



Wyoming  
Association of  
Municipalities  
*Building Strong Communities*

# Community & Economic Development for Municipalities

2025 WAM WINTER CONFERENCE

NEWLY ELECTED BOOTCAMP

# Course Objectives

---

1

Understand community development concepts and legal requirements

2

Learn how economic development is being done in Wyoming

# Wyoming Statutory References

9-8-101 (Land Use Planning Act)

15-1-401 (Annexation)

15-1-501 (Planning)

15-1-601 (Zoning)

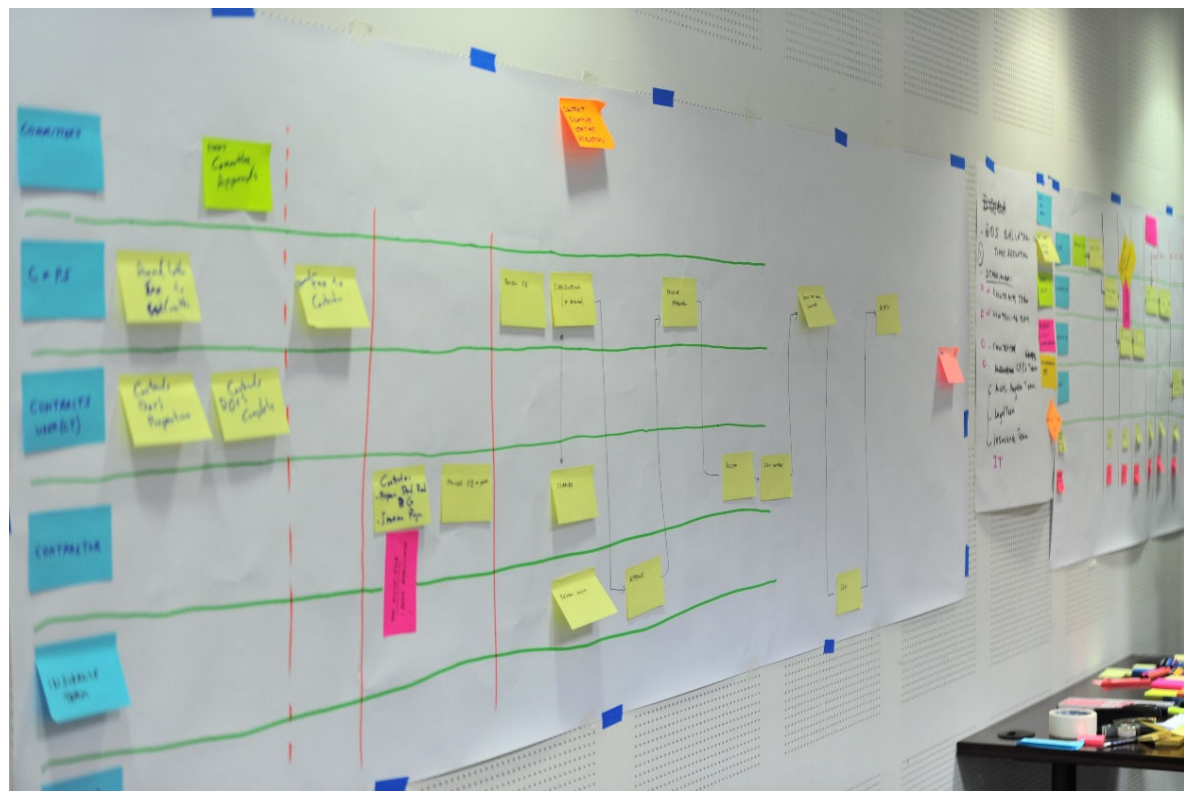
16-1-101 (Joint Powers)

34-12-101 (Platting & Dedication)

The Wyoming Legislature's website provides the most current versions of all state laws, Constitution, and state agency rules/regulations. Some are annotated. But while reading these laws is easily accomplished, municipal leaders should still seek legal counsel to understand precisely how they apply. That's why you have a Town or City Attorney. There are many good ways to manage your legal costs, so communicate with your attorney to work out what's best in your situation.

*Community and economic development topics are key opportunities for strategic planning*

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





## Wyoming law requires all municipalities to have a Master Plan 9-8-301

---

The **Planning Commission** has the legal authority to create and adopt a “Master Plan”. Council’s job is to appoint the PC members, and then adopt or reject the PC’s recommended plan.

- Plans for **future** development
- Options: Land Use Plan **with or w/o Zoning**

*Grant-makers and governments are increasingly demanding that community plans be current/updated before they will consider financing. Keeping plans current is easier if it is built into your overall operations goals and objectives.*



*“The plan shall be made for the general purpose of guiding and accomplishing a **coordinated, adjusted and harmonious development** of the municipality which will best **promote the general welfare** as well as **efficiency and economy** in the process of development.” 15-1-504*

## Why is Comp Plan Important?

---

Reflects and guides the community’s quality of life

Municipal leaders need a road map for the future

Provides guidance for decisions on public and private land development proposals

Helps focus priorities for expenditures of public funds

Anticipates future needs

Creates framework for collaborative and informed decision-making



## Required 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

# What is a Master Plan?

*AKA “Land Use” or “Comprehensive” Plan*

Inventory of current status

Statement of the community’s vision and values

Identifies opportunities

Identifies goals and actions

Informs private investment, policy, & land use decisions

## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	i			
CHAPTER 1: OUR STORY .....	CHAPTER 2: OUR LIFESTYLE .....	CHAPTER 3: OUR VISION .....	CHAPTER 4: OUR FRAMEWORK.....	CHAPTER 5: OUR PATH FORWARD .....
1-1	2-1	3-1	4-1	5-1
Overview .....	Overview .....	Overview .....	Overview .....	Overview .....
1-1	2-1	3-1	4-1	5-1
Scope and Purpose of the Comprehensive Land Use Plan.....	Neighborhoods & Housing .....	Endless Character .....	Transportation Plan .....	Priorities .....
1-4	2-2	3-4	4-3	5-1
Planning Process..	Economic .....	Vibrant Urban Center .....	Planning for the Future .....	Roles of Implementation .....
1-6	2-11	3-8	4-18	5-2
Our Vision .....	Development .....	Distinctive Regional Hub .....	Monitoring .....	5-4
1-11	2-24	3-12		
Review of Existing Plans .....	Transportation .....	Enhanced Connectivity .....		
1-12	2-40	3-16		
	Natural Assets & Recreation .....	Undiscovered Quality of Life .....		
	2-40	3-22		
	Arts & Culture .....	Embracing the River .....		
	2-47	3-26		

