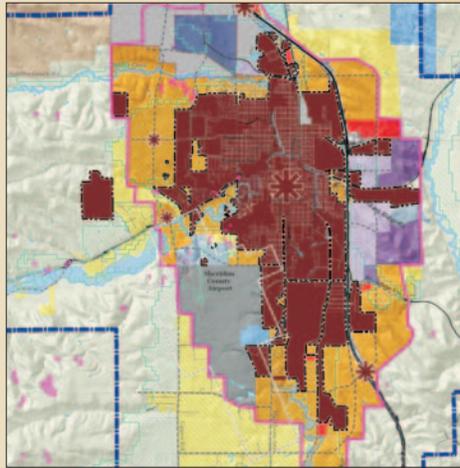


# Sheridan Joint Planning Area Land Use Plan



Adopted - May 18, 2009

# Acknowledgements

The City of Sheridan would like to thank the numerous participants in this planning effort.

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# Chapter 1: Introduction

## WHAT IS THE PURPOSE OF THIS JOINT LAND USE PLAN?

This Land Use Plan provides guidance for staff and elected and appointed officials to determine directions and make choices about land uses in the Joint Planning Area (JPA) for the City of Sheridan and Sheridan County, Wyoming.

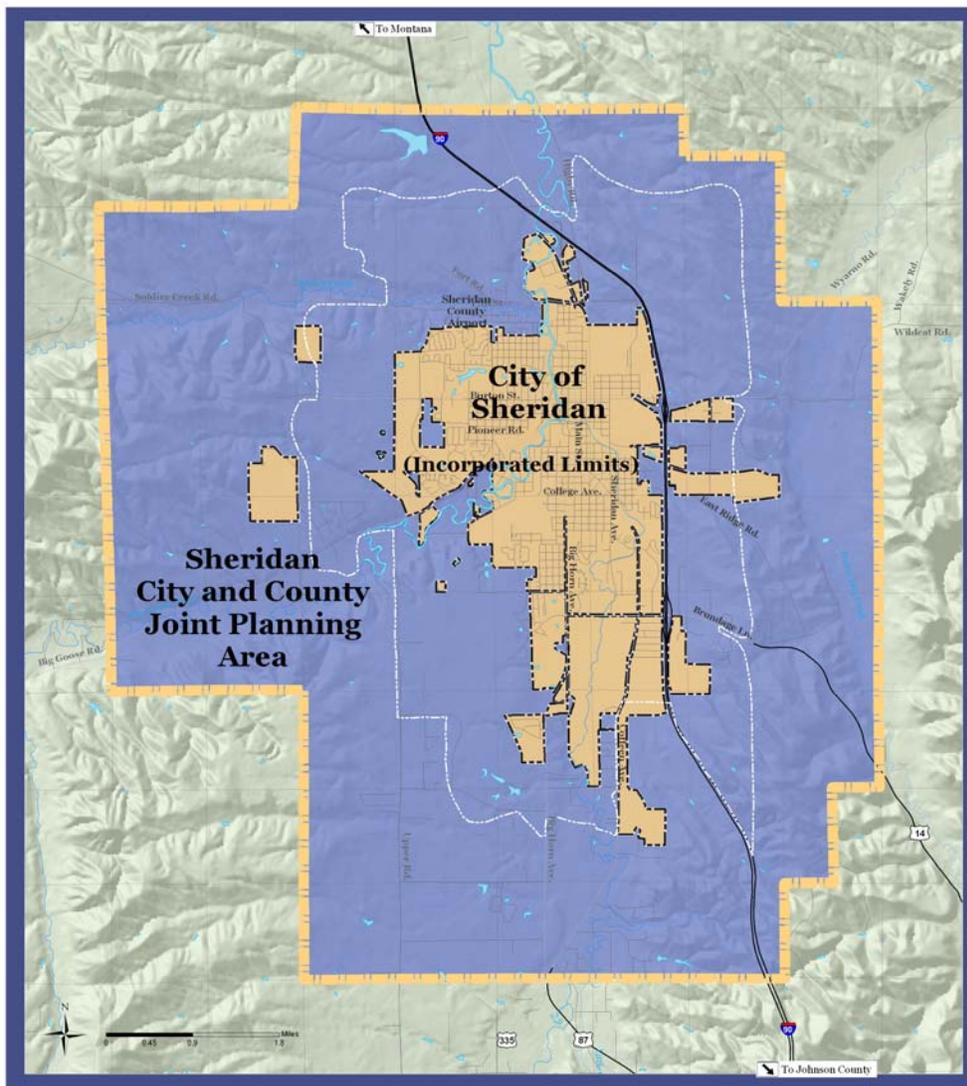


Figure 1: City of Sheridan and Sheridan County Joint Planning Area.

This Plan builds on the direction of the Vision 2020 (Growth Management Plan (2001)), is an element of Sheridan’s Comprehensive Plan and Supplement (1983). The city and county Jointly prepared this Plan to encourage cooperative planning, efficient provision of services, and consistent and compatible decision-making. It is a product of discussions and values of participants in the planning process and it reflects what the public values for the future of the area.

A major emphasis of this Plan is to provide long-range guidance to property owners, citizens, and decision makers on land use issues, such as where and how future residential, commercial, and industrial development should occur, irrespective of jurisdiction (city or county). It also includes policies to protect and conserve resources, such as riparian areas, groundwater quality, and agricultural lands outside the urban areas. The written policies (e.g., goals and policies) and actions, should be used in combination with the Future Land Use Plan when making decisions affecting growth, the use and development of land, conservation, and the provision of public facilities and services.

The City of Sheridan and Sheridan County should periodically review and revise this JPA Plan as conditions change, if State and Federal laws change, when new implementation tools are available, and as funding sources are available or change. In addition, the city and county should monitor the effectiveness of policies and the effects of past decisions and changes in values—to determine if the plan should be amended.

## OBJECTIVES

This Land Use Plan:

- Identifies a unified direction (building on the comprehensive plan, *Vision 2020*, citizen assessments, and citizen input) and includes specific goals actions to implement the community’s values and contemporary planning strategies.
- Will lead to consistent City of Sheridan and Sheridan County zoning regulations for the Joint Planning Area, to help implement the plan.
- Contains specific directions, but provides flexibility to adapt to changing conditions or unforeseen needs.
- Will be regularly updated (every five years).

## ABOUT THE SHERIDAN JOINT PLANNING AREA

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The Joint Planning Area, located around the City of Sheridan, is an area of approximately 60 square miles, of which approximately 10 square miles are currently incorporated into the City of Sheridan. The boundary encompasses the area where future development and conservation activities and future decisions are of joint interest to residents and government of both the city and the county. This plan does not address land use within the incorporated area. Appendix A describes the current conditions in the area, including population, housing, land use, zoning, economic conditions, transportation, natural areas, and other influences. For more information about the area, see Appendix A.

## WYOMING STATUTORY AUTHORITY

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This Plan complies with Wyoming Statutes:

- **Section 15-1-503**, Master Plan, Adoption, Concurrent Action (for cities and towns), and
- **Section 18-5-202**, Planning and Zoning Commission/Preparation of a Comprehensive Plan (for counties).

In accordance with the statutes, the City of Sheridan and Sheridan County must concurrently adopt or amend this Plan as follows: (1) the Planning Commissions certify the plan, and (2) the City Council and Board of County Commissioners adopt it. Sheridan County's Comprehensive Plan contains sections that address the Joint Planning Area in a consistent manner.

Both the City of Sheridan and Sheridan County may amend this Plan periodically in accordance with the amendment process outlined in Chapter 4 and an intergovernmental agreement.

## KEY ISSUES AND OPPORTUNITIES

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Early in the planning process, the public, elected and appointed officials, staff, and consultants, helped identify issues (or opportunities and constraints) this Plan needed to address. This Plan addresses the following land-use related issues:

- Coordinate and clarify the development process to provide for logical growth pattern.
- Resolve inconsistent zoning districts.

