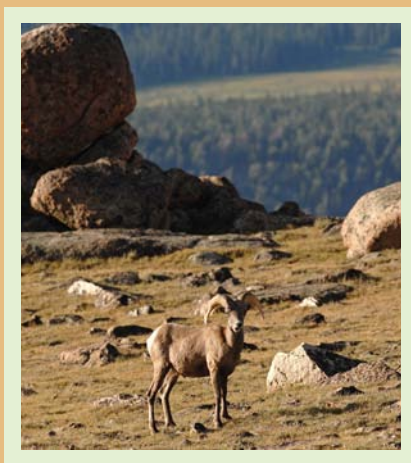


Private Lands Conservation Toolkit and Training for Wyoming Land Managers

2011



Prepared by the U.S. Forest Service & the
Ruckelshaus Institute of Environment and Natural Resources
University of Wyoming



About the author organizations:

The mission of the U.S. Forest Service (USFS), a division of the U.S. Department of Agriculture, is to sustain the health, diversity, and productivity of the Nation's forests and grasslands to meet the needs of present and future generations. Open space—forests, grasslands, farms, ranches, wetlands, riparian areas, and urban green space—provides vital ecosystem services and benefits for society. Each day 6,000 acres of open space in the United States are lost as more people choose to live at the urban fringe and in scenic, rural areas. Addressing the rapid loss of open space helps to fulfill the USFS mission, as development of open space affects land managers' abilities to manage the national forests and grasslands and to help private landowners and communities sustainably manage lands and maintain ecosystem services.

The Forest Service works with partners to conserve open space across the country by managing 193 million acres of national forests and grasslands; conducting research and technological development; and providing technical, financial, and educational assistance to landowners and communities. The Forest Service's role is not to regulate development or land use, but to work with states, communities, landowners, and others to strategically conserve open space across landscapes.

The Ruckelshaus Institute of Environment and Natural Resources, established in 1994, is a model for advancing collaborative approaches to address environment and natural resource challenges. The Institute's mission is to engage and educate students, stakeholders, and policymakers in interdisciplinary problem solving, collaborative decision making, and leadership to promote understanding of often complex natural resource and environmental issues. It specializes in advancing understanding in the areas of land-use planning, conservation, energy and water issues, and wildlife management.

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INTRODUCTION

The Rocky Mountain West is the fastest growing region in the U.S., and rural development is one of the primary factors contributing to the loss of privately held open space in this region over the past 20 years. A vast majority of the growth in Wyoming over the next decade is expected to be exurban growth. Beyond Wyoming and the region, the United States Department of Agriculture (USDA) Forest Service (USFS) projects that nationwide nearly 22 million acres of private, rural lands that are adjacent to national forest and grasslands will undergo residential development by 2030. Benefits of stemming some of this development and conserving private lands include: 1) buffering public lands to reduce wildfire risks for communities; 2) protecting critical wildlife corridors and habitat; 3) providing greater access to public lands for recreation; 4) protecting important watersheds; and 5) maintaining scenic vistas and culturally significant landscapes.

The USFS and the Ruckelshaus Institute of Environment and Natural Resources at the University of Wyoming have partnered to develop a toolkit for land managers in Wyoming to aid the conservation of private land. The purpose of this toolkit is to provide those interested in public land management a comprehensive resource guide for exploring land conservation options with private landowners, communities, land trusts, and local planners. Further, the toolkit aims to provide information to land managers on state and local land use planning to help them engage effectively and collaboratively in ways that support the ecological sustainability and integrity of adjacent federal and state lands. The toolkit is meant to complement existing knowledge about land conservation programs with additional information, contacts, and resources, and to encourage land managers to participate, partner, and assist with local and county land planning processes and voluntary private land conservation efforts.

This toolkit includes:

- Detailed maps and information on land ownership, existing conservation easements, and private inholdings in federally managed lands in Wyoming;
- A suite of conservation tools for federal, state, and local land managers;
- A comprehensive list of local and statewide resources and organizations involved in land conservation;
- Sources of funding for land acquisitions, easements, and land stewardship;
- Collaboration, cooperation, and consensus building tools for public agency participation in local land use planning; and
- An overview of state and local land use planning laws and regulations.





LAND CONSERVATION AND ACQUISITION TOOLS

Section Outline

- Introduction
- Fee Simple Land Acquisition
- Conservation Easements
- Purchase of Development Rights
- Land Exchange
- Donation
- Sources and Additional Resources

Introduction

This section provides a general overview of land purchase, donation, easement, and exchange tools that can be used to facilitate conservation.

Fee Simple Land Acquisition

Land acquisition includes the “fee simple” purchase of a parcel of land. A fee simple purchase transfers full ownership of the property, including the underlying title, to another party. Fee simple land acquisition may also be the result of a donation, with the landowner realizing tax benefits from the donation. Sometimes a combination of purchase and donation occurs, resulting in a sale of land for below market value and the landowner donating a portion of the property’s value to the buyer. This type of exchange is referred to as a “bargain sale” and benefits the donor because they can deduct the value of the gifted portion of land from their federal income taxes. Under this scenario, landowners enjoy direct economic gains from the sale of their land and potentially from the tax benefits of donating a portion of their land.

Fee title purchases are voluntary transactions between a landowner (seller) and purchaser (buyer). A fee title is a full interest in real property. In granting a sale of land, the landowner generally retains no ownership of the property and gives up all rights. The party that holds the fee title, whether it is a private individual, public agency, or a non-profit organization, has a long-term responsibility to administer and monitor the title.

The process of fee simple land acquisition for conservation purposes is usually facilitated by a non-profit organization, such as a land trust, because these types of organizations often have access to funding for land purchases.

Bargain sale – Sale of a parcel of land for below market value, with a portion of the value donated by the seller to the buyer.

Fee simple land acquisition – When a parcel of land is sold from one party to another.

Conservation Easements

Conservation easements are a valuable tool to protect critical lands within, adjoining, or near public lands in Wyoming. A conservation easement is a legal agreement between a landowner and an eligible easement holder that restricts future activities on the land to protect its conservation values. Easements are especially applicable in situations where the landowner is not interested in selling their land but is willing to place an easement on the property to dedicate the land for a specific purpose. An example of this would be placing an easement on the land that limits future development but allows certain agricultural production practices to continue.

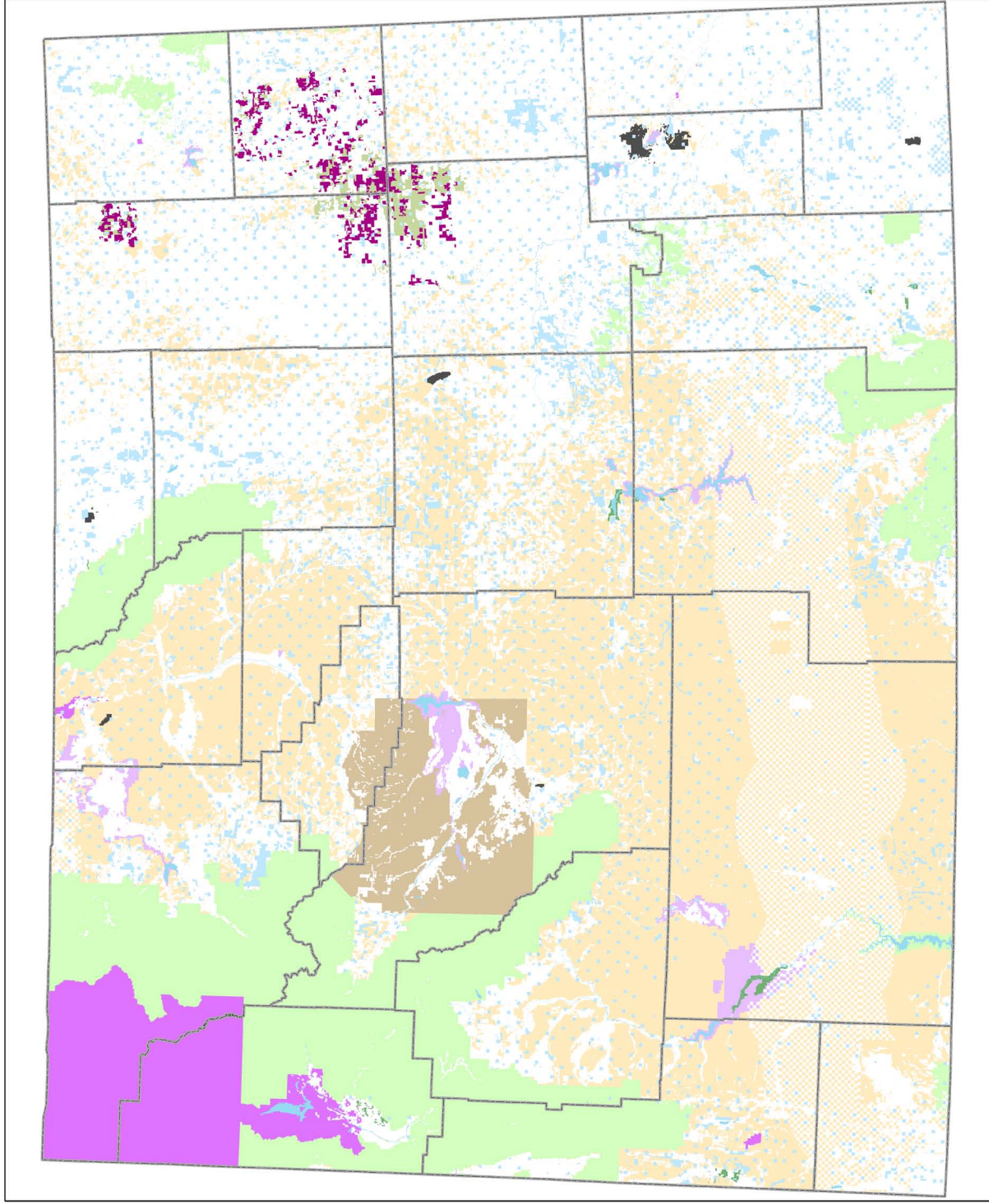
A conservation easement is a partial interest in real property. In granting a conservation easement, the landowner retains ownership of the property and gives up some or all development rights in perpetuity. The party that holds the easement, whether it is a public agency or a non-profit organization, has a long-term responsibility to administer and monitor the easement and to ensure compliance with the terms and conditions of the easement agreement. The types of entities that are eligible to hold easements are usually specified in a state's conservation easement statute. In Wyoming, these are specified as a federal or state agency or a charitable trust whose purpose is to preserve land. It is also possible for federal programs to make agreements for 99- or 30-year leases, as opposed to a permanent easement agreement. Sometimes in these agreements or permanent conservation easements a government agency will turn administration and monitoring responsibilities over to a land trust or another conservation organization.

The terms of an easement agreement are negotiated between a private landowner and a public agency or non-profit conservation organization. Either party may initiate the conversation about creating a conservation easement. Each conservation easement is tailored to fit a specific situation, landowner, and parcel of land. Typically, the overarching purpose of granting a conservation easement is to protect open space, wildlife habitat, visual quality and aesthetics, and traditional land uses such as agriculture. In Wyoming and many other Western states, usually little or no public recreation is permitted on conservation easement properties, although public access to portions or all of a property can be a part of the easement terms. This is determined on a case-by-case basis by the landowner and the entity holding the easement.

Conservation easements may be acquired by donation or by purchase. Often, donated easements involve a tax incentive for the landowner, but in some situations the landowner may simply want to see the land protected from future development. If a landowner wishes to realize income tax benefits, certain criteria must be met, and the easement must: 1) be donated or sold for less than its actual value; 2) impose certain restrictions to protect the conservation value of the land in perpetuity; 3) be donated or sold to a qualified organization; and 4) meet a certain conservation purpose. Conservation purposes may include the preservation of open space, the protection of habitat or ecosystems, and/or the preservation of land for public recreation, education, or historical significance. Usually, easement purchases are completed on the basis of an appraisal of the value of the development rights of the land to be acquired or donated. A qualified appraiser assesses the difference between the fair market value of the property, often using comparable sales in the area, and the restricted value of the property under the easement. In other words, the appraiser makes two appraisals: one of the property in its current condition and a second as though it were subject to the conservation easement. The easement is legally recorded in the registry of deeds and binds current and future owners of the land to the terms of the recorded easement.

Federal agencies may seek out trust organizations to administer and monitor a conservation easement, and individual landowners also utilize land trusts to negotiate and create conservation easements on their land. Land trusts are generally private, non-profit organizations that may or may not act as an advocacy group. Different land trusts have varying values and missions and choose their projects accordingly. For more information on land trusts and conservation easements, please see the section on "Land Trusts and Conservation Partners," the Land Trust Alliance Web site (www.landtrustalliance.org) and its online Learning Center, and the Conservation Easement Handbook by Elizabeth Byers and Karin Ponte (2005).

Wyoming Land Ownership



Land Ownership

Legend

- County Boundaries
- Bankhead Jones*
- Bureau of Indian Affairs
- Bureau of Land Management
- Bureau of Reclamation
- Department of Defense
- US Fish and Wildlife Service
- US Forest Service
- National Grasslands
- National Park Service
- Private
- State
- Hydrography

* Bankhead-Jones Lands are special use lands administered by the U.S. Forest Service and the U.S. Bureau of Land Management.

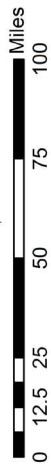


Figure 1 - Land ownership in Wyoming.

Use of Conservation Easements in Wyoming

The use of conservation easements to protect private land from future development seems to be gaining acceptance among landowners in Wyoming. The Wyoming Chapter of The Nature Conservancy, Wyoming Land Trust (formerly Green River Valley Land Trust), Jackson Hole Land Trust, The Conservation Fund, and the Wyoming Stock Growers Agricultural Land Trust have had considerable success in working with private landowners to craft conservation easement agreements on both small and large parcels of land. The USFS has played an active role in referring landowners to the appropriate conservation groups, in supporting the use of easements in Wyoming, and in providing funding for private land conservation. Examples of such conservation easements include:

- **Carney Ranch** – This ranch adjoins the Bridger-Teton National Forest at the head of the upper Green River in Sublette County, Wyoming, and makes up an important component of the Funnel Bottleneck for the “Path of the Pronghorn.” The USFS designated a protected migration route within the forest boundary, and The Conservation Fund, the Wyoming Game and Fish Department, and several other partners acquired a conservation easement on 2,400 acres of this ranch through a bargain sale purchase (see Appendix 1).
- **Feuz Ranch, Hatchet Ranch, Buffalo Valley** – Located between Grand Teton National Park and the Bridger-Teton National Forest, the Buffalo Valley is a crucial inholding at the eastern gateway to Jackson Hole. The USFS has a longstanding partnership with the Jackson Hole Land Trust to acquire conservation easements in this valley.

