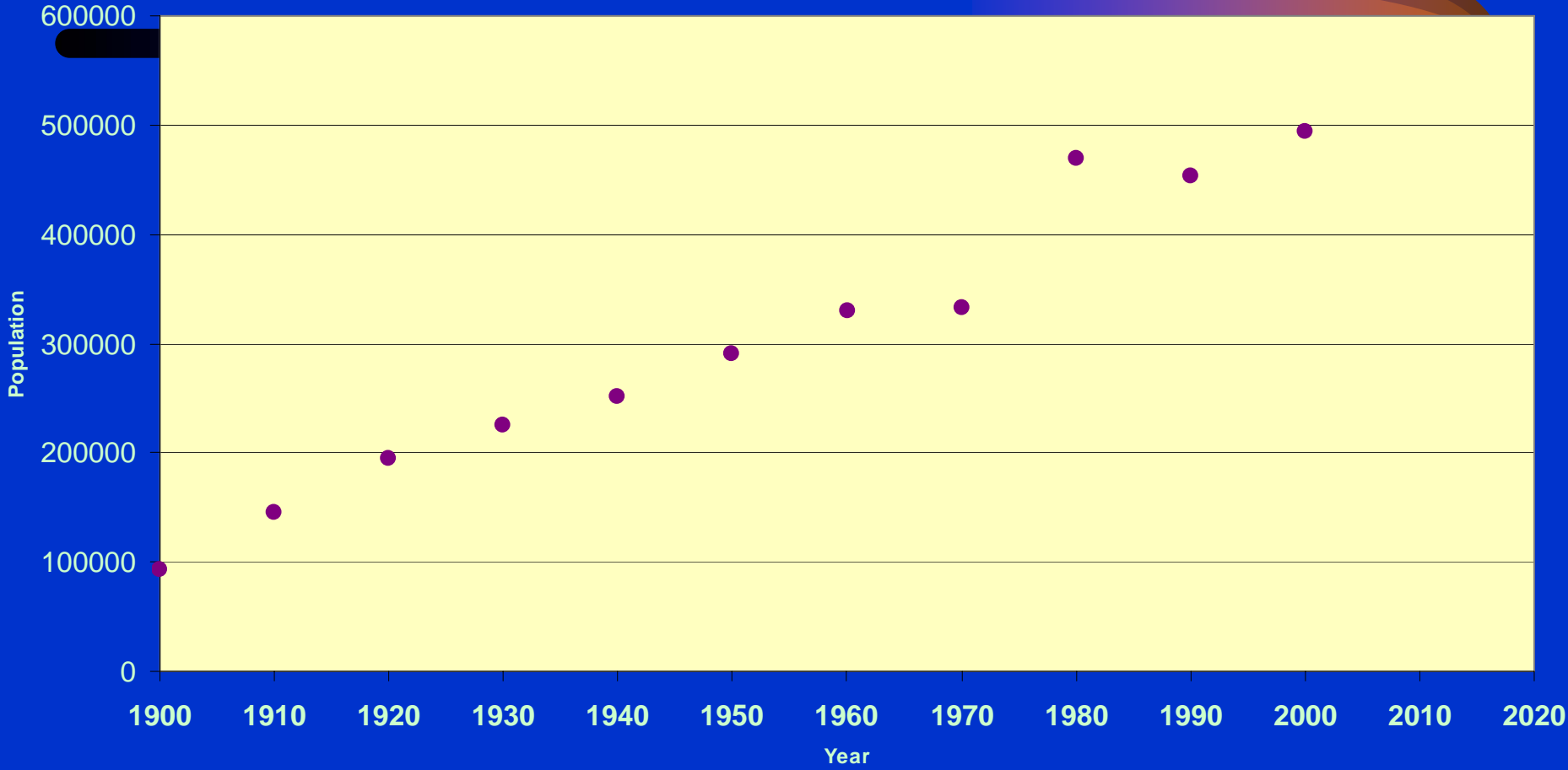


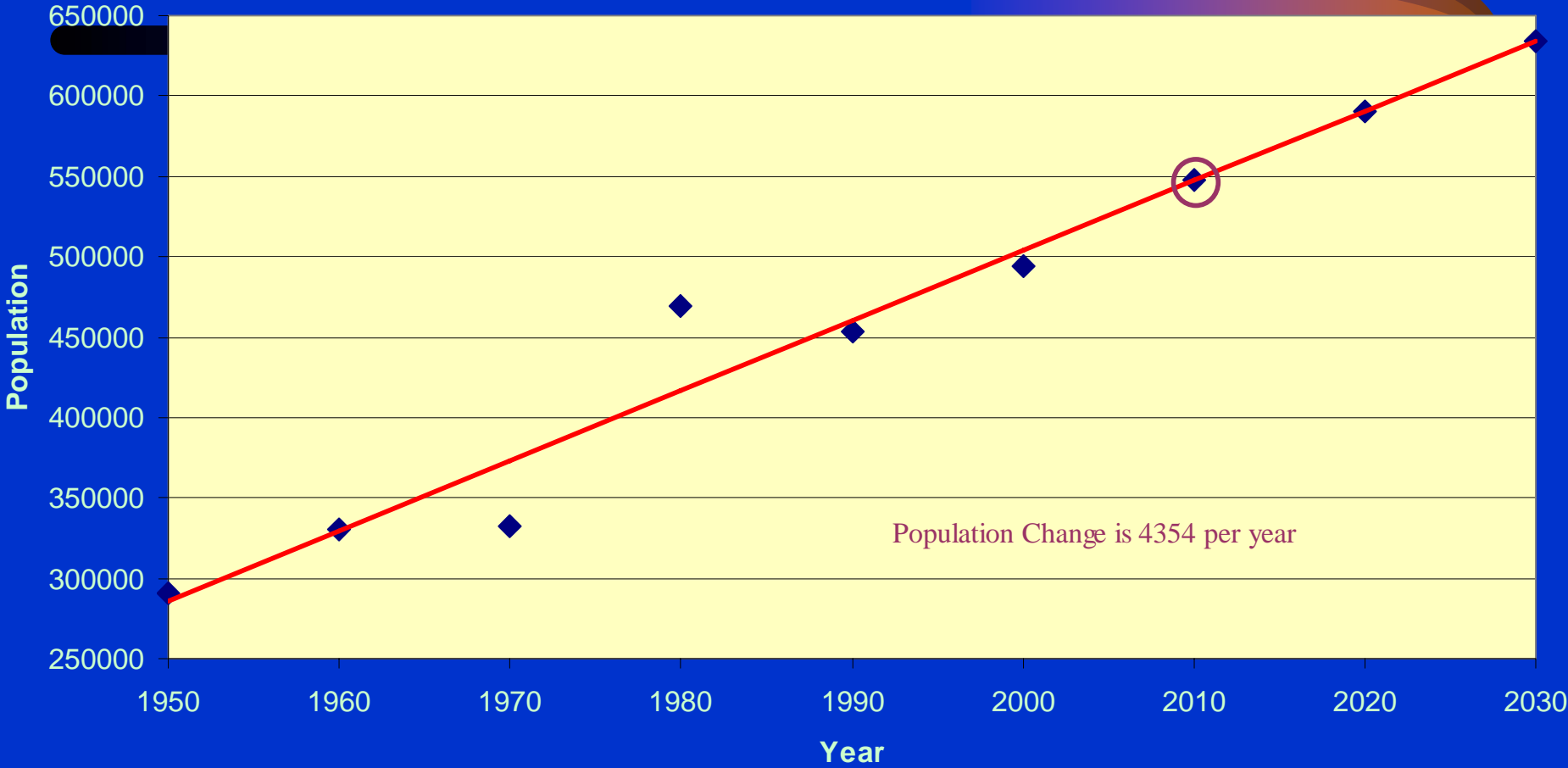
*Comprehensive Planning,  
Land Use Planning,  
and A Call for Change*





Approximate growth-3975 people/yr.

# Wyoming Population, 1950-2030



# *Change is Coming... Faster than We Think*

- Are Wyoming Communities Prepared?
- What Preparation Do They Need?
- Will it Help?