- Identify and plan industrial districts for future jobs and industry.
- Identify locations for housing and neighborhoods.
- Clearly define an urban/rural and agricultural edge for Sheridan but accommodate rural lifestyles near the city.
- Identify existing municipal water and sewer and other infrastructure that have capacity to accommodate new growth.
- Identify and address areas with rural septic systems that are creating water quality and environmental problems or potential development constraints.
- Ensure an adequate water supply for current and future generations of residents and businesses.
- Identify open lands and access for recreation.



*The joint land use plan reflects the values of city and county people who participated.*

## PLANNING PROCESS

Broad community involvement has been critical for the development of this Plan. The city sought to engage all residents and stakeholders of the JPA area and allowed them to provide meaningful input throughout the process through multiple ways, including:

- Ongoing information on the city and county website.
- Public meetings (dedicated to the JPA plan in March and July 2008).
- Information at County Comprehensive Plan meetings (in February and October 2008).
- Planning Commission workshops.
- City Council workshops.
- Joint workshops with the City Council and Board of County Commissioners.

## RELATIONSHIP BETWEEN FUTURE LAND USE PLAN AND ZONING

Comprehensive plans are advisory in nature, serving to incorporate the thinking of the community at a policy level and to guide future development decisions.

This Plan provides a guide for the future development of the property, while the city's zoning map and development code provide the property with the regulatory basis for development. The Future Land Use Plan should guide future rezoning and development decisions, so that when changing the zoning of a particular property, it must be consistent with the Future Land Use Plan. (See the map

on page 12 and land use categories definitions beginning on page 13.)

The county, city, and public reviewed and considered underlying zoning throughout the development of this Plan to ensure that consistency between planned land uses and zoning could be maintained to the maximum extent feasible. In many instances, land use category designations on a land use plan map may not directly correspond to a property's underlying zoning. Unless a community chooses to pro-actively rezone properties that are not consistent with the Future Land Use Plan map, the property owner will be required to request re-zoning of the property as part of the development process to bring it into compliance with the plan.

## PLAN ORGANIZATION

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This Plan contains the following chapters:

**Chapter 1, Introduction,** includes information on the purpose and issues, brief overview of the process to develop the plan, Wyoming statutory authority, and plan organization.

**Chapter 2, Land Use,** contains the land use plan concepts, Future Land Use Plan map, and a description of the land use categories.

**Chapter 3, Goals and Policies,** provides the goals and policies related to providing the balanced land use pattern as shown on the Future Land Use Plan, conserving the natural environment, and protecting safety and welfare. Goals and policies also address providing services and facilities in an efficient and fiscally responsible manner.

**Chapter 4, Implementation Strategy,** provides a description of the general and specific actions required to implement this Plan (including the Action Plan matrix) and the update and amendment procedures.

### Appendices:

**Appendix A** contains a summary of Existing Conditions.

**Appendix B** contains inventory maps.

**Appendix C** contains definitions for terms used in this Plan.

**Appendix D** contains information about capacity at buildout.

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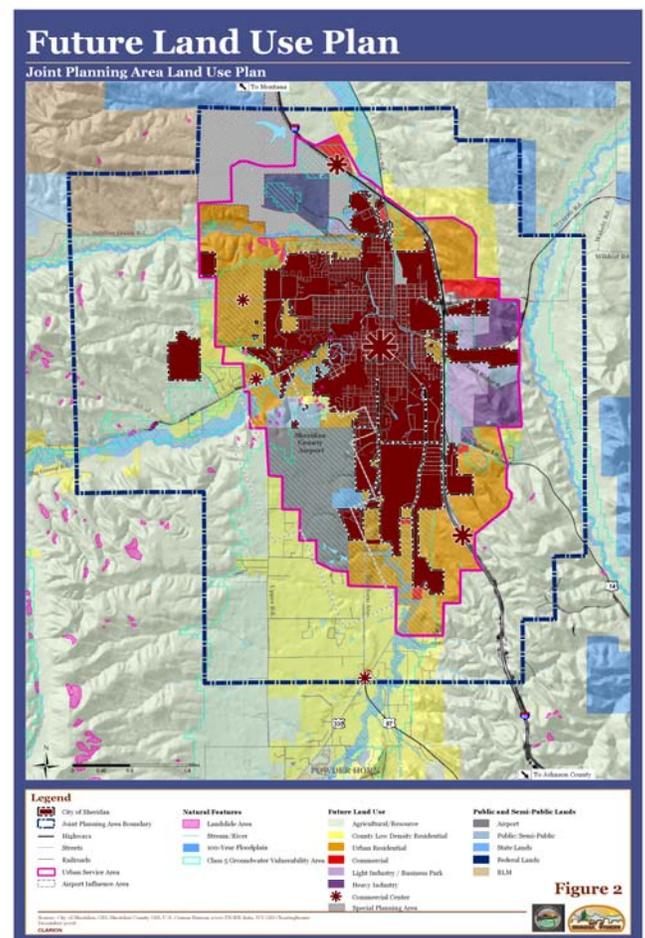
# Chapter 2: Future Land Use Plan

## THE SHERIDAN JOINT PLANNING AREA LAND USE PLAN

The intent for the Sheridan Joint Planning Area is to define a pattern of future growth with land use patterns deemed desirable by the public involvement process:

1. A compact pattern of urban neighborhoods within an Urban Service Area, and
2. A feathered residential transition around the City of Sheridan where clustered residential development patterns and conservation at the edge of the city transitions into county agricultural areas.

This section describes the major land use ideas illustrated by the Future Land Use Plan for the Sheridan Joint Planning Area, which identifies the future pattern of development. The plan map illustrates the distribution of future housing (urban and rural), jobs and industrial areas, agricultural areas, commercial uses, and public and civic spaces.



The Sheridan Joint Planning Area covers the area outside city limits.

## WHY IS JOINT PLANNING WITH THE COUNTY IMPORTANT?

*A compact urban approach will mean that most future neighborhoods and commercial centers will occur near city services and jobs and in locations that are efficient to serve. This would provide more opportunities for affordable and workforce housing integrated into the city.*

*Development may be more attractive—if commercial development is not spread along major roads—and more livable if it is walkable and of high quality. Designating commercial development opportunities in focused locations may also be more economically beneficial for the Sheridan downtown. It will be more efficient to provide local services to future development—water, sewer, fire protection, schools, parks, etc.—with compact development pattern.*

*By establishing an Urban Service Area and future land uses, the city and county will be able to jointly plan for and coordinate future roads (right-of-way) and plan for future transit. With compact development and commercial centers, the road system will function efficiently and can be built for pedestrians, bikes, and transit, as well as vehicles.*

*The Future Land Use Plan also retains a County Low Density Residential choice at the edge of Sheridan. Low density residential development that is not connected to sewer could have implications for groundwater and water resource quality—exacerbating groundwater and Little Goose Creek surface water quality degradation. The plan policies call for tight restrictions on lot sizes and septic/wastewater treatment methods for rural properties, especially those within vulnerable groundwater areas.*

Directions and policies for the Joint Planning Area include:

1. **Designate an Urban Service Area as the Location for Urban Development.** Future development will occur in a compact pattern of urban neighborhoods (like those existing in Sheridan today) and future commercial “centers” (as an alternative to “strip” linear commercial development along major roads), as well as light and heavy industrial areas with municipal water and sewer.
2. **Support Infill and Redevelopment in the City.** Promote quality “infill” development and mixed-use redevelopment within the city in strategic locations, such as North Main.
3. **Attain Quality Neighborhoods and Commercial Centers.** Ensure that new neighborhoods and commercial centers are high quality, walkable, livable places, with a mix of activities.
4. **Ensure That Development Will be Efficient to Serve.** Promote future urban development in the area where it can efficiently be served with municipal water and sewer.
5. **Provide Opportunity for a “Feathered” Residential Edge.** Allow residential with 2 to 5-acre and larger lots between city neighborhoods and outlying agricultural areas, where the Future Land Use Plan shows County Low Density residential and where development will occur in unincorporated county. Clustered development is encouraged in these areas.
6. **Protect Natural Resources.** Provide stewardship for resources that are important to sustain the region and that people value (e.g., water quality/creeks, riparian corridors, wildlife habitat, and mineral resources, and hillsides and ridgelines).
7. **Efficient and Multi-Modal Transportation System:** The transportation system will be coordinated with future growth and land use and designed with “complete streets” and multiple modes to serve the urban area, to be consistent with the Transportation Plan.
8. **Continue to Coordinate Planning.** The city and county will continue to work together to implement this Plan.

