

APPENDIX A - COUNTY PROFILE

POPULATION

TOTAL POPULATION

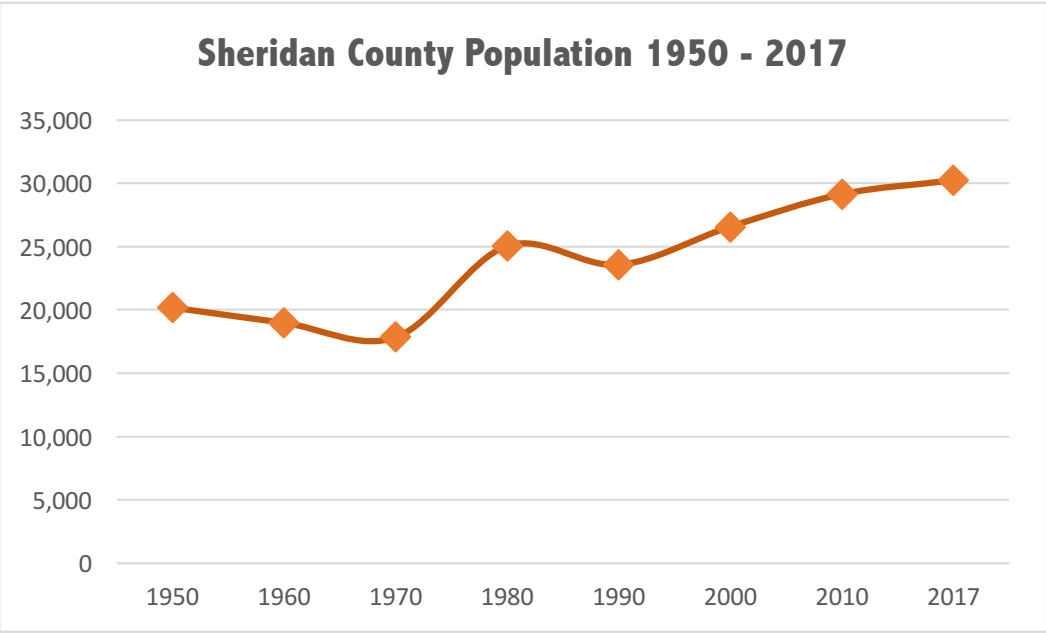
Recent data from the US Census Bureau estimates the current population of Sheridan County stands at 30,233 as reported in July of 2018. This marks the third decade in a row that Sheridan County has grown in population, although the overall growth rate has slowed recently, from 11.29% between 1990 and 2000 down to 8.78% in the following decade and 3.62% presently. Although a few years remain before the decade concludes, it is safe to say that while Sheridan County’s population continues to grow, it is growing at a much more reserved rate than years past.

Table 1: Sheridan County Population 1950 - 2017

Year	1950	1960	1970	1980	1990	2000	2010	2017
Population	20,185	18,989	17,852	25,048	23,562	26,560	29,116	30,210
Growth Rate (by decade)		-6.30%	-6.37%	28.73%	-6.31%	11.29%	8.78%	3.62%

Source: US Bureau of the Census,

Figure 1: Sheridan County Population 1950 - 2017



Source: US Bureau of the Census

Typical of western U.S. growth patterns, much of Sheridan County’s population is concentrated within the City of Sheridan – approximately 56% of the countywide population resides in the City according to 2016 American Community Survey (ACS) data. Since 1990, this concentration has disbursed somewhat, with a loss of 2.6% in population density from the City and much of that gained in unincorporated areas of the county (2.4%). This may be a direct result of development happening in the urban ‘fringe’ areas surrounding the City proper, but not yet annexed as part of Sheridan. Overall, the County continues to exhibit a consistent growth pattern that supports previous planning policy to locate and absorb significant growth and development in the City of Sheridan. The communities of Ranchester and Dayton also serve in this capacity, continuing to grow over the past three decades at a steady rate although never increasing their overall share of the county population.

The average population density for unincorporated Sheridan County in 2000 was 10.6 people per square mile; in 2017 the density of the county has increased, with approximately 12 people per square mile.

Table 2: Population Distribution in Sheridan County

	Sheridan	Dayton	Clearmont	Ranchester	Unincorporated Areas
1990	13,900	565	119	676	8,302
% of total	59.0%	2.4%	0.5%	2.9%	35.2%
2000	15,804	678	115	701	8,205
% of total	62.0%	2.7%	0.5%	2.7%	32.2%
2010	17,444	757	142	855	11,672
% of total	56.5%	2.5%	0.5%	2.8%	37.8%
2017*	18,115	809	148	941	12,095
% of total	56.4%	2.5%	0.5%	2.9%	37.7%
% total change (1990 - 2017)	-2.6%	0.1%	0.0%	0.1%	2.4%

Sources: US Bureau of the Census, Wyoming Department of Administration & Information, Economic Analysis Division

*Population projections based on ACS data provided between 2010 and 2016; because they are estimates they do not correlate precisely with the 2017 population represented in Table 1 above. However, the % of total remains a sound indicator of population distribution throughout the county.

POPULATION AGE DISTRIBUTION

Sheridan County is aging (Table 3, Figure 2). Compared to the 2008 Comprehensive Plan, the number of County residents in the prime workforce age bracket (between ages 20 and 65) has dropped, with the number of residents over 65 years old increasing to nearly 25% of the population. While the population under the age of 14 years has also increased, the County will see its population continue to age over the

by age; overall, the population appears fairly evenly matched until 65 years and over, when women outnumber men. This correlates with national trends comparing sex and age.

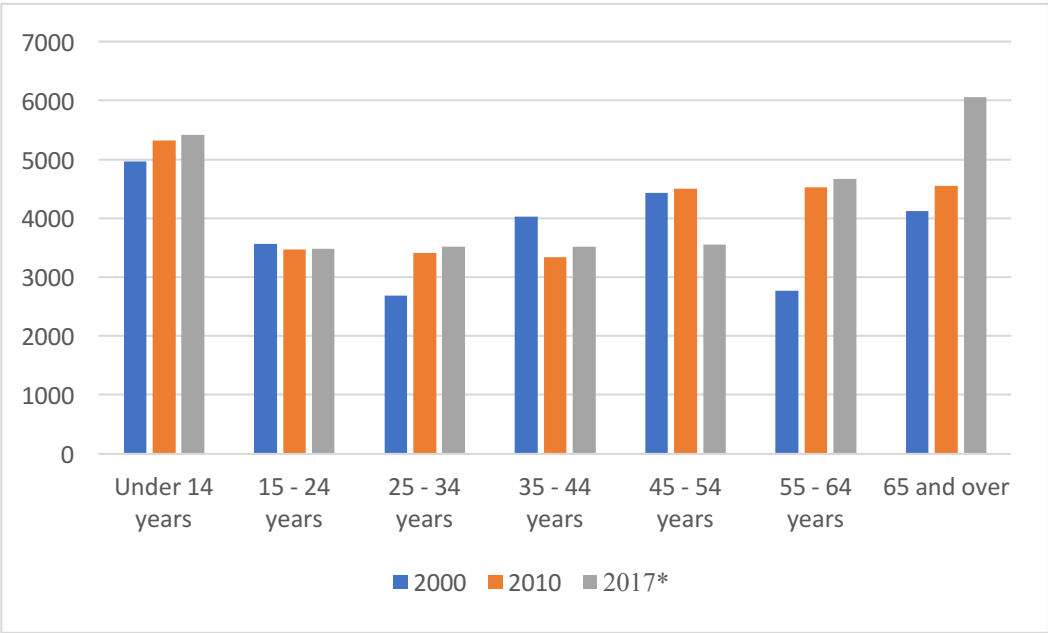
Table 3: Sheridan County Age Distribution

Year	2000	2010	2017*
Age			
Under 14 years	4966	5324	5413
15 - 24 years	3569	3474	3481
25 - 34 years	2686	3409	3518
35 - 44 years	4025	3334	3521
45 - 54 years	4427	4499	3550
55 - 64 years	2766	4528	4669
65 and over	4121	4548	6058

Sources: US Bureau of the Census, Wyoming Department of Administration & Information, Economic Analysis Division

*Population projections based on ACS data provided between 2010 and 2016

Figure 2: Sheridan County Age Distribution between 2000 and 2017



Sources: US Bureau of the Census, Wyoming Department of Administration & Information, Economic Analysis Division

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POPULATION PROJECTIONS

The County’s population is projected to grow into the future based on trends of demographic and economic variables in the recent past. The County’s current population is slightly lower than original projections in the 2008 Comprehensive Plan, and slightly higher than projections from the Wyoming Department of Administration & Information, Economic Analysis Division, so the actual rate of growth through 2020 may adjust accordingly. Over the next twenty years projections indicate growth will continue to occur at a moderate rate – slower than the previous two decades, but steady, averaging less than 1% each year.

Table 4: Sheridan County Population Projections (through 2040)

Year	2017	2020	2030	2040
Population	30,210	31,090	33,260	34,860
Growth Rate (by decade)		2.8%	6.5%	4.6%

Source: US Census Bureau, Wyoming Department of Administration & Information, Economic Analysis Div.

EXISTING LAND USE

GENERAL LAND OWNERSHIP

The majority of land in Sheridan County is under private ownership, totaling approximately 1,622 square miles (or 1,038,080 acres) representing about 64 percent of all land within the county. The remaining 902 square miles (577,280 acres or just under 36 percent) remains in public and trust ownership under local, state or federal authority. Most of the public lands are under U.S. Forest Service ownership in the Bighorn National Forest, totaling approximately 609 square miles or 389,760 acres (24 percent). The Bureau of Land Management (BLM) manages approximately 77 square miles (49,280 acres or roughly 3 percent) and the State of Wyoming manages approximately 197 square miles (8 percent). Other public lands under local government ownership (e.g., airport, county, city/towns, and schools) account for less than one percent of the county's land, as shown in the table below. While these numbers have shifted slightly since the 2008 plan was written, there has not been a significant change in overall land ownership over the last decade.

Table 1: Land Ownership in Sheridan County, Wyoming, 2018

	Sheridan Co. (sq. mi.)	Percent (%)	Wyoming (sq. mi.)	Percent (%)
U.S. Government	686	27.2	46,313	47.7
National Park Service	0	0	3,555	3.7
Forest Service	609	24.1	14,276	14.7
Fish and Wildlife	0	0	78	0.1
Bureau of Land Management	77	3	27,163	28.0
Bureau of Reclamation	0	0	1,242	1.3
State of Wyoming	197	7.8	6,042	6.2
State Lands Commission	184	7.3	5,773	5.9
Recreation Commission	0	0	12	0.0
Game and Fish	13	0.5	257	0.3
Local Government	4	0.2	192	0.2
Other Lands	15	0.6	3,155	3.2
Surface Water	4	0.2	735	0.8
Total Public	902	35.7	55,703	57.4
Total Private	1,622	64.3	41,391	42.6
Total Land	2,524	100	97,093	100.0

Source: Wyoming Department of Administration & Information, Economic Analysis Division; University of Wyoming, Department of Geography & Recreation; and U.S. Census Bureau, 2012.

EXISTING LAND USE

As was the case in 2008, the majority of the developed land in the county is located in incorporated cities and towns, particularly in the City of Sheridan and the area immediately surrounding the city's

border. It is not surprising that agriculture is the largest existing county land use by area at just over 988,747 acres (about 62 percent). Public lands account for the next largest land use at 558,734 acres (approximately 35 percent), most of which are used for agricultural purposes. Residential land use accounts for 15,889 acres (1.3 percent), and non-residential uses (businesses, industry, special purpose, and multi-use) account for approximately 666 acres or less than one percent of the overall land area. These non-residential uses have continued to locate primarily in or near the communities of Sheridan, Dayton and Ranchester. At present the county has about 9,289 acres of land (less than one percent) classified as vacant.

Table 2: Existing Land Use in Sheridan County, Wyoming, 2019

Land Use	Acres	% of Total	Land Within Corporate Limits (Sheridan, Dayton & Ranchester)	County Land Outside Corporate Limits but Within JPA Boundary	County Only
Agricultural (Private)	1,009,619.20	62.66%	1,380.59	19,491.48	988,747.13
Commercial/Multi-Use	2,028.91	0.13%	906.25	456.26	666.40
Industrial	68.92	0%	59.64	0.00	9.29
Special Use and Public/Semi-Public	566,432.25	35.15%	2,380.60	5,317.37	558,734.28
Residential	21,949.35	1.36%	2,399.93	3,660.17	15,889.25
Vacant	11,283.23	0.70%	818.69	1,175.58	9,288.97
Total	1,611,381.86	100%	7,945.69	30,100.85	1,573,335.32

Source: Existing Land Use Map (2019), Sheridan County GIS data (2018)

EXISTING ZONING

Zone Districts

Sheridan County has eight traditional zoning districts, summarized in the table below, in addition to the Airport Zone and the Powder Horn Planned Unit Development (PUD). The zoning code is a traditional Euclidean code that separates activities by agricultural, residential, commercial and industrial use type. Most of the districts allow some mix of activities, although uses generally remain segregated by category and limited site design standards apply.

Table 3: Existing Zoning Districts

Zone District	General Intent	Minimum Lot Area				Minimum Yard Requirements ¹		
		Central W&S	Outside GWPA	Inside GWPA	Conservation	Front Setback	Rear Setback	Side Setback
UR - Urban Residential	Residential, manufactured, home parks, agriculture	6,000 sf. Min. for SF 2,500 sf. min. for MF	2 acre min.	5 acre min.	Varies	25'	20'	5'
RR - Rural Residential	Agriculture, residential	n/a	2 acre min.	5 acre min.	Varies	25'	20'	5'
A- Agricultural	Agriculture, residential	80 acre min.			Varies	25'	20'	5'
C-1 Commercial	Commercial, high-intensity; no residential uses permitted	No minimum if connected to water and sewer	2 acre min.	5 acre min.	n/a	none required		
C-2 Commercial	Commercial, residential	6,000 sf. min.	2 acre min.	5 acre min.	n/a	25'	20'	5'
C-3 Commercial	Commercial, least intense; residential	6,000 sf. min.	2 acre min.	5 acre min.	n/a	25'	20'	5'
I-1 Industrial	Light and heavy industrial, high-intensity commercial, agriculture	No minimum if connected to water and sewer	2 acre min.	5 acre min.	n/a	none required		

¹ Setbacks reduced in Traditional Neighborhood Overlay areas.

I-2 Industrial	Heavy industrial, moderate to heavy intensity commercial, agricultural	No minimum if connected to water and sewer	2 acre min.	5 acre min.	n/a	none required
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Source: Rules and Regulations Governing Zoning in Sheridan County, November 7, 2017.

Special Zones

In addition to the eight traditional zoning districts listed above, development regulations apply in parts of Sheridan County that are located within the Airport Zone as well as in areas that are within a federal (FEMA) designated flood zone. There are specific resolutions regulating heights of objects and mitigation measures to reduce impacts of aircraft noise in and around the airport.

Current Zoning

The largest zoning district remains Agricultural, encompassing 1,573,655 acres (over 97 percent of zoned land area in the county). The agricultural zoning district includes U.S. Forest Service, BLM, and most State lands. Residentially zoned lands account for 35,486 acres or just over 2 percent of the total zoned area, whereas non-residential zoning covers 3,543 acres and less than one percent of all lands zoned in the county. The current zoning map for the County is in Appendix B.

Table 4: County Zoned Land Area

Zoning	Acres	% Total
Agricultural	1,573,655	97.52%
Powder Horn PUD	937	0.06%
Non-Residential		
Airport	1,514	0.09%
Commercial 1	623	0.04%
Commercial 2	371	0.02%
Industrial 1	227	0.01%
Industrial 2	808	0.05%
Non-Residential Subtotal	3,543	0.22%
Residential		
Rural Residential	17,125	1.06%
Urban Residential	18,361	1.14%
Residential Subtotal	35,486	2.20%
Total	1,613,621	100.00%

Source: Sheridan County Zoning Map (2019), Sheridan County GIS data (2018)

REGIONAL INFLUENCES

There are several regional influences beyond the boundaries of Sheridan County that need to be considered as part of the planning process. These include the following:

MINING OPERATIONS IN MONTANA

Mining operations in and around Sheridan County continue to be an economic driver. Two mines are located just north of the Wyoming/Montana border: Spring Creek and Decker. Both are major coal mining operations located near Decker, Montana. Although technically out of state, these facilities are located in close proximity to the communities of Sheridan, Dayton and Ranchester (+/- 20 miles to the north), and their presence impacts the local housing market and employment in the county. After a number of years in litigation the Brook mine, owned and operated by Ramaco, is in the final stages of review and permitting through the Wyoming Department of Environmental Quality. Once approved, the mine will be located close to Acme in Sheridan County and has the potential to create over 600 jobs and \$30 million in annual wages according to recent reports.²

RESERVATION LANDS

Two major tribal reservations are located in the region - the Crow Reservation and Northern Cheyenne Reservation, both immediately north of Sheridan County in Montana. The two tribes have significant economic influence in the area resulting from local shopping and service expenditures. The Crow reservation supports a population of approximately 12,000 residents, most of whom live in Big Horn and Yellowstone counties (Montana). The Northern Cheyenne Reservation is located in Big Horn and Rosebud Counties, with a local population of approximately 5,000 residents.

² Casper Star Tribute, April 24, 2019; https://trib.com/business/energy/coal-company-wins-right-to-mine-in-northern-wyoming/article_5afc2418-ff69-56bf-af80-3f7feccc765a.html

EMERGENCY RESPONSE AND OTHER UTILITIES

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Sheridan County currently has six rural fire districts, in addition to the National Forest Service providing fire response within Bighorn National Forest. Fire danger can be substantial in the unincorporated areas of Sheridan County, whether due to risk of grass fires in open rangeland or forest fires in the foothills and mountains of western Sheridan County.

The independent rural fire districts are shown by the Fire Districts map in Appendix B and include:

- Tongue River Fire Protection District
- Dayton Fire Protection District
- Big Horn Fire District
- Story Fire District
- Clearmont Fire District
- Sheridan Area Rural Fire Protection District

Fire stations are also shown by the Fire Map and are located in Dayton, Ranchester, WYarno, Clearmont, Arvada, Ucross, Story, Big Horn, and in two locations within the City of Sheridan.

The City of Sheridan's current ISO rating is a 3/3x; Ranchester and Tongue River both have a rating of 6/9, Dayton has a rating of 4/4, Bighorn has a rating of 5 and Clearmont and Story are both rated at a 9.¹ Areas within the City of Sheridan as well as those areas outside the city boundary but within 5 miles of a fire-rescue station and within a 1000 ft of a fire hydrant, have a fire insurance Public Protection Classification of 5 (on a scale of 1 to 10). Areas of Sheridan County that are not within a Fire District have a classification of 9.

Sheridan Fire-Rescue Department

The Sheridan Fire-Rescue Department provides fire and emergency services to the City of Sheridan and, on a temporary contract, portions of unincorporated Sheridan County in a doughnut-shaped area around the City (Sheridan Area Rural Fire Protection District). The Department also responds to wild land fires in and around Sheridan and Sheridan County, with mutual aid agreements with the surrounding fire districts (i.e., Bighorn National Forest, Johnson and Campbell counties in Wyoming, and Big Horn County in Montana). Sheridan Fire-Rescue also provides ambulance standbys for wild land and forest fires when needed. In 1999, this department consolidated the former Sheridan County Fire Department, 911 Ambulance Service, and the Sheridan Fire-Rescue Department.

Average response times from dispatch to arrival on EMS calls is 5 minutes and 31 seconds; fire calls is 6 minutes and 51 seconds (this includes calls for assistance to County and Fire Districts).

Town Fire Departments

The communities of Ranchester, Dayton, Story, Big Horn, Goose Valley and Clearmont all maintain local fire service through the various fire districts to respond to immediate fire needs within their respective communities. The firefighters are all volunteers in all of the communities.

¹ Chris Thomas, Sheridan County Fire Warden; 2018 Fire Study.

SHERIFF AND POLICE PROTECTION

Law enforcement services in the planning area are provided by a combination of the City of Sheridan Police Department, the Sheridan County Sheriff's Department, and the Wyoming Highway Patrol. Sheridan College campus security officers have jurisdiction over, and patrol the community college campus, as well.

In 2018, as reported in DCI's Uniform Crime Report, Sheridan County had a crime rate of 12.1 (crimes per 1,000 inhabitants).

Enhanced 911 emergency telephone services are available throughout Sheridan County, which include addressing and location identification for callers, including calls placed using cellular phones.

Sheridan County Sheriff's Office and Detention Center

The Sheridan County Sheriff's Office is statutorily mandated to provide law enforcement services, operate a jail, provide court security, and perform civil process service throughout Sheridan County. The department is divided into two divisions: patrol and detention. Each division has a separate operating budget, which when combined comprises about 30% of the total Sheridan County budget.

The Sheriff's Office base of operations, including detention and dispatch, are located in the City of Sheridan. The patrol division currently employs one sheriff, two sergeants, and 17 patrol deputies that are Wyoming Peace Officers Standards and Training (P.O.S.T.) certified Peace Officers. Deputies handle criminal investigation, crime prevention and patrol hundreds of miles throughout the county, including several small communities. Deputies also handle civil process service, VIN/HIN inspections, and provide court security for the Fourth Judicial Court. They also conduct community programs including the Drug Abuse Resistance Education (D.A.R.E.) program in local schools.

In 2018 the Sheriff's Office received a total of 2,915 calls for service, generating 2,837 case reports and averaging 8.19 calls per day received through dispatch. A total of 2,643 traffic stops were logged, 219 motorist assists recorded, 693 traffic and non-traffic citations written and 569 written warnings generated.² The Sheriff's Office also oversees the Sheridan Area Search and Rescue (SASAR), which reported a total of eight activations in 2018.

The Sheriff's Office operates the Sheridan County Detention Center which can house up to 126 inmates and offers various programs and services including mental health services, AA meetings, work release, inmate kitchen work, a GED Completion program, and religious services. On average the Detention Center holds 67 inmates monthly. The Detention Center employs 22 P.O.S.T certified Detention Officers including one lieutenant, two sergeants, four corporals, and 15 detention deputies. Detention Deputies are tasked with the safe, secure and equitable treatment all Sheridan County inmates. Additionally, detention staff are tasked with transporting inmates to court hearings, other detention centers, medical treatment and mental health facilities. The Detention Center recently expanded its operations to include full time nursing staff, a kitchen that is responsible for the preparation of all inmate meals, and the implementation of security measures to enhance the safety for inmates and detention deputies alike.

To support Detention Center operations, the Sheridan County Sheriff's Office employs 13 full-time and 13 part-time or fill-in Detention Center Control Operators. The Control Operators conduct constant inmate monitoring, enter activity log information, and control movement through the center via computer, video camera, radio, and phone.

² Sheridan County Sheriff's Office, 2018 in Review Annual Report

Sheridan County Courthouse

The Sheridan County Courthouse is a circuit court that deals with civil and criminal cases. The District Court Clerk's Office is responsible for maintaining permanent records of all cases filed in the 4th Judicial District Court. The Clerk of Court processes all cases, as well as handling foreclosures, victim assistance, recording of wills, marriage licenses and administrative legal matters such as fines and paperwork.

City of Sheridan Police Department

The Sheridan Police Department provides police response to the city of Sheridan, employing with 30 sworn officers and 18 civilian employees. The Sheridan Police Department is organized under three bureaus: patrol operations, support services and administrative services, and offers a wide array of specialized programs to its officers and the community, including:

- A certified K-9 unit
- Drug Recognition Expert
- School Resource Officer
- Bicycle Patrol
- Field Training Unit
- Detective Unit
- Precision Marksman
- Chemical Munitions Specialist

ELECTRIC POWER

Sheridan County does not own or operate an electric utility. A variety of power utilities serve county customers, including both privately held and publicly traded companies, as well as cooperative utility providers. According to information provided on Forward Sheridan's website, the Montana-Dakota Utilities Company provides service to approximately 14,725 electric and 16,800 natural gas customers in 11 communities in Wyoming, including Sheridan. The Powder River Energy Corporation serves over 12,000 members throughout the region.

SOLID WASTE FACILITIES

Sheridan County has no solid waste collection, recycling or landfill facilities; residents in unincorporated areas typically arrange for private collection which in turn depend upon some of the City of Sheridan services, as indicated below.

City of Sheridan Solid Waste

Waste Collection

The City of Sheridan provides weekly residential waste collection for city residents and businesses. All customers receive collection service at least once per week between Monday through Friday. All collected solid waste is disposed of at the Sheridan Landfill located at 83 East Ridge Road.

Recycling Center

Recycling is handled through the City's Recycling and Solid Waste Division. There are a number of recycling locations available throughout the community, and residents can also drop recycled materials at the City Landfill (see below). Curbside recycling is now available to city residents, as well as a commercial recycling program for local businesses.

City Landfill

The City of Sheridan owns and operates the Sheridan Landfill for solid waste disposal, which accepts household trash, construction debris, compost material, brush, tires, used oil, metal and clean concrete on a fee basis.³ The facility also provides recycling services for many of these items. Each year the facility⁴:

- Grinds an average of 1,000 – 1,500 tons of brush and stumps for composting
- Bails and ships approximately 880 tons of scrap metal to recycling centers
- Compacts and covers approximately 30,000 tons of household waste and construction debris
- Recycles approximately 5 tons of car batteries
- Decommissions approximately 911 refrigerators / air conditioning units
- Recycles approximately 1,064 tons of concrete and asphalt
- Recycles 2,842 gallons of engine oil

The City of Sheridan Solid Waste Division also offers city residents special services during the year, including leaf pick-up in the fall, drop-off Christmas tree recycling, and an annual hazardous waste disposal day.

³ Current fees can be found by visiting the website: https://www.sheridanwy.gov/government/utilities/landfill/rates_fees

⁴ City of Sheridan Landfill, <https://www.sheridanwy.gov/government/utilities/landfill>

HOUSING

Housing trends in Sheridan County are influenced by a growing population, variations in demand for housing types and quantities, an aging housing stock and dramatic increases in home values over the last three decades. An aging population, increased demand for second homes, the prevalence of short-term vacation rentals and a shift in both the local economy and earning potential has had a direct impact on the housing conversation surrounding needs and affordability in Sheridan County.

TOTAL HOUSING AND MIX

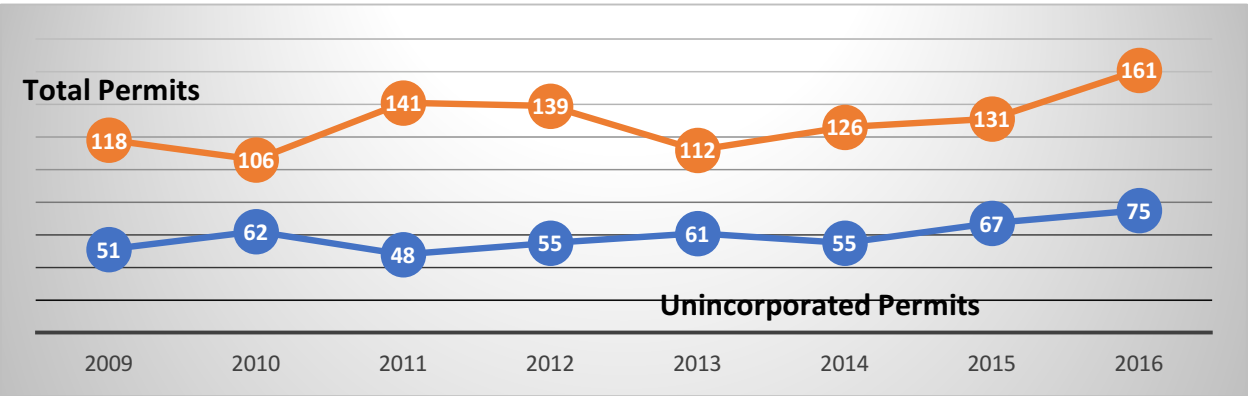
Housing construction trends have fluctuated in unincorporated Sheridan County since the 2008 Comprehensive Plan. As shown below, the unincorporated areas lag behind the county as a whole in terms of permitting, with dips in permits being approximately a year behind permit totals for all of the county (including incorporated cities and towns). This is especially evident between 2010-11 (Figure 1) and 2013-14. Since 2014, construction permits have been steadily increasing year over year, with the unincorporated areas following a similar trend as the county as a whole.

Table 1: Housing Permit Counts in Sheridan County

Year	County Permits Total	Unincorporated County Only	Incorporated Areas Only
2009	118	51	67
2010	106	62	44
2011	141	48	93
2012	139	55	84
2013	112	61	51
2014	126	55	71
2015	131	67	64
2016	161	75	86

Sources: Sheridan County Building Permit Data (as of December 2018)

Figure 1: Housing Permit Counts in Sheridan County



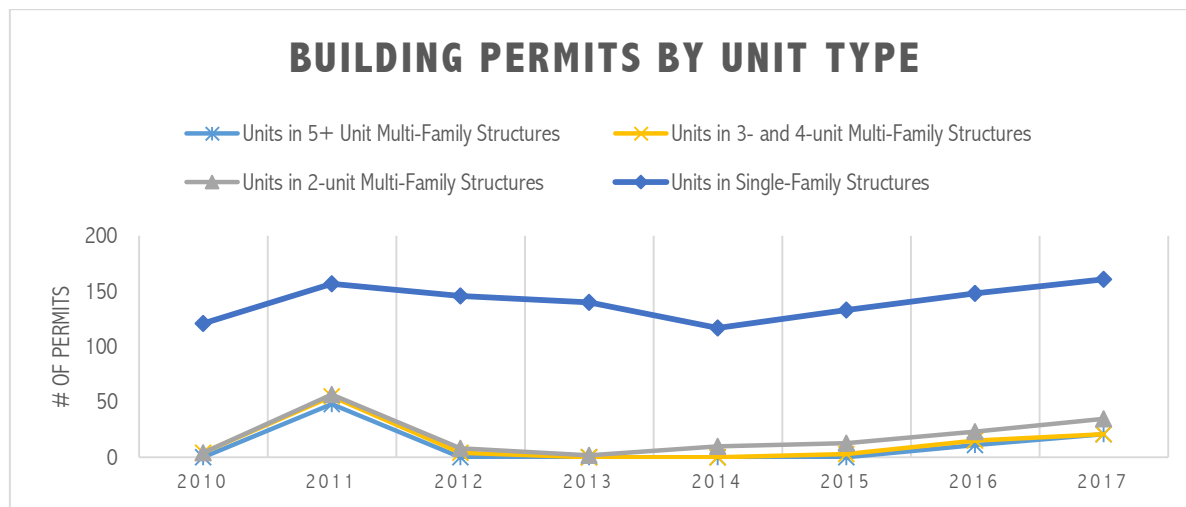
The average household size in Sheridan County remained the same since the 2008 Plan, at 2.3 individuals per household. Single-family housing continued to represent the most permits issued annually, although multi-family housing permits (located primarily within the incorporated communities) have been consistently on the rise over the last five years. In 2011 the number of multi-family structures permitted was at a high for the period (57 units, 36% of permits issued), a year that also represented a low in single-family housing unit construction for the same period. In 2017, multi-family units represented 22% of the total permits issued, with five or more unit structures the most prevalent building type in that category.

