



Wyoming
Association of
Municipalities
Building Strong Communities



2019 Community & Economic Development

LOCAL GOVERNMENT
LEADERSHIP

CORE COURSE

Course Objectives

1

Understand Community Development/Planning

- Land use planning
- Subdivision, annexation
- Zoning
- Master Comprehensive Plan

2

Know how to support Economic Development

- Building Blocks
- Economic Development Plans
- Where's the data?

Wyoming Statutory References

9-8-101 to 9-8-302
(Land Use Planning
Act)

15-1-401 to 15-1-
423 (Annexation,
Determination of
Boundaries, Addition
and Exclusion of Land)

15-1-501 to 15-1-
512 (Planning)

15-1-601 to 15-1-
611 (Zoning)

34-12-101 to 34-12-
115 (Platting and
Dedication)



The whiteboard displays a swimlane diagram for a project. The swimlanes are labeled on the left: 'Earnings', 'G+PS', 'CONTRACTS (WIP/IT)', 'CONTRACTS', and 'FINANCIAL TEAM'. The diagram shows a flow of tasks and milestones across five horizontal lanes, connected by vertical lines. Tasks are written on yellow sticky notes, and milestones are on orange sticky notes. A red vertical line separates the first two swimlanes. A pink sticky note is attached to the 'CONTRACTS' swimlane. To the right, another whiteboard is partially visible with more sticky notes and a list of items.

Public Input

Preparation of Plan

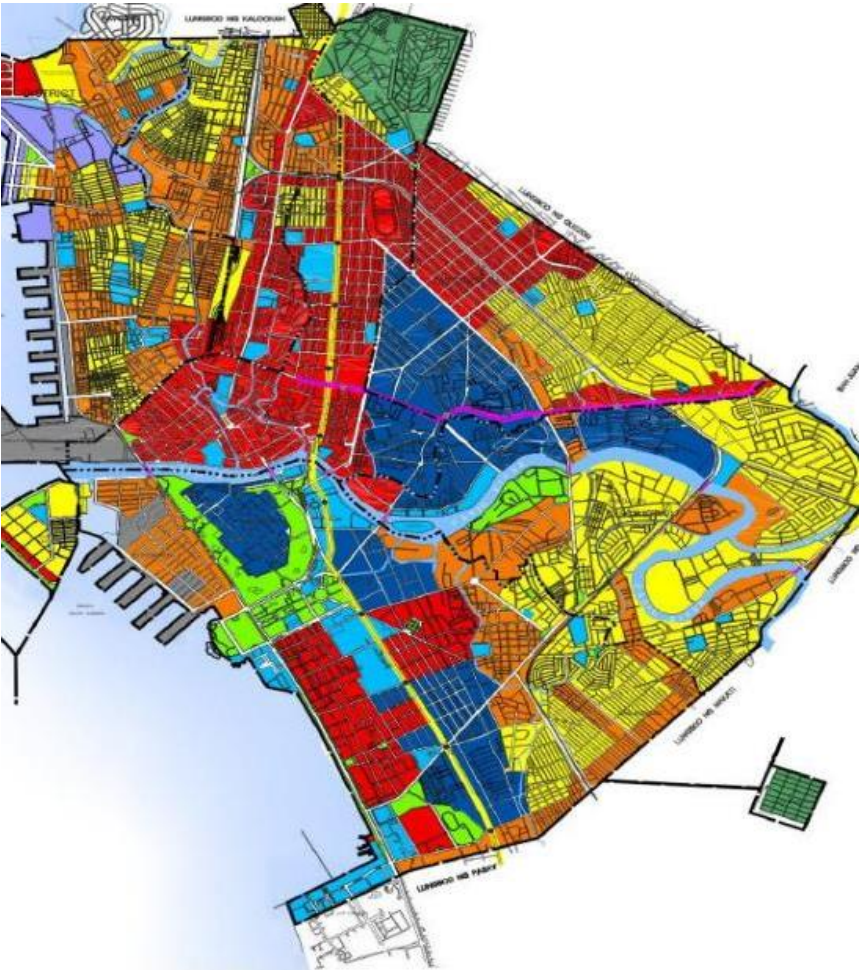
Implementation

Feedback

Master Plan – State Statutes

The **Planning Commission** shall adopt a “Master Plan for the physical development of the community.” This 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?



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“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?

