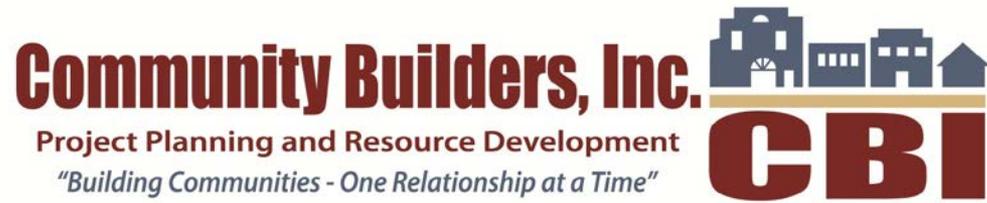


Community & Economic Development

Local Government Leadership Core Course 2018



Presenters



Bobbe Fitzhugh



Joe Coyne



Course Objectives

- Community Development
 - Land use planning
 - Subdivision, annexation
 - Zoning
 - Master Comprehensive Plan
- Economic Development
 - Building Blocks
 - Economic Development Plans
 - Where's the data?



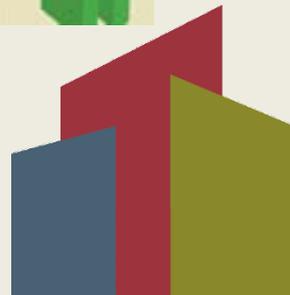
Statutory References

- 9-8-101 to 9-8-302 (Land Use Planning Act)
- 15-1-401 to 15-1-422 (Annexation, Determination of Boundaries, Addition and Exclusion of Land)
- 15-1-501 to 15-1-512 (Planning — Cities and Towns)
- 15-1-601 to 15-1-611 (Zoning — Cities and Towns)
- 34-12-101 to 34-12-115 (Platting and Dedication)



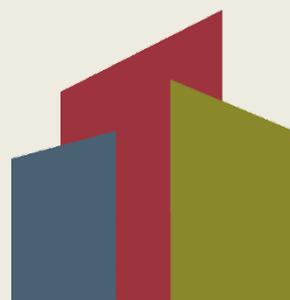
Planning Process

- Establish Goals and Vision for Planning
- Public Input
- Study and analysis
- Preparation of Plan
- Implementation - tools
- Feedback



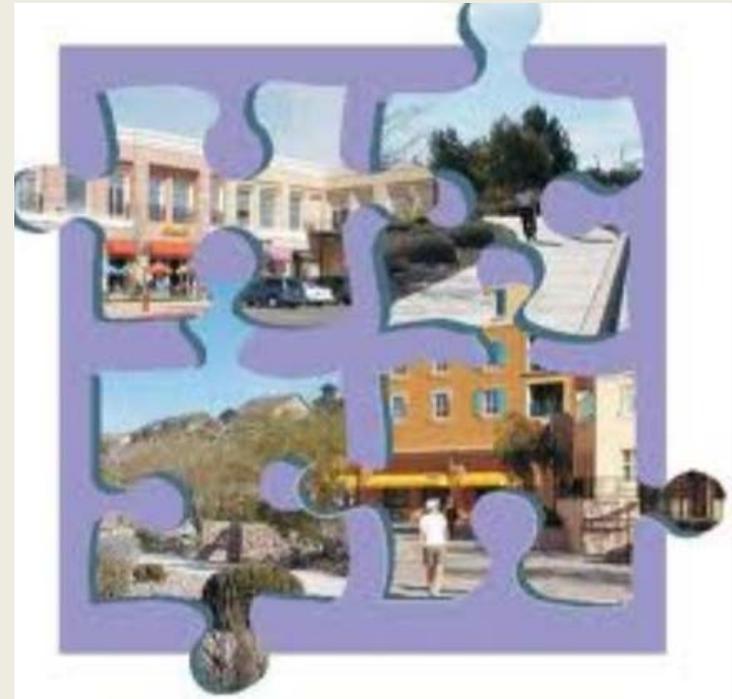


Master Plan – State Statutes

- PC shall adopt a -
 - “Master Plan for the physical development of the community”
 - Includes:
 - General location, character and extent of streets, parks, waterways, public spaces, etc.
 - General location and extent of public and private utilities
 - Plans for future development
 - Land Use and/or Zoning Plan
- 

What is a Master Plan?