Table 2: Building Permits Issued By Unit Type

Permit Type	2010	2011	2012	2013	2014	2015	2016	2017
Units in Single-Family Structures	117	100	138	138	107	120	125	126
Units in All Multi-Family Structures	4	57	8	2	10	13	23	35
Units in 2-unit Multi-Family Structures	0	2	4	2	10	10	8	14
Units in 3- and 4-unit Multi-Family Structures	4	7	4	0	0	3	4	0
Units in 5+ Unit Multi-Family Structures	0	48	0	0	0	0	11	21

Sources: U.S. Census Bureau Data (2010-2017); Wyoming Department of Administration and Information, Economic Analysis Division

Figure 2: Building Permits by Unit Type



Sources: U.S. Census Bureau Data (2010-2017); Wyoming Department of Administration and Information, Economic Analysis Division

HOUSING AGE AND QUALITY

In 2018 the median age of housing stock in Sheridan County was 41 years; this is a change from the previous plan where the median age of housing stock was 42 years, indicating new construction has offset an aging housing stock somewhat. However, Table 3 demonstrates over 50% of the housing stock in Sheridan County remains over 40 years old, a number that is on par with the state.

Table 3: Age of Housing by Year Built (Comparison)

Year Built	Sheridan County		State of Wyoming	
	Units	% of Total	Units	% Total
1939 or earlier	2,171	17.1%	24,398	10.7%
1940 to 1949	723	5.7%	10,195	4.5%
1950 to 1959	987	7.8%	20,926	9.2%
1960 to 1969	531	4.2%	18,850	8.3%
1970 to 1979	2,423	19.1%	47,644	21.0%
1980 to 1989	1,869	14.7%	32,639	14.4%
1990 to 1999	1,805	14.2%	26,757	11.8%
2000 to 2009	1,788	14.1%	37,104	16.3%
Built 2010 or Later	400	3.2%	8,472	3.7%

Sources: 2011-2016 5-Year ACS Data

HOUSING COST AND AFFORDABILITY

The median home value in Sheridan County has shown steady increases over time. According to observations made during the 2008 Comprehensive Plan, median home values jumped more than 75% in the decade between 1990 and 2000.¹ Home values continued to increase significantly between 2000 and 2010 when the median home value in Sheridan County more than doubled, increasing by 120%. This trajectory continued after 2010, with the exception of brief fluctuations between 2009-10 and 2011-12 which are indicative of the economic downturn that affected the state and the country. Today median home value in Sheridan County is \$237,700², compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to increase by 1.31% annually to \$280,614. In 2017, the average sales price of a home in Sheridan County was reported at \$269,986 compared to Wyoming's average of \$292,759.³

Table 4: Average Home Price Since 2000

Year	Cost	% Change
2000	\$ 115,003	
2001	\$ 125,000	8.7%
2002	\$ 142,565	14.1%
2003	\$ 146,776	3.0%
2004	\$ 162,917	11.0%
2005	\$ 186,095	14.2%
2006	\$ 220,225	18.3%
2007	\$ 240,779	9.3%

¹Historical Census of Housing Tables: Home Values and Rents for Wyoming and Counties 1960 to 2000 Wyoming Division of Economic Analysis http://eadiv.state.wy.us/housing/Value_Rent_Cnty.htm; 2000 U.S. Census Source: <http://www.whywoming.org/pdf/Counties/Sheridan.pdf>.

^{2, 3} Wyoming Housing Partnership, Wyoming Profile – Volume 1, Draft Report, August 2018

2008	\$ 240,270	-0.2%
2009	\$ 233,871	-2.7%
2010	\$ 242,635	3.7%
2011	\$ 227,833	-6.1%
2012	\$ 223,988	-1.7%
2013	\$ 228,217	1.9%
2014	\$ 237,497	4.1%
2015	\$ 238,593	0.5%
2016	\$ 255,330	7.0%
2017	\$ 269,986	5.7%

Source: DOR Data, 2000–2016

This increase in housing cost also applies to rental units. Between 2011 and 2016 the median rent in Sheridan County was \$648 monthly, just shy of the state average of \$686. This reflects the median of all units rented; the number varies significantly when looking at the average rent between different types of units available. In the most recent biennial Wyoming Rental Vacancy Survey (RVS), average rents for single-family units were up to \$956 and average rent for apartments were \$707. These numbers vary even further when you look at the breakdown between size and type of unit. The average market rate for a one-bedroom single-family unit was \$664 compared to a one-bedroom duplex unit (\$592), a one-bedroom apartment (\$614) and a one bedroom mobile home (\$425). Similar variations appear when comparing two, three or more bedroom units across the board.

These rental and ownership costs represent a significant challenge the county faces in balancing cost burden placed on households. According to the Sheridan County Profile developed by the Wyoming Community Development Authority, cost burden occurs when gross housing costs range from 30 to 50 percent of one's gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of the gross household income. Housing costs for homeowners include property taxes, insurance, energy payments, water and sewer service, as well as refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and select electricity and natural gas energy charges. In Sheridan County, 2017 ACS Five-year data show 16.6% of households (both owner and renter-occupied) experience cost burden, while 11% of households are severely cost-burdened. Looking at the difference between owner-occupied and renter-occupied households, significantly more renter-households experience this pinch; over 22% of renters experience cost burden, and 14.4% of renters are severely cost burdened compared to owner-occupied households. This represents well over 1/3 of the total rental population in Sheridan County.

Given the increase in cost of housing, it is important to recognize the affect this has on housing affordability and livability in Sheridan County. While there continues to be market demand for retirement and second-homes based on the County's aging population, providing a range of housing choices that are attainable and meet the varied needs of all Sheridan County residents is equally important. Based on data provided in the most recent county profile⁴, the median household income in

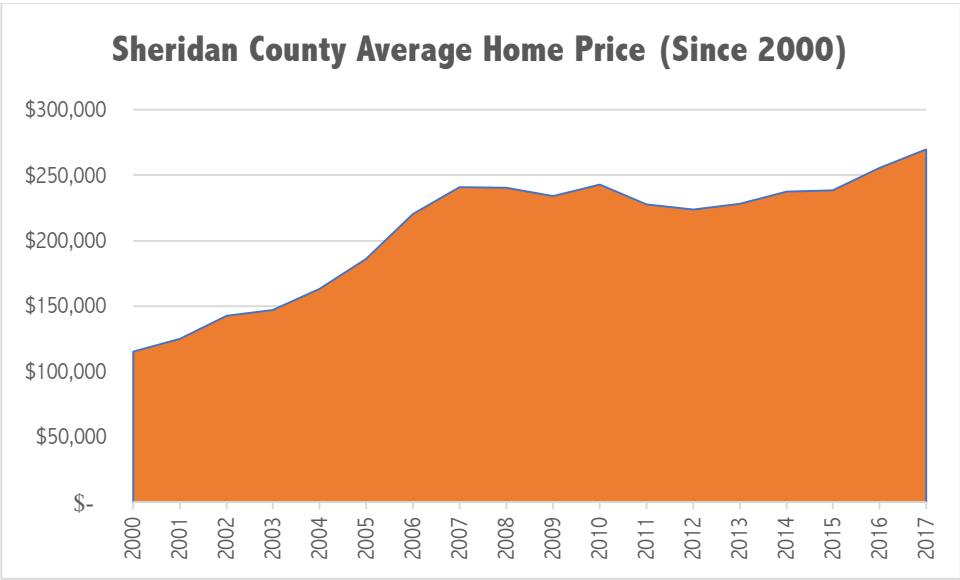
⁴ WY Department of Administration & Information, Economic Analysis Division

^{5, 6} Wyoming Housing Partnership, Wyoming Profile – Volume 1, Draft Report, August 2018

2018 was estimated at \$56,455. Although this is comparable to (but still lower than) state and national averages, the median income fails to keep pace with the rise in home values, especially when coupled with household expenditures and the rising cost of healthcare for aging residents on fixed incomes.

The Sheridan County Profile estimates that to meet future demand for affordable housing opportunities, an additional 2,445 affordable housing units – 1,870 owner-occupied and 575 renter-occupied – will be needed by 2050. Of those unit estimates, 261 units would be needed to accommodate owners and renters with incomes between 0-30% of the established median family income (MFI) level.⁵ Adding into consideration existing unmet housing needs of Sheridan County residents, such as cost burden or substandard living conditions, a total of 5,676 housing units would be needed by 2050 to address current and future demand.⁶

Figure 3



A contributing factor in rising home values is the age of the home itself. As shown in Table 5, structures built in 1939 or earlier had a median value of \$175,300, while structures built between 1950 and 1959 had a median value of \$246,900 and those built between 1990 to 1999 had a median value of \$268,400. The newest structures tend to have the highest values, with homes built between 2010 and 2013 recording a median value of \$294,600.⁷

Table 5: Median Home Value by Year Built (Comparison)

Year Built	Sheridan County	Wyoming
	Value	Value
1939 or earlier	\$175,300	\$157,900
1940 to 1949	\$175,600	\$152,100

⁷ Wyoming Housing Database Partnership Draft Report, Wyoming Profile – Volume 1, August 2018

1950 to 1959	\$246,900	\$163,300
1960 to 1969	\$202,900	\$185,100
1970 to 1979	\$223,000	\$191,500
1980 to 1989	\$262,400	\$209,600
1990 to 1999	\$268,400	\$245,200
2000 to 2009	\$318,200	\$260,000
2010 to 2013	\$294,600	\$288,500
2014 to Later	--	\$289,400

Sources: 2011-2016 5-Year ACS Data

HOME OWNERSHIP AND RENTAL UNITS

In 2000, the homeownership rate in Sheridan County stood at 69%, just below the Wyoming state rate of 70% but higher than then national rate of 66%.⁸ According to the most recent ACS data, 61% of the 14,344 housing units in Sheridan County are owner occupied, 28% are renter occupied, and 11% were vacant at the time of reporting.⁹ This represents a marked decrease in owner-occupied housing units since the last comprehensive plan update, which may be the result of a number of factors. Lack in affordable housing options may be driving an uptick in renter-occupied units. Additionally, an increase in total vacancies (both owner-occupied and renter-occupied) since the previous plan may indicate a growing number of seasonal, short term rentals and second homes. Rental vacancies are actually down overall since the previous plan was completed; census data from 2000 indicates a vacancy rate of less than 5%, while a more recent 2019 survey of rental properties shows a vacancy rate down to 2.5% for all rental units in the county. By comparison, 2010 census data indicates there were 674 vacant units in Sheridan County deemed seasonal or second homes, whereas the 2017 ACS 5-year data anticipates nearly 60% (874 units) of the vacant housing in the county is due to seasonal, recreational or occasional use. As overall vacancy rates have gone down while seasonal vacancy rates have increased, a decrease in owner-occupied units has also been observed. Projections for a strong-growth scenario in Sheridan County suggest 10,558 owner-occupied units and 4,584 renter-occupied units will be necessary to accommodate the county population in 2050.¹⁰

Table 6: Home Ownership in Sheridan County, 2011-2016

	Units	% of Total
Occupied Housing Units	12,697	89%
Owner-Occupied	8688	61%
Renter-Occupied	4009	28%
Vacant Housing Units	1647	11%
Total Housing Units	14,344	100%

Sources: 2011-2016 5-Year ACS Data, WY Department of Administration & Information, Economic Analysis Division

⁹ WY Department of Administration & Information, Economic Analysis Division

¹⁰ Wyoming Housing Database Partnership Draft Report, Wyoming Profile – Volume 1, August 2018

The most recent biennial Wyoming Rental Vacancy Survey (RVS) was completed in June of 2018 and provides additional detail on the quality of current rental stock. Of the 1,635 rental properties surveyed at that time, 68.5% (1,120 units) were rated to be in good condition and 15.6% (255) were rated in excellent condition. No units were reported to be in fair or poor conditions at the time of the survey, although the survey provides a snapshot of current rental housing stock and reflects roughly 40% of the current rental stock.¹¹

¹¹ 2018A Survey of Rental Properties, Wyoming Rental Vacancy Survey

TRANSPORTATION

ROADS

Sheridan County maintains approximately 530 miles of roads; 28 miles of paved roads, approximately 70 miles are dirt, and the remainder are gravel.

Major Highways

There are four primary highways that traverse Sheridan County; Interstate 90 and Highway 87, both of which run north/south through the county and through the City of Sheridan, and State Highway 14-16 and 14A, which generally runs east/west through the county and connects Dayton, Ranchester, Ucross and Clearmont (see County Road Network, Appendix B).

Minor Highways and County Roads

State highways including WY 331, 335, 336, 338, 341, 343, 345, as well as county roads provide local travel routes to and from major roadways, and connect key access points to the Bighorn National Forest, agricultural operations and rural communities like Acme, Arvada, Beckton, Big Horn, Banner, Story and Parkman (see County Road Network, Appendix B).

There are six road districts in Sheridan County established in accordance with Wyoming statute with one (blade) operator per district.

Road construction and improvements in Sheridan County are funded partially through a Capital Facilities Tax and state matching funds, when available. Sheridan County maintains a Capital Improvements Plan that considers ongoing maintenance for countywide infrastructure, updated annually with 5-year projections.

COUNTY BRIDGES

The County is responsible for bridge maintenance and replacement on county roads. There are currently 39 functional bridges in the county; the maintenance and replacement of these bridges are big-ticket items and often take precedence in capital improvement priorities because of the isolated nature of much of Sheridan County. Without continuous care and maintenance, a lost bridge can mean significant lack in connectivity between the agricultural community and extractive industry and Sheridan County's population centers.

TRANSIT

The Senior Citizens Council, a local non-profit organization, has been providing transportation to people of all ages in Sheridan County since 1973. A mini-bus fleet of ten, which includes six vehicles with ramps provides "dial-a-ride" door-to-door service. Daily and weekly scheduled routes serve the rural county and communities of Sheridan, Ranchester, Dayton, Big Horn, Story, and Banner. Weekly trips are also made for doctors' appointments in Buffalo, Casper, and Billings for those patrons needing specialized care not available in Sheridan.

RAILROAD

The Burlington Northern Santa Fe railroad is a heavy rail line that runs through much of Sheridan County, serving principally as a coal-hauling route. The rail line links Sheridan County directly with Billings, MT and Gillette, WY and indirectly links the county to major metropolitan areas. The number of trains has not changed since the last comprehensive plan update, holding steady with an average of 25-30 trains daily.¹

AIRPORT

The Sheridan County Airport is located at the southwest edge of the City of Sheridan and operates as the county's regional airport (see Figure 6). Consisting of more than 1,500 acres and an 8,300 foot runway, the Malcolm Wallop Terminal, named after former US Senator and County resident Malcom Wallop, supports one commercial carrier, a charter airline and numerous private aircraft. The current commercial carrier, SkyWest, provides two arriving and two departing flights daily to Denver, CO. Bighorn Airways offers chartered flights and helicopter service to Billings, MT and Casper, WY. The airport serves approximately 19,393 commercial passengers annually, according to 2018 statistics provided by the Department of Administration and Information, Economics Analysis Division. The airport also boasts an adjacent business park with project-ready lots offering power, water and sewer, as well as runway access. Businesses including UPS and FedEx among other national companies operate from the Sheridan County Airport as a result of the access and amenities provided. The Wyoming Department of Aeronautics Division also operates from the Sheridan County Airport.²

TRAILS

The Sheridan Community Land Trust works to create recreational opportunities throughout Sheridan County for the benefit of the public. Systems including the Soldier Ridge and Red Grade Trails connect users to a range of activities and landscapes through multi-purpose trails that invite hiking, mountain biking, equestrians and even water enthusiasts. The Tongue River Water Trail is one such experience that showcases the beauty and amenities of the Tongue River to paddlers and floaters alike. Connectivity between systems and with the recreational trails and pathways established in communities like Sheridan, Dayton and Ranchester are in the works. As part of this effort, the City of Sheridan continues to build upon their impressive trail network to help improve quality of life and community connectivity as well as encourage residents and visitors to use alternate transportation. The trail system continues to expand with the development of a seven-mile trail linking several parks throughout the city. Bike lanes are also being developed along major roads.

COMMUTING

According to information provided by the Department of Administration and Information, Economics Analysis Division, Sheridan County residents travel an average of 11,706 vehicle miles each year. A county resident takes an average of 16 minutes to arrive at their place of employment each day, although most employees have between a 5 and 9 minute commute time (see Figure 1 below). American Community Survey data from 2010 indicates that most Sheridan County residents take a personal vehicle to work, and over 78% of them drive alone.

^{1,2} Forward Sheridan. <http://forwardsheridan.com/wysheridan-works/infrastructure/transportation/>

Figure 1: Travel Time to Work

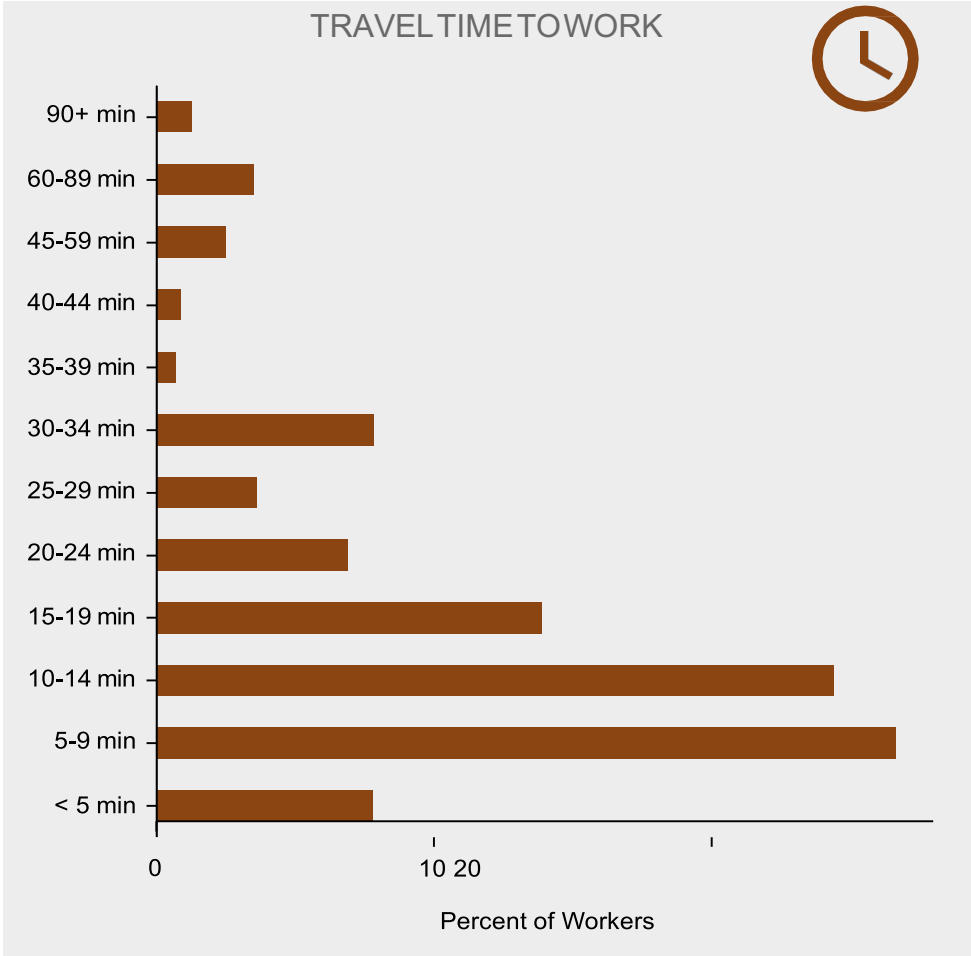
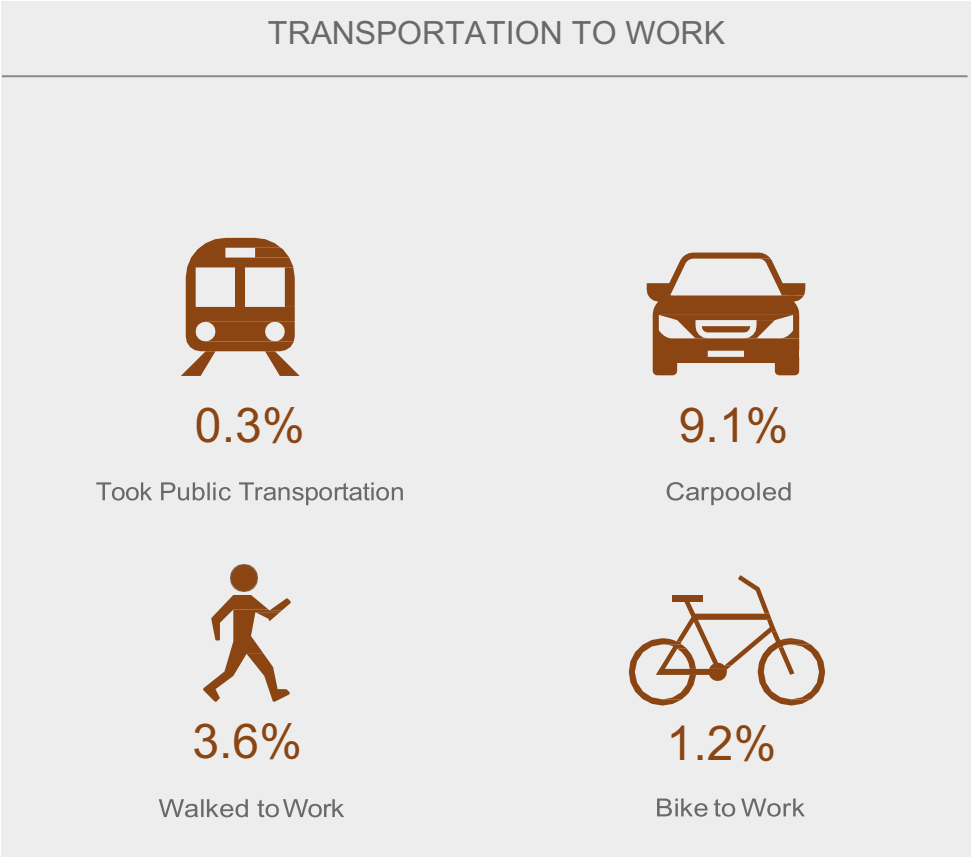


Figure 2: Mode of Transportation (To Work)



ECONOMY

EMPLOYMENT

According to data provided by the Bureau of Labor and Statistics¹, Sheridan County's labor force as of 2017 stood at 15,791, while the total number employed was 15,164. This represents an overall decrease in the number of residents employed since the last comprehensive planning effort, although the labor force actually grew consistently between 2005 and 2010, at which point the impacts of the national recession reduced both labor force and total employment in the county significantly. Since 2010 there have been oscillations between these two numbers as the labor force continues to change and employment levels vary; however, the unemployment rate in Sheridan County between 2013 and 2017 remained steady between 4-5%, tracking closely with the state unemployment rate up until this last year. According to 2018 data projections provided by the US Census Bureau, Sheridan County's current unemployment rate is around 2.2%, well below the state unemployment rate of 3.7%

The number of proprietors (self-employed individuals) in the workforce in Sheridan County has continued to increase, representing 31% of the workforce in 2016 – an increase of nearly 50% since 2000.

EMPLOYMENT SECTORS

In 2000, over 60% percent of jobs² in Sheridan County fell into the broad category of Services Related. Within this group, subcategories include:

- Transportation and public utilities (8%)
- Wholesale trade (5%)
- Retail trade (31%)
- Finance, insurance and real estate (11%), and
- Services, generally speaking (45%).

Following the Services Related sector, the next largest sector in 2000 was Non-Services Related, within which subcategories include:

- Farm
- Agricultural services, forestry, fishing and other
- Mining, including fossil fuels
- Construction
- Manufacturing

The smallest employment sector in 2000 was Government, at 3,020 employees or just over 18% of total employment.

Over the last two decades the Services Related job sector has continued to grow in Sheridan County. In 2016 nearly 65% of jobs³ in Sheridan County fell under Services Related. The subcategories within this

¹ Wyoming Housing Partnership, Wyoming Profile – Volume 1, Draft Report, August 2018

² A Profile of Socioeconomic Measure; Sheridan County, WY. Headwaters Economic, March 30, 2018

³ A Profile of Socioeconomic Measure; Sheridan County, WY. Headwaters Economic, March 30, 2018

group expanded over the years to better reflect the diversifying industry. The table below shows that between 2010 and 2016 the real estate, rental and leasing, accommodation and food service, along with other services (excepting public administration) represented the largest growth in employment under this industry sector.

The Non-Services and Government sectors represent almost equal percentages of the remaining employment in Sheridan County, at roughly 18% and 17% respectively. Among the Non-Services related industries, manufacturing experienced the largest growth in employment, adding over 200 jobs between 2010 and 2016.

Table 1: Growth in Employment by Industry for Sheridan County, 2000 to 2016

Industry	2001	2010	2016	Change 2010-2016
Total Employment (number of jobs)	16871	19602	20,698	1,096
Non-services related	3309	3700	3929	229
Farm	777	762	844	82
Forestry, fishing and agricultural services	200	236	229	-7
Mining (including fossil fuels)	321	676	692	16
Construction	1,525	1,666	1,594	-72
Manufacturing	486	360	570	210
Services related	10610	12318	13399	1,081
Utilities	na	67	83	16
Wholesale trade	314	426	490	64
Retail trade	2,117	2,156	2,200	44
Transportation and warehousing	643	717	768	51
Information	203	211	213	2
Finance and insurance	645	916	994	78
Real estate and rental and leasing	777	1211	1402	191
Professional and technical services	898	1100	1150	50
Management of companies	17	32	38	6
Administrative and waste services	539	575	613	38
Educational services	144	167	212	45
Health care and social assistance	1463	1727	1893	166
Arts, entertainment and recreation	300	479	481	2
Accommodation and food services	1485	1602	1768	166
Other services, except public administration	1065	932	1094	162

Government	3038	3584	3700	116
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*All employment data are reported by place of work. Estimates for data that were not disclosed are indicated in grey.

Source: A Profile of Socioeconomic Measures – Sheridan County, Headwaters Economics; March 30, 2018

Many of the largest employers in Sheridan County are representative of the strong sectors indicated above. The following tables identifies top employers in the County based on the number of full-time employees according to a 2016 assessment by Forward Sheridan.

Table 2: Top Employers in Sheridan County in 2016

Rank	Name of Employer	Type of Industry
1	Sheridan County School District #2	Over 500 FTE
2	Sheridan Veterans Administration Healthcare System	
3	Memorial Hospital of Sheridan County	
4	Cloud Peak Energy (Navaho Transitional Energy Corp, 2019)	201-300 FTE
5	Northern Wyoming Community College	
6	Walmart	
7	BNSF Railway	
8	City of Sheridan	101-200 FTE
9	County of Sheridan (tied)	
10	Sheridan County School District #1 (tied)	
11	Decker Coal Company	
12	Vacuum Technologies Corporation (Vacutech)	65-100 FTE
13	NSI Academy Rehabilitation	
14	Enterprises of North Eastern Wyoming (RENEW)	
15	The Powder Horn	
16	Volunteers of America Northern Rockies	
17	Westview Health Care Center	
18	Wyoming Girls School	
19	Best Western Sheridan Center (tied)	
19	Bighorn National Forest (tied)	
20	Cloud Peak Hospitality (Holiday Inn) (tied)	

Source: Forward Sheridan, Top Employers in Sheridan County 2016

INCOME

Median household income in Sheridan County in 2018 was \$56,455⁴, lower than the state average of \$60,938 for this same time period (these numbers have been adjusted to reflect 2017 inflation rates). According to the Wyoming Department of Administration and Information, Economic Analysis Division, 77% of all households collect all or part of their household income from wage earnings, while 38% of households collect all or part of their income from Social Security, and another 23% of households collect some form of retirement income. Additionally, 2.9% of Sheridan County households collect some form of supplemental income, while 1.3% of households require public assistance and 4% of households utilize food stamps or SNAP benefits to supplement household income.

WAGES

In 2016 government jobs paid the highest wages at \$52,838 annually, while services related jobs paid the lowest wages (on average) at \$33,489 annually.⁵ These figures have a significant impact on the County's overall economy since the greatest amount of employment growth over the past decade has been in services related fields, which also represents the largest employment sector. Overall, wages in Sheridan County remain lower than the state average. According to the Wyoming Department of Workforce Services, the average annual wage in the County in 2017 was \$40,292, while the average annual wage in the state of Wyoming for that same time was \$46,271.⁶ It should also be noted that a significant wage gap exists between full-time year-round male and female workers; on average, male workers earn \$50,730 annually while female workers earn \$41,016.

POVERTY

Currently there are 322 families in Sheridan County whose income is below the poverty level. In total, 1,986 county residents are currently living in poverty, representing 6.8% of the population. This number is significantly lower than the state of Wyoming's current poverty rate of 11.1%.

ECONOMIC DEVELOPMENT RESOURCES

There are three quasi-governmental agencies in Sheridan County that provide economic development resources and information about the City and County of Sheridan.

Forward Sheridan

Forward Sheridan, a private development corporation, was established to implement goals developed by the business community in Sheridan County. According to its 2015 Strategic Plan Update, 60% of organizational time and resources is focused on recruitment, 30% on retention and 10% on early-stage entrepreneur development. One of the primary goals of the organization is to increase the overall economy of Sheridan County by creating new jobs, increasing the county's average income rate, increasing the sales tax revenue growth rate, and improving the overall image of the community. Forward Sheridan is also focused on creating jobs that will attract young families to stabilize and

⁴ U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates; Sheridan County Profile 2018, Wyoming Department of Administration & Information, Economic Analysis Division

⁵ A Profile of Socioeconomic Measures – Sheridan County, Headwaters Economics; March 30, 2018

⁶ Wyoming Department of Workforce Services and U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 2017

increase school enrollment. More information on Forward Sheridan can be found by visiting their website: <http://forwardsheridan.com>

Sheridan County Chamber of Commerce

Sheridan County Chamber of Commerce serves as a catalyst for business growth and strengthening economic resources in the community since 1913. With over 670 members today, the organization promotes credibility, visibility, education, community connections, and advocacy in the business community county-wide. The Chamber also operates the Wyoming State Welcome Center located in Sheridan, in cooperation with Wyoming Travel & Tourism; the Welcome Center greets over 140,000 visitors each year. More information on the Chamber can be found by visiting their website:

<https://www.sheridanwyomingchamber.org>

Sheridan Travel and Tourism

Sheridan Travel and Tourism operates a website that promotes the City of Sheridan and offers information on many of the attractions in surrounding Sheridan County. Much of the funding for this organization comes from a four percent lodging tax assessed on all lodging within the City of Sheridan. More information can be found by visiting their website: <http://www.sheridanwyoming.org/>.

EDUCATION AND LIBRARIES

ELEMENTARY AND SECONDARY SCHOOLS

Public Schools (K-12)

Sheridan County has three public school districts, the boundaries of which can be viewed by visiting Sheridan County's website. These three districts operate a total of 21 school facilities and serve a population of 4,528 students countywide.

