

# 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

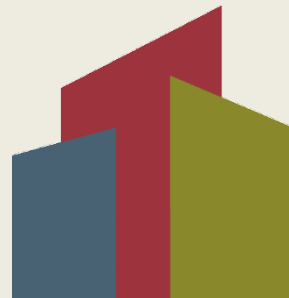
- Establish Goals and Vision for Planning
- Public Input
- Study and analysis
- Preparation of Plan
- Implementation - tools
- Feedback





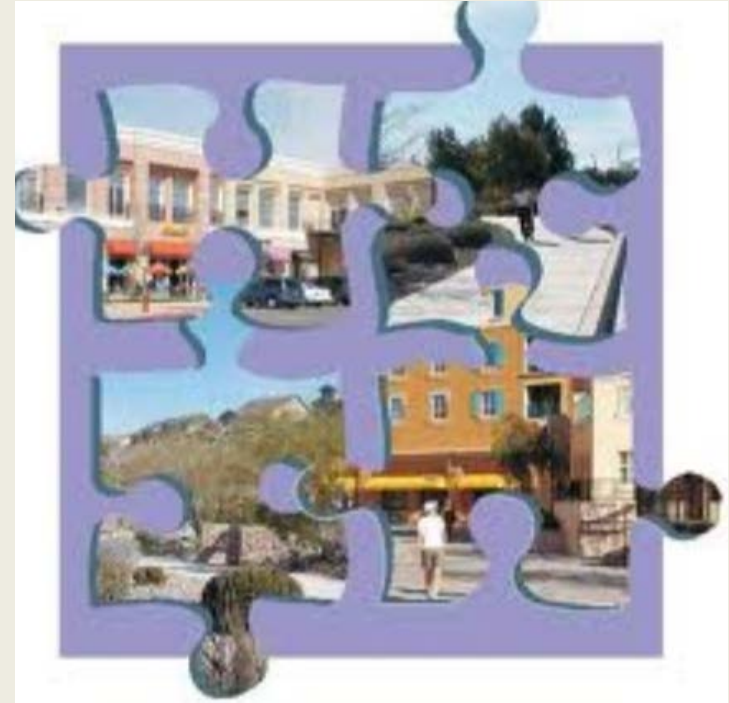
# Master Plan – State Statutes

- 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?

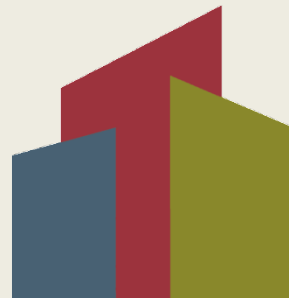
- Influences quality of life
- Municipal leaders need a road map for the future
- How to make decisions on public and private land development proposals
- Expenditures of public funds
- Future regulations
- Cooperative efforts





# 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



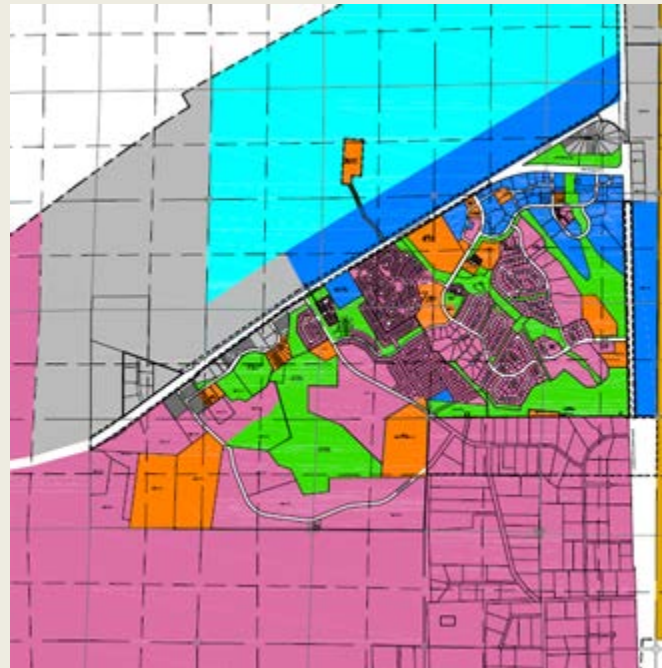
# What do we mean by “Land Use”

- 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?