Conservation Easement Criteria

Criteria for considering conservation easements varies among public agency and private organization easement holders, but most easement administrators seek lands that have some kind of value for habitat, wildlife, open space, agriculture, or community. Examples of lands with such value include:

- Wetlands, floodplains, and riparian habitats;
- Productive agricultural and ranching lands;
- Lands inhabited by threatened, endangered, or rare species;
- Lands with important migration corridors or undisturbed ecosystems;
- Lands with historic or community value;
- Land with open space, viewscape, or aesthetic value;
- Large tracts of land;
- Land located in or around national forests or other federally managed lands; and
- Land with access value.



Photo courtesy of the U.S. Forest Service

Land trusts in particular consider lands that fit the organization’s mission and may not consider easement proposals for lands that are bordered by unprotected lands, existing development, or planned development that may affect the value of the land under consideration.

Finally, the conservation value must meet the standards outlined in a state’s statute for conservation easements. For Wyoming’s legal standards, see the Uniform Conservation Easement Act (W.S. 34-1-201 through 207; available online at: <http://legisweb.state.wy.us/statutes/statutes.aspx?file=titles/Title34/T34CH1.htm>).



Terms and Restrictions

Conservation easements generally allow for traditional uses of the land to continue while restricting very specific future activities. Allowable uses may include agricultural operations and necessary improvements such as building structures, fencing, and water infrastructure. Depending on the terms of an easement, the landowner may sell the land, gift it or pass it on to a family member, and build additional residences on the land. The landowner retains personal access, and unless public access is specifically included in the easement, the landowner also retains control of access to the land for recreational uses such as hunting and fishing.

Restricted activities are clearly delineated in conservation easement agreements and generally include dumping, surface mining, subdivision, residential or commercial development, and commercial uses not related to agriculture. The rights of mineral estate owners, which may belong to a party other than the surface landowner, remain under the legally recorded ownership and are not hindered or negated by the placement of an easement unless the owner of the mineral estate is party to the conservation easement.

Creating a Conservation Easement

Although public agencies and private organizations may have different processes for creating and negotiating an easement agreement, the general steps are as follows:

1. The landowner begins by determining his or her plan for the land and discussing goals, needs, and interests with the agency or organization with which he or she intends to work. Agency staff can help the landowner understand his or her role in the process and the terms and restrictions of a conservation easement. The landowner should seek outside financial and legal advice to determine what type of agreement will serve his or her interests and those of the land.
2. Next, the agency or conservation organization visits the property and assesses and gathers information about land value and uses. The potential administrator of an easement may be interested in structures or other human alterations currently on the land; wildlife and habitat; soil, hydrologic, and geologic characteristics; open space and aesthetic values; the current and potential conservation or development state of the surrounding land; and/or any other factors that may affect the conservation value of the land. Mineral rights, title information, and mortgages are carefully researched and resolved. Additionally, if the land has not been formally surveyed, then it may be necessary to contract a surveyor to establish the legal boundaries of the land.
3. The easement is then drafted for the landowner following the initial visit and consultation. Each conservation easement is tailored to the needs of the landowner, the parcel of land, and the mission of the partnering agency or organization. The landowner may consult with his or her legal advisor and work together with the agency or organization to create a preliminary agreement that satisfies all parties.
4. After the easement is drafted, an appraisal is conducted. For more information on appraisals, visit the Colorado Coalition on Land Trust's Conservation Easement Appraisals Guide at: www.cclt.org/Downloads/education/ccltappraisalguide.pdf.
5. Lastly, the conservation easement must be finalized and approved by the agency or directors that govern a private conservation organization. The document is signed by the grantor and recorded at the county courthouse. The administrative agency or organization then assumes the responsibility for the long-term monitoring of the easement.

Forest Service Land and Land Trust Holdings in Wyoming

Legend

- County Boundaries
- U.S. Forest Service
- Other State Protected Easement Holder¹
- Wyoming Land Trust
- Jackson Hole Land Trust
- NRCS
- Rocky Mountain Elk Foundation
- Teton County Scenic Preserve Trust
- Teton Fish and Wildlife
- USFS Easement
- Wyoming Game and Fish Department
- Wyoming Stockgrowers Ag Land Trust
- Nature Conservancy Easements
- Nature Conservancy Preserves

¹ Conservation Easement Data Provided by the Wyoming Chapter of the Nature Conservancy.

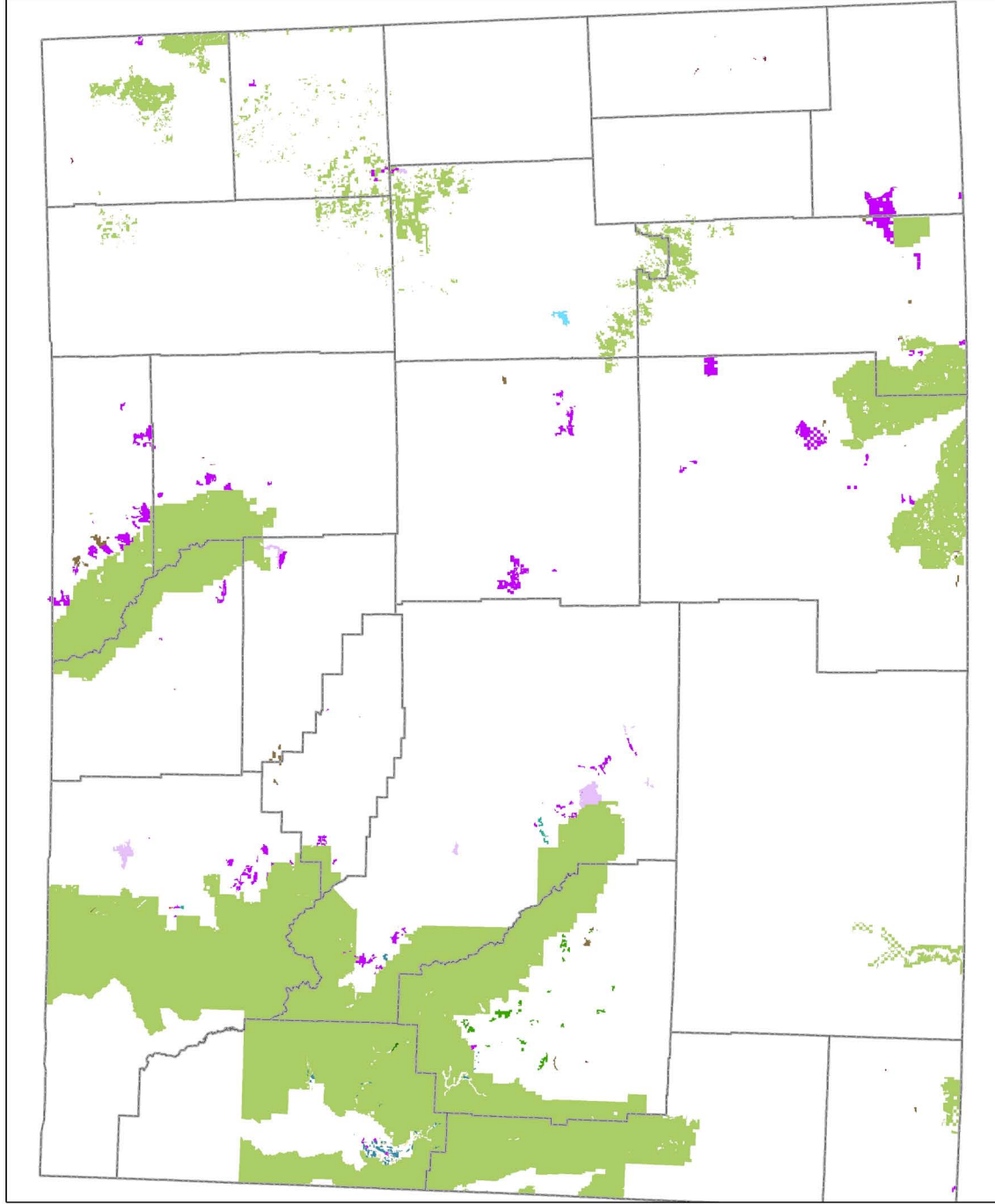
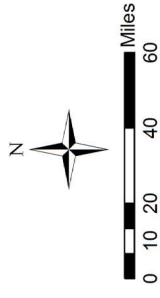


Figure 2 - USFS land and land trust holdings in Wyoming.



The Jackson Hole Land Trust offers a useful conservation easement template on its Web site: <http://jhlandtrust.org/pdfs/ConservationEasementTemplate.pdf>.

Wyoming Legislation Pertaining to Conservation Easements

In 2005, the Uniform Conservation Easement Act (UCEA; W.S. 34-1-201 through 207) was passed in Wyoming. This Act facilitates the use of conservation easements by land trusts for the protection of open space. This standard set of regulations for the creation, alteration, and termination of conservation easements also allows for easier enforcement. Furthermore, the statute protects the state's property tax base and the rights of mineral estate owners.

Conservation easement – A legal mechanism that allows a landowner to retain ownership of their land but grants some rights of the land to an organization, such as a land trust. Conservation easements are generally created to retain or protect natural or open space, agricultural, forestal, recreational, or open space use; protect natural resources, including wildlife; maintain or enhance air or water quality; and preserve historic, architectural, or archaeological resources.

Development rights – One piece of a bundle of private property rights that involves the holder's right to develop a particular parcel of land.

Purchase of Development Rights

A purchase of development rights (PDR) program uses a conservation easement to compensate landowners for voluntarily limiting future development of their land while they retain full ownership. Usually, under PDR the landowner retains rights to continued farming, ranching, or logging.

PDR programs began in the Eastern U.S. in the 1970s as a public financing method to prevent farmland from being sold, subdivided, and developed. The landowner is able to retain ownership and title to the land and buffer the property from development pressures while being compensated for the fair market value of the real estate development rights associated with the land. PDR is a voluntary process and is only undertaken by an interested and willing landowner.

As opposed to buying the land outright, PDR can be a practical and affordable alternative for public protection of private land. Purchase of development rights is also an effective way for farmers or ranchers to reduce debt or property taxes and invest in agricultural operations or retirement. Since the land value may be reduced up to 75 percent after the development rights have been extinguished, PDR also has been used as a way to avoid steep inheritance taxes.

Although PDR and conservation easements are similar, the two methods of land protection have some distinct differences. Purchase of development rights is the act of purchasing and extinguishing development rights associated with a parcel of land, while conservation easements may be sold or donated and may have implications and provisions other than retirement of development rights. Thus, a conservation easement is a legal tool used to transfer rights from a private landowner to a public agency or private conservation organization; PDR is simply the purchase and restriction of development rights—the rights are also sold, not donated. As with conservation easements, the terms of a PDR sale are tailored to the needs of the landowner, purchasing party, and the parcel of land.

Land Exchange

Land Suitable for Land Exchange

Federal, state, and local agencies use land exchange for a number of purposes, including consolidating public land, simplifying federal land boundary management, and acquiring important resource lands. Simply stated, land exchange involves a federal agency trading public land for private land or other governmental land. The exchange is based on the property value, not the acreage, of the lands to be traded. Exchanges do not often result in an acre-for-acre trade. For example, fewer acres of land with mature timber could be traded for more acres with younger trees, because mature trees are more valuable. The value of both the public and private lands is appraised, and when values do not closely match, the federal government may use appropriated funds to equalize the values. In some cases, the private party may donate a portion of their land value either to the government or to a third party, such as a land trust. The agencies follow detailed requirements for a land exchange, including an environmental assessment of the public land that will be traded.

The national forests in Wyoming contain many thousands of acres of private land inholdings as a result of past railroad grants, homesteading laws, and mining patents. In many of Wyoming's real estate markets, private land inholdings are considered valuable and thus are also vulnerable to development. Land exchanges are a tool to help federal land managers acquire and consolidate key tracts of private land such as inholdings; to protect wildlife and fish habitat, wilderness, recreational opportunities, wetlands, and riparian areas; and to improve legal access and long-term management. Potential land exchanges must be designed carefully to protect important resources and public values and to improve public access to national forest lands.

Large and complex land exchanges may be legislated by Congress. However, most land exchanges are completed through standard agency administrative processes. Under current regulations and policies, considerable time and expense are required to complete the land exchange process, including National Environmental Policy Act (NEPA) requirements, public notification and comment, land surveys, appraisals, and title reviews. On average, a land exchange proposal may take three to five years to complete, and it may cost \$50,000 to \$100,000 to carry out the process. Typically, the costs are shared with the landowner. Given the time and expense, a land exchange proposal must be evaluated carefully to ensure that it is in the public interest and worth both the time and financial investments.

Bipartite exchange – Includes two main parties in a transaction involving the exchange of land for timber or direct cutting rights, namely a non-federal landowner and the USFS.

Tripartite exchange – Includes three main parties in a transaction involving the exchange of land for timber or harvesting rights, namely a non-federal landowner, the USFS, and a timber sale contractor.

U.S. Forest Service Land for Timber Exchange

The U.S. Forest Service has the ability to exchange timber for land. A land for timber exchange involves the acquisition of non-federal land, or interests in land, in exchange for national forest timber.

Land for timber exchanges can be either bipartite or tripartite exchanges. In a bipartite exchange, the United States grants the right to cut national forest timber in exchange for non-federal land or interest in land. Two methods of bipartite exchange exist. The first method involves a non-federal landowner purchasing an existing national forest timber sale. The USFS may then use receipts from the timber sale to acquire land the timber sale purchaser owns. The second method involves a "direct cutting right," where the non-federal landowner is given the right to harvest national forest timber outside the competitive timber sale process.



A tripartite land exchange uses federal timber receipts to purchase lands adjacent to national forests. This type of exchange may be used when the non-federal landowner is unable to harvest or use the timber from federal lands. A tripartite exchange involves three parties: the United States, a non-federal landowner, and a timber sale contractor. The contractor pays for and cuts the timber under a timber sale contract. Funding for a tripartite exchange from a timber sale can occur only after satisfaction of National Forest Fund deposits, Knutson-Vandenberg collections, and Salvage Sale Fund requirements. Any receipts remaining in the land exchange suspense account after the closing of a tripartite exchange are deposited in the National Forest Fund.

Donation

In a donation a landowner presents land, interests in land, or easements as a gift to the federal government. It is a way to add land to the federal land system and protect unique areas by placing them in public ownership. In a recent example, a landowner donated and deeded full ownership of over 10 acres of private land to the United States. The 10-acre parcel was completely surrounded by U.S. Forest Service land and was in a designated wilderness area.