Sheridan County School District #1

According to the 2017-2018 Annual Report, District #1 serves a 900 square mile area including the communities of Big Horn, Dayton, Ranchester and Parkman. The district served a student population of 936 during the 2017-2018 school year, which was a slight decrease from the year prior but consistent with numbers from the previous planning effort. School facilities in the district include:

- Big Horn Elementary, Middle and High Schools
- Tongue River Elementary, Middle and High Schools
- The Bridge School
- Slack Elementary School

Sheridan County School District #2

District #2 serves 3,495 students¹ in the communities of Sheridan and Story, an increase of nearly 600 students since the 2008 plan was written and reflective of the growth that has occurred in and around Sheridan over the past decade. The district operates the following ten school facilities:

- Sheridan Junior High and High Schools
- Highland Park, Meadowlark, Sagebrush, Story, Henry A. Coffeen and Woodland Park Elementary Schools
- Wright Place Middle School
- John C. Schiffer Collaborative

Sheridan County School District #3

District #3 operates three school facilities and serves approximately 90 students in the Clearmont-Arvada area, a number that has stayed relatively consistent since the 2008 plan. School facilities include:

- Arvada and Clearmont Elementary Schools
- Arvada/Clearmont Junior/Senior High School

School Performance

All districts in Sheridan County are generally known for their high performance and quality education. According to recent reports released by Business Insider and Niche.com², Sheridan County School District #2 was named the Best School District in Wyoming in 2018; the district is expected to be ranked #2 in the state in 2019 and 2020. By comparison, District #1 and #3 were ranked 10th and 25th among the 48 state districts, respectively. District #2 has an average graduation rate of 87% and proficiency scores of 72% in both reading and math; District #1 has a higher graduation rate (90%) but lower proficiency scores compared to District #1, and students in District #3³ continue to have lower proficiency scores (45%) compared to the other districts as well as Wyoming state averages. However, District #3 continues to have lower student teacher ratios than the other Sheridan County districts at 6

¹ Niche Report Card for Sheridan County School District #2, <https://www.niche.com/k12/d/sheridan-county-school-district-no-2-wy/>

² Standard & Poor's "School Report" has not been updated since 2005-2006 and is no longer a viable source of information.

³ No data on graduation rates provided for District #3.



students to 1 teacher. All Sheridan County school districts are making Adequate Yearly Progress according to state standards.

School Capacity

In 2018 approximately 4,528 students were enrolled in public schools served by the three Sheridan County School Districts. School enrollment has increased overall in Sheridan County since the 2008, although actual annual enrollments have fluctuated. According to current growth projections the county can anticipate a modest yet steady increase in school enrollment over the next ten years, focused especially in and around District #2 based on housing availability and economic indicators. In 2016 Districts #1 and #2 completed Comprehensive School Improvement Plans for all facilities served within their respective boundaries to address future capacity and performance-related issues; it is unclear whether District #3 completed similar plans in anticipation of future needs.

State Facilities

The Wyoming Girls School is operated by the Wyoming Department of Family Services in Sheridan and serves as a therapeutic and educational facility for court ordered delinquent girls, ages 12 through 21. It has a capacity of 90 students generally ranging from grades 7 through 12.

Private Schools (K-12)

There are three private schools in Sheridan County serving a variety of student needs:

- **Normative Services** is an accredited treatment and educational facility for at-risk and adjudicated delinquent youth ranging in age from 10 to 18. The facility is located on 300 acres at the base of the Bighorn Mountains just outside the City of Sheridan; the student population for the 2019-2020 school year is listed at 66.
- **Martin Luther Grammar School** is an Evangelical Christian School in Sheridan providing a classical Lutheran education curriculum for students ranging from kindergarten to 5th grade. In 2019 the school had 15 students enrolled.
- **Holy Name School** is a Roman Catholic private school offering pre-kindergarten through 8th grade education, with a total enrollment of approximately 130 students during the 2019-2020 school year.

Three private schools have closed since the writing of the 2008 plan: Three Peaks Christian School, Reaching Higher School and the Red Grade Christian Academy, all previously located in Sheridan.

SHERIDAN COLLEGE

Sheridan College is part of a multi-campus community college known as the Northern Wyoming Community College District (NWCCD) serving Sheridan, Campbell and Johnson Counties. Sheridan College is located in Sheridan and offers 55 associates degree and certificate programs aimed at preparing students for technical vocations or to continue on to a four-year college. The College also offers short-term non-credit courses for community members. As of fall 2018 there were 1,742 students enrolled in the college; 63.6% of students were credential-seeking, 29.3% were dual or concurrent enrollment, and 7.1% of students were other or non-credential seeking. Part time and full time enrollment was comparable, at about 50% each. Of the students enrolled, 60.4% were from Sheridan County, 7% were from elsewhere in the district service area (Johnson and Campbell counties), 16% were from elsewhere in Wyoming, 15% were from out of state, and 1% were international

students.⁴ The nearest accredited Wyoming four-year college remains the University of Wyoming in Laramie.

LIBRARIES

Sheridan County Public Library System⁵

The Sheridan County Library System (SCLS) has been serving patrons since its early beginnings in 1883 as a small reading room opened by John D. Loucks on the second floor of a small downtown building. In 1904, an interested group of citizens, along with the generosity of Andrew Carnegie, established the Carnegie Public Library, which later became the Fulmer Library. In addition to collections of print, video and audio material, the library system offers internet access, children's programs such as story hour and homework help, homebound services, copying and typewriters, meeting rooms, and audio-visual equipment to library members. The SCLS is connected to the Wyoming State Library and other libraries in Wyoming through the WYLD interlibrary loan system. The SCLS was visited more than 170,000 times by Sheridan area residents and other users in 2018, with 32,000 of those visits conducted electronically.

Library Capacity

The main library is the Sheridan County Fulmer Public Library located in the City of Sheridan and is open from 9:00 AM to 9:00 PM Monday through Friday as well as 9:00 AM to 5:00 PM on Saturdays. The main building was constructed in 1974 with donated funds from Harry and Margaret Fulmer, and an addition doubled the library's size in 1986. The most recent comprehensive addition occurred in 2007, nearly 20 years after the library's last significant expansion. The Library Foundation Board led a \$2.1 million dollar Capital Campaign to add meeting rooms, improve circulation and desks, add a maintenance building and expand a number of other services offered. The Wyoming Room was expanded in 1995, adding another 3,400 square feet to the facility. Roof replacement and other building upgrades were proposed by the Fulmer Public Library board of trustees in early 2019 and will likely be underway at the time this plan is adopted.

The Fulmer library offers an events calendar of programs, exhibits and speakers including story time for babies, toddlers and pre-schoolers; game day and after-school activities. The Fulmer library includes the Wyoming Room, which houses specialized genealogy and western history collections.

The SCLS has three branch locations in Story, Tongue River, and Clearmont.

- **The Tongue River Branch Library** is located in the Ranchester Municipal Building at 145 Coffeen Street and is open Monday through Friday from 10:00 AM to 6:00 PM. The Tongue River Branch has been serving patrons in the Ranchester and Dayton area since 1978 and offers story time, after-school activities book discussion for the community.
- **The Story Branch Library** opened in 1957, and its building was expanded and remodeled in 1996. It is open Monday through Friday in the afternoons as well as Saturday mornings. In addition to a meeting room and audio visual equipment, this branch offers story time for pre-schoolers, a game night and book discussion to its patrons.

⁴ Sheridan College 2018-2019 Community Report, <https://www.sheridan.edu/wp-content/uploads/2019/07/SC-Community-Report-2019.pdf>

⁵ All information in this section was provided by the Sheridan County Public Library System website: <https://www.sheridanwyoilibrary.org>

- **The Clearmont Branch Library** opened in 1975 and is located in the Clearmont Community Center at 1254 Front Street. The library is open Monday through Thursday afternoons and Friday mornings and offers story time activities throughout the week.

The SCLS has a total of 22 staff members: 12 are at the main branch in Sheridan, two in Clearmont, two in Tongue River and six at the Story branch location.

HISTORIC SITES AND LANDMARKS

Sheridan County has a rich history dating back to the gold mining days of the Bozeman Overland Trail. Prior to that, the area was part of the traditional hunting grounds for the Plains Indians and played a major role during the Indian Wars of the 1860s due to its proximity to Fort Phil Kearny and the overland trails heading north and west. The region was also the site of the Battle of the Rosebud between Sioux and Cheyenne warriors and the US Army, which took place eight days prior to the Battle of the Little Big Horn.

Many significant historic resources continue to preserve and celebrate the history of the area. Most recently, the Historic Preservation Commission was re-established in July 2019 to continue the work of recognizing and preserving the county's history.

The following descriptions identify buildings, sites, areas and experiences that capture and illustrate Sheridan County's unique history and have been identified on the Historic Sites and Trails map in Appendix B.

SHERIDAN

Sheridan County Museum

The Sheridan County Museum, located in the City of Sheridan, features interactive exhibits, dioramas, and a gift shop highlighting the colorful cultures, commerce and characters of the area. The museum is located just off the Fifth Street I-90 exit and serves as the gateway for exploring historic downtown Sheridan and heritage sites around the region.

General Crook Encampment

In May 1876, General George Crook and his troops arrived at present day Sheridan, setting up camp along Big Goose Creek. From there, Crook set out against the Sioux and Cheyenne Indians. On June 17, 1876—eight days before the Custer Battle—Crook's troops met the Sioux warriors of Crazy Horse at the Battle of the Rosebud. This battle, between Sioux and Cheyenne and Crooks' forces, ended in a draw and forced Crook to withdraw back to his camp on the Big Goose Creek.

Fort Mackenzie (current Sheridan's Veterans Hospital)

Sheridan's Veterans Hospital is located on the site of historic Fort Mackenzie. In 1899, Congress appropriated funds for a permanent garrison on this site, and by June 18 of that year a detachment of the First Cavalry had arrived. Temporary wooden structures were built at that time, with construction of the permanent red-brick buildings beginning in 1902. The fort remained open until 1913; after World War 1, the fort transferred into the Veterans Bureau for use as a 122-bed hospital for mentally ill veterans. In 1972, the site was listed on the National Register of Historic Places and today this facility is a state-of-the-art hospital offering both inpatient and outpatient care. The campus is open for tours during daylight hours.¹

Trail End Historic Site

Trail End Historic Site is owned and operated by the State of Wyoming and located in the city of Sheridan. It is the former mansion of John B. Kendrick, a Wyoming senator, governor, and rancher. Carefully restored and authentically furnished, Trail End shows an elegantly different side of Wyoming's rich ranching heritage. Hours vary by season. The 1913 3-story mansion features original furnishings

¹ Sheridan Travel & Tourism, <http://www.sheridanwyoming.org/arts-culture/historic-sites/ft-mackenzie/>

and woodwork unmatched anywhere. The construction required 36 train boxcars of wood to complete it.

Sheridan Railroad Historic District

The Sheridan Railroad Historic District was listed on the National Register of Historic Places beginning in 2004. The District is significant as the historic transportation hub for Sheridan and surrounding communities, and for its association with the social, commercial and industrial trends that contributed to the early development of the community. The District retains many of the original buildings dating back to the early railroad era, including two depots, a railroad hotel and railroad workers' housing. In 2012 the County and the Downtown Sheridan Association adopted a master plan for the historic railroad district to help guide future development while retaining the district's quality and character.²

Sheridan Main Street Historic District

A self-guided walking tour guides visitors through the historic business district of Sheridan. This tour is designed by the Downtown Sheridan Association, a nonprofit organization dedicated to the preservation of the historic downtown.

Sheridan Inn

The Historic Sheridan Inn of 69 gables is a National Historic Landmark located in the City of Sheridan. This hotel was once considered the finest hotel between Chicago and San Francisco. It was frequented by Buffalo Bill Cody, who auditioned acts for his famous Wild West Show from the porch of the grand old building. The Inn is open year-round for tours and guests.

Sheridan Flouring Mills (current Mill Inn)

The historic Mill Inn property was once the Sheridan Flouring Mills, Inc., a company that owned 13 grain elevators from Hardin, Montana to Gillette, Wyoming, and provided collection, storage and milling of locally-produced wheat and other grains into flour and other milled products. The original mill was established in the early 1890's and operated near downtown Sheridan. Due to economic shifts mid-century, the mill could no longer compete with other milling locations across the state and region. Milling operations were closed and the buildings, equipment and lands comprising the former Sheridan Flouring Mills, Inc. were sold in 1974; by 1992 the property had been converted to a motel.³

County Courthouse

Placed on the National Registry of Historic Places, this courthouse was built for a total sum of \$55,400.55 and was completed in 1905. The building located on the southwest corner of the property was added in 1913 and served as the county jail and sheriff's residence. There is an underground tunnel connecting the jail to the courthouse.⁴

Mount View

Mount View is a historic house located at 610 S. Jefferson St. in Sheridan, Wyoming. Designed by Glenn Charles McAllister, the house is an example of the traditional Prairies School architectural stylings, constructed between 1911 and 1912. Lyman Brooks, a business owner from Sheridan who served in Wyoming's House of Representatives was Mount View's first owner. The house was added to the National Register of Historic Places on December 8, 1997.

Sheridan County Fairgrounds Historic District

² Downtown Sheridan Association website, <http://downtownsheridan.org/main-street-committees/initiatives/railroad-district-master-plan/>

³ The Historic Mill Inn, <https://sheridanmillinn.com>

⁴ Downtown Sheridan Association website, <http://downtownsheridan.org/explore/walking-tour/sheridan-county-courthouse/>

The Sheridan County Fairgrounds provide diverse educational and recreational opportunities for county residents and visitors alike. Serving as the venue for the annual county fair and WYO Rodeo, the grounds boast a grandstand that seats 4,200 alongside a pavilion, practice arena, exhibit hall, kitchen facilities, dance floor, two rodeo arenas, three stables (totaling 132 stalls) and livestock pens. The fairgrounds have been listed on the National Register of Historic Places since August 2011.

WYO Theater

The WYO Theater located in the City of Sheridan presents Broadway plays, nationally known musical entertainment and local talent. During changing economies, the old Lotus Theater was closed and a group of local citizens set out to "Save the WYO". The full-service theater reopened in 1989.

King Museum

The King Museum in the City of Sheridan, features Native American artifacts, antiques, western art, and a collection of over 500 saddles—some dating back to the 1800's.

DAYTON AND RANCHESTER

Hans Kleiber Cabin

Hans Kleiber Cabin is the original studio of the late German artist. The cabin is located on Main Street, Dayton. It is staffed by volunteers and features a variety of art related books and materials.

Connor Battlefield State Historic Site

The park, located in Ranchester, surrounds the monument to the Battle of Tongue River, fought during the 1865 Powder River Expedition. Camping, fishing, and picnic facilities are on site.

A historical sign located on U.S. Highway 14 between Ranchester and Dayton gives an informative description of the battle between U.S. Troops and the Arapahoe Indians. In the summer of 1865, an expedition commanded by Colonel James A. Sawyer undertook building a route linking Sioux City, Iowa to the gold fields of Montana via the Bozeman Trail. On August 31, over a hundred men were attacked by the Arapahoe Indians in the Tongue River Valley. The struggle continued for days until assistance arrived from General Connor's Powder River Expedition Forces. This allowed the men to continue on to Virginia City, Montana.

Dayton Community Hall

The Community Hall was added to the National Register of Historic Places in November 2005. The building has been in continuous use since 1936 and embodies the tight-knit spirit of community that still exists today. Built as part of the national Works Progress Administration (WPA) relief effort during the Great Depression, the hall still functions as it was originally conceived—"a building for community gatherings." Just as it has in the past, the hall today hosts weddings, parties, dances, funeral dinners, reunions, and special town meetings.⁵

Susan Wissler House

Susan Wissler was born in Broadhead, Minnesota in 1853 and would become the first female mayor in Wyoming. She was also one of the first women in the whole United States to serve as a mayor. The house Wissler lived in when she held office is located on 406 Main Street in Dayton, Wyoming and was designed and built around 1885 by an unknown architect. The house was added to the National

⁵ Wyoming State Historic Preservation Office, <https://wyoshpo.wyo.gov/index.php/programs/national-register/wyoming-listings/view-full-list/772-dayton-community-hall>

Register of Historic Places in 1984 and remains a key piece of history within the town of Dayton, Sheridan County, and Wyoming as a whole.⁶

BIG HORN AND STORY

Bozeman Trail and Bozeman Trail Museum

The Bozeman Trail Museum, located in Big Horn, is an original blacksmith shop serving travelers on the Bozeman Trail. This historic museum depicts various eras from 1800's to the present.

Bradford Brinton Memorial & Museum

The Quarter Circle A Ranch is listed on the National Register of Historic Places. This gentleman's ranch has been a museum since 1961. The 1892 main ranch house showcases the Brinton Western Art collection with works by Russell, Remington, Borein, F.T. Johnson, Kleiber, and Gollings. The furnishings and other collections give visitors a feel for the lifestyle of the more prosperous ranches in a bygone era. The Reception Gallery features seasonal art exhibitions. Although not part of the National Register, it is important to note that a new art museum has been added to the property, and it has become a major draw to the area.

Odd Fellows Hall

The Odd Fellows Hall, also known as Big Horn Odd Fellows Hall, was built in 1894. The hall was originally used by Big Horn's chapter of the Independent Order of Odd Fellows and was later used by the Odd Fellows' sister organization, the Rebekahs. The organizations hosted community events until 1970, when a lack of resources forced the groups to fold. The building features a false front, a common design feature in buildings in Western boom towns; it is one of three remaining historic buildings in Big Horn with this architectural characteristic.⁷ The hall was listed on the National Register of Historic Places in 1980; it was recently remodeled and now serves as a private residence.

Big Horn Johnson Street Historic District

The downtown historic district of Big Horn City, Wyoming Territory, has not changed significantly since the early 1880s. Now known as Big Horn, the town's historic buildings continue to be used as gathering places for local ranch workers, polo players, tourists and the surrounding community. The mercantile is still in operation, as is the post office. The area was officially recognized and listed as a National Historic District in April 1984.⁸

Wagon Box Fight

The Wagon Box Fight was an engagement that occurred on August 2, 1867, in the vicinity of Fort Phil Kearny, Wyoming, during Red Cloud's War. A party of 26 US Army soldiers and 6 civilians were attacked by several hundred Lakota Sioux warriors. Although outnumbered, the soldiers were armed with newly supplied breech-loading rifles and had a defensive wall of wagon boxes to protect them. They held off the attackers for hours with few casualties, although they lost a large number of horses and mules. This was the last major engagement of the war, although Lakota and allied forces continued to raid European-American parties along the Bozeman Trail. The area has been designated as a Wyoming State Historic Site and is marked by a stone monument that was erected in 1936 by the Civilian Conservation Corps. The site lies on state land along the Wagon Box Road south of Story, Wyoming and about three miles northwest of Fort Phil Kearny. Also at the site is a recent reconstruction of the wagon-box corral.⁹

⁶ Alliance for Historic Wyoming website, <https://www.historicwyoming.org/profiles/susanwisslerhouse>

⁷ Love, Christy; Sheila Bricher-Wade (May 16, 1980). "National Register of Historic Places Inventory - Nomination Form: Odd Fellows Hall". *Heritage Conservation and Recreation Service*. Retrieved May 28, 2013.

⁸ Big Horn Mountain Museum Coalition website, <https://bhmmc.org/sheridan-county>

⁹ Wyoming State Historical Society, <https://www.wyohistory.org/encyclopedia/wagon-box-fight-1867>

Fetterman Fight

The Fetterman Battlefield, location of the Fetterman Fight, is the site of the U.S. Army's worst defeat by Plains Indian groups with the exception of the Battle of Little Big Horn. On Dec. 21, 1866, Capt. William J. Fetterman, sent to assist a wagon train in peril, was lured by Crazy Horse and other Lakota Sioux and Cheyenne warriors over Lodge Trail Ridge just north of Fort Phil Kearny. Today, visitors can see the exact locations where battle maneuvers took place, about three miles from Fort Phil Kearny and 20 miles south of present-day Sheridan. More than 30 interpretive signs tell the story of this conflict from the perspectives of both the military and Indian groups.¹⁰

Eaton's Ranch

Eatons' Ranch originated as a family dude ranch for the Eaton family and their friends near Medora, North Dakota beginning in 1879. The ranch moved in 1904 to provide a more suitable and varied riding terrain for their ever-growing number of guests, to a location on Wolf Creek near Sheridan. Eatons' Family Dude Ranch has always been in the hands of the Eaton family and is now operated by the fourth and fifth generations of Eatons.¹¹

Story Fish Hatchery

The Story Fish Hatchery is one of ten fish hatcheries and fish rearing stations operated by the Wyoming Game and Fish Department. Located at the base of the Bighorn Mountains, the hatchery provides visitors with a unique opportunity to observe fish and local wildlife. The original hatchery buildings were built in 1909 to serve the needs of northern Wyoming. Throughout the years, Story Hatchery has undergone significant renovations to keep up with new technology in fish culture and is the oldest continuously operating hatchery in the state. Today the hatchery grounds consist of a visitor center, restrooms, and a trough room where smaller fish and the golden trout brood stock are held; raceways that hold the brown trout brood stock; vacuum degassing buildings, a brood building and settling ponds, as well as a spawning area and large, modern egg incubation room.¹²

CLEARMONT AND EASTERN SHERIDAN COUNTY

Clearmont Jail

The Clearmont Jail is a historic jail located on Water Street in Clearmont, Wyoming. The jail was built in 1922, three years after Clearmont's incorporation, to address a growing crime problem in the community. During Prohibition in the 1920s the jail was mainly used to house drunks and bootleggers. By the 1950s the jail no longer had modern eating or restroom facilities and finally stopped housing criminals after 1961. The jail is now a local tourist attraction and was added to the National Register of Historic Places on May 14, 1984.¹³

Big Red Ranch Complex (Ucross area)

The 20,000-acre Ucross Ranch lies along Clear Creek on the western edge of the Powder River Basin, on former Sioux bison hunting grounds. In 1878, towards the close of the Indian Wars, the Pratt and Ferris Cattle Company was incorporated by four partners: James H. Pratt, his brother-in-law Cornelius Ferris, Marshall Field, and another brother-in-law of Pratt. Big Red and Big Corrals (a few miles east of Clearmont) were in what was then Johnson County but is now Sheridan County. Big Red became the headquarters for all four ranches sometime in the 1880's. The Ranch House is one of the oldest standing houses in the area. Construction on the house and the Big Red Barn began in 1882. In the mid 1960's the property was purchased by Apache Corporation which also began to acquire other parcels

¹⁰ Wyoming State Historical Society, <https://www.wyohistory.org/encyclopedia/fetterman-battlefield>

¹¹ Eaton's Ranch website, <https://eatonsranch.com/the-ranch/history/>

¹² Wyoming Game and Fish Department, <https://wgfd.wyo.gov/About-Us/Offices-and-Facilities/Story-Fish-Hatchery>

¹³ Arndt, Ann; Mike Gorman (June 29, 1982). "National Register of Historic Places Inventory - Nomination Form: Clearmont Jail". *National Park Service*. Retrieved May 29, 2013.

originally part of the Big Red Pratt and Ferris complex on Clear Creek. About 250 acres of property surrounding the buildings were donated to the Ucross Foundation, a non-profit organization incorporated in Wyoming. The Big Red Ranch Complex is on the National Register of Historic Places and can be toured by the public.¹⁴

Old Coal Mining Towns

Coal mining has been crucial to Sheridan County and Wyoming's early development, and the County boasts a number of historic coal camps that reflect the state's rich history in resource extraction. In 1907, there were five major mines in the Sheridan area, each with a sizeable camp built to house, supply, and entertain miners and their families. The Dietz mine (and camp) was the largest producer for the Sheridan area. The other large camps in Sheridan County were Kooi, Monarch, Acme and Carneyville, later renamed Kleenburn. In 1909 Dietz produced around 255,000 tons and had 450 employees. Monarch came in second producing around 240,000 tons and having 375 employees.¹⁵ As resource demands have shifted over the past century, these mining towns have become a thing of the past, but some infrastructure remains to mark their historic influence on the landscape and economy of the west. Locations of historic mining towns are denoted on the Historic Resource map as follows:

- Acme
- Kleenburn
- Kooi
- Dietz
- Monarch

¹⁴ Ucross Foundation website, <http://www.ucrossfoundation.org/land-stewardship/ucross-ranch/>

¹⁵ Wyoming State Historical Society, <https://www.wyohistory.org/encyclopedia/coal-camps-sheridan-county>

NATURAL RESOURCES

WILDLIFE HABITAT

The county is home to a variety of wildlife including native fish species, birds, and large game. Wyoming Game and Fish have inventoried a growing list of small fish species native to the county's prairie streams. Stream habitats can face water quality challenges from surface runoff as well as septic effluent which load bacteria, sediment, and nutrients that decrease oxygen and increase temperatures in the water.

Another important wildlife habitat is that of the sage grouse, which have numerous lek sites throughout the county (as shown by the 2019 Resource Conservation map). Lek sites are sites where males display for females during the mating season and are crucial to the breeding behavior of the species. In addition, sage grouse typically nest within a two-mile radius of a lek site. Because the sage grouse will return to lek sites and nest at the same site each year, loss of a lek site or infringement in the area around a lek site results in loss of the breeding potential of all birds that would nest there. Protection of lek sites is critical to the continuation of the species in the county.

Other notable wildlife species present in Sheridan County include big game such as antelope, elk, white tail deer, mule deer, and moose as well as large predators such as black bear and mountain lion. With the exception of the antelope, which have main migration routes north of Sheridan and Clearmont, these large wildlife species tend to live in and along the foothills of Bighorn National Forest. Elk, mule deer, and moose all have crucial range areas in the county, defined by the Wyoming Game and Fish Department (WGFD) as those areas that represent a "determining factor in the population's ability to maintain itself at a certain level."¹ In particular, moose and elk tend to inhabit the foothills east of Bighorn National Forest, as shown by the Resource Conservation map. WGFD note that white tail deer populations have increased in recent years resulting in increased collisions with cars and increased presence of mountain lion drawn by the prevalence of prey. Increased development in the rural areas of Sheridan County - and especially in the foothills - has impacted hunting activity in these locations which further supports the population growth of white tail deer. Increased development also results in more attractants present in rural areas, and WGFD have noted an increased presence of black bear around communities including Story, crediting improper waste disposal and illegal feeding activities for attracting them to these areas.

STEEP SLOPES AND LANDSLIDES

As shown by the Hazardous Areas map, the county has vast areas where steep slopes are present, especially along the edge of Bighorn National Forest and to the east of Sheridan and north of Highway 14. Landslide areas mainly occur in the Bighorn Foothills; however, there is potential for smaller landslides and sloughing to occur around the county, especially in these areas identified.

GROUNDWATER VULNERABILITY

Since 1992, the Wyoming Department of Environmental Quality's Water Quality Division, the University of Wyoming's Water Resources Center, the Wyoming State Geologic Survey and the US Environmental Protection Agency have worked together to compile data and map groundwater vulnerability.

¹ Definition as listed by the Biodiversity Conservation Alliance in their work with WGFD crucial habitat data; the Alliance is no longer in operation at the time this report was written.

Groundwater vulnerability refers to the relative speed that substances on the surface can reach and pollute the groundwater supply. This includes both point source (e.g. a gas station tank) and non-point source (e.g. pesticides applied over wide ranges) pollution. These coordinating agencies have modeled and mapped groundwater vulnerability using the following factors: (1) depth to groundwater, (2) geology, (3) soils, (4) hydrogeology, (5) net aquifer recharge, (6) slope, and (7) vadose zone characteristics. Utilizing this data, Sheridan County adopted the Groundwater Protection Area (GPA) in 2010 that approximates those areas with a vulnerability score of five (most vulnerable). The Groundwater Protection Map (Figure xx) illustrates that areas of highest vulnerability tend to be in locations where the greatest development pressures occur.

MINERAL RESOURCES AND MINES

Sheridan County has a long history of mining and mineral extraction. Both the Hazardous Areas map and the Historic Sites map illustrate this connection by showing where several one-time coal mines operated that initially played a role in the county's growth. Some mines were larger operations than others, but all left an imprint on the local economy and on the land. Significant numbers of county residents continue to work in current mines that are near but not in the county, and new ventures are underway to create alternative uses for coal in developing carbon products and advanced materials.

One of the reasons for the preparation of the 2008 Comprehensive Plan was the potential development and expansion of coal bed methane gas (CBM) in the county. Initially it appeared that the production of high levels of CBM were going to have a strong impact on the county's economy, infrastructure, population, and character. However, the market for CBM gas decreased, gas volumes from developed producing wells characteristically dropped off, and the industry gradually withdrew from production.

The presence of known subsidence areas are correlated with abandoned mine sites in Sheridan County and are illustrated in the Hazardous Areas map. Abandoned mine sites are present throughout the county but concentrated primarily along the I-90 corridor, around Sheridan and to the north throughout the Tongue River valley.

Gravel resources, while not mapped in the inventory maps, remain an extremely important economic and development resource for Sheridan County. These resources are typically found in and along riverbeds where moving water deposits alluvial material.

AGRICULTURAL LAND AND LARGE RANCHES

Sheridan County is largely agricultural, with 95% of all private land in the unincorporated county in agricultural use and development concentrated in cities and towns. The vast majority of agricultural land in the county is non-irrigated cropland or livestock grazing range, as illustrated on the Agricultural Lands map.

Most of the highly productive, historically irrigated land in the county is located near a river, creek, or ditch in the following areas:

- Clear Creek in the southeastern portion of the county through Clearmont and Leiter, following the Highway 14/16 corridor;
- Tongue River in the northwest portion of the county near Ranchester and Dayton;
- Big Goose and Little Goose Creeks to the southwest of Sheridan, including the largest concentration of irrigated land in the Big Horn area; and

- Prairie Dog, Wildcat, and Dutch Creeks immediately west of Sheridan.

WEED AND PEST CONTROL

Sheridan County Weed and Pest Control District implements effective prevention, containment, and weed and pest management programs on all lands within the district. Landowners have access to trained professionals available to assist with designing individualized weed or pest programs to control invasive species on private lands. The district strives to achieve the best weed and invasive management with minimal environmental damage by employing Integrated Management Systems. The Weed and Pest Control District manages the following programs:

- General Chemical Program
 - General Chemical Sales for Designated and Declared Weeds
- Special Management Program
 - Leafy spurge Program
 - Saltcedar Program
- Mosquito Program
- Hay Certification Program
- Spray Equipment Rental Program
- County Road Right of Way
- State Highway Right of Way
- Alfalfa Weevil Program
- Prairie Dog Program
- Biological Control
- Grasshopper Program
- Invasive Annual Grasses



PARKS, OPEN SPACE, TRAILS, AND RECREATION

Access to open spaces and the outdoors is a key part of the quality of life enjoyed by residents of Sheridan County. Recreation opportunities abound in the diverse and beautiful landscapes of the county.

PUBLIC LANDS

Bighorn National Forest

The far western part of Sheridan County is designated as a part of the Bighorn National Forest, managed by the National Forest Service. The Big Horn Mountains are a sister range of the Rocky Mountains that includes diverse landscapes—from lush grasslands to alpine meadows, from crystal-clear lakes to glacial carved valleys, from rolling hills to sheer mountain walls. The National Forest provides Sheridan residents and visitors with ample opportunity for camping, fishing, hiking, hunting, skiing, snowmobiling, and wildlife viewing.

