



Suggested Strategies

Preliminary Draft – April 15, 2008

NOTE: THIS DRAFT IS PRELIMINARY AND FOR DISCUSSION WITH COMMITTEES AND BOARDS. THE PLANNING TEAM WILL REFINE IT FOLLOWING INITIAL REVIEW IN APRIL AND TAKE IT OUT FOR ADDITIONAL PUBLIC INPUT IN SPRING AND SUMMER '08.

STRATEGIES

Agriculture/Resource Area and Bighorn Foothills

Rural Parts of County

- Change agriculture zone district development base density to lower density (e.g., allow a base density of 1 unit per 80 acres for residential development, but with density bonuses for clustered development, depending on location, according to table on page 4 of the "Future land Use Plan and Focus Areas" paper).
- Make approval process for agriculture-support uses easier—to provide options for landowners.
- Allow for Non-Contiguous Density Transfers between properties to allow conservation and give landowners options within the Agriculture/Resource Area.
- Explore local funding options dedicated to conservation and development rights acquisition for rural and agricultural landscapes.

Bighorn Foothills Resource Conservation Area

- Change Urban and Rural Residential zoned lands to Agricultural zone or to a unique zoning district requiring an even lower density.
- Limit development and grading on steep slopes (20% and greater).
- Continue to support policies that are compatible with activities of land trusts and landowners to privately conserve land in the Bighorn Foothills area.

Clustering/Conservation Development Area(s)

- Designate Clustering/Conservation Development Area locational criteria and standards for clustering.
- Cooperate with local land trusts to manage open lands associated with clustered developments.
- Educate the development and building community about availability and benefits of the clustering option as an alternative to large lot rural residential development.

Incorporated Towns and Planning/Growth Areas

Dayton, Rancheater, and Clearmont

- Continue coordinated planning between the county and towns to refine the Planning/Growth Area designations and future land uses within them.
- Establish Intergovernmental Agreement(s) to establish consistent zoning, standards for development, and annexation policies for within the Planning/Growth Areas.

City of Sheridan Growth Area (in the Joint Planning Area)

- Adjust the Urban Service Area to be consistent with where Urban Residential and Commercial and Industrial uses are shown on the Future Land Use Plan.
 - Change zoning to be consistent with the Future Land Use Plan designations shown with the intent of limiting expansion of urban and low density residential development into rural and agricultural areas. (Note: planning effort will continue to explore more detailed criteria and guidance for urban residential uses and commercial uses through the Joint Planning effort between Sheridan County and the City of Sheridan.)
2. City will need to change zoning and incentives to encourage quality infill and redevelopment and mixed-use and to reduce obstacles to it. Zoning should also address future commercial development in “centers”.
- Establish a Groundwater Protection Area where residential development lot size is restricted to one dwelling unit per five acres if no central wastewater treatment is provided.
 - Develop an Intergovernmental Agreement (IGA) between the city and county to address consist annexation policies, and zoning and standards.

County Low Density Residential in Big and Little Goose Creeks

- Establish new environmental quality standards to protect water resources (both ground and surface).
- Establish a Groundwater Protection Area where residential development lot size is restricted to one dwelling unit per five acres should no central wastewater treatment be provided.
- Adjust the SAWS service area boundary to fit future growth areas and County Low Density Residential areas that will be served.
- Encourage acquisition of development rights through land trusts for scenic areas, riparian habitat, and irrigated lands.

Unincorporated Places: Story, Arvada, and Big Horn

- Establish a community planning process for the unincorporated places.
- Develop infill standards to ensure compatibility of new development in the communities of Story and Big Horn.
- Establish a Groundwater Protection Area. (See description above.)

Story

- Designate new zone district(s) to coincide with “Community Core” Category and specifications that result from community plans. (i.e., Allow limited commercial right around the Story core to reflect current land uses, with the intent that the area could expand modestly if sewer and water become available.)
- Continue to address water quality issues for Story. Through the community planning process, assess whether the community will support a taxing district (water and sewer, improvements, etc) to provide an entity to represent the community and establish eligibility for state and federal utility loans and grants. Any development at higher densities may necessitate provision of central water/sewer facilities for Story.

Big Horn

- Establish a community plan for Big Horn. Adopt development standards for the original town site of Big Horn that maintain and encourage existing traditional neighborhood designs, provided central sewer becomes available.
- Address wastewater issues in the community, the school, and proposed bus facility for Big Horn.

Other Strategies

Natural and Scenic Resources and Environmental Quality

- Develop standards to address natural and scenic resources such as development design and siting requirements to minimize visual impacts of ridgeline and hillside development.
- Develop standards to address impacts on riparian and forested areas such as setbacks, siting requirements, and other standards in to minimize impacts on crucial wildlife habitat. Standards might include setbacks for creeks, and avoidance or mitigation of development in floodplains and wetlands.

Comprehensive Plan Monitoring and Updates

- Make a commitment to a semi-annual review process for the Comprehensive Plan, with a major review and update on a 5-year schedule.
- Make an ongoing commitment to maintaining the plan as an effective planning and growth management tool, and follow its goals and policies during development review.
- Provide decision-makers with project evaluations tools to review development proposals and their effect on the county, the Comprehensive Plan, the environment, and economy.

Facilities and Services

- Establish a Capital Facilities Program that is linked to the plan’s priorities, providing for facilities and services in planned growth areas.

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