

# Platte County Development Plan

*May 2008*

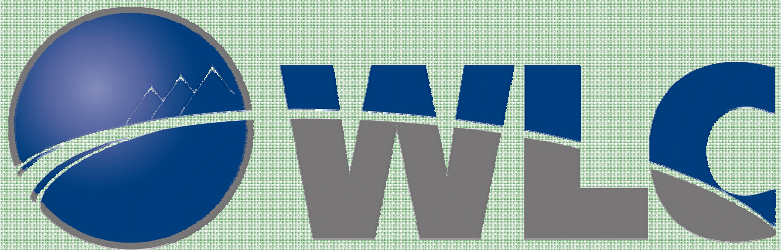


A plan to be used by Platte County over a planning period of twenty years as policy in the physical development of the County.

Prepared by the Steering Committee, Platte County Planning and Zoning Commission, the Board of County Commissioners, and Planning Consultant WLC Engineering, Surveying, and Planning.

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# Prologue

## Introduction

The Wyoming Development Company recognized the tremendous potential for irrigated crop lands in the Wheatland Flats area while Wyoming was still a territory of the United States. The company began with construction of a tunnel 33 miles southwest of the present day Town of Wheatland, between the Laramie River and Bluegrass Creek and into the Sybille. Between 1883 and 1886, the tunnel and two canals were constructed to form one of Wyoming's first and largest irrigation districts. Reservoirs and ranch holdings with vast water rights were added to irrigate over 54,000 acres of farmland. It was also the first trans-basin water diversion in the Wyoming territory. Ultimately, the Wyoming Development Company donated land, paid for the survey and platted the Town of Wheatland to provide services to area farmers and ranchers. The company incorporated in 1894 as the Wheatland Irrigation District which is still in operation today.

Wheatland is now the county seat of Platte County and celebrated its 100th birthday in 2005-2006. For the past decade, citizens of Wheatland (approximately 3,400) have worked together to develop goals for the community's growth. Wheatland is a well established Town with a history rooted in agriculture. Agriculture, the construction of the Missouri Basin power plant project, and proximity to area recreational opportunities, state parks, historical landmarks, and the National Guard Camp in Guernsey all helped shape the County. Wheatland serves as a regional center for smaller municipalities including Glendo, Guernsey, Hartville, Chugwater, and travelers along Interstate 25.



The power plant project, which brought a peak influx of residents to the area in the late 1970s, has been completed and the population has stabilized to historic levels. Projections by the State of Wyoming show a loss of population beginning with the 2000 census and continuing into 2020 for all the Towns and the County. There is great incentive for the County to increase its economic development efforts since a declining and aging population will bring undesirable consequences.

On the positive side, the region has significant archeological, historic features and abundant natural resources to attract visitors and recreationalists. Located in the County are State Parks and Reservoirs providing for easy access to outdoor recreation in all directions. Wheatland is close to several large municipalities including Casper and the state capitol, Cheyenne. In addition, the metropolitan area of Denver, Colorado is just two to three hours south on the Interstate. These are tremendous assets that can be used in marketing the area.

The key to development of the communities and County will be to strengthen and improve the County's physical attributes, create a more vibrant economic base, make the Towns places where people want to live and start a business, and to stimulate existing businesses to expand. With community support and effort, this can be done.

## Project Background

In 2007, a group of interested citizens from the Town of Wheatland and Platte County got together to brainstorm about what could be done to stimulate the Town and County economy, encourage housing development, improve its overall appearance, and generally to create a vision for what the Town should look like in the years to come. The Town/County planning staff brought in planners to talk about the need for a plan for the Town and the County. The interest in taking a good look at the County grew and resulted in the County obtaining a grant from the Wyoming Business Council to complete a County-wide community development plan, and to draw on information provided through a Community Assessment completed by the Wyoming Rural Development Corporation in the Towns since 2000.

The purpose of the plans is to view community and County development from a land use, infrastructure, and organizational viewpoint, and tie the development of the entire County community together with an implementa-

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tion plan to reach the goals that the community set for itself. In 2007, the firm WLC Engineering, Surveying and Planning was hired to assist the Town and County in the development of both plans.