Snawny Range, Medicine Bow National Forest, Photo courtesy of the University of Wyoming

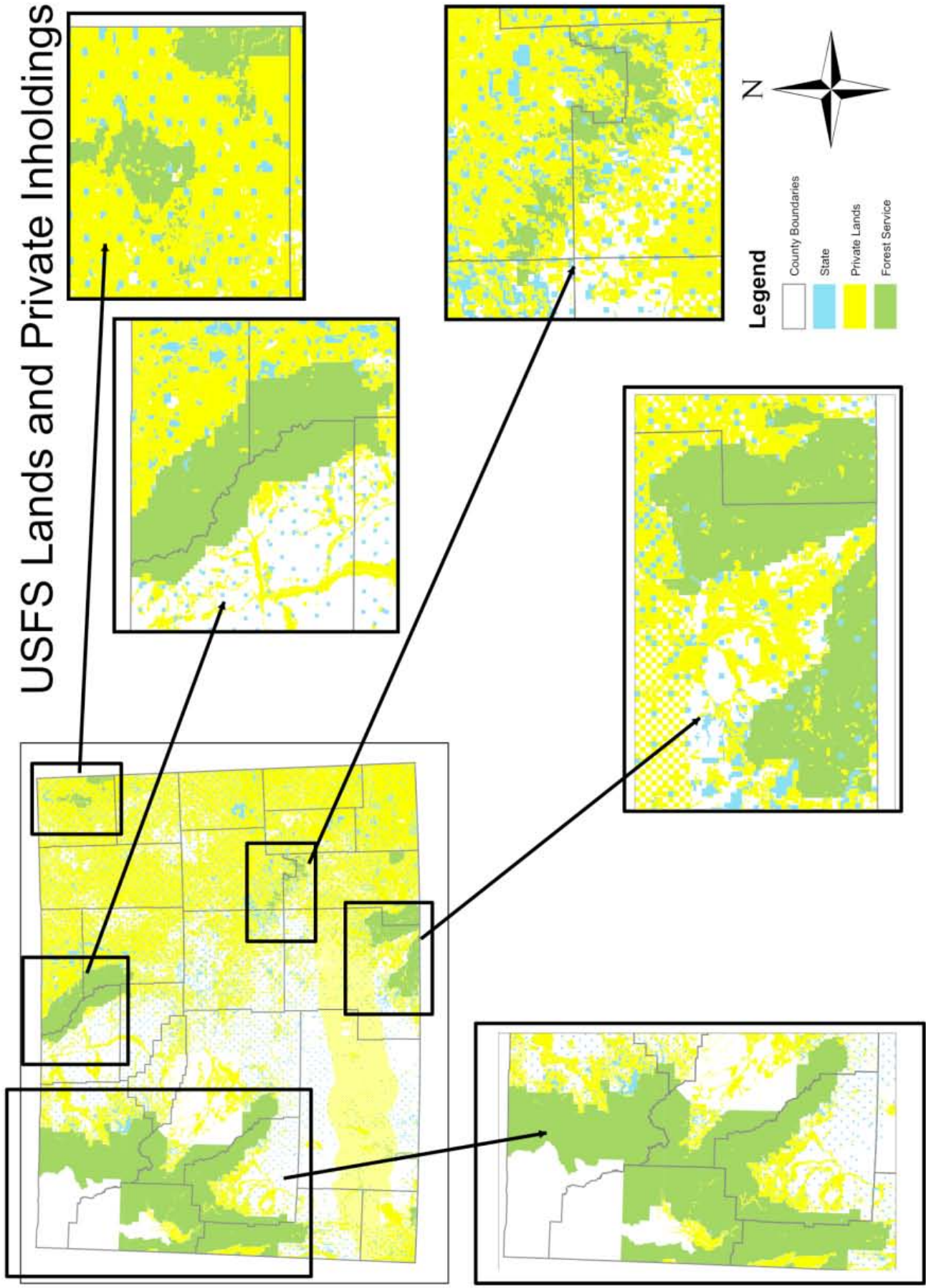


Figure 3 – Private inholdings in national forest land in Wyoming

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LAND TRUSTS AND CONSERVATION PARTNERS IN WYOMING

Section Outline

- Land Trusts in Wyoming and the Region
 - Conservation Buyers in Wyoming
 - Summary Tables of Land Trusts and Conservation Organizations Working in Wyoming
 - Regional/national, state, and local organizations providing analysis, information, and coordination
-

Land Trusts in Wyoming and the Region

Land trusts are non-profit organizations that endeavor to conserve land by facilitating conservation easements or land acquisitions. In Wyoming, there are local, statewide, and national organizations operating under missions to protect open space, wildlife habitat, scenic or aesthetic value, working farms and ranches, and/or other community values.

Conservation Buyers in Wyoming

A conservation buyer is a private individual or a group of individuals interested in protecting land with important resource values. The buyer may purchase land and then donate or sell an easement to a land trust or government agency. The buyer realizes tax benefits from a donation. The buyer may then either keep or resell the land on the open market at the reduced value resulting from the easement.

Because these arrangements require convergences of the buyer's and seller's needs, some land trusts operate "conservation buyer programs" to connect conservation buyers with properties the trusts have determined to have important resource values. Often, the land trusts' programs simply identify properties of conservation value. Some land trusts purchase the land themselves, place an easement on it, and then resell it less the value of the easement. Land trusts operate conservation buyer programs across the nation, and several land trusts operate conservation buyer programs in Wyoming.





Table 1 – Land trusts and conservation partners in the Rocky Mountain region.

Regional/National Land Conservation Organizations			
Name	Purpose	Location	Contact
The Conservation Fund	Partnership-driven organization that assists federal and state agencies and land trusts in accomplishing their land conservation goals through land acquisition and other programs. The Conservation Fund generally acquires land and conservation easements on behalf of its partner organizations and works with those partners to secure funding for their eventual transfer into public ownership.	Wyoming office in Jackson; offices also in Missoula, MT, and Ketchum, ID	(307) 733-2360 www.conservationfund.org/mountainwest
Heart of the Rockies Initiative	Partnership of 23 national, state, and local land trusts that seek to conserve the most biologically rich and agriculturally productive private lands in the Northern Rocky Mountain Region.	Driggs, ID	(208) 354-2075 www.heart-of-rockies.org
The Land and Water Conservation Fund	Federal program that provides matching grants to local and state governments for acquisition and development of public outdoor recreation facilities and areas.	Wyoming office in Cheyenne through the Department of State Parks and Cultural Resources	(307) 777-6324 www.nps.gov/lwcf
The National Fish and Wildlife Foundation	Seeks to preserve and restore wildlife species and habitats. The organization directs public conservation dollars to pressing environmental needs and matches those investments with private funds.	Western regional office in Portland, OR	(503) 417-8700 www.nfwf.org
The National Forest Foundation	Foundation has mission to bring people together to restore and enhance national forests and grasslands. It primarily administers private gifts of funds and land for the benefit of the national forests.	Regional office in Missoula, MT	(406) 542-2805 www.nationalforests.org
The Nature Conservancy	Protects ecologically important lands and waters for nature and people through easements, conservation buyer programs, and direct acquisition.	Wyoming offices in Lander, Cody, Sheridan, Cheyenne, and Jackson	Lander (307) 332-2971 Cody (307) 587-1655 Sheridan (307) 673-0992 Cheyenne (307) 286-7661 Jackson (307) 733-8890 www.nature.org/ourinitiatives/regions/northamerica/unitedstates/wyoming/index.htm
Resources Legacy Fund	Has the Greater Yellowstone Ecosystem Loan Fund, which primarily works with private landowners willing to conserve their lands through donated or bargain-purchased conservation easements. Fund focuses on properties that represent the rich diversity and iconic landscapes of the Greater Yellowstone Ecosystem.	Sacramento, CA	(916) 442-5057 www.resourceslegacyfund.org

Table 1 (con't) - Land trusts and conservation partners in the Rocky Mountain region.

Regional/National Land Conservation Organizations			
Name	Purpose	Location	Contact
Rocky Mountain Elk Foundation	Ensures the future of elk, other wildlife, and habitat through the use of acquisitions, easements, land and real estate donations, contributions, and land exchanges.	Southern Wyoming and northern Wyoming regional offices	(307) 867-2613 www.rmef.org/Conservation/WhereWeWork/Wyoming
The Trust for Public Land	National, non-profit, land conservation organization that conserves land for people to enjoy as parks, community gardens, historic sites, rural lands, and other natural places.	Northern Rockies field office in Bozeman, MT	(406) 522-7450 www.tpl.org/what-we-do/where-we-work/wyoming
Vital Ground Foundation	Seeks to protect and recover lands of high habitat value for grizzly bears through acquisitions, easements, and a conservation buyer program.	Missoula, MT	(406) 549-8650 www.vitalground.org
Wilburforce Foundation	A private, philanthropic foundation that supports efforts to create a network of protected core reserves, corridors, and buffer zones across Western North America that will support ecologically effective landscapes and viable wildlife populations; the Greater Yellowstone Ecosystem is one of the organization's priority areas.	Seattle, WA	(206) 632-2325 www.wilburforce.org

Table 2 - Land trusts and conservation partners in Wyoming.

Wyoming Land Conservation Organizations			
Name	Purpose	Location	Contact
Jackson Hole Land Trust	Permanently protects critical open space from development in and around Jackson, WY, and the upper Wind River watershed primarily through the use of easements and a conservation buyer program. Through the Web site, www.NorthernRockyRanches.com , it maintains a list of properties, typically 35 acres or larger, that have important conservation values and merit protection.	Jackson, WY Dubois, WY	Jackson (307) 733-4707 Dubois (307) 455-3766 www.jhlandtrust.org
Platte River Parkway Trust	Preserves working agricultural landscapes and maintains open space, wildlife, and recreational opportunities to develop additional affordable housing and preserve historical structures and sites.	Casper, WY	(307) 577-1206 www.platteriverparkway.org
Sheridan Community Land Trust	Promotes agricultural landscapes, open space, wildlife habitats, historical structures and sites, and provides opportunities for recreation in Sheridan County.	Sheridan, WY	(307) 673-4702 http://sheridanclt.org/index.htm
Teton County Scenic Preserve Trust	Created by the Teton County Board of Commissioners, this trust is a part of local county government and purchases easements on behalf of the county.	Jackson, WY	(307) 733-3959 http://www2.tetonwyo.org/mapserver/tcspt.php



Table 2 (con't) - Land trusts and conservation partners in Wyoming.

Wyoming Land Conservation Organizations			
Name	Purpose	Location	Contact
Teton Regional Land Trust	Conserves agricultural and natural lands and encourages land stewardship in the upper Snake River watershed through easements and a conservation buyer program.	Driggs, ID	(208) 354-8939 www.tetonlandtrust.org
Wyoming Land Trust	Aims to conserve agricultural and ranch lands in Wyoming's Green River Valley through the use of easements and a conservation buyer program. Maintains a list of available area properties with agricultural, wildlife, and open space values on its Web site that the trust believes merit conservation attention. This trust also maintains a list of conservation-minded buyers. See www.grvlandtrust.org/Map.htm for more information.	Pinedale, WY	(307) 367-7007 http://wyominglandtrust.org/index.shtml
Wyoming Natural Resource Foundation	An organization dedicated to conserving Wyoming's natural resources, heritage, and culture. Members include Wyoming's 34 Conservation Districts, businesses, and individuals.	Cheyenne, WY	(307) 632-5716 www.conservewy.com/wnrf/index.html
Wyoming Stock Growers Agricultural Land Trust	Promotes land conservation options for ranchland owners to remain productive and independent. Primarily uses easements.	Cheyenne, WY	(307) 772-8751 www.wsgalt.org
Wyoming Wildlife and Natural Resource Trust	Independent state agency that enhances and conserves wildlife habitat and natural resource values throughout the state.	Riverton, WY	(307) 856-4665 http://wwnrt.state.wy.us

Table 3 – National and regional organizations that provide analysis, information, and coordination for land preservation.

National and Regional Organizations that Provide Analysis, Information, and Coordination for Land Preservation			
Name	Purpose	Location	Contact
American Farmland Trust	Stops the loss of productive farmland and promotes farming practices that lead to a healthy environment.	Washington, D.C.	(202) 331-7300 www.farmland.org
Land Trust Alliance	National convener, strategist, and representative of over 1,600 land trusts in the U.S.	Regional office in Missoula, MT	(406) 549-2750 www.landtrustalliance.org
Partnership of Rangeland Trusts	Association of locally based and agriculturally focused rangeland conservation organizations.	Arvada, CO	(401) 423-3547 www.maintaintherange.com
Sonoran Institute	Promotes community decisions that respect the land and people of western North America. The Institute's Partnership for Wyoming's Future provides a statewide voice for better land use planning, state and local economic development, and policies that protect lands and waters, conserve working agricultural landscapes, and help communities improve their quality of life.	Partnership for Wyoming's Future is based in Cheyenne, WY	(307) 675-1970 www.sonoraninstitute.org/where-we-work/northern-rockies/partnership-for-wyomings-future.html
Rocky Mountain Land Use Institute	The mission of the Rocky Mountain Land Use Institute is to serve the public interest as an interdisciplinary, non-partisan forum for land use and environmental issues in the Rocky Mountain West through education and research programs on legal and public policy issues related to land use and development.	University of Denver College of Law, Denver, CO	(303) 871-6319 www.law.du.edu/index.php/rmlui
Sustainable Agriculture Research and Education (SARE)	SARE is a program of the U.S. Department of Agriculture that functions through competitive grants conducted cooperatively by farmers, ranchers, researchers, and agriculture professionals to advance farm and ranch systems that are profitable, environmentally sound, and good for communities.	Western Region Host Institution at Utah State University in Logan, UT Professional Development at the University of Wyoming SARE Center in Lingle, WY	(435) 797-2257 http://wsare.usu.edu/



SOURCES OF FUNDING FOR LAND ACQUISITIONS AND EASEMENTS

Section Outline

- Introduction
 - Summary Tables of Financial Sources for Land Acquisitions and Easements
 - Federal, state and local, and private sources
-

Introduction

This section provides tables that summarize financial sources for land acquisitions and easements. Many of the programs listed are cost-share or matching grant programs. Some of these programs also assist landowners with habitat improvement. Federal, state, local, and private sources of funding are included.



Table 4 – Sources of federal funding for land acquisitions and easements.

