

Technical Advisory Committee Meeting #1 - Summary

Tuesday, October 2, 2007
Sheridan College, 2:30 – 4:30 p.m.

Attendance

TAC: Ken Muller, Dave Randall, J. Stender, Robin DeBolt, Dave Paullin, Don Phillips, Bill Bradshaw, Robert Briggs, Patrick Reitz, Rod Leisinger.

Guests: Jeff Fuller (HKM) and Jeff Rosenlund (HKM)

Planning Team: Mark Reid (County), Ben Herman and Lesli Ellis (Clarion), Carlos Hernandez (Fehr & Peers), and Evan Green (AVI).

Agenda Topics

1. Welcome (Introductions and Role of the Committee)
2. Comprehensive Plan Process and Purpose (Scope of Work)
3. Review and discuss Issues Summary
4. Existing Conditions review and discussion
5. Wrap-up (future meetings, etc.)

Discussion

Ben Herman provided a brief introduction regarding the plan process and purpose.

(Note: The planning team will send out the Comprehensive Plan Scope of Work to the committee.)

Plan and Policy Summary.

The planning team provided a quick overview of the Plan and Policy Summary and asked if any information needs to be added. Comments included:

- Add: wild land urban interface plan (e.g., fire districts, WUI plan, fire warden – or each district)
- Add SAWS: Two 2003 water supply studies update by Entech. (Note: City or County will need to scan the brown book/ yellow book, which are not electronic).
- 1990 Level I Study from the Wyoming Water Development Commission is being updated now (draft should be ready in November).

Issues Summary

Ben Herman provided an overview of the initial Issues Summary that has been prepared based on input from the CAC and BOCC. Comments from the TAC included:

- Emergency services: revise to say "6 rural fire districts and city". The County contracts for EMS. There has been a lot of growth. Are rural fire districts equipped? No.
- Urban density needs to be equipped with adequate fire flow and service:
 - Utilities need to also address "fire flow."
 - There are access/egress issues for fire equipment in road and transportation plan.
 - Wild land/ urban interface building code (building at the edge of the forest) needs to be addressed. 11 structures were lost in the summer fire season 2007.
- WYDOT: Transportation is a big issue for the County's plan update. By the end of November or early December WyDOT will have update of plan which should be incorporated into this effort too.

Existing Conditions Report

The planning team explained the Existing Conditions Report is a work in progress and asked for additional comments regarding missing information or additional directions. Comments included:

- Flood Insurance Rate Maps (FIRMs) are getting updated. The new study to be performed by the Army Corps of Engineers is being based on 1 foot contours, but only covers the urban area. The city has digital information, but not accurate to 91/2 miles west. Ortho photos first, then contours and engineering. Use this information in planning.
- Will riparian areas be addressed? Yes.
- Population Projections: It would be helpful to know how accurate population projections have been in past plans and polices. Have we created false anxiety in some cases where the premises may not have been quite right? Water system projection, for example, was fairly well defined. The City has come up with mid-range (1.5% growth rate). Other rates, based on driver's licenses, are more conservative (WY state migration).
- Trend data in Existing Conditions report is boom-based
 - Now, a greater number of retirees are moving in and as we improve wireless, telecommuters increase (e.g., in Powderhorn).
 - Yet, strategies don't change once your commit to scenario (even if growth rates change).
- Law enforcement: Add more information to these sections regarding:
 - Dayton contracts, and
 - Ranchester Marshall.

- Housing blue books might be a more reliable source of price information than MLS (Check: WCDA. Com). Blue books – Two a year by county for housing median incomes.
- Add Industrial properties: Sheridan industrial park is in the approval process.
- Wyoming Stockgrowers Land Trust holds easements in the county. Add this information. Check also with Ruckelshaus Institute at the University on environmental issues.
- Open Lands. Add information about BLM lands and WY fish and game.
- Under Emergency Services, add Weed and Pest Services District.
- VA and Sheridan Memorial should be added to facilities list.
- Note, with Town Fire “Districts”:
 - Dayton has EMS service separate from fire.
 - Rocky Mountain ambulance holds a contract to serve others.
 - Talk with the County Emergency Planner: Dave Coleman. CERT Search and Rescue.
- Other good sources are: Coalbed Natural Gas Alliance (www.cbnga.com) (BJ Cristensen), Sally Morton at The Nature Conservancy (TNC) in Sheridan, Wyoming Stockgrowers Association in-Cody/Cheyenne.
- Regional Influences need to be considered:
 - Two mines are just north of border: Spring Creek and Decker. Look at their influence.
 - Also look at potential influence of tribe gaming facility hotel. The Crow and Northern Cheyenne Reservations. The two tribes have a lot of economic influence in the area, people shopping, etc.
- Social Services Cluster:
 - Homeless Shelter - Salvation Army. Do we want to add this to the report.
 - The VA is a big draw.
 - The Social Services cluster – might be worth a discussion.
- Fire flow is an issue.
- Water quality issues:
 - Talk with Jason Marten, DEQ, regarding violations and urban runoff issues that impact the streams.
- Will we be preparing capacity info – urban services boundary? Yes.
- The Level I WWDC water study will be a key consideration, projecting lines into certain areas. It will address sanitation sewer and water, and stormwater plan.
- Wildlife and game issues:
 - Fish and game is issuing 5-6 permits/ hunter for white tail deer because of overpopulation. Hunting is a major economic value in the area. Habitat is important.
 - Wildlife is highly regarded.
 - The city has allowed antelope and deer hunting in city because of overpopulation.
- Landfill: An agreement between Sheridan, Campbell, Johnson Counties exists to look for a new site (10 years remaining on current Sheridan landfill). This should be a consideration during the plan update.

- Affordable housing. A graphic showing workforce and the number people and average income would be helpful. Is there a gap or deficit? – Is it growth or redistribution? Some is substandard vacancy gap. How do you define affordable?

Other possible TAC resources: DEQ and NRCS

Wrap Up

The planning team will contact the CAC meeting when the next meeting is scheduled for November.