# *Objectives*



- Present comprehensive planning
- Define land use planning
- Interject key terms, definitions, and planning strategies
- Propose a change for Wyoming planning

# *Comprehensive Planning*

- Comprehensive planning is a process that produces:
  - An expression of what the community wants...their vision of the future
  - Integrated goals and objectives
  - Policy plans that provide rules or courses of action to achieve the objectives
  - Land management with an image of the community and coordinated development of community-wide systems for utilities, transportation, parks, schools, and other facilities and services (So, 1988, *The Practice of Local Government Planning*)

# *Planning Terms*



- Goals: broad-based statements, e.g., Our community will preserve the character of the landscape.
- Objectives: measurable statement(s) that convey an expression of the goal, e.g., Our community will maintain or increase the amount of wetlands.
- Policy: specific method(s) to obtain the objective(s), e.g., The community will identify and purchase wetlands as parklands.

# *Policy Strategies*

- Education
- Regulation
  - Land Controls
  - Subdivision
  - Specific Codes
- Incentives
- Land Acquisition
- Capital Improvements
- Finance



# *County Authority-*



**18-5-201. Authority vested in board of county commissioners; inapplicability of chapter to incorporated cities and towns and mineral resources.**

To promote the public health, safety, morals and general welfare of the county, each board of county commissioners **may** regulate and restrict the location and use of buildings and structures and the use, condition of use or occupancy of lands for residence, recreation, agriculture, industry, commerce, public use and other purposes in the unincorporated area of the county. However, nothing in W.S. 18-5-201 through 18-5-207 shall be construed to contravene any zoning authority of any incorporated city or town and no zoning resolution or plan shall prevent any use or occupancy reasonably necessary to the extraction or production of the mineral resources in or under any lands subject thereto.

# *County Comprehensive Plan*



**18-5-202. Planning and zoning commission; composition; residency requirements, terms and removal of members; vacancies; rules; record; meetings to be public; secretary; preparation and amendments; purpose; certifications and hearing; amendments**

(b) The planning and zoning commission **may** prepare and amend a comprehensive plan including zoning for promoting the public health, safety, morals and general welfare of the unincorporated areas of the county, and certify the plan to the board of county commissioners.

# *County Zoning*



## **18-5-102. Powers of county commissioners.**

Each board of county commissioners **may** provide for the physical development of the unincorporated territory within the county by zoning all or any part of the unincorporated territory.

# *City/Town*

**15-1-601. Regulations; scope and purpose; uniformity within authorized districts; to follow plan; objectives.**

(a) The governing body of any city or town, by ordinance, may:

(i) Regulate and restrict the:

(A) Height, number of stories and size of buildings and other structures;

(B) Percentage of lot that may be occupied;

(C) Size of yards, courts and other open spaces;

(D) Density of population; and

(E) Location and use of buildings, structures and land for trade, industry, residence or other purposes.

(ii) Establish setback building lines.

# *City Comprehensive Plan*



(b) The governing body **may** divide the city or town into districts of such number, shape and area as it deems necessary, and within those districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land.

(c) Regulations may differ from one (1) district to another but shall be uniform for each class or kind of buildings within a district.

(d) All regulations **shall** be made:

(i) In accordance with a comprehensive plan and designed to:

## **15-1-503. Master plan; adoption; concurrent action; contents; amendment.**

(a) The commission, after holding public hearings, shall adopt and certify to the governing body a master plan for the physical development of the municipality. ... The master plan, with the accompanying maps, plats, charts and descriptive and explanatory matter shall show the:

- (i) Commission's recommendations for the development and may include the general location, character and extent of streets, bridges, viaducts, parks, waterways and waterfront developments, playgrounds, airports and other public ways, grounds, places and spaces;
- (ii) General location of public buildings and other public property;
- (iii) General location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, heat, sanitation, transportation, communication and other purposes;
- (iv) Acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, or change of use of any public ways, grounds, places, spaces, buildings, properties, utilities or terminals;

