

Citizen Advisory Committee

Meeting #3 Summary

Attendance

Committee: Wayne Baumann, Cliff Clevenger, Mike Connell, Darlene Elliott, Virgil Kinnaird, Mark Kinner, Carrie Rogaczewski, Clay Rowley, Craig Vogt, and Bob Wood

Planning Team: Mark Reid (County), Lesli K. Ellis (Clarion)

BOCC: Steve Maier

Agenda

1. Welcome and Update
2. Existing Conditions – Supplemental Materials
3. Draft Vision, Themes, and Goals Discussion
4. Growth Concepts Discussion
5. Wrap-up

Existing Conditions – Supplemental Materials

The planning team provided a brief update on the status of the Existing Conditions report (including a handout listing the items still being researched). The full report will be complete in December and made available on the project website. The CAC provided the following suggestions to further refine and complete the report:

- Talk with Darrel Anderson regarding Power utilities – It might be important to include information about transmission ability and substations in Ranchester and Dayton.
- How should the plan address reserving corridors for utilities? (e.g., water pipe line or gas lines or roads? There is a big gas line corridor on west side of Little Goose. Acquiring right of way across developed lands is one of the most expensive parts of developing a utility. In addition, it costs more to add a corridor after development occurs; it makes sense to plan ahead.)
- Ranchester should have done that kind of planning 40 years ago. Need to find that balance between totally respecting property rights and planning for these needs. The longer communities wait, the worse problems get.
- Find a range of options – balance between a carrot and stick approach for property owners. Planning ahead also increases value.
- Note: The committee would like the planning team to explore what other communities have done to plan for and reserve corridors and bring this information back. (Note: Also, add this to Theme 5 as a goal.)

Draft Vision, Themes, and Goals Discussion

The planning team asked the committee to provide some written comments on the draft vision and goals. Their comments by theme are listed below. Themes not listed did not receive any comments.

Theme 1: Maintain our distinct, livable communities, values, and traditions.

- Open agricultural lands and natural areas define the character of Sheridan County. Urban centers are also needed.
- We need to do all we can to involve all the communities.

Theme 3: Sustain natural and scenic resources and environmental quality.

- The natural resources and the rural character of the county are why people come here to live and visit. Need natural areas to balance the urban centers.
- This should include ridgeline protection.

Theme 5: Provide services and facilities in an efficient manner.

- Provide for planned corridors to accommodate necessary support services such as utilities and transportation (and ensure have the necessary right-of-way).
- Services/utilities need to be planned and provided/designed, based on a proactive land-use/development plan – not in a sporadic, reactionary pattern.

Theme 7: Address regional issues cooperatively.

- State agencies are not always consistent in addressing issues. Therefore, “cooperation” may need to be changed to “giving them guidance.”
- All are important and unique aspects of Sheridan County – however, they need to work with each other and not against each other for the overall benefit of the county.

General Discussion on Draft Vision, Themes, and Goals

- One committee member suggested the plan should not be the “aesthetics police” (e.g., don’t get as rigid as Sheridan Gateway corridors that increase development costs.). Another committee member suggested that Sheridan has come a long way and looks much better as a result of gateways planning.
- The committee discussed the Downtown Improvements Plan that had a grass roots origin as being a positive outcome for the community.
- In the end, committee members suggested that the plan should use “common sense,” to improve image, if that is a desired direction. Industrial areas need not have the same level of aesthetic attention as commercial gateways, for instance. Image is important, but don’t go too far with design details. If the plan focuses on design, it should do so more at a macro scale.
- This area has a blend of many traditions and diversities of cultures and a rough and rugged past and traditions; be careful about focusing on just one style (i.e., Western Cowboy). Don’t define those kind of aesthetics.
- The plan should provide predictability for people so that projects like the Bus barn don’t have to be debated every time.
- Plan for land use corridors – commercial extending to the south may be necessary in some cases, for instance.