GENERATION  
**CASPER**

# Who Uses the Comprehensive Plan?

---

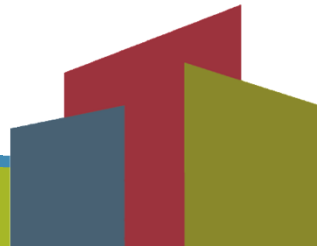


Anyone interested in future of community

Residents interested in location of parks, trails, community facilities

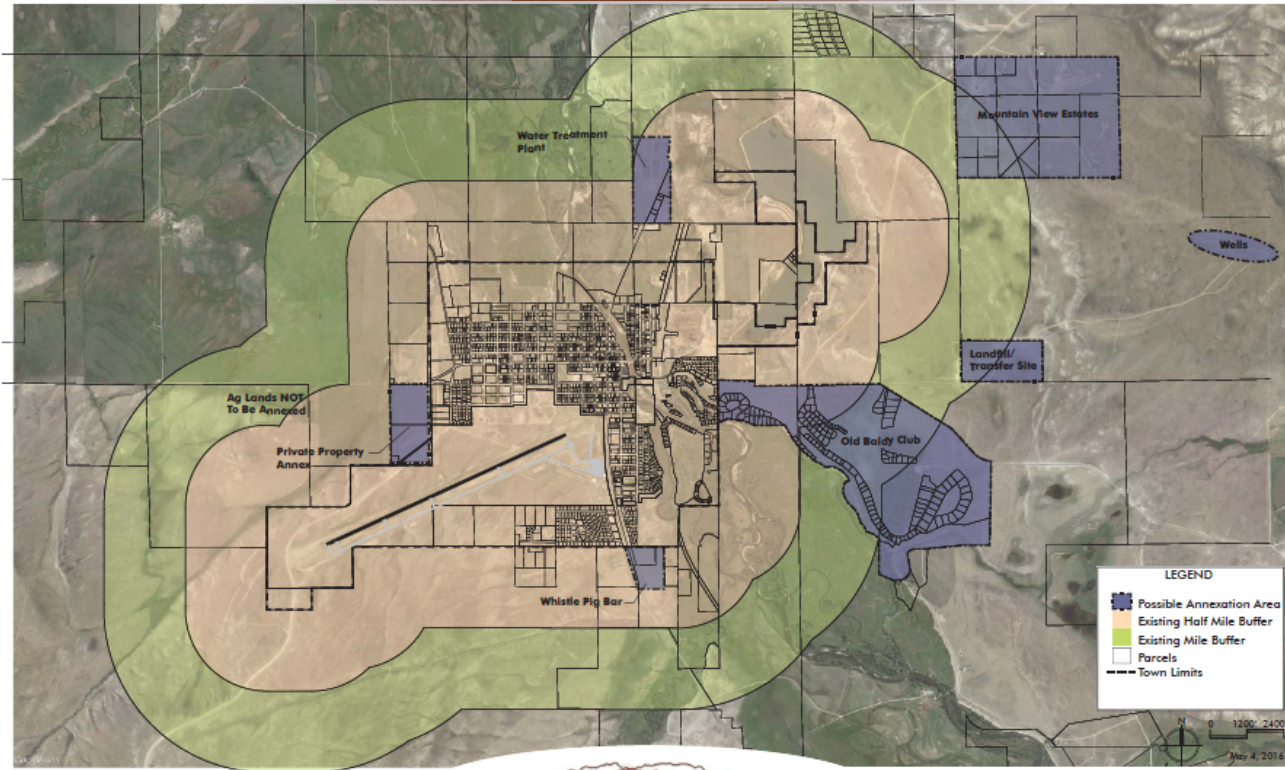
Business and property owners

Elected officials – budgets; capital improvements



# Planning Area

## TOWN OF SARATOGA/CARBON COUNTY JOINT PLANNING AREA 2016



# What do we mean by “Land Use”?

---



LAND USE MAP  
(RESIDENTIAL,  
COMMERCIAL,  
AGRICULTURAL, AND  
INDUSTRIAL)