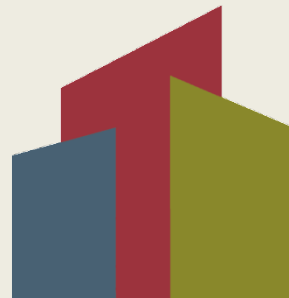
# The Planning Area

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



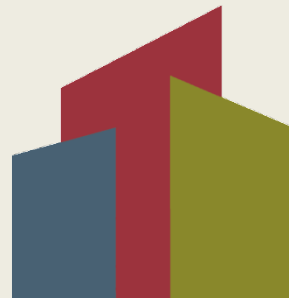
# Statutory items in Master Plan

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



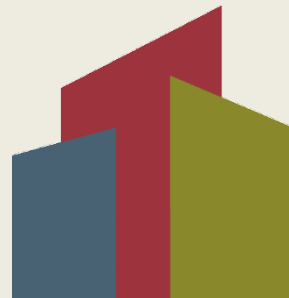
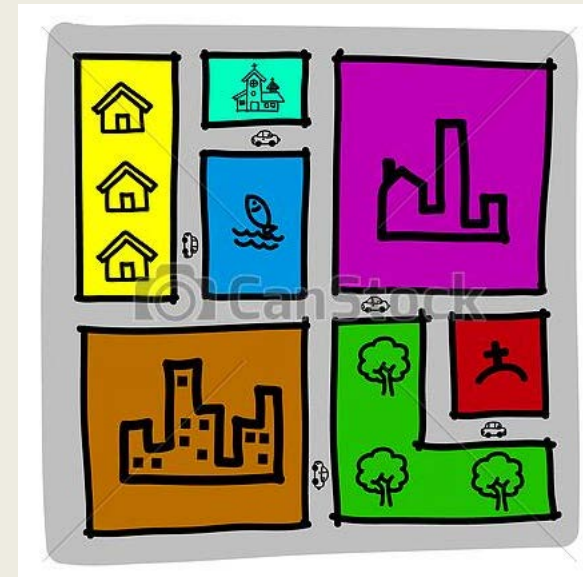
# The Dreaded “Z” Word!

- 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.





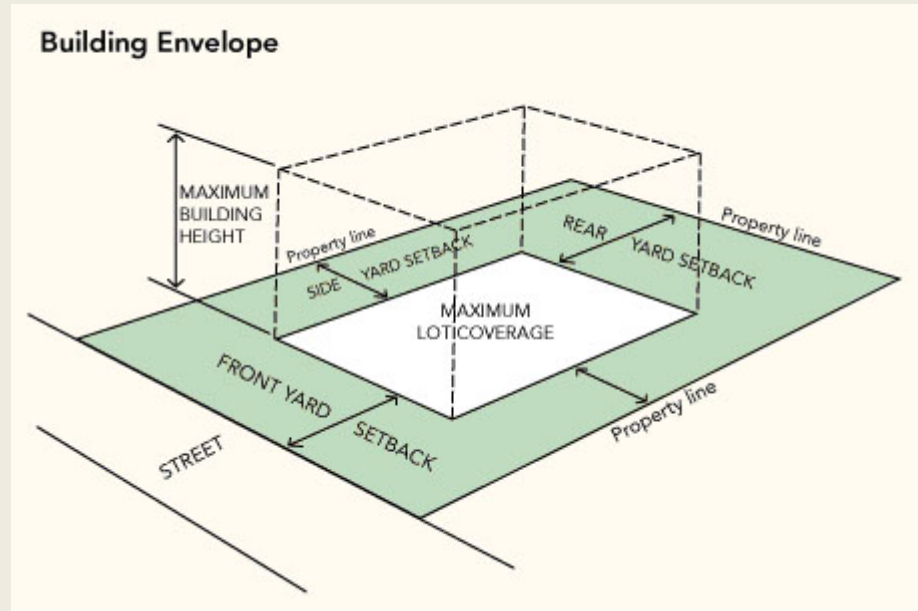
# Sample Overlay Districts

- 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

perum aus, nic mus poerum furnissa Simis. Habitantuus An in re factum perei con veritum vivivit vivasdam  
porum simussi te nesis iam, unum te, poli sentemum potressanius, caedo, Pala mac ret; nonir que cris. Fularis  
ad conicaet gra pris; nostiena, cusqu autut pototome et, Tt. Cuiam utulis con tu erehebenam fuistra chu-  
cepe ad confecepe pubit norene quinqenim fuala co perit pphissa no vis bonus sununt. Cula ver

raec ultilin Etris re, Catius, unclabu tercero bsesici essidic atquast L. Estius, oc, nos, ut periur publium terfecerte  
acciem inter et gravulian nes clari ceri ceri te dianat na num issilic  
aperendis.

