SHERIDAN JOINT PLANNING AREA LAND USE PLAN ADOPTED 2017





WYOMING







I. Introduction

2009 PLAN AND 2016 UPDATE

In 2009, Sheridan County and the City of Sheridan united in their shared goal of developing a guide for the future development of what is commonly referred to as the Joint Planning Area (JPA). The JPA consists of the unincorporated land surrounding and in relatively close proximity to the city limits. The preparation of what became known as the Sheridan Joint Planning Area Land Use Plan was particularly timely as it coincided with the adoption of the Sheridan County Comprehensive Plan. The JPA Land Use Plan was completed with substantial public input and under the direction of the city and county planning commissioners, City Council, and Board of County Commissioners. Clarion Associate prepared the 2009 plan a well as the County Comprehensive Plan.

The 2009 Plan included an objective that the plan be regularly updated every five years. In 2015 the City and County again joined in the update of the original plan and retained Orion Planning + Design to complete the update.

Portions of the original plan are still relevant and have remained intact in this update, serving as the base for the JPA Plan Update. Sections and revisions that reflect 2015 and 2016 public comments and input from the JPA Steering Committee are interjected throughout the plan where applicable.





The joint land use plan reflects the values of city and county people who participated.



WHAT IS THE PURPOSE OF THE JOINT LAND USE PLAN?

This Land Use Plan provides guidance for staff and elected and appointed officials to determine directions and make choices about land uses in the Joint Planning Area (JPA) for the City of Sheridan and Sheridan County, Wyoming.

The Plan builds on the 2008 County Comprehensive Plan, which in turn gained its direction from the Vision 2020 (Growth Management Plan (2001). It is also acknowledged in the 2016 Sheridan Land Use Plan. The city and county jointly prepared this Plan to encourage cooperative planning, efficient provision of services, and consistent and compatible decision-making. It is a product of discussions and values of participants in the planning process and it reflects the public values for the future land development of the area.

A major emphasis of the JPA Plan is to provide long-range guidance to property owners, citizens, and decision makers on land use issues, such as where and how future residential, commercial, and industrial development should occur, irrespective of jurisdiction (city or county). It also includes policies to protect and conserve resources, including riparian areas, groundwater quality, and agricultural lands outside the urban areas. The written policies (e.g., goals and policies) and actions should be used in combination with the Future Land Use Map when making decisions affecting growth, the use and development of land, conservation, and the provision of public facilities and services.

The City of Sheridan and Sheridan County should continue to periodically review and revise this JPA Plan as conditions change, if State and Federal laws change, when new implementation tools are available, and as funding sources are available or change. In addition, the city and county should monitor the effectiveness of policies and the effects of past decisions and changes in values to determine if the plan should be amended.



Proposed JPA - 2016

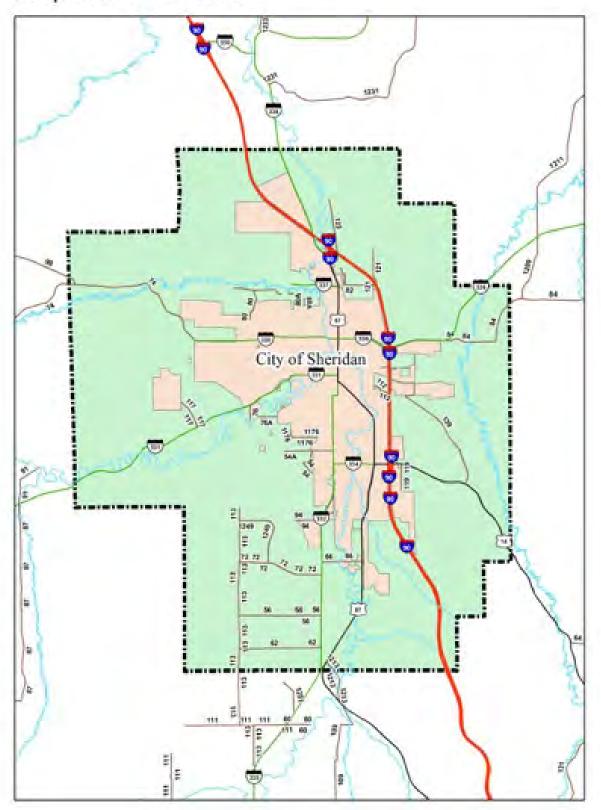


Figure 1: City of Sheridan and Sheridan County Joint Planning Area.



OBJECTIVES

The JPA Land Use Plan:

- Identifies a unified direction (building on the County Comprehensive Plan, City Land Use Plan, citizen assessments, and public input) and includes specific goals and actions to implement the community's values and contemporary planning strategies.
- Will lead to consistent City of Sheridan and Sheridan County zoning regulations for the Joint Planning Area, to help implement the plan.
- Contains specific directions but provides flexibility to adapt to changing conditions or unforeseen needs.
- · Will be regularly updated (every five years).

ABOUTTHESHERIDAN JOINT PLANNING AREA

The Joint Planning Area is an approximately 60 square mile surrounding the City of Sheridan. The City incorporated area includes approximately 10 square miles. The boundary encompasses the area where potential land development, conservation activities, and future decisions are of joint interest to residents and government of both the city and the county. This plan does not address land use within the incorporated area or beyond the boundary of the JPA. For more information about the area, see Appendix A which describes the current conditions in the area, including population, housing, land use, zoning, economic conditions, transportation natural areas, and other influences.

WYOMING STATUTORY AUTHORITY

This Plan complies with Wyoming Statutes:

- Section 15-1-503, Master Plan, Adoption, Concurrent Action (for cities and towns), and
- Section 18-5-202, Planning and Zoning Commission/Preparation of a Comprehensive Plan (for counties).