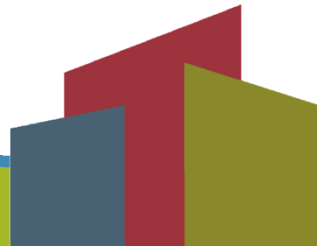
**NOT ZONING** AT THIS  
LEVEL



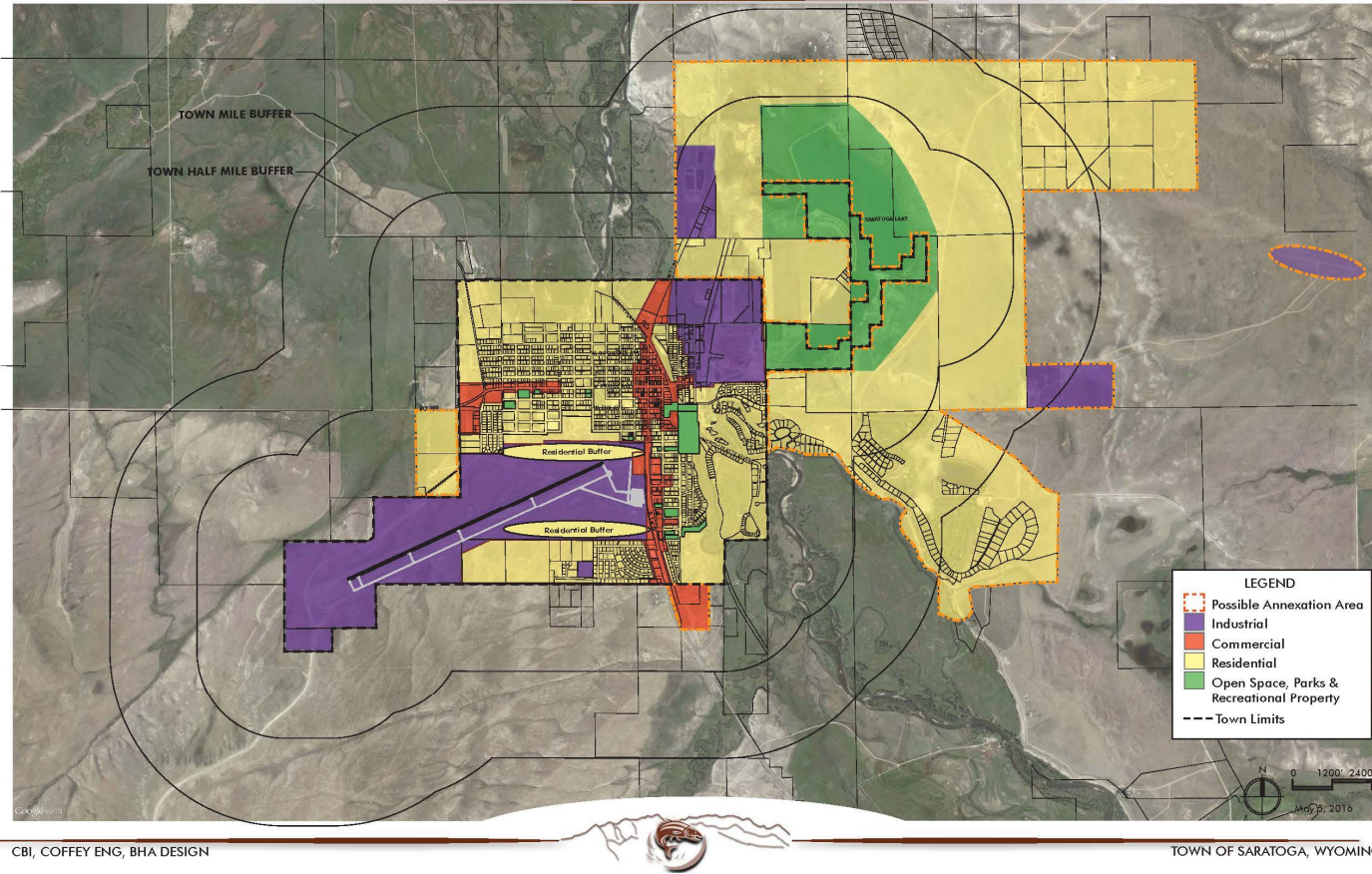
WHAT IS THE CURRENT  
LAND USE – AND –  
WHAT DO WE WANT IT  
TO BE IN THE FUTURE?



MAP IT – HOW DO WE  
GROW?

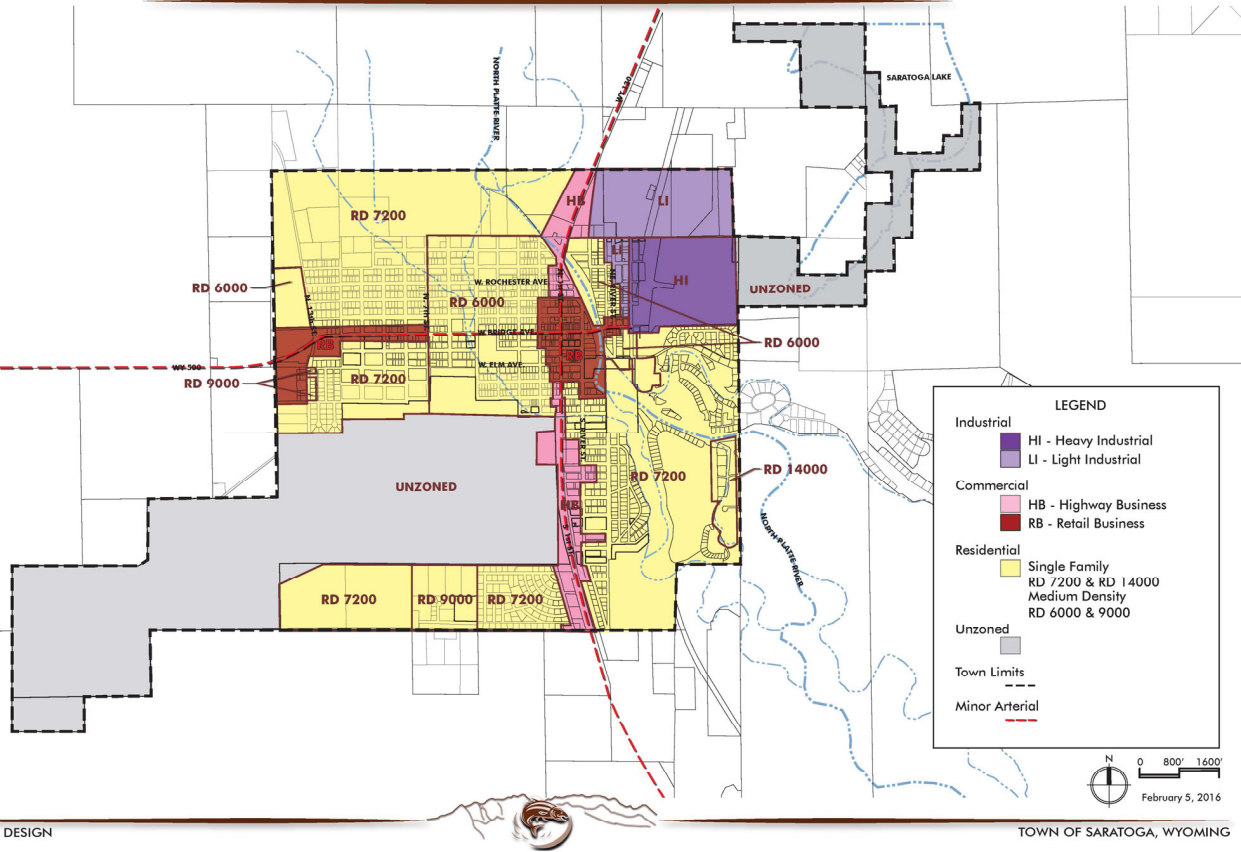


## TOWN OF SARATOGA FUTURE LAND USE MAP 2016



# Land Use Plan/Map

# TOWN OF SARATOGA EXISTING ZONING MAP 2016



# Zoning Map

# Oh, no! The Dreaded “Z” Word!

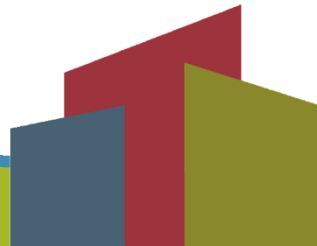
---



ZONING SEEKS TO PROTECT  
PUBLIC HEALTH, SAFETY AND  
WELFARE BY REGULATING USE  
OF LAND



CONTROL TYPE, SIZE  
AND HEIGHT OF  
BUILDINGS



# Goals of Zoning

---

Early goals –

- Prevent overcrowding and limit incompatible use

Modern goals –

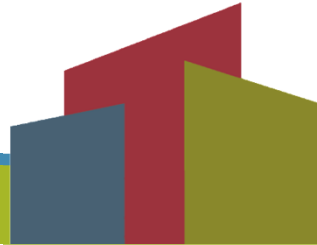
- Transportation and residential development
- Pedestrian-friendly commercial corridors
- Preservation of historic neighborhoods

And yes, it's Constitutional!