## THIS PLAN RELATES TO SHERIDAN COUNTY PLAN'S "BIG IDEAS"

This Plan reinforces to some of the concepts in the County's 2008 Comprehensive Plan, including:

### Plan for well-designed compact urban growth

In general, it is also the policy of this Plan that commercial and urban residential uses be located in and near the City of Sheridan, where services and infrastructure needed to support higher-intensity uses can be supported. The Future Land Use Plan:

- Designates an Urban Service Area around the city for future urban development (residential, commercial, and business and industry) to protect groundwater quality to limit expansion of homes on septic systems.
- Plans urban neighborhoods and commercial "centers" in an efficient compact pattern, to prevent linear extensive commercial development and provide a variety of housing in neighborhoods.
- Encourages "infill" development, revitalization, and development of walkable, healthy living neighborhoods.
- Designates some low density rural residential development at the edge of Sheridan, outside the Urban Service Area.



*This Plan promotes compact urban growth and encourages infill, redevelopment and revitalization.*

### Identify suitable locations for industry

This Plan identifies areas for future light and heavy industry to provide job opportunities within the JPA, and this chapter recommends standards to address impacts such as noise, lights, truck traffic, water pollutants, and odors.

### Provide stewardship of natural resources

This Plan also promotes stewardship of natural resources in the Joint Planning Area, including recommendations to:

- Protect streams and their riparian areas in their natural state as wildlife habitat and from negative impacts of development; and
- Maintain groundwater quality by limiting expansion of activities that create pollution (i.e., poorly performing septic systems and dense residential development without adequate wastewater treatment).



*This Plan identifies locations for industry (light and heavy).*

### **Encourage clustered development patterns**

In the rural and agricultural areas, the County Plan states that property owners will be eligible to cluster developments and conserve open space or resources and receive higher density bonuses than in more remote locations of the county. This Plan supports that concept.

## **FUTURE LAND USE PLAN**

### **PURPOSE AND DESCRIPTION**

The draft Future Land Use Plan map for the Sheridan Joint Planning Area provides a framework for future development. The map and land use categories will help the City and County to work together to accomplish the desired land use pattern—by designating where different types of urban and town-level development and compatible activities can occur within Sheridan’s Urban Service Area.

Outside of the Urban Service Area, the Future Land Use Plan identifies locations where low density residential is appropriate and where agriculture/resource areas and resource conservation areas will continue to be the predominant pattern.

The Sheridan Joint Planning Area Land Use Plan map is on page 12.

### **FUTURE LAND USE PLAN BOUNDARIES AND NATURAL RESOURCE DESIGNATIONS**

#### **Sheridan Urban Service Area**

The proposed Urban Service Area boundary (roughly based on the 201 sewer service boundary) is the area within which the City of Sheridan will provide municipal water and sewer service and within which lands are appropriate to develop as urban neighborhoods, commercial centers, and business parks.

#### **Sheridan Joint Planning Area**

The Sheridan Joint Planning Area is the boundary within which the city and county will continue to jointly plan for future growth and conservation.

#### **100-Year Floodplain**

The 100-Year floodplain is mapped by the Federal Emergency Management Agency (FEMA) and is characterized as an area subject to a one percent probability of a flood occurring in any year.

The Big and Little Goose valley floodplains are currently being evaluated by the Army Corps of Engineers. Subsequent updates to area floodplain maps by FEMA will be incorporated into this plan as part of routine updates.

### **Class 5 Groundwater Vulnerability Area**

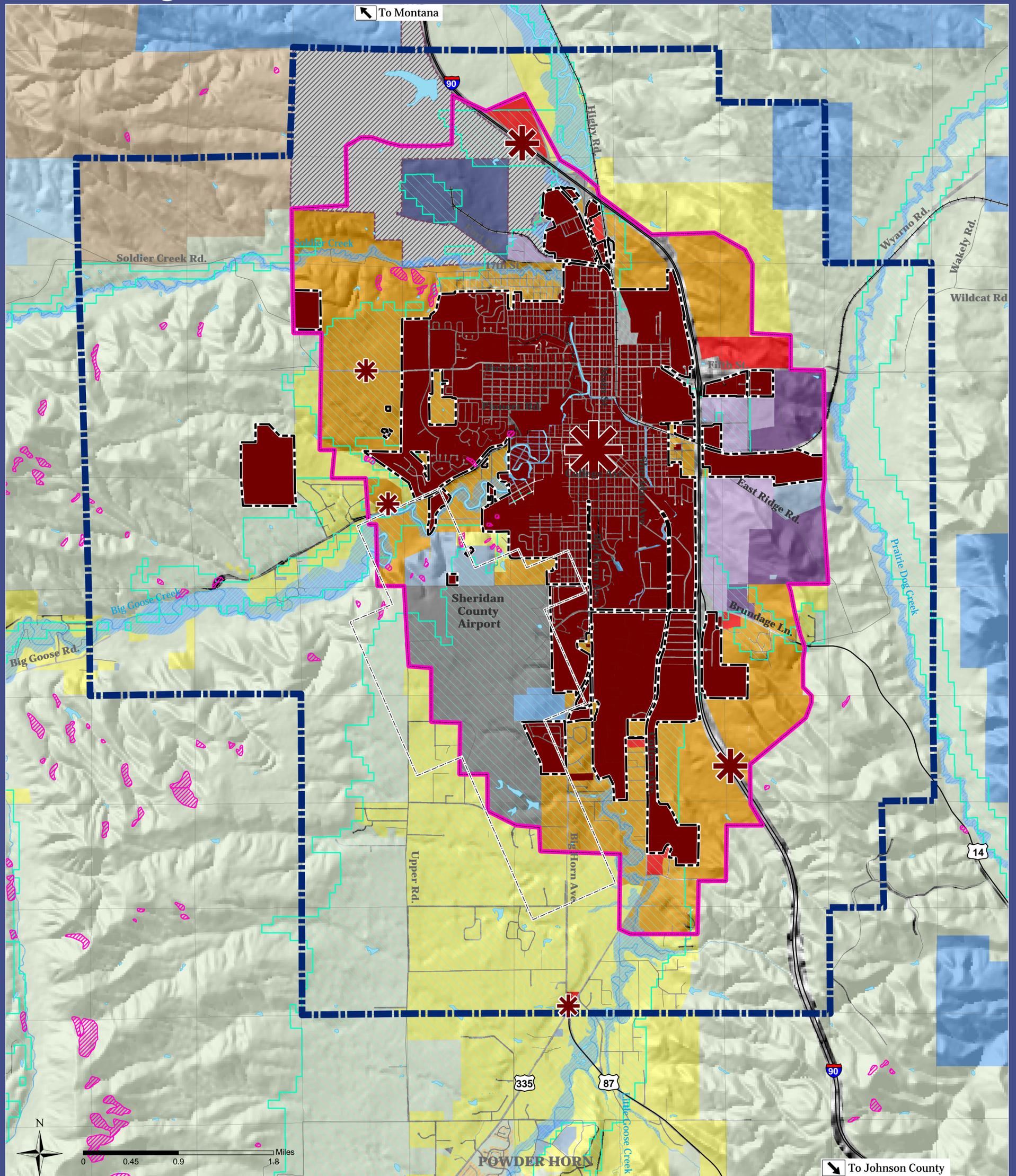
The Class 5 Groundwater Vulnerability Area (identified by the Wyoming Water Resources Center, University of Wyoming, and the Wyoming Geological Survey, 1988) is identified as the area within which greater management of potential groundwater contamination sources (including septic systems and stormwater runoff) and development density is needed.