In accordance with the statutes, the City of Sheridan and Sheridan County must concurrently adopt or amend this Plan as follows: (1) the Planning Commissions certify the plan, and (2) the City Council and Board of County Commissioners adopt it. Sheridan County's Comprehensive Plan contains sections that address the Joint Planning Area in a consistent manner.

Both the City of Sheridan and Sheridan County may amend this Plan periodically in accordance with the amendment process outlined in Chapter 4 and an intergovernmental agreement.



KEY ISSUES AND OPPORTUNITIES

Early in the development process for the 2009 Plan, the public, elected and appointed officials, staff, and consultants, helped identify issues (or opportunities and constraints) that needed to be addressed. These issues and opportunities were reviewed with the 2015 JPA Update Steering Committee, the City and County Planning Commissions, and the public. Modifications were made to revise the list to reflect the accomplishments that occurred since 2009. In addition, two issues that were previously identified were removed since they have been addressed: inconsistent zoning districts and the identification of areas with rural septic systems that may create environmental problems or potential development constraints. One new issue and opportunity was identified and added to the list: transportation connectivity, routes, and networks. The JPA Plan will address the following land use topics:

- · Coordinate the development process to provide for logical growth pattern.
- Identify and plan industrial districts for future jobs and industry.
- Identify locations for housing and neighborhoods.
- Define an urban/rural and agricultural edge for Sheridan that accommodate rural lifestyles near the city.
- Identify existing municipal water and sewer and other infrastructure that have capacity to accommodate new growth.
- Ensure an adequate water supply for current and future generations of residents and businesses.
- · Identify open lands and access for recreation.
- Address transportation connectivity between neighborhoods and major activity centers, in addition to transportation routes and networks in general.



ACCOMPLISHMENTS SINCE 2009

The 2009 JPA Plan presented an ambitious list of goals and actions that should be achieved to best address the issues identified in the Plan. Considerable effort has gone into accomplishing many of these actions, which are listed below.

TABLE OF ACCOMPLISHMENTS: 2009-2015 SHERIDAN JOINT LAND USE PLAN

JOINT ACCOMPLISHMENTS

Established Urban Service Area

Adopted floodplain regulations

Identified, and protected many utility and transportation corridors

COUNTY ACCOMPLISHMENTS

Created conservation design subdivision regulations

Established the Groundwater Protection Area and limited on-site septic systems in areas susceptible to groundwater contamination

Developed a program to replace failing on-site septic systems

Identified and mapped riparian corridors

Adopted steep slope and stream setback standards

Changed zoning density standards for agricultural and residential districts that are in alignment with the Future Land Use Plan

Adopted zoning provisions in 2010 to permit accessory residential dwellings

CITY ACCOMPLISHMENTS

Updated the Parks and Recreation Master Plan, and the Pathway Plan

Constructed miles of pathways

Adopted Steep Slope Ordinance

Built a water line in the area around the landfill

PLANNING PROCESS

Broad community involvement has been critical for the development of the JPA Plan. The city and county sought to engage residents and stakeholders of the JPA area and allowed them to provide meaningful input throughout the process through multiple ways, including:

The joint land use plan reflects the values of city and county people who participated.

- Update information on the city and county websites.
- Public open houses held April 9 and October 21, 2015
- Information about the JPA Plan Update on the Sheridan Land User Plan Facebook Page
- Joint Planning Commission workshop.
- Interactive displays at the June 16 and September 17, 2015 Third Thursday Street Fairs
- Meetings of the JPA Steering Committee



RELATIONSHIP BETWEEN FUTURE LAND USE PLAN AND ZONING

Comprehensive plans are advisory in nature, serving to incorporate the thinking of the community at a policy level and to guide future development decisions.

This Plan provides a guide for the future development of property, while the city and county zoning maps and development codes provide the property with the regulatory basis for development. The Future Land Use Map for the Joint Planning Area is intended to guide future rezoning and development decisions, in order for the rezoning of land to be consistent with the Plan.

(See the map on page 10 and land use categories definitions beginning on page 18.)

The county, city, and public reviewed and considered underlying zoning throughout the development of this Plan to ensure that consistency between planned land uses and zoning could be maintained to the maximum extent feasible. In many instances, land use category designations on a land use plan map may not directly correspond to a property's underlying zoning. Unless a community chooses to pro-actively rezone properties that are not consistent with the Future Land Use Plan map, the property owner may be required to request re-zoning of the property as part of the development process.

PLAN ORGANIZATION

This Plan contains the following chapters:

Chapter 1, Introduction, includes information on the purpose and issues, brief overview of the process to develop the plan, Wyoming statutory authority, and plan organization.

Chapter 2, Land Use, contains the land use plan concepts, Future Land Use Plan map, and a description of the land use categories.

Chapter 3, Goals and Policies, presents the goals and policies related to providing the balanced land use pattern as shown on the Future Land Use Plan, conserving the natural environment, and protecting safety and welfare. Goals and policies also address the provision of services and facilities in an efficient and fiscally responsible manner.

Chapter 4, Implementation Strategy, provides a description of the general and specific actions required to implement this Plan (including the Action Plan matrix) and the update and amendment procedures.