Federal Sources of Funding for Land Acquisitions and Easements			
Name	Purpose	Location	Contact
Bonneville Power Administration Mitigation Funds	BPA funding to states and tribes to purchase private lands in fee or easement for hydropower dam mitigation.	Greater Yellowstone Area and Snake River Watershed	www.efw.bpa.gov/IntegratedFWP
Federal Land Transaction Facilitation Act	Revenue from BLM land sales is used for federal land acquisition, especially inholdings, in 11 western states and Alaska. Program expired in 2010 and was extended for one year by emergency reauthorization; efforts are underway to reauthorize the program.	United States	www.gao.gov/htext/d08196.html www.conservationfund.org/fltfa_federal_land_transaction_facilitation_act
H.R. 4853: Middle Class Tax Relief Act	In late 2010, Congress renewed a lapsed tax incentive for voluntary conservation easements that will be in effect through December 31, 2011. This incentive applies to a landowner's federal income tax and: 1) raises the deduction for donating a conservation agreement from 30% of income in any year to 50%; 2) allows farmers and ranchers to deduct up to 100% of income; and 3) increases the number of years over which a donor can take deductions from six to 16 years.	United States	For more information, see: www.lta.org/easementincentive The tax credit is claimed through IRS income tax filings.
NPS Rivers, Trails, and Conservation Assistance	Provides technical assistance to project partners by helping to achieve community-defined goals, assessing resources, developing concept plans, engaging the public in participation, and identifying potential sources of funding for conservation and outdoor recreation projects.	United States	(303) 969-2855 www.nps.gov/rtca
NRCS Emergency Floodplain Easements	Emergency Watershed Protection Program buys floodplain easements as an emergency measure in perpetuity. Up to 100% of restoration costs paid.	United States	(307) 233-6750 www.nrcs.usda.gov/programs/ewp
NRCS Farm and Ranch Lands Protection Program (FRPP)	Up to 50% matching funds to state, tribal, or local governments and non-governmental organizations to purchase permanent conservation easements.	United States	(307) 233-6750 www.wy.nrcs.usda.gov/programs/frpp/frpp.html
NRCS Grassland Reserve Program (GRP)	Permanent or 30-year easements or multi-year rental agreements on private grass/shrublands under threat of conversion to non-grassland uses. Cost-share program.	United States	(307) 233-6750 www.wy.nrcs.usda.gov/programs/grp/grp.html
NRCS Wetland Reserve Program	Permanent or 30-year easements, multi-year rental agreements, or restoration agreements on private lands with restorable wetlands. Cost-share program.	United States; Greater Yellowstone Area and Snake River Watershed	(307) 233-6750 www.wy.nrcs.usda.gov/programs/WRP/wrp-home.html

Table 4 (con't)- Sources of federal funding for land acquisitions and easements.

Federal Sources of Funding for Land Acquisitions and Easements			
Name	Purpose	Location	Contact
NRCS Wildlife Habitat Incentives Program	Up to 75% landowner cost-share to develop upland, wetland, riparian, and aquatic habitat areas. Landowner voluntarily limits future use of the land for 5–15 years.	United States	(307) 233-6750 www.wy.nrcs.usda.gov/programs/whip/whip.html
USFS Forest Legacy Program	Federal funding granted to states from the USFS to purchase private forest lands in fee or in easement; 75% of project funding comes from the federal government, 25% comes from other sources.	United States	(303) 275-5239 www.fs.fed.us/spf/coop/programs/loa/flp.shtml www.conservationfund.org/wyoming_forest_legacy_program
USFWS Conservation Banking Program	Owner accepts easement to protect federally listed threatened or endangered species and is able to sell credits for threatened and endangered species elsewhere in the recovery area.	United States	(303) 236-7905 www.fws.gov/endangered/landowners/conservation-banking.html
USFWS Cooperative Endangered Species Conservation Fund – Habitat Conservation Plan Land Acquisition Grants Program	Federal matching funds to states or groups to acquire land and easements associated with approved Habitat Conservation Plans for imperiled species. Four grant programs are available through the fund. They include the “traditional” conservation grants and the “nontraditional” grants: Habitat Conservation Plan land acquisition, habitat conservation planning assistance, and recovery land acquisition grants.	United States	(303) 236-7905 www.fws.gov/endangered/grants/index.html
USFWS Neo-Tropical Migratory Bird Conservation Fund	Matching funds to federal, state, and local government and non-government entities for migratory bird conservation projects and land acquisitions.	United States	(703) 358-1784 www.fws.gov/birdhabitat/Grants/NMBCA/index.shtm
USFWS North American Wetlands Conservation Act	Matching grants for fee and easement acquisition to benefit wetlands associated with migratory birds and other wildlife.	United States	(703) 358-1784 www.fws.gov/birdhabitat/Grants/NAWCA/index.shtm

Table 5 - Wyoming state and local sources of funding for land acquisitions and easements.

State and Local Sources of Funding for Land Acquisitions and Easements			
Name	Purpose	Location	Contact
Jonah Interagency Mitigation and Reclamation Office	Funds for off-site mitigation of Jonah Field activities, managed by the BLM and three state agencies. Acquisition and easements are eligible, especially pronghorn and sagebrush habitats. Federal or state agencies, non-profit organizations, businesses, and individuals may apply.	Green River Basin, WY	(307) 367-5386 www.wy.blm.gov/jio-papo/index.htm
Pinedale Anticline Project Office	Funds for on-site monitoring and off-site mitigation for the Pinedale Anticline managed by the BLM and three state agencies. Acquisition and easements are eligible, especially in mule deer, pronghorn, and sage-grouse habitats. Federal or state agencies, non-profit organizations, businesses, and individuals may apply.	Green River Basin, WY	(307) 367-5386 www.wy.blm.gov/jio-papo
Wyoming Game & Fish Landowner Incentive Program	State program offering 50% cost-share or in-kind matching for habitat conservation on private lands, including easements.	Wyoming	(307) 745-4046 http://gf.state.wy.us/wildlife/nongame/LIP/index.asp http://gf.state.wy.us/wildlife/nongame/LIP/factsheet.pdf
Wyoming Game & Fish Private Lands, Public Wildlife Access Program & Wyoming Access Yes	Purchases easements for hunting and fishing access. Funding generated by Access Yes.	Wyoming	(307) 777-4600 http://gf.state.wy.us/wildlife/access/index.asp
Wyoming State Wildlife Grants	Federal funds allocated in the form of State Wildlife Grants for the conservation of at-risk species. Project funding in Wyoming guided by the Comprehensive Wildlife Conservation Strategy.	Wyoming	(307) 777-4600 www.teaming.com/states/wyoming.html
Wyoming Wildlife and Natural Resource Trust	State program with funding available to non-profit and government agencies to conserve wildlife habitat and natural resources, including purchase of conservation easements.	Wyoming	(307) 856-4665 http://wwnrt.state.wy.us/index.htm

Table 6 - Private sources of funding for land acquisitions and easements that are applicable to Wyoming.

Private Sources of Funding for Land Acquisitions and Easements			
Name	Purpose	Location	Contact
Doris Duke Charitable Foundation	Grants for land protection and other actions that implement state wildlife action plans.	Wyoming	(212) 974-7000 www.ddcf.org/Environment/Program-Initiatives/Accelerate-Wildlife-Habitat-Conservation
Turner Foundation	Protects functioning ecosystems, including core and intact habitats, buffer zones, and wildlife corridors.	Greater Yellowstone Ecosystem, WY	(404) 681-9900 www.turnerfoundation.org



SOURCES FOR LAND STEWARDSHIP

Section Outline

- Introduction
 - Summary Tables of Land Stewardship Sources
 - Federal, state and local, and private sources
-

Introduction

This section summarizes resources that may assist landowners in improving land and habitat but are not acquisition or easement programs. Stewardship programs may involve financial, technical, and/or educational assistance to private landowners. Contact information for these sources is provided in each corresponding table.



Table 7 – Federal sources for land stewardship.

Federal Sources for Land Stewardship			
Name	Purpose	Location	Contact
Cooperative Conservation Initiative	A government program that highlights and provides resources for landowners, communities, conservation groups, industry, and governmental agencies who join together to conserve the environment.	Nationwide	http://cooperativeconservation.gov/index.html
NRCS Agricultural Management Assistance Program (AMA)	Up to 75% federal cost share to address water management, water quality, and erosion control in farming operations.	United States	(307) 233-6750 www.wy.nrcs.usda.gov/programs/AMA/ama.html
NRCS Conservation Reserve Program (CRP)	Technical and financial assistance to farmers and ranchers to address soil, water, and related natural resource concerns.	United States	(307) 233-6750 www.wy.nrcs.usda.gov/programs/crp/CRP.html
NRCS Conservation Stewardship Program (CSP)	Financial and technical assistance to conserve and improve soil, water, air, energy, plant and animal life, and other conservation purposes.	United States	(307) 233-6750 www.wy.nrcs.usda.gov/programs/csp/csp_stewardship.html
NRCS Conservation Technical Assistance Program (CTA)	Provides technical assistance supported by science-based technology and tools to help people voluntarily conserve, maintain, and improve their natural resources.	United States	(307) 233-6750 www.wy.nrcs.usda.gov/programs/cta/cta_index.html
NRCS Environmental Quality Incentives Program (EQIP)	Up to 75% federal cost-share and technical assistance to promote agricultural production and environmental quality as compatible national goals.	United States	(307) 233-6750 www.wy.nrcs.usda.gov/programs/eqip/eqip.html
NRCS Grazing Lands Conservation Initiative (GLCI)	Technical, educational, and related assistance to owners of private grazing lands. Not a cost-share program.	United States	(307) 233-6750 www.wy.nrcs.usda.gov/programs/GLCI.html
NRCS Resource Conservation & Development Program (RC&D)	A technical assistance and grant funding program aimed at local development/ protection of community economic, natural, and social resources.	United States	(307) 233-6750 www.wy.nrcs.usda.gov/rcd/index.html
NRCS Wildlife Habitat Incentives Program (WHIP)	A voluntary program for conservation-minded landowners who want to develop and improve wildlife habitat on agricultural land, nonindustrial private forest land, and Indian land.	United States	(307) 233-6750 www.wy.nrcs.usda.gov/programs/whip/whip.html
USFS Forest Stewardship Program	Technical assistance for comprehensive, multi-resource management plans on private forest lands.	United States	(307) 777-7586 www.fs.fed.us/spf/coop/programs/loa/fsp.shtml
USFWS Partners for Fish and Wildlife	Provides assistance to private landowners who want to restore or improve habitat on their property. The landowner is reimbursed after project completion based on an agreed on cost-sharing formula.	United States	(307) 332-8719 www.fws.gov/partners www.fws.gov/mountain-prairie/pfw/wy/index.htm
Western Forestry Leadership Coalition	Partnership between the USFS and 23 western states. Works with private forest owners, fire organizations, and community forest groups to improve forest health. Offers the State & Private Forestry Western Competitive Grant program.	United States	(303) 445-4362 www.wflccenter.org



Table 8 – Wyoming state and local sources for land stewardship.

State and Local Sources for Land Stewardship			
Name	Purpose	Location	Contact
SWAP (Wyoming State Wildlife Action Plan)	A long-term strategy to maintain the health and diversity of Wyoming's species of greatest conservation need and avoid the need for future listings under the Endangered Species Act.	Wyoming	For 2010 plan revisions see: http://gf.state.wy.us/SWAP2010/Plan/index.asp For priority areas see: http://gf.state.wy.us/habitat/PriorityAreas/index.asp
Wyoming Game & Fish Habitat Extension and Grant Programs	Programs designed for technical, educational, and financial assistance to improve wildlife habitat in Wyoming.	Wyoming	(307) 777-4600 http://gf.state.wy.us/admin/briefs/brief_habitatext.asp
Wyoming Landscape Conservation Initiative (WLCI)	Partnership of state and federal resource management agencies in Wyoming that are collaborating to assess and improve habitat in southwest Wyoming.	Southwest Wyoming	(307) 352-0397 www.wlci.gov/index.html
Wyoming Partners for Fish and Wildlife	State-level version of the USFWS Partners for Fish and Wildlife program. Offers financial and technical assistance based on six specific project criteria.	Wyoming; Eight specific focus areas	(307) 332-8719 www.fws.gov/mountain-prairie/pfw/wy/index.htm
Wyoming State Forestry	Division of the state government administering State Trust Land Management and Assistance Forestry. Manages approximately 263,000 acres of forest land held by state trusts. Works to assist private landowners, communities, counties, fire districts, elected state leaders, and federal land management agencies.	Wyoming	(307) 777-7586 http://slf-web.state.wy.us/forestry.aspx

Table 9 – Private Sources for land stewardship that are applicable to Wyoming.

Private Sources for Land Stewardship			
Name	Purpose	Location	Contact
Yellowstone Business Partnership	A LEED-modeled program to encourage new developments in the Greater Yellowstone Area to preserve biodiversity and respect the region's cultural and historic heritage.	Greater Yellowstone Area	(406) 522-7809 www.yellowstonebusiness.org

PUBLIC AGENCY PARTICIPATION IN LOCAL LAND USE PLANNING

Section Outline

- Introduction
- Public Agency Interest in Local Land Use Planning
- USFS 2007 Open Space Conservation Strategy
- Value of Agency Participation in Local Land Use
- Key Components to Commenting on Local Land Use Actions
- Resources for Collaboration, Cooperation, and Consensus Building
 - Collaboration and Federal Agencies
 - Collaborative Process at the University of Wyoming
 - Coordinated Resource Management
 - Wyoming Agriculture and Natural Resource Mediation Program
- Sources and Additional Resources

Introduction

This section provides ideas for how public agencies can participate in local land use planning processes in conjunction with local authority and decision-making. It discusses the value and types of public agency participation, and provides examples of written agency comment to local planners and decision makers. This section also offers information about collaborative services offered by the University of Wyoming Ruckelshaus Institute and the Wyoming Agriculture and Natural Resource Mediation Program. Finally, success stories of public and private collaboration in land use planning are highlighted.

Public Agency Interest in Local Land Use Planning

Although various federal and state agencies, local planning authorities, and individual citizens carry out the management strategies and development decisions of public and private lands, many values and goals for the land may overlap. Management and development outcomes also affect adjacent lands, whether they are publicly or privately owned. Thus, public agencies have an ongoing interest in local land use planning that affects nearby national lands.

National forests, national grasslands, and other types of federal land have social, ecological, and economic values. Amenity resources offered by a forest or grassland ecosystem may include clean drinking water and clean air; fish and wildlife habitat; livestock grazing; timber and other forest products; minerals, oil, and gas; hunting, fishing, and other recreation; open space; and aesthetic and spiritual values. The USFS August 2007 publication “National Forests on the Edge: Development Pressures on America’s National Forests and Grasslands” (www.fs.fed.us/openspace/fote) discusses potential impacts on public lands caused by increased development in areas surrounding Forest Service land.

Findings from the publication include:

- Limitation of habitat outside national forest and grassland boundaries;
- Habitat fragmentation, degradation, and loss;
- Increased wildlife mortality and displacement resulting from new roads and higher traffic flows;
- Changing wildlife behavior due to roads and interactions with humans and exposure to noise and light;
- Increased mortality by poaching and predation by domestic animals;
- Obstructed migration corridors or other important seasonal habitat; and
- Decreased water quality and aquatic habitat.



Rural development, which includes roadside and home landscaping, is often correlated with an increase in invasive and non-native vegetation, which may cause impacts such as:

- Replacement of native plant species;
- Decreased plant diversity;
- Disrupted ecosystem function; and
- Introduction of non-native insects and disease.