Bighorn National Forest may be accessed via Highway 14 which runs through the communities of Dayton and Ranchester. Once there, locals and visitors can travel two scenic byways and enjoy multiple lakes and reservoirs, 32 campgrounds, 14 picnic areas, seven lodges, miles of fishing streams, 189,000 acres of designated wilderness, 1,500 miles of trails, and much more. The Bighorn National Forest is also accessible using the Red Grade Road from Big Horn, Little Big Horn River Road, Smith Creek Road, Tongue Canyon Road and State Highway 194 from Story.

Sheridan County-Owned Lands

Sheridan County owns three parcels of land that are presently not under any intensive management. The Kleenburn Recreation Area is located in rich riparian habitat along the Tongue River just east of the old Acme town site. The Tensleep Fish Hatchery managed by the Wyoming Game and Fish Department keeps the Kleenburn Pond well stocked with catchable size Rainbow Trout and also supports populations of Largemouth Bass, Crappie, Channel Catfish and Yellow Perch. Ice fishing is available during the winter months, and picnic facilities are available for visitors year-round.

The county also manages acreage along Keystone Road, approximately four miles west of Sheridan, containing a shooting facility as well as significant open grass land. The range is operated by the Sheridan County Sportsman's Association (SCSA) and offers a variety of practice fields for archery, muzzle loader, outdoor rifle and pistol, skeet, buffalo gun and trap shooting, as well as an indoor range for use during the winter months and during poor weather.

The Little Goose Canyon parcel is yet another property owned by Sheridan County and situated in rugged terrain at the foot of Little Goose Canyon in the Bighorns. It contains superb large game habitat and spectacular mountain scenery and connects to the Little Goose Canyon trail which offers a three mile hike through public and private landholdings at the base of the Bighorn Mountains.

Tongue River Canyon

Just outside of Dayton, the Tongue River Canyon recreation area offers a variety of outdoors activities to locals and visitors alike. A hiking trail leads up the canyon nearly 15 miles to the top of the Bighorn mountains. The Tongue River winds below spectacular cliff walls of the canyon and offers first-class

trout fishing. The canyon walls feature many bolted and mapped rock-climbing routes, and the Tongue River Canyon Cave is a two-mile long natural feature enjoyed by technical cavers.

RECREATION

Sheridan Recreation District

The Sheridan Recreation District (SRD) is an independent district funded through property taxes and corporate sponsorship, providing recreational facilities and activities for residents in Sheridan County. SRD offers a variety of activities and programs in conjunction with local partners such as the schools and YMCA. Most of SRD's facilities are located in the City of Sheridan but are available for use by all county residents. They include:

Thorne-Rider Park

The Sheridan Recreation District office, Redle baseball field, covered and outdoor tennis courts, Thorne-Rider playground, indoor hitting and pitching facility, sand volleyball courts, basketball courts, Trooper stadium, walking paths, cross-country ski trails, sledding hill, skate board park, ice rink, and Dan Madia football field are all located in Thorne-Rider Park.

Kendrick Park Facilities

Kendrick Park is managed by the City of Sheridan, although the SRD owns and operates facilities within the park including an ice cream stand, swimming pool and tennis courts.

Sheridan College Softball Complex

This facility includes three lighted softball fields, concessions and restroom facilities, a playground area, and two slow-pitch batting machine/cages.

Story Park

This family-oriented park includes a public playground, restrooms and open play area as well as picnic facilities that can be reserved for a small fee.

Black Tooth Park

Black Tooth is a 32 acre park on the far west side of Sheridan that has 12 multi-use sports fields open to any individual or organization for reservation in a range of sizes, from 90'x60' (5), 110'x75' (3), 165'x120' (4) and 225'x150' (2). Plans for the future of the park include a pond, playground equipment, walking paths, an outdoor classroom, amphitheater, and picnic shelters.

Oatts 6th Street Field Park

This facility provides public baseball fields at the 6th Street location in Sheridan.

Doubleday Sports Complex

Plans for this future facility will address the current shortage of playing field space within the Sheridan community and add capacity to host new events. Located at the north gateway to the city, the park will enhance our community entry area and attract visitors traveling through on Interstate 90.

Tongue River Valley Recreation District

The Tongue River Valley Recreation District is operated through the School District #1 Recreation Fund, and manages the Tongue River Valley Community Center located in Dayton and Ranchester. The facilities feature fitness centers, game rooms, and meeting rooms, and offers fitness and educational classes for participants of all ages.

City of Sheridan Parks and Trails

The City of Sheridan owns and maintains nine parks within the city. These include:

- Crook's Fountain
- Emerson Park
- Kendrick Park
- Lions Club Park
- Marshall Park
- Mill Park
- North Heights Park
- Rotary Park
- Washington Park

Additionally, Whitney Commons is a formal park setting located between the Fulmer Library and Senior Center and includes a universally accessible play structure, greenspace for informal recreation and leisure activities, a botanical garden, meditation labyrinth, amphitheater, and water fountain. Whitney Commons is operated by the educational foundation, Whitney Benefits, Inc.

Currently, the city maintains a number of paved and natural pathways within the city limits, including a 7-mile system of paved and unpaved trail sections that connects Kendrick Park and Whitney Commons with many smaller parks and destinations in Sheridan.

The City of Sheridan also operates Kendrick Municipal Golf Course, a public 18-hole course. The course has moderate fees that cover all expenses and generate revenue for the City.

Town of Dayton Parks

The Town of Dayton owns and maintains a riverside park and Bicentennial Park, which includes a historic bell tower that was used to signal the fire alarm in earlier times.

Private Recreation Sites and Facilities in Sheridan County

Powder Horn Golf Club

The Powder Horn features a 27-hole Dick Bailey designed golf course which provides some of the finest playing conditions in the Rocky Mountain West. The course is managed by Troon Prive Golf and offers spectacular scenery and views for every type of golfer, and is consistently ranked on America's Top 100 Modern Courses List. The course is located at the center of the Powder Horn PUD community

Big Horn Events Center

The events center is the site of world-class polo games from late May until Labor Day. At other times, the area is used for community activities including state-wide soccer tournaments, fireworks, and the Don King Days old-time ranch rodeo.

Flying H Polo Club

The Flying H is next door to the Big Horn Polo Club and hosts tournaments for eight weeks in July and August.

The Sheridan YMCA

The YMCA offers a variety of programs for members including health and well-being classes, water fitness classes, youth swim lessons, after school programs and childcare, youth and adult sports programs, coaching, lifeguard training and more.

Sheridan Community Land Trust

Sheridan Community Land Trust (SCLT) manages a number of recreation trails in the County for public benefit. These include the Red Grade Trails System located south of Sheridan which provides a looping, non-motorized, year-round hiking and biking trail located on State and Bureau of Land Management (BLM) land at the foot of the Bighorn Mountains. Plans for additional hiking, biking, and an equestrian component are underway for future expansion of the Red Grade system. Also located at the foot of the Bighorns and managed by the SCLT are the Soldier Ridge Trail and Hidden Hoot trails; these trails allow, hiking, biking and equestrian use in relative proximity to Sheridan. The Trust also manages the Tongue River Paddle Trail, providing access along the Tongue River and Goose Creek systems for recreationalists.¹

OTHER COMMUNITY FACILITIES

- **The State of Wyoming fish hatchery** grounds are open year-round. Educational displays can be viewed at the visitor's center and the fish hatchery ponds show lake trout hatching.
- **T-Rex Natural History Museum** features fossils, dinosaur dioramas, and a beautiful collection of minerals and crystals.
- **The Wyoming State Bird Farm** raises many native fowl and some exotic types as well. They have a show pen for a close-up view of many birds we seldom see.
- **Sheridan Municipal Cemetery** is owned and maintained by the City of Sheridan.

OPEN SPACE PROGRAMS

Private land conservation in Sheridan has been significant - aided by the three land trusts that work in the region. These include the Nature Conservancy, the Wyoming Stock Growers Agricultural Land Trust, and the Sheridan Community Land Trust.

The Nature Conservancy

The Nature Conservancy (TNC) currently has 39 conservation easements in Sheridan County totaling 54,413 acres. TNC has prioritized working along the face of the Bighorns Mountains for many years (i.e., the Bighorn Foothills Site) because of its biological and natural values.

Wyoming Stock Growers Agricultural Land Trust

Wyoming Stock Growers Agricultural Land Trust (WSGALT) formed out of the Stock Growers Association in 2002 in order to give landowners another option to conserve land. WSGALT currently holds 11

¹ The Sheridan Community Land Trust website, <https://sheridanclt.org/trails-2/>

agricultural easements that cover a total of 10,918 acres. These easements are primarily located west of Sheridan near Dayton.

The Sheridan Community Land Trust

The Sheridan Community Land Trust works to preserve the heritage of open spaces, healthy rivers and creeks, working ranches, wildlife habitat, and the community's vibrant history while also expanding recreation opportunities to connect people with the places they love. Established in 2006, the Trust has protected nearly 3,500 acres in partnership with private landowners across 11 voluntary conservation agreements in Sheridan County.

WATER AND WASTEWATER UTILITIES

(Prepared by Dave Engels, PE, EnTech, Inc.)

Overview

There are abundant surface waters located in Sheridan County, which lie primarily within the Tongue River and Powder River drainage basins. A small portion of northwest Sheridan County is also located in the Little Big Horn River drainage basin. Several important reservoirs which serve the Sheridan County area are located on tributaries of Goose Creek (a tributary of the Tongue River) and Piney Creek (a tributary of the Powder River), with many of them actually being located in Johnson County.

A key element of planning for future residential, commercial and industrial growth in Sheridan County rests on the ability to provide potable water to sustain and promote development, and on the capacity of wastewater conveyance and treatment facilities to convey, treat and then discharge effluent which meets environmental quality standards. In addition, location and character of residential, commercial and industrial development is often driven by the availability of services—water, natural gas, communications, roadways, electricity, and wastewater treatment. Utilities and facilities planning are powerful tools that can be used to shape development. The ability of a water system to meet current and future demands is determined by a number of factors, including the amount of water supplies available to the system, the capacity of the system's water treatment facilities, and the capacities of transmission and distribution facilities such as pipelines, tanks and pumping stations. The ability of a wastewater system to similarly meet current and future demands is determined by such factors as conveyance pipeline capacities, locations and permitted treatment capacity.

Water and Wastewater Systems

The following sections contain information about the water and wastewater service providers operating in Sheridan County.

Sheridan

Sheridan Regional Water System

The Sheridan Regional Water System consists of various water-related facilities that are owned either separately or jointly by the City of Sheridan (City) and the Sheridan Area Water Supply Joint Powers Board (SAWSJPB), a joint powers board comprised of three representatives each from the City and Sheridan County. The separately-owned and jointly-owned facilities act as one overall regional water system, in that water flows among the various separately-owned and jointly-owned facilities to provide water service to customers of both the City and SAWSJPB. There are no master meters within the Sheridan Regional Water System that are located between the City's and SAWSJPB's systems which would otherwise distinguish the water being provided by each entity to its respective customers. The City's customers are primarily located within City limits, although the City also has a few outside-City customers. The SAWSJPB's customers are all located outside City limits.

The City operates and maintains the entire Sheridan Regional Water System under an Operating Agreement between the City and SAWSJPB; i.e., SAWSJPB has no operation and maintenance (O&M) personnel. The City also reads SAWSJPB meters and bills SAWSJPB accounts under the terms of this Operating Agreement, in conjunction with its own accounts. The cost for O&M of many of the facilities that serve both the City's and SAWSJPB's systems is shared proportionally. The cost for O&M for those facilities that serve only their own respective customers are not shared, but instead are borne separately by each entity, with the SAWSJPB paying the City to perform these O&M services for the SAWSJPB's

system. The City also has an agreement with the Downer Neighborhood I&S District (DNISD) to provide wholesale treated water and O&M services for the DNISD system to the customers located in this special district. The Sheridan Regional Water System is one EPA-designated public water system that serves the City and SAWSJPB: WY5600052. The DNISD is its own EPA-designated public water system: WY5601537.

The U.S. Department of Defense's Veterans Affairs Medical Center (VAMC) is located on the northwest side of the City, and it owns and operates its own water treatment and distribution systems that serve exclusively the medical center's campus. More information on the VAMC's facilities is provided in subsequent sections of this appendix.

In June 2019, Dowl completed the *Sheridan Water System Level I Study* under contract to the Wyoming Water Development Commission (WWDC). Much of the information provided below has been extracted from that recent WWDC study.

The number of accounts provided treated water service by the City and SAWSJPB is as follows:

- City (both inside-City and outside-City, including all of the individual accounts within the DNISD): 8,118; and
- SAWSJPB water: 1,941.

Sheridan Area Water User Charges

Shown below are the water user charges for the City and the SAWSJPB providing treated water service in the Sheridan regional area. Both entities bill monthly for water service. User charges shown are based upon a typical $\frac{3}{4}$ " account.

City (within City limits):

- Monthly base rate: \$19.40 (provides up to 1,500 gallons)
- Between 1,500 gallons and 6,000 gallons: \$1.87 per thousand gallons
- Greater than 6,000 gallons: \$2.57 per thousand gallons

SAWSJPB

- Monthly base rate: \$48.75
- Between 0 gallons and 8,000 gallons: \$1.87 per thousand gallons
- Greater than 8,000 gallons: \$3.93 per thousand gallons

Water Supply

The water supply for the Sheridan Regional Water system comes from direct flows out of Big Goose Creek and stored water in reservoirs on tributaries to Big Goose Creek located in the Big Horn Mountains. The City is the holder of a very senior 1882 (i.e., territorial) direct flow surface right out of Big Goose Creek of 16 cubic feet per second (cfs) (13 cfs during irrigation season), which it shares with SAWSJPB when there is water available via this direct flow right. SAWSJPB has a 1989 direct flow right out of Big Goose Creek in the amount of 7.1 cfs. The 1882 right is used to its capacity during the irrigation season, and it can comfortably meet the needs of the entire Sheridan Regional Water system during the non-irrigation season. Due to its junior priority, SAWSJPB's 1989 direct flow right is available for use only during spring runoff and the non-irrigation season.

During the time of the irrigation season when the City's 1882 right cannot fully meet the system's total demands, and when SAWSJPB's 1989 right is no longer in priority, the City and SAWSJPB rely upon stored water to augment their needs. Most of the City's and SAWSJPB's stored water is located in the City-owned Twin Lakes Reservoir (capacity \approx 3,400 acre-ft). Both entities also own shares of stored water in Park and Dome Lake Reservoirs (\approx a total of 486 acre-ft at this time). All three of these reservoirs are located on tributaries of Big Goose Creek in the Big Horn Mountains. Use of the stored water is relatively

simple; i.e., reservoir gates are opened to allow for the desired flow rate, which then flows into Big Goose Creek for diversion at the City-owned intake on Big Goose Creek.

Through a combination of the direct flow rights and stored water available within the three reservoirs, and assuming a 1.75% annual growth rate, it is estimated that the demands of the Sheridan Regional Water System can be met until approximately 2055. Due to the ease with which the stored water from Park and Dome Lake Reservoirs can integrate with the Sheridan Regional Water System, and in light of the considerable environmental hurdles that must be surmounted in order to construct new storage facilities in the Big Horn Mountains, the City and SAWSJPB have embarked upon a program to purchase existing shares of Park Reservoir Company and Dome Lake Reservoir Company whenever they become available. To assist in the purchase of these shares, the City and SAWSJPB entered into an agreement with the WWDC in 2015, whereby the WWDC will fund 67% of the purchase cost of these existing water shares, up to a maximum dollar amount.

Water Treatment

Facilities utilized for diversion and pretreatment of water from Big Goose Creek are owned by the City. They have a rated flow capacity of approximately 25 million gallons per day (MGD). Water is diverted for purposes of serving the City, SAWSJPB, the VAMC and the City's Kendrick Golf Course. For the period between 2012 and 2017, the peak-day diversion was 13.1 MGD (2012), thus there is considerable WTP capacity available to accommodate future growth.

The City's Water Treatment Division operates two water treatment plants (WTPs) that serve the Sheridan Regional Water System: the Sheridan WTP and the Big Goose WTP. The Sheridan WTP is owned exclusively by the City, whereas the Big Goose WTP is jointly owned. Water from the Sheridan WTP principally serves City customers, although it also serves some SAWSJPB customers. Similarly, most SAWSJPB customers receive their treated water from the Big Goose WTP, although this plant serves some City customers as well.

Both plants are conventional coagulation/flocculation/sedimentation facilities with chlorine used for disinfection. The Big Goose WTP utilizes gas chlorination for disinfection, whereas the Sheridan WTP utilizes liquid sodium hypochlorite produced onsite. Together they have a rated flow capacity of 18.5 MGD. Recent improvements to these two WTPs have not increased their rated flow capacity, but they have increased their capability to comply with EPA Safe Drinking Water Act regulations.

During the past 12 years, the combined peak-day treated water flow from the two WTPs has been 11.3 MGD. Therefore, there is sufficient capacity available at the two WTPs to provide for ample future growth.

Water Distribution

The Sheridan Regional Water System's distribution system includes nine treated water storage tanks. The storage tanks have a total estimated capacity of over 13 million gallons (MG). Some of the tanks are owned by the City, some are owned by the SAWSJPB and some are jointly owned. With the exception of the City's Northwest Tank, all are concrete tanks located primarily below ground. Their total capacity exceeds DEQ's treated water storage requirements for a public water system of this size.

The distribution system also contains 18 pumping stations. Although the majority of the users within the Sheridan Regional Water System obtain water service via gravity flow from the two WTPs, some users utilize water that is pumped, particularly those within the SAWSJPB service area that are located above the Big Goose Creek, Little Goose Creek and Soldier Creek valley floors. Elevation differences throughout the service area mandate the use of pressure-reducing valve stations in certain areas, of which there are 50. Through the use of gravity flow from the two WTPs due to their higher elevations compared

to their areas served, the distribution system can be creatively manipulated to provide treated water via different pipeline routes.

Although the distribution system is generally in good condition, one area of perceived weakness is in the vicinity of the Sheridan County Airport and Sheridan College, where a major treated water transmission main is approximately 50 years old and has experienced several main breaks due to the corrosion of this ductile iron pipe. For this reason, SAWSJPB has submitted an application to the WWDC for 67% grant funding of a new transmission main to replace the existing one. If the application is approved, monies for this project will be available in June 2020.

Impact of the Yellowstone River Compact and Potential Long-term Water Supplies

Although a previous section of this appendix stated that additional water supplies would not be required until approximately 2055, there is some concern that a recent decision by the Supreme Court of the United States (SCOTUS) involving the Yellowstone River Compact (Compact) may considerably alter the availability of both short-term and long-term water supplies for Tongue River valley water users in general and the Sheridan Regional Water System in particular. This Compact was originally ratified by the states of Montana, Wyoming and North Dakota in 1951, and it deals basically with dividing the waters of the four tributaries to the Yellowstone River among the signatory states, one of which is the Tongue River and to which Goose Creek is a tributary. The Compact states that, for all existing water rights as of January 1, 1950, they shall continue to be enjoyed by the respective states, whereas, for the Tongue River, “the remainder of the unused and unappropriated water is allocated to each State for storage or direct diversions for beneficial use on new lands or for other purposes as follows:

- a. To Wyoming: 40%; and
- b. To Montana: 60%.”

In 2007, Montana filed suit against Wyoming, citing – in part – that Montana water users suffered a water shortage to its pre-1950 water rights due to Wyoming’s use of water by post-1950 water rights. On February 20, 2018, the SCOTUS issued a Judgment and Decree stating that Wyoming did indeed reduce the volume of water available in the Tongue River at the State line between the two states by 1,300 A-F in 2004 and 56 A-F in 2006. As a result of these reductions, Montana was awarded an amount of \$20,340, together with pre-judgment and post-judgment interest of 7% per annum from the year of each violation.

The SCOTUS’ Decree included an important provision relevant to the use of the water in the Tongue River drainage basin, which therefore affects water users in Goose Creek as well. This provision mandated that, in order to protect pre-1950 rights in Montana, the State of Montana must place a call on the Tongue River and its tributaries (including Goose Creek) whenever Montana reasonably believes (based on substantial evidence) that Montana’s Tongue River Reservoir might not fill before the end of the water year. Montana’s call to fill this reservoir **may** have a very significant impact upon the estimated 9,735 acre-ft of post-1950 storage rights within the Goose Creek drainage basin. These post-1950 storage rights include some or all of those in Twin Lakes, Sawmill, Cross Creek, Big Horn, Park and Dome Lake Reservoirs. If Montana places a call on the Tongue River (and, thus, Goose Creek) during the springtime runoff period in order to fill Tongue River Reservoir, it is possible that the Wyoming reservoirs with post-1950 storage rights will not be able to be filled until this Montana reservoir with pre-1950 rights has been filled to its capacity. Such an inability to store could prove very detrimental to water users within the Goose Creek drainage basin (including the City and SAWSJPB), who utilize water stored during the spring and early summer in these Big Horn Mountain reservoirs to meet their demands during the irrigation season.

In order to possibly address this issue, the WWDC is currently conducting a study to determine the feasibility of delivering some or all of the water stored in Lake DeSmet Reservoir that the State of Wyoming purchased in 2018. As part of the State’s purchase, it secured over 66,000 acre-ft of Lake DeSmet

Reservoir storage space. Lake DeSmet Reservoir is primarily located on Shell Creek, a tributary of Piney Creek within the Powder River drainage basin. Its facilities are now owned by Johnson County following dissolution of the Lake DeSmet Counties Coalition Joint Powers Board (LDCCJPB), a joint powers board originally formed among Johnson County, Sheridan County and Campbell County. Water stored in the State-owned allocation within Lake DeSmet Reservoir could be delivered from the Powder River drainage basin into the Tongue River drainage basin and used to “replace” the water normally stored through the use of post-1950 Wyoming water rights in the Tongue River drainage (including the Goose Creek drainage basin) that could otherwise not be stored during that time when Montana’s Tongue River Reservoir is being filled.

In addition to the State-owned water that might be available from its over 66,000 acre-ft of Lake DeSmet Reservoir space, Sheridan County owns the rights to 2,500 acre-ft of space in Lake DeSmet Reservoir that the County secured when it exited the LDCCJPB. Besides the State’s rights in Lake DeSmet Reservoir, water available from Sheridan County’s 2,500 acre-ft of storage space could potentially offer advantages to the Sheridan Regional Water System over and above the possible use of the State’s water to augment Montana’s Tongue River Reservoir water supply. First of all, both sources could provide a long-term water supply to the Sheridan Regional Water System beyond the year 2055 that would not come from Big Goose Creek, due to the limited availability of water within that drainage basin. Secondly, there is a growing concern about the existing susceptibility to the Sheridan community of delivering water from just one source; i.e., the Big Goose Creek drainage. This concern stems from the following two reasons, both which could potentially degrade Big Goose Creek water quality to such a degree as to render the creek water untreatable:

1. runoff from areas impacted by possible wildfires in the Bighorn National Forest; upstream of the City intake; and
2. landslides within the Big Goose Creek canyon immediately upstream of the City intake caused by existing geological conditions, excessive rainfall or possible earthquakes.

By having Lake DeSmet Reservoir as an alternative water supply, treated water from a completely different source than Big Goose Creek could be used to replace the otherwise unusable water in Big Goose Creek affected by the wildfires or landslides.

In order to utilize Lake DeSmet Reservoir in the Sheridan Regional Water System, a pump station would have to be constructed at the toe of the main dam for Lake DeSmet Reservoir, followed by both a new WTP and transmission main that would deliver it to a point of connection to the Sheridan Regional Water System. The study now underway and due to be completed in 2020 will estimate the costs associated with such improvements.

In addition to Lake DeSmet Reservoir, another possible long-term water supply for the Sheridan Regional Water System would be construction of a new reservoir on Gillespie Creek, a tributary of Big Goose Creek that flows into Big Goose Creek less than one mile west of the current City limits. A Gillespie Reservoir would utilize the City’s existing raw water transmission main (which delivers untreated water to the Big Goose WTP, Sheridan WTP, the VAMC and the City’s Kendrick Golf Course) to fill this reservoir during the winter months, when surplus water is available in both Big Goose Creek and surplus capacity is available in the transmission main. A new pump station would be constructed to deliver the water stored in this reservoir into the Sheridan WTP for treatment.

Conservation

Treated water use within the City is relatively high during the summer months, due primarily to its use for irrigating lawns, gardens and parks. Additionally, City water user rates are fairly low when compared to comparably-sized communities throughout the Rocky Mountain West, thus price does not play a large

role in reducing water usage. Conservation, whether voluntary, regulatory, or encouraged through higher rates, is generally the least-expensive alternative available for postponing the acquisition of new supplies.

According to the 2019 *Sheridan Water System Level I Study*, both the peak-day flow rate and the total annual amount of water delivered from the Sheridan WTP and Big Goose WTP have not increased over the last twenty years, despite an increase in the number of accounts served. The study surmises that this overall decrease in use per account is due primarily to implementation of system efficiencies by the City and the SAWSJPB, such as reductions in losses, leakage, and non-metered use, and more efficient use of non-revenue water in the overall operation of the system.

Throughout much of the area served by the SAWSJPB, alternative supplies of untreated water are available for irrigation. In some cases, new developments within the SAWSJPB service area (such as the Powder Horn Planned Unit Development) have been required to construct and operate separate raw water irrigation systems, so as to minimize the development's impact upon the SAWSJPB's treated water system. In other cases, new developments within the SAWSJPB service area are limited as to the areal extent that can be irrigated with treated water. Continued implementation of new development policies such as these by the SAWSJPB whenever feasible will significantly extend the capacity of the system to meet future treated water demands.

As shown in a previous section describing Sheridan area water user charges, both the City and the SAWSJPB utilize progressive rate structures in an attempt to discourage high treated water use.

Sheridan Wastewater

The City operates an activated sludge wastewater treatment plant (WWTP) with a capacity to treat up to 4.4 MGD. Effluent is discharged to Goose Creek. In addition to piped wastewater, the City accepts material pumped by local haulers from septic tanks located in non-sewered areas of the county.

Currently, summertime flows average approximately 3.0 MGD, and average wintertime flows are 1.8 MGD, indicating that the facility capacity is adequate for current needs and to meet a demand increase of almost 50 percent. The facility returns approximately 2.5 MGD to Goose Creek on an average annual basis. Treated biosolids are dewatered and transported to the City landfill for composting.

Recent improvements have centered on process equipment for biosolids handling, treatment and disposal, including:

- belt press and polymer addition system replacements; and
- conversion of two unused trickling filter basins into biosolids storage basins.

The number of accounts provided wastewater service by the City equals 7,695, which includes inside-City, outside-City and DNISD accounts.

Sheridan Area Wastewater User Charges

Shown below are the City's monthly wastewater user charges, based upon a typical inside-City $\frac{3}{4}$ " water account's wintertime water usage:

Monthly base rate: \$13.45 (provides up to 1,500 gallons)
Greater than 1,500 gallons: \$2.70 per thousand gallons.

VAMC

The VAMC owns and operates its own WTP and distribution system, which exclusively serve the VAMC's campus. Under an agreement among the City, SAWSJPB and the VAMC, the City diverts the VAMC's direct flow and stored water rights from Big Goose Creek and conveys this untreated water via the City's

raw water transmission main from the City's intake to the VAMC's WTP, along with the water that is treated by the Sheridan WTP and Big Goose WTP and the raw water used to irrigate the City's Kendrick Golf Course.

The VAMC also owns and operates a 600,000-gallon elevated steel storage tank on its campus, which is connected to the VAMC's treated water distribution system, thereby providing for peak-hour storage and fire-fighting capabilities.

As opposed to using treated water from the VAMC's WTP to irrigate the vegetation located on campus, a portion of the VAMC's raw water conveyed by the City from its intake bypasses the VAMC's WTP and flows directly to the VAMC's campus.

Peak-day treated water flows for the VAMC over the past several years are approximately 0.3 MGD, whereas peak-day raw water flows used for irrigation on the VAMC's campus for the same period are approximately 1.0 MGD.

The VAMC owns and operates its own wastewater collection system, which discharges into the City's system for treatment.

Ranchester

Ranchester Water

The water supply for Ranchester comes via direct flow rights from the Tongue River, of which there are sufficient rights for long-term growth of the Town. Ranchester's WTP consists of two pumps delivering raw water from the Tongue River to a flocculation tank, plate settler, and two conventional filters, followed by gas chlorination. Two high service pumps deliver treated water to the Town's distribution system, which provides service to an estimated population of 950, with 416 water accounts. The WTP has a rated capacity of 1.0 MGD, but peak-day usage is at this time only approximately 0.5 MGD, which occurs during the irrigation season. Average daily water demand is approximately 0.1 MGD.

Shown below are the water user charges for Ranchester, based upon a typical $\frac{3}{4}$ " residential account within the Town.

Monthly Base rate: \$23.46 (provides up to 2,000 gallons)	
Between 2,100 gallons and 3,000 gallons:	\$0.60 per thousand gallons
Between 3,100 gallons and 6,000 gallons:	\$0.80 per thousand gallons
Between 6,100 gallons and 15,000 gallons:	\$1.00 per thousand gallons
Between 15,100 gallons and 33,000 gallons:	\$1.20 per thousand gallons
Between 33,100 gallons and 60,000 gallons:	\$1.40 per thousand gallons
Between 60,100 gallons and 75,000 gallons:	\$2.50 per thousand gallons
Over 75,000 gallons:	\$5.20 per thousand gallons.

Ranchester Wastewater

Ranchester's WWTP is a three-cell aerated lagoon system located east of the Town, which discharges to the Tongue River. In 2017, the Town upgraded this facility to become an Advance Integrated Wastewater Pond System with its new diffused aeration system. As a result, it now has a rated capacity of 0.3 MGD.

The Town's wastewater collection system, which consists of more than six miles of sewer mains and one lift station, conveys wastewater to the WWTP at an average flow rate of 0.1 MGD. Heavy rain, flooding, and high groundwater sometimes cause infiltration and inflow to the collection system; however, Ranchester has implemented several recent projects to attempt to minimize this infiltration and inflow.

Shown below are the wastewater user charges for Ranchester, based upon a typical inside-town $\frac{3}{4}$ " residential account's wintertime water usage:

Monthly base rate:	\$8.98 (provides up to 2,000 gallons)
Between 2,100 gallons and 15,000 gallons:	\$10.01
Between 15,100 gallons and 60,000 gallons:	\$11.04
Over 60,000 gallons:	\$13.10.

Dayton

Dayton Water

The Town of Dayton provides both treated water and raw water to approximately 380 accounts inside and outside the Town. The water supply for both comes via direct flow rights from the Tongue River, of which there are sufficient rights for long-term growth of the Town. The WTP has a "conventional" treatment process that includes coagulation/sedimentation/filtration followed by ultraviolet (UV) disinfection. The treated water system also includes a groundwater well drilled into the Madison and Big Horn Dolomite formations, which utilizes solely chlorination as a means of treatment. The groundwater well is located within 150 feet of the WTP, and it is an artesian well under low flows. However, groundwater requires the use of a pump located within the well casing in order to attain higher flows.