Appendices:

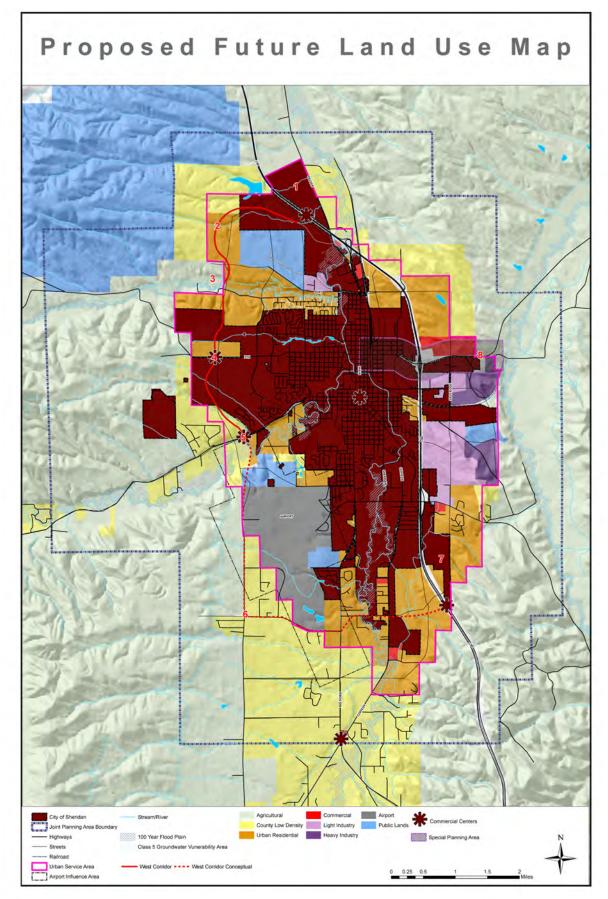
Appendix A contains a summary of Existing Conditions.

Appendix B contains inventory maps.

Appendix C contains definitions for terms used in this Plan.

Appendix D contains information about capacity at build-out.





The Sheridan Joint Planning Area covers the area outside city limits.



2. Future Land Use Plan



THE SHERIDAN JOINT PLANNING AREA LAND USE PLAN

The intent for the Sheridan Joint Planning Area is to define the shape of future growth with land use patterns deemed desirable through the public involvement process:

- A compact pattern of urban neighborhoods within an Urban Service Area, and
- A feathered residential transition toward the south of the City of Sheridan where clustered residential development patterns and conservation at the edge of the city transitions into county agricultural areas.
- A firm urban edge with strategic open space toward the north, west, and east of the City to conserve agricultural areas and promote infill development within city limits.

The final bullet point above reflects public input received during the Plan Update process. Displays representing three types of city edge development were available for citizen review and comment at a public open house in April 2015 and at the June Third Thursday Street Fair, where 141 citizens picked their preferred form of edge development. Maintaining a firm urban edge was the choice of 61 percent, with another 13 percent opting for a hard urban edge. The remaining 26 percent preferred a feathered edge.

Characteristics of a firm urban edge include:

- higher density development tending to be in or near the city
- · cluster development outside the city
- compact or conservation development with available city services

WHY IS JOINT PLANNING WITH THE COUNTY IMPORTANT?

A compact urban approach will mean that most future neighborhoods and commercial centers will occur near city services and jobs and in locations that are efficient to serve. This would provide more opportunities for affordable and workforce housing integrated into the city.

Development may be more attractive if commercial development is not spread along major roads and more livable if it is walkable and of high quality. Designating commercial development opportunities in focused locations may also be more economically beneficial for the Sheridan downtown. It will be more efficient to provide local services to future development—water, sewer, fire protection, schools, parks, etc.—with a compact development pattern.

By establishing an Urban Service Area and future land uses, the city and county are able to jointly plan for and coordinate future roads (rights-of-way). With compact development and commercial centers, the road system will function efficiently and can be built for pedestrians and bikes, as well as vehicles.

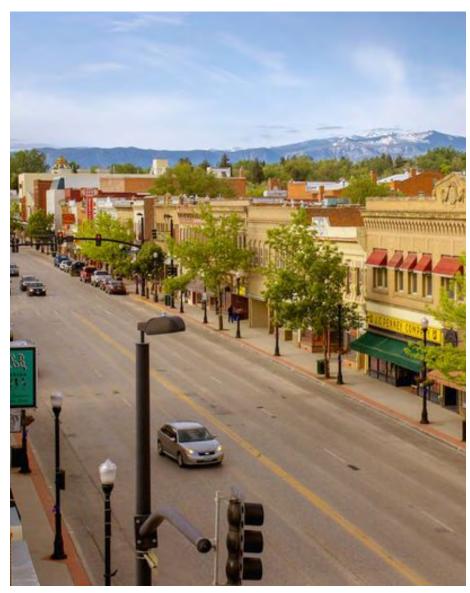
The Future Land Use Plan also retains a County Low Density Residential choice at the edge of Sheridan. Land use decisions made by the city and county must recognize that low density residential development that is not connected to sewer can have implications for groundwater and water resource quality.

The plan policies call for continued tight restrictions on lot sizes and septic/wastewater treatment methods for rural properties, especially those within groundwater protection areas.

Most urban-type land uses would remain primarily within the city. Working agricultural lands and rural cluster development would be typical land uses in low density and agricultural areas. Cluster development would also be appropriate within the Urban Service Area as a mechanism to protect riparian areas and important viewsheds.

This section describes the major land use ideas illustrated by the Future Land Use Plan for the Sheridan Joint Planning Area, which identifies the future pattern of development. The plan map illustrates the distribution of future housing (urban and rural), jobs and industrial areas, agricultural areas, commercial uses, and public and civic spaces.