### **The Purpose of the Platte County Development Plan**

Platte County has jurisdiction over land development on private lands, County owned and municipal lands in the unincorporated areas of the County, primarily through zoning and subdivision regulations and access via county roads. In addition, there are critical relationships with the municipalities in the County and with federal land managers that determine how land will be developed.

It is the obligation of Platte County to administer its jurisdiction and relationships such that the people of Platte County are able to use their land in a safe, effective manner, free from conflicts and in an economically viable fashion. It is also the Board of County Commissioners' obligation to help ensure that its lands are sustained and provide a viable economic base for the County and its residents.

- Establish land use designations for the urban and rural areas of the County that promote logical development in the urban and rural communities.
- Establish land development policies so that the current zoning resolution and subdivision regulations can be updated and effectively administered. Establish through the Goals, Policies, and Strategies, in Chapter 2, an implementation program for the plan and strategies to develop a strong planning program in the County.
- Define the economic base of the County and integrate into the plan, develop policies that will protect, promote, and sustain the critical elements of the economic base. The critical element to the vast majority of the land in the County is agriculture, which uses but also manages and sustains the land. For economic growth and population growth, or even to change the trend of decline of recent years, there needs to be an effort by the County and its people to work to diversify the economy.

### **How To Use The County Development Plan**

- The plan is most effectively used as a long-term reference document. There are too many comprehensive issues addressed to be able to read the document one time and remember all of the specifics.
- The County can best use the document by referring to general goals and the specific development policies in reviewing and making land development decisions.
- Individual landowners can use the document to determine the proposed land use and established development policies and work within the planning process in development of their lands.
- Municipalities can use the document when interacting with the County on issues of mutual concern in the urban and special planning areas.
- Developers and industry can use the plan to determine County policy and work with the County in a joint effort to provide quality land development and strengthen and diversify the economic base.
- Public land managers can use the plan as a guide to County policy in administration of their programs.
- Finally, the County can gain maximum benefit from the plan by continuous review and updating of the plan at regular intervals, such as every five years, to ensure that the plan's policies match changes in the economy and development patterns of the County.

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# CHAPTER 1

## ***PLANNING DEFINITIONS AND PLANNING STATUTES***

Chapter 1 presents background information concerning the definition of planning, the definition of a land use or comprehensive plan and the process to create such a plan as enabled by the Wyoming Statutes. The planning process, along with the work of implementing the plan over the twenty year planning period, is also presented.

### **1.1 THE DEFINITION OF PLANNING<sup>1</sup>**

“Planning encompasses an evaluation of the situation, the development of near and long term objectives, the formulation of courses of strategy to obtain the objectives and a detailed establishment of responsibilities and strategies to be taken.”<sup>2</sup>

The plan itself serves as a common point of reference for all involved in the land use planning process. It also serves as an essential link in establishing the legal authority by which local government may use control statutes to regulate those using the land.

Frederick H. Bair summarized the planning process when he stated:

“I do not see the comprehensive plan as a beautifully printed compendium, with 47 colored illustrations, a title including the word ‘Tomorrow,’ and a letter signed by the mayor, including the phrase ‘this is your plan’ . . .

I see the comprehensive plan as a series of elements always in the process of being fitted together, and usually being changed as new needs become apparent or new information becomes available or as the city changes its objectives. In its broader outlines, the plan states what we are trying to do, this is why we are trying to do it, and this is how we propose to do it. Against this statement of policies, measures, and objectives, which should be adopted in principle by the legislative body, the executive branch (including the planning department) should measure and fit and schedule programs of the line agencies of the city, and should exercise controls approved by the legislative body to ensure that private strategies do not upset the applecart.”<sup>3</sup>

Planning is a government activity that is and must be based on the involvement of citizens. It is the intent of the County to streamline and increase the level of involvement of the community in the planning process. New technologies allow information to be disseminated more efficiently and allow those who are uncomfortable at public meetings to participate. The County will take advantage of those technologies, as well as providing a more formal structure and opportunity for more meaningful citizen input.