- “Land Use,”
“Comprehensive” Plan
- Inventory of current status
- Vision of community’s values
- Opportunities
- Goals and actions
- Guide investment, policy, land use decisions



Why is it Important?

- Influences quality of life
- Municipal leaders need a road map for the future
- How to make decisions on public and private land development proposals
- Expenditures of public funds
- Future regulations
- Cooperative efforts



Who Uses the Comprehensive Plan?

- Anyone interested in future of community
- Residents interested in location of parks, trails, community facilities
- Business and property owners
- Elected officials – budgets; capital improvements





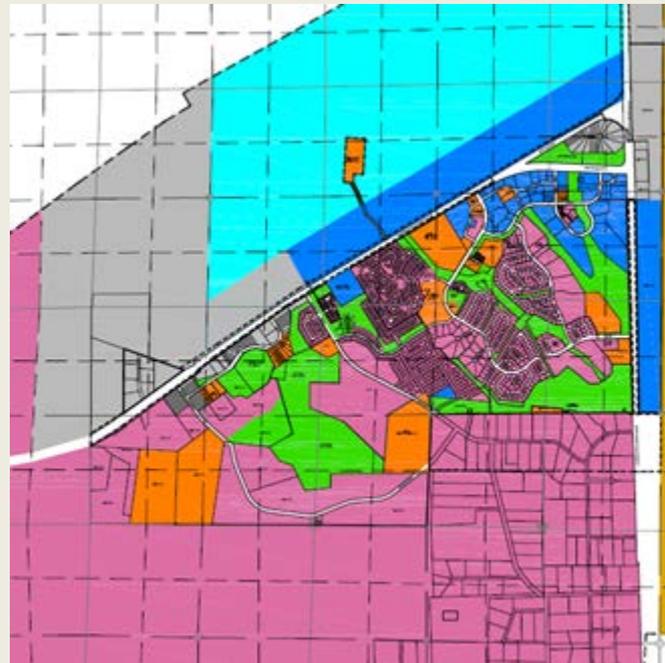
What do we mean by “Land Use”

- Residential, Commercial, Agricultural, Industrial – NOT Zoning at this level
- What is the current land use – and – what do we want it to be in the future?
- Map it – how do we grow?



The Planning Area

- Input of County Commissioners and County P&Z IF -
 - Plan involves land outside city limits



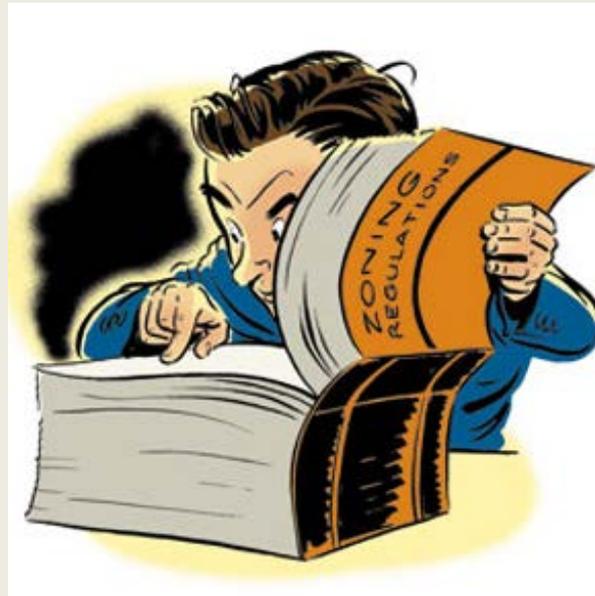
Statutory items in Master Plan

- Streets, parks, playgrounds, public ways
- Public buildings and property
- Public and private utilities
- Zoning
- Community centers and neighborhood units
- Blighted areas