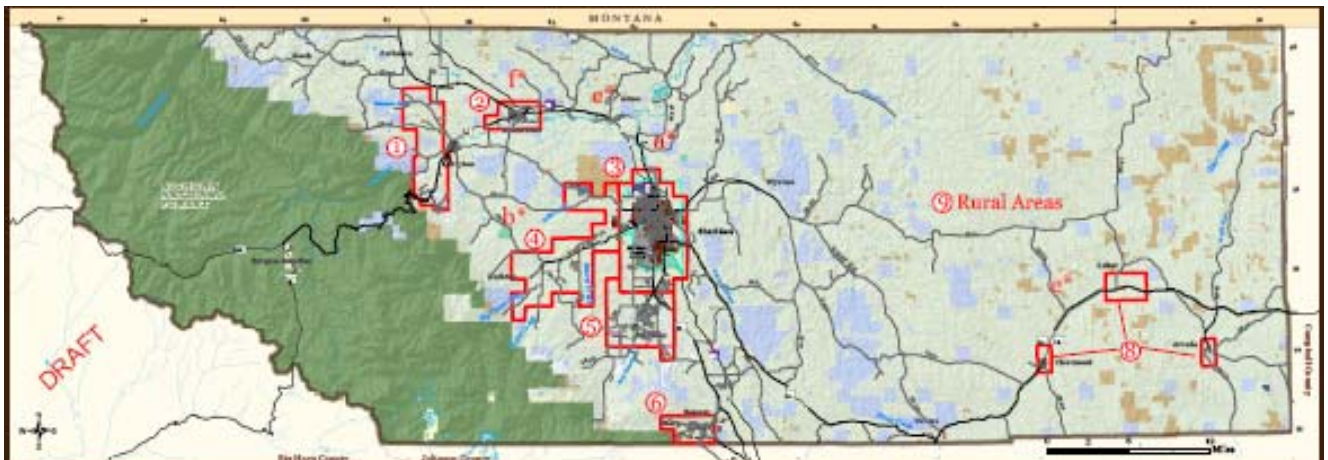
- Provide services in an efficient manner. Regional sewer system and Highway 14 coordination is an issue.
- Regional transportation is an important goal.
- Would like to see more training sessions for elected officials and boards.

Growth Concepts Discussion

Lesli Ellis introduced a mapping exercise to the committee. This exercise is aimed at identifying the range of potential future land use patterns in different areas of the county. The objective of the exercise is to develop a list of options, rather than a "right answer", to then be folded into future growth scenarios to be developed and discussed as the next stage of the planning process.

The exercise identified nine areas in the county where development is either likely or desirable given proximity to existing communities, presence of infrastructure, and accessibility. These areas are:

1. Foothills / Dayton Area;
2. Ranchester Growth Area;
3. City of Sheridan's Urban Services Area ;
4. Big Goose Corridor;
5. Little Goose Creek / Big Horn Area;
6. Community of Story / Banner;
7. Potential Locations for New Industry;
8. County's Eastern Communities (Clearmont growth area, Arvada, Leiter); and
9. County's Rural Areas (West of I-90; and Clear Creek / Powder River Valleys.



The committee divided into three groups each with a worksheet with a short description of each area and a list of potential choices for future development in each area. These growth choices were determined based on existing zoning and development patterns as well as feedback from staff, the Citizen Advisory Committee, and elected and appointed officials. The range of development choices included:

- Conservation/ Agriculture;
- Very Low Density Residential;
- Clustered Residential;
- Urban Residential (neighborhoods and mall commercial);
- Commercial (Centers or Dispersed); and
- Industrial (resource extraction or production plans, not services).

Mapping Exercise Results

The CAC worked with maps to define a range of choices for alternatives to explore. The three groups provided the following directions and ideas:

Area 1: Foothills / Dayton Area

Choices:

1. Allow new homes on 5 acre or smaller lots (current zoning). **(0)**
2. Amend land uses to keep the area rural and allow development more in keeping with its character today. **(1)**

Comments and Considerations:

- Future growth around east side of Dayton- growth is already occurring in the area to the west so annexation to the west is less likely to occur than annexation to the east.
- New zoning – should not further divide existing lots (e.g., 0-35 acre agriculture zones).
- Should include the Parkman area.