### **1.2 PLANNING STATUTES - THE COMPREHENSIVE/COUNTY DEVELOPMENT PLAN**

A comprehensive plan is an official public document adopted in Wyoming by a city or town council or by the Board of County Commissioners as a policy guide for making decisions about the physical development of the town, city, or county. It indicates in a general way how public officials and citizens desire the local area (referred to as the “planning area”) to develop in the future. As such, it is not a piece of legislation, but an official statement of a governing body which outlines its major policies concerning future physical development.

The comprehensive plan represents the culmination of the previous work efforts in regard to the physical development of the community. In particular, usually a land use plan and a transportation plan are included.

<sup>1</sup>Planning Information Series - State of Wyoming, Volume I.

<sup>2</sup>Picard-Hennig, A Non-Legal Primer Employing Lands Use Laws To Control Population In Wyoming. Laramie, Wyoming: University of Wyoming, Public Administration Service, 1975, p. 15.

<sup>3</sup>Bair, Frederick H., "Planning Ahead," Planning Cities. Chicago: American Society of Planning Officials, 1970, p. 17.

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The land use plan is a guide for the future development of both private and public land and includes proposals for the use of developed or vacant land and for adjusting existing, unsuitable or incompatible land uses. The transportation plan outlines convenient and safe traffic circulation and movements of people and goods from place to place.

### **1.3 CONTROL STATUTES**

To implement and achieve goals that are set forth in comprehensive planning, the governmental unit must be able to regulate both the physical ways in which land is developed and the activities of persons who own or occupy such land.

The Wyoming Legislature has passed numerous statutes for land use control. These statutes include various activities such as zoning, subdivision requirements and regulations, water control, title registration, etc.

### **1.4 PLANNING STATUTES - PLANNING AND THE COMPREHENSIVE/ MASTER PLAN MUNICIPALITIES AND COUNTIES**

Wyoming Statutes 18-5-201 through 207 vested the authority in the Board of County Commissioners in each county the authority to “promote the health, safety, morals and general welfare of the county through regulating and restricting the location and use of buildings and occupancy of lands in the unincorporated area of the county, and to create a planning and zoning commission to prepare and effectuate recommendations on planning and zoning to the Board of County Commissioners.”

Section 18-5-202 (b) enables the planning and zoning commission to prepare and amend a comprehensive plan, including zoning, for the promoting the public health, safety, morals and general welfare. The planning commission must hold a public hearing on the plan and then certify it to the Board of County Commissioners. The Board then must hold a public hearing on the plan prior to adoption.

The State Land Use Planning Act Section 9-849 to 9-862 defines the local land use plan (municipal or county) as “any written statement of land use policies, goals, and objectives adopted by local governments. Such plans shall relate to an explanation of the methods used for implementation, however, these plans shall not require any provisions for zoning.”

Platte County adopted the Platte County Land Use Plan in 1978, under the auspices of the State Land Use Planning Act and the HUD 701 program, which funded land use plans. This plan is an update of the 1978 plan.

### **1.5 STATUTES - PERTAINING TO PLANNING**

Planning statutes require coordination in urban areas, or areas of the county which are adjacent to or near municipalities. These statutes address the plan, subdivisions, land use regulation, and are summarized as follows:

1. The statutes enable the county and municipalities to create land use plans.
2. Zoning must be based on the adopted land use plan to be “legal.”
3. The county must sign off on any plan for a municipality when it addresses lands outside the current municipal boundaries.
4. Municipalities must sign off on all subdivisions within one mile of their boundary. This in effect allows the municipality to require development to its own standards. This is a politically sensitive requirement.
5. Municipalities can extend their “police power” one-half-mile into the county. Police power is primarily through zoning and subdivision regulations. This could be viewed as “taxation without representation” and politically unwise on the municipality’s part. It would clear up a lot of fringe area conflicts; however, a 1998 Attorney General’s opinion states this is not valid.