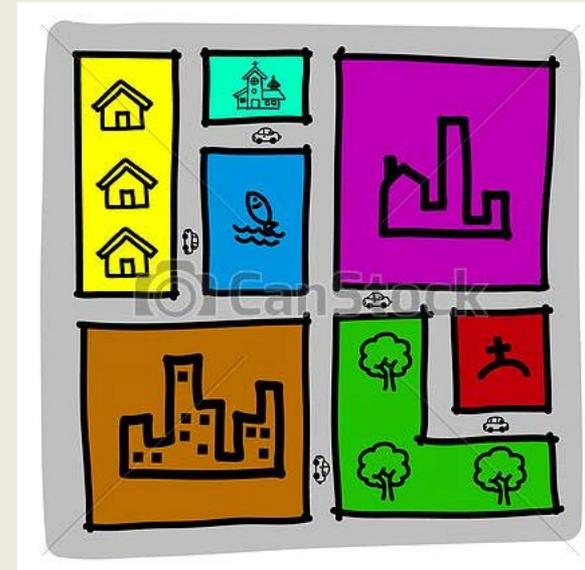
The Dreaded “Z” Word!

- Zoning seeks to protect public health, safety and welfare by regulating use of land
- Controlling type, size and height of buildings



Goals of Zoning

- Early goals –
 - Prevent overcrowding and limit incompatible use
- Modern Zoning Code goals –
 - Transit-oriented development
 - Pedestrian-friendly commercial corridors
 - Preservation of historic fabric of neighborhoods
- And yes, it's constitutional!



What's in the Zoning Code?

- Matter of right – use allowed
- Conditional use - application of qualifying conditions.
- Prohibited use - use not allowed under any circumstances.



Zoning Regulates:

- Bulk
- Development
- Signs
- Environmental Standards



ZONING HAS ITS BENEFITS
Great **downtowns** don't just happen.



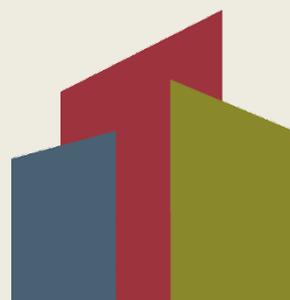
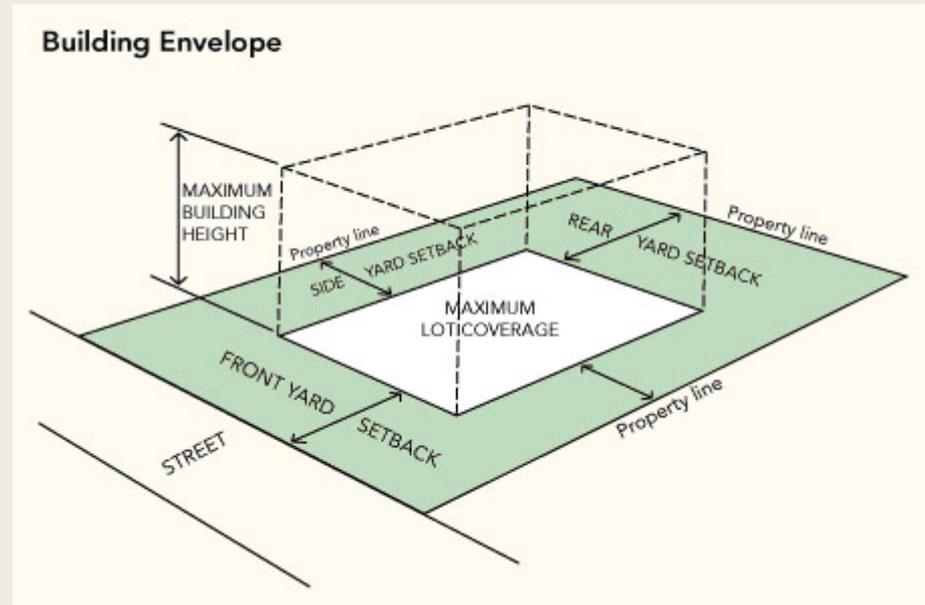
Sample Overlay Districts

- Urban Design Overlay District
- Historic Overlay Districts
- Preservation Overlay
- Airport Compatible Use Overlay



Legal Basis for Zoning in Wyo.