A pump station is located at the Dayton WTP, delivering treated water to the distribution system from both the WTP and well. Water is delivered from the pump station to a 250,000 gallon aboveground steel storage tank located on the southeast side of Dayton. Due to higher elevations in parts of the Town, the pump station must run continuously (or solely the well must deliver water under its artesian capabilities at low flow) because the storage tank is not located at high enough elevation to serve these higher areas with acceptable pressure. Water from the WTP and well can, in combination, deliver up to approximately 1.4 MGD.

The Town's raw water system was constructed approximately ten years ago in order to provide the Town residents a low-cost untreated water supply for irrigating lawns and gardens. It utilizes a pump located adjacent to the WTP to deliver water directly from the Tongue River into a transite (i.e., asbestos cement) transmission main that was replaced by the Town in approximately 2004. This transite transmission main delivers raw water to a new distribution system that provides the raw irrigation water to the Town's residents. This raw water receives only limited disinfection for treatment.

The Town's raw water system greatly reduces the impact that irrigation would otherwise have on the treated water system. As a result, the peak day for the treated water system is only approximately 0.2 MGD – far less than the peak day of approximately 0.6 MGD which occurred prior to installation of the raw water system. As a result, there is more than adequate treated water capacity to accommodate future growth within Dayton. It would be possible for Dayton's WTP and well to serve as a water supply for Dayton, Ranchester and the five-mile length between, if a pipeline was constructed between the two communities and there was the political will to implement a regional water system.

Shown below are the treated water user charges for Dayton, based upon a typical $\frac{3}{4}$ " residential account within the Town:

Monthly base rate:	\$23.36 (provides up to 3,000 gallons)
Greater than 3,000 gallons:	\$1.00 per thousand gallons.

The Town also bills \$10.00 per month for each account which uses the raw water system for irrigation of lawns and gardens. (The \$10.00 per month is billed throughout the year, even though the raw water system is used only during the irrigation season.)

Dayton Wastewater Treatment

Dayton's WWTP is a three-cell lagoon system located east of the Town. Surface aerators are located in two of the three cells. The system has no reported discharge violations and is permitted for 0.2 MGD discharge. Current discharges average approximately 0.05 MGD, but they increase substantially in the late spring and early summer due to suspected infiltration and inflow.

Beginning in April 2020, the current DEQ discharge permit stipulates that the E. coli standard for effluent from the Town's WWTP is to dramatically decrease. The reason for this dramatic decrease is DEQ's statement that the Tongue River (the receiving stream for the Town's effluent) is impaired for E.coli. Existing pre- April 2020 and proposed post-April 2020 E. coli standards are as follows:

Time of Year	Pre-April 2020 E. coli standard*	Post-April 2020 E. coli standard*
April - September	9,775	126
October-March	62,615	630

* monthly average in colonies/100 ml

In order to improve the Town's WWTP to allow it to meet these more stringent E. coli standards, the Town has been granted an amount of 80% of the anticipated \$3.0 million project cost from DEQ's Abandoned Mine Land Public Facilities program. Other improvements earmarked for use of this \$2.4 million grant include upgrades to its current lagoon aeration system and relocation of the WWTP's disinfection facilities above the 100-year flood plain elevation of the Tongue River.

The monthly residential wastewater user charge for Dayton is a flat fee of \$14.92.

Clearmont

Clearmont Water System

Located in the southeast portion of Sheridan County, Clearmont's water supply system consists of two wells having a total estimated maximum yield of 30 gallons per minute (gpm) (= 0.04 MGD). The larger of the two wells has an estimated maximum yield of 25 gpm, whereas the smaller of the two wells has an estimated maximum yield of 5 gpm. Both wells are drilled into the Fort Union Formation, which typically yields a sodium bicarbonate type of water containing high dissolved solids but little hardness. Water quality meets all required EPA Safe Drinking Water Standards.

The Town has a total storage capacity of 400,000 gallons; however, only about 225,000 gallons are held in storage at any one time in order to prevent water stagnation in the tank.

The estimated average day demand for Clearmont is approximately 0.02 MGD, and the peak-day demand is estimated at 0.06 MGD. As a result, there is concern that if the larger well is unavailable for an extended period, the smaller well will not keep up with demand.

In order to alleviate this situation, the WWDC drilled an additional well on behalf of the Town in 2016. It was hoped that this third well would not only provide required redundancy, but that its water quality would be improved when compared to the two existing wells. While the new well – if eventually utilized - would provide desired redundancy as a water supply (it has an estimated yield of 100-125 gpm), its water quality is unfortunately similar to the two existing wells.

The Town has entered into an agreement with the WWDC to purchase this third well. Furthermore, it has secured a 67% WWDC grant and loan monies from DEQ to install the necessary pumping equipment and connecting pipelines to allow the Town to use this third well as part of its water supply system. It is anticipated that this new well will be available for use by the Town sometime in mid-to-late 2020.

Clearmont's water system serves approximately 150 people via 80 accounts. Shown below are the water user charges for Clearmont, based upon a typical ¾" residential account within the Town:

Monthly base rate:	\$28.00 (provides up to 6,000 gallons)
Between 6,000 gallons and 15,000 gallons:	\$0.80 per thousand gallons
Greater than 15,000 gallons:	\$1.00 per thousand gallons.

Clearmont Wastewater Treatment

Clearmont's WWTP consists of a three-cell, non-aerated lagoon system located east of the Town which discharges to Clear Creek. The current lagoon system has sufficient capacity to treat both current and flows well into the future. Town personnel have indicated that the WWTP does not actually discharge during several months throughout the year.

The monthly residential wastewater user charge for Clearmont is a flat fee of \$5.00.

Big Horn Community

Within the unincorporated community of Big Horn, many of the approximately 100 residences and five commercial establishments receive water from the Sheridan Regional Water System and are thus customers of SAWSJPB. The remainder of the residences are on individual wells.

There is no central wastewater collection and treatment system serving this unincorporated area, although there is such a system that serves the Big Horn public schools located on the west side of the area (see below). As a result, the residences and commercial establishments utilize septic systems as a means of disposal of their wastewater. Density requirements for non-sewered areas, as well as a lack of undeveloped lands within the Big Horn community available for leach field areal requirements, have constrained additional residential and commercial growth.

Big Horn Schools Wastewater Treatment

Sheridan County School District #1 is the owner/operator of a package discharging WWTP that serves two school buildings on the west side of the community of Big Horn. (These buildings are served with water from the Sheridan Regional Water System, and are customers of the SAWSJPB.) This facility replaced a septic tank and leach field system that served this school complex until approximately ten years ago. The WWTP's components are located primarily underground and are located on school property. Effluent is discharged to Jackson Creek, a tributary of Little Goose Creek.

This WWTP has a rated capacity of 0.02 MGD. As would be expected from a facility serving a school complex, actual discharge flows vary widely, from an average during the school year of approximately 0.0025 MGD (2,500 gallons per day) to an average of just 250 gallons per day during the summertime period when school is not in session.

Powder Horn Planned Unit Development

The Powder Horn Planned Unit Development (PUD) is located approximately five miles south of the City limits. This PUD is not a part of any incorporated community, instead being a subdivision within Sheridan County. There are currently approximately 300 residences within this PUD, and there could in the future be as many as 800 residences. Retail water service is provided to each residence (and to the Powder Horn Country Club) by SAWSJPB. Wastewater service is provided by a collection system owned by the Powder Horn Homeowners Association (PHHOA) and a WWTP owned by the developer. The WWTP will be turned over to the PHHOA in approximately five years. It is an extended aeration mechanical

WWTP which discharges to one of the ponds within the PUD, with effluent then flowing into Little Goose Creek. The current rated capacity of the WWTP is 0.05 MGD, and it will be increased in capacity to 0.1 MGD within the next 3-5 years. Plans are also underway at the present time to improve the biosolids handling methods at the WWTP in order to reduce O&M costs. Powder Horn PUD residents pay a flat fee of \$35 per month for wastewater service.

Story Community

Within the unincorporated community of Story, all of the 750 to 800 homes and several commercial establishments are on individual wells and septic systems. The area soils are alluvial sands, gravels and even boulders of high transmissivity. There is a potential for contamination of wells from septic systems due to these porous soils. The area is at risk and would benefit from a central water distribution system and/or a sewer collection and treatment system.

In an attempt to address this potential risk, Sheridan County now requires the following in the Story area for new and/or replacement onsite wastewater disposal systems. These requirements are in addition to the typical two-acre minimum lot size standard, and are as follows:

- In accordance with DEQ requirements, a minimum vertical distance of at least four feet is generally required between the bottom elevation of the leach field piping and the highest observed groundwater elevation. Due to the high groundwater elevation in the Story area, this requirement often leads to the installation of mounded leaching systems.
- A minimum depth of two feet of imported bedding sand is generally required beneath the bottom of the leach field piping. This requirement has been established for the purpose of assuring that leach field effluent receives a desired level of treatment as opposed to discharging directly into the porous soils generally observed in the Story area.
- A minimum leach field area is required regardless of the results of the percolation test for sizing the leach field area. (High soil porosity in the Story area can lead to percolation test results that would otherwise allow for unduly small leach field areas.)

Groundwater Programs

As evidenced by previous discussions regarding onsite wastewater treatment and disposal in both the Big Horn and Story communities, protection of groundwater quality is a significant issue in Sheridan County. The main threats to groundwater quality are contamination from septic systems and fecal matter generated by farm animals and wildlife. Approximately one-third of Sheridan County residents use individual well and septic systems to meet their water and wastewater requirements.

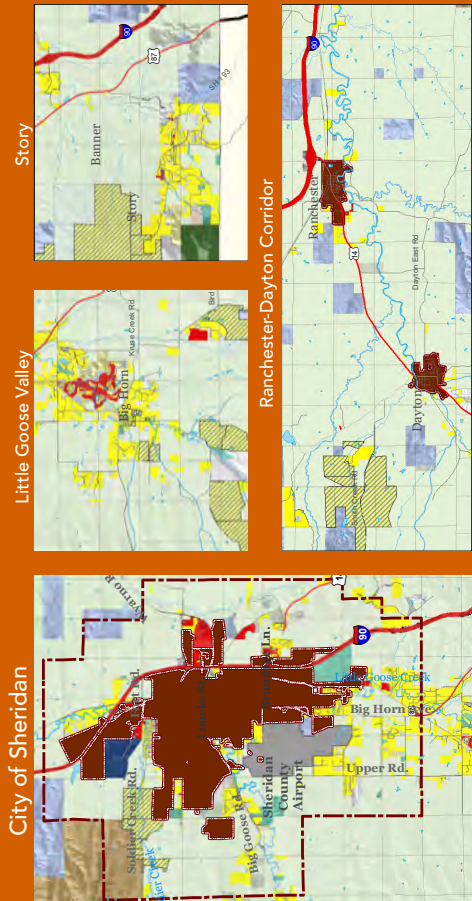
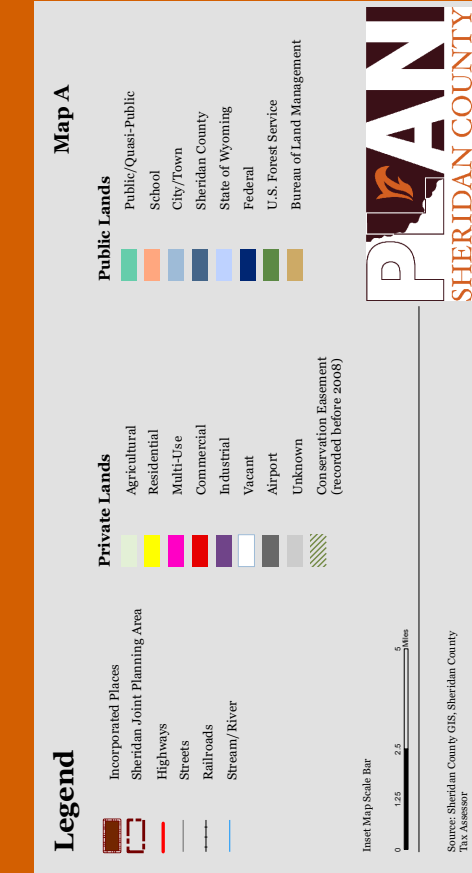
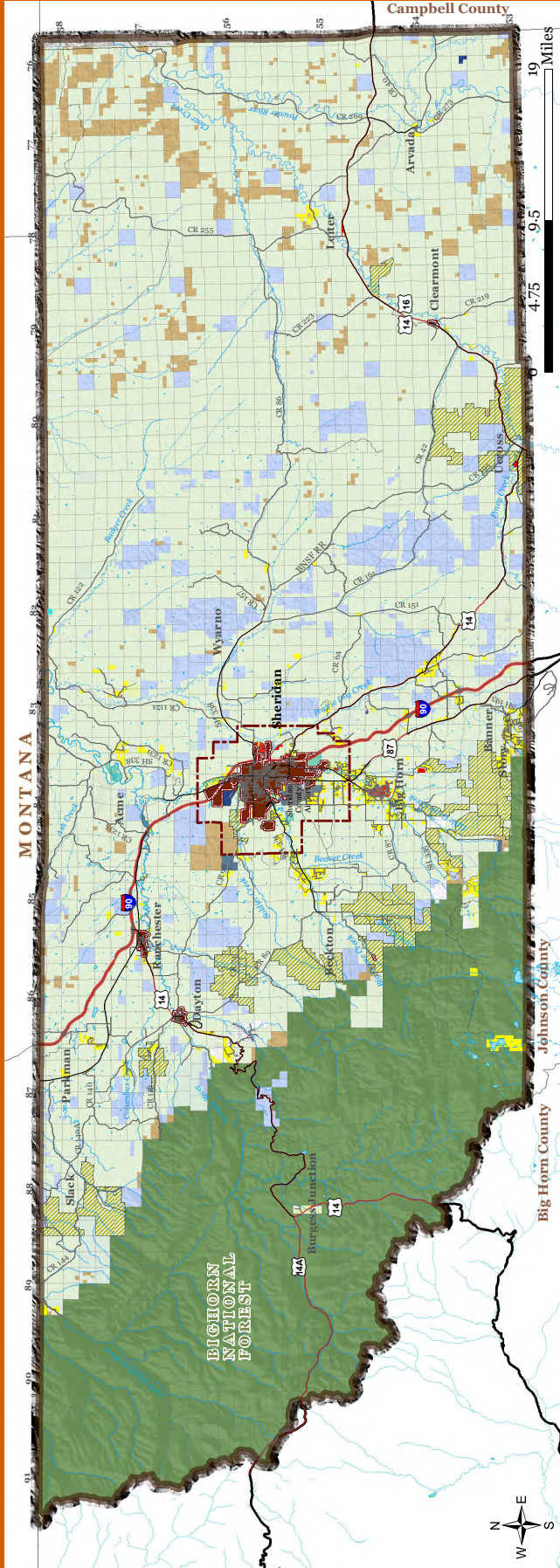
Both Sheridan County and the Sheridan County Conservation District (SCCD) remain very active in the protection of the water resource in the county. These two entities have recently implemented or are implementing several programs that protect this resource. SCCD programs are prioritized based upon potential to **surface** waters; however, the SCCD programs typically benefit groundwater quality as well. Examples of programs recently implemented or are being implemented are as follows:

- A previous DEQ study showed that a considerable number of lands within both the Big Goose Creek and Little Goose Creek drainage basins (particularly the latter) are highly vulnerable to contamination based upon high groundwater levels. For those areas in which groundwater contamination is deemed highly vulnerable, new developments proposing onsite wastewater disposal systems (vs. centralized wastewater collection and treatment systems) must have minimum lot sizes of five acres or more.
- In 2012, Sheridan County and the SCCD worked in tandem to attempt to improve septic system permit records. Letters were sent to all addresses with and without septic system permits based

upon parcel data available for properties within the Goose Creek drainage basin. Landowners not possessing permits were invited to allow County representatives to inspect their current facilities and provide some level of documentation without actually issuing a full permit. Workshops were also provided to educate landowners on the potential problems created by failing septic systems and benefits to be realized by installing systems that function properly. This was a strictly voluntary program.

- The SCCD offers cost-share programs for the replacement of eligible septic systems and to implement methods that would attempt to minimize potential groundwater contamination resulting from the presence of livestock. As with all similar programs, participation in this is strictly voluntary.
- A study was conducted in 2008 to evaluate the feasibility of providing a centralized wastewater collection and treatment system in the Little Goose valley. Such a system would potentially serve not only properties that currently have onsite wastewater disposal systems, but it would also potentially incorporate the WWTPs in the Little Goose valley currently serving the Powder Horn PUD and the Big Horn schools. To date, the recommendations outlined in that study have not been pursued.
- Development of clustered residential development with centralized wastewater collection and treatment has been encouraged.
- Programs are offered that encourage the exploration of alternative technologies for wastewater treatment and disposal, and to increase knowledge regarding the proper installation of individual septic systems.

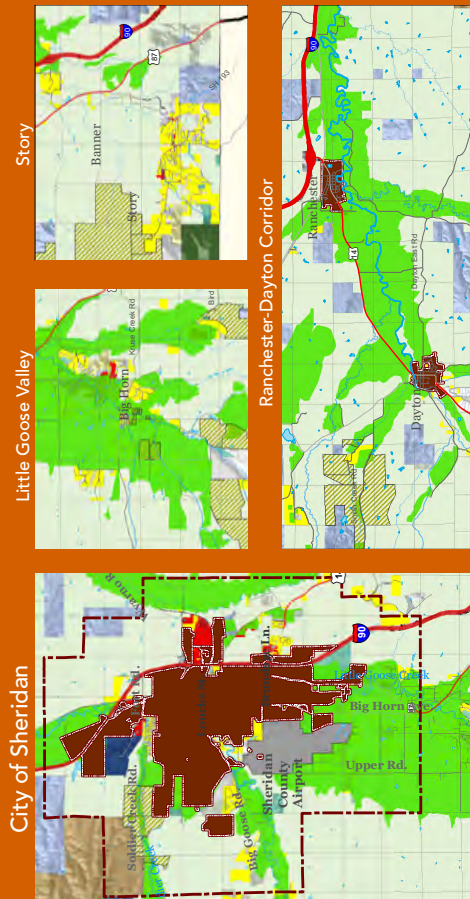
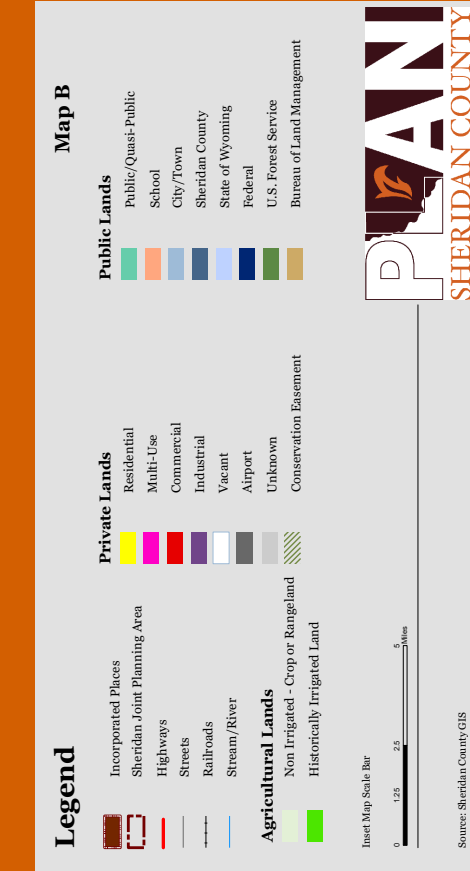
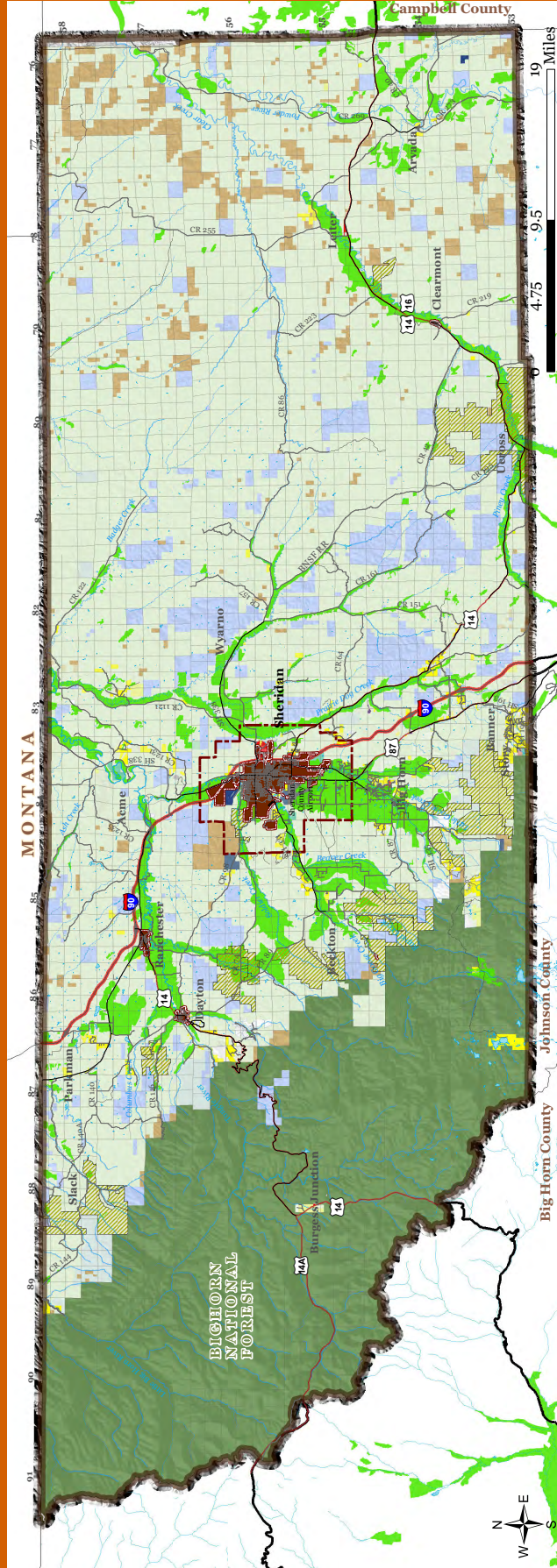
EXISTING LAND USE



APPENDIX B - INVENTORY MAPS

AGRICULTURAL LAND

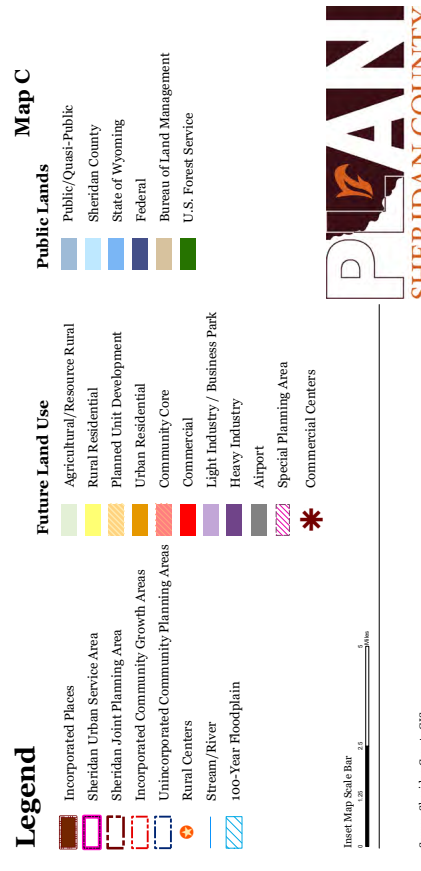
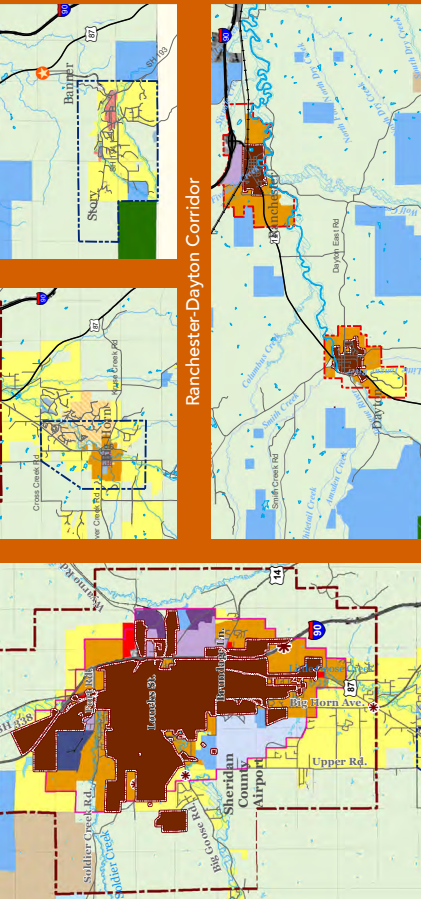
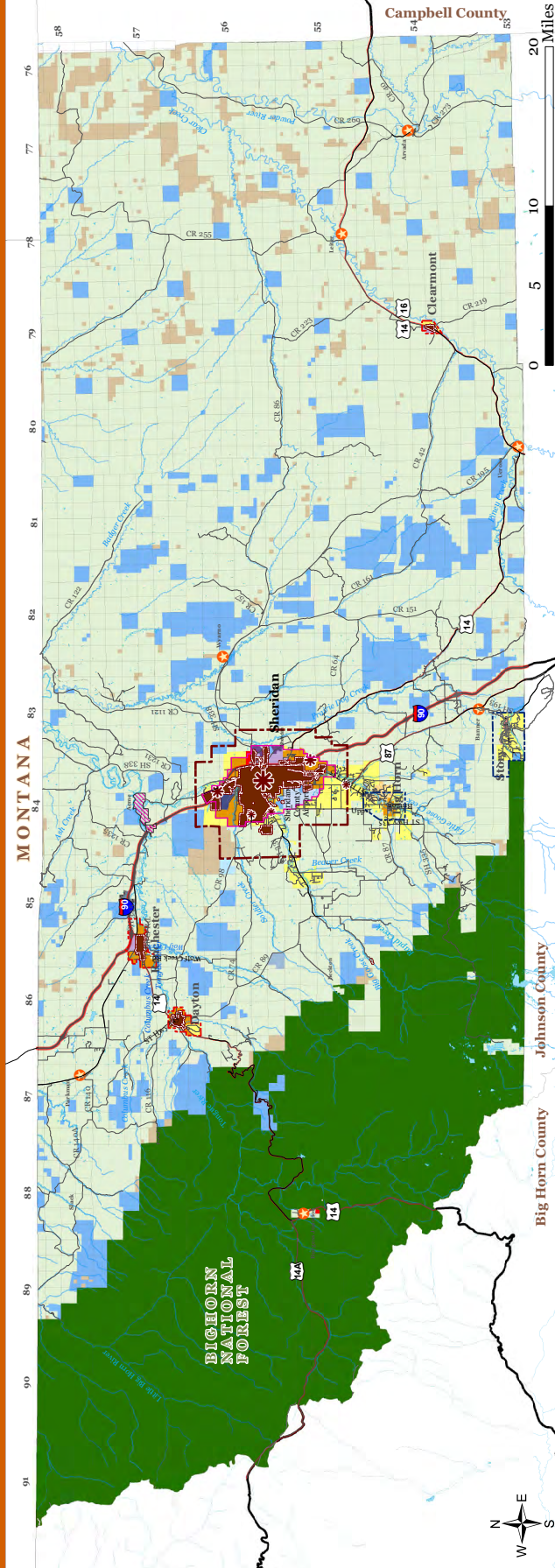
Sheridan County, Wyoming
Comprehensive Plan



MAP-C FUTURE LAND USE

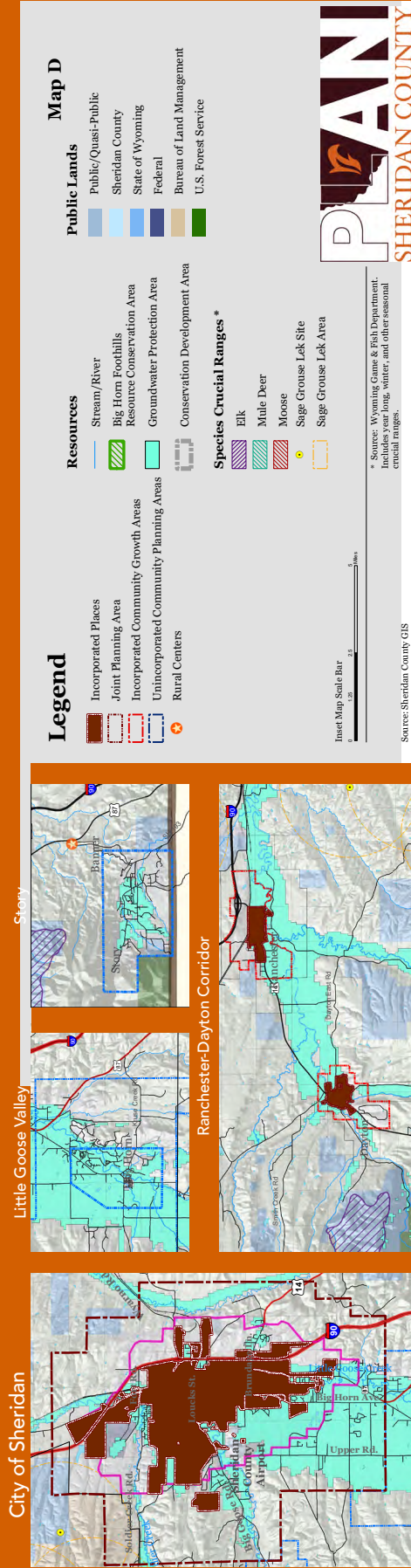
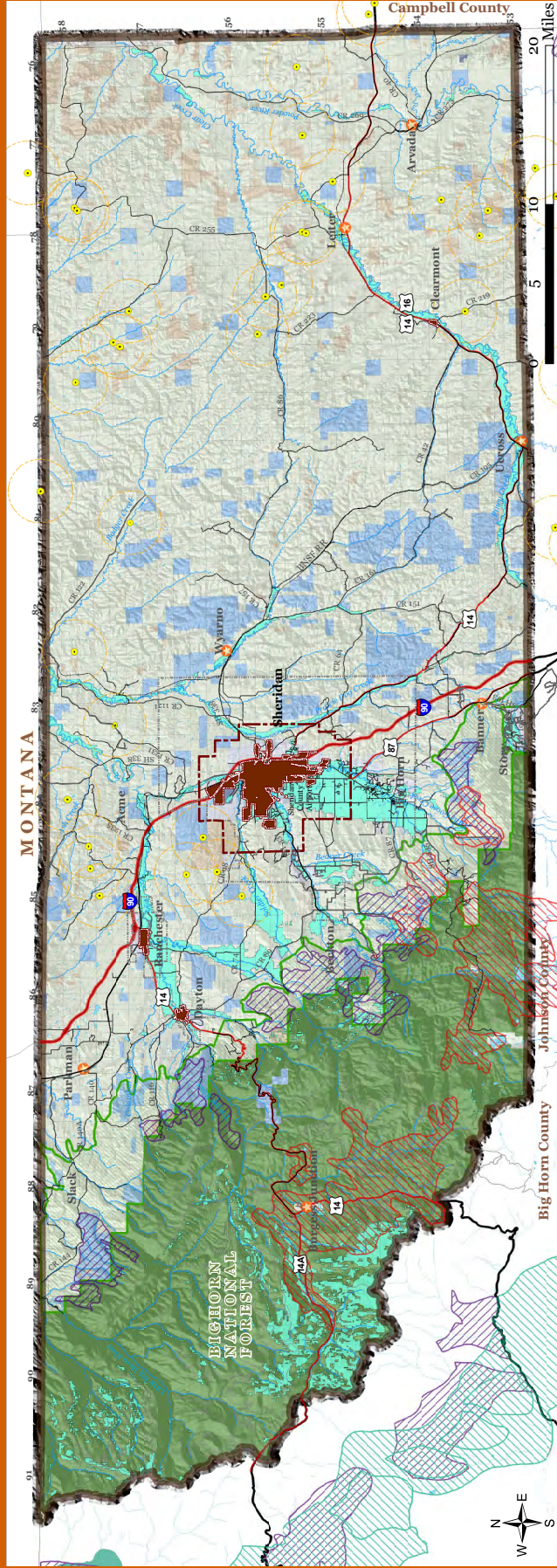
Sheridan County, Wyoming
Comprehensive Plan