# *Elements of a Comprehensive Plan*

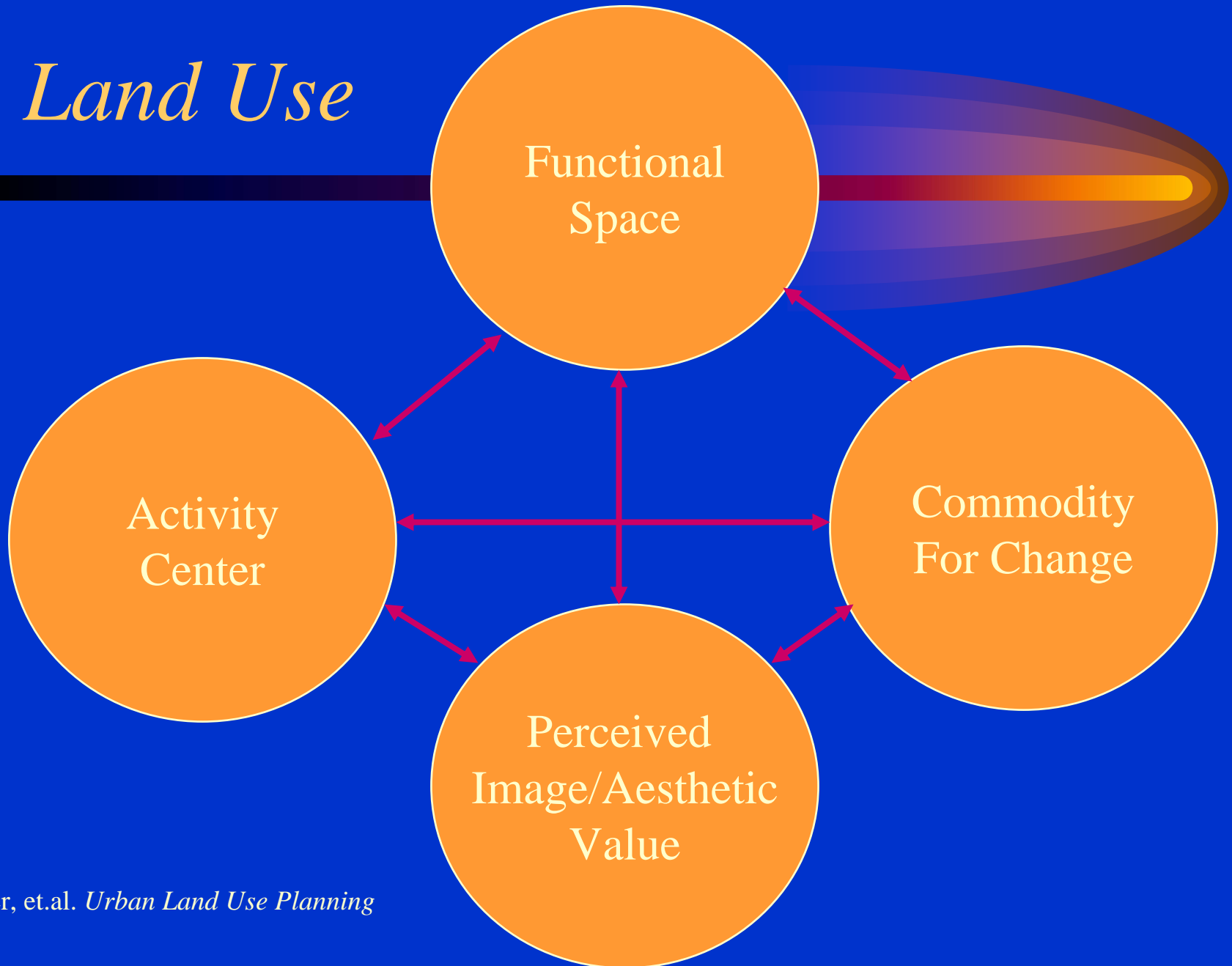
- Community Character
- Statement of goals and objectives
- Inventory of existing conditions
- Implementation strategies
- Population
- Economic Development
- Natural Resources
- Natural Hazards/Risk Assessment
- Cultural Resources
- Community Facilities
- Land Use
- Housing
- Public Health
- Transportation
- Infrastructure
- Historic Preservation
- Education

# *Federal Coordination*

## **18-5-208. Coordination of planning efforts with federal agencies.**

The board of county commissioners of a county which has officially adopted a comprehensive plan pursuant to W.S. 18-5-202(b) may participate in efforts to coordinate the plan with federal regional forest or other resource management plans as provided in the Federal Land Policy and Management Act of 1976 and federal regulations adopted pursuant to that act, including, but not limited to, Title 36, of the Code of Federal Regulations, part 219.7 and Title 43, of the Code of Federal Regulations, part 1610.3.