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6. Municipalities, in Wyoming, have primacy concerning annexations. The County does not review annexations or approve them.

## **1.6 COMPREHENSIVE PLAN PROCESS**

The following figure outlines the traditional planning process and the steps of doing an inventory, goals, developing the plan, adoption, and the all important review, update and amendment.

## **1.7 PLANNING PERIOD**

The planning period for the County Development Plan is twenty years (2008 to 2028). The twenty year period allows for a long term look at development of the County, and allows a long term look at population projections and land needs. The caveat to the long planning period is that in Wyoming the economy is volatile and can change a couple times in twenty years. The plan needs to be reviewed and new projections of population, the economy and development made as needed. There may be a major economic change that shifts the development of the community, and the County needs to be able to respond quickly.

Population is projected only through 2020, as the state and Census project no farther. The pattern of the projections, however, for a flat or declining population, does not need to be extended the extra eight years. If the pattern has continued through 2020 the County will be in significant decline.





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## THE COMPREHENSIVE PLANNING PROCESS

### STEP 1 INVENTORY AND BACKGROUND STUDIES

- HISTORY
- PHYSICAL CHARACTERISTICS
- POPULATION
- ECONOMY
- EXISTING LAND USE
- TRANSPORTATION
- HOUSING
- COMMUNITY FACILITIES
- OTHER AREAS

### STEP 2 GOALS

DEVELOPMENT OF GOALS, OBJECTIVES, AND  
PLANNING STANDARDS

### STEP 3 ANALYSIS

ANALYSIS OF DEFICIENCIES AND NEEDS IN EACH  
CATEGORY LISTED UNDER INVENTORY, BASED UPON  
DEVELOPMENT GOALS, OBJECTIVES AND PLANNING  
STANDARDS

INCLUDES IDENTIFICATION OF LAND USE, TRANSPOR-  
TATION, HOUSING, AND COMMUNITY FACILITIES  
NEEDS NECESSARY TO SERVE ANTICIPATED POPULA-  
TION AND ECONOMIC GROWTH

### STEP 4 DEVELOPMENT OF PLAN ALTERNATIVES

PREPARATION OF ALTERNATIVE PLANS  
AND COURSE OF ACTION AND EVALUATION OF EACH

### STEP 5 COMPREHENSIVE PLAN

SELECTION OF PLAN AND COURSE OF ACTION,  
INCLUDING RECOMMENDED POLICIES

### STEP 6 ADOPTION

SELECTION OF PLAN AND COURSE OF ACTION,  
INCLUDING RECOMMENDED POLICIES

### STEP 7 IMPLEMENTATION

DEVELOPMENT OF TOOLS AND TECHNIQUES TO  
IMPLEMENT THE COMPREHENSIVE PLAN

AMENDMENT AS  
NECESSARY

### STEP 8

UPDATE / FEEDBACK

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## CHAPTER 2

### *GOALS, POLICIES, AND STRATEGIES*

#### 2.1 INTRODUCTION

The Platte County Steering Committee developed goals, policies and strategies over the course of a series of meetings that were reviewed, revised, and approved by the Planning and Zoning Commission and Board of County Commissioners. The statements address many general and specific issues and are best referred to often in considering land use decisions. The goals establish general statements of the County's vision for an issue. Policies are the guidelines for making decisions to work toward the goals. Strategies are the measurable tasks for the County to accomplish in achieving the goals.



Issues addressed in this chapter are both specific process related issues and issues that apply to several areas of the County. A review of both this chapter and the chapter on a specific area will provide the most comprehensive look at an issue.

#### 2.2 PROCESS

Platte County appointed a citizens' committee to look at development issues facing the County and develop a set of goals, policies, and strategies for the County. This goals statement is used by the County as a policy guideline and in updating the County's 1978 Comprehensive Plan. The 1978 plan is well out of date, and although many of the goals and policies from that plan are good planning principles, specific policies that address County issues in 2008 are necessary.

