graded & Drained
8	BEDTICK	5.2 Miles	Graded & Drained
9	CHALK BUTTES	3.8 Miles	Paved
10	BRUNER LANE	1.5 Miles	Graded & Drained
11	SPRING CANYON	23.5 Miles	Graded & Drained
12	LAPRELE HALL	1.3 Miles	Graded & Drained
13	NATURAL BRIDGE	4.4 Miles	Paved
14	WINDY RIDGE	9.7 Miles	Graded & Drained
15	MOSS AGATE	2.3 Miles	Graded & Drained
16	OLD FT FETTERMAN	9.2 Miles	Graded & Drained
17	BOXELDER	21.3 Miles	5.2 Paved & 16.1 Gravel
17A	HISER	2.29 Miles	Graded & Drained
18	MORMAN CANYON	17.9 Miles	1.8 Paved & 16.1 Graded
19	DEER CREEK	11.3 Miles	7 Paved & 4.3 Gravel
20	STEVENS	3.4 Miles	Graded & Drained
21	COAL SHADOW	1.1 Miles	Graded & Drained
22	COLE CREEK	9.6 Miles	Graded & Drained
23	55 RANCH	21.4 Miles	11 Paved & 10.4 Gravel
24	COLD SPRINGS	18.2 Miles	Gravel
25	MONKEY MOUNTAIN	.6 Miles	Paved
26	LEUENBERGER LANE	5.2 Miles	Graded & Drained
27	TANK FARM	17.1 Miles	1.5 Paved & 15.6 Graded
28	ORPHA	1.0 Miles	Graded & Drained
29	INEZ	11.3 Miles	.5 Paved & 10.8 Gravel
30	CHEROKEE TRAIL	5.4 Miles	Graded & Drained
31	ROSS	42.2 Miles	24.2 Paved & 18 Gravel
32	HIGHLAND LOOP	23.5 Miles	2.0 Paved & 21.5 Graded
33	WILLOW CREEK	6.5 Miles	Graded & Drained
34	JENNE TRAIL	19.2 Miles	Graded & Drained
35	WRIGHT	3.6 Miles	Graded & Drained
36	SUNFLOWER TRAIL	4.4 Miles	Graded & Drained
37	ANTELOPE COAL MINE	9.2 Miles	Paved
38	DULL CENTER	28.8 Miles	Graded & Drained
39	LYNCH	5.6 Miles	Graded & Drained
40	STEINLE	11.8 Miles	Graded & Drained
41	WOODY CREEK	3.2 Miles	Graded & Drained
42	COMBS	2.9 Miles	Graded & Drained
43	WALKER CREEK	34.0 Miles	10.2 Paved & 23.8 Graded
44	MOORE		Vacated

45	COW CREEK	17.2 Miles	Graded & Drained
46	TWENTY MILE CREEK	17.4 Miles	Graded & Drained
47	DICKAU	9.9 Miles	Graded & Drained
48	FLAT TOP	19.3 Miles	Graded & Drained
49	REESE	10.8 Miles	Graded & Drained
50	PICKINPAUGH	5.3 Miles	Graded & Drained
51	LOST SPRINGS	5.2 Miles	Graded & Drained
52	EAST ANTELOPE	18.4 Miles	5.3 Paved & 13.1 Graded
53	MANNING	12.7 Miles	Graded & Drained
54	GOLF COURSE	1.4 Miles	Annexed to City
55	EBERSPECHER	2.2 Miles	Graded & Drained
56	COULTER TRAIL		Partially Unconstructed
57	IRVINE BRIDGE	1.0 Miles	Graded & Drained
58	HARRIS	2.3 Miles	Graded & Drained
59	UNNAMED		Annexed to City
60	ESAU	4.0 Miles	Graded & Drained
61	BROWNFIELD		Paved
62	JARMON TRAIL	.4 Miles	Paved
63	BILL HALL	12.0 Miles	Graded & Drained
64	RIDGEWATER	.8 Miles	Paved
65	TWIN BRIDGES		Paved
66	ROBIN LANE	0.51 Miles	Paved
67	SMYLIE	1.02 Miles	Paved
68	WEST LARAMIE	0.13 Miles	Paved

## RAILROADS



## **CONVERSE COUNTY LAND USE PLAN REFERENCES**

Within the boundaries of Converse County are several incorporated communities with local governments as well as other elected boards. The Converse County Land Use Plan recognizes these governing bodies and their individual plans where applicable within their jurisdictional boundaries. These other plans are included as follows:

Douglas Land Use Plan (by reference)  
Glenrock Land Use Plan (by reference)  
Rolling Hills Land Use Plan (when available)  
Lost Springs Land Use Plan (when available)  
Converse County Soil Conservation District Long Range Plan (by reference)  
"CRF" - County Road Fund Standards Manual  
Converse County Soil Conservation District Soil Standards and Guidelines,  
i.e. Topsoil (page 24)  
Converse County Subdivision Rules and Regulations  
Converse County Septic Tank Regulations  
Converse County Airport Influence Area

Economic and employment demographics for Converse County are available through the Converse Area New Development Organization (CANDO).