## **PUBLIC AND SEMI-PUBLIC LANDS**

The Future Land Use Plan shows lands owned and managed by public agencies, including local, county, state, and federal. Activities on these lands will vary—for recreation, grazing, mineral extraction, and other activities.

# Future Land Use Plan

## Joint Planning Area Land Use Plan



### Legend

- |                              |  |                                |                                     |
|------------------------------|--|--------------------------------|-------------------------------------|
| City of Sheridan             | <b>Natural Features</b>                | Agricultural/Resource          | <b>Public and Semi-Public Lands</b> |
| Joint Planning Area Boundary | Landslide Area                         | County Low Density Residential | Airport                             |
| Highways                     | Stream/River                           | Urban Residential              | Public/Semi-Public                  |
| Streets                      | 100-Year Floodplain                    | Commercial                     | State Lands                         |
| Railroads                    | Class 5 Groundwater Vulnerability Area | Light Industry / Business Park | Federal Lands                       |
| Urban Service Area           |  | Heavy Industry                 | BLM                                 |
| Airport Influence Area       |  | Commercial Center              |                                     |
|                              |  | Special Planning Area          |                                     |

Source: City of Sheridan, GIS, Sheridan County GIS, U.S. Census Bureau 2000 TIGER data, WY GIS Clearinghouse  
April 2009

CLARION

**Figure 2**



## LAND USE CATEGORIES

This section describes the land use categories illustrated on the Future Land Use Plan.

The intent of the plan is not to predetermine all specific land uses for individual parcels, but to provide a general framework for future development and neighborhoods and centers of commercial development and provide some flexibility for a mix of uses.

Commercial Centers are designated on the plan with symbols—not parcel-specific designations. Commercial centers will ideally develop with a mix of commercial and other compatible uses. Urban Residential areas will also develop with a mix of housing types—with more dense uses near commercial centers and community facilities.

Zoning amendments for land uses should be consistent with the categories and designations on the Future Land Use Plan.

The categories are grouped according to whether they are:

- Inside the Urban Service Area Boundary, or
- Outside the Urban Service Area Boundary.

### INSIDE THE URBAN SERVICE AREA BOUNDARY

#### Urban Residential

##### **Uses:**

This category primarily allows residential uses in neighborhoods near commercial services, transportation, parks, and civic facilities and services.

##### **Characteristics/Location:**

This category is shown in within the Sheridan Urban Service Area boundary. The intent is for the city to annex properties, if eligible, that are designated as Urban Residential prior to development and that such future development be served by Sheridan municipal water and sewer. The County Comprehensive Plan states the county will only approve urban densities and urban residential development where it is designated on the Future Land Use Plan.

##### **Development Density:**

Density will vary, depending on underlying zoning and location. Generally density will be 1 unit per 2 acres and higher intensity.

*(Relevant City zone districts include R-1, R-2, R-3, and R-4.)*



*Example of Urban Residential.*



Urban residential neighborhoods should include a variety of lot sizes and housing types (including duplexes and apartments, such as these).

## DESIGN PRINCIPLES FOR LIVABLE URBAN NEIGHBORHOODS

New urban neighborhoods in the City of Sheridan should be designed according to the following principles:

- Contain grid-like connected streets and sidewalks to allow people to walk.
- Have blocks no longer than 600 feet and provide locations for pedestrians to pass-through between streets.
- Include a mix of lot sizes and housing types and uses.
- Contain a focal point that provides neighborhood commercial or civic services, or incorporate a public gathering space (e.g., such as a park, open space, or recreation amenity).
- Include a variety of buildings and architectural styles.



Examples of Commercial.

## Commercial (and Commercial Centers)

### Uses:

This category primarily allows services and retail such as professional offices, retail and commercial businesses, grocery stores, auto sales and other uses allowed in business districts of the City of Sheridan (and generally uses allowed in Sheridan County's C-1 and C-2 zone districts).

### Characteristics/Location:

Commercial uses located along major road corridors generally are larger and more auto-oriented—serving several neighborhoods, and should occur only within the Urban Service Area boundary with water and sewer. Future commercial development should occur in centers, as shown on the Future Land Use Plan, not in a linear pattern along roadways. The development should be accessible to a highway, arterial, or collector road.

Commercial centers should include a mix of uses and activities and be designed for pedestrians with sidewalks, landscaping and signs

and access control. Commercial developments should be accessible to pedestrians from nearby neighborhoods.

### **Development Density/Intensity:**

Density and size will vary.

*(Relevant City zone districts include B-1 and B-2. It may also be necessary for the city to create new districts and/or revamp existing districts to allow a compatible mix of uses such as office and retail.)*

## **DESIGN PRINCIPLES FOR COMMERCIAL CENTERS AND MIXED-USE DEVELOPMENT**

Commercial development and mixed-use development should be designed according to the following principles:

- Incorporate a mix of land uses that is either “vertical” (where components are mixed within a single building or block such as homes on top floors with retail on bottom), or “horizontal” (where different activities on the site are in separate buildings, but linked through a cohesive design).
- Provide internal connected streets and sidewalks that allow safe and direct access between buildings, and accommodate pedestrians in a safe manner.
- Locate and orient higher density residential development around a central public space, such as a plaza or park, and near retail and commercial services.



*Commercial mixed-use development should incorporate a mix of compatible uses.*

## **Light Industry/Business Park**

### **Uses:**

This category encompasses warehousing, distribution, and offices, and consists of employment activities such as offices and low impact manufacturing.

### **Characteristics/Location:**

Light industry will occur in and near Sheridan, because it has lower impacts than heavy industry, and will provide greater attention to detail in high visibility locations (such as along interstates and major roads). Service areas and outdoor storage should be screened to the extent possible and will provide attractive fencing, low level lighting, and pedestrian access.

### **Development Density:**

Density will vary depending on the site and underlying zoning. *(The relevant City zone district is B-2.)*



*Example of a Light Industry/Business Park.*

## LOCATIONAL CRITERIA FOR FUTURE HEAVY INDUSTRIAL USES

The following criteria address where additional heavy industry locations can occur and how such future industry should be sited. It should be:

- a) Away from developed communities and residential areas, such that noise, vibrations, and visual impacts will not disturb existing or future uses.
- b) With access to major transportation facilities and utilities—railroad or interstate roads and necessary water. Industry will pay costs associated with improving county roads.
- c) Must consider topography, groundwater vulnerability, and other environmental factors (i.e., Class 5 Groundwater Vulnerable Areas and riparian corridors).

## PERFORMANCE STANDARDS FOR HEAVY INDUSTRY

New industry will mitigate its impacts on adjacent lands. Performance standards will address noise, odors, water and air quality, light, vibration, and outdoor storage.



Example of Heavy Industry.

## Heavy Industry

### Uses:

This category allows manufacturing and more intensive processing and manufacturing facilities with more outdoor storage with less restrictive standards on storage.

### Characteristics/Location:

The Future Land Use Plan designates heavy industry within the east edge of the Urban Service Area where it is not visible from I-90.

### Development Density:

Density will vary, depending on use and location. (*The relevant City zone district is M-1.*)

## Special Planning Area

The Special Planning Area designation on the Future Land Use Plan indicates an area that is under consideration for annexation by the city (application pending). It is recognized as an area where future development may occur but where land use designations will not be specified until the ongoing annexation review process has concluded. A Special Planning Area designation requires development proposals within the area to be reviewed in a comprehensive manner, based on a set of policies and criteria to address planning issues specific to the area, such as: land use compatibility, city gateway character and design, circulation and access, parks and open space, and facilities and services.

