Cooperative Planning

City of Sheridan/Sheridan County, Wyoming

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Urban Services Area (USA)-1986
Cooperative Subdivisions - 2007
The Joint Planning Area (JPA) – 2009 & 2017
Building Services Area- 2019
Greater Sheridan Area
Sheridan City Limits
Urban Service Area
Urban Service Area Functions

- Planned municipal water and sewer service extension area
- Began as the “201” intergovernmental agreement sewer service boundary
- Adopted by city and county April 1986
- Area expanded by joint resolution January 2010
- Areas most appropriate for urban neighborhoods, commercial centers, business parks (JPA, 2017)
Cooperative Subdivisions
Cooperative Subdivisions

- Memorandum of Understanding adopted December 2007
- Defines single subdivision process for areas within one mile of the city
- Statutory authority W.S. 34-12-103 (b) (v):
  “Contains any additional criteria the governing body of the city or town and the board of county commissioners agree to through a jointly adopted plan or voluntary agreement.”
- City standards apply where sewer is planned for extension
- County Planning coordinates process
- Rural density proposals require submittal of urban density plan
Rural to Urban Density Plan
Joint Planning Area
Future Land Use Map
Key Issues and Opportunities

- Coordinate the development process to provide for logical growth pattern.
- Identify and plan industrial districts for future jobs and industry.
- Identify locations for housing and neighborhoods.
- Define an urban/rural and agricultural edge for Sheridan that accommodate rural lifestyles near the city.
- Identify existing municipal water and sewer and other infrastructure that have capacity to accommodate new growth.
- Ensure an adequate water supply for current and future generations of residents and businesses.
- Identify open lands and access for recreation.
- Address transportation connectivity between neighborhoods and major activity centers, in addition to transportation routes and networks in general.
Edge Definition

- Mix of development types; feathered or jagged urban edge; city services provided as available and per municipal policies

**Pros:**
- Development can occur anywhere, as allowed by city and county standards
- Greater choices of land uses and development patterns

**Cons:**
- More costly extension of city sewer and services
- Undistinguished city edge
- Intension of urban land uses into traditional agricultural areas
- New commercial development in the county may be out of character with surrounding properties

**Meadows Edge:**
- Higher density development within city limits; agricultural uses and very large land parcels outside of city limits; limited to no city services outside of city limits

**Pros:**
- Infrastructure extensions and maintenance are less costly
- Urban density is high within city boundaries
- Agricultural land uses can continue without incompatible residential development

**Cons:**
- Limits creation of new small sized residential lots in county
- Limited options for new land use development

**Flax Urban Edge with Strategic Open Space:**
- Higher density development tends to be in the city limits; cluster development encouraged outside of city limits; city services outside city limits for compact or conservation development

**Pros:**
- Urban land uses remain primarily within city limits
- Small cluster development residential lots available in the county
- Working agricultural lands and open space are prioritized as primary land uses in county

**Cons:**
- Limits amount of new small lot development in county
- Requires case-by-case approval of new compact or cluster development
Edge Policies Adopted

Maintain a Firm Urban Edge

Provide Opportunity for a “Feathered” Edge south of Sheridan
Building Services Area
Building Services Area

- Intergovernmental Cooperative Agreement adopted May 2019

- County administers 2015 ICC codes* for areas around city and in new subdivisions since 2007

- County has one Building Official

- City provides personnel to county for plan review and building inspection services in event county cannot

- *IBC, IRC, IMC, IFGC, IPC, IFC, NEC, etc.
Cumulative Cooperative Planning Areas

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