# **Converse County Land Use Plan**

## **APPENDIX**

## **APPENDIX – Detail Maps**

The United States Department of Agriculture, Soil Conservation Service has prepared generalized soils maps for Converse County. That area including Township 35 North, is based on test borings. That area South is based on the general soils maps of the State and is to be updated based on actual field surveys.

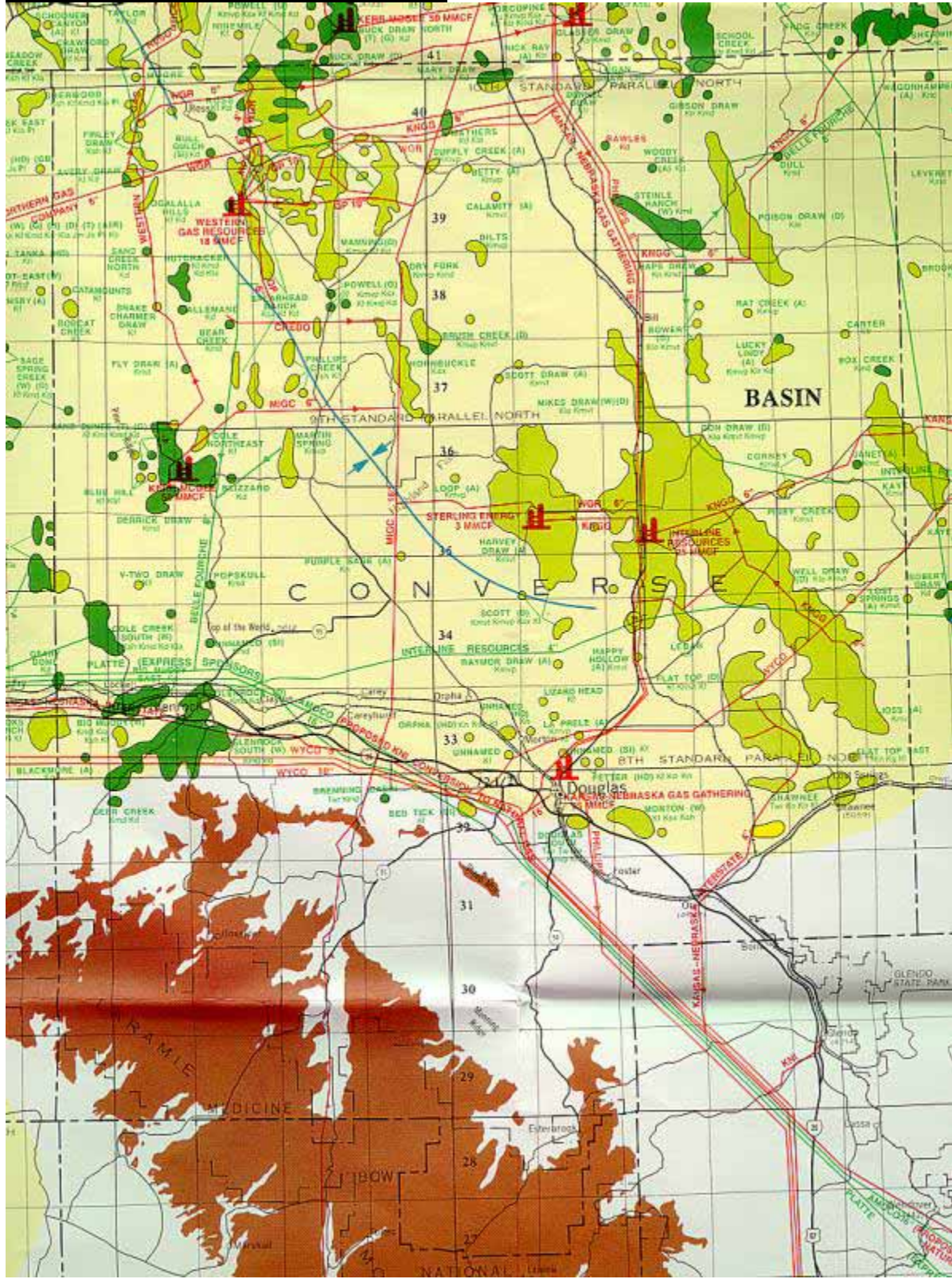
Detailed soils maps are available from the Converse County Conservation District's Office.