Land development may also compromise existing recreation access points and recreation management by:

- Decreased or increased public access to national forests and grasslands; and
- Unmanaged recreation on public lands.

Rural land development and subsequent population increases may also impact fire management, including:

- Increased risk of fire ignition caused by humans and air pollution;
- More structures that require protection from forest fires;
- Complication of fire suppression and other management strategies; and
- Increased management costs.

Rural development may have hydrological implications for publicly managed lands. Water quality and hydrology impacts may include:

- Damaged waterways, banks, beds, and riparian areas;
- Compromised water quality;
- Altered hydrologic cycles and impaired watershed function; and
- Increased runoff and nonpoint source pollution.

Rural development can have both social and economic implications for forests and grasslands that are managed by the USFS. Socioeconomic impacts may include:

- Decreased open space and landscape aesthetics;
- Decreased economic benefits from hunting and fishing on public lands as a result of limited public access through bordering private lands;
- Increased crime including illegal garbage dumping; and
- Increased cost of management of and potential loss of cultural resources.

Boundary management may be complicated by rural residential development. Impacts on public boundary management may include:

- Increased incidence of encroachment, trespass, and unauthorized use and/or occupation of public land and resources;
- The illegal use of national forest and grassland as a private backyard, lawn, garden, playground, dump, and/or for personal storage; and
- Increased illegal road building, timber harvest, and off-road vehicle trails.

Finally, impacts of rural development on federal land use planning and administration are identified as:

- Increased cost and complications; and
- The need to coordinate efforts with more private landowners.

These potential impacts on public lands resulting from local land use decision making are all reasons for public land managers to be interested, informed, and involved in local land use planning. The USFS projects that nearly 22 million acres of private, rural lands that are adjacent to national forest and grasslands, will undergo residential development by 2030. As a result, it is increasingly important for public land managers to collaborate and build working relationships with local land planners, decision makers, and private landowners.

Amenity resources – Akin to ecosystem services; services provided by the land that may subsequently be assigned economic values.

USFS 2007 Open Space Conservation Strategy

Federal agencies in Wyoming have a wealth of information that can be helpful to local governments as they review and decide on local land use actions. Local land use decisions can affect the health, diversity, and productivity of the nation's forests, grasslands, parks, and wildlife refuges. In its 2007 Open Space Conservation Strategy (www.fs.fed.us/openspace), the USFS identifies a priority to participate in community growth planning to reduce ecological impacts and wildfire risks. The Open Space Conservation Strategy specifies four action items:

1. Develop new science-based tools to help communities consider and use landscape-level natural resource information in their planning, as well as visualize and evaluate future options for landscape change.
2. Train employees on how to engage in local, regional, and transportation planning in a constructive manner that respects local authority and decision making.
3. In communities adjacent to national forests and grasslands, participate in planning discussions as a stakeholder and provide information on how growth decisions will affect public land resources and public access.
4. Continue to include local communities in national forest system planning to help coordinate local land use and national forest plans.

Value of Agency Participation in Local Land Use

The knowledge and input of public land managers and resource specialists can be important to help county officials and local citizens understand how public lands and resources support and influence the overall social, economic, and natural landscape. Public land managers can offer information and technical assistance to county officials, planning staff, neighborhood and watershed groups, and landowners. They can explain the values and pertinent issues of public lands and resources, including:

- Fire and fuels management;
- Wildlife habitat;
- Water quality;
- Transportation and access to public lands; and
- How activities on private lands affect adjoining public lands and resources.

Although it is not mandatory that federal agencies take part in these discussions, early and ongoing participation is most effective. Many of these planning processes have several steps. The earlier information is introduced into the planning process, the better local government officials can make use of it. Opportunities for federal agency participation include:

- Development and updating of county comprehensive plans and growth policies that set overall direction;
- Development and updating of zoning and subdivision ordinances when overall standards and criteria become law; and
- Individual development decisions, typically through the subdivision review process.



Participation can take the form of:

- Written comments and maps;
- Testimony at public hearings;
- Information at public meetings;
- Service on interagency coordinating groups; and
- Service as a technical advisor to local planning groups.

The primary point of contact for federal agencies to get involved with local land use planning in Wyoming is the municipal- or county-level planning office. Contact information for the statewide county planning office is found in Table 11.

Key Components to Commenting on Local Land Use Actions

1. Research Local Land Use Regulations

Planning Process – Determine the process for a land use decision. If a subdivision is proposed, determine whether it will go through the preliminary plat process and the final plat process. Review the county comprehensive plan or land use plan, subdivision regulations, and any existing zoning regulations (see section on “Overview of Wyoming Land Use Planning Laws and Regulations”).

Decision Makers – Determine what decisions the planning department staff makes, whether or not there is a planning and zoning commission, and what decisions are made by the county board of commissioners.

Public Comment Opportunities – Determine when there are opportunities for public comment. While written comment is usually acceptable, there may be times that it is desirable to attend and testify at a public hearing.

2. Ask to be Notified of Land Use Applications

When an application is located adjacent to a public land boundary, the agency will likely be notified as an adjacent landowner. Public land managers may want to request to be notified of actions some distance from the public land boundary if public lands and resources may be impacted.

3. Address the Decision-Making Criteria

A land use regulation will often require the decision-making body to make “findings of fact” for its decisions and will include the criteria for those findings. Address the criteria by which the local jurisdiction must make its findings. Research each county’s regulations to determine the decision-making criteria.

4. Be Involved Early and Often

A county’s overall vision will be developed in its comprehensive plan, which is then implemented in zoning and subdivision ordinances. These ordinances guide individual development. The resource information that public agencies can provide can be valuable at every stage, and participating from the earliest stages of comprehensive planning and ordinance implementation sets the stage for individual development actions.

Resources for Collaboration, Cooperation, and Consensus Building

Many information and guidance resources exist for collaborative process and collaborative planning in the West. In fact, most federal agencies have worked with experts in the field of collaborative practice to better understand or exchange information about how their agency can work more effectively with communities and outside organizations to achieve goals and fulfill their agency's mission. The University of Wyoming is a good resource for information and research on collaborative processes. The Ruckelshaus Institute of Environment and Natural Resources at the University of Wyoming has published research on collaboration and consensus building in the state, has hosted forums for discussions about the collaborative process, and recently added an expert on collaborative practice and a mediator to its staff. Federal and state-level resources for collaborative process are outlined below.

Collaboration and Federal Agencies

The U.S. Forest Service

In an August 2006 publication, "Cooperating Across Boundaries: Partnerships to Conserve Open Space in Rural America" (www.fs.fed.us/openspace), the USFS states that collaborative planning and working with local communities can lead to healthy forests and grasslands. The publication outlines how the Forest Service can be a community partner by:

- Facilitating communication, partnerships, and collaboration to arrive at local solutions;
- Bringing information and technical resources to help inform the local planning and management process; and
- Offering creative and flexible programs to help address open space conservation.

The publication also offers six ways for the USFS and communities to work collaboratively, including:

1. Communicating and sharing information about current and potential land use decisions.
2. Including each other in planning sessions, whether for local plans or national forest plans.
3. Using the local USFS staff's biological and resource management expertise to help identify conservation needs and priorities.
4. Jointly developing community protection plans to reduce potential loss of life and property from wildfires.
5. Seeking funds through the Land and Water Conservation Fund (see section on "Sources of Funding for Land Acquisitions and Easements") to add critical open space to the national forests and to buffer public land from encroachment.
6. Considering the impacts of public land decisions on the local economy and subsequent spin-off impacts on private open space.

The Bureau of Land Management

The Bureau of Land Management (BLM) has worked with the Sonoran Institute, a non-profit organization that supports community-based collaboration, to create "A Desktop Reference Guide to Collaborative, Community-Based Planning," which outlines seven guiding principles for successful collaboration between public agencies and local communities.

Briefly, the principles are:

1. Build lasting relationships with neighbors, community leaders, interested groups, and individuals, which entails being inclusive, having informal, one-on-one dialogue, and connecting and being involved with the community outside of formal meetings to develop trust and credibility.
2. Identify the legal sideboards early on, such as the laws and regulations that guide federal land management.
3. Encourage diverse participation and communication by including community leaders; tribal, state, and local government officials; and regional and national interests groups. Engage people as neighbors, answer and return phone calls and emails, and widely circulate outreach materials.
4. Work at an appropriate scale at which the community can identify.



5. Empower the group and let the planning process be driven by the community. Support the agency's role as a convener, manager, information provider, and contributor while refraining from controlling the collaborative process.
6. Share resources, including important scientific, legal, and socioeconomic information, as well as the risks, responsibilities, and rewards.
7. Build support for the collaborative process within your agency.

The BLM/Sonoran Institute publication defines collaboration as “a cooperative process in which interested parties, often with widely varied interests, work together to seek solutions with broad support for managing public and other lands.” Collaborative partnerships and collaborative stewardship are defined as “people working together, sharing knowledge and resources, to achieve desired outcomes for public lands and communities within statutory and regulatory frameworks.”

The BLM/Sonoran Institute publication notes the importance of being flexible and recognizing the limitations of collaborative approaches and concludes by stating the many rewards of collaboration, such as building trust and working relationships, leveraging scarce resources, improving management practices, and creating a shared sense of ownership and responsibility for the land.

The National Park Service

The Rivers, Trails, and Conservation Assistance (RTCA) program through the National Park Service provides technical assistance to project partners by helping build partnerships to achieve community-defined goals, assessing resources, developing concept plans, engaging in public participation, and identifying potential sources of funding for conservation and outdoor recreation projects. The program supplies a staff person with extensive experience in community-based conservation to work with a local group on a project. This places the responsibility for decision making about conservation matters in the hands of the community's residents. Believing that the best plans are made by local residents, the RTCA program supports those local groups whose projects offer extensive public involvement (see: www.nps.gov/rtca).

[Collaborative Process at the University of Wyoming](#)

The Ruckelshaus Institute of Environment and Natural Resources

The Ruckelshaus Institute is a model in the Rocky Mountain West for developing collaborative approaches to addressing complex environmental and natural resource challenges. It advances effective decision making on environmental and natural resource issues through research, policy analysis, education, process support, and outreach. The Ruckelshaus Institute offers services related to collaboration, including convening discussions and designing and facilitating collaborative processes.

The Ruckelshaus Institute published *An Assessment of Collaboration and Consensus Building Needs and Opportunities in Wyoming* in early 2000. This publication highlights the needs, opportunities, and issues regarding public decision-making processes within the state, and points out that the increasingly complex issues that accompany natural resource and environmental management in the West require an approach to decision making that is inclusive, is influenced and driven by stakeholders, has accessible information, and has a flexible and voluntary process. Its findings also included that community decisionmaking should be focused on shared goals, building consensus on tough issues, and implementing durable solutions.

The publication identifies a list of important elements of successful agreement building:

1. Assess the situation – Determine the best approach, values, and viewpoints; develop common understanding of the issue, needs and interests, and consequences of various resolutions; and determine areas of opportunity for agreement.
2. Agree on the purpose – Participants must agree on the consensus-building approach, the scope of the work, and level of decision-making authority; participants must also set realistic expectations.
3. Ensure that the process is inclusive, not exclusive – All those who can affect or will be impacted by the outcome should be involved from the initial stages.
4. Allow participants to design and drive the forum – Trust that the process must be built from the inside, among all the participants.
5. Secure adequate financial, technical, and training support – An impartial, trained, and credible facilitator will enhance the process and help to ensure success; the process must be supported both financially and technically.
6. Encourage cooperative learning – Identify sources of accessible information and data; work together while gathering, analyzing, and interpreting data.
7. Insist on accountability – All participants are accountable to the consensus-building process and are responsible for keeping the public informed of progress.
8. Implement and monitor agreements – Clarify and assign roles and responsibilities and design a strategy for monitoring and evaluation.

Setting aside personal and political agendas is important when deciding to use a consensus-building process. This publication notes that collaborative processes are easily stymied by distrust or disdain for other participants. Acknowledging other viewpoints and stakeholder concerns and building trust from within the collaborative group are vital to the progress and success of this approach to decision making.

Ruckelshaus Institute of Environment & Natural Resources Contact

Bim Kendall House
804 E. Fremont St.
Laramie, WY 82072

Phone (307) 766-5080
Fax (307) 766-5099
Email ienr@uwyo.edu

Coordinated Resource Management

Coordinated Resource Management (CRM) is a collaborative decision-making process that includes all stakeholders involved in an issue. In Wyoming, CRM was developed in the early 1980s as part of a cooperative effort between the USFS, National Resource Conservation Service (NRCS), BLM, and Wyoming Cooperative Extension Service to improve decision making about natural resource use and management among resource owners, users, and managers. CRM is a voluntary planning process that is driven by local people that have a high stake in the natural resource issue in question. The stated goal of CRM, as written by the Wyoming Department of Agriculture, is to “serve as a vehicle to reach an agreement that will improve natural resource values for all users and promote quality natural resource management through collaborative efforts.”

Its objectives include:

1. Encourage coordination and cooperation of natural resource management efforts between local landowners and permittees and local land management agencies and personnel;
2. Provide for optimal public and private benefit from the land and its resources;
3. Improve or maintain natural resources for the benefit of domestic livestock and wildlife, watershed values, water quality improvement, wetland and riparian management, recreational opportunities, and other uses in the CRM area;
4. Provide for public involvement in public land natural resource management decisions;



5. Allow decisions to be made by focusing on what is good for the resource, rather than what is good for a single interest; and
6. Improve natural resource values for all users.

Coordinated Resource Management Wyoming State Contact

Wyoming Dept. of Agriculture
2219 Carey Ave.
Cheyenne, WY 82002

Phone (307) 777-7321
Fax (307) 777-6593
Email wda1@state.wy.us

[The Wyoming Department of Agriculture](#)

The Wyoming Department of Agriculture's Agriculture and Natural Resource Mediation Program was established to resolve conflicts outside of the court system, saving time and minimizing expense. The Wyoming Mediation Program employs a trained mediator to meet with the parties in conflict and to facilitate a discussion about the issue at hand. Mediation has been used to resolve issues including, but not limited to:

- Farm debt and credit disputes;
- Grazing permits and public land use;
- Easement and access issues;
- Split estate conflicts;
- Wildlife damage and endangered species issues;
- Livestock conflicts;
- Family estate transition;
- Timber sales and cuts; and
- Water quality facts and data.

The mediation process is voluntary and confidential and does not move forward without the agreement of all parties involved. Mediation may last only a few hours or extend over several days, and if an agreement is not reached the mediation session ends and parties may pursue other methods of conflict resolution.