FUTURE LAND USE PLAN



RESOURCE CONSERVATION

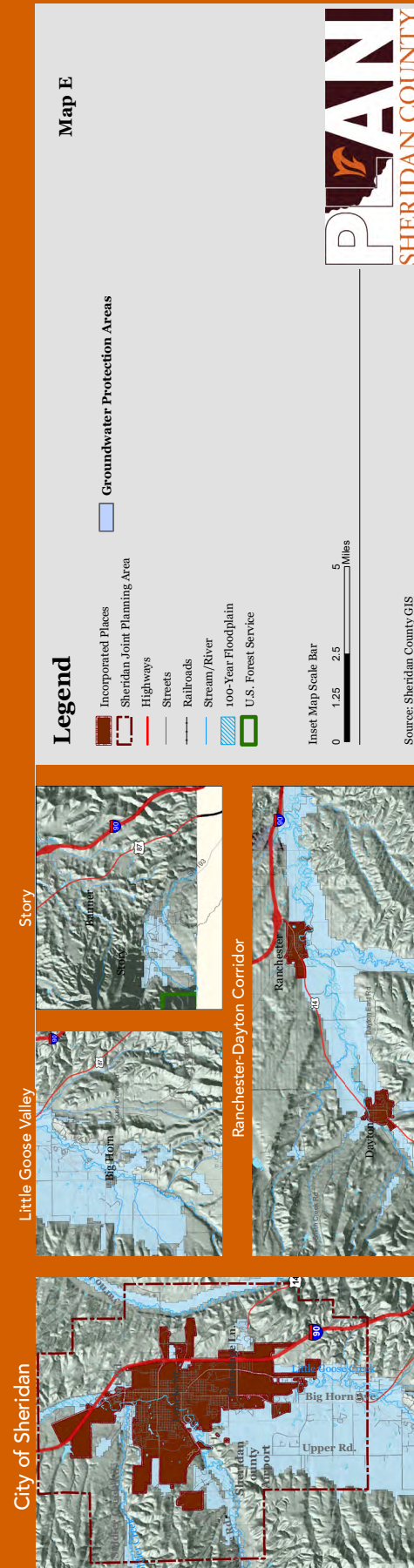
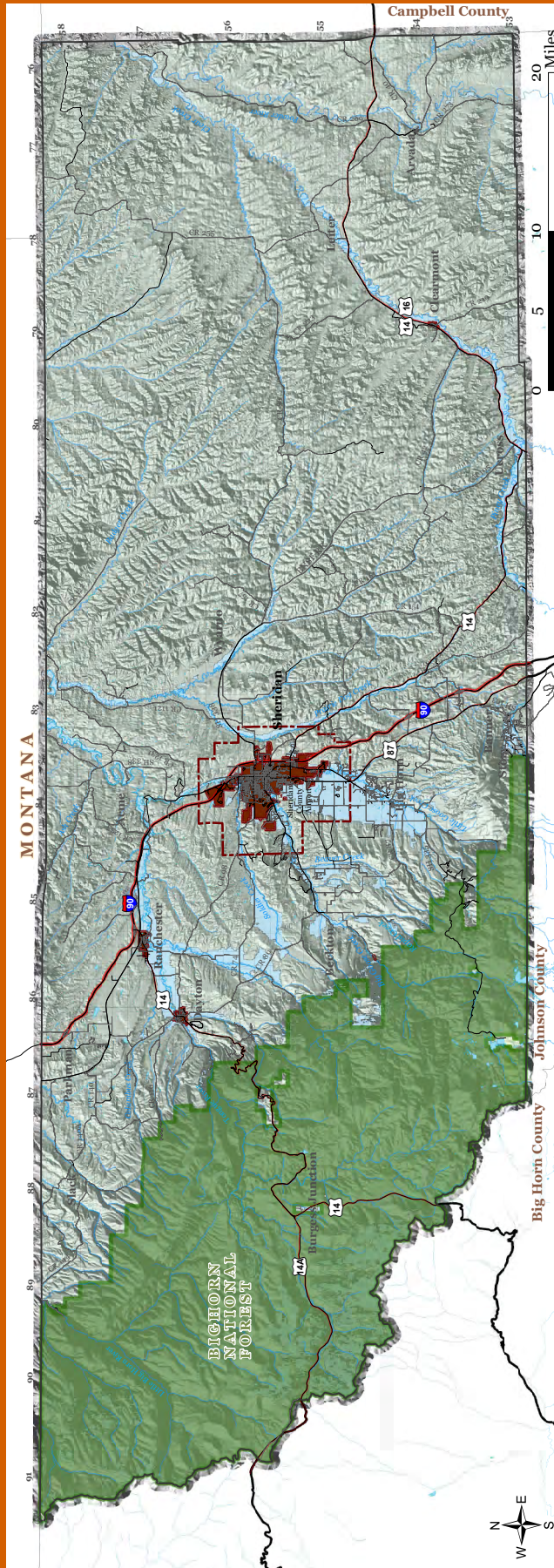
Sheridan County, Wyoming
Comprehensive Plan



MAP-E GROUNDWATER PROTECTION AREAS

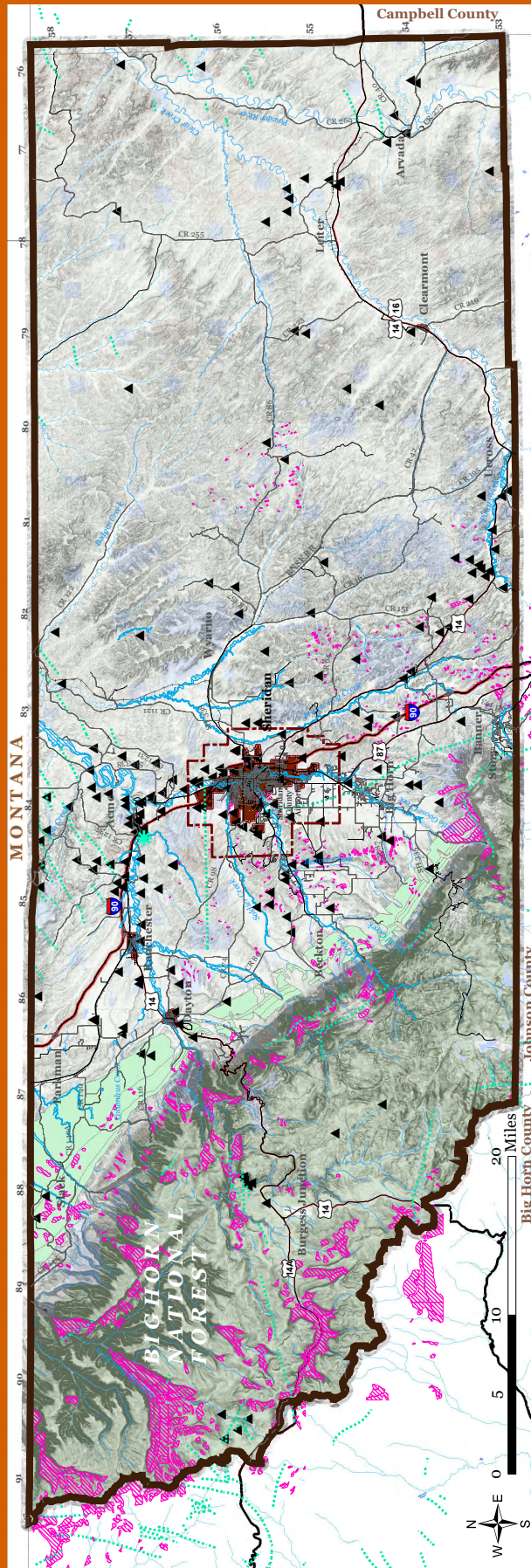
GROUNDWATER PROTECTION AREAS

Sheridan County, Wyoming
Comprehensive Plan

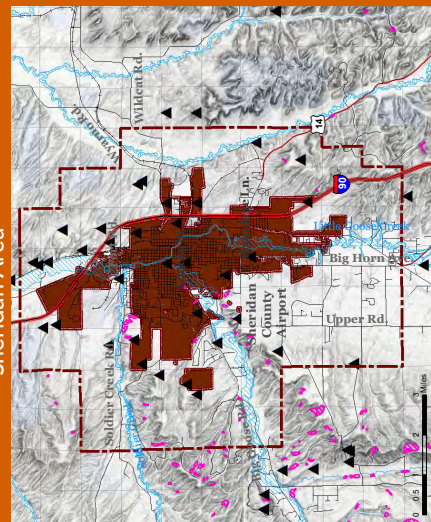


HAZARDOUS AREAS

Sheridan County, Wyoming
Comprehensive Plan



Sheridan Area



Legend

- Incorporated Places
- Sheridan Joint Planning Area
- Big Horn National Forest
- Highways
- Streets
- Railroads
- Stream/River
- 100-Year Floodplain
- Landslide Area
- Faults *
- Abandoned Mine Sites **
- Known Subsidence Area
- Expansive Soils

* Data used for faults on this map was taken from WYGIS through the University of Wyoming's GIS data services. This data originated from the Geologic Map of Wyoming. This dataset contains the teeth of thrust faults, shear zones, bars and balls, impact structure, and diatremes.

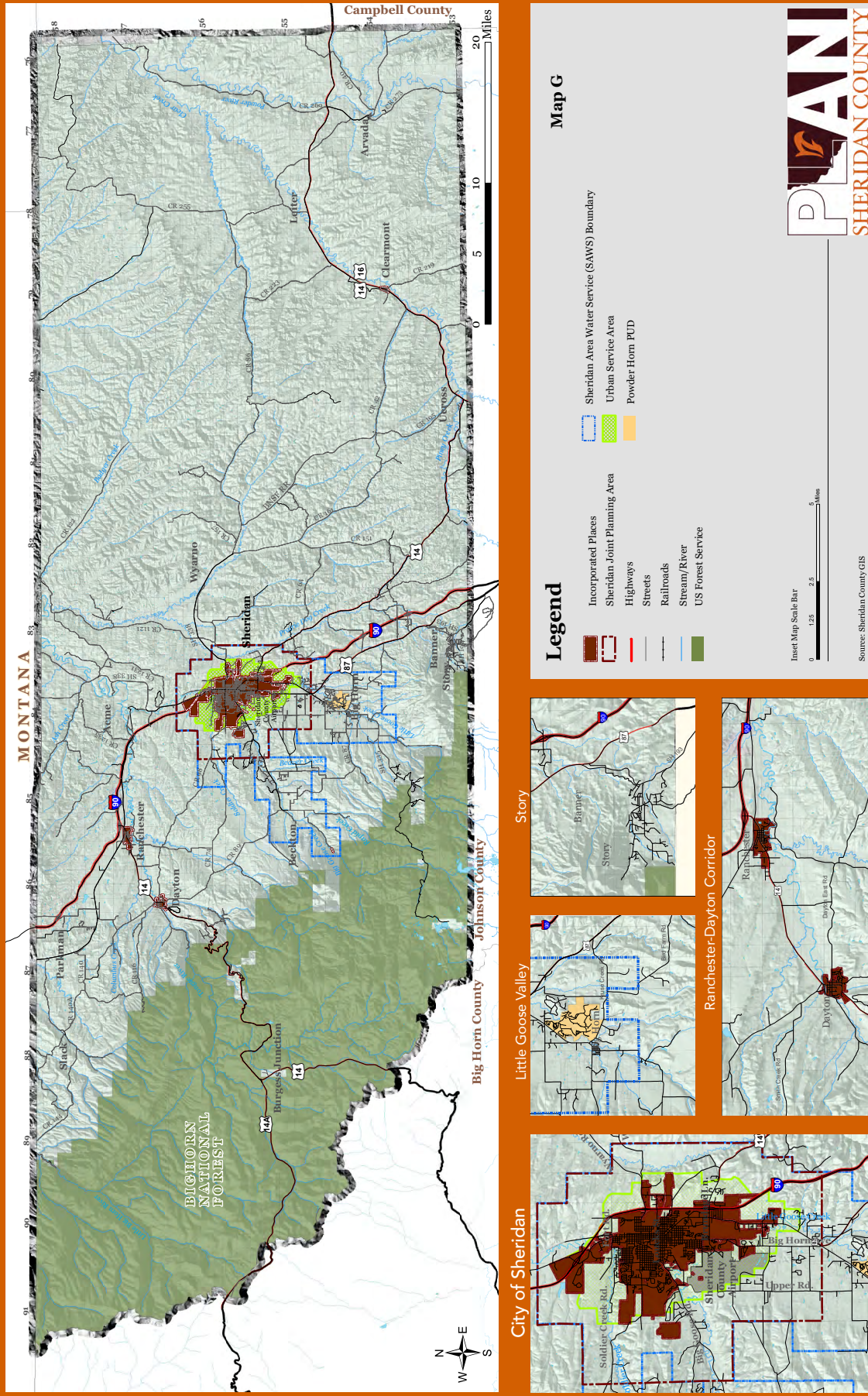
** The Abandoned Mines Division of the Wyoming Department of Environmental Quality uses currently available data to generate these sites. Not all mines are known, identified, mapped, or recorded.

Source: Sheridan County GIS

Map F

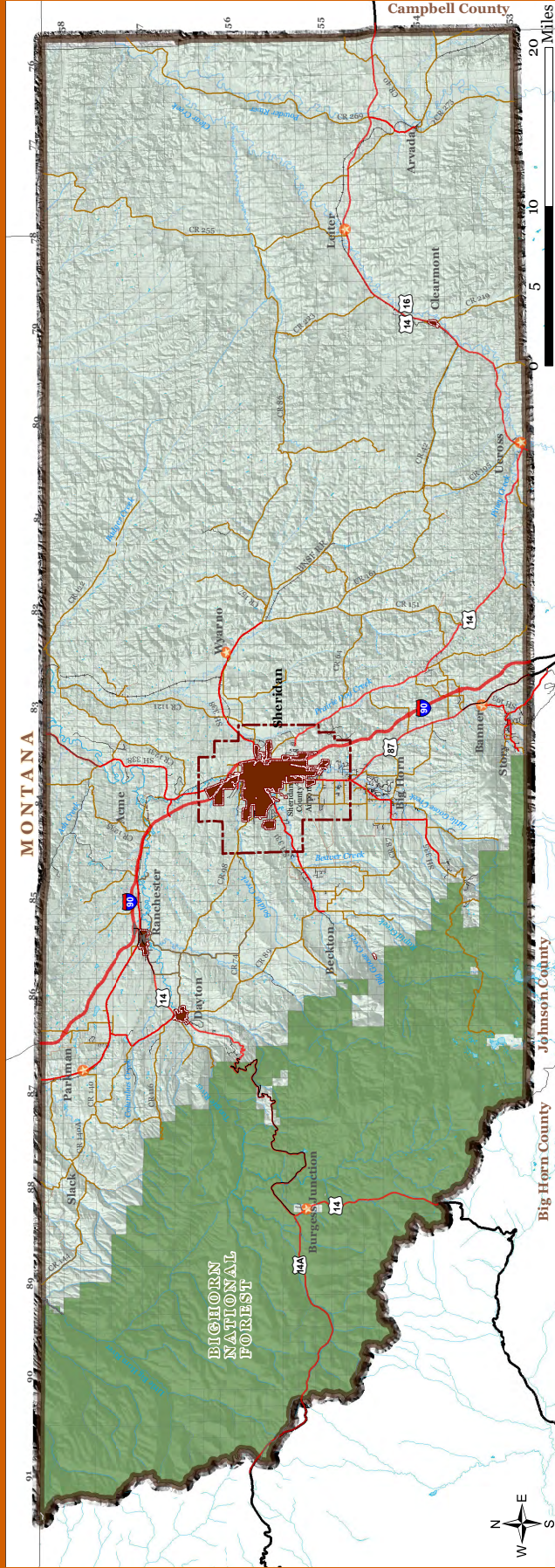


WATER AND SEWER SERVICE AREAS

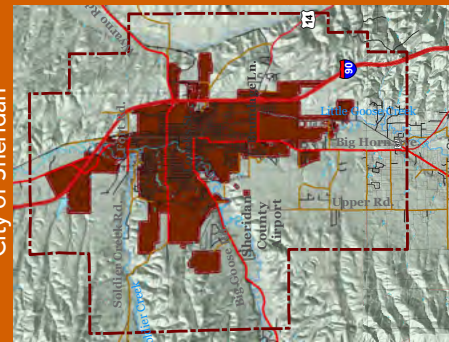


COUNTY ROAD NETWORK

Sheridan County, Wyoming
Comprehensive Plan



City of Sheridan



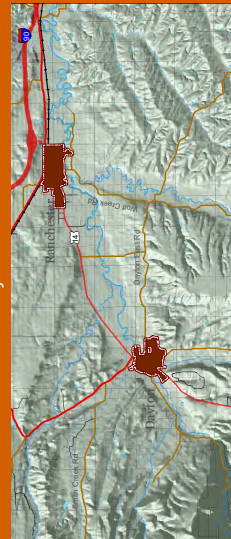
Little Goose Valley



Story



Ranchester-Dayton Corridor



Legend

- Incorporated Places
- Rural Centers
- Stream/River
- State and Federal Highways
- Sheridan County Roads
- Subdivision Roads

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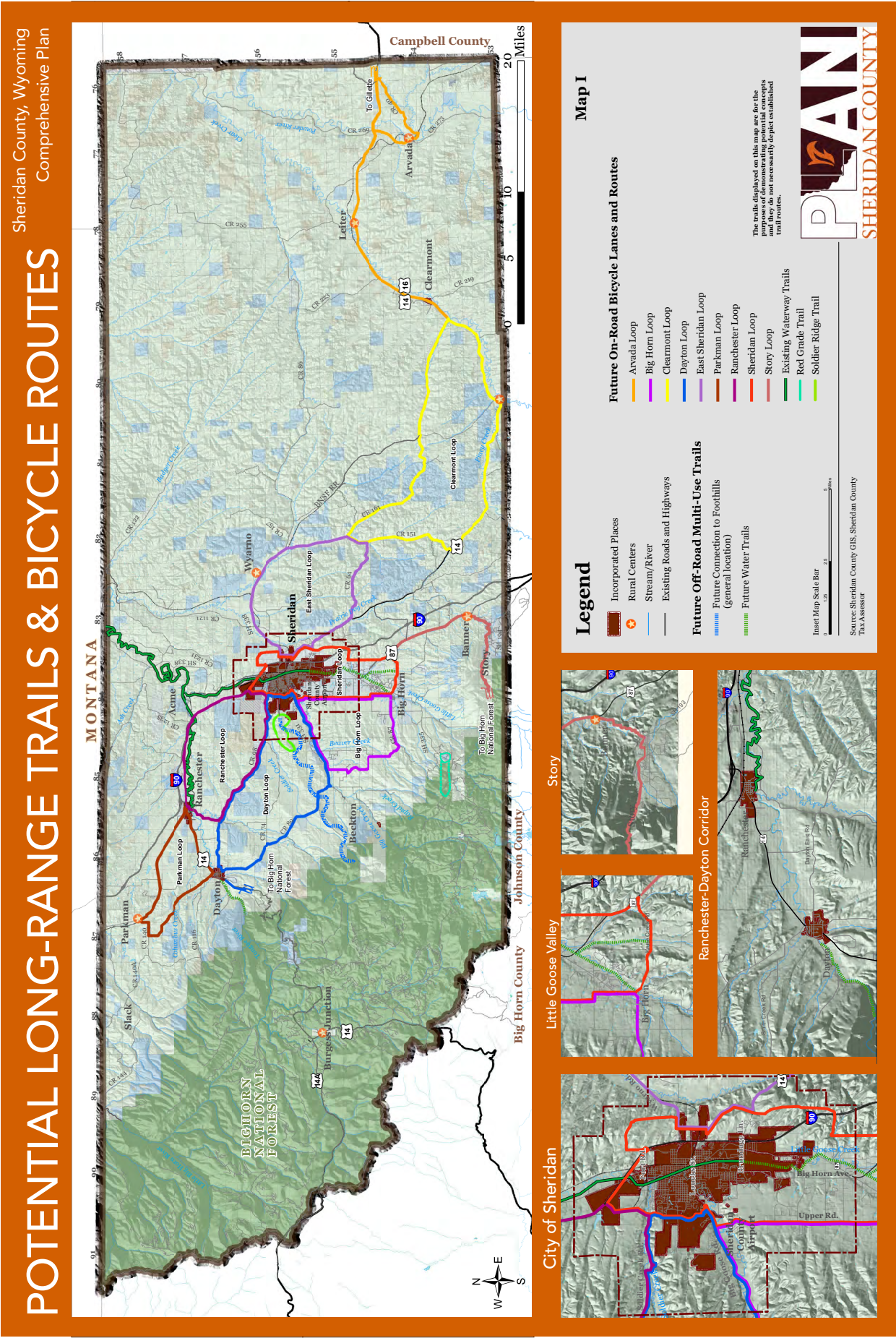
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Source: Sheridan County GIS

Map H

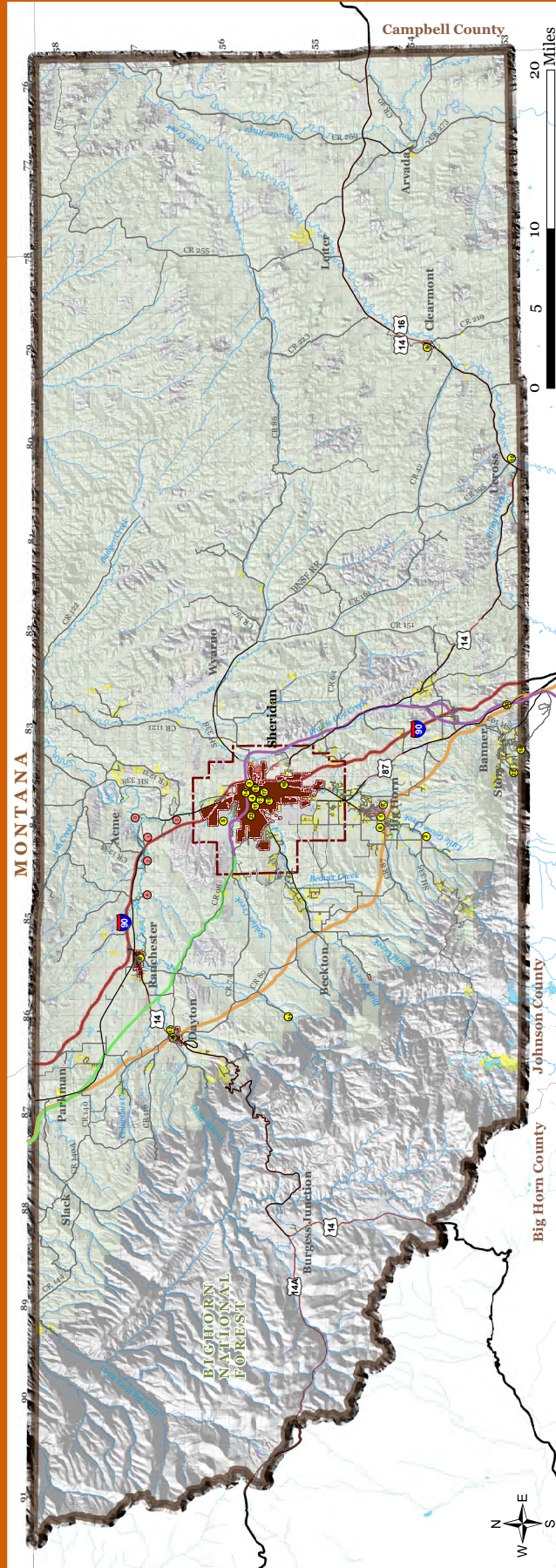


MAP-I POTENTIAL LONG-RANGE TRAILS AND BICYCLE ROUTES

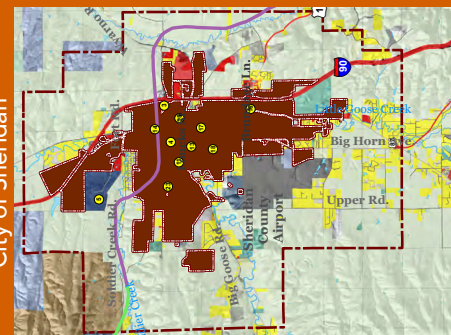


HISTORIC SITES AND TRAILS

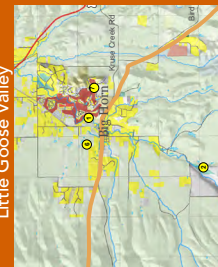
Sheridan County, Wyoming
Comprehensive Plan



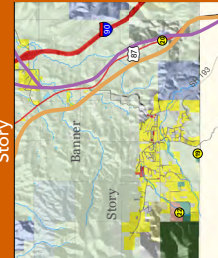
City of Sheridan



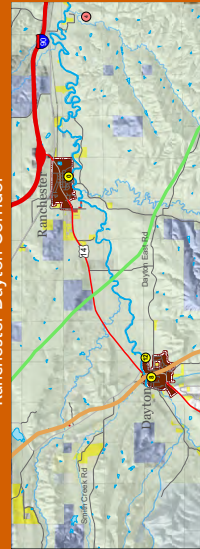
Little Goose Valley



Story



Ranchester-Dayton Corridor



Legend

- Incorporated Places**
 - Sheridan Joint Planning Area
- Highways**
 - Streets
 - Railroads
 - Stream/River
- Historic Trails**
 - Bozeman Trail - 1864
 - Bozeman Trail - 1864 - 1865
 - Bozeman Trail - 1867
- Inset Map Scale Bar**
 - 0 1.25 2.5 5 Miles

Historic Sites

- Comer Battlefield
- Bozeman Trail Museum
- Brinton Museum & Quatern Circle A Ranch
- Sheridan County Museum
- Fort Mackenzie
- Fort Mackenzie
- Odd Fellows Hall
- Big Horn Johnson Street Historic District
- Dayton Community Hall
- Clearmont Jail
- Big Red Ranch Complex
- Trail End Historic Site
- Susan Wissler House

Map J

- Sheridan Main Street Historic District
- Sheridan Inn
- Sheridan Railroad Historic District
- Sheridan County Jail
- Sheridan County Courthouse
- Mount View
- Wagon Box Fight
- Petterman Fight
- Eaton's Ranch
- Story Fish Hatchery
- County Fairgrounds Historic District

Mining Towns

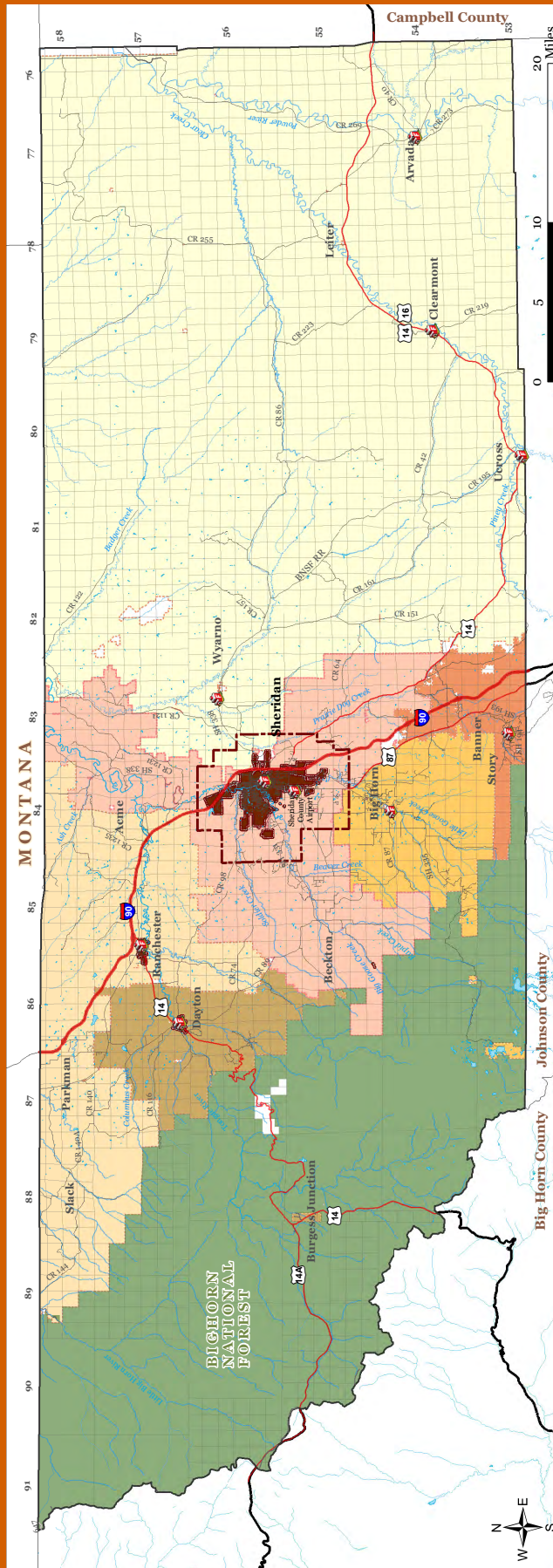
- Acme
- Klenburn
- Monarch
- Dietz
- Kooi



Source: Sheridan County GIS

MAP-K FIRE DISTRICTS

FIRE DISTRICTS

Sheridan County, Wyoming
Comprehensive Plan

Legend

- | Fire District | Fire Station |
|-------------------------------------|------------------------------|
| Big Horn Fire | Incorporated Places |
| Clearmont Fire | Sheridan Joint Planning Area |
| Dayton Fire | Highways |
| Sheridan Area Rural Fire Protection | Streets |
| Story Fire | Railroads |
| Tongue River Fire | Stream/River |
| | U.S. Forest Service |