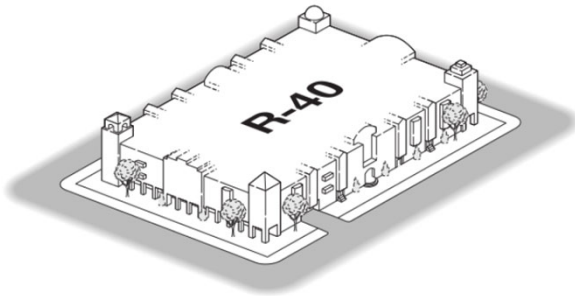
# Changing Times

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



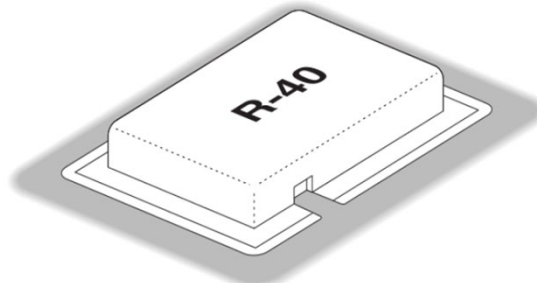
### Zoning Design Guidelines

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



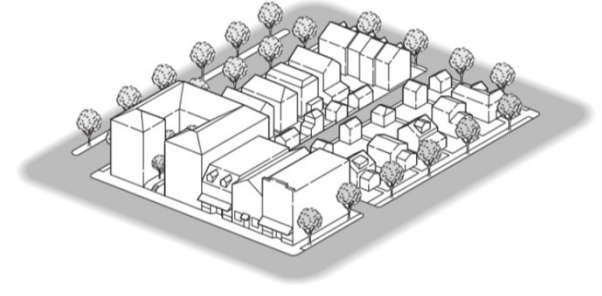
### Conventional Zoning

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

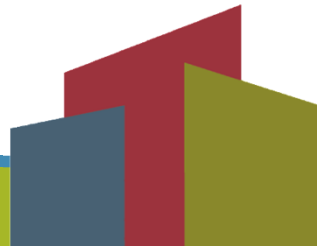


### Form-Based Codes

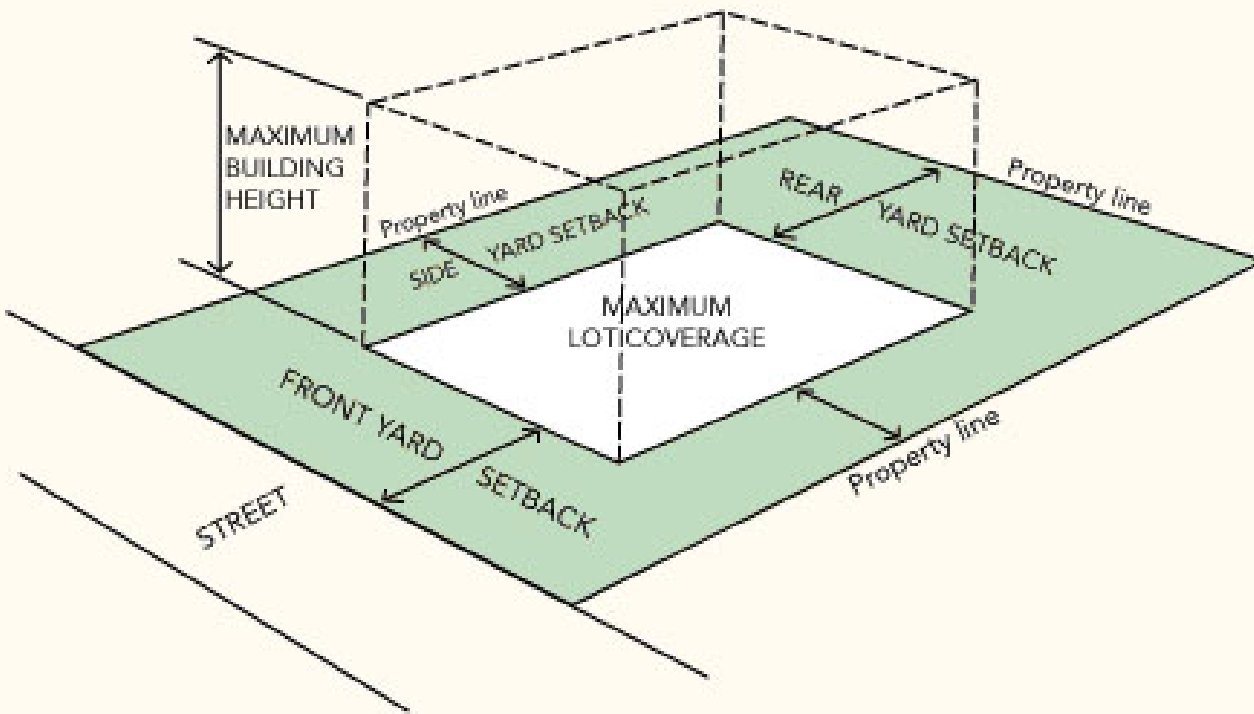
Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



# From Zoning to Form-Based Codes



## Building Envelope



Wyoming law allows municipalities to zone many aspects of development

- Height, size
- % of lot
- Size of yards, open spaces; setbacks
- Density
- Location of buildings
- Districts (zones)

# Zoning Codes regulate:

---

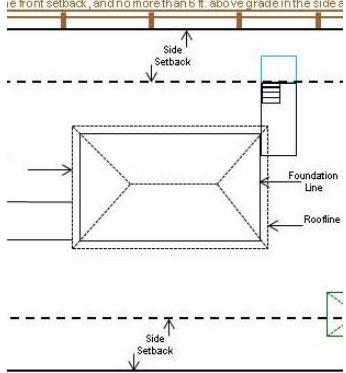
Bulk

Development

Signs

Environmental Standards

In certain districts, a fence may be installed on a property line, provided it is no more than 6 ft. above grade in the side setback, and no more than 6 ft. above grade in the side setback.