Mediation can offer a fast, inexpensive, and flexible way to come to mutually agreed upon solutions, which are likely to be followed by the conflicting parties. Wyoming has over 50 mediators around the state who have been certified by the Wyoming Agriculture and Natural Resource Mediation Program. Additionally, the U.S. Department of Agriculture Farm Service Agency (USDA-FSA), NRCS, Rural Development, and USFS have provisions for mediation and other alternative dispute resolution processes, which can be accessed through a local USDA office.

Natural Resource Mediation Program Contact

Phone (307) 777-8788
Email lpaul@state.wy.us

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OVERVIEW OF WYOMING LAND USE PLANNING LAWS AND COUNTY REGULATIONS

Section Outline

- Introduction
 - County Comprehensive Plan, Zoning, and Subdivision Regulation Information
 - History of Land Use Regulations in Wyoming
 - Comprehensive Plan/Land Use Plan
 - Zoning
 - Subdivision Regulations
 - Statutes
 - Sources and Additional Resources
 - Summary Tables – County Contact Information, Comprehensive Plans, Zoning/Subdivision Regulations, and Planning Department Web Sites
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Introduction

In general, state and local land use planning follows a template of a comprehensive plan, zoning ordinances, and review of individual developments, including subdivisions. While some places may have neighborhood plans, watershed plans, or other local plans, this discussion focuses on the core land use planning tools: comprehensive plans, zoning ordinances, and subdivision regulations.

A comprehensive plan provides an overall vision and goals for future county development. A comprehensive plan is not regulatory. The plan is legally implemented through ordinances and development codes. A typical zoning ordinance organizes a jurisdiction into districts or zones and defines which uses are allowed in those zones. Common zones include residential, commercial, or industrial zones. In an example of allowed uses, residential uses might be permitted in residential and commercial zones, but some commercial uses may not be allowed in a residential zone. Each zoning district will also have its own standards for lot size, density, lot coverage, building height, number of stories, and setbacks. Subdivision regulations define the process to divide land and include standards for utilities, streets, lot sizes, and a process to record individual lot ownership.

Each county in Wyoming develops its own planning regulations and processes as prescribed by state laws. Each county's documents will outline the process for providing comment and opportunities for public hearings. The structure and decision-making process varies by location. Typically, county commissions and city councils are the decision-making bodies, with planning and/or zoning commissions acting as a recommending body. In addition, city or county staff handles the day-to-day planning and zoning work.

Given the unique nature of the regulations in each of Wyoming's 23 counties, public land managers should review local regulations. Regulations for most Wyoming counties are available online. Table 11 provides a summary of each county's planning and zoning documents and available Web site links to county planning departments.

History of Land Use Regulations in Wyoming

Comprehensive Plan/Land Use Plan

In 1975, the Wyoming Legislature enacted the State Land Use Planning Act (WS 9-8-101 through 9-8-302), which mandates the preparation and adoption of local land use plans. It defines a comprehensive plan as consisting of maps, policies, goals, and actions, as well as providing a blueprint or vision for how a community or region should grow. The adoption of implementation techniques, such as zoning, remains voluntary.



The Wyoming State Statutes 18-5-101 through 18-5-315 (annotated 1997 edition) give counties the authority to conduct land use planning programs and to establish planning commissions, prepare land use plans, and adopt zoning ordinances. Wyoming State Statutes 15-1-501 through 15-1-611 provide towns and cities the authority to conduct land use planning programs and to establish planning commissions, prepare land use plans, and adopt zoning ordinances.

The State Land Use Planning Act requires counties to coordinate planning efforts and stipulates that any countywide land use plan should also incorporate the plans of its cities and towns. As required by law, all 23 Wyoming counties have adopted a county comprehensive plan or land use plan.

Zoning

While counties have the authority to adopt zoning ordinances, zoning is not required. Six of the 23 counties within Wyoming do not have zoning regulations. Zoning regulations may be countywide or partial.

Counties can establish a range of “zones,” including agriculture, residential, recreational, commercial, industrial, resource conservation, scenic/historic, and rural-mixed. Additionally, counties often adopt overlay zones, such as a floodplain overlay zone, with additional criteria. In each zoning district, specific land uses are permitted, conditionally permitted, or prohibited. Each zoning district also has its own standards for lot size, density, lot coverage, building height, number of stories, and setbacks.

Changes to the zoning ordinance text or map requires a process that typically includes a pre-application meeting, planning and zoning commission review and action, and board of county commissioners review and action. The required findings for a zoning ordinance change can vary by county and may include criteria such as availability of adequate public services, availability of water, or effects on neighboring properties.

Subdivision Regulations

The 1975 Wyoming Real Estate Subdivision Act requires subdivision regulations in every county and specifies minimum standards. The law requires a subdivision permit before dividing a parcel of land into more than two pieces. This requirement does not apply to division that results in parcels 35 acres or larger or to land sold for agricultural purposes. Later, exemptions were added for a number of property divisions including for the sale or gift to family members of a minimum of 5 acres. Counties are allowed to grant exemption to any proposed division of property into five or fewer parcels from subdivision requirements. In 2008, the statute was amended to allow counties to require a permit for subdivisions that create parcels from 35 to 140 acres. The new statute does not apply to parcels recorded before July 1, 2008, which may be divided into ten parcels between 35 and 140 acres without being subject to subdivision regulation review.

The subdivision review process typically includes a pre-application meeting with county staff, planning commission review and action, and county board of commissioners review and action. Public hearing requirements vary by county. Some counties have different procedures for “simple,” “minor,” and “major” subdivisions. The simple subdivisions may be required to submit only a sketch plan rather than a preliminary plat.

A “simple” subdivision is generally defined as one that divides a parcel into two parcels, each less than 35 acres. Procedural requirements are often more straightforward than larger land divisions and may include a pre-application meeting with county staff, a sketch plan, planning commission review of the sketch plan, and county board of commissioners action on the final plat. Public hearing requirements vary by county.

A “minor” subdivision is generally defined as one that divides a parcel into not more than five lots, with each lot smaller than 35 acres. The procedural requirements for these subdivisions often include a pre-application meeting with county staff, a sketch plan, planning commission review of the sketch plan, and county board of commissioners action on the final plat. Public hearing requirements vary by county.

A “major” subdivision is generally defined as one that divides a parcel into six or more lots, each smaller than 35 acres. The procedural requirements include a sketch plan review, preliminary plat review, and final plat review.

The required findings for a subdivision vary by county and may include criteria such as consistency with county land use planning and zoning regulations and availability of adequate public services; availability of water or effects on neighboring properties; and effects on agricultural water rights or scenic resources, wildlife, and fisheries, among other criteria.

In 2009, Wyoming State Statute 18-5-318 legally “separated” agricultural land of 35 acres or more, located within a platted subdivision, from that subdivision for tax purposes. Wyoming State Statute 18-5-401 through 18-5-403 gives each board of county commissioners the authority to oversee the conservation design process, including cluster development and density bonuses. Cluster development applies to land division that creates parcels 35 acres or less in size that have no more than one residential unit per 17.5 acres; cluster developments also set two-thirds of the parcels aside for the preservation of open space. The portion of the land reserved for open space must be designated as such for 65 years or more.

A density bonus is an incentive-based planning implementation tool that permits developers to increase the maximum allowable development on a property in exchange for helping a local jurisdiction achieve certain public policy goals. In Wyoming, density bonus has been specified as a means for counties to protect wildlife habitat and enhance and maintain the rural character of farming and ranching lands throughout the state. Specifically, under Wyoming State Statute 18-5-402, a(iii), “Density bonus” allows for “a gross overall density of two (2) or more residential units for each thirty-five (35) acres.”

Conservation design processes involving cluster development and density bonus specifications are approved as cluster development permits from the board of county commissioners. State statute also requires that the State Engineer’s Office also be notified of all county-approved cluster development plans.

Statutes

Wyoming Statutes pertaining to land use planning are found in:

- Title 9 Administration of the Government and State Affairs, Chapter 8 Land Use Planning;
- Title 15 Cities and Towns, Chapter 1 General Provisions, Article 5 Planning and Article 6 Zoning; and
- Title 18 Counties, Chapter 5 Planning and Zoning, Article 1 County Planning Commission, Article 2 Planning and Zoning Commission, Article 3 Real Estate Subdivisions, Article 4 Conservation Design Process.

Wyoming Statutes are available online at: <http://legisweb.state.wy.us/titles/statutes.htm>.



Cluster development – A division of land into parcels that are 35 acres or less in size, with no more than one residential unit per 17.5 acres; cluster developments set aside two-thirds of the original parcel for open space for a minimum of 65 years.

County comprehensive plan – Maps, policies, goals, and actions, as well as blueprints or visions for how a community or region should grow.

Density bonus – A broad term used to describe an incentive-based tool that rewards developers who forego developing capacity to aid in the achievement of local land planning priorities.

Major subdivision – Division of a parcel of land into six or more parcels, each less than 35 acres in size.

Minor subdivision – Division of a parcel of land into five or fewer parcels, each less than 35 acres in size.

Simple subdivision – Division of a parcel of land into two parcels, each less than 35 acres in size.

Zone – An area of land designated with a specific purpose by the county planning authority. Designations include: residential, recreational, commercial, industrial, resource conservation, scenic/historic, and rural mixed.

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Table 10 - Wyoming counties with comprehensive plans, zoning, and subdivision regulations.

County	Comprehensive Plan (adopted/updated)	Zoning Regulations (countywide = cw partial = p)	Subdivision Regulations
Albany	2008	cw	X
Big Horn	2010	p	X
Campbell	1978/1994	p	X
Carbon	2010	cw	X
Converse	1978/2003		X
Crook	1998/2003		X
Fremont	2004	p	X
Goshen	1977/1996		X
Hot Springs	2002/2005	p	X
Johnson	2005		X
Laramie	2001	p	X
Lincoln	1978/2005	cw	X
Natrona	1998	cw	X
Niobrara	1997/2003	p	X
Park	1998	cw	X
Platte	2008	cw	X
Sheridan	2008	cw	X
Sublette	2003/2005	cw	X
Sweetwater	2002	cw	X
Teton	1994	cw	X
Uinta	2004	cw	X
Washakie	1978/2004		X
Weston	1979		X

Table 11 - Access information for county comprehensive plans, zoning, and subdivision regulations, and contact information for Wyoming county planning departments.

County	Comprehensive Plan	Zoning Regulations	Subdivision Regulations	Planning Dept/ GIS Web Site & Contact
<p>Albany County Seat: Laramie</p> <p>Population: 36,229 (U.S. Census Bureau 2010)</p> <p>Albany County Planning Department 1002 S. 3rd St. Laramie, WY 82070 Phone (307) 721-2568 Fax (307) 721-2570</p>	<p>Comprehensive Plan adopted in 2008</p> <p>Available online at: www.co.albany.wy.us/Departments/Planning/ComprehensivePlan/tabid/124/Default.aspx</p>	<p>Countywide Zoning</p> <p>2010 Zoning Resolution</p> <p>Available online at: www.co.albany.wy.us/zoning-document-drafts.aspx</p>	<p>1997 Platting and Subdivision Regulations, as amended in 2008</p> <p>Available online at: www.co.albany.wy.us/Data/Sites/1/SharedFiles/planning/regulations/</p>	<p>Planning Director (307) 721-2568 planning@co.albany.wy.us</p> <p>Planning Department Web site: www.co.albany.wy.us/Departments/Planning/tabid/59/Default.aspx</p> <p>GIS Director (307) 721-5504</p> <p>GIS Web site: www.co.albany.wy.us/Departments/</p>
<p>Big Horn County Seat: Basin</p> <p>Population: 11,668 (U.S. Census Bureau 2010)</p> <p>Big Horn County GIS and Planning Office P.O. Box 29 417 Murphy St. Basin, WY 82410 Phone (307) 568-2424 Fax (307) 568-2461</p>	<p>Land Use Plan adopted in 2010</p> <p>Available online at: www.bighorncountywy.gov/dep-land-planning-land-use-plan.htm</p>	<p>Partial Zoning</p> <p>1983 Shell Valley Watershed Zoning Resolution</p> <p>Available online at: www.bighorncountywy.gov/downloads/land-planning/Shell%20Valley.pdf</p>	<p>1975 Subdivision Regulations, as amended in 2006</p> <p>Available online at: www.bighorncountywy.gov/downloads/land-planning/BHC%20Subdivision%20Regulations8_1_06.pdf</p>	<p>GIS Coordinator/County Planner (307) 568-2424</p> <p>Planning Department Web site: www.bighorncountywy.gov/dep-land-planning-planning-zoning.htm</p>
<p>Campbell County Seat: Gillette</p> <p>Population: 46,133 (U.S. Census Bureau 2010)</p> <p>Campbell County Department of Public Works 500 S. Gillette Ave., Suite 1400 Gillette, WY 82716 Phone (307) 685-8061 Fax (307) 687-6349</p>	<p>Comprehensive Plan adopted in 1978, updated in 1994 (new plan to be adopted in 2012)</p> <p>Comprehensive Plan not available online</p> <p>Land Use Plan (2007)</p> <p>Available online at: www.ccgov.net/commissioners/documents/Land%20Use%20Plan.pdf</p>	<p>Partial Zoning</p> <p>2005 Zoning Regulations, revisions in progress (scheduled for 2011)</p> <p>Available online at: www.ccgov.net/departments/publicworks/Links/BZ_Zoning_Regs_Ch7.pdf</p>	<p>2006 Subdivision Regulations, as amended in 2010</p> <p>Available online at: http://www.ccgov.net/commissioners/documents/rules/FULL%20CHAPTER%206%20COPY.pdf</p>	<p>County Planning Technician (307) 685-8061</p> <p>Planning Department Web site: www.ccgov.net/departments/publicworks/Planning/index.html</p>