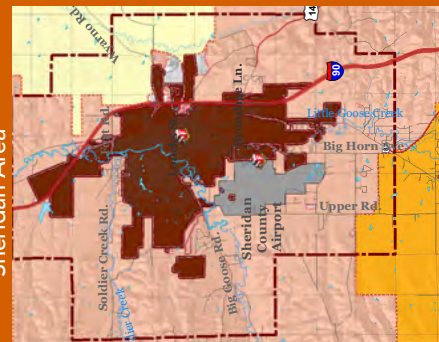
Map K



Source: Sheridan County GIS



Sheridan Area



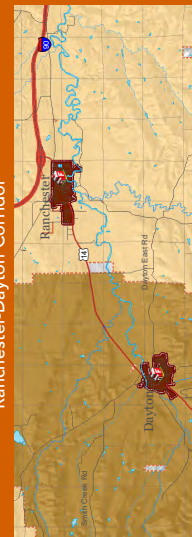
Little Goose Valley



Story

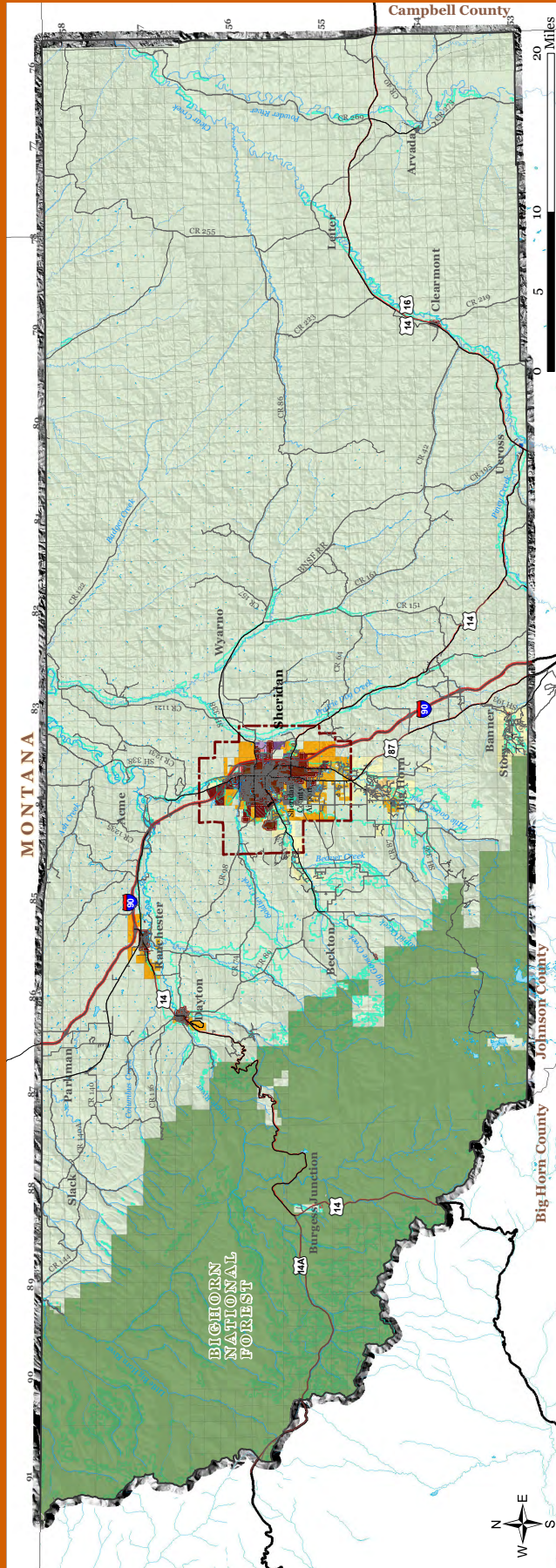


Ranchester-Dayton Corridor

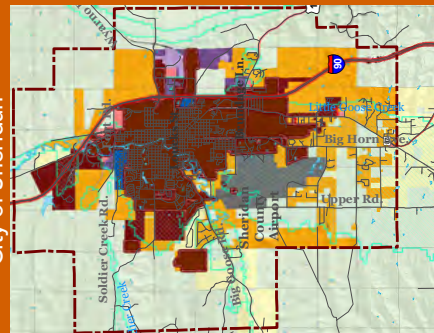


CURRENT ZONING

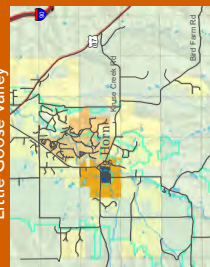
Sheridan County, Wyoming
Comprehensive Plan



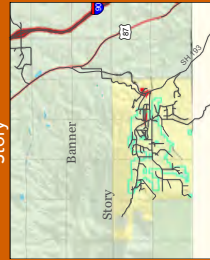
City of Sheridan



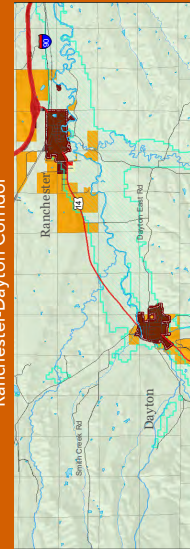
Little Goose Valley



Story



Ranchester-Dayton Corridor



Legend

- Incorporated Places
 - Sheridan Joint Planning Area
 - Highways
 - Streets
 - Railroads
 - Stream/River
 - U.S. Forest Service
- Agricultural
 - Rural Residential
 - Urban Residential
 - Planned Unit Development (PUD)
 - Commercial 1
 - Commercial 2
 - Industrial 1
 - Industrial 2
 - Groundwater Protection Overlay
 - Traditional Neighborhood Overlay
 - Airport

Inset Map Scale Bar
0 1.25 2.5 5 Miles

Source: Sheridan County GIS

Map L



APPENDIX C - DEFINITIONS

This section includes definitions for terms used in the Sheridan County Comprehensive Plan and Update. Where applicable, the same or similar terminology as the County resolutions are used to avoid duplicative terms.

Agriculture. Farmland and/or ranchland used for the production of food, feed, and domestic animal grazing.

Big Horn Foothills Resource Conservation Area. An area proposed for greater level of conservation and protection because of its scenic, natural resource, and wildlife values, which location is based on the 1982 Comprehensive Plan.

Community Growth Area. The proposed planning and growth areas for the incorporated communities of Dayton, Ranchester, and Clearmont where the county will coordinate with the towns to refine joint policies and plan for future growth.

Community Planning Area. The proposed planning areas for the unincorporated places of Big Horn and Story where the county will work with local residents and businesses to prepare community plans to address land use and utilities.

Complete Streets. Complete Streets are streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient. Complete Street policies are set at the state, regional, and local levels and are frequently supported by roadway design guidelines.

Conservation Area(s). The land set aside in a Conservation Design Subdivision that is permanently conserved through a conservation easement or other county-approved mechanism, to be used for open space, forestry, agricultural uses, or non-motorized recreational uses. The conservation area is typically contained in delineated tracts, as shown on the approved Conservation Design Plat, but may also be contained within a conservancy lot.

Conservation Design Subdivision. Division of land which permanently sets aside open space or a conservation area on a parcel while maintaining overall density by creating lots that are smaller than the minimum lot area permitted by the Rules and Regulations Governing Zoning. The conservation area can be used for agriculture, open space and wildlife habitat protection, forestry, protection of visual resources, and non-motorized outdoor recreation, but it cannot be developed for home sites.

Density. The number of dwelling units per acre of land. The land use categories in the Plan identify a maximum number of units. Each zone district of Sheridan County has prescribed uses and a minimum lot area, which affects density.

Density Bonus. A density bonus is an incentive-based tool that permits subdividers or developers to increase the maximum allowable development units on a property in exchange for helping the county achieve public policy goals.

Develop, Development. To divide land for purposes other than agriculture; to prepare land for division, building, or improvements, including grading, road building, or utility placement, or to place structures, utilities, or roads. Includes change of existing structure or land.

Floodplain (100-Year). An area susceptible to flooding, as designated by the Army Corps of Engineers on Flood Insurance Rate Maps, published by the Federal Emergency Management Agency. The 100-Year floodplain (also known as 'Special Flood Hazard Area') is mapped by the Federal Emergency Management Agency (FEMA) and is characterized as an area subject to a one percent probability of a flood occurring in any year.

Groundwater. Water below the earth's surface in an aquifer which saturates the pores and fractures of sand, gravel, and rock formations

Groundwater Protection Area. Class 5 Groundwater Vulnerability Areas identified by the Wyoming Department of Environmental Quality and the University of Wyoming et al (Wyoming Ground Water Vulnerability Assessment Handbook, SDVC Report 98-01, 1998)

Groundwater Vulnerability Area (Class 5). Groundwater vulnerability refers to the relative speed that substances on the surface can reach and pollute the groundwater supply. The Class 5 Groundwater Vulnerability Area is intended for greater management of potential groundwater contamination sources (including septic systems and stormwater runoff) and development density.

Joint Planning Area. The unincorporated area surrounding municipalities that is included in a formally approved Joint Planning Area Plan.

Incorporated Area. Lands within a city or town's jurisdiction by virtue of being within its legal boundaries.

Infill. The development of vacant parcels within previously built areas. These areas are already served by public infrastructure, such as transportation, water, wastewater, and other utilities.

Intergovernmental Agreement. An agreement reached by County officials and City and Town officials which prescribes which entity's ordinances will apply in the designated growth area boundaries, and how development applications are processed. An agreement is enacted by resolutions by the County and City, the result of which is a resolution or ordinance by both governments.

Land Trust. Nonprofit organization interested in the protection of natural resources and/or historic areas. Activities include public education, purchase and coordination of conservation easements, and planning services.

Lot. The contiguous land in the same ownership which is not divided by a public road right of way.

Open Space. An area of land or water that is substantially free of structures, impervious surfaces, roads and other land-altering activities and does not include lands used for private recreation such as golf courses, residential yards, areas designated as building envelop on a conservancy lot, areas devoted to parking, vehicular traffic, nonagricultural private use or any other use which does not significantly lend itself to the furtherance of one or more of the objectives of a Conservation Design Subdivision.

Planning and Zoning Commission. Planning and zoning citizen planning body, which is appointed by the Board to make land use decisions and recommendations.

Planned Unit Development (PUD). A development of land which is under unified control and is planned and developed as a whole in a single development operation or a programmed series of stages of development. Subdivision and zoning resolutions are applied to the project as a whole rather than to individual lots. Underlying densities are calculated for the entire development, allowing tradeoff between clustering of housing and provision of open space. The PUD may include some non-residential development. They can give a developer flexibility to be creative and do good design, but should not weaken environmental standards.

Riparian Area, Riparian Corridor. All lands within and adjacent to areas of groundwater discharge, or standing and flowing surface waters where the vegetation community is temporarily or seasonally affected by the temporary, seasonal, or permanent presence of water. Examples including springs, seeps, cracks, streams, rivers, ponds, and lakes and their margins. Riparian corridors are connected riparian areas, usually serves as a movement route for fish or wildlife.

Road (or Street). A public or private thoroughfare which affords principal means of access to abutting property.

Septic System. An on-site system designed to treat and dispose of domestic sewage that is generally allowed to infiltrate into the ground.

Sewer, Central. A sewer system serving three or more buildings under separate ownership

Sewer, Municipal. A system of sewer lines and treatment facilities to deliver and treat sewage, developed, serviced, and managed by a governmental entity or agency.

Slope. The variation of terrain from the horizontal rise or fall to the vertical, expressed as a percentage.

Urban Development. Development of or relating to a city that is closely tied to the density (i.e., greater than one unit per acre) and the nature of the services required for that development. Services include municipal water and sewer, an extensive road network, and services, such as public transit and parks.

Urban Service Area (Boundary). A boundary delineating existing and planned municipal water and sewer service areas for the City of Sheridan, outside of which such urban services will not be extended. (Note: The Sheridan Urban Service Area boundary was originally based on the 201 sewer service boundary).

Wildfire. Uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

Wildland. The area in which development is essentially non-existent, except for roads, railroads, power lines, and similar facilities.

Wildlife. Any form of animal life, living in a natural state and under the authority of Wyoming Game and Fish or US Fish and Wildlife Service.

Wildlife Habitat (Crucial Winter Habitat). Lands where wildlife breed, feed, migrate, or seek shelter. "Important habitat" is determined by Wyoming Game and Fish.

Zone District. Sheridan County has eight zone districts, plus the Powder Horn PUD. Zoning standards are prescribed by the Rules and Regulations Governing Zoning in Sheridan County, Wyoming.

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APPENDIX D - PUBLIC PROCESS

PLANNING WEEK

Planning Week was conducted December 3-6, 2018, through a series of mini-workshops held in Ranchester, Clearmont, Big Horn, and Sheridan that were as accessible as possible to unincorporated county residents and businesses, as well as the city and town citizens. The purpose of the workshops was especially critical for several reasons:

- To obtain public feedback about the 2008 vision statement and themes;
- To understand what kind of image citizens currently have about the County and its future development;
- To learn where there are commonalities about the community's vision and direction;
- To gain input about the status of issues identified in the 2008 Plan; and
- To discover whether new issues that warrant Plan inclusion have arisen in the last ten years.

Planning Week was announced through social media, public service announcements, radio, and print (Sheridan Press and the Country Bounty). Invitations were also delivered to key stakeholders identified by the County.



Attendees were asked to break into roundtables to discuss three questions, specify which were the top answers, and present the outcomes to the group as a whole. The questions that were generally asked at each workshop were:

- 1. What do you love most about Sheridan County?*
- 2. What specific issues or situations cause you the most concern?*
- 3. You've left Sheridan County and returned after 10 years. You pick up the newspaper, or news web site. What headline would you most like to read?*

Nearly 100 citizens participated in the four workshops and provided insights and opinions about unincorporated Sheridan County which have been used to form the backbone of this Plan Update. Top responses for two of the posed questions at each workshop are listed in Chapter 3, Citizen Contributions. The compiled responses for all the questions by their locations are presented as follows.

Ranchester/Dayton Report-out, 12-3-18

Question 1: What Do You Love Most About Sheridan County?

- 👤 Rural lifestyle (2)
- 👤 Culture, arts, philanthropy (3)
- 👤 Agriculture/ranching
- 👤 Mountains (7)
- 👤 Public lands (2)
- 👤 Open space (7)
- 👤 Great schools (1)
- 👤 Clean air
- 👤 Natural beauty (5)
- 👤 Recreation (6)
- 👤 Agriculture (4)
- 👤 Water (3)

Question 2: Imagine the year is 2028. Your friends have come for a visit. You open the morning paper or go to your favorite local news site, read a great headline, turn to your friend and say "Listen to this headline about our county!" What is the headline?

- 👤 2019 Comp Plan able to preserve ag land
- 👤 Most responsible county for increased development (3)
- 👤 Finally has 3g network
- 👤 Best place to live!
- 👤 Voted best place to live and visit (3)

- 🔊 Schools and higher education voted best (5)
- 🔊 Employment at all time high (9)
- 🔊 Cleanest water
- 🔊 Young people return! (3)
- 🔊 Sheridan County has cleanest environment (despite industry) (10)
- 🔊 Best western town (Sheridan)
- 🔊 College becomes 4-year university
- 🔊 Processing and self-sufficiency (6)
- 🔊 Low employment

Question 3: What specific issues or situations in Sheridan County cause you the most concern?

- 🔊 Diversified economy (2)
- 🔊 Lack of involvement/lack of informed citizens (5)
- 🔊 Density in the wrong places (1)
- 🔊 Youth leaving county
- 🔊 Loss of middle income/affordability (1)
- 🔊 Opioid/drug use (1)
- 🔊 Unmanaged growth/attracting economic development/workforce (10)
- 🔊 Lack of economic opportunities besides energy (10)
- 🔊 Utilities (gas, power, internet, phone, air travel)—not enough (4)
- 🔊 Rising cost of living/lack of affordable housing (7)
- 🔊 Loss of wildlife habitat, clean air and water (posted comment)

Clearmont/Arvada Report-out, 12-4-18

Question 1: What Do You Love Most About Sheridan County?

- 🔊 Greener half of the Bighorns
- 🔊 Small community atmosphere (most important)
- 🔊 Rural character—wildlife, ranchland (most important)
- 🔊 Viewshed of the Bighorns
- 🔊 Overall culture—hard working, respect for land, history, family values, open doors, small-community feel



Question 2: Imagine the year is 2028. Your friends have come for a visit. You open the morning paper or go to your favorite local news site, read a great headline, turn to your friend and say “Listen to this headline about our county!” What is the headline?

- Tourism population and \$\$ up
- A new company is coming to the area that should establish economic diversity
- Wyoming is the top education state in the nation; Sheridan County heads the state in scores and educational opportunities for all students
- Survey shows small town atmosphere still preferred
- Sheridan County voted most livable by travel magazine
- 100% of Sheridan County graduates find work opportunities and stay in the county

Question 3: What specific issues or situations in Sheridan County cause you the most concern?

- Development in the 1-mile town-buffer zone (change in State Statute)
- 80-acre rule (could county go to 40 or 30 acres instead?)
- Affordability—low wages/high costs (2 votes)
- Services for an aging population, particularly in remote areas, such as medical, meals, and senior centers (2 votes)
- Public safety; law enforcement in particular
- Lack of sanitary sewer in developing areas

Big Horn/Story Report Out, 12-5-18

Question 1: What Do You Love Most About Sheridan County?

- Big Horn mountains: easy to access, outdoor activities without over-population, not overcrowded (7)
- Value private property ownership and supporting local business (4)
- Sense of community
- Support for cultural diversity and the arts (3)
- Wildlife
- Open space (9)
- Water—riparian areas (8)
- History (1)
- Size

Question 2: Imagine the year is 2028. Your friends have come for a visit. You open the morning paper or go to your favorite local news site, read a great headline, turn to your friend and say “Listen to this headline about our county!” What is the headline?

- 🔊 Sheridan County continues the slow, steady growth its been experiencing over the past decade
- 🔊 County grows, but maintains small town charm without sprawl
- 🔊 Sheridan County best medium-size town in USA
- 🔊 Sheridan has grown to be a high-tech manufacturing center in Wyoming and southern Montana since 2018
- 🔊 High tech jobs on the rise; housing becoming affordable
- 🔊 Sheridan County named best rural community to raise a family
- 🔊 Another large organization opening a headquarters/branch office in Sheridan
- 🔊 A socially responsible organization who plans to hire with[in] the community
- 🔊 Science has found a way to jettison carbon dioxide into outer space
- 🔊 Wyomingites bask in the benefits of having retained their open spaces and riparian areas
- 🔊 Sheridan Count is recognized for maintain its open spaces and recognizing their importance to it historic diversity
- 🔊 Award for wildlife/riparian conservation practices
- 🔊 Sheridan County has been recognized for maintaining its open spaces and recognizing their importance to its history & diversity
- 🔊 All the unincorporated communities in Sheridan county incorporate/Story-Arvada-Big Horn incorporate/Story Big Horn Clearmont incorporate
- 🔊 Sheridan County achieves perfect balance of urban population density and open space

Question 3: What specific issues or situations in Sheridan County cause you the most concern?

- 🔊 Increasing density (7)
- 🔊 Waste handling (5)
- 🔊 Population demographics—need more cultural diversity (2)
- 🔊 Water resources/supply/availability/use (3)
- 🔊 Urban interface/fire—building next to forest/foothills; climate change (8)
- 🔊 Distribution of land use to promote long-term jobs (2)
- 🔊 Lack of well-paying jobs and high cost of housing (6)
- 🔊 Embrace uniqueness of Wyoming; more proactive and less reactive (1)
- 🔊 Planning uncertainty (in process) (1)

Question 1: What Do You Love Most About Sheridan County?

- 🔊 Outdoor natural spaces/resources/recreation/working ranchland, clean streams, Bighorn access (24)
- 🔊 City experience in small town atmosphere (9)
- 🔊 Economic opportunities, diversity (12)
- 🔊 Community gathering places (YMCA, WYO Theater, etc.) (10)
- 🔊 Bighorn viewshed (20)
- 🔊 Community generosity (charitable giving) (6)
- 🔊 Historical richness (9)
- 🔊 Agricultural resources (5)
- 🔊 Population density -> walkability (1)
- 🔊 Water quality (5)

Question 2: Imagine the year is 2028. Your friends have come for a visit. You open the morning paper or go to your favorite local news site, read a great headline, turn to your friend and say, “Listen to this headline about our county!” What is the headline? [NOTE: headlines were not ranked at this workshop.]

- 🔊 Sheridan County voted #1 best county for the 10th straight year
- 🔊 Sheridan County rated highest in three sectors ten years running: livable wage, diversity of employment opportunities, open space
- 🔊 Sheridan County reaches its 2018 goals
- 🔊 Sheridan County boasts lowest crime rate in Wyoming
- 🔊 World record Bull Elk taken in Sheridan County
- 🔊 Sheridan County 10 years ago not much different than today
- 🔊 Average home price (falls?)
- 🔊 New city swimming pool opens today
- 🔊 Sheridan College offers 4-year Bachelor’s degrees
- 🔊 Sheridan County Leads Mountain West in quality of life and livability survey
- 🔊 Sheridan County has new mountain bike paths!
- 🔊 Solar City manufacturing hires for new solar product development
- 🔊 Sheridan County attains economic sustainability
- 🔊 Sheridan County wildlife is thriving in the presence of a local thriving economy and community
- 🔊 Sheridan County preserves its natural resources and maintains high quality of life!
- 🔊 County protects private property rights!
- 🔊 Average wages exceed median home prices
- 🔊 Sheridan County’s average age is now 39!
- 🔊 Sheridan County recognized as the safest friendliest place to live
- 🔊 Sheridan County tops the nation in economic opportunity diversity!
- 🔊 Sheridan County named best community in Wyoming to raise a family: livable wages, affordable housing, green spaces
- 🔊 Pathway connecting Dayton to Ranchester to Sheridan to Big Horn to Story completed

- Sheridan County leads Wyoming in economic diversity
- Sheridan, WY voted #1 for beauty, open spaces, best 4-year college, economic opportunity, and diversity of all small towns in US
- Sheridan County voted most livable county along Rocky Mountain states
- Ring road circling Sheridan is finally complete
- Sheridan County is still the most desirable place to live in Wyoming
- Amazon HQ is coming to your county
- Sheridan School District 2 named top in the nation
- Wildlife thriving in Sheridan County
- Sheridan County Wyoming named best place for facilities to live in the US
- Sheridan County successfully balances urban sprawl while protecting open spaces
- The downtown river walk is completed!
- Sheridan County awarded most desirable place to live in US
- Local shop celebrates 50 years
- Everyone in Sheridan County has a home and makes a livable wage
- Responding to outside pressure, Sheridan's coal country turns into Wyoming's diamond

Question 3: What specific issues or situations in Sheridan County cause you the most concern?

- Turf wars, competing organizations (1)
- Lack of County funding, unsustainable tax base (12)
- Lack of infrastructure funding (7)
- Lack of housing
- Over-representation (as a state in Congress); welfare (agriculture)
- Diversity in economic base (9)
- High cost of living (4)
- Urban sprawl, unmanaged growth (15)
- Conversion of ag -> industrial uses (2)
- Low wages (5)
- Misinterpretation of past plans
- Affordable housing (11)
- Trained, available labor force (8)
- Becoming Teton County (10)
- Lack of racial, ethnic diversity (3)
- Boom and Bust cycles (



COFFEE WITH CONSULTANTS

During the mornings of December 4, 5, and 6, 2018, team consultants were at Java Moon in downtown Sheridan to meet with citizens about the Plan Update. Similar to the questions asked at the Planning Week workshops, the public was encouraged to provide input about their concerns and hopes for Sheridan County's future. Flip charts and markers were available for their use. Responses were varied and often focused on incorporated areas, however the information gathered was still useful for gaining an understanding of local concerns.


What is your #1 concern for Sheridan County's future?

- ☛ Disconnect between employers and employees
- ☛ Affordable housing
- ☛ A little more planning and less gerrymandering to build Woodland School; Schiffer School—in city or county?
- ☛ Pot holes
- ☛ Sidewalks aren't good
- ☛ The impact of the 80-acre zoning law. I believe this has been detrimental to the opportunity for moderate income families to purchase land in the county. The few smaller tracts of land have been bid up in price, e.g. a 7-acre lot at the curve going into Big Horn just went under contract for \$405k. My conclusion is that this tract would not have sold for anywhere near this price if there were no 80-acre minimum. You probably know as well that financing is generally not available for 80 acre parcels. I understand and agree with the Commission's view that density is paramount, but it appears to have detrimental consequences
- ☛ That we maintain what makes us special—beautify area, friendly people, quality of life—while changing and growing with a thriving economy
- ☛ Improve or maintain dark skies!
- ☛ Butterflies—pollinators (loss of)
- ☛ Keeping a balance between recreation and the expanding energy industry
- ☛ Housing affordability that correlates with employment wages (>\$200k for buy, \$1k for rent)
- ☛ Access to public lands, rivers, and creeks; trails for biking, hiking, running, etc.; and connectivity between them J
- ☛ We need to ensure a vibrant and balanced economy, diversified with tourism, light industry and professional services
- ☛ That our officials don't elevate themselves or become knowledgeable about the importance of conserving public spaces and viewsheds throughout our county
- ☛ A larger gap between the upper and lower class
- ☛ Not becoming a continuous strip mall
- ☛ Zoning: commercial and residential—better standards for compatibility

What are your hopes for Sheridan County's future?

”

“

 **PLAN**
SHERIDAN COUNTY

What is your No. 1 concern for Sheridan County's future?

”

“

 **PLAN**
SHERIDAN COUNTY

What are your hopes for Sheridan County's future?

- Support for recruitment, training, workforce that is here!
- We export our youth by failing to paint a picture of Sheridan County with them and their future included. Youth, consideration and encouragement of their creativity. Gotta have it.
- Modernize and move forward with making Main Street more walkable
- Employment that's not energy-based
- We become a truly Christian community
- I live for the future
- Continuing sense of pride, civility and respect for land. These characteristics exist to a large extent today. They are driven, in my opinion, by the leadership and vision of the County Commissioners and staff.
- A thriving community in Story with great places to eat and stay, and a trail system that enhances both the locals and tourists experience...while maintaining our natural beauty and quiet community!
- Family decorating trees (5-yr-old citizen's illustration)
- Riding horses; bears decorating trees (5-yr-old citizen's illustration)
- More access to Big/Little Goose River; Tongue River access
- Expanding recreation
- Expanded connectivity, bike/pedestrian network
- We maintain and improve strong connections to public lands and the public lands economy
- A community that invests in its natural resources and supports balanced growth and development
- To preserve the river corridors and protect space along the corridors for public enjoyment; limit/restrict subdivision development in these areas for the protection of viewscapes along the river ways
- For there to be inclusive recreational opportunities
- Good air service
- Good economic base
- Quality open space
- Clean creeks

In addition to the responses to the above questions, citizens had opportunities to answer a **Question of the Day**:

December 4, 2018 Question of the Day:

What do you love about Sheridan County?

- I love the Bighorn Wild & Scenic Trail run!

December 5, 2018 Question of the Day:

You open the paper 10 years from today—what is the headline you see about Sheridan County?

- Sheridan County ranks #1 in the state for a vibrant tourism economy!
- 100% of graduates have found employment in Sheridan County and able to stay!
- Bighorn Access Project Complete: Land Trust, County and Forest Service connect trails from town to the forest

December 6, 2018 Question of the Day:

What are the major issues/concerns you have for Sheridan County?

- ☛ Affordability
- ☛ Over-development
- ☛ Maintaining Main Street vitality

PUBLIC OPEN HOUSE, JUNE 20, 2019

Chapter 3 of the Update described the June 10, 2019 public open house that was held at the Agriculture Center of Sheridan College. Displays and exercises were provided to solicit citizen input, and team members were available to answer questions and discuss the Update. Nearly 40 citizens and county officials attended the open house.

Several new and updated maps were on display for public comment. The maps showed current conditions such as existing land use, pathways and trails, resource conservation, hazardous areas, and so on. A suggestion was received to create a map of historic sites, which has subsequently been completed as part of the Plan Update.

A countywide map was available for citizens to place dots indicating where future residential housing, commercial uses, and industrial uses should go. Participants were told that the dots could be placed anywhere on the map, including incorporated areas. A significant number of residential dots were placed within the incorporated city and towns. Dots indicating future commercial uses appeared primarily in the city and towns, as well as Big Horn. Future industrial uses were shown around the Acme area and in close proximity to Sheridan.

Updated versions of the Plan goals were also available for comment, as was a draft vision statement for the unincorporated county. Most of the comments that were received about the goals suggested alternative wording and ideas for zoning, which were considered in the drafting of the final goals.




THIRD THURSDAY STREET FAIR BOOTH (JUNE 20 AND AUGUST 15, 2019)

The project team had booths at the June 20 and August 15 Third Thursday Street Fair for the display of draft maps and materials. Comments were sought from the public about the drafts and input requested to identify where future land uses (residential, commercial, and industrial) should occur.

In June, the Third Thursday booth used several of the same exhibits that were part of the June 10 Open House, including the map to indicate where future land uses should be placed. The results were strikingly similar to what was produced at the open house, indicating that most residential, commercial, and industrial development should occur within or near incorporated areas, along with scattered future residential uses to the south towards Big Horn and west near Big Goose; more commercial uses in Clearmont, Big Horn, the Big Horn Y, and north of Sheridan; and industrial uses directly north, east, and south of the Sheridan Joint Planning Area and in the Acme vicinity.

The August Third Thursday booth was used to show the draft future land use map and other draft maps. Comments about the future land use map were generally positive, with some feedback received about the lack of affordable agricultural land located in the central and western portions of the county. Considerable interest and feedback regarding existing and future paths and trails was also expressed.


**PLAN**
SHERIDAN COUNTY

Please join us and share your opinion!

WHAT?

The **2008 Sheridan County Comprehensive Plan** is in the process of **being updated**. The Plan is a guide that is used by elected officials, appointed boards, and citizens in directing the future land use of the county. **Updated goals, maps, and the overall vision** for the unincorporated portions of Sheridan County are now **ready for your review and comment**.

WHEN? WHERE?

**10**
June

4:00 - 7:00 p.m.**Watt Agricultural Center
Sheridan College
3401 Coffeen Avenue**

HOW?

This is an **open house event**, which means you are welcome to drop by to see and comment on draft goals and maps **any time between 4:00 and 7:00**. Project team members will be present to answer questions and get your feedback.

WHAT IF...

— I CAN'T MAKE IT ON THE 10TH?
The draft goals and maps will be on display during the **June 20 Third Thursday Street Festival on Main Street**. Look for the Sheridan County booth. In addition, the material will be available for review and comment on the project website at:
<https://sheridancountyplanupdate.com>.

For further information, please contact the Sheridan County Planning Office at 675-2420.





*Welcome to the Sheridan County Comprehensive Plan Update
June 20 Third Thursday Street Fair!*

Sheridan County adopted a comprehensive plan in 2008 that includes goals, policies, and actions related to the future of the **unincorporated county**. Topics covered by the plan included land use, natural and scenic resources, economic opportunities, services and facilities, transportation system, distinct communities, and regional cooperation.