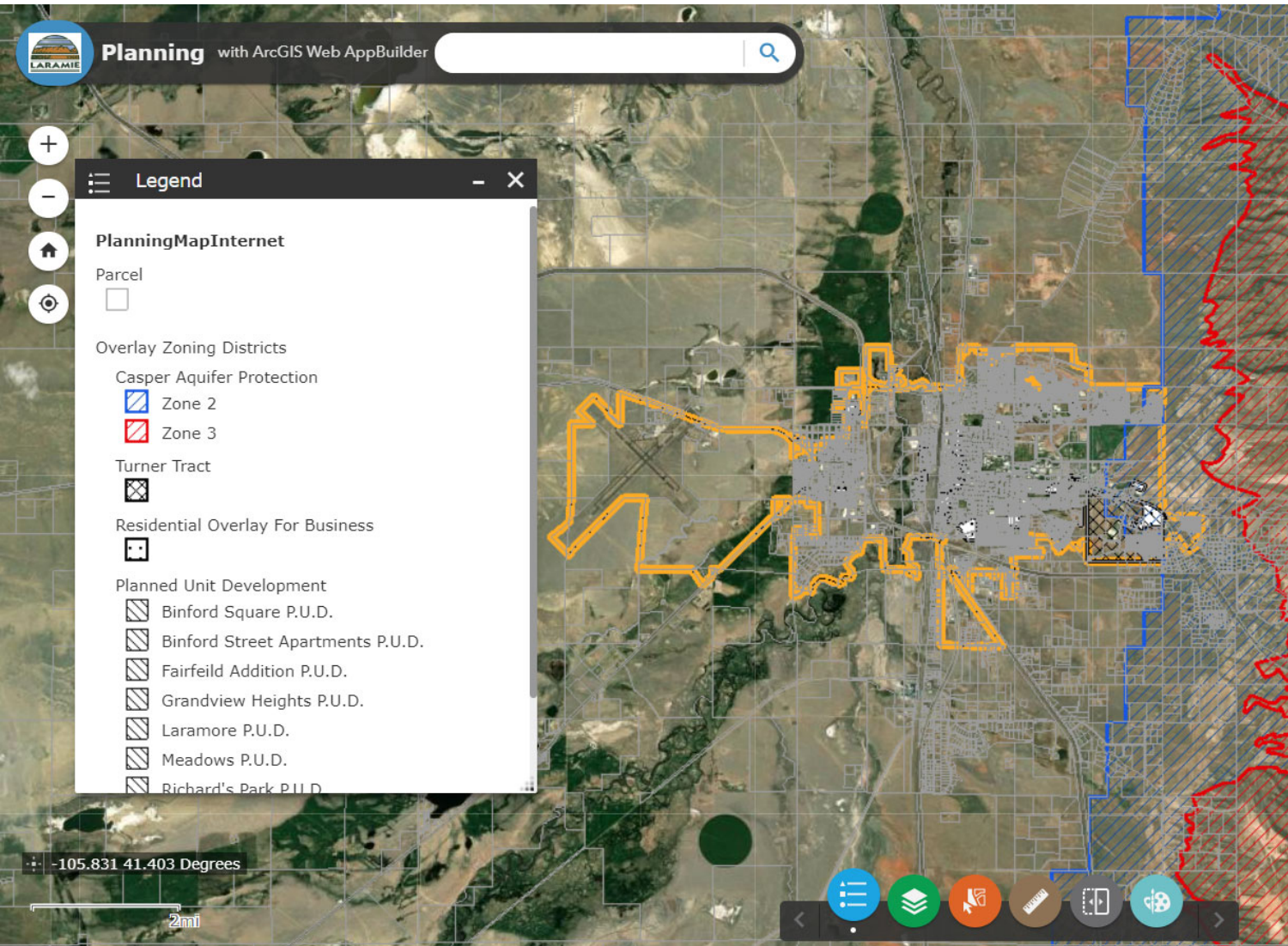
# What's in the Zoning Code?

**Matter of right** – use allowed

**Conditional use** - application of qualifying conditions.

**Prohibited use** - use not allowed under any circumstances.





# Overlay Districts

Urban Design overlay district

Historic Preservation overlay

Airport Compatible Use overlay

Laramie has an aquifer protection overlay district

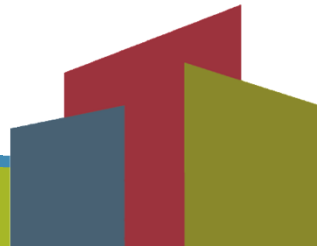
# Municipal zoning authority is limited to Constitutional purposes

---



Zoning regulations must be in accordance with Comp 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

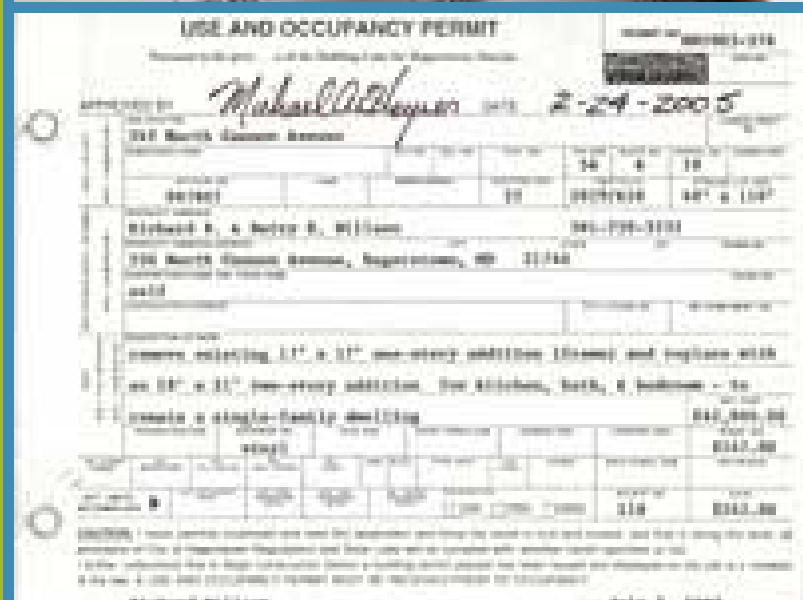
PUBLIC HEARINGS AND PUBLIC NOTICE REQUIREMENTS

# Enforcement Action

Cease and desist

Revocation of certificate of occupancy

Municipalities have authority to institute “any appropriate action” to address or prevent violations





## Board of Adjustment

---

Sitting as Board of Adjustment, reviews zoning decisions made by municipal official

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 use

Extraterritorial jurisdiction

Spot zoning

Taking of property rights

Non-conforming uses





## Private Covenants and Zoning

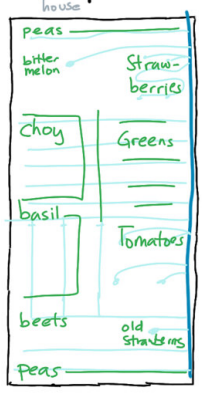
---

Completely different

No effect whatsoever on  
each other!