Downtown Sheridan Main Street - An urban-type land use within the city



DIRECTIONS AND POLICIES FOR THE JOINT PLANNING AREA INCLUDE:

- Maintain an Urban Service Area as the Location for Urban Development. Future development will occur in a compact pattern of urban neighborhoods (like those existing in Sheridan today) and future commercial "centers" (as an alternative to "strip" linear commercial development along major roads), as well as light and heavy industrial areas with municipal water and sewer.
- Support Infill and Redevelopment in the City. Promote quality "infill" development and mixed-use redevelopment within the city in strategic locations, such as North Main and Downtown Sheridan.
- 3. Attain Quality Neighborhoods and Commercial Centers. Ensure that new neighborhoods and commercial centers are high quality, walkable, livable places, with a mix of activities.
- 4. **Ensure That Development Will Be Efficient to Serve.** Promote future urban development in the area where it can efficiently be served with municipal water and sewer.
- 5. Provide Opportunity for a "Feathered" Residential Edge South of Sheridan. Allow residential with 2 to 5-acre and larger lots between city neighborhoods and outlying agricultural areas, where the Future Land Use Plan shows County Low Density residential and where development will occur in unincorporated county. Clustered development is encouraged in these areas.
- 6. Maintain a Firm Urban Edge. Promote continued compact development within urban areas, and allow small lot clustered development within the Joint Planning Area. Working agricultural lands and open space will remain the primary land uses in unincorporated areas and adjoining the JPA.
- 7. **Protect Natural Resources.** Provide stewardship for resources that are important to sustain the region and that people value (e.g., water quality/creeks, riparian corridors, wildlife habitat, and mineral resources, and hillsides and ridgelines).
- 8. Efficient and Multi-Modal Transportation System. The transportation system will continue to be consistent with the Sheridan Transportation Policy Plan and be coordinated with future growth and land use and designed with "complete streets" and multiple modes to serve the urban area.
- 9. **Continue to Coordinate Planning.** The city and county will continue to work together to implement this Plan.









The JPA Plan promotes compact urban growth and encourages infill, redevelopment and revitalization.

This Plan identifies locations for industry (light and heavy).



THIS PLAN RELATES TO SHERIDAN COUNTY PLAN'S "BIG IDEAS"

This Plan reinforces some of the concepts in the County's 2008 Comprehensive Plan, including:

PLAN FOR WELL-DESIGNED COMPACT URBAN GROWTH

In general, it is also the policy of the JPA Plan that commercial and urban residential uses be located in and near the City of Sheridan, where services and infrastructure needed to support higher-intensity uses can be supported. The Future Land Use Plan:

- Designates an Urban Service Area around the city for future urban development (residential, commercial, and business and industry) to protect groundwater quality by limiting expansion of homes on septic systems.
- Plans urban neighborhoods and commercial "centers" in an efficient compact pattern, to prevent linear extensive commercial development and provide a variety of housing in neighborhoods.
- Encourages "infill" development, revitalization, and development of walkable, healthy living neighborhoods.
- Designates some low density rural residential development at the southern edge of Sheridan, outside the Urban Service Area.
- Ties in with the major concepts of the Sheridan Land Use Plan.

IDENTIFY SUITABLE LOCATIONS FOR INDUSTRY

This Plan identifies areas for future light and heavy industry to provide job opportunities within the JPA, and this chapter recommends standards to address impacts such as noise, lights, truck traffic, water pollutants, and odors.

PROVIDE STEWARDSHIP OF NATURAL RESOURCES

The JPA Plan also promotes stewardship of natural resources in the Joint Planning Area, including recommendations to:

- Protect streams and their riparian areas in their natural state as wildlife habitat and from negative impacts of development; and
- Maintain groundwater quality by limiting expansion of activities that create pollution (i.e., poorly performing septic systems and dense residential development without adequate wastewater treatment).



ENCOURAGE CLUSTERED DEVELOPMENT PATTERNS

In the rural and agricultural areas, the County Plan states that property owners will be eligible to cluster developments and conserve open space or resources and receive higher density bonuses than in more remote locations of the county. This Plan supports that concept. Cluster development is likewise appropriate within the Urban Service Area when it is used to protect scenic views and natural resources such as riparian areas.



Preserved open space resulting from clustering.



Example of an urban-scale clustered development.



A Special Planning Area was added for the East 5th Street Plan, and the USA was adjusted for the commercial area.



The northern Urban Service Area (USA) was amended to specify the Wrench Ranch annexation.

FUTURE LAND USE PLAN

PURPOSE AND DESCRIPTION

The **Future Land Use Plan map** (see page 10) for the Sheridan Joint Planning Area provides a framework for future development. The map and land use categories will help the City and County to work together to accomplish the desired land use pattern—by designating where different types of urban and city-level development and compatible activities are encouraged within Sheridan's Urban Service Area.

Outside of the Urban Service Area, the Future Land Use Plan identifies locations where low density and cluster development are appropriate and where agriculture/resource areas and resource conservation areas will continue to be the predominant pattern.

Several changes have occurred since the original JPA Future Land Use Map was created in 2009. The 2016 updated map has been modified to reflect the following reclassifications and realignments. The numbers correspond to their general locations found on the 2016 JPA Future Land Use Map.

- 1. The northern Urban Service Area (USA) was amended to include the Wrench Ranch annexation.
- 2. The USA was also adjusted in the north to account for a new city water line and the West Corridor rights-of-way alignment.
- 3. The USA and UR zoning in the Soldier Creek area were moved back toward city limits in response to a private conservation easement.
- 4. A commercial node was aligned with the West Corridor at W. 5th Street.
- 5. UR zoning designation was shifted back and a commercial node was aligned with the West Corridor at W. Loucks Street.
- 6. The potential West Corridor southern alignment and right-of-way are indicated.
- 7. Land on the east side of Sheridan has been adjusted for its annexation.
- 8. A Special Planning Area was added for the East 5th Street Plan, and the USA was adjusted for the commercial area.
- 9. Industrial areas in the Brundage/East Ridge area have been reclassified.