After ten years, it is now time to update the 2008 Plan. The Sheridan County Board of County Commissioners (BOCC) is in the process of conducting the update with the assistance of the County Planning Department and Orion Planning + Design. The BOCC appointed a Citizen Advisory Committee that is responsible for reviewing and commenting on the draft as it is produced, and in December 2018 several workshops were held throughout the area to hear what citizens valued about Sheridan County as well as identifying the issues that were important to them. This feedback has been incorporated into the 2019 Plan Update.

Here is what is available for your review and comment:

There are numerous maps on display. For the most part, they show current conditions such as existing land use, pathways and trails, and so on. Please let us know if you see anything that you believe needs to be corrected.

A large map of the county is available for you to use in order to let us know where you think future residential housing, commercial uses, and industrial uses should go. You'll be given **three green dots** to use for residential locations, **one orange dot** for a commercial area, and **one pink dot** for industrial areas. They can be placed anywhere on the map, including incorporated areas.

The 2008 goals have been updated, and they are posted for your feedback. Please use sticky notes to write any comments you have about specific goals. If you run out of time, there is a survey posted on the project website at <https://sheridancountyplanupdate.com> that you can use to comment on the goals.

A draft vision statement for the unincorporated county is also ready for your comments.

We value your input and that of all citizens of Sheridan County. Thank you for taking the time to share your thoughts!

STAKEHOLDERS

County officials and staff compiled a list of Plan Update stakeholders that were periodically contacted about events and opportunities to comment on draft materials. People who attended the public workshops and open house were also added to the contact list. At the conclusion of the Update, there were 82 names on the stakeholder list and 78 names on the meeting or event attendee lists.

Stakeholders

Groups/Entities

Sheridan Community Land Trust
Sheridan Chamber of Commerce
Center for a Vital Community
Wyo. Game & Fish
WYDOT
U.S. Forest Service
Bureau of Land Management
Big Horn Home Builders Assoc.
Forward Sheridan
Powder River Basin Resource Council
City of Sheridan
Town of Dayton
Town of Ranchester
Town of Clearmont
S.C. School District #1
S.C. School District #2
S.C. School District #3
Sheridan County Airport
Clearmont Fire District
Story Fire District
Big Horn Fire District
Sheridan Area Rural Fire Protection Dis.
Tongue River Fire District
Dayton Fire District
State Engineer's Office
Sheridan County Sheriff
Sheridan County Assessor
Sheridan County Clerk
Sheridan County Attorney
Sheridan County Emergency Manage.
Sheridan County G.I.S
Sheridan County Fire Warden
Sheridan County Weed & Pest
Sheridan County Extension Office

Name

Brad Bauer
Dixie Johnson
Amy Albrecht
Seth Roseberry
Jerry Buckley
Amy Ormseth
Casey Freise
Ron Patterson
Jay Stender
Jill Morrison
Mayor Roger Miller
Mayor Norm Anderson
Mayor Peter Clark
Mayor Greg Rohrer
Pete Kilbride
Craig Dougherty
Charles Auzqui
John Stopka
Arty Thomas
Ken Damon
Doug Enloe
Bob Williams
Donnie Dobrenz
Charlie Linhart
Dave Schroeder
Allen Thompson
Paul Fall
Eda Schunk Thompson
Matt Redle
Bruce Edwards
Richard Immell
Chris Thomas
Luke Sander
Kent Willis



Sheridan County Board of Realtors
Sheridan County Conservation District
Sheridan College
Sheridan Recreation District
Powder River Energy Corporation
Montana Dakota Utilities
Powder Horn Ranch HOA
Tongue River Valley Community Center
Ucross Foundation
Wyoming Wilderness Association
Big Horn Mountain Radio Network
Sheridan Media
The Sheridan Press
The Nature Conservancy
Entech
Prestfeldt Surveying
Randall Engineering & Surveying
Morrison Maierle
Trihydro
Dowl-HKM
MC2 Engineering
Pilch Engineering
WWC Engineering
Wood Group
CDG Engineers
SWCA Environmental
Sheridan County Public Health
Wyoming DEQ
Steady Stream Hydrology
Rocky Mountain Ambulance
Story Community Fund
Sheridan County Fulmer Public Library
Sheridan County Engineer
Planning and Zoning Commission
Planning and Zoning Commission
Planning and Zoning Commission
Planning and Zoning Commission
Board of County Commissioners
Board of County Commissioners
Board of County Commissioners
Board of County Commissioners

Heather Vanderhoff
Carrie Rogaczski
Dr. Paul Young
Seth Ulvsted
Tim Velder
Jim Sorenson
Bill Rohrbaugh
Chad Aksamit
Sharon Dynak
Khale Century Reno
Devon Banister
Kim Love
Kristen Czaban
Carli Kierstead
Dave Engels
Ron Prestfeldt
Dave Randall
Randy Bomar
Travis Evans
Dayton Alsakar
Megan Crow
Tom Pilch
Chad Reed
Anita Larner
Ron Destefano
Christi Haswell
Debra Haar
Mark Rogaczweski
Tina Krueger
Stephanie Vela
Bernie Spielman
Cameron Duff
Ken Muller
Mandy Koltiska
Ben Keller
Ben Weaver
Steve Ainslie
Dave Wills
Mike Nickel
Terry Cram
Steve Maier
Tom Ringley

Board of County Commissioners
Board of County Commissioners
Board of County Commissioners
Landowner
Piney Island Gazette
Self

Bob Rolston
Nick Siddle
Christi Haswell
Kathy Muller Ogle
Fran Wolfe
D.J. Beaupeurt

Meeting Attendees

Groups/Entities

Self
Self
WWC Engineering
BOCC
SCSD #2
Sheridan Media
CVC
Three Peaks Real Estate
Self
Wyo. Game & Fish
Self
Self
Self
CAC
City of Sheridan-Mayor
Self
Self
Sheridan County Sheriffs Office
CAC
Self
Self
CAC
Sheridan County Public Library
CAC
Sheridan Community Land Trust
Town of Ranchester-Mayor
Sheridan Community Land Trust
Sheridan County Public Works
Self
Self
Self
Self

Name

Bruce Edwards
Sue Albright
Jessica Dais
Terry Cram
Mathers Heuck
Pat Blair
Amy Albrecht
Bill Rapp
Margie Taylor
Seth Roseberry
Sarah Wallick
Mary Brezik-Fisher
Marjory Rea
Bill Bensel
Roger Miller
Carl Geertz
Alex Lee
Allen Thompson
Ken Thorpe
Cathi Kindt
Dick Kindt
Karl Kukuchka
Cameron Duff
Jane Clark
Chris Vrba
Peter Clark
Brad Bauer
Ken Muller
Fran Wolfe
Robin EH Bagley
Joanne Westbrook
Bret Noecker

BOCC
BOCC
Wyo. Game & Fish
BHHBA
Self
Sheridan County GIS
SAWS
CAC
Council Bighorn Range
Self
City of Sheridan
DOWL
Ucross Foundation
Self
Self
Self
Self
Town of Clearmont-Mayor
SCSD#3
Town of Clearmont
PRECorp
CAC-Morrison Maierle
CAC
CAC
Town of Dayton
Self
Self
Self
CAC
Chamber of Commerce
BOCC
CAC
Tongue River Valley Community Center
SCSD#1
SCSD#1/CAC
Self
Self
Town of Ranchester
WWC Engineering
Self
Citizen/Taxpayer
Land Broker

Mike Nickel
Steve Maier
Tim Thomas
Ron Patterson
Rick Estes
Richard Immell
Dan Coughlin
Tony Wendtland
Rob Davidson
John Dick
Sue Goodman
Dayton Alsaker
Mel Smith
Jackie Canterbury
Randy Yeager
Anne Montgomery
Mary Hogarty
Greg Rohrer
Charles Auzqui
Chris Schock
Quentin Rogers
Randy Bomar
Doyle Fritz
Carrie Rogaczewski
Laurie Walters-Clark
Allyson Harvey
Kris Korfanta
Noll Roberts
Bill Bass
Dixie Johnson
Tom Ringley
Ben Weaver
Erin Kilbride
Pete Kilbride
Jeremy Smith
Heidi Weaver
Patrick Geary
Jessica Weaver
Jeff Barron
Rita Rohrbaugh
Marcyes Schmaus
Charlie Power

Self	Jaydine Rendall
Self	Karen Kelly
Self	Scot rendall
Self	Jim Bob Myers

CITIZENS ADVISORY COMMITTEE

In addition to the official and formal roles of the Planning and Zoning Commission and Board of County Commissioners, the Plan Update was guided by a Citizens Advisory Committee (CAC). CAC members were selected by the Board of County Commissioners after the Commissioners published two rounds of notices looking for volunteers. A considerable number of county residents expressed an interest in serving. Following a thorough review of all the applications, the County Commissioners selected twelve individuals that offered a broad representation by location, background, and interests. They played an important role in the Plan Update and provided critical input during four CAC meetings and through the online review of goals, vision, maps of existing conditions, the future land use map, and draft chapters. The CAC assessed the results of the public outreach activities and shared their perspectives on the advantages and disadvantages of countywide growth throughout the Update.

CAC Members

- William Bass
- Bill Bensel
- Jane Clark
- Peter Clark
- Doyl Fritz
- Karl Kukuchka
- Bill Rapp
- Carrie Rogaczewski
- Jeremy Smith
- Tim Thomas
- Ken Thorpe
- Anthony Wendtland



PROJECT WEBSITE AND SOCIAL MEDIA

A project website was maintained at <https://sheridancountyplanupdate.com> in an effort to keep the public informed about upcoming outreach events and to let them know the results of those events. The website also provided opportunities for citizens to comment on several key items such as the proposed Update goals, revised maps, and the future land use map. Citizen comments and questions were posted and received through the website on a periodic basis.

Along with the website, a project Facebook page was created. Posts were made to promote public outreach opportunities and to ask questions about goals and the Plan Update. Attempts were made to generate discussion about the Update, with limited success.

PUBLIC HEARINGS

A public hearing for the Comprehensive Plan Update was held by the County Planning and Zoning Commission on January 9, 2020. The Board of County Commissioners held their hearing for the Plan Update on February 4, 2020, when it was unanimously approved.

APPENDIX E - PLAN AND POLICY SUMMARY

This Plan and Policy Summary provides a list of existing and past plans, studies, and regulations that have been considered while updating this and previous versions of the Comprehensive Plan for Sheridan County. The summary is intended to serve as a reference for the Board of County Commissioners, Planning and Zoning Commission, Planning Staff, Citizen's Advisory Committee, and the public when they work through the planning process. If more information is required or desired during the course of a plan update process, please refer to the actual documents and plans.

Countywide Plans and Studies

- A Comprehensive Plan for Sheridan County, 1979
- Sheridan County Comprehensive Plan, 1979-1980, 1981
- Update for Sheridan County Comprehensive Plan, 1982
- Wyoming Groundwater Vulnerability Assessment Handbook, 1998
- Sheridan County Growth Management Plan/Vision 2020, 2000
- Capital Improvement Plan for Sheridan County
- Comprehensive Plan for Sheridan County, 2008
- FEMA Flood Risk Report for Sheridan County, Wyoming, 2013
- Sheridan County Hazard Mitigation Plan, 2018

Strategic and Functional Plans and Studies

- Tongue River Watershed Management Plan, 2000, Revised 2007
- Powder/Tongue River Basin Plan (Executive Summary), 2002
- The Goose Creek Watershed Management Plan, 2004
- Sheridan County Open Space: Definitions, Goals and Analysis by Growth Management Area, 2005
- Septic System Impact Study, 2006
- Sheridan West Corridor Feasibility Study, 2006
- Forward Sheridan Economic Development Strategy, 2007, Updated 2015
- Sheridan Pathways Master Plan, 2007
- City of Sheridan Wastewater Collection System Assessment, 2008
- Integrated Solid Waste Management Plan for the City of Sheridan, 2008
- Little Goose Creek Wastewater Treatment Feasibility Study, 2009
- Story Septic Assessment, 2009
- Goose Creek Watershed TMDLs (Total Mean Daily Loads), 2010
- Story Community Assessment, 2014
- Red Grade Trails System, 2014
- Sheridan County Airport Master Plan Update, 2014
- Tongue River Water Trail Assessment, 2015

City of Sheridan

- Sheridan Comprehensive Plan and Supplement, 1983
- Scenic Character Plan, 2011
- Sheridan Joint Planning Area Plan, 2009
- Sheridan Transportation Policy Plan, 2009
- Sheridan Land Use Plan, 2016
- Sheridan Joint Planning Area Plan Update, 2017

Community Plans

- Big Horn Community Development Plan, 1977
- Story Community Development Plan, 1977
- Proposed Plan for Managing Growth and Development in the Big Goose and Beaver Creek Valley, 1979
- Clearmont Community Development Plan, u/k date
- Ranchester Community Plan, u/k date
- Dayton Community Development Plan, 2016

Development Regulations and Intergovernmental Agreements

- Sheridan County Division of Land Rules and Regulations, as amended
- Sheridan County Zoning Rules and Regulations, as amended
- Intergovernmental Agreement for the Sheridan Wastewater Treatment Facilities (Sheridan/Sheridan County), 1985
- Sheridan County Floodplain Management Rules and Regulations, as amended

APPENDIX F - REFERENCES

The 2020 Update to the Comprehensive Plan used the 2008 Plan as its base. Additional sources and data were used to complete the Update and are listed below in abridged form.

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APPENDIX G - SHERIDAN COUNTY BUILDOUT ASSESSMENT SUMMARY 11.20.19

Sheridan County Buildout Assessment Model, Method and Assumptions

The Buildout Model and Method

An assessment of Sheridan County's buildout capacity was conducted as follows:

1. Source data was supplied by Sheridan County in the form of .shp files.
2. Vacant acres in the unincorporated county classified by zones accommodating potential dwelling construction were identified and measured via ArcGIS.
3. The area measured was the unincorporated county excluding the Joint Planning Area.
4. These results were multiplied by the dwelling unit density permitted in the zoning district yielding the number of dwelling units potentially accommodated in yielded a unit density by zone.
5. The number of potential future dwelling units was multiplied by the average persons per household in Sheridan County yielding the potential Sheridan County population.

The Buildout Model Assumptions

In conducting the buildout method described above, the following assumptions were applied:

1. The minimum permissible dwelling density for each zone was used. For example, density in the Urban Residential Zone may be increased when outside of a groundwater protection area. All acres were assumed to be inside a groundwater protection area at lower densities.
2. Additionally, all Urban Residential and Rural Residential vacant zoned acres were assumed to be without access to water and sewer service requiring the lowest allowed density.
3. No potential increased density through clustering was factored into the model.
4. Environmental constraints such as flood areas and steep slopes were not factored into the model.

Conclusion

Results of the buildout model are shown in the table below. Based on the model used, at maximum build-out, Sheridan County can accommodate over 16,000 new dwelling units housing a population of more than 35,000 persons.

Sheridan County Residential Buildout Assessment Excluding Incorporated Areas and the JPA				
Zoning	Vacant Acres as Zoned	Lowest Possible Permitted Gross Unit Density	Potential Buildout Units	Buildout Population @ 2.2 PP Dwelling
Agricultural	986,841	0.0125	12,336	27,138
Rural Residential	11,074	0.20	2,215	4,873
Urban residential	7,752	0.20	1,550	3,411
Totals			16,101	35,422

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APPENDIX H - SHERIDAN JOINT PLANNING AREA PLAN

Below are excerpts from the 2017 Sheridan Joint Planning Area (JPA) Land Use Plan: the Plan's Goals and Policies, its Action Plan, and the Future Land Use Plan Map. The complete plan can be viewed on the following websites:

https://www.sheridancounty.com/wp-content/uploads/dlm_uploads/2017/04/JPA_Land_Use_Plan.pdf

https://www.sheridancounty.com/wp-content/uploads/dlm_uploads/2017/04/JPA_Land_Use_Plan_Appendix.pdf

GOALS AND POLICIES TO SUPPORT THE JPA LAND USE PLAN

MAINTAIN A BALANCED LAND USE PATTERN

A balanced land use pattern provides for a variety of lifestyles and choices, offers an ample supply of land for jobs and housing, and also maintains abundant open space, agriculture, and scenic resources.

By directing growth to well-defined contiguous areas of the city, the city can efficiently grow while conserving agricultural lands, wildlife habitat, and natural resources outside of it. In addition, it is possible to provide a variety of housing with workforce and senior housing located in neighborhoods so people can be near jobs, transportation, shopping, community services, and public facilities. Part of providing a balanced land use pattern is to ensure that Sheridan will have a mix of housing types. A range of housing types enhances a community's ability to attract or retain a diverse mix of generations of families, workers, and retirees.

This pattern of centralized and focused development not only makes the community more livable, it also sustains energy resources, allowing the city and county to provide services and facilities efficiently.

This Plan's intent is to guide the location and type of future development to provide a balanced mix of jobs, housing, and other community activities. Urban housing with good access to commercial services will continue to occur in and near Sheridan. Adequate land for industrial development is established away from residential areas or residential growth. Finally, important natural and scenic resources will be conserved as much as possible.

The 2009 goals and policies have been reviewed and modified to reflect the community's updated direction for 2016. The proposed language was available for comment at the public open house held October 21, 2015 and on the Sheridan County and Sheridan Land Use Plan websites.

This Plan calls for a variety of housing, including workforce and senior housing located in neighborhoods so people can be near jobs, transportation, shopping, community services, and facilities

The county and city aim to maintain a clear distinction between rural and agricultural areas.

Goal1.1: The City of Sheridan will maintain a compact development pattern.

Policy 1.1 a: Maintain an Urban Service Area

Continue using the Urban Service Area to determine appropriate areas for various types of urban development and to plan for needed infrastructure and services.

Policy 1.1 b: Coordinate future land use patterns with utility service

Development patterns in the Urban Service Area will be complimented and encouraged by the location of existing and planned services and facilities, especially municipal water and sewer.

Goal 1.2: The county and city will maintain a clear distinction between rural, agricultural areas, and urban uses to conserve resources and provide services efficiently.

Policy 1.2 a: Locate rural development in designated County Low Density Residential areas

Land use patterns in the JPA's outlying areas will remain primarily rural and agricultural in character.

Policy 1.2 b: Allow and encourage conservation design subdivisions

The county will allow and encourage conservation design development patterns as a means of encouraging best practices in site development, providing options to landowners, and conserving open space, natural resources, and agricultural resources in rural areas.

Policy 1.2 c: Use City rural residential design guidelines for new development in Rural Residential areas

The county and landowners will use guidelines for rural design to limit impacts of development on agricultural lands, natural and scenic resources, and increase efficiency of roads and utilities on sites.

Policy 1.2 d: Support and encourage land conservation efforts

The city will continue to support and work with non-governmental organizations that are involved in conservation of open space and agricultural resources.

Policy 1.2 e: Encourage rural community identify

Per the County Comprehensive Plan, encourage a unique community identity for the Big Horn Planning Area to prevent "blurring" between Sheridan and Big Horn.

Goal1.3: Provide for a diverse mix of housing, primarily in urban neighborhoods and communities with adequate services.

Policy 1.3 a: Support a range of housing types to meet the area's housing needs

The city and county will work with the private sector to promote the construction of a wide range

of housing types, sizes, and costs within planned growth areas, neighborhoods, and downtown areas. Housing for the region's workforce and groups not easily served by the market is essential to the strength of the region to allow multiple generations to live, work, and settle. Workforce housing should be dispersed throughout the community.

Policy 1.3 b: Locate urban residential development where designated

New urban residential development will occur only where designated on the Future Land Use Plan. A variety of housing types ranging from apartments to single family homes, will help meet housing needs and provide for healthy neighborhoods.

Policy 1.3 c: Locate rural residential development where designated

New rural residential (County Low Density Residential) will occur where it is designated on the Future Land Use Plan.

Goal 1.4: Commercial uses will be located in designated commercial areas and centers.

Policy 1.4 a: Locate commercial development within the Urban Service Area boundary

New commercial development will occur within the Urban Service Area boundary. Commercial development located outside of this area will should be limited to small-scale agricultural, home occupations, resource extraction, and recreational activities.

Policy 1.4 b: Locate commercial development in centers

Future commercial development will occur in planned commercial centers, as identified on the Future Land Use Plan, or in small centers to serve neighborhoods. Future commercial development in extended linear strips along roadways will not occur.

Goal 1.5: Future industry will be built in suitable locations where it will not negatively impact the Sheridan community.

Policy 1.5 a: Locate industry in suitable, concentrated areas.

To provide opportunities for jobs and economic growth, light and heavy industry will be located in areas identified on the Future Land Use Plan that have suitable access, utilities, and geology, or in other areas that meet locational criteria. Heavy industrial uses will be located only in areas where they will not have negative impacts on community gateways, image of major corridors, sustainable economic development, community health, adjacent residential areas, and air and water quality.

Goal1.6: Continue to retain open space and plan for parks as part of a balanced land use pattern.

Policy 1.6 a: Plan for open space and natural and scenic resources

Open space, natural and scenic resources, and parks are an important part of the city's overall land use balance. The city will continue to coordinate with other agencies and organizations to plan and conserve resources and plan for parks and open space.

Policy 1.6 b: Establish open space that conserves natural resources

New residential subdivisions will provide open space that conserves sensitive and unique natural features of the land. This Plan promotes conservation design development patterns as an option allowing landowners to keep open space intact.

Goal2.1: Conserve and restore riparian corridors.

Policy 2.1 a: Protect riparian corridors

Develop tools to protect these important areas.

Goal2.2: Maintain water quality.

Policy 2.2 a: In areas identified as a Groundwater Protection Area, and where reasonable, require new development to connect to sewer or adequate wastewater treatment systems.

New development will connect to central sewer when such service is available or adequate wastewater treatment systems approved by the state in areas identified as a Groundwater Protection Area.

Policy 2.2 b: Promote water conservation

Work with partners to encourage water conservation and support drought-tolerant planting and use of non-potable water for landscaping.

Goal2.3: Establish conservation priorities for open space.

Policy 2.3 a: Establish and implement open space priorities

Using the Parks and Recreation Master Plan and the Sheridan Scenic Character Plan, work with the Sheridan Community Land Trust or similar conservation organizations and citizens to identify lands that are priorities for conservation, such as the following:

- Important River and Stream Corridors
- Unique Natural Areas, and
- Land for Future Parks and Outdoor Recreation.

Policy 2.3 b: Use a variety of implementation tools to achieve open space protection

Work with property owners and conservation organizations and land trusts to create a protected and cohesive system of open space. Use a variety of flexible, incentive-based mechanisms to conserve resources, including conservation design, public and private partnerships to achieve open space. Provide incentives, such as density bonuses, density transfers, and other measures that promote voluntary protection of open space. Consider whether voters will support funding to acquire priority open spaces.

Goal2.4: Steer development out of harm's way— avoiding hazardous areas.

Policy 2.4 a: Avoid development being placed in unstable areas

Avoid public and private development in potentially hazardous areas, such as steep slopes now regulated under the County steep slope standards and the City Steep Slope Ordinance, and landslide areas.

Policy 2.4 b: Direct development away from the 100-year floodplain to the extent possible

If alternative locations exist, development will be directed away from the 100-year floodplain (as regulated through the City's and County's floodplain regulations) unless the development is for low-impact recreation, wildlife management, open space, or agricultural purposes. County will continue to require flood mitigation for development in the floodplain.

Goal 3.1: Plan for public water and wastewater treatment systems.

Policy 3.1 a: Coordinate with incorporated municipalities, Sheridan Area Water System (SAWS), and other water and sewer districts

Continue to work with the city, county, SAWS, and other districts to extend water and wastewater treatment facilities to accommodate future urban demands only in desired growth locations or to mitigate areas of known water contamination.

Policy 3.1 b: Continue the replacement of failing on-site systems

The county will continue to work with other agencies and landowners in the region to identify financing, and to assist with replacement and upgrading of wastewater treatment for properties with failing on-site septic systems.

Policy 3.1 c: Municipal water and sewer area around landfill.

Within one-mile of the landfill expansion area the county and City of Sheridan will continue to encourage connection to municipal water and sewer and discourage domestic wells and on-site septic systems in order to minimize future groundwater contamination concerns.

Goal 3.2: Continue to identify and preserve planned utility and transportation corridors.

Policy 3.2 a: Plan and preserve connected necessary water and sewer utility and road corridors.

Ensure that rights-of-way for future transportation and utilities corridors (i.e., Future Roadway Network shown on the County Road Network map in Chapter 7 of the 2008 County Comprehensive Plan), are identified and reserved before development occurs.

Goal 3.3: New development will pay for needed facilities and services to serve it.

Policy 3.3 a: New development will pay for needed facilities and services.

Adequate facilities and services will be provided at the time that development occurs, with new development paying for the associated costs of necessary facilities improvements and services in harmony with long-range utilities plans called for through Policy 3.1(a). The county may wish to adopt concurrency requirements.

Goal 3.4: The City of Sheridan will coordinate with Sheridan County to accommodate future solid waste disposal and management needs.

Policy 3.4 a: Jointly plan for landfill expansion or relocation

The county will coordinate with the City of Sheridan to address future solid waste disposal needs, including landfill expansion, possible relocation, compatible land use planning (within one mile of current and future landfill expansion).

Goal 4.1: The transportation network will be well connected and coordinated with adjacent land uses.

Policy 4.1 a: Construct a well-connected road network

Continue to plan and construct a well-connected road network that allows for different widths, speeds, and access requirements as appropriate to the transportation needs of the areas being served.

Policy 4.1 b: Coordinate land use and transportation planning

By way of its comprehensive plan and any future adopted transportation plan, the city will plan its future transportation system to compliment and encourage development patterns adopted as a part of the Future Land Use Plan. This includes constructing new roads that interface with adjacent land uses in a safe manner for all right of way users. New urban developments will contain "complete street" systems that allow for internal pedestrian, bike, and auto circulation. They should also be comprised of a mix of compatible uses, so residents have services, recreation, jobs, and shopping near homes.

Goal 4.2: Urban areas will have "complete streets" to accommodate motorized vehicles, public transit, bicycles, and pedestrians.

Policy 4.2 a: Accommodate all transportation modes

Ensure that all new streets provide for efficient and safe movement for all transportation modes (i.e., vehicles, public transit, bicycles, and pedestrians).

Policy 4.2 b: Extend pathways

Extend the pathways system for bicycles and pedestrians to encourage transportation and recreation travel consistent with the updated Pathways Master Plan. The pathways systems will complement, but not substitute for, improvements to the roadway network for bicycling and walking. Careful consideration shall also be made so that the placement of pathways will not adversely affect adjacent property owners' rights relative to noise, trash, and privacy.

Goal 4.3: Ensure that new development provides adequate transportation improvements to accommodate needed services

Policy 4.3 a: New development will provide adequate transportation facilities

Require that new development adequately addresses system-wide impacts that the development

creates for all modes of travel, and identify necessary improvements to be made as a part of the development approval process. Allow new development only where adequate facilities exist, or can be constructed or upgraded prior to development or phased as development occurs.

Policy 4.3 b: New development and high impact users will pay equitable shares for improvements.

Implement mechanisms that require new development and other high impact users to pay an equitable share of necessary improvements to the transportation system.

Policy 4.3 c: Prioritize transportation improvements through Capital Improvement Program

The city will continue its Capital Improvement Program (CIP) for transportation facilities that emphasize the importance of reducing traffic congestion, maintaining the existing roadway system, providing “complete streets” that accommodate a variety of mode types, and building structures that are compatible with neighborhoods and with land uses designated on the Future Land Use Plan. The CIP will also enable the city to leverage available funds for local and state funding sources.

Policy 4.3 d: Reserve road/utility corridor rights-of-way

Reserve adequate additional right-of-way, at the time of the subdivision process, for those corridors the city anticipates extending or widening in the future.

ACTION PLAN

The Action Plan is a starting point to establish annual work plans but is dependent on staff resources and available funding.

Policy #	Relates to	Description	Responsibility	Timing ¹
1.1(a)	Goal 1.1: Compact Development Pattern; Future Land Use Plan	Consistent Zoning: Change zoning to be consistent with the Future Land Use Plan to limit expansion of urban and low density residential development into rural and agricultural areas.	City Planning with Sheridan County	1
1.1(b)	Goal 1.1: Compact Development Pattern, Future Land Use Plan	Adjust the Urban Service Area: Adjust the Urban Service Area for the City of Sheridan to be consistent with the Future Land Use Plan.	City Planning with Sheridan County	1



1.2(c)	Goal 1.2: Distinction between rural, agricultural, and urban uses	Consistent Standards through Intergovernmental Agreement: Periodically review and amend the Joint Intergovernmental Agreement (IGA) between the City of Sheridan and Sheridan County to address consistent annexation policies, zoning, and standards for the Urban Service Area.	City and County	1
1.2(e)	Goal 1.2: Distinction between rural, agricultural, and urban uses	Encourage rural community identity: Jointly develop a Sheridan-Big Horn Corridor Plan in order to maintain the rural character of the area, provide safe transportation routes, and prevent urban land uses from infringing on agricultural areas.	City and County	2
1.3(b)	Goal 1.3: Diverse Housing in Neighborhoods	Urban Residential Zoning: In areas where urban development is proposed in the unincorporated county in advance of annexation, the development should be in accordance with city standards for urban residential to create vibrant neighborhoods with a mix of housing types and amenities.	City Planning with Sheridan County	2
1.4(b)	Goal 1.4: Commercial uses in Centers	Commercial Zoning: In instances where some restricted commercial uses may be appropriate in the Urban Service Area, zoning and standards should locate such development in "centers" and avoid strip commercial development patterns.	City Planning with Sheridan County	2

Policy #	Relates to	Description	Responsibility	Timing ¹
2.2(b)	Goal 2.2: Groundwater	201 Agreement: Periodically review and update the 201 Agreement (City of Sheridan and Sheridan County) governing wastewater management. The agreement should reflect the goals and policies and new Urban Service Area boundaries of this Plan.	City Planning with Sheridan County	2

2.3(a)	Goal 2.3 and Goal 1.6: Open Space	Funding for Conservation: Explore local funding options dedicated to conservation and development rights acquisition for rural and agricultural landscapes. Encourage acquisition of development rights through land trusts for scenic areas, riparian habitat, and irrigated lands.	City with County	3
3.1(a)	Goal 3.1 – 3.3: Adequate Facilities and Services	Level of Service (LOS) Standards for Urban Area: Establish level of service standards for the Urban Service Area for offsite infrastructure (i.e., for roads, water and sewer, fire protection, emergency services, law enforcement, parks, and schools) so development pays its own way. Developers would have to make improvements and/or contribute land or funds toward that end. The city could waive some requirements for projects that provide affordable or workforce housing, or otherwise provide for funding of these requirements.	City Planning	2
3.3(a) 4.3(b)	Goals 3.3 and 4.3: Adequate Facilities and Services	Adequate Public Facilities Funding: Developers will ensure that adequate public facilities are in place or planned for within a reasonable time of the start of a new development (i.e., streets and other utilities and services). Consider/update impact fees for fire stations, streets, and water and sewer infrastructure.	City Planning	2



Proposed Future Land Use Map