County	Comprehensive Plan	Zoning Regulations	Subdivision Regulations	Planning Dept/ GIS Web Site & Contact
<p>Carbon County Seat: Rawlins</p> <p>Population: 15,885 (U.S. Census Bureau 2010)</p> <p>Carbon County Planning and Development 215 W. Buffalo St., #336 Rawlins, WY 82301 Phone (307) 328-2651 Fax (307) 328-2735</p>	<p>Comprehensive Land Use Plan adopted in 2010</p> <p>Available online at: www.carbonwy.com/index.aspx?nid=972</p>	<p>Countywide Zoning</p> <p>2003 Zoning Resolution, as amended in 2010</p> <p>Available online at: www.carbonwy.com/index.aspx?NID=974</p>	<p>1980 Subdivision Regulations, as amended in 2009</p> <p>Available online at: www.carbonwy.com/DocumentView.aspx?DID=502plattinandsubdivisionregulations.pdf</p>	<p>Planning Director/GIS Specialist (307) 328-2651</p> <p>Planning Department Web site: www.carbonwy.com/index.aspx?NID=963GeographicInformationSystems/tabid/60/Default.aspx</p>
<p>Converse County Seat: Douglas</p> <p>Population: 13,883 (U.S. Census Bureau 2010)</p> <p>Converse County Commissioners 107 No. 5th St., Suite 114 Douglas, WY 82633-2448 Phone (307) 358-2244</p>	<p>Land Use Plan adopted 1978, updated 2003</p> <p>Available online at: http://conversecounty.org/gov_admin/Regulations/Converse%20County%20Land%20Use%20Plan.pdf</p>	<p>No Zoning Regulations</p>	<p>2009 Subdivision Regulations</p> <p>Available online at: http://conversecounty.org/gov_admin/Converse_Co_Subdivision_Regs_020409.pdf</p>	<p>Chairman, County Commissioners (307) 358-2601</p> <p>Commissioners Web site: http://conversecounty.org/gov_admin/commissioners.htm</p> <p>GIS Coordinator (307) 358-0175</p> <p>GIS Web site: http://conversecounty.org/gov_admin/GIS/GIS3/index.html</p>
<p>Crook County Seat: Sundance</p> <p>Population: 7,083 (U.S. Census Bureau 2010)</p> <p>Crook County Growth and Development 309 Cleveland St. P.O. Box 848 Sundance, WY 82729 Phone (307) 283-4548 Fax (307) 283-4549</p>	<p>Land Use Plan approved in 1998, as amended in 2003</p> <p>Available online at: www.crookcounty.wy.gov/Documents/Growth%20&%20Dev/Growth%20&%20Dev%20Documents/1998%20Land%20Use%20Plan.PDF</p>	<p>No Zoning Regulations</p>	<p>1993 Subdivision Resolution, as amended in 2009</p> <p>Available online at: www.crookcounty.wy.gov/Documents/Growth%20&%20Dev/Growth%20&%20Dev%20Documents/Subdivision%20Resolution%20Amended%2008-03-09.PDF</p> <p>2009 Minor Subdivision Rules and Regulations</p> <p>Available online at: www.crookcounty.wy.gov/Documents/Growth%20&%20Dev/Growth%20&%20Dev%20Documents/Minor%20Subdivisions%20Approved%2008-03-09.PDF</p>	<p>County Planner (307) 283-4548</p> <p>Growth and Development Web site: www.crookcounty.wy.gov/growth&dev.html</p>

County	Comprehensive Plan	Zoning Regulations	Subdivision Regulations	Planning Dept/ GIS Web Site & Contact
<p>Fremont County Seat: Lander</p> <p>Population: 40,123 (U.S. Census Bureau 2010)</p> <p>Fremont County Planning Department 450 N. 2nd St. Lander, WY 82520 Phone (307) 332-1077 Fax (307) 332-1132</p>	<p>Land Use Plan approved in 2004</p> <p>Available online at: http://fremontcountywy.org/wp-content/uploads/2010/01/Fremont-County-Land-Use-Plan.pdf</p>	<p>Partial Zoning</p> <p>Floodplain Zoning Regulations</p> <p>Information online at: http://fremontcountywy.org/planning/flood-plains/</p>	<p>1982 Subdivision Regulations, as amended in 2010</p> <p>Available online at: http://fremontcountywy.org/wp-content/uploads/2009/11/Proposed-Subdivision-Regulation-Changes-August-2010.pdf</p>	<p>Planning Director (307) 332-1077 fremontcoplanning@hotmail.com</p> <p>Planning Department Web site: http://fremontcountywy.org/planning/</p>
<p>Goshen County Seat: Torrington</p> <p>Population: 13,249 (U.S. Census Bureau 2010)</p> <p>Goshen County Planner Goshen County Courthouse 2125 E. A St., Floor 1R Torrington, WY 82240 Phone (307) 532-1215 Fax (307) 532-5648</p>	<p>Land Use Plan approved in 1977, updated in 1996</p> <p>Available online at: http://goshencounty.org/file.asp?id=17</p>	<p>No Zoning Regulations</p>	<p>Subdivision Regulations adopted in 1977</p> <p>Not available online</p>	<p>County Planner (307) 532-3852</p> <p>Planning Department Web site: http://goshencounty.org/Planning/PLANNING</p> <p>Public Works/GIS (307) 532-1215</p> <p>GIS Web site: http://goshencounty.org/Planning</p>
<p>Hot Springs County Seat: Thermopolis</p> <p>Population: 4,812 (U.S. Census Bureau 2010)</p> <p>Hot Springs County Planner 415 Arapahoe St. Thermopolis, WY 82443 Phone (307) 864-3515 Fax (307) 864-3333</p>	<p>Land Use Plan 2002 and Natural Resources Plan for State and Federal Lands, updated 2005</p> <p>Available online at: www.hscounty.com/Departments/Planner/Default.aspx</p>	<p>Partial Zoning</p> <p>Regulations not available online</p>	<p>Subdivision Regulations</p> <p>Not available online</p>	<p>County Planner (307) 864-2961 hscplanner@hscounty.com</p> <p>Planning Department Web site: www.hscounty.com/Departments/Planner/Default.aspx</p>
<p>Johnson County Seat: Buffalo</p> <p>Population: 8,569 (U.S. Census Bureau 2010)</p> <p>Johnson County Planning Department Johnson County Office Annex A 26 N. De Smet St., Suite A Buffalo, WY 82834 Phone (307) 684-1907 Fax (307) 684-2392</p>	<p>Comprehensive Land Use Plan 2005</p> <p>Available online at: www.johnsoncountywyoming.org/documents/lup/jclanduseplan-mar05.pdf</p>	<p>No Zoning Regulations</p>	<p>1996 Subdivision Regulations</p> <p>Available online at: www.johnsoncountywyoming.org/documents/subdiv_regs.pdf</p> <p>Amendment to Subdivision Regulations 2006</p> <p>Available online at: www.johnsoncountywyoming.org/documents/subdivisionregs-amendment-reviewfees.pdf</p> <p>2001 Minor Subdivision Regulations</p> <p>Available online at: www.johnsoncountywyoming.org/documents/minor_subdiv_regs.pdf</p>	<p>County Planner/Project Manager (307) 684-1907 jcplanner@vcn.com</p> <p>Assistant County Planner jcplanner2@vcn.com</p> <p>Planning Department Web site: www.johnsoncountywyoming.org/planner.html</p>

County	Comprehensive Plan	Zoning Regulations	Subdivision Regulations	Planning Dept/ GIS Web Site & Contact
<p>Laramie County Seat: Cheyenne</p> <p>Population: 91,738 (U.S. Census Bureau 2010)</p> <p>Laramie County Planning and Development Office 310 W. 19th St., Suite 400 Cheyenne, WY 82001 Phone (307) 633-4303 Fax (307) 633-4519</p>	<p>Comprehensive Plan adopted in 2001</p> <p>Available online at: www.laramiecounty.com/departments/planning/pdfs/comprehensive_plan.pdf</p>	<p>Partial Zoning</p> <p>1988 Cheyenne and Laramie County Zoning Ordinance, as amended</p> <p>Available online at: www.laramiecounty.com/departments/planning/pdfs/zoning_ordinance.pdf</p>	<p>2000 Subdivision Regulations, as amended in 2005</p> <p>Available online at: http://webgate.co.laramie.wy.us/departments/planning/pdfs/SUBDIVISION%20REGULATIONS%20BOOK.pdf</p>	<p>Planning Department (307) 633-4303 planning@laramiecounty.com</p> <p>Planning Department Web site: http://webgate.co.laramie.wy.us/departments/planning/index.asp</p> <p>GIS Web site: www.clcgisc.com</p>
<p>Lincoln County Seat: Kemmerer</p> <p>Population: 18,106 (U.S. Census Bureau 2010)</p> <p>Lincoln County Office of Planning and Development 520 Topaz St., Suite 109 Kemmerer, WY 83101 Phone (307) 877-9056 Fax (307) 877-6439</p> <p>Afton Branch Office 421 Jefferson Street, Suite 701, 61 E. 5th Ave. Afton, WY 83110 Phone (307) 885-3106 Fax (307) 885-3774</p>	<p>Comprehensive Plan and Maps, adopted in 1978, updated in 2005, and amended in 2006</p> <p>Available online at: www.lcwy.org/documents1.asp?dir=Planning&view=Comprehensive Plan</p>	<p>Countywide Zoning</p> <p>Zoning Regulations available online at: http://www.lcwy.org/planning.php</p>	<p>Subdivision Regulations</p> <p>Available online at: http://www.lcwy.org/planning.php</p>	<p>Planning Office (307) 885-3106</p> <p>Planning Department Web site: www.lcwy.org/planning.asp</p> <p>GIS Coordinator (307) 877-9056 ext. 2102</p> <p>GIS Web site: www.lcwy.org/maps.asp</p>
<p>Natrona County Seat: Casper</p> <p>Population: 75,450 (U.S. Census Bureau 2010)</p> <p>Natrona County Development Department 120 W. 1st St., Suite 200 Casper, WY 82601 Phone (307) 235-9435 Fax (307) 235-9436</p>	<p>County Development Plan adopted in 1998</p> <p>Available online at: www.natrona.net/index.aspx?NID=173</p> <p>Casper Mountain Land Use Plan 2004</p> <p>Available online at: www.natrona.net/DocumentView.aspx?DID=693</p>	<p>Countywide Zoning</p> <p>2000 Zoning Resolution, as updated in 2010</p> <p>Available online at: www.natrona.net/DocumentView.aspx?DID=521</p> <p>Zoning Resolution for Large Acreage</p> <p>Available online at: www.natrona.net/DocumentView.aspx?DID=692</p>	<p>2002 Subdivision Regulations</p> <p>Available online at: www.natrona.net/DocumentView.aspx?DID=694</p> <p>Subdivision Process Chart available online at: www.natrona.net/DocumentView.aspx?DID=519</p>	<p>Planning & Development Office (307) 235-9435</p> <p>Planning & Development Web site: www.natrona.net/index.aspx?NID=66</p> <p>GIS Database Specialist (307) 235-9405</p> <p>GIS Web site: www.natrona.net/index.aspx?nid=25</p>

County	Comprehensive Plan	Zoning Regulations	Subdivision Regulations	Planning Dept/ GIS Web Site & Contact
<p>Niobrara County Seat: Lusk</p> <p>Population: 2,484 (U.S. Census Bureau 2010)</p> <p>Niobrara County Courthouse P.O. Box 1238 Lusk, WY 82225 Phone (307) 334-2736</p>	<p>Land Use Plan adopted in 1997, updated 2003</p> <p>Not available online</p>	<p>Partial Zoning</p> <p>Regulations not available online</p>	<p>Subdivision Regulations</p> <p>Not available online</p>	<p>For Planning Board Member contacts, please call the County Courthouse</p>
<p>Park County Seat: Cody</p> <p>Population: 28,205 (U.S. Census Bureau 2010)</p> <p>Park County Planning and Zoning Department Park County Courthouse Main Floor 1002 Sheridan Ave. Cody, WY 82414 Ph (307) 527-8540 (Cody) Ph (307) 754-8540 (Powell) Fax (307) 527-8515</p>	<p>Land Use Plan adopted in 1998</p> <p>Available online at: www.parkcounty.us/planningandzoning/documents/Land%20Use.pdf</p>	<p>Countywide Zoning</p> <p>2008 Development Standards and Regulations</p> <p>Available online at: www.parkcounty.us/planningandzoning/documents/Nov08DevelopmentRegs.pdf</p> <p>2008 Zoning Maps</p> <p>Available online at: www.parkcounty.us/planningandzoning/documents/Zoning9.23.08.pdf</p>	<p>Subdivision Regulations for Simple, Minor, Major, and Large Acre Subdivisions</p> <p>Available online at: www.parkcounty.us/planningandzoning/planandzone.html</p>	<p>Planning & Zoning Office (307) 527-8540 (Cody) (307) 754-8540 (Powell)</p> <p>Planning and Zoning Web site: www.parkcounty.us/planningandzoning/planandzone.html</p>
<p>Platte County Seat: Wheatland</p> <p>Population: 8,667 (U.S. Census Bureau 2010)</p> <p>Platte County Planning and Zoning 718 9th St. Wheatland, WY 82201 Phone (307) 322-1341 Fax (307) 322-2890</p>	<p>Comprehensive Land Use Plan adopted in 2008</p> <p>Available online at: www.plattecountywyoming.com/PlanningandZoning/forms/complanduseplan.pdf</p>	<p>Countywide Zoning</p> <p>2007 Zoning Rules and Regulations</p> <p>Available online at: www.plattecountywyoming.com/PlanningandZoning/Documents/FULLREGS.pdf</p> <p>Wind Energy Siting Regulations: http://www.plattecountywyoming.com/PlanningandZoning/forms/windenergyregs.pdf</p>	<p>Subdivision Regulations</p> <p>Not available online</p>	<p>Planning and Zoning Staff (307) 322-1341</p> <p>Planning and Zoning Department Web site: www.plattecountywyoming.com/PlanningandZoning/Default.aspx</p>

County	Comprehensive Plan	Zoning Regulations	Subdivision Regulations	Planning Dept/ GIS Web Site & Contact
<p>Sheridan County Seat: Sheridan</p> <p>Population: 29,116 (U.S. Census Bureau 2010)</p> <p>Sheridan County Public Works County Planning Office 224 S. Main St., Suite B8E Sheridan, WY 82801 Phone (307) 675-2420 Fax (307) 674-2927</p>	<p>Comprehensive Plan adopted in 2008</p> <p>Available online at: www.sheridancounty.com/newsDetail.php?id=13</p>	<p>Countywide Zoning</p> <p>2010 Rules and Regulations Governing Zoning:</p> <p>Available online at: http://sheridancounty.com/info/pw-plan/building.php</p> <p>1985 Zoning Resolution, as amended in 2001</p> <p>Available online at: http://sheridancounty.com/info/pw-plan/building.php</p>	<p>2010 Rules and Regulations Governing the Division of Land</p> <p>Available online at: www.sheridancounty.com/info/assets/pw-plan/sub.pdf</p>	<p>County Planner (307) 674-2920</p> <p>Planning Office Web site: www.sheridancounty.com/info/pw/overview.php</p> <p>GIS Tech (307) 675-2470 gis@sheridancounty.com</p> <p>GIS Web site: http://sheridancounty.com/info/gis/overview.php</p>
<p>Sublette County Seat: Pinedale</p> <p>Population: 10,247 (U.S. Census Bureau 2010)</p> <p>Sublette County Planning and Zoning Office 21 S. Tyler Ave. Pinedale, WY 82941 Phone (307) 367-4375 Fax (307) 367-6813</p>	<p>Comprehensive Plan adopted 2003, amended in 2005</p> <p>Available online at: www.sublettewyo.com/documentview.aspx?DID=206</p>	<p>Countywide Zoning</p> <p>2008 Zoning and Development Regulations</p> <p>Available online at: www.sublettewyo.com/pz/Regulation%20Documents/index.htm</p>	<p>1977 Subdivision Resolution, as amended in 2007</p> <p>Available online at: www.sublettewyo.com/DocumentView.aspx?DID=211</p>	<p>County Planner (307) 367-4375</p> <p>Planning and Zoning Web site: www.sublettewyo.com/pz/index.html</p> <p>GIS Web site: www.sublettewyo.com/gis/index.html</p>
<p>Sweetwater County Seat: Green River</p> <p>Population: 43,806 (U.S. Census Bureau 2010)</p> <p>Sweetwater County Community Development 80 W. Flaming Gorge Way Green River, WY 82935 Phone (307) 872-3914 Fax (307) 872-6469</p>	<p>Comprehensive Plan adopted 2002</p> <p>Available online at: www.sweet.wy.us/pz/dev_codes/comprehensive_plan/Comprehensive_Plan.pdf</p> <p>Growth Management Area Plan and Agreement 2003</p> <p>Available online at: www.sweet.wy.us/pz/dev_codes/development_codes.html</p>	<p>Countywide Zoning</p> <p>2003 Zoning Resolution and 2009 Zoning Language Amendments</p> <p>Available online at: www.sweet.wy.us/pz/dev_codes/development_codes.html</p> <p>Wind Farm Regulations: www.sweet.wy.us/pz/Language_Amendments/Adopted_Wind_Farm_Regulations.pdf</p>	<p>2001 Subdivision Regulations</p> <p>Available online at: www.sweet.wy.us/pz/dev_codes/development_codes.html</p>	<p>Planning Office (307) 872-3914</p> <p>Planning & Zoning Web site: www.sweet.wy.us/pz</p> <p>Mapping Web site: www.sweet.wy.us/mapserver</p>