Area 2: Rancheater Growth Area

Choices:

1. Coordinated planning for town neighborhoods as an extension of the town **(2)**
2. Rural residential as an extension of town **(0)**
3. Areas for agriculture or conservation **(1)**

Comments and Considerations:

- We are worried about growth along the river – septic systems and no sewer lines, etc.
- This area will develop to the west.
- Most industrial development is north of the train tracks.
- Commercial zoning along the highway.
- Potential for large industrial.

Area 3: City of Sheridan’s Urban Services Area

Choices:

1. Urban neighborhoods (like those existing in Sheridan today) as an extension of the city with a sharper agricultural edge **(1)**
2. Range of one to two acre rural residential lots dispersed at the edge of Sheridan **(0)**
3. New commercial center locations **(1)**
4. Areas of conservation or agriculture that should not develop at urban densities **(1)**

Comments and Considerations:

- Urban neighborhoods can keep the same overall density but should include more open space.
- Keep population growth areas close to urban centers.

Area 4: Big Goose Corridor

Choices:

1. Urban neighborhoods (like those existing in Sheridan today) as an extension of the city with a sharper agricultural edge (1)
2. Range of one to two acre rural residential lots dispersed at the edge of Sheridan (0)
3. New commercial center locations (0)
4. Areas of conservation or agriculture that should not develop at urban densities (1)

Comments and Considerations:

- Development and rural ranchettes are already occurring whether we like it or not. The focus should be on managing the growth and providing the appropriate infrastructure, particularly in floodplains and riparian corridors.

Area 5: Little Goose Creek / Big Horn Area

Choices:

1. Community commercial providing services for residents (1)
2. Town development compactly arranged near utilities with open lands and rural development at the edges of the area (1)
3. Rural residential dispersed (0)

Comments and Considerations:

- Big Horn should incorporate.
- Development and rural ranchettes are already occurring whether we like it or not. The focus should be on managing the growth and providing the appropriate infrastructure, particularly in floodplains and riparian corridors.

Area 6: Community of Story / Banner

Choices:

1. Designate community commercial center (1)
2. Determine different types of residential patterns (e.g., for Story, more compact town growth at core with rural residential at the edge) (0)
3. Address non-conforming uses and lots and land use to protect water quality (1)

Comments and Considerations:

- Tear it down and start over.
- Story needs to incorporate.
- They need to incorporate – there are too many people to not be incorporated.

7: Potential location for new industry

Choices:

1. Locations to the north of the City of Sheridan (1)
2. Near the landfill to the east (1)
3. In the Acme area (old coal-loading area) (0)
4. North end of Sheridan (within the USA) (1)
5. Perimeters of Arvada and Clearmont (1)
6. North and adjacent to Ranchester (1)
7. East of I-90 Industrial and Commercial (1)

Comments and Considerations:

- We need to listen to what Arvada, Clearmont and Ranchester prefer for themselves.
- Development at the perimeters of Arvada and Clearmont would help spur growth in Clearmont.
- Like the Acme area for industry but there is great rangeland and ranches there and it is also too close to the river.

Area 8: County’s Eastern Communities

Choices:

1. Designate locations for residential uses of commercial services in the communities.(1)
2. Designated coordinated growth area around Clearmont. (1)

Comments and Considerations:

- Check with the individual communities about what they would like to see.
- Add Wyarno to this group.

Area 9: County’s Rural Areas

Choices:

1. Conservation design or clustering approach to allow conservation of portions of a property and smaller development lots. (2)
2. Identify areas most important for agriculture and conservation. (1)
3. Identify areas, if any, that should urbanize. (0)

Comments and Considerations:

- N/A

Wrap-Up

The consultants will take the information from this evening and, with the feedback also received from the elected officials and attendees at the public workshop, develop future growth scenarios for the community to consider. The next CAC meeting is anticipated for late January or early February 2008.