## OUTSIDE THE URBAN SERVICE AREA BOUNDARY

### Agriculture/Resource

#### Uses:

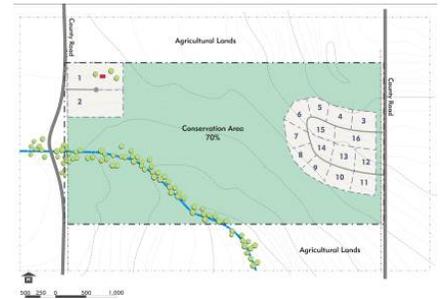
This category primarily allows agriculture and ranching with some very low intensity residential uses to support agriculture. Resource extraction, recreation and wildlife-based activities may also occur.

#### Characteristics/Location:

The Agricultural/Resource category occurs outside of the City of Sheridan Urban Service Area boundary

#### Development Density:

The intent is for lands designated as Agriculture/Resource to remain agricultural with very low densities of development. 1 unit per 80 acres will be the base density with large lot development, but net development density (down to 1 unit per 40 acres) can occur if development is clustered, as shown in Table 2-1 below.



*Example of clustering in the Agriculture/Resource Area.*

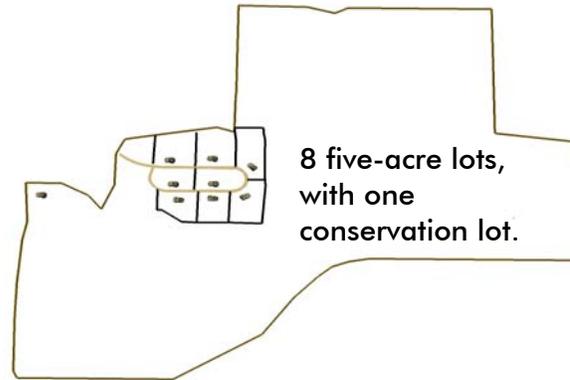
**Table 2-1: Agriculture/Resource Clustering Criteria**

Topic:	Dimensions
Base density	1 unit per 80 acres
Net density (with cluster bonus)	1 unit per 40 acres
Minimum original parcel size for clustered subdivision	70 acres
Minimum common open space or conservation lot	70% (can include one buildable site up to 10 acres)
Minimum lot size in clusters	5 acres if on septic
Maximum number of lots in clusters	8 lots
Minimum distance between clusters	1,200 feet

## DESIGN FOR RURAL AND AGRICULTURAL AREAS

If development occurs on properties outside the Urban Service Area boundary, it should:

- Minimize cut and fill for roads and building grading;
- Protect natural and geological features such as rock outcroppings and riparian forest habitat;
- Restore and use native and non-invasive plants;
- Complement existing and adjacent agriculture through the use of appropriate fencing, setbacks, and placement of structures;
- Design buildings that mimic the profiles of the natural landscapes, ideally at the toe of slopes and at edges of meadows, to allow for natural windbreaks and shelter;
- Provide minimal lighting that is downcast and shielded; and
- Limit buildings that would dominate ridgelines visible from public rights-of-way.



*Example of development parcels that are clustering to conserve agricultural land on 360-acres.*

### County Low Density Residential

#### Uses:

This category primarily allows low density, single family residential with some agricultural uses interspersed.

#### Characteristics/Location:

This category applies to areas designated as County Low Density Residential on the Future Land Use Plan that are generally zoned as "Rural Residential" In Sheridan County. The intent is to provide some opportunities for this low density residential type to occur, without encouraging proliferation or spreading of residential into remote rural areas and areas with groundwater vulnerability.



*Example of clustered low density residential.*

#### Development Density:

Density and minimum lot size varies for County Low Density Residential, depending on location and availability of central water/wastewater treatment, groundwater vulnerability, and clustering, as shown in Tables 2-2 and 2-3 on the next page.

**Table 2-2: No Central Water/Wastewater Treatment— Conventional Lots; No Clustering**

	INSIDE Class 5 Groundwater Vulnerability Area	OUTSIDE Class 5 Groundwater Vulnerability Area
<b>Topic:</b>		
<b>Base density</b>	1 unit per 5 acres	1 unit per 2 acres
<b>Minimum lot size</b>	5 acre minimum	2 acre minimum.

**Table 2-3: With Central Water/Wastewater Treatment— Clustered Development Lots**

	INSIDE Class 5 Groundwater Vulnerability Area	OUTSIDE Class 5 Groundwater Vulnerability Area
<b>Topic:</b>		
<b>Base density</b>	1 unit per 5 acres	1 unit per 2 acres
<b>Net density (with cluster bonus)</b>	1 unit per 3.5 acres	1 unit per 2 acres
<b>Minimum parcel size to be eligible for clustering</b>	10 acres	10 acres
<b>Minimum common open space or conservation lot</b>	70%	70%
<b>Minimum lot size in clusters</b>	No minimum with central water/wastewater treatment	No minimum with central water/wastewater treatment
<b>Maximum number of lots in clusters</b>	n/a	n/a
<b>Minimum distance between clusters</b>	n/a	n/a
<b>Other:</b>	Must include important resources, including riparian areas, ridgelines, irrigated agriculture, as conservation area or open space	Must include important resources, including riparian areas, ridgelines, irrigated agriculture, as conservation area or open space

## **Airport**

Land uses on the Airport property will be governed by the Airport Master Plan and ordinances. Sheridan County and the City of Sheridan will ensure that future development around the airport is compatible, through adherence to the existing resolutions for the airport influence area, height limitation, and airport noise.

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# Chapter 3: Goals and Policies

## INTRODUCTION

This chapter includes goals and policies for the land use plan that address achieving a balanced land use pattern, sustaining natural and scenic resources and providing services and facilities in an efficient and fiscally responsible manner.

## GOALS AND POLICIES TO SUPPORT THE LAND USE PLAN

### MAINTAIN A BALANCED LAND USE PATTERN

*A balanced land use pattern provides for a variety of lifestyles and choices, provides an ample supply of land for jobs and housing, and also maintains ample open space, agriculture, and scenic resources.*

*By directing growth to well-defined contiguous areas of the city, the city can efficiently grow while conserving agricultural lands, wildlife habitat, and natural resources outside of it. In addition, it is possible to provide a variety of housing with workforce and senior housing located in neighborhoods so people can be near jobs, transportation, shopping, community services, and facilities. Part of providing a balanced land use pattern is to ensure that Sheridan will have a mix of housing types. A range of housing types enhances a community's ability to attract or retain a diverse mix of generations of families, workers, and retirees. This pattern of centralized and focused development not only makes the community more livable, it also sustains energy resources, allowing the city and county to provide services and facilities efficiently.*

*This Plan's intent is to guide location and type of future development to provide a balanced mix of jobs, housing, and other community activities. Urban housing with good access to commercial services will continue to occur in and near Sheridan. Adequate land for industrial development is established away from residential areas or residential growth. Finally, important*



*This Plan calls for a variety of housing, including workforce and senior housing located in neighborhoods so people can be near jobs, transportation, shopping, community services, and facilities.*



The county and city aim to maintain a clear distinction between rural and agricultural areas.

*natural and scenic resources will be conserved as much as possible.*

**Goal 1.1: The City of Sheridan will maintain a compact development pattern.**

**Policy 1.1 a: Establish an Urban Service Area**

The defined Urban Service Area will be used to determine appropriate areas for various types of urban development and to plan for needed infrastructure and services.

**Policy 1.1 b: Coordinate future land use patterns with utility service**

Development patterns in the Urban Service Area will be complimented and encouraged by the location of existing and planned services and facilities, especially municipal water and sewer.

**Goal 1.2: The county and city will maintain a clear distinction between rural, agricultural areas, and urban uses to conserve resources and provide services efficiently.**

**Policy 1.2 a: Locate rural development in designated County Low Density Residential areas**

Land use patterns in the JPA's outlying areas will remain primarily rural and agricultural in character.

**Policy 1.2 b: Allow and encourage clustered subdivisions**

The county will allow and encourage clustered development patterns as a means of encouraging best practices in site development, providing options to landowners, and conserving open space, natural resources, and agricultural resources in rural areas.

**Policy 1.2 c: Use rural design guidelines for new development in Agricultural/Resource area**

The county and landowners will use guidelines for rural design to limit impacts of development on agricultural lands, natural and scenic resources, and increase efficiency of roads and utilities on sites.