County	Comprehensive Plan	Zoning Regulations	Subdivision Regulations	Planning Dept/ GIS Web Site & Contact
<p>Teton County Seat: Jackson</p> <p>Population: 21,294 (U.S. Census Bureau 2010)</p> <p>Teton County Planning and Development Administration Building Top Floor 200 S. Willow St. Jackson, WY 83001 Phone (307) 733-3959 Fax (307) 733-4451</p>	<p>Comprehensive Plan 1994, new plan projected to be completed in the spring of 2011</p> <p>Available online at: www.jacksontetonplan.com</p>	<p>Countywide Zoning</p> <p>1994 Zoning District Regulations, as amended in 2010</p> <p>Available online at: www.tetonwyo.org/plan/docs/ComprehensivePlan/LDR-ArticleII-2010July20.pdf</p> <p>2006 Resolution Governing Conservation Easement Amendments</p> <p>Available online at: http://tetonwyo.org/AgencyTopic.asp?topicID=202068</p>	<p>Subdivision Regulations</p> <p>Lot sizes and other regulations found in Zoning District Regulations and Platting and Land Records</p> <p>Available online at: http://tetonwyo.org/plan/docs/ComprehensivePlan/LDR-ArticleII-2010July20.pdf</p> <p>and http://tetonwyo.org/plan/docs/ComprehensivePlan/LDR-ArticleVI-2010July06.pdf</p>	<p>Planning Office tetonplan@tetonwyo.org</p> <p>Planning and Development Web site: http://tetonwyo.org/AgencyHome.asp?dept_id=plan</p> <p>Contact information: gis@tetonwyo.org</p> <p>GIS Web site: www.tetonwyo.org/AgencyHome.asp?dept_id=GIS</p>
<p>Uinta County Seat: Evanston</p> <p>Population: 21,118 (U.S. Census Bureau 2010)</p> <p>Uinta County Planning and Development Uinta County Courthouse 225 9th St. Evanston, WY 82930 Phone (307) 783-0318 Fax (307) 783-0429</p>	<p>Comprehensive Plan adopted in 2004</p> <p>Available online at: www.uintacounty.com/DocumentCenterii.aspx?FID=18</p>	<p>Countywide Zoning</p> <p>1981 Land Use Resolution, as amended in 1999</p> <p>Available online at: www.uintacounty.com/DocumentCenterii.aspx?FID=18</p>	<p>Subdivision Resolutions and Exemptions</p> <p>Available online at: www.uintacounty.com/DocumentCenterii.aspx?FID=18</p>	<p>Planning and Development Office (307) 783-0318</p> <p>Planning and Development Web site: www.uintacounty.com/index.aspx?nid=46</p> <p>GIS Coordinator (307) 783-0318</p>
<p>Washakie County Seat: Worland</p> <p>Population: 8,533 (U.S. Census Bureau 2010)</p> <p>Washakie County Planning Commission P.O. Box 260 1001 Big Horn Avenue Worland, WY 82401 Phone (307) 347-6491</p>	<p>Comprehensive Plan adopted in 1978, as revised in 2004</p> <p>Available online at: http://washakiecounty.net/cmpdrft.htm</p>	<p>No Zoning Regulations</p>	<p>2010 Revised Subdivision/ Development Regulations</p> <p>Available online at: www.washakiecounty.net/subd.pdf</p>	<p>County Surveyor/Planner (307) 347-6778</p> <p>Planning Commission Web site: http://washakiecounty.net/plan.htm</p>
<p>Weston County Seat: Newcastle</p> <p>Population: 7,208 (U.S. Census Bureau 2010)</p> <p>Weston County 1 W. Main St. Newcastle, WY 82701 Phone (307) 746-2684</p>	<p>Comprehensive Plan adopted in 1979</p> <p>Not available online</p>	<p>No Zoning Regulations</p>	<p>Subdivision Regulations adopted in 1980, updated in 1985</p> <p>Not available online</p>	<p>Planning Coordinator planning@westongov.com (307) 746-2966</p> <p>Growth and Development Web site: www.westongov.com/departments/growthdevelopment/index.asp</p>

APPENDIX 1: CASE STUDY 1 – THE PATH OF THE PRONGHORN

Each fall, pronghorn antelope migrate up to 200 miles from the Grand Teton National Park to Wyoming’s Upper Green River Valley where they spend the winter. This migration route—the longest known in the continental United States—crosses private land and public land managed by the U. S. Forest Service (USFS), National Park Service, U.S. Fish & Wildlife Service, Bureau of Land Management (BLM), and the State of Wyoming. Development on these lands, including subdivisions, roads, fences, and major oil and gas fields have constrained antelope migration and become a conservation concern.

To protect this critical migration route, a consortium of federal and state land managers, non-profits, and private landowners have collaborated on a variety of related projects. In particular, land managers and conservationists have targeted “bottlenecks,” or areas along the migration route where topography, vegetation, development, and/or other landscape features restrict animal movements to narrow or limited regions.

Efforts to Protect the Path of the Pronghorn

Federal, state, non-profit, and private land managers have used a variety of conservation measures to protect segments of the Path of the Pronghorn. Some of the key efforts are briefly summarized below.

Conservation Easements

The Carney Ranch, a large, working cattle ranch located in the Upper Green River Valley in Sublette County, includes a key portion of the “funnel bottleneck” on the Path of the Pronghorn, which is one of three bottlenecks on the pronghorn migration route. Identifying this bottleneck as a priority area for conservation, The Conservation Fund worked with the Carney family to purchase a conservation easement on their ranch. This protection of the northernmost 2,400 acres of the ranch, which are adjacent to the Bridger-Teton National Forest, will prevent future development of the land and ensure its management for wildlife and habitat protection. While the Conservation Fund holds the conservation easement, the Carney family will continue to own the land and operate it as a working ranch.

Financial support to purchase the \$5.7 million conservation easement was provided by:

- The Acres for America program, a partnership established between Walmart Stores, Inc. and the National Fish and Wildlife Foundation;
- The Jonah Interagency Office (JIO), which includes staff from the Wyoming Department of Agriculture, Wyoming Game and Fish Department, Wyoming Department of Environmental Quality, and the Department of the Interior/Bureau of Land Management;
- The Wyoming Landscape Conservation Initiative;
- The Wyoming Wildlife and Natural Resources Trust;
- The Doris Duke Charitable Foundation, and
- The Carney family, who generously donated a large portion of the appraised value of the easement.





Federal Government Efforts

While conservation easements, purchase of development rights, and land exchange are useful to protect critical habitat on private lands, the majority of the pronghorn's migration route crosses federal lands, including BLM, USFS, and Grand Teton National Park lands. Consequently, federal land managers have also been working to protect key segments of the Path of the Pronghorn.

First, in June 2008 the USFS amended the Bridger-Teton National Forest Land and Resource Management Plan to create the first-ever national migration corridor by an official designation of the Path of the Pronghorn. The amendment to the management plan protects 45 miles of the migration corridor that pass through the Bridger-Teton National Forest and ensures that future activities, projects, and facilities on this USFS land will be compatible with the continued successful migration of pronghorn.

In addition, in 2008 land managers for the Grand Teton National Park, the Bridger-Teton National Forest, and the U.S. Fish & Wildlife Service National Elk Refuge signed a pledge to support the Path of the Pronghorn. Though this was largely a symbolic gesture, it served to raise awareness and has the potential to influence land management in the area.

Conclusion

Preservation of the Path of the Pronghorn is ongoing, and further efforts are underway by a broad suite of organizations to conserve additional rangelands adjoining federal lands, to modify fences, and to address other impacts to the migration corridor. This conservation effort continues to represent successful collaboration of federal and state agencies, non-profit groups, and private landowners.

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APPENDIX 2: CASE STUDY 2 – THE PLATTE RIVER

The Grey Reef Stretch of the North Platte River runs from Alcova, Wyoming, through downtown Casper—a stretch of about 30 miles. A diverse coalition of public and private partners has worked to enhance this segment of the river’s fishery, provide improved public access, and create a greenbelt system of trails along the river in Casper over multiple decades.

Protecting the Platte River Grey Reef Corridor

Upriver Segment

A partnership of the Bureau of Land Management (BLM), the Wyoming Game and Fish Department, The Conservation Fund, and the Wyoming Fly Casters has led conservation activities on the upriver portion of the Grey Reef stretch of the Platte River. Over the years, this partnership has secured approximately eight key land acquisitions and conservation easements along the river, all of which allow public access. Certain land acquisitions, such as a 2007 purchase from the Van Rensselaer family of 275 acres, have involved private landowners, non-profit land trusts, and the federal government. Funding for these land acquisitions has been obtained from government sources, such as the Land and Water Conservation Fund (Table 1), the Federal Land Transaction Facilitation Act (Table 4), and the Wyoming Game and Fish Commission, and corporate, foundation, and private contributions.

As part of this effort, the BLM has developed a comprehensive management plan for the North Platte and Casper area that identifies areas “worthy of public access” and part of the river corridor as a Special Recreation Management Area (SRMA). The plan maintains that the agency will limit development, livestock grazing, and rights of way in these areas; emphasis will be placed on enhancing recreational opportunities and wildlife/fish habitats. In its plan, the agency also pledges to pursue land acquisitions and easements to improve public access and recreation opportunities. Additional federal support for the restoration of this area has come from the Bureau of Reclamation, which has improved the health of the river by releasing water from the upriver Alcova dam to enhance fish and wildlife habitat.

Downriver Segment

The Casper portion of this restoration project has been led by the Platte River Parkway Trust. This non-profit organization seeks both public and private funding sources to design and develop trail segments and enhance habitat along an 11-mile segment of the North Platte that runs through Casper. A central section of this stretch of river was adjacent to the former Amoco refinery, a significant brownfield site. The Trust’s efforts, which began in 1982, have spurred a greater cleanup and revival of the Platte River corridor and led to initiatives such as the “Platte River Revival,” a city-directed program that has garnered support from the BLM, Bureau of Reclamation, Natural Resources Conservation Service, Wyoming Game and Fish Department, and Casper’s residents and businesses.

Beyond its extensive trail system, a hallmark of the Trust is its master planning efforts, which started with a master plan for the riverfront trail system. The Trust has also engaged in Long Lakes and Elkhorn Valley trail system master planning, working in conjunction with the Casper Area Metropolitan Planning Organization, among others. To support its work, the Trust has blended local, state, and federal funding, and Natrona County (through the optional one cent tax), the City of Casper, the Wyoming Game and Fish Department, the Wyoming Department of Transportation, the U.S. Department of Transportation, private donors, and other sources, have provided financial support.



Conclusion

Federal, state, non-profit, and private activities along the Grey Reef stretch of the North Platte River have complemented and reinforced each other to create a comprehensive restoration effort along a segment of river formerly degraded by industrial and agricultural activities. The BLM, land trusts, City of Casper, and Platte River Parkway Trust are continuing their efforts to further enhance this stretch of river, with future activities including additional trail enhancement, clean up, and land acquisition.

Sources

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APPENDIX 3: ADDITIONAL RESOURCES

American Farmland Trust
www.farmland.org

American Planning Association
www.planning.org

Center of the American West
www.centerwest.org

Jackson Hole Land Trust
www.jhlandtrust.org

Land Trust Alliance
www.landtrustalliance.org

Partnership of Rangeland Trusts
www.maintaintherange.com

Plan-It Wyoming
www.planitwyoming.org

Platte River Parkway Trust
www.platteriverparkway.org

Private Landowner Network
www.privatelandownernetwork.org

Rocky Mountain Elk Foundation
www.rmef.org

Rocky Mountain Land Use Institute
www.law.du.edu/index.php/rmlui

Ruckelshaus Institute of Environment and Natural Resources
www.uwyo.edu/enr/ruckelshaus-institute/index.html

Sheridan Community Land Trust
www.sheridanclt.org

Smart Growth Network
www.smartgrowth.org

Sonoran Institute
www.sonoraninstitute.org

Sustainable Agriculture Research and Education
www.sare.org

Sustainable Forestry Initiative
www.sfiprogram.org

Teton Regional Land Trust
www.tetonlandtrust.org

The Conservation Fund
www.conservationfund.org

The Nature Conservancy
www.nature.org

Trust for Public Land
www.tpl.org

U.S. EPA – Smart Growth
www.epa.gov/smartgrowth

Western Planning Resources, Inc.
www.westernplanner.org

Wyoming Association of Conservation Districts
www.conservewy.com

Wyoming County Commissioners' Association
www.wyo-wcca.org

Wyoming Land Trust
www.wyominglandtrust.org

Wyoming Natural Resource Foundation
www.conservewy.com/wnrf/index.html

Wyoming NRCS
www.wy.nrcs.usda.gov

Wyoming Planning Association
www.wyopass.org

Wyoming State Historic Preservation Office
<http://wyoshpo.state.wy.us>

Wyoming Stock Growers Agricultural Land Trust
www.wsgalt.org

Wyoming Wildlife and Natural Resource Trust
<http://wwnrt.state.wy.us>

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Photo by Chamois L. Andersen



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