- W.S § 15-1-601 through § 15-1-611
 - Height, size
 - % of lot
 - Size of yards, open spaces; setbacks
 - Density
 - Location of buildings
 - Districts (zones)



Purpose of Zoning – WY SS

- Lessen congestion in the streets;
- Secure safety from fire, panic and other dangers;
- Promote health and general welfare;
- Provide adequate light and air;
- Prevent the overcrowding of land;
- Avoid undue concentration of population;
- Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.





Public Input

- Public hearings and public notice requirements



Enforcement Action

- Cease and desist
- Revocation of certificate of occupancy
- “any appropriate action”



Board of Adjustment

- Appeal of ruling to District Court
- NO appeal to governing body

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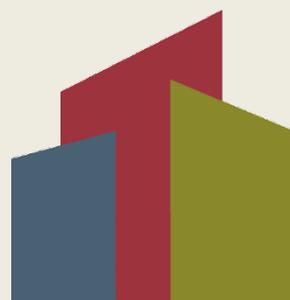
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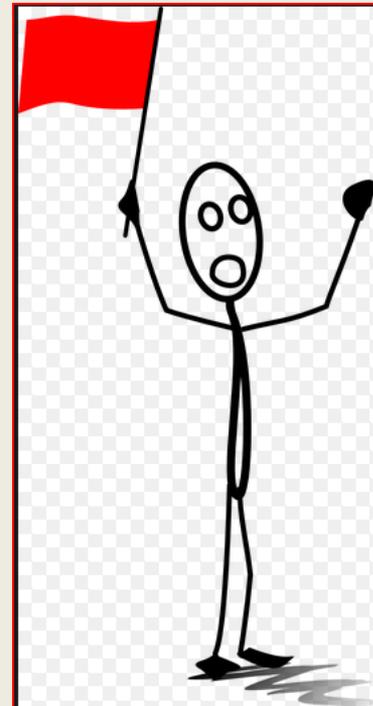
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Zoning Red Flags

- Singling out specific businesses
- Sign ordinances that restrict content of sign
- Exclusionary zoning that completely excludes
- Extraterritorial jurisdiction
- Spot zoning
- Taking
- Non-conforming uses



Private Covenants and Zoning

- No effect whatsoever on each other!



Changing Times

- Mixed-use development
- Form-based zoning regulations
- Unified Land Development Codes

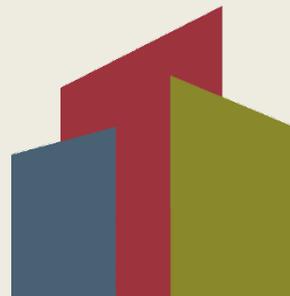


Key Differences

Traditional Zoning	Form Based Codes
Use-based	De-emphasize use
Districts	Neighborhoods/streets
Emphasis on individual uses of property, rigid use of lot size & building placement	Emphasis on building relationships & on fitting building to its use & surroundings
Segregation of land uses	Mixed uses
Uniformity in neighborhoods	Diversity in neighborhoods
Limited ability to effect change	Ability to transform or preserve
Limited design standards	Focus on building/site form
Setbacks	Build to lines
Focus on site; little on right-of-way	Attention to street & streetscape

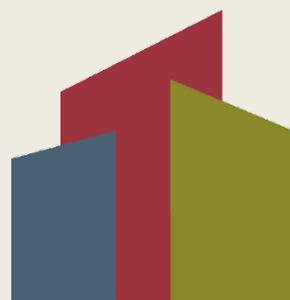
Link between Planning and Zoning

- Comprehensive Plan is a guide
- Zoning Code is a regulation tool



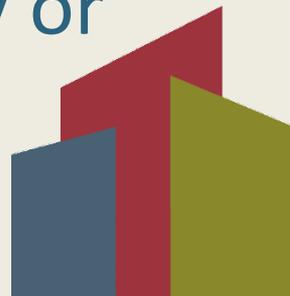


Becoming a Town - The Case for Incorporation

- WSS 15-1-411 – 200+ people and density of at least 70 persons per square mile
 - Petition to County Commissioners
 - Poof! You're a municipality
 - Becoming not a town again – a little more confusing
 - Not clear who provides services upon unincorporation
- 