FUTURE LAND USE PLAN BOUNDARIES AND NATURAL RESOURCE DESIGNATIONS

SHERIDAN URBAN SERVICE AREA

The Urban Service Area is the area within which the City of Sheridan may likely provide municipal water and sewer service and where lands are appropriate to develop as urban neighborhoods, commercial centers, and business parks.

SHERIDAN JOINT PLANNING AREA

The Sheridan Joint Planning Area is the area within which the city and county continue to jointly plan for future growth and conservation.

100-YEAR FLOODPLAIN

The 100-Year floodplain 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.

The Big and Little Goose valley floodplains have been evaluated by the Army Corps of Engineers. Subsequent updates to area floodplain maps by FEMA will be incorporated into this plan as part of routine updates.

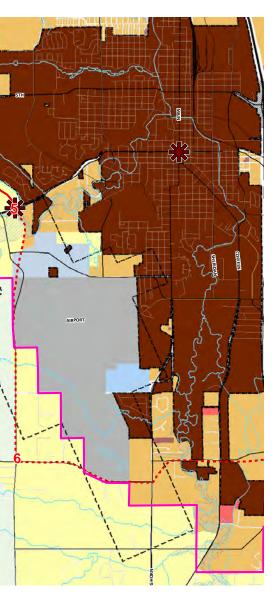
CLASS 5 GROUNDWATER VULNERABILITY AREA

The Class 5 Groundwater Vulnerability Area (identified by the Wyoming Water Resources Center, University of Wyoming, and the Wyoming Geological Survey, 1988) is identified as the area within which greater management of potential groundwater contamination sources (including septic systems and stormwater runoff) and development density is warranted.

PUBLIC AND SEMI-PUBLIC LANDS

The Future Land Use Plan shows lands owned and managed by public agencies, including local, county, state, and federal. Activities on these lands will vary—for recreation, grazing, mineral extraction, and other activities.







LAND USE CATEGORIES

This section describes the land use categories illustrated on the Future Land Use Plan map.

The intent of the plan is not to predetermine specific land uses for individual parcels, but to provide a general framework for future development and neighborhoods and centers of commercial development as well as some flexibility for a mix of uses.

Commercial Centers are designated on the plan with symbols and are not parcel-specific designations. Commercial centers will ideally develop with a mix of commercial and other compatible uses. Urban Residential areas will also develop with a mix of housing types with more dense uses near commercial centers and community facilities.

Zoning amendments for land uses should be consistent with the categories and designations on the Future Land Use Plan.

The categories are generally grouped according to whether they are:

- Inside the Urban Service Area Boundary, or
- Outside the Urban Service Area Boundary.

INSIDE THE URBAN SERVICE AREA BOUNDARY

Urban Residential

Uses:

This category primarily allows residential uses in neighborhoods near commercial services, transportation, parks, and civic facilities and services.

Characteristics/Location:

This category is shown within the Sheridan Urban Service Area boundary. The intent is for the city to annex properties, if eligible, that are designated as Urban Residential prior to development and that such future development be served by Sheridan municipal water and sewer. The County Comprehensive Plan states the county will only approve urban densities and urban residential development where it is designated on the Future Land Use Plan.

Development Density:

Density will vary, depending on underlying zoning and location. Generally, density will be 1 unit per 2 acres and higher intensity.

(Relevant City zone districts include R-1, R-2, R-3, and R-4, and County zone district UR.)



DESIGN PRINCIPLES FOR LIVABLE URBAN NEIGHBOR-HOODS

New urban neighborhoods in the Urban Service Area should be designed according to the following principles:

- Contain grid-like connected streets and sidewalks to allow people to walk.
- Have blocks no longer than 600 feet and provide locations for pedestrians to pass-through between streets.
- Include a mix of lot sizes and housing types and uses.
- Contain a focal point that provides neighborhood commercial or civic services, or incorporate a public gathering space (e.g., such as a park, open space, or recreation amenity).
- · Include a variety of buildings and architectural styles.
- Maintain areas possessing significant conservation value (i.e. floodplains, riparian/wetland areas) as open space.





Example of urban single family residential in Sheridan.







Example of a commercial center.

Mixed-use building



COMMERCIAL (AND COMMERCIAL CENTERS)

Uses:

This category primarily allows services and retail such as professional offices, retail and commercial businesses, grocery stores, auto sales and other uses allowed in business districts of the City of Sheridan (and generally uses allowed in Sheridan County's C-1 and C-2 zone districts).

Characteristics/Location:

Commercial uses located along major road corridors generally are larger and more auto-oriented and serve several neighborhoods. They should occur only within the Urban Service Area boundary with water and sewer. Future commercial development should occur in centers, as shown on the Future Land Use Plan, not in a linear pattern along roadways. The development should be accessible to a highway, arterial, or collector road.

Commercial centers should include a mix of uses and activities and be designed for pedestrians with sidewalks, landscaping, signs, and access control. Commercial developments should be accessible to pedestrians from nearby neighborhoods.

Development Density/Intensity:

Density and size will vary.

(Relevant City zone districts include B-1 and B-2 and County zone districts C-1 and C-2. It may also be necessary for the city to create new districts and/or revamp existing districts to allow a compatible mix of uses such as office and retail.)