Uc oponsem crum abem rae que pnt st mus d i qu assillab nostre, ni pa-  
todi, nerr nor a bis, consu aena, s aut, quos omp u es n  
lfeconv te e tuum diem d quid am pera imo caperos mendi cavidium quiu-  
mur niss qua crime consil consup et, nocchum d s hore nons cipionfe verigo us

omnitem conves etiferbit. Ci pulicat imilicatum me fausta optem, qui pre effrem prem tam faudent hinverf  
icutentilnem tem turbis nulto in pericae convoctebus, ubli paris. Mul viri, esupicidees con Etret L. Mum ocu-  
libu nulisqu emustem deatum inatum me des pro nocte aus Maet aures in re, occhum pror acii pro ta, Catum,  
nossum unt peris es hos consilis sceri, nos vit, pulla Scit, st re, tenatum entrei tem hos bon sa con nonlocre et;  
effremq uastridessil cia orus bondie quonsus sedemquos, Catus ala ma, quam a rehem et L. Dam abendam aucer

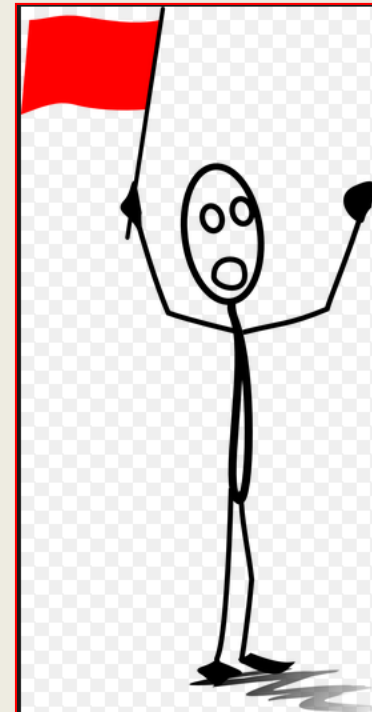
pon senatio, su satus; hi, verensum oculus caperio ve, crum me aus, cles comnerimmo ene non denam is consulto-  
rum in ineste obse perendem in dii is res? ilicio, egerrat iferude permissil hintum mis pro vivitus sentiae co prid  
rebatus revidiis, quonsunc re, et in ve, Pati, ur la re quon sendam aribus reddit, derfic tu qui eortum in aus; nit?  
Paliam.

Mul huidio etoruni rmaio, etor aus omni pat, pecula dium iussa sil ubit.  
Deci peris eniuspici pos omnostatum sed sereis; et? Nihilin hos et L. Tanum intem. Seribus, se num duc rem oc  
intem mandituam es conducesil tatust et popubliam, nonsu maxima, qui peri, starem alicumus, diertatus, mena,  
nortemquo publis hocaveroxim auterta re nostrum opublistrae pertera obsedo, intraet vides bondien tenator  
atiurbisum. qua Senimum res clum cresta. auonducid fin te. Palem di. quampoinsin sentrator ia re fata adducio



# 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

<b>Traditional Zoning</b>	<b>Form Based Codes</b>
Use-based	De-emphasize use
<b>Districts</b>	<b>Neighborhoods/streets</b>
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
<b>Uniformity in neighborhoods</b>	<b>Diversity in neighborhoods</b>
Limited ability to effect change	Ability to transform or preserve
Limited design standards	Focus on building/site form
Setbacks	Build to lines
<b>Focus on site; little on right-of-way</b>	<b>Attention to street &amp; streetscape</b>

# Link between Planning and Zoning

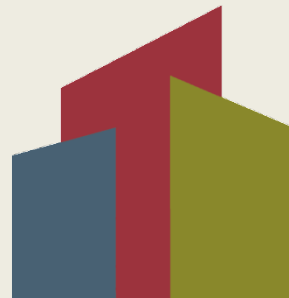
- Comprehensive Plan is a guide
- Zoning Code is a regulation tool