Annexation

- Governing body must find that the annexation is for protection of health, safety, welfare
- Development would constitute natural, geographical, economical, social part of town or city
- Area is a logical and feasible addition and that extension of basic services can be available to area to be annexed
- Area is contiguous with or adjacent to city or town



Annexation Process

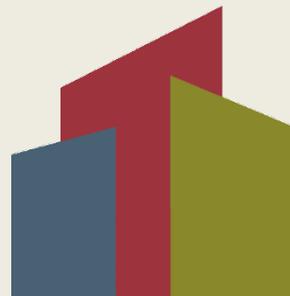
- Landowner-initiated – must be signed by majority of landowners
- Or - Council-initiated
- Annexation report
- Resolution of compliance and then follow statutory procedure
- Public Hearing
- Annexation Ordinance





Subdivisions

- Division into blocks, lots, streets, alleys, etc.
- Defined in statute as the division of a tract or parcel of land into three (3) or more parts for immediate or future sale or building development
- Land sold within municipal limits must be in recorded subdivision and described by lot and block within designated subdivision



Subdivision Process

- When filed, map or plat transfers all streets, alleys, public parks, etc. and any portion dedicated for public use, schools, charitable purposes – to town or city
- City or town also must approve any subdivision within one mile of city limits



ECONOMIC DEVELOPMENT



Tier 1 – Leadership & Policy

A Strong Foundation



Without leadership, nothing else matters

Byron, Wyo.
Town Hall



Washington D.C.
National Capitol



Cheyenne, Wyo.,
State Capitol



Tier 2 – Quality of Life

Work Where You Want to Live



Quality of Life: Makes a community worth living in



Quality of Life

Key WY Business Council Programs:

- Community Facilities Program (CFP)
- Community Enhancement Program
- Community Development Block Grants (CDBG)

These programs help *your* communities create community gathering spaces, and recreational and educational amenities, which promote a positive business climate in your home towns.

Tier 2 – Workforce

Without good employees, job creation is not possible



People, Skills & Work Ethic



Tier 2 – Workforce

Without good employees, job creation is not possible

Wyoming's workforce relies upon the Department of Workforce Service's Workforce Training Fund

- This program is used repeatedly by Wyoming citizens and businesses to improve their skill sets to become more attractive to relocating businesses requiring a trained workforce.

Tier 2 – Infrastructure

“Shovel Ready”



"Shovel Ready"

NCAR Groundbreaking in Cheyenne, Wyo.



Ribbon Cutting at Eleutian Technology in Cody, Wyo.



Fair View Industrial Park in Worland, Wyo.



"Shovel Ready"

A key tool:

WY Business Council – Business Ready Communities Program (BRC)

- This program builds the infrastructure needed to attract and grow both existing and new business.

Tier 3 – Existing Business

GROW YOUR OWN



Vibrant Local Business



Existing Business

Wyoming's banner economic development projects historically rely on these key programs:

- Planning information from WY Business Council
- Statistics from Workforce Development /Labor
- Infrastructure Grants from WY Business Council
- Workforce Training Grants from Dept. of Workforce Services

Tier 3 – Local Entrepreneur

Living Your Dream



Home-grown Companies



Tier 4 – New Business

Hitting the Target



Business Recruiting:

Add jobs, diversifies & enhances existing base



Governor's Press Conference to announce Microsoft coming to Wyoming



CAPTEL in Thermopolis, Wyo.



Ptolemy in Sheridan, Wyo.

Economic Development is a process, not an event




WYOMING
ECONOMIC
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Thank You!

This presentation was prepared by Community Builders, Inc., a Wyoming-based consulting firm specializing in community and economic development - Bobbe Fitzhugh and Joe Coyne, Principal Consultants - www.consultCBI.com, under contract and in cooperation with the Wyoming Association of Municipalities.