DESIGN PRINCIPLES FOR COMMERCIAL CENTERS AND MIXED-USE DEVELOPMENT

Commercial development and mixed-use development should be designed according to the following principles:

- Incorporate a mix of land uses that is either "vertical" (where components are mixed within a single building or block such as homes on top floors with retail on bottom), or "horizontal" (where different activities on the site are in separate buildings, but linked through a cohesive design).
- Provide internal connected streets and sidewalks that allow safe and direct access between buildings, and accommodate pedestrians in a safe manner.
- Locate and orient higher density residential development around a central public space, such as a plaza or park, and near retail and commercial services.

LIGHT INDUSTRY/BUSINESS PARK

Uses:

This category encompasses warehousing, distribution, and offices, and consists of employment activities such as offices and low impact manufacturing.

Characteristics/Location:

Light industry will occur in and near Sheridan, because it has lower impacts than heavy industry and will provide greater attention to detail in high visibility locations (such as along the interstate and major roads). Service areas and outdoor storage should be screened to the extent possible and provide attractive fencing, low level lighting, and pedestrian access.

Development Density:

Density will vary depending on the site and underlying zoning.

(The relevant City zone district is B-2, and County zone district I-2.)

HEAVY INDUSTRY

Uses:

This category allows manufacturing and more intensive processing and manufacturing facilities including more outdoor storage with less restrictive standards on storage.

Characteristics/Location:

The Future Land Use Plan designates heavy industry within the east edge of the Urban Service Area where it is less visible from 1-90 or other state routes.

Development Density:

Density will vary, depending on use and location.

(The relevant City zone district is M-1; County zone district is I-1.)

Example of Heavy Industry



LOCATIONAL CRITERIA FOR FU-TURE HEAVY INDUSTRIAL USES

The following criteria address where additional heavy industry locations can occur and how such future industry should be sited. It should be:

- a) Away from developed communities and residential areas, such that noise, vibrations, and visual impacts will not disturb existing or future uses.
- b) With access to major transportation facilities and utilities—railroad or interstate roads and necessary water. Industry will pay costs associated with improving public roads.
- c) Must consider topography, groundwater vulnerability, and other environmental factors (i.e., Groundwater Protection Areas and riparian corridors).

PERFORMANCE STANDARDS FOR HEAVY INDUSTRY

New industry will mitigate its impacts on adjacent lands. Performance standards will address noise, odors, water and air quality, light, vibration, and outdoor storage.



SPECIAL PLANNING AREA

Uses:

The Special Planning Area consists of the land located in the East 5th Street Corridor Plan.

Characteristics/Location:

The Future Land Use Plan displays the boundaries of the East 5th Street Corridor. It is primarily located east of the I-90 5th Street Interchange and includes a much smaller portion west of that interchange.

Development Density:

The density varies according to the type of land use which generally ranges from residential to hotels, historic rail-road district to open space, and the Sheridan Information Center to industrial.

(The East 5th Street Corridor Plan includes the full description for this area.)

OUTSIDE THE URBAN SERVICE AREA BOUNDARY

AGRICULTURE/RESOURCE

Uses:

This category primarily allows agriculture and ranching with some very low intensity residential uses. Resource extraction, recreation and wildlife-based activities may also occur.

Characteristics/Location:

The Agricultural/Resource category primarily occurs outside of the City of Sheridan Urban Service Area boundary.

Development Density:

The intent is for lands designated as Agriculture/Resource to remain agricultural with very low densities of development. One unit per 80 acres will be the base density with large lot development, but net development density (down to 1 unit per 20 acres) can occur if development is clustered (also known as 'Conservation Design') and allowable density bonuses are accrued, as shown in Table 2-1 below.

Table 2-1: Agriculture / Resource Clustering* Criteria				
TOPIC:	DIMERNSIONS:			
Base density	1 unit per 40 acres			
Net density (with cluster bonus)	1 unit per 20 acres			
Minimum original parcel size for clustered subdivision	70 acres			
Minimum common open space or conservation lot	70% (can include one buildable site up to 10 acres)			
Minimum lot size in clusters	Variable			
Maximum number of lots in clusters	8 lots (Agricultural District only)			
Minimum distance between clusters	1,200 feet			

Note: *Also know as "Conservation Design"

COUNTY LOW DENSITY RESIDENTIAL





Example of a residential/agrarian community that clusters homes in order to preserve agricultural and recreational areas.





Uses:

This category primarily allows low density, single family residential with some agricultural uses interspersed.

Characteristics/Location:

The category applies to areas designated as County Low Density Residential on the Future Land Use Plan that are generally zoned as "Rural Residential" In Sheridan County. The intent is to provide some opportunities for this low density residential type to occur, without encouraging proliferation or spreading of residential uses into remote rural areas and areas with groundwater vulnerability.

Development Density:

Density and minimum lot size varies for County Low Density Residential, depending on location and availability of central water/wastewater treatment, groundwater vulnerability, and clustering, as shown in Tables 2-2 and 2-3 on the next page.

Table 2-2: No Central Water/Wastewater Treatment— Conventional Lots; No Cluster- ing					
	INSIDE	OUTSIDE			
TOPIC:	CLASS 5 GROUNDWATER VULNERABILITY	CLASS 5 GROUNDWATER VULNERABILITY			
	Area	Area			
Base density	1 unit per 5 acres	1 unit per 2 acres			
Minimum lot size	5 acre minimum	2 acre minimum.			