**Policy 1.2 d: Support and encourage land conservation efforts**

The city will continue to support and work with non-governmental organizations that are involved in conservation of open space and agricultural resources.



This Plan supports a range of housing types to meet future needs—primarily in neighborhoods and communities. Senior housing and apartments should be built in close proximity to shopping and services.

**Goal 1.3: The city will provide for a diverse mix of housing, primarily in urban neighborhoods and communities with adequate services.**

**Policy 1.3 a: Support a range of housing types to meet the city's housing needs**

The county will work with the private sector to promote the construction of a wide range of housing types, sizes, and costs

within communities, growth areas, neighborhoods, and downtown areas. Housing for the region's workforce and groups not easily served by the market is essential to the strength of the region to allow multiple generations to live, work, and settle. Workforce housing should be dispersed throughout the city.

**Policy 1.3 b: Locate urban residential development where designated**

New urban residential development will occur only where designated on the Future Land Use Plan. A variety of housing types ranging from apartments to single family homes, will help meet the city's housing needs and provide for healthy neighborhoods.

**Policy 1.3 c: Locate rural residential development where designated**

New rural residential (County Low Density Residential) will occur where it is designated on the Future Land Use Plan only.

**Goal 1.4: Commercial uses will be located in designated commercial areas and centers.**

**Policy 1.4 a: Locate commercial development within the Urban Service Area boundary**

New commercial development will occur within the Urban Service Area boundary. Commercial development located outside of this area will should be limited to small-scale agricultural, home occupations, resource extraction, and recreational activities.

**Policy 1.4 b: Locate commercial development in centers**

Future commercial development will occur in planned commercial centers, as identified on the Future Land Use Plan, or in small centers to serve neighborhoods. Future commercial development in extended linear strips along roadways will not occur.

**Goal 1.5: Future industry will be built in suitable locations where it will not negatively impact the Sheridan community.**

**Policy 1.5 a: Locate industry in suitable, concentrated areas.**

To provide opportunities for jobs and economic growth, light and heavy industry will be located in areas identified on the Future Land Use Plan that have suitable access, utilities, and geology, or in other areas that meet locational criteria. Heavy industrial uses will be located only in areas where they will not have negative impacts on community gateways, image of major corridors, sustainable economic development, community health, adjacent residential areas, and air and water quality.

**Policy 1.5 b: Mitigate impacts resulting from industrial uses**

The city will work closely with appropriate regulatory agencies to ensure that new heavy industry development will address its impacts, such as noise, lights, traffic, vibration, and impacts to air and water.



Commercial uses will be located in centers.

**Goal 1.6: The city will retain open space and plan for parks as part of a balanced land use pattern.**

**Policy 1.6 a: Plan for open space and natural and scenic resources**

Open space, natural and scenic resources, and parks are an important part of the city's overall land use balance. The city will continue to coordinate with other agencies and organizations to plan and conserve resources and plan for parks and open space.

**Policy 1.6 b: Establish open space that conserves natural resources**

New residential subdivisions will provide open space that conserves sensitive and unique natural features of the land. This Plan promotes cluster development patterns as an option allowing landowners to keep open space intact.

## SUSTAIN NATURAL AND SCENIC RESOURCES AND ENVIRONMENTAL QUALITY

*The Joint Planning Area is a place with natural beauty and ecological diversity with resources that are important to residents and visitors—both for the economy and for a sustainable and livable community. Riparian landscapes occur in the saturated soils along the county's rivers and creeks. The riparian areas are important habitat to the wildlife species in the county, serving as migration corridors, shelter and breeding areas, and they also filter and store surface water.*

*Residents have repeatedly identified environmental quality, natural resources for food, fiber, energy, recreation, and wildlife as important aspects of Sheridan County and mainstays of its economy and way of life. The city and county aim to sustain these important resources through a variety of measures. The goals and policies in this section suggest identifying and protecting sensitive resources and avoiding placing development in hazardous areas.*

**Goal 2.1: The city will conserve and restore its riparian corridors.**

**Policy 2.1 a: Protect riparian corridors**

Identify and map riparian corridors and develop tools to protect these important areas.

**Goal 2.2: The city will maintain water quality.**

***Policy 2.2 a: In areas with High Groundwater Vulnerability, and where reasonable, require new development to connect to sewer or adequate wastewater treatment systems***

New development will connect to central sewer when such service is available or adequate wastewater treatment systems approved by the state in areas with high groundwater vulnerability (i.e., Class 5 Groundwater Vulnerability Areas).

***Policy 2.2 b: Promote water conservation***

The city will work with partners to encourage water conservation and support drought-tolerant planting and use of non-potable water for landscaping.

**Goal 2.3: The city will establish conservation priorities for open space.**

***Policy 2.3 a: Establish open space priorities***

Work with citizens to identify lands that are priorities for conservation, such as the following:

- Important River and Stream Corridors,
- Unique Natural Areas, and
- Land for Future Parks and Outdoor Recreation.

***Policy 2.3 b: Use a variety of implementation tools to achieve open space protection***

Work with property owners and conservation organizations and land trusts to create a protected and cohesive system of open space. Use a variety of flexible, incentive-based mechanisms to conserve resources, including public and private partnerships to achieve open space. Provide incentives, such as density bonuses, density transfers, and other measures that promote voluntary protection of open space. Consider whether voters will support funding to acquire priority open spaces.

**Goal 2.4: The city will steer development out of harms way—avoiding hazardous areas.**

***Policy 2.4 a: Avoid development being placed in unstable areas***

Avoid public and private development in potentially hazardous areas, such as steep slopes, and landslide areas.

***Policy 2.4 b: Direct development away from the 100-year floodplain to the extent possible***

If alternative locations exist, development will be directed away from the 100 yr floodplain (mapped by the Federal Emergency Management Agency, and generally depicted on the Future Land Use Plan and Resource Conservation Map, Figure 4) unless the development is for low-impact recreation, wildlife management, open space, or agricultural purposes. County will continue to require flood mitigation for development in the floodplain.

## PROVIDE SERVICES AND FACILITIES IN AN EFFICIENT AND FISCALLY RESPONSIBLE MANNER

*As the City of Sheridan grows, it aims to provide public facilities and services to current and future residents in a fiscally responsible manner and under consistent standards. The city provides urban services such as water and sewer, paved streets and sidewalks, parks, solid waste collection and management, and similar facilities.*

*This Plan reinforces the historic distinction between city and county levels of service by guiding urban development into communities and their growth areas. Other public districts provide services, such as fire protection and schools. Future urban growth in Sheridan County will occur only in locations that have appropriate municipal systems to accommodate it (i.e., water, sewer, transportation systems, and other essential services). Conversely, planned infrastructure improvements will only occur in locations where growth is desired or to mitigate existing environmental concerns. Other infrastructure, such as natural gas, electricity, telephone, fiber optic lines, CATV, and broadband internet services will also need to be planned for in community growth areas as well as outlying areas.*

**Goal 3.1: The city will plan for public water and wastewater treatment systems.**

**Policy 3.1 a: Coordinate with incorporated municipalities, Sheridan Area Water System (SAWS), and other water and sewer districts**

The city will continue to work with the county, SAWS, and other districts to extend water and wastewater treatment facilities to accommodate future urban demands only in desired growth locations or to mitigate areas of known water contamination.

**Policy 3.1 b: Consider establishing improvement and service districts for developed areas that cannot be served by municipal sewer**

The city will work with residents in developed areas to encourage the formation of special districts in areas where septic systems threaten county groundwater resources, and municipal service is not feasible.

**Policy 3.1 c: Limit on-site septic systems in areas that are susceptible to groundwater contamination**

The county will discourage development in riparian areas and Class 5 Groundwater Vulnerability areas unless central sewer is available, and keep development density very low in vulnerable areas where sewer is not available.

**Policy 3.1 d: Promote replacement of failing on-site systems**

The county will continue to work with other agencies and landowners in the region to identify financing, and to assist with

replacement and upgrading of wastewater treatment for properties with failing on-site septic systems.