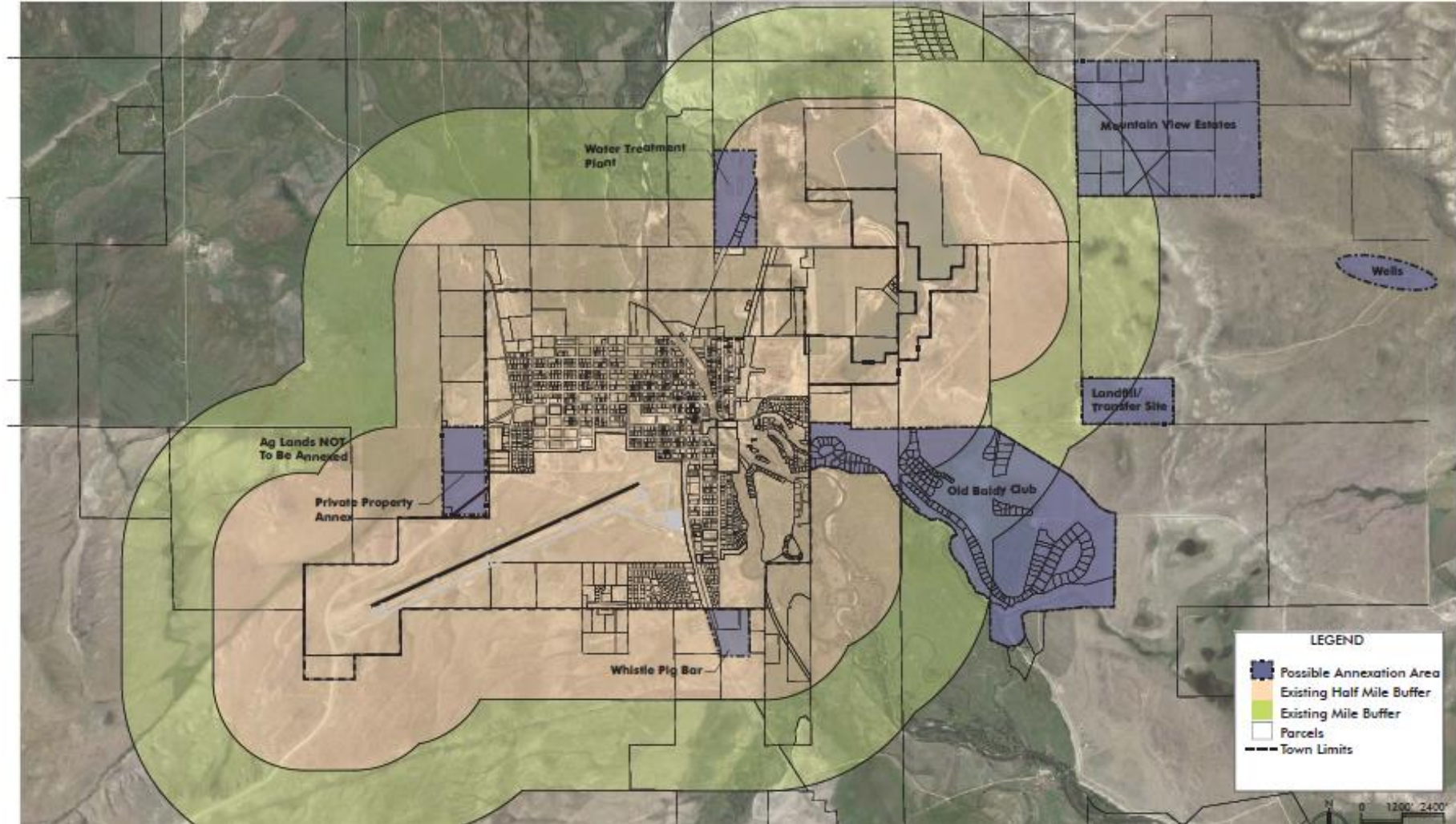
Anyone interested in future of community

Residents interested in location of parks, trails, community facilities

Business and property owners

Elected officials – budgets; capital improvements





Planning Area

What do we mean by “Land Use”



Map of community
illustrating key land uses:

Residential
Commercial
Agricultural
Industrial



NOT Zoning at this level

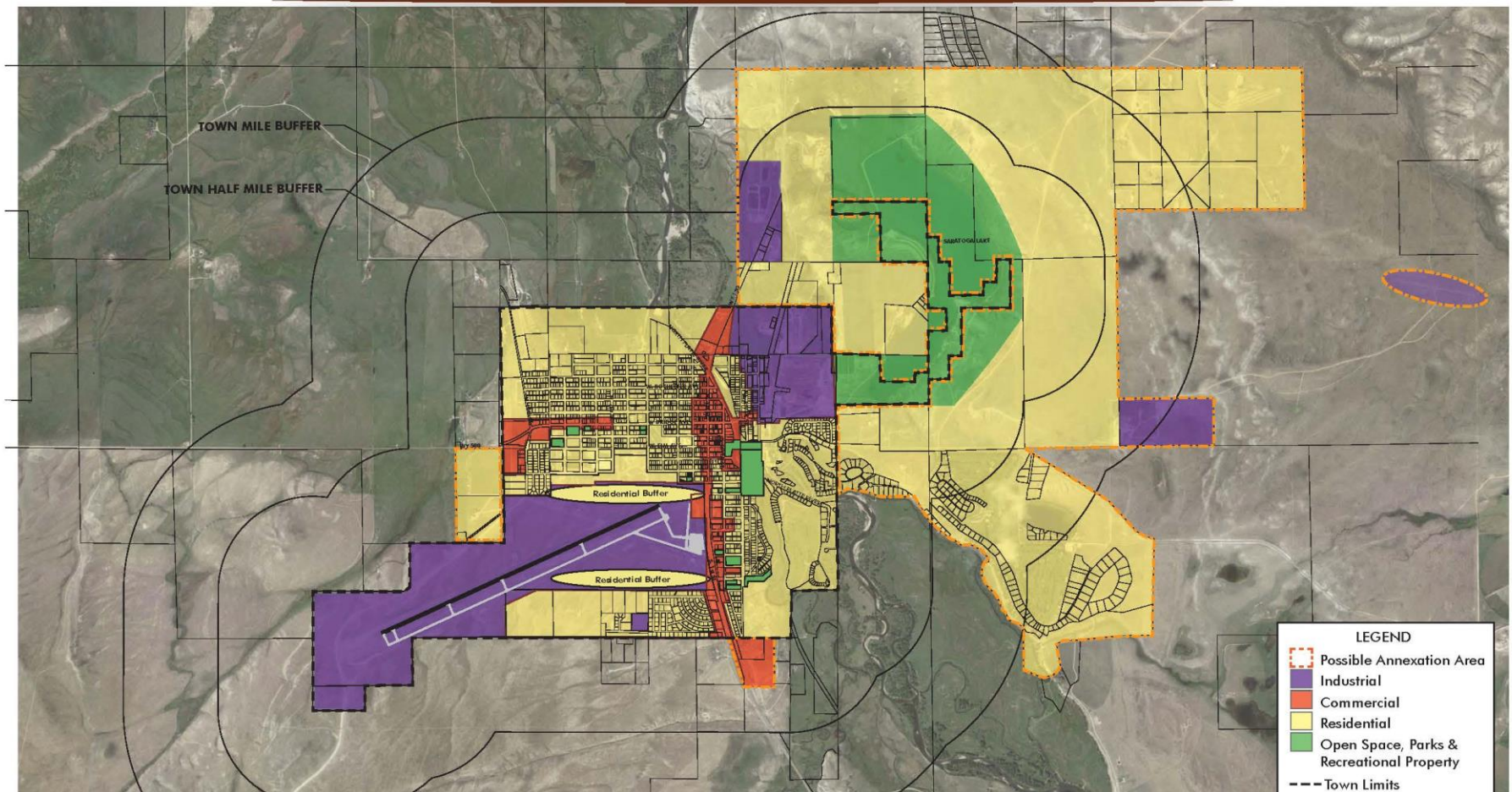


What is the current land use – and – what do we want it
to be in the future?



Map it – how do we grow?

TOWN OF SARATOGA FUTURE LAND USE MAP 2016



Land Use Plan/Map

TOWN OF SARATOGA, WYOMING

Zoning Map



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.



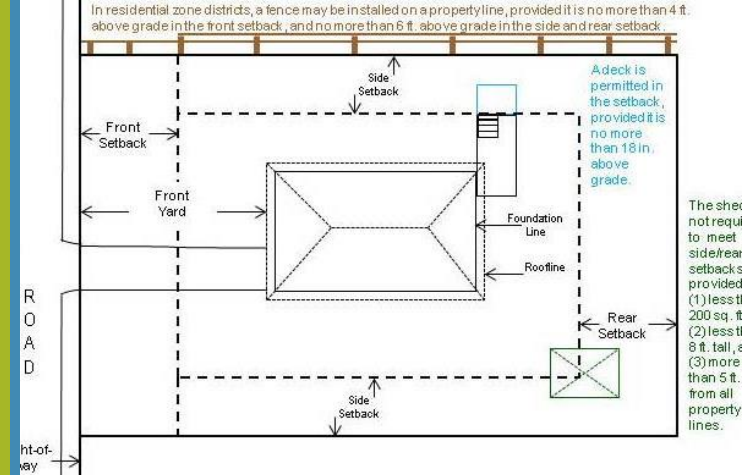
Zoning Regulates:

Bulk

Development

Signs

Environmental Standards



Overlay Districts



Urban Design
Overlay District

Historic Overlay
Districts

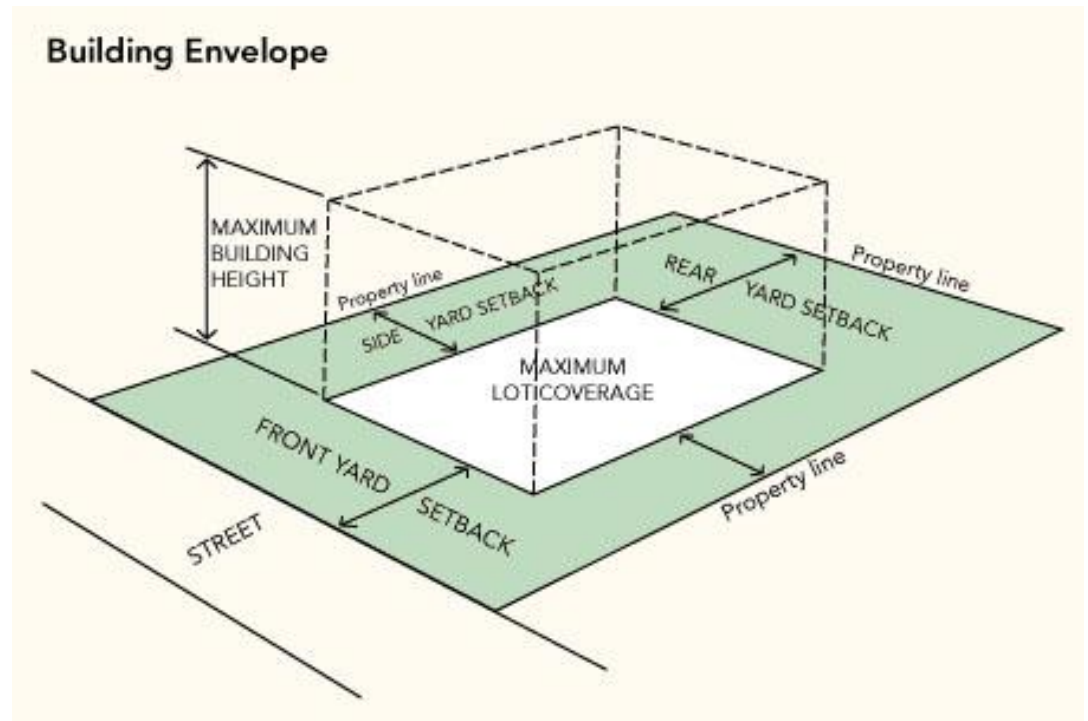
Preservation Overlay

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)



Zoning Authority is Limited

Zoning regulations shall be made in accordance with a comprehensive plan and designed to:

- 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”

A photograph of a 'USE AND OCCUPANCY PERMIT' form. The form is filled out with handwritten and printed information. At the top, it says 'USE AND OCCUPANCY PERMIT'. Below that, there is a section for 'APPROVED BY' with a signature and the date '2-24-2005'. The form includes fields for 'Property Address', 'Owner', 'Applicant', and 'Permit Number'. It also has a section for 'Description of Use' and 'Remarks'. The form is dated 'July 8, 2005' at the bottom right.