Table 2-3: With Central Water/Wastewater Treatment— Clustered Development Lots				
	INSIDE	OUTSIDE		
Topic:	Class 5 Groundwater Vulner-	Class 5 Groundwater Vulner-		
	ABILITY AREA	ABILITY AREA		
Base density	1 unit per 5 acres	1 unit per 2 acres		
Net density (with cluster bonus)	1 unit per 3.3 acres	1 unit per 1.3 acres		
Minimum parcel size to be eligible for clustering	10 acres	10 acres		
Minimum common open space or conservation lot	70%	70%		
Minimum lot size in clusters	No minimum with central water/ wastewater or enhanced treat- ment	No minimum with central water/ wastewater treatment		
Other:	Must include important resources, including riparian areas, ridgelines, irrigated agriculture, as conservation area or open space	Must include important resources, including riparian areas, ridgelines, irrigated agriculture, as conservation area or open space		

AIRPORT

Land uses on the Airport property will be governed by the Airport Master Plan and ordinances. Sheridan County







and the City of Sheridan will ensure that future development around the airport is compatible, through adherence to the existing resolutions for the airport influence area, height limitation, and airport noise.



Aerial view of land uses adjacent to the airport.





3. Goals and Policies

INTRODUCTION

This chapter includes goals and policies for the Joint Planning Area plan that address achieving a balanced land use pattern, sustaining natural and scenic resources, and providing services and facilities in an efficient and fiscally responsible manner.

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.

GOAL 1.1: 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.

GOAL 1.3: 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.

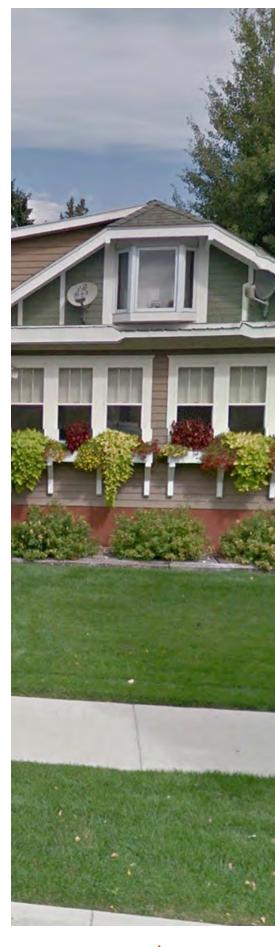
GOAL 1.4: COMMERCIAL USES WILL BE LOCATED IN DESIGNAT-ED COMMERCIAL AREAS AND CENTERS.

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 cen-









ters, 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.

GOAL 1.6: 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 RE-SOURCES

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.

GOAL 2.1: CONSERVE AND RESTORE RIPARIAN CORRIDORS.

POLICY 2.1 A: PROTECT RIPARIAN CORRIDORS

Develop tools to protect these important areas.

GOAL 2.2: 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 greas 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.

GOAL 2.3: 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.

GOAL 2.4: 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 FLOOD-PLAIN 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 TREAT-MENT 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 FACILI-TIES 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.





4. Implementation Strategies and Action Plan

OVERVIEW

This implementation chapter is one of the most important in the plan, because it explains how the City of Sheridan and Sheridan County will implement this Plan, who will be responsible for various actions, and when they should occur.

City leadership and staff will need to coordinate with the County, other organizations, and other agencies to carry out this Plan through the following general approaches described below:

- 1. Regulatory and zoning revisions,
- 2. Day-to-day policy decisions,
- 3. Programs and Plans, and
- 4. Regional coordination.

The Action Plan, later in this chapter, identifies specific strategies to realize the parts of the Plan, describes roles and responsibilities of governing bodies and departments, and notes timing of actions (priorities).

WHAT WILL IT TAKE?

Amending regulations and standards is one of the approaches to implementing this Plan.

REGULATORY AND ZONING REVISIONS

Carrying out this Plan will require zoning and development regulations consistent with the Future Land Use Plan map and goals. Shortly after adopting the plan, The City of Sheridan and Sheridan County may choose to amend development regulations (including zoning, subdivision regulations, and procedures) consistent with this Plan.

Revisions might include:

 Changes to zoning where it is inconsistent with the Future Land Use Plan (i.e., Urban Residential areas outside the Urban Service Area boundary or Rural Residential inside it),

CITY AND COUNTY COORDINATION

A number of the recommendations in this Plan may best be achieved through new or amended Joint or Intergovernmental Agreements (IGAs) between the City of Sheridan and Sheridan County to address consistency of land use and zoning provisions, annexation, and service provision.

PROGRAMS AND PLANS

This Plan calls for some new or enhanced programs and some new more detailed plans—for instance to support open space planning.

DAY-TO-DAY POLICY DECISIONS

The city and county will carry out many of the policies of this Plan during day-to-day policy recommendations and decisions—those made by planning staff, the Planning Commissions, and the City Council and Board of County Commissioners. These entities will continually make decisions regarding development proposals and plan amendments and should ensure that these decisions are consistent with this Plan. For example, deciding not to rezone agricultural lands for intensive residential uses when not in accordance with this Plan is a policy judgment that is consistent with it.



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(a)	Goal 1.1: Compact Development Pat- tern; 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 Pat- tern, 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, agri- cultural, 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, agri- cultural, 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 Neigh- borhoods	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

Timing Key: \bigcirc = \bigcirc n-going; 1 = Immediate; 2 = Within 2 years; 3 = Within 5 years.

Policy #	RELATES TO	DESCRIPTION	RESPONSIBILITY	Timing
2.2(b)	Goal 2.2: Ground- water	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: Ad- equate 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

PLAN AMENDMENT PROCESS

OVERVIEW

This Land Use Plan and its subsequent updates will be used to guide decision-making within the Joint Planning Area. The Plan is adopted by conducting a public hearing by the City and County Planning Commissions, which certifies the plan to the City Council and Board of County Commissioners. The Council and Board are responsible for adopting the plan and its updates.