The County Commissioners wanted public input in the process of updating planning policies. The Committee also created a mission statement for the County; what the County is, who its people are, and what scenario the people want to see for the County in twenty years, the time-period for the plan, with a five-year review.

The Planning and Zoning Commission is charged with preparing the County Development Plan. The Committee presented their draft goals statement to the Planning Commission, which will review and recommend the plan to the County Commissioners for public review and adoption.

#### 2.3 CHARACTERISTICS

##### **Positive Characteristics of Platte County**

The Steering Committee developed a list of good characteristics of the County and towns over the course of two meetings. Those characteristics that made the County and towns positive places include:

- Work ethic
- Good climate
- Good air quality
- Attractive vistas and viewsheds
- Recreational opportunities
- Rural but close to city services
- Growth from Camp Guernsey (potential for 400 employees by 2013)
- Low taxes (sales, property)
- Lower insurance costs



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Proximity to Colorado  
Good Schools  
Central location within Wyoming and surrounding states  
Low crime rate  
Peace of mind – security/safe  
Reasonable cost of living  
Affordable utilities  
Affordable housing  
Mayberry-esque cohesive community  
Diverse religious denominations  
Accessible elected public officials  
Maximum benefits/minimum impacts  
Reasonable regulations/restrictions  
Agriculture  
Smaller companies that bring ancillary businesses and tie into existing business  
Wind farms  
Health care  
Central location and access  
Low traffic, wide streets  
Rich history and cultural assets



## **2.4 PLANNING ISSUES AND CONCEPTS FOR PLATTE COUNTY**

The Committee also listed the major issues that they should deal with in the planning process.

Junk yards, cleanup, community curb appeal  
Lack of a building code in the County  
City-County coordination with standards in fringe areas  
Future traffic calming along 16th street, no on street parking  
Railroad blocking traffic  
Truck bypass on Cozad Road  
Another Interstate access south of town for farm vehicles  
Friction between existing values and “imported” ideas of move-ins wanting to change  
Sight distance problems with landscaping  
County roads; 40 foot rights-of-way are too narrow, need to acquire additional right-of-way  
Create setbacks in agricultural zone  
Agriculture transitioning into other uses.  
EMS response in 35 acre development, public safety issues  
Keeping youth in the community  
Coordination with National Guard



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Tie into Wyoming Business Council studies for targeted industry/business; work with the Business Council staff on economic development

Controlled growth, attract clean industry

New zoning districts to transition between Agriculture and the current residential district.

More regulation and control of uses needed.

## 2.5 COMMENTS ON DEVELOPING GOALS - FROM THE COMMITTEE:

- Job growth with higher paying jobs, promoting business and industry.
- Infrastructure: adequate for growth, EMS, water, sewer, roads.
- Business retention/recruitment – strategy is to assist local businesses.
- Coordination between towns and groups to accomplish common goals.
- Activities for youth.
- Coordination with Camp Guernsey.



## 2.6 PLANNING CONCERNS AND PRIORITIES SUGGESTED BY THE CONSULTANTS

Below, are several of the basic tenets of good planning, which WLC believes should be considered in developing the goals for Platte County.

1. Standardization and fair enforcement of land use plan implementation measures, particularly zoning and subdivision regulations.
2. Growth management, to limit sprawl, and to encourage the traditional uses of ranching, agriculture, and resource development in the rural areas.
3. Improve planning for subdivisions and utilities.
4. Maintain the quality of the environment and natural resources, including air, water, scenic areas, open space, and historic resources.
5. Promote regionalization of utilities to promote efficiency and to protect the environment.
6. Maximize coordination among local governments and between local government, state, and federal government.
7. Sustainable development, a mix of old and new uses to improve the economy and the tax base.
8. Preserve and make use of the tremendous open space resources of the County.
9. Maintain and conserve the renewable natural resources of the County's agricultural lands.
10. Complete a quality County Development Plan - a plan to follow to minimize conflicting land uses and improve zoning.
11. Develop, with public input, policies and procedures for enforcement of planning regulations to be adopted and used by the elected officials and planning staff in enforcement of regulations.
12. Enhance the planning process, including more citizen involvement through special planning area advisory councils and their communication with the planning and zoning commission, as well as developing an adequate and useful planning database, with which to improve the quality of land use decisions.
13. Adopt a three-tiered planning format for the County:
  - The Wheatland area: with growth and growth management to ensure compact development that can be serviced efficiently by local government.

