

Sheridan City and County - Joint Planning Area Suggested Strategies

Preliminary Draft – April 16, 2008

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

Land Use / Coordination

- 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 Land Use Plan designations with the intent of limiting expansion of urban and low density residential development into rural and agricultural areas (city and county). *(Note: planning effort will continue to explore more detailed criteria and guidance for Urban Residential uses and Commercial categories through the next stage of this Joint Planning effort.)*
- Change zoning and incentives to encourage quality infill and redevelopment and mixed-use and to reduce obstacles to it (City). 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 for Low Density Residential areas where no central sewer will be provided.
- Develop an Intergovernmental Agreement (IGA) between the city and county to address consist annexation policies, and zoning and standards.

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 – Joint Planning Area, 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.