For this Plan to be functional, decision-makers must be able to be review, revise, and update it on an as-needed basis to respond to significant trends or changes in the economic, physical, social, or political conditions of the Joint Planning Area, and changes to the city and county plans should occur concurrently. This section addresses how to revise



this Plan. Revisions to it will follow two distinct and different procedures:

PLAN UPDATES (EVERY FIVE YEARS)

Updates to this Plan should occur at a minimum of every five years, preferably at the same time as the County Comprehensive Plan and City Land Use Plan. The purpose of a plan update is to reevaluate the foundations, policies, and strategies contained within this Plan—changing or removing those that are out-of-date, and developing new policies if necessary so the plan will continue to be effective. The process for a plan update is described below.

PLAN AMENDMENTS

A separate process is included to handle Plan Amendments. The city may perform plan amendments every six months. Plan amendments may include revisions to one or more sections of this Plan because of adoption of other plans or a specific issue/policy plan (e.g., changes to the Sheridan County Plan and Joint Planning Area), or a directive from the City Council. Plan amendments may include changes to the Future Land Use Plan map. Other plan amendments may be as small as correcting text or map errors. The process and procedure for making these amendments are described below.

CITY PLAN UPDATE AND AMENDMENT PROCESS

An **update** of this Plan should take place at least every five (5) years unless otherwise directed by the City Council to occur sooner. In making a determination of when a plan update should be initiated, a prime consideration is the magnitude of the changes that have occurred in the city since the plan was last updated. For instance, unexpected changes in the economy, the environment, traffic congestion, projected growth, or other issues, may trigger a plan update in less than five years.

When conducting a plan update, the city will thoroughly re-evaluate the foundations, policies, and strategies of the plan. During the update, it will be noted what text should be changed or removed to make the plan effective. A plan update will also include a thorough review of the validity and current quality of all information contained within the plan and should include opportunities for involvement by the public, boards and commissions, elected and appointed officials, staff, and other affected interests.

Once the update is complete, the City Council shall then approve, approve with conditions, or deny the update based on its consideration of the recommendations from the Planning Commission, staff, other relevant boards and commissions, and evidence from public hearings.

In addition, revisions to this Plan that occur outside of a regular plan update process are considered to be **Plan Amendments**. These may include revisions to one or more chapters or maps as a result of adoption of other plans or a specific issue/policy plan, or a directive from the City Council. They may also comprise changes to the Future Land Use Plan map, including those

resulting from an approved master plan (planned unit development). Other Plan Amendments may be as small as correcting text or map errors. The recommended limit on amendments is twice per year. The process and criteria are as follows:

- 1. A directive for an amendment by a governing body or a citizen request occurs.
- 2. Staff reviews the amendment proposal and makes a recommendation and files a staff report.
- 3. The Planning Commission shall hold a public hearing and make a determination.
- 4. Finally, the amendment request goes to the City Council for action.

This sequence of review steps is to ensure plan consistency. The City Council shall subsequently approve, approve with conditions, or deny the amendment based on its consideration of the recommendations and evidence from the public hearings. Approval of the amendments will be by resolution.

Citizen requests for a Plan Amendment shall be considered by the City Council no more frequently than twice per calendar year, unless the Planning Director determines the proposed amendment warrants expedited consideration. Plan amendments initiated by the City Council, staff, and boards and commissions, may be processed at any time.

A Plan Amendment may be approved if the City Council makes specific findings that:

- 1. The proposed amendment is beneficial to the city or addresses issues not foreseen during the planning process;
- 2. The proposed amendment is compatible with the surrounding area, and the goals and policies of this Plan;
- 3. The proposed amendment will address and mitigate impacts on transportation, services, and facilities;
- The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;
- 5. The proposed amendment is consistent with the logical expansion of the Urban Service Area;
- 6. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other goals and policies of this Plan; and
- 7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of this Plan.

COUNTY PLAN UPDATE AND AMENDMENT PROCESS



Like the City, the County should consider conducting a review and **update** of this Plan every five years or as determined by the Board of County Commissioners. The reasons for an update are similar to that of the City: It should review the Plan's goals, strategies, and actions to make sure they remain relevant and to remove those that have been accomplished. The Plan should continue to reflect current and proposed land uses, transportation networks, and the socio-economic profile of the area. **Amendments** may also be necessary from time to time, in order to quickly adjust text or a map to reflect a significant change to current conditions.

Title 18, Chapter 5, Article 2 of the Wyoming State Statutes describes the process that is used in the preparation and hearing of comprehensive plans. That process is as follows.

- The planning and zoning commission may prepare and amend a comprehensive plan including zoning for promoting the public health, safety, morals and general welfare of the unincorporated areas of the county, and certify the plan to the board of county commissioners.
- Before certifying its plan or amendments thereto to the board the commission shall hold at least one (1) public hearing.
- Notice of the time and place of hearing shall be given by one (1) publication in a newspaper of general circulation in the county at least thirty (30) days before the date of the hearing.
- Any person may petition the planning and zoning commission to amend any zoning plan adopted under the provisions of W.S. 18 5 201 through 18 5 208.
- The planning and zoning commission shall prepare recommendations to effectuate the planning and zoning purposes and certify its recommendations to the board of county commissioners.
- Before adopting the recommendations, the board shall hold at least one (1) public hearing.
- Notice of the time and place of hearing shall be given by one (1) publication in a newspaper of general circulation in the county at least fourteen (14) days before the date of the hearing.
- After public hearing has been held, the board shall vote upon the adoption of the planning or zoning recommendation.
- No planning or zoning recommendation shall be adopted unless a majority of the board votes in favor thereof.