Garden plan (again)

2015-05-16d



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

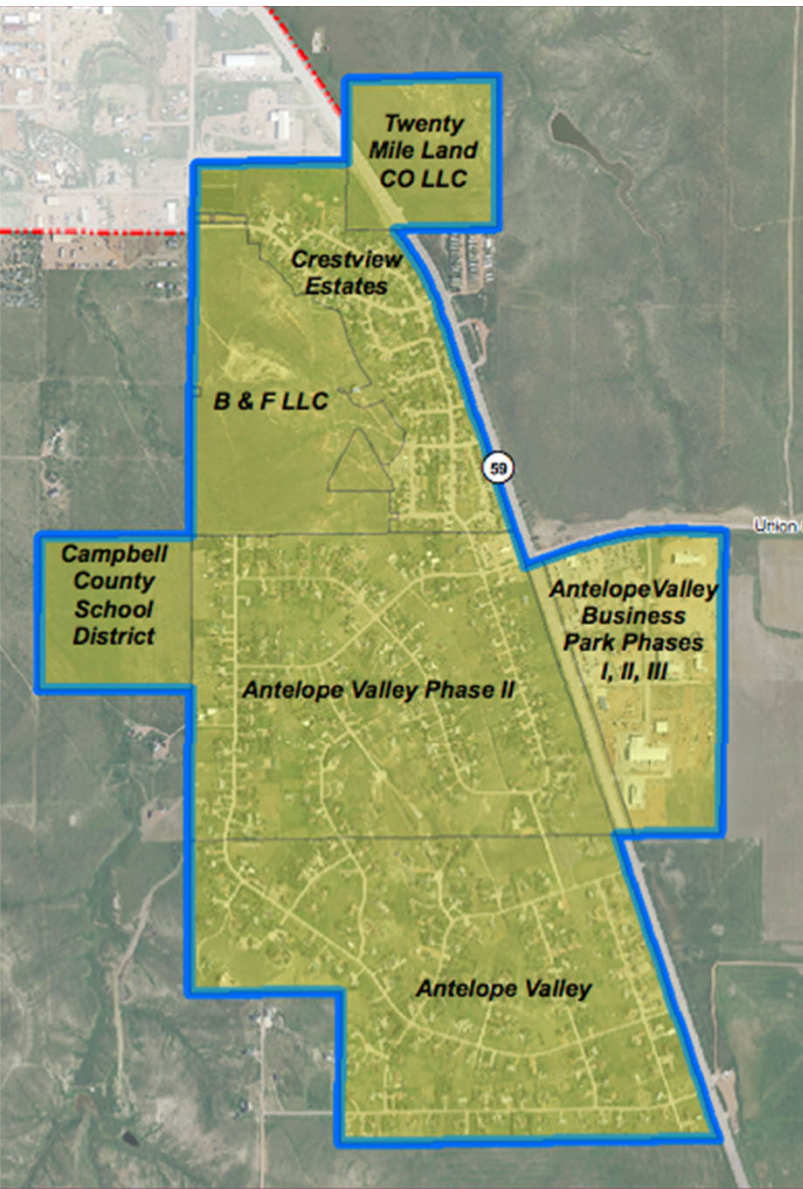
This might actually work. ☺  
Even if it doesn't, I can learn more about irrigation design...

# Link between Planning and Zoning

Comprehensive Plan is a **guide** (a plan)

Zoning Code is a regulation **tool**





# Annexation

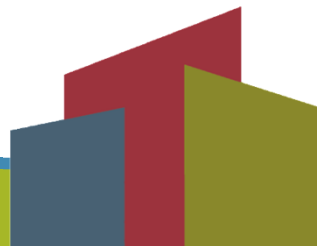
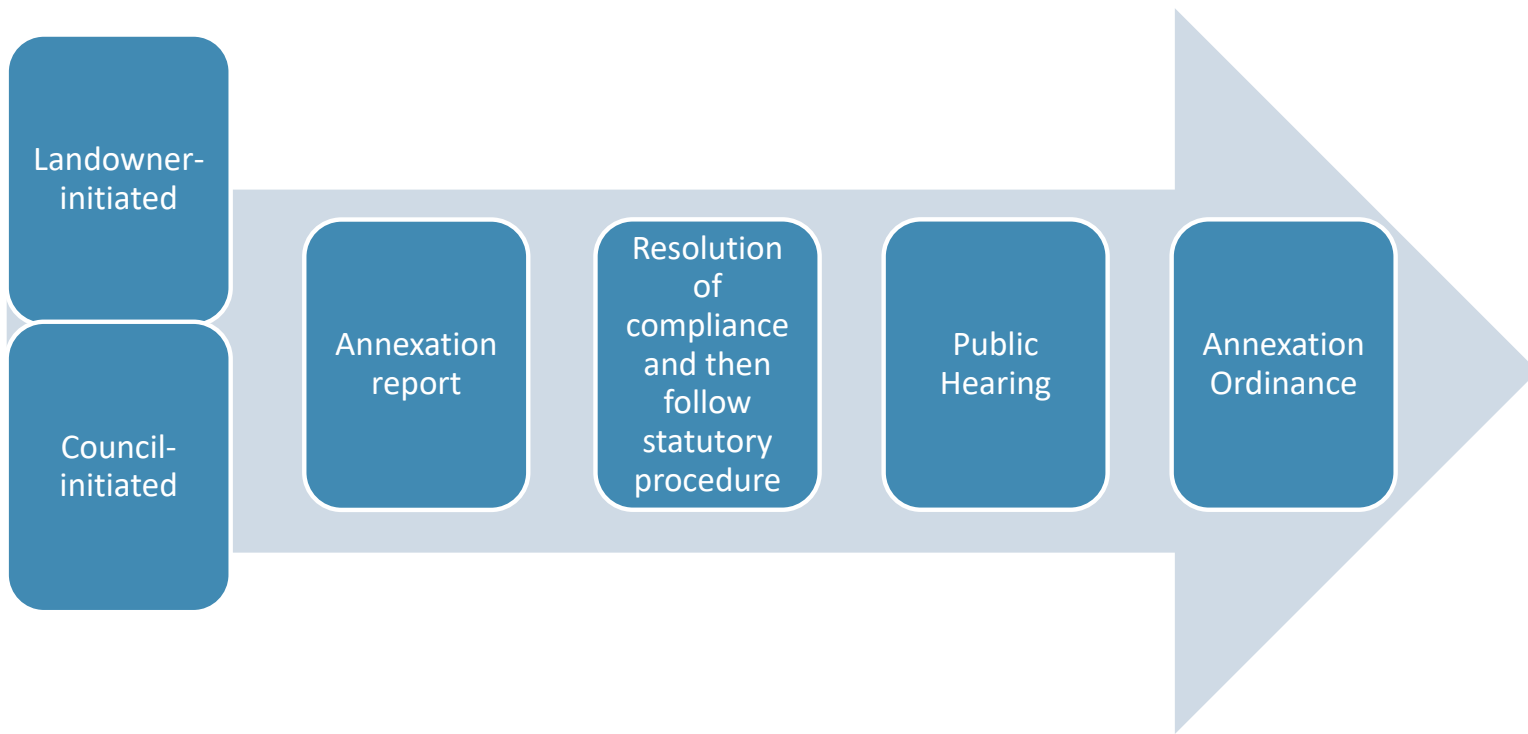
---