Board of Adjustment

Appeal of ruling to
District Court

NO appeal to
governing body



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!



An aerial photograph of a planned community. The image shows a grid-like street layout with various colored buildings (orange, brown, grey) and green spaces. A blue line representing a creek or river runs along the left side. Labels for 'Infocom Drive' and 'Rough Creek Drive' are visible. The overall design suggests a mix of residential and commercial uses.

Changing Times

Mixed-use development

Form-based zoning regulations

Unified Land Development Codes

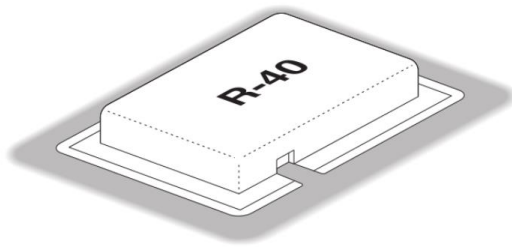
Key Differences

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



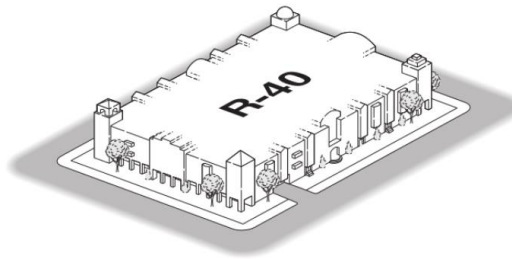
Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



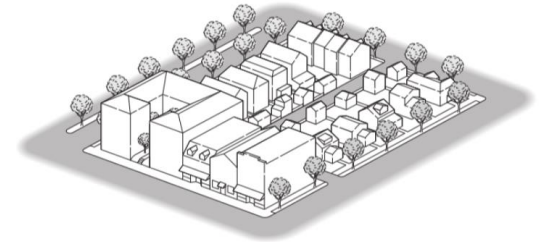
Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified



Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



From Zoning to Form-Based Codes

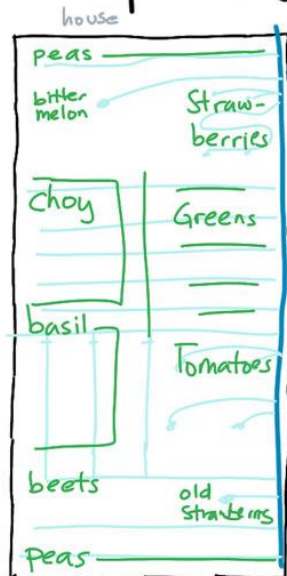
Link between Planning and Zoning

Comprehensive Plan is a **guide**

Zoning Code is a regulation **tool**

2015-05-16d

Garden plan (again)



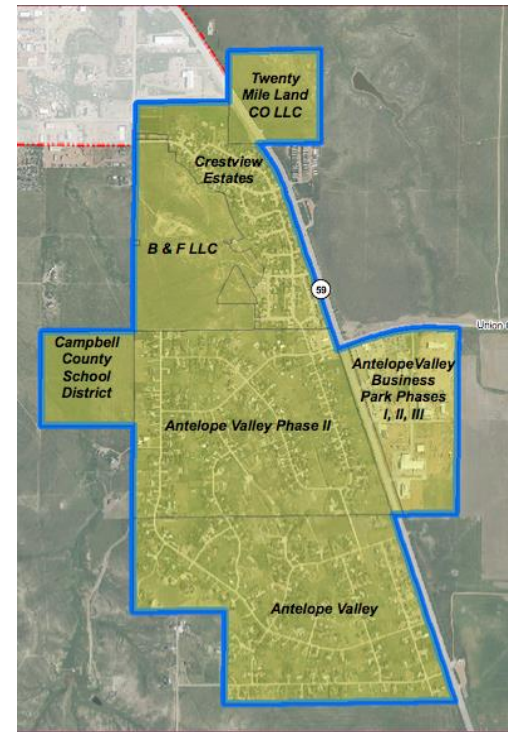
Hmm... maybe I can plant more tomatoes in the basil section, and use kale in between the choy and the other greens...

This might actually work. ☺
Even if it doesn't, I can learn more about irrigation design...