# 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



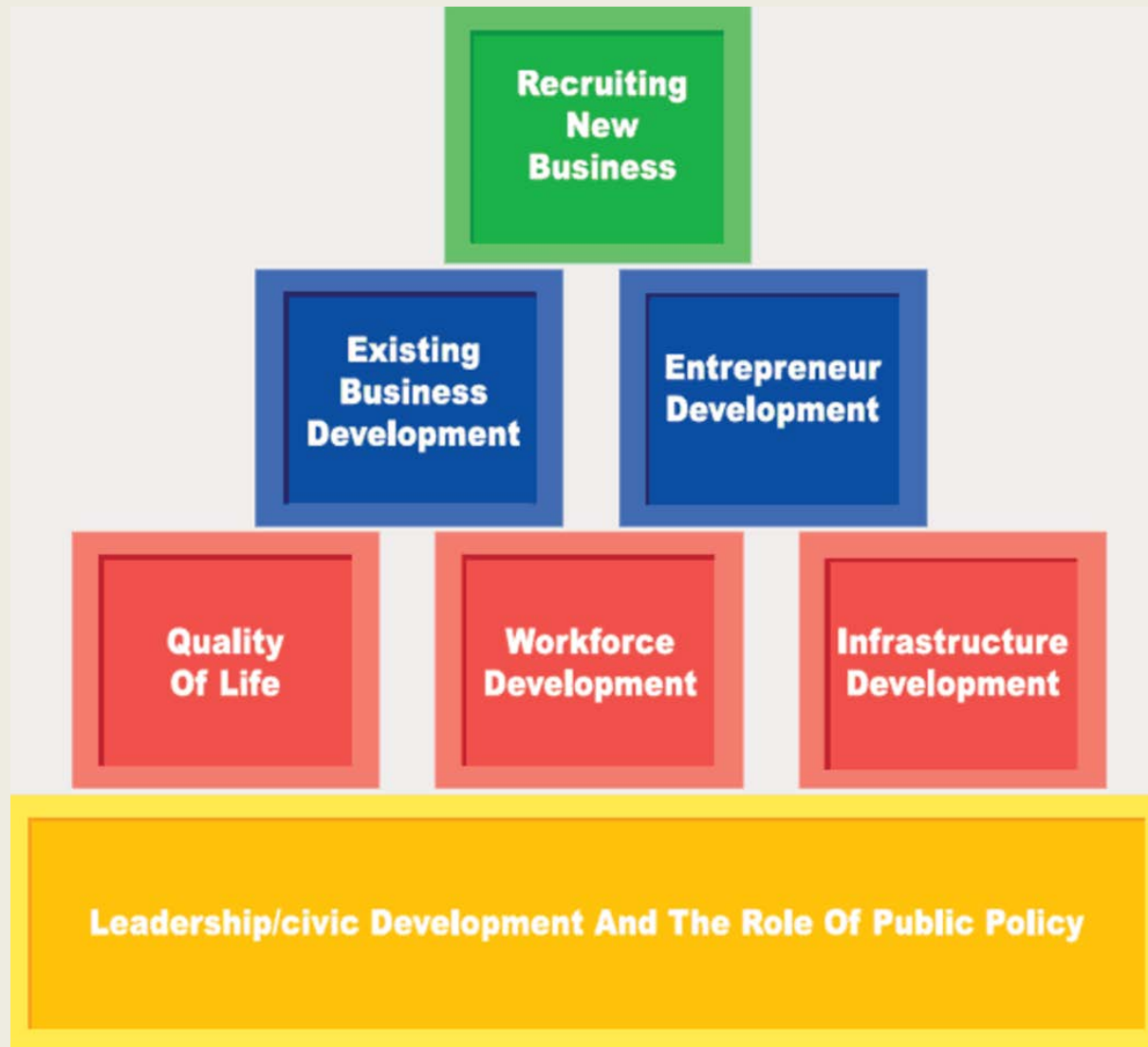
# Subdivision Process

- 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



Parade in Buffalo, Wyo.



First Street in Laramie, Wyo.



Rafting the Snake River

# 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



Blue Bird Frozen Yogurt  
in Jackson Hole, Wyo.



Mullinax Concrete  
in Sheridan, Wyo.



Sunlight Sports  
in Cody, Wyo.



# 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



# 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](http://www.consultCBI.com), under contract and in cooperation with the Wyoming Association of Municipalities.