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

# State statutes dictate 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

**CERTIFICATE of OWNER**

**SHERIDAN HIGH TECH GATEWAY SUBDIVISION**

**LOCATION**  
SCALE: 1" = 1000'

**DETAIL**  
BASIS OF BEARINGS IS WYOMING STATE PLATE (EAST CENTRAL EDGE).  
PROPERTIES ARE ZONED "GATEWAY".

**DECLARATION VACATING PREVIOUS PLATTING**

**CERTIFICATE of SURVEYOR**

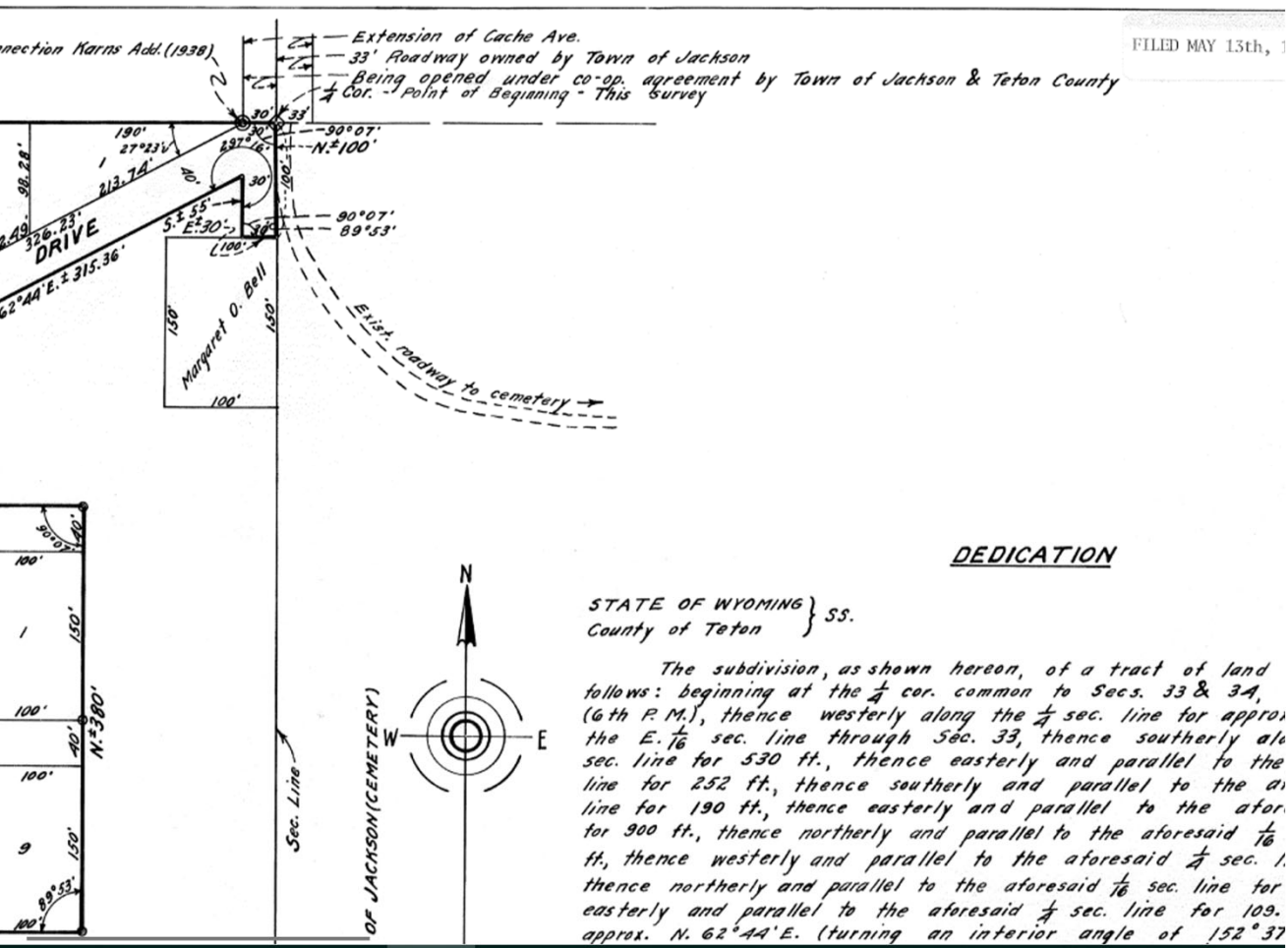
**DIRECTOR of PUBLIC WORKS CERTIFICATE of APPROVAL**