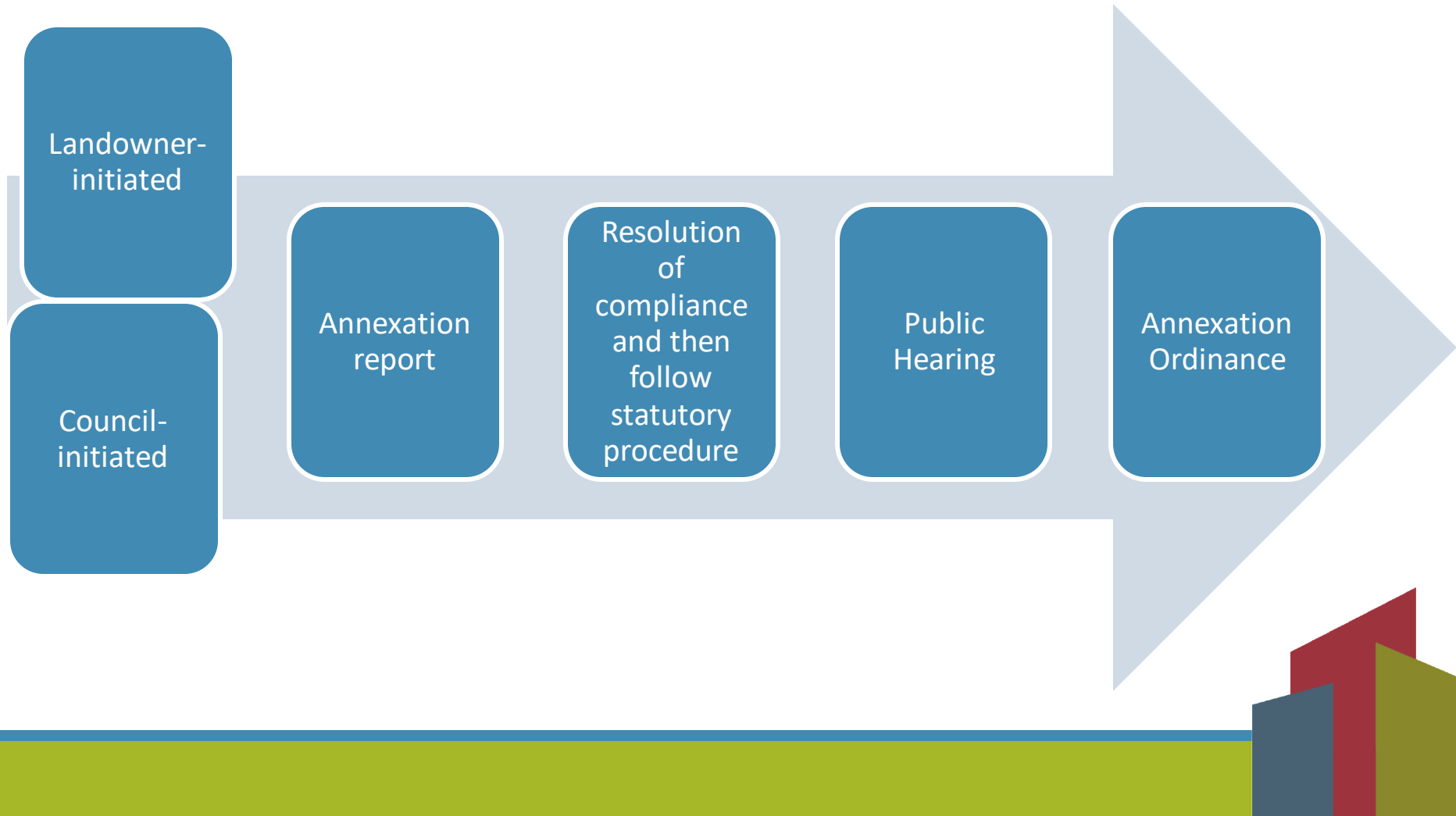
Annexation

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

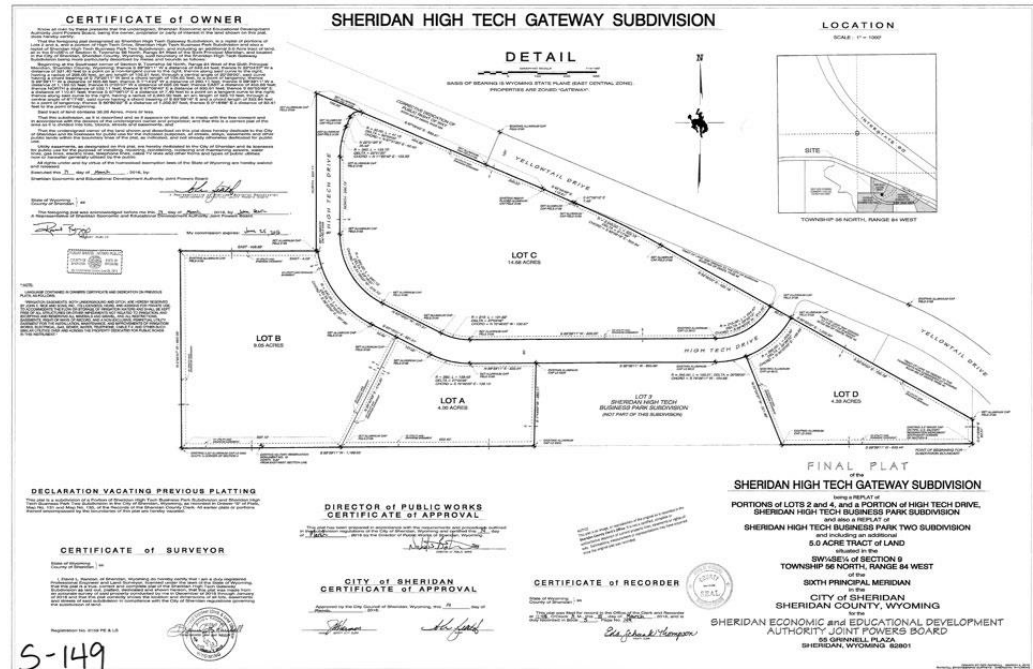


Subdivisions

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

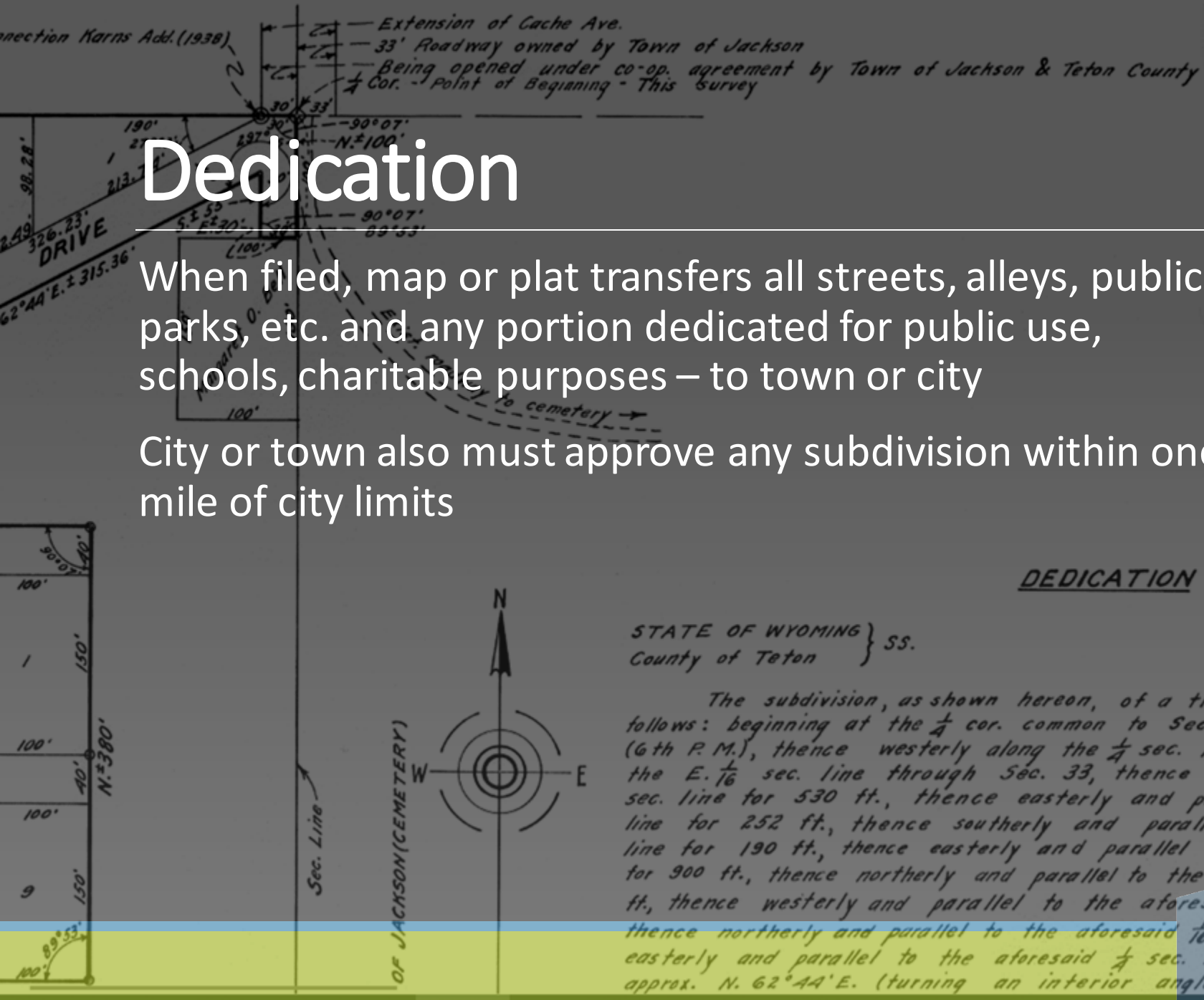
Land sold within municipal limits must be in recorded subdivision and described by lot and block within designated subdivision



Dedication

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





Questions about
Community
Development?

Business

**Existing
Business
Development**

**Entrepreneur
Development**

ECONOMIC DEVELOPMENT

**Quality
Of Life**

**Workforce
Development**

**Infrastructure
Development**

Leadership/civic Development And The Role Of Public Policy



UNDERSTANDING THE BUILDING BLOCKS OF ECONOMIC DEVELOPMENT

What is Economic Development?

A lot more than you think!