## Converse County Soils Map Legend

	BANKARD-DRAPER-HAVERSON (WY294)
	BATESON-FORELLE-NUNNSTON (WY314)
	BLACKDRAW-RENCOT-ROCK OUTCROP (WY303)
	BOYLE-BREECE-LININGER (WY131)
	CATHEDRAL-PESMORE-ROCK OUTCROP (WY305)
	CLARKELEN-DRAKNAB-HAVERDAD (WY203)
	DWYER-ORPHA-HILAND (WY205)
	FORELLE-CHALKCREEK-CRAGOSEN (WY307)
	FORELLE-POPOSHIA-CHAPERTON (WY162)
	HAVERDAD-CLARKELEN-CAMBRIA (WY310)
	HAVERDAD-KISHONA-CLARKELEN (WY106)
	HAVERSON-GLENBERG-BONE (WY004)
	HILAND-BOWBAC-KEYNER (WY316)
	HILAND-BOWBAC-TASSEL (WY207)
	HILAND-ORPHA-BOWBAC (WY321)
	HILAND-SHINGLE-TASSEL (WY209)
	HILAND-THEEDLE-TALUCE (WY301)
	HILAND-USTIC TORRIORTHENTS-BOWBAC (WY204)
	MITCHELL-CAMBRIA-SAMDAY (WY016)
	MOSKEE-RECLUSE-CEDAK (WY269)
	NELDORÉ-KATHER-ROCK OUTCROP (WY304)
	PAGOSA-ADEL-BACHUS (WY309)
	PALMER CANYON-RECLUSE-NIHILL (WY293)
	PASSCREEK-ROCK OUTCROP-CANWALL (WY253)
	REDSUN-REDBOW-ROUGHLOCK (WY308)
	RENOHILL-BIDMAN-ULM (WY130)
	ROCK OUTCROP-HAZTON-REDSUN (WY315)
	ROBERT-ROCK OUTCROP-HAPJACK (WY252)
	SAMDAY-ROCK OUTCROP-SAVAGETON (WY113)
	SATANTA-JAYEM-VETAL (WY117)
	SHINGLE-SAMDAY-HILAND (WY208)
	SHINGLE-TALUCE-AMODAC (WY317)
	SHINGLE-TASSEL-ROCK OUTCROP (WY211)
	TASSEL-TURNERCREST-TERRO (WY114)
	ULM-RENOHILL-SHINGLE (WY210)
	ULRANT-CRAGOSEN-NUNNSTON (WY306)
	ULRANT-NUNNSTON-HAZTON (WY330)
	WIBAUX-ROCK OUTCROP-SHINGLE (WY206)
	WILLOWMAN-BROWNRIGG-NIHILL (WY302)
	ZIGWEID-HILAND-THEEDLE (WY320)

# Oil And Gas Commission Resource Map



Approved and Adopted as Revised by the Converse County Board of Commissioners July 15, 2003  
This Land Use Plan supersedes and replaces any previous Land Use Plan adopted.

# Legend for Oil & Gas Commission Resource Map

## EXPLANATION

### PREDOMINANT AGE OF RESERVOIR ROCKS

	<b>TERTIARY</b>
	<b>UPPER CRETACEOUS</b>
	<b>LOWER CRETACEOUS</b>
	<b>JURASSIC-TRIASSIC</b>
	<b>PERMIAN-PENNSYLVANIAN</b>
	<b>MISSISSIPPIAN-DEVONIAN-ORDOVICIAN-CAMBRIAN</b>

### FIELDS

New fields are spotted through January 1, 1996.  
Field boundaries are approximate.

Names in green denote fields that primarily produce oil. These fields may produce significant associated natural gas along with the oil in the primary reservoir or nonassociated natural gas from secondary reservoirs.

Names in red denote fields that primarily produce natural gas. These fields may produce significant condensate along with the natural gas in the primary reservoir or oil from secondary reservoirs.

**REFINERY**

Notation includes operator and capacity in barrels of oil per day. Locations are approximate.

**GAS PROCESSING PLANT**

Notation includes operator and capacity in millions of cubic feet (MMCF) per day. Locations are approximate.

**PIPELINES**

Notation includes operator and pipe diameter. Proposed pipelines are dashed. Locations are plotted as accurately as possible from varying-scale maps supplied by operators. Most infield gathering systems are not shown.