# *Land Use*



# *Land Use*

- Four dimensions of land use:
  - 1) Land as functional space, the overall parcel, environmental, structural and use characteristics
  - 2) Land as activity center, the interactions that take place on the site, origin/destination, location decisions, situation
  - 3) Land as a commodity, potential for change
  - 4) Land as a perceptual image or aesthetic resource

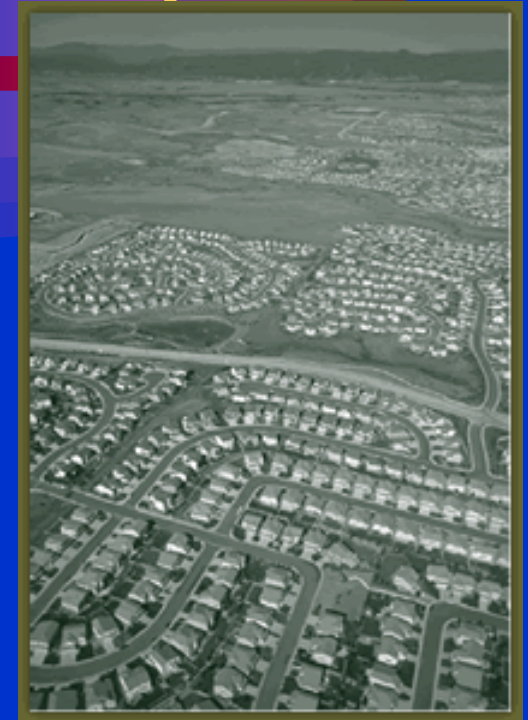
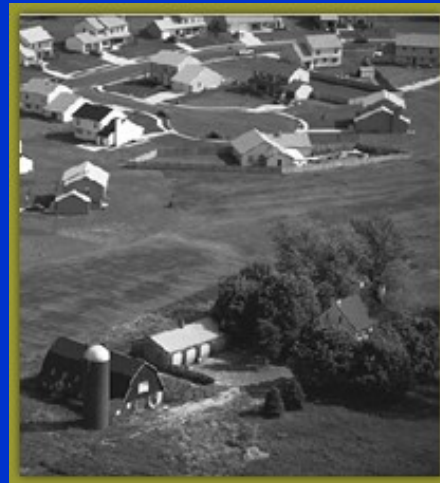
# *Land Activities*

- Not Zoning!!
- Not Assessment Categories
- Know Purpose
- Hierarchical Structure



# *Purpose of Categories-Impacts*

- Services/Infrastructure
- Transportation
- Environmental
- Revenue
- Employment
- Land Consumption
- Suitability



# Categories

- Residential
  - R1-Single Family
    - R1G5 >5 DU/Ac
    - R1L5 <5 DU/Ac
    - R1R5 1-5 Ac Lots
    - R1R20 5-20 Ac Lots
    - R1R40 >20 Ac Lots
  - R2-Multiple Family
  - R3-Manufactured Home Park
- Commercial/Retail
- Wholesale
- Office/Service
- Industrial
- Recreation/Open Space
- Agriculture
- Public
- Transportation/Utilities



# *Land Use Principles*

- Integrated and essential to the daily life of the citizens
- Walkable/bikeable community
- Diversity of housing types
- Economy with a range of employment opportunities
- Community focus area(s)
- Ample open space
- Well defined edges and corridors
- Natural environment maintained and preserved
- Community design should conserve resources, energy efficient, and minimize waste

# *Change in Wyoming Planning Statutes*



- Why Now
  - More Demands
  - Preserve the Quality/Character of Wyoming Life and Landscape
  - Coordinated Economic Development
  - Community Services
- What Advantages
  - Statewide Goals/Principles
    - Local Implementation
  - Integration of Planning: Comprehensive Planning
  - More Flexibility, Coordinated Strategies
    - Local Policies Beyond Just Zoning

# *Change*

- **How**

- Committee of Key Stakeholders

- Planning Community
- Different Levels of Government Represented
- Development Interests
- Economic Interests
- Legislative Personnel
- Environmental Concerns

- Two Year Process

- Produce an Integrated, Flexible Land Management System that addresses both State and Community Perspectives



CNN, 28 March 2005



Is this the future of  
Wyoming?

It is only 50 miles  
Away!