**Policy 3.1 e: Municipal water and sewer area around landfill.**

Within one-mile of the landfill expansion area the county and City of Sheridan will encourage connection to municipal water and sewer and discourage domestic wells and on-site septic systems in order to minimize future groundwater contamination concerns.

**Goal 3.2: The city will identify and preserve planned utility and transportation corridors.**

**Policy 3.2 a: Plan and preserve connected necessary water and sewer utility and road corridors**

The county will ensure that rights-of-way for future transportation and utilities corridors (i.e., Future Roadway Network shown on the County Road Network map in Chapter 7), are identified and reserved before development occurs.

**Goal 3.3: New development will pay for needed facilities and services to serve it.**

**Policy 3.3 a: New development will pay for needed facilities and services.**

Adequate facilities and services will be provided at the time that development occurs, with new development paying for the associated costs of necessary facilities improvements and services in harmony with long-range utilities plans call for through Policy 3.1(a). The county may wish to adopt concurrency requirements.

**Goal 3.4: The City of Sheridan will coordinate with Sheridan County to accommodate future solid waste disposal and management needs.**

**Policy 3.4 a: Jointly plan for landfill expansion or relocation**

The county will coordinate with the City of Sheridan to address future solid waste disposal needs, including landfill expansion, possible relocation, compatible land use planning (within one mile of current and future landfill expansion).

## DEVELOP A CONNECTED, SAFE TRANSPORTATION SYSTEM WITH MULTIPLE MODES

*As the area around the City of Sheridan grows, a transportation network with multiple options will be needed to address the transportation challenges. This Plan recognizes the close relationship between transportation and land use and suggests that solutions to mobility issues require a comprehensive integration of the two elements. In the future, the city will continue to work with the county and the various transportation planning entities to develop a transportation system focused on safe, cost efficient, connected streets and roads and that also offers multiple transportation options (e.g., walkways, roads for vehicle travel, public transit, bike lanes, and off road trails), especially within Sheridan's Urban Service Area. The city and county should collaborate on a more detailed transportation plan that is in harmony with adopted comprehensive plan documents.*

**Goal 4.1: The transportation network will be well connected and coordinated with adjacent land uses.**

### **Policy 4.1 a: Construct a well-connected road network**

The city will plan and construct a well-connected road network that allows for different widths, speeds, and access requirements as appropriate to the transportation needs of the areas being served.

### **Policy 4.1 b: Coordinate land use and transportation planning**

By way of its comprehensive plan and any future adopted transportation plan, the city will plan its future transportation system to compliment and encourage development patterns adopted as a part of the Future Land Use Plan. This includes constructing new roads that interface with adjacent land uses in a safe manner for all right of way users. New urban developments should contain "complete street" systems that allow for internal pedestrian, bike, and auto circulation. They should also be comprised of a mix of compatible uses, so residents have services, recreation, jobs, and shopping near homes.

**Goal 4.2: Urban areas will have “complete streets” to accommodate motorized vehicles, public transit, bicycles, and pedestrians.**

**Policy 4.2 a: Accommodate all transportation modes**

Ensure that all new streets provide for efficient and safe movement for all transportation modes (i.e., vehicles, public transit, bicycles, and pedestrians).

**Policy 4.2 b: Extend pathways**

Extend the pathways system for bicycles and pedestrians to encourage transportation and recreation travel consistent with the Pathways Master Plan. The pathways systems will complement, but not substitute for, improvements to the roadway network for bicycling and walking.

**Goal 4.3: The city will ensure that new development provides adequate transportation improvements to accommodate needed services**

**Policy 4.3 a: New development will provide adequate transportation facilities**

The city will require that new development adequately addresses system-wide impacts that the development creates for all modes of travel, and will identify necessary improvements to be made as a part of the development approval process. The city will allow new development only where adequate facilities exist, or can be constructed or upgraded prior to development or phased as development occurs.

**Policy 4.3 b: New development and high impact users will pay equitable shares for improvements**

The city will implement mechanisms that require new development and other high impact users to pay an equitable share of necessary improvements to the transportation system.

**Policy 4.3 c: Prioritize transportation improvements through Capital Improvement Program**

The city will continue its Capital Improvement Program (CIP) for transportation facilities that emphasize the importance of reducing traffic congestion, maintaining the existing roadway system, providing “complete streets” that accommodate a variety of mode types, and building structures that are compatible with neighborhoods and with land uses designated on the Future Land Use Plan. The CIP will also enable the city to leverage available funds for local and state funding sources.

**Policy 4.3 d: Reserve road/utility corridor rights-of-way**

The city will reserve adequate additional right-of-way, at the time of the subdivision process, for those corridors the city anticipates extending or widening in the future.

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# Chapter 4: Implementation Strategies and Action Plan

## OVERVIEW

This implementation chapter is one of the most important in the plan, because it explains how the City of Sheridan will accomplish this Plan, who will be responsible for various actions, and when they should occur.

City leadership and staff recognizes the city will need to coordinate with the county, other organizations, and other agencies to carry out this Plan through the following general approaches described below:

1. Regulatory and zoning revisions,
2. Day-to-day policy decisions,
3. Programs and Plans, and
4. Regional coordination.

The Action Plan, later in this chapter, identifies specific strategies to implement each part of this Plan, describes roles and responsibilities of governing bodies and departments, and notes timing of actions (priorities).

## WHAT WILL IT TAKE?

### REGULATORY AND ZONING REVISIONS

Carrying out this Plan will require zoning and development regulations consistent with the Future Land Use Plan map and goals. Shortly after adopting the plan, The City of Sheridan and Sheridan County will need to amend development regulations

**City and County  
Zoning and  
Development and  
Codes**

*Amending regulations and standards is one of the approaches to implementing this Plan.*

(including zoning, subdivision regulations, and procedures) consistent with this Plan.

Revisions might include:

- Changes to zoning where it is inconsistent with the Future Land Use Plan (i.e., Urban Residential areas outside the Urban Service Area boundary or Rural Residential inside it),
- Overlay zoning districts to address resource protection (e.g., Class 5 Groundwater Vulnerability area), and
- Other resource protection standards or guidelines (e.g., for riparian areas).

## CITY AND COUNTY COORDINATION

A number of the recommendations in this Plan will best be achieved through new or amended Joint or Intergovernmental Agreements (IGAs) between the City of Sheridan and Sheridan County to address consistency of land use and zoning provisions, annexation, and service provision.

## PROGRAMS AND PLANS

This Plan calls for some new or enhanced programs and some new more detailed plans—for instance to support open space planning.

## DAY-TO-DAY POLICY DECISIONS

The city and county will carry out many of the policies of this Plan during day-to-day policy recommendations and decisions—those made by planning staff, the Planning Commissions, and the City Council and Board of County Commissioners. These entities will continually make decisions regarding development proposals and plan amendments and should ensure that these decisions are consistent with this Plan. For example, deciding not to rezone agricultural lands for intensive residential uses when not in accordance with this Plan is a policy judgment that is consistent with it.

## ACTION PLAN

The Action Plan is a starting point to establish annual work plans but is dependent on staff resources and available funding.