**CITY of SHERIDAN CERTIFICATE of APPROVAL**

**CERTIFICATE of RECORDER**

**FINAL PLAT**  
of the  
**SHERIDAN HIGH TECH GATEWAY SUBDIVISION**  
being a REPLAT of  
PORTIONS of LOTS 2 and 4, and a PORTION of HIGH TECH DRIVE,  
SHERIDAN HIGH TECH BUSINESS PARK SUBDIVISION  
and also a REPLAT of  
SHERIDAN HIGH TECH BUSINESS PARK TWO SUBDIVISION  
and including an additional  
5.0 ACRE TRACT of LAND  
situated in the  
SW $\frac{1}{4}$ SE $\frac{1}{4}$  of SECTION 9  
TOWNSHIP 56 NORTH, RANGE 84 WEST  
of the  
SIXTH PRINCIPAL MERIDIAN  
in the  
CITY of SHERIDAN  
SHERIDAN COUNTY, WYOMING  
of the  
SHERIDAN ECONOMIC and EDUCATIONAL DEVELOPMENT  
AUTHORITY JOINT POWERS BOARD  
SHERIDAN, WYOMING 82801

S-149



# 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

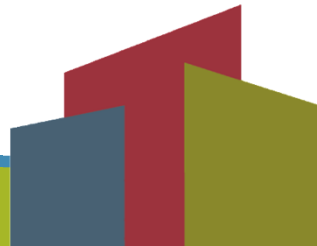
City or town also must approve any subdivision within one mile of city limits

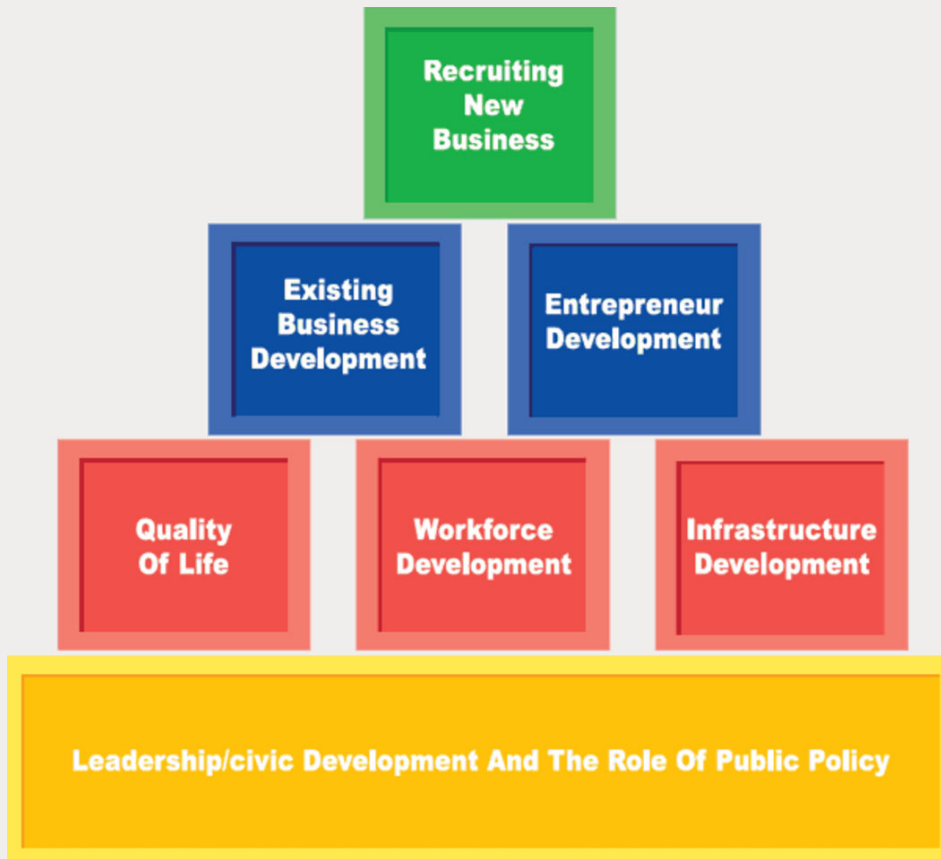
# Economic Development for Municipalities

---

This is where planning can address:

- Municipal tax base
- Quality of life
- Jobs
- Families
- Population growth
- Synergies with private enterprise
- Capture your community's uniqueness
- Build on your strengths, address your weaknesses





Economic development can grow your tax base and improve the quality of life for your community

---



What is Economic Development?

*A lot more than you think!*



## 1. LEADERSHIP

The foundation of all economic development is leadership. Leaders provide vision, planning, communication, and the ability to bring a community together to think creatively about its future. Partnerships between elected officials, civic organizations, chambers of commerce, economic development organizations, individual business leaders and community members are essential for a thriving economy.



## 2. INFRASTRUCTURE, WORKFORCE & QUALITY OF LIFE

Wyoming's quality of life is unique: wide-open spaces, small rural communities and low population are just some of its characteristics. For economic development, important components also include good health care and high-quality schools, police and fire protection, affordable housing, cultural and recreational opportunities, and an attractive environment. Infrastructure like available land and buildings, water, sewer, gas, electricity, telecommunication services and transportation are all critical to successful businesses.



### 3. EXISTING BUSINESS & ENTREPRENEUR DEVELOPMENT

New jobs usually come from expansion of existing businesses. Likewise, local entrepreneurs are usually the best at identifying new product ideas and business opportunities appropriate for their community. Many success stories reflect the power of creativity to improve existing services and facilities as a way to invest in the community and enhance its economic potential.



### 4. RECRUITING NEW BUSINESS

When the other building blocks are in place, a community is prepared to recruit new businesses. We've all seen signs of failed economic development efforts—abandoned shopping centers or empty shops along Main Street. To avoid such mistakes it's critical that all the pieces of the puzzle are in place. Building from the bottom up allows communities to attract new businesses and residents with confidence that they can provide critical support so all business endeavors are successful.



**WYOMING  
TECHNOLOGY  
BUSINESS CENTER**



**Wyoming  
SBIR/STTR  
Initiative**



Wyoming Department  
of Workforce Services



Wyoming  
Business  
Resource  
Network  
can help you

---



Questions about  
Community & Economic  
Development for  
Municipalities?

---



# 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.*

## Contact Info:

Joe Coyne, Principal Consultant  
(307) 631-2413  
Joe@consultCBI.com



Wyoming  
Association of  
Municipalities  
Building Strong Communities

