Community & Economic Development

Local Government Leadership
Core Course 2018
Presenters

Community Builders, Inc.
Project Planning and Resource Development
“Building Communities - One Relationship at a Time”

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

- Recruiting New Business
- Existing Business Development
- Entrepreneur Development
- Quality Of Life
- Workforce Development
- Infrastructure Development

Leadership/civic Development And The Role Of Public Policy
Tier 1 – Leadership & Policy
A Strong Foundation

Tier 2
- New Business Recruitment
- Existing Business Development
- Entrepreneur Development
- Quality Of Life
- Workforce Development
- Infrastructure Development

Tier 1
- Leadership/Civic Development & The Role Of Public Policy
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

New Business Recruitment

Existing Business Development
Entrepreneur Development

Quality Of Life
Workforce Development
Infrastructure Development

Leadership/Civic Development & The Role Of Public Policy
Quality of Life: Makes a community worth living in

Parade in Buffalo, Wyo.

First Street in Laramie, Wyo.

Rafting the Snake River
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

- Tier 4: New Business Recruitment
- Tier 3: Existing Business Development, Entrepreneur Development
- Tier 2: Quality Of Life, Workforce Development, Infrastructure Development
- Tier 1: Leadership/Civic Development & The Role Of Public Policy
People, Skills & Work Ethic

LCCC Wind Energy Program

Receptionist

CAT Machinery employees
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”

- New Business Recruitment
- Existing Business Development
- Entrepreneur Development
- Quality Of Life
- Workforce Development
- Infrastructure Development
- Leadership/Civic Development & The Role Of Public Policy
"Shovel Ready"

NCAR Groundbreaking in Cheyenne, Wyo.

Ribbon Cutting at Eleutian Technology in Cody, Wyo.

Fair View Industrial Park in Worland, Wyo.
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

New Business Recruitment

Existing Business Development
Entrepreneur Development

Quality Of Life
Workforce Development
Infrastructure Development

Leadership/Civic Development
& The Role Of Public Policy
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

New Business Recruitment

Existing Business Development

Entrepreneur Development

Quality Of Life

Workforce Development

Infrastructure Development

Leadership/Civic Development & The Role Of Public Policy
Tier 4 – New Business

Hitting the Target

- New Business Recruitment
  - Tier 3
    - Existing Business Development
    - Entrepreneur Development
      - Tier 2
        - Quality Of Life
        - Workforce Development
        - Infrastructure Development
      - Tier 1
        - Leadership/Civic Development
          & The Role Of Public Policy
Business Recruiting:
Add jobs, diversifies & enhances existing base
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, under contract and in cooperation with the Wyoming Association of Municipalities.