#	Relates to	Description	Responsibility	Timing <sup>1</sup>
1.1(a)	Goal 1.1: Compact Development Pattern; Future Land Use Plan	<b>Consistent Zoning:</b> Change zoning to be consistent with the Future Land Use Plan to limit expansion of urban and low density residential development into rural and agricultural areas.	City Planning with Sheridan County	1
1.1(b)	Goal 1.1: Compact Development Pattern, Future Land Use Plan	<b>Establish an Urban Service Area:</b> Adjust the Urban Service Area for the City of Sheridan to be consistent with Urban Residential and Commercial and Industrial uses designated on the Future Land Use Plan.	City Planning with Sheridan County	1
1.1(c)	Goal 1.1: Sheridan Joint Planning Area	<b>Consistent Standards through Intergovernmental Agreement:</b> Develop a Joint Intergovernmental Agreement (IGA) between the City of Sheridan and county to address consist annexation policies, zoning, and standards for the Urban Service Area.	City and County	1
1.3(a)	Goal 1.3: Diverse Housing in Neighborhoods	<b>Urban Residential Zoning:</b> In areas where urban development is proposed in the unincorporated county in advance of annexation, such development should be in accordance with city standards for urban residential to create vibrant neighborhoods with a mix of housing types and amenities.	City Planning with Sheridan County	2
1.4(a)	Goal 1.4: Commercial uses in Centers.	<b>Commercial Zoning:</b> In instances where some restricted commercial uses may be appropriate in the Urban Service Area, zoning and standards should locate such development in “centers” and avoid strip commercial development patterns.	City Planning with Sheridan County	2
2.1(a)	Goals 2.1 and 2.2: Resource Conservation and Hazardous Areas	<b>Resource Protection/Hazardous Areas Mapping and Standards:</b> Develop standards such as setbacks and siting requirements to address impacts on streams, rivers, and riparian areas. Map significant riparian areas that should be protected (e.g., require 50-150-foot setbacks allowing transfer of density to other portions of the site and implement waiver allowances for smaller sites so property owners do not lose potential density or development units. Standards would apply to new development only.)	City Planning with Sheridan County	2

<sup>1</sup> **Timing Key:** 0 = On-going; 1 = Immediate; 2 = Within 2 years; 3 = Within 5 years.

#	Relates to	Description	Responsibility	Timing <sup>1</sup>
2.2(a)	<b>Goal 2.2:</b> Low Density Rural Residential and Groundwater	<b>Groundwater Protection:</b> Establish a Groundwater Protection Area where residential development lot size is restricted to one dwelling unit per five acres in the Class 5 Groundwater Vulnerability Area, if no central wastewater treatment is provided.	City Planning with Sheridan County	1
2.2(b)	<b>Goal 2.2:</b> Groundwater	<b>201 Agreement:</b> Evaluate and update the 201 Agreement (City of Sheridan and Sheridan County) governing wastewater management. The agreement should reflect the goals and policies and new Urban Service Area boundaries of this Plan.	City Planning with Sheridan County	2
2.3(a)	<b>Goal 2.3:</b> Open Space and <b>Goal 1.6</b>	<b>Funding for Conservation:</b> Explore local funding options dedicated to conservation and development rights acquisition for rural and agricultural landscapes, such as a dedicated mill levy or sales tax, or a real estate transfer tax (requires legislative authorization). Encourage acquisition of development rights through land trusts for scenic areas, riparian habitat, and irrigated lands.	City with County	3
2.4(a)	<b>Goal 2.4:</b> Hazardous Areas	<b>Hazardous Areas Standards:</b> Develop standards to minimize development in hazardous areas identified on the hazardous areas map (i.e., steep slopes, landslide areas, and 100-year floodplain. Standards would not affect existing development; nor would they leave landowners without options).	City Planning with Sheridan County	2
3.1(a)	<b>Goal 3.1 – 3.3:</b> Adequate Facilities and Services	<b>Level of Service (LOS) Standards for Urban Area:</b> Establish level of service standards for the Urban Service Area (i.e., for roads, water and sewer, fire protection, emergency services, law enforcement, parks, and schools) so development pays its own way. Developers would have to make improvements and/or contribute land or funds toward that end. The city could waive some requirements for projects that provide affordable or workforce housing, or otherwise provide for funding of these requirements.	City Planning	2
4.4(b)	<b>Goals 4.4 – 4.6:</b> Adequate Facilities and Services	<b>Adequate Public Facilities Funding:</b> Developers will ensure that adequate public facilities are in place or planned for within a reasonable time of the start of a new development (i.e., streets and other utilities and services). Consider/update impact fees for fire stations, streets, and water and sewer infrastructure.	City Planning	2

## PLAN AMENDMENT PROCESS

### OVERVIEW

This Land Use Plan will be used to guide decision-making within the Joint Planning Area. The Plan is adopted by conducting a public hearing by the Planning Commission, which certifies the plan to the City Council. The Council is responsible for adopting the plan. Sheridan County has also adopted the Joint Planning Area Land Use Plan through its Comprehensive Plan.

For this Plan to be functional, decision-makers must be able to review, revise, and update it on an as-needed basis to respond to significant trends or changes in the economic, physical, social, or political conditions of the Joint Planning Area, and changes to the city and county plans should occur concurrently. This section addresses how to revise this Plan. Revisions to it will follow two distinct and different procedures:

#### **(1) Plan Updates (Every Five Years)**

Updates to this Plan should occur at a minimum of every five years at the same time as the County Comprehensive Plan. The purpose of a plan update is to reevaluate the foundations, policies, and strategies contained within this Plan—changing or removing those that are out-of-date, and developing new policies if necessary so the plan will continue to be effective. The Process for a plan update is described below.

#### **(2) Plan Amendments**

A separate process is included to handle Plan Amendments. The city may perform plan amendments every six months. Plan amendments may include revisions to one or more sections of this Plan because of adoption of other plans or a specific issue/policy plan (e.g., changes to the Sheridan County Plan and Joint Planning Area), or a directive from the City Council. Plan amendments may include changes to the Future Land Use Plan map. Other plan amendments may be as small as correcting text or map errors. The process and procedure for making these amendments are described below.

### PLAN UPDATE PROCESS—EVERY FIVE YEARS

It is intended that an update of this Plan take place at least every five (5) years unless otherwise directed by the City Council to occur sooner. In making a determination of when a plan update should be initiated, a prime consideration is the magnitude of the changes that have occurred in the city since the plan was last updated. For instance, unexpected changes in the economy, the environment, traffic congestion, projected growth, or other issues, may trigger a plan update in less than five years.

When conducting a plan update, the city will thoroughly re-evaluate the foundations, policies, and strategies of the plan. During the update, it will be noted those that should change or be removed to make the plan effective. A plan update will also include a thorough review of the validity and current quality of all information contained within the plan and should include opportunities for involvement by the public, boards and commissions, elected and appointed officials, staff, and other affected interests.

Once the update is complete, the City Council shall then approve, approve with conditions, or deny the update based on its consideration of the recommendations from the Planning Commission, staff, other relevant boards and commissions, and evidence from public hearings.

## PLAN AMENDMENT PROCESS AND PROCEDURES

Amendments to this Plan that occur outside of a regular plan update process are considered to be Plan Amendments. Plan amendments may include revisions to one or a few chapters or maps as a result of adoption of other plans or a specific issue/policy plan, or a directive from the City Council. They may also comprise changes to the Future Land Use Plan map, including those resulting from an approved master plan (planned unit development). Other Plan Amendments may be as small as correcting text or map errors. The recommended limit on amendments is twice per year. The process and criteria as follows:

1. A directive for an amendment by a governing body or a citizen request occurs.
2. Staff reviews the amendment proposal and makes a recommendation and files a staff report.
3. The Planning Commission shall hold a public hearing and make a determination.
4. Finally, the amendment request goes to the City Council for action.

This sequence of review steps is to ensure plan consistency. The City Council shall subsequently approve, approve with conditions, or deny the amendment based on its consideration of the recommendations and evidence from the public hearings. Approval of the amendments will be by resolution.

Citizen requests for a Plan Amendment shall be considered by the City Council no more frequently than twice per calendar year, unless the Planning Director determines the proposed amendment warrants expedited consideration. Plan amendments initiated by the City Council, staff, and boards and commissions, may be processed at any time.

### **Criteria for Plan Amendments**

A Plan Amendment may be approved if the City Council makes specific findings that:

1. The proposed amendment is beneficial to the city or addresses issues not foreseen during the planning process;
2. The proposed amendment is compatible with the surrounding area, and the goals and policies of this Plan;
3. The proposed amendment will address and mitigate impacts on transportation, services, and facilities;
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;
5. The proposed amendment is consistent with the logical expansion of the Urban Service Area;
6. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other goals and policies of this Plan; and
7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of this Plan.