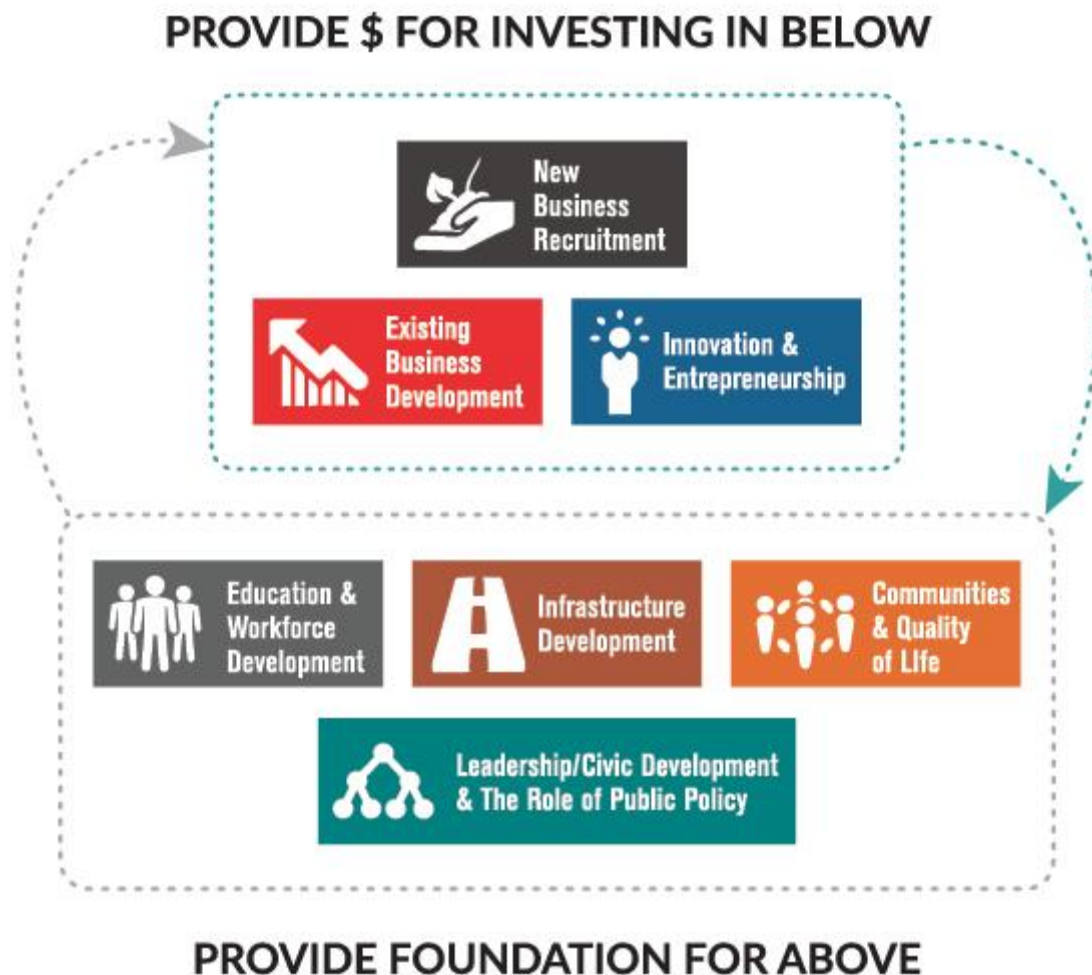
**WYOMING
ECONOMIC
DEVELOPMENT
ASSOCIATION
WEDA**

Building Blocks of Economic Development



Leadership/Civic Development & The Role of Public Policy

Cycles of Development





Leadership & Public Policy: *A Strong Foundation*





Without Leadership, Nothing Else Matters



WYOMING
ECONOMIC
DEVELOPMENT
ASSOCIATION
WEDA



Leadership & Public Policy Development

Wyoming Economic Development Association (WEDA) provides leadership and support to foster economic development in Wyoming.

We do that in two ways:

- Develop skilled economic development practitioners in Wyoming
- Educate leadership regarding the impact of economic development to maintain the programs and services which help us do our job.



Quality of Life: *Work Where You Want to Live*



New
Business
Recruitment



Existing
Business
Development



Innovation &
Entrepreneurship



Education &
Workforce
Development



Infrastructure
Development



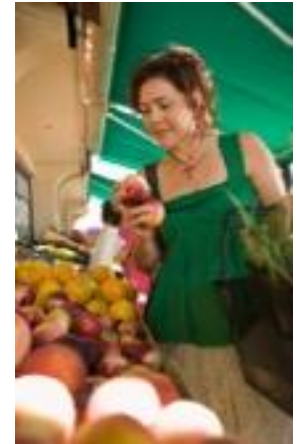
Communities
& Quality
of Life



Leadership/Civic Development & The Role of Public Policy



Quality of Life: *Makes a Community Worth Living In*





Quality of Life

Our 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.



Workforce: *Without Good Employees, Job Creation is Not Possible*



New
Business
Recruitment



Existing
Business
Development



Innovation &
Entrepreneurship



Education &
Workforce
Development



Infrastructure
Development



Communities
& Quality
of Life



Leadership/Civic Development & The Role of Public Policy



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.



People, Skills and Work Ethic





Infrastructure: *"Shovel Ready"*



New
Business
Recruitment



Existing
Business
Development



Innovation &
Entrepreneurship



Education &
Workforce
Development



Infrastructure
Development



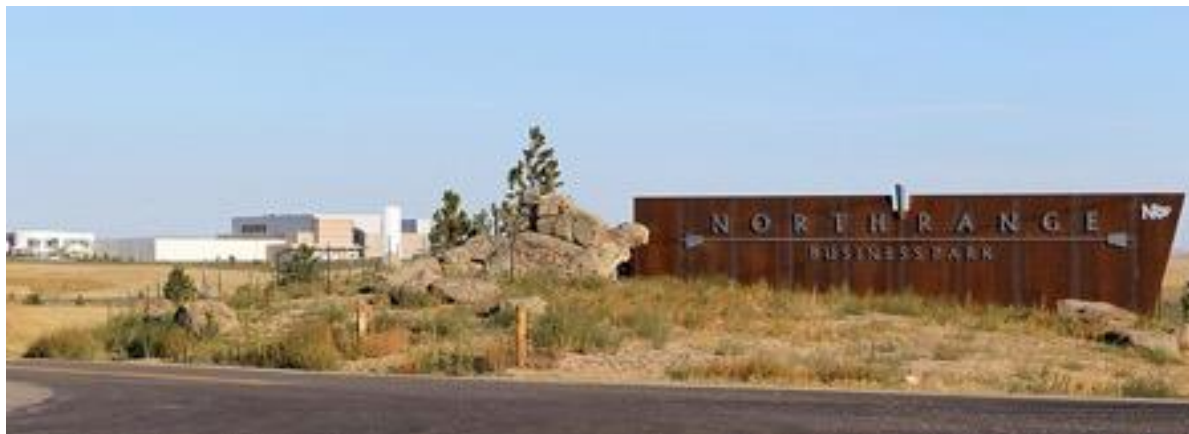
Communities
& Quality
of Life



Leadership/Civic Development & The Role of Public Policy

A

“Shovel Ready”