### FIELD DESIGNATIONS

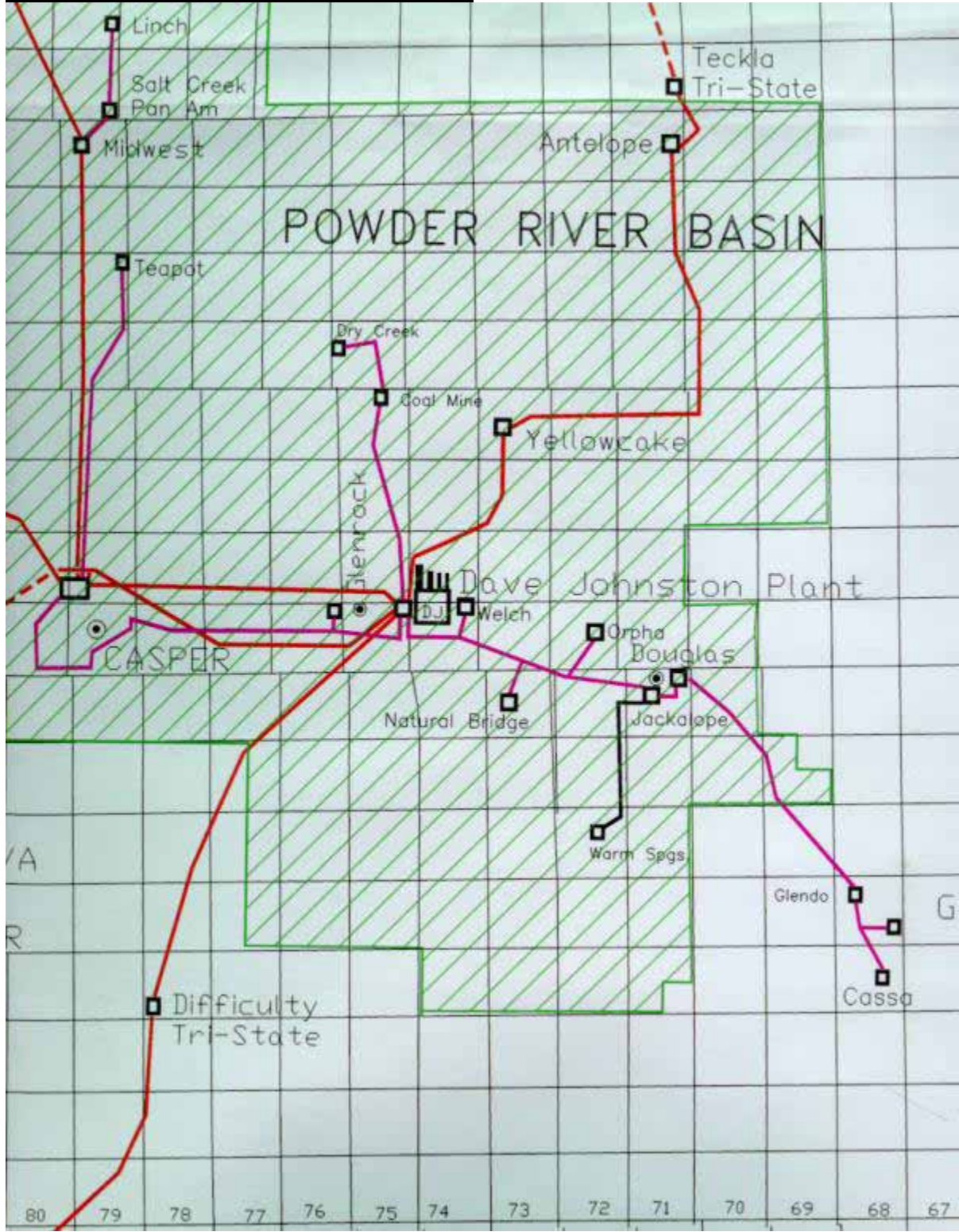
(A) Abandoned field	(HD) Horizontal drilling project
(AIR) Air injection project	(HO) Heavy oil
(CM) Coalbed methane	(HS) Hydrogen sulfide
(D) Water disposal project	(S) Gas or LPG storage
(G) Gas injection project	(SI) Shut-in field
(GD) Gas disposal	(T) Tertiary recovery project
(H) Steam injection project	(W) Waterflood project

Note: These designations appear after the oil or gas field name.

Legend examples for fields and pipelines:

- ROCK RIVER (W) 1000 B/D
- BUCK DRAW (G) 1000 B/D
- LITTLE AMERICA 12,000 B/D
- AMOCO 2 MMCF
- AMOCO 16"
- NORTHERN GAS COMPANY 18"
- PIONEER 8"

**PacifiCorp's Electrical Transmission Lines**



**Legend for PacifiCorp's Electrical Transmission Lines**