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- Special planning areas: Chugwater, Guernsey, Hartville, and Glendo, the state parks, and Camp Guernsey.
  - The rural area, where the County will work to communicate with federal, state, and local land management agencies, including the Platte County Conservation District, to support both agriculture and natural resource development. The County will allow low-density residential subdivisions and will promote agricultural, aggregate extraction, and recreational uses in the rural area.
14. Maintain, and where possible, improve the quality of the environment, including natural, scenic, open space, wildlife, agriculture, and historic resources.
  15. Urban area growth shall be compact, to ensure cost effective development and provision of services, reduce sprawl, and help preserve the quality of the environment.
  16. Encourage diversification of the economy to provide for strong agricultural and other development sectors of the economy in a sustainable fashion to support stronger economy and tax base of the County.
  17. Coordinate with state and federal land managers on public land planning issues which affect the productivity of the agricultural sectors, and definition of the economic and cultural bases of the County to be better able to coordinate with them. Management agreements with state and federal land managers that reflect the goals of the County should be developed.
  18. Maintain water quality and availability, primarily through regional water and sewer in the Wheatland Growth Area, and conservation of water resources in the rural area.
  19. In the rural area, protect site specific land based activities, ranching-agriculture, gravel-mining, tourism, and recreation.
  20. Continue to preserve and promote additional access to public lands for recreational uses

## 2.7 INTRODUCTION TO GOALS, POLICIES AND STRATEGIES

The Goals statement for Platte County is based on a three level format; goals, policies, and strategies:

**Goals** are general statements of an ideal, or concept of an overall condition the County wants to achieve. Goals are long-term and ongoing.

The **Policies** listed below each goal are how the County will work to accomplish the goal, or at least work toward the goal. Policies are long term as well, and are statements of management procedures and a course the County wants to follow in County development. The Planning Commission and Commissioners should review each development decision they make to see if it fits with the adopted policies.

**Strategies** outline tasks for the County to accomplish to work towards the goal. The strategies are the measurable tasks to accomplish goals.

There is a broad range of issues covered in the goals and policies, and often there are policies which conflict with each other. The key to a good goals statement is to define how these concepts will be integrated into one plan. For instance, supporting aggregate extraction and agriculture are two important policies that can conflict with each other. Through policies and strategies, the goals statement spells out how communicating will minimize the conflicts.

## 2.8 INTENDED AUDIENCE AND USE OF THE GOALS STATEMENT

The goals statement is written as a long term policy guide for the public, planning staff, and elected officials. There are occasional repeats of policies and strategies from one goal to the next. Including policies and strategies in more than one goal serves as a check to avoid conflicting goals or policies.

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## 2.9 STEERING COMMITTEE MISSION STATEMENT AND PRIMARY GOALS

The Steering Committee studied the characteristics they wanted to preserve and the issues facing the County and developed the following mission statement:

*“Platte County’s vision is to shape the future by continuing quality education for our children, attracting more quality jobs for our families and providing broad access to quality health care services. We seek preservation of our natural resources, safety, small town values, wildlife, history and agricultural heritage. We will work to realize our vision by strengthening and diversifying the economy, proper planning and managed growth.”*

### Primary Goals of the County

The committee determined that all of the issues and concerns and the vision expressed in the mission statement can be captured within the following four priority areas. The goals for the County are formatted to address these four priorities.

- ◆ **Sound Planning**
- ◆ **Economic Development**
- ◆ **Tourism**
- ◆ **Preservation of Natural Resources**



### WORK PLAN

Beneath each policy, a timeframe is established for completion of the goal and the entities are identified that are responsible for implementing the strategies.