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ECONOMIC
DEVELOPMENT
ASSOCIATION
WEDA



“Shovel Ready”

***A key tool in our tool kit:
WY Business Council – Business Ready
Communities Program (BRC)***

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



Existing Business: *Grow Your Own*



New
Business
Recruitment



Existing
Business
Development



Innovation &
Entrepreneurship



Education &
Workforce
Development



Infrastructure
Development



Communities
& Quality
of Life



Leadership/Civic Development & The Role of Public Policy



Vibrant Local 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 Department of Workforce Services



Vibrant Local Business





Entrepreneurship: *Living Your Dream*



New
Business
Recruitment



Existing
Business
Development



Innovation &
Entrepreneurship



Education &
Workforce
Development



Infrastructure
Development



Communities
& Quality
of Life



Leadership/Civic Development & The Role of Public Policy



Home-Grown Companies





New Business: *Hitting the Target*



New
Business
Recruitment



Existing
Business
Development



Innovation &
Entrepreneurship



Education &
Workforce
Development



Infrastructure
Development



Communities
& Quality
of Life



Leadership/Civic Development & The Role of Public Policy



Business Recruiting: *Adds jobs,* *Diversifies & Enhances Existing Base*





Business Recruiting: *Adds jobs, Diversifies & Enhances Existing Base*

Recent Announcements & Programs Used:

- Microsoft – supported by WBC's **Business Committed Program (BRC)**
- Hi-Viz – supported by WBC's **Business Ready** and **Business Committed Programs (BRC)**
- Gestamp Worthington Wind Steel – supported by **State Bonding**
- Haystack Coal Company – supported by WBC's **Business Committed Program (BRC)**
- Insultech – supported by WBC's **Business Ready** and **Community Facilities Programs (BRC & CFP)**

Wyoming Business Resource Network



**WYOMING
TECHNOLOGY
BUSINESS CENTER**



**Wyoming
SBIR/STTR
Initiative**



Wyoming Department
of Workforce Services



*Economic Development is a process,
not an event*



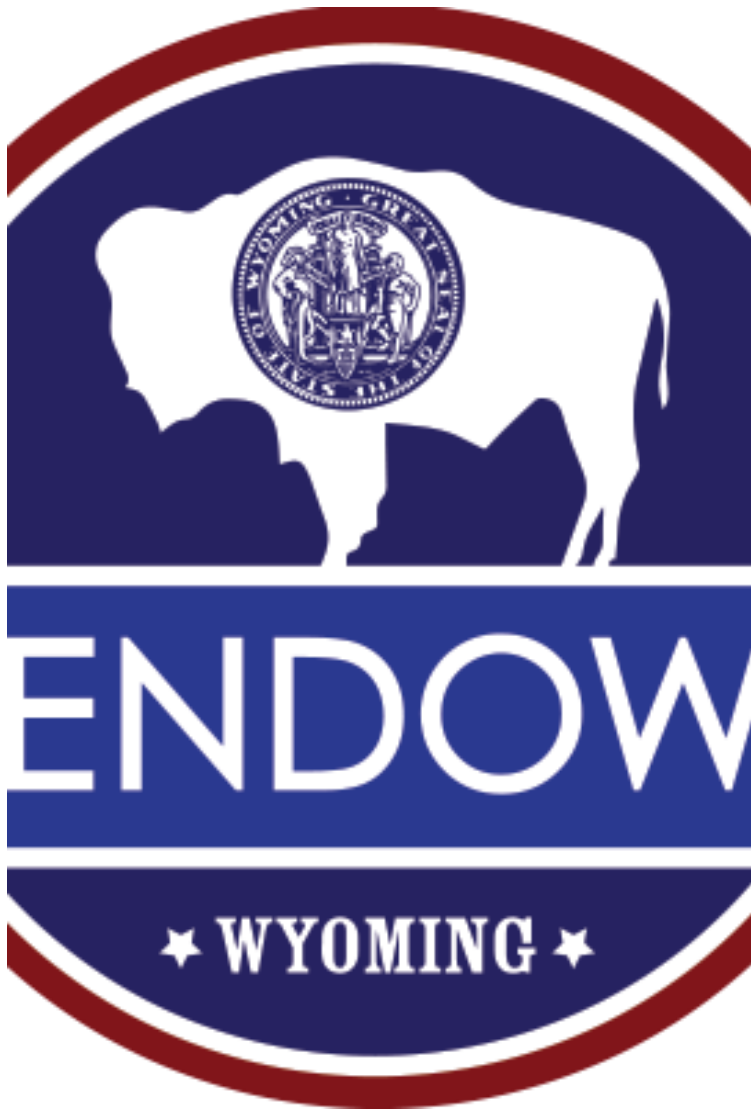


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New Plan: ENDOW

Economically Needed Diversity
Options for Wyoming

***Transforming Wyoming, A 20-Year
Economic Diversification Strategy***

- A comprehensive, concrete approach
- New opportunities and positive change
- Bolstering our building blocks
- Fueling next generation engines
- Business Development & Innovation Zones



Questions about
Economic
Development?

Thank You!

This presentation was prepared by Community Builders, Inc., a Wyoming-based consulting firm specializing in community and economic development, under contract and in cooperation with the Wyoming Association of Municipalities.

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