Timeframes are classified as short-term (1 to 2 years) or long-term (3-5 years). Responsible entities include the Planning Staff, Platte County Planning and Zoning Commission, Board of County Commissioners, County Road and Bridge Department, County Engineer, Local Governments and other groups or organizations who can help facilitate implementation.

## 2.10 STATEMENT OF PLATTE COUNTY GOALS, POLICIES, AND STRATEGIES

### PLANNING GOALS

Platte County has had a planner and planning staff for only the past few years, after a period of inactivity. With a renewed planning process, and with any planning process, comes change that is often controversial. The planning process has been largely accepted by the community at large, and the County should use this plan to coordinate with other local governments to develop strong planning practices, which is a key element in economic and community development. Intergovernmental cooperation is fostered by good planning practices.

### OVERALL GOAL:

Adopt and implement the County Development Plan to provide a basis for guiding the County planning process, to provide a process that is more responsive to the public and based in up-to-date regulations and citizen involvement.

**Policy 1:** Review, adopt, implement and amend the County Development Plan.

**Top Priority:** *Planning Staff, Planning and Zoning Commission, and County Commissioners*

**Policy 2:** Three Tiers - As outlined in the overall land use goal of the County Development Plan, designate the following three areas within the County, the Wheatland Growth Area, to be developed as urban with public water



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and sewer; the Rural Area which will be reserved for ranching, agriculture, and recreation with no or low density residential subdivision development; and the designated Special Planning Areas, the town growth areas, Camp Guernsey, and State Parks for which specific plans will be developed as part of the overall County Development Plan.

**Strategy 1:** Define and adopt the area designations of Growth, Special Planning Areas, and Rural, and develop guidelines to reflect the needs of each of these areas.

***Short-term – Staff, Planning and Zoning Commission, County Commissioners***

**Policy 3:** Zoning Update – A top priority of the County is refining the zoning resolution.

**Strategy 1:** After the Development Plan is adopted, review and update the County Zoning Resolution, using an ad hoc committee of citizens, developers, and the Platte County Planning Commission to make the resolution more manageable to enforce, and more equitable in its application, represent the County Development Plan better, and be more user friendly.

**Strategy 2:** Create a Planned Unit Development zoning district and promote its use in the urban fringe.

***Short term – Staff, Planning and Zoning Commission and County Commissioners***

**Policy 4:** Subdivision Regulations - An issue in the County is consistency in land development procedures. Review and update the County subdivision regulations to provide developers with a consistent land development process in anticipation of growth.

**Strategy 1:** Update the County subdivision regulations, using an ad hoc committee of developers and citizens, to clarify technical and process issues, such that the regulations are more suitable to current development patterns and represent the planning policies of the County.

***Long Term ( After Zoning Update) – Staff, Planning and Zoning Commission, and County Commissioners***

**Policy 5:** The County will develop it's own policy on the 35-acre exemption development, based on the authority given by the legislature through amended State Statutes, and will determine lot sizes for the Agricultural District that reflect the goals of the County.

**Strategy 1:** Establish a minimum lot size in the Agricultural district to have a minimum lot size not affected by the thirty-five acre exemption, in which 35 acre parcels do not have to be platted. A minimum lots size would assist the County in planning for and regulating these parcels.

***Top Priority – Staff, Planning and Zoning Commission, and County Commissioners***

## **Meaningful Citizen Involvement**

The planning process must be based on meaningful citizen input if it is to be successful.

**GOAL:** To provide a broad opportunity for the citizens of Platte County to participate in the decision making process of the County government, and to achieve understanding and support of the planning program.

**Policy 1:** All plans that deal with land use, transportation, and other functional areas of physical development, should be reviewed by the Platte County Planning and Zoning Commission, to ensure consistency with the Platte County Development Plan.

**Strategy 1:** Develop a policy to review all plans for compatibility with the County Development



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Plan, and bring these plans to the Planning Commission for review.

***Ongoing - Staff***

**Policy 2:** Utilize citizen committees wherever possible in the planning process.

**Strategy 1:** The Steering Committee should continue as an advisory group for future review and amendment of the County Development Plan.

***Ongoing - Steering Committee***

**Strategy 2:** Involve Special Planning Area advisory groups and town councils, state parks staff, and other groups in a coordinated overall County planning process.

***Ongoing – Steering Committee***

**Strategy 3:** Produce a citizen's guide to the planning process, which outlines how a citizen can work with the planning process whether in a municipality or the unincorporated urban fringe area. This would include a directory of whom to contact on a variety of issues from zoning to water to animal control.

***Short-term - Staff***

**Strategy 4:** The County will encourage formation of community advisory councils in the Special Planning Areas, and will request ad hoc groups be formed to study particular issues and make a recommendation to the Planning Commission.

***Ongoing – Staff and County Commissioners***

**Strategy 5:** Request input and review of land development proposals by the Platte County Conservation District.

***Ongoing – Staff and County Commissioners***

**Policy 3:** Establish a process for citizen input on general planning issues.

**Strategy 1:** Implement a process of regular citizen surveys to monitor and evaluate local governments effectiveness.

***Short-term – Staff and County Commissioners***

**Strategy 2:** Formalize the process of training and ongoing communication among planning related County boards and advisory commissions.

***Ongoing – Staff and County Commissioners***

**Policy 4:** Develop and maintain a program of information and education on the planning process.

**Strategy 1:** Distribute the Zoning Resolution and County Subdivision Regulations periodically to REALTORS, developers, land surveyors, financial institutions, and engineering firms with informational newsletters updating policies and procedures and paraphrasing regulations in user friendly, outline form.

***Ongoing - Staff***

**Strategy 2:** Place copies of all planning documents at public libraries and other governmental agency offices, and make use of local public access television channel as available.

***Ongoing - Staff***

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## Intergovernmental Coordination

Local Governments coordinate well on some issues, not on others. Communication is a key to providing future public services in a cost effective manner while allowing individual jurisdictions to provide for their own lifestyles.

**GOAL:** Maintain communication between all levels of government in Platte County - local, state, federal, special districts, and the school district.

**Policy 1:** Communicate through existing processes without creating new layers of government.

**Strategy 1:** Continue basic communication through:

- A. Sharing of planning information and databases with other jurisdictions, particularly GIS information.

*Ongoing – Staff and County GIS Staff*

- B. Continue the ongoing process of planning meetings among elected or appointed officials of the municipalities, Camp Guernsey, and the County to coordinate planning and zoning issues. A quarterly lunch meeting of these officials is a good way to accomplish this strategy.

*Ongoing – County Commissioners*

**Policy 2:** Coordinate on gravel and wind farm development issues on public and private lands with landowners, state and federal officials to ensure policy strategies that are beneficial to the County's interest as well as others.

**Strategy 1:** Distribute the county wind farm and gravel mining regulations to those involved, such as the towns, school districts, military department, state parks and others.

*Ongoing - Staff*

**Strategy 2:** Wind Energy Regulations - Publicize the county wind farm regulations and educate the county on the potential for wind energy development in the County, such that the public is able to participate in the wind energy development approval process.

*Ongoing - Staff*

**Policy 3:** Communicate on public land issues with landowners, the Conservation District, and state and federal officials to ensure policy strategies that are beneficial to the County's interest as well as others.

**Strategy 1:** Include these agencies in subdivision and other development review processes.

*Ongoing – Staff – County Commissioners*

## Growth Management and Land Use

Land use is the critical aspect of County development. It is the result of all other aspects of community development and at the same time is the major factor in achieving community development goals.

**OVERALL GOAL:** To provide for a complete range of land uses in Platte County: traditional ranching, agriculture, recreational uses, low-density residential developments within the rural areas, compact urban density residential, commercial, industrial, and parks and open space in the urban areas.

**Policy 1:** Encourage proper development of land and allow enough flexibility in land use to support the economic diversification of the County while protecting property rights.



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**Policy 2:** Adopt a three-tiered planning format for the County.

**Strategy 1:** Based on study of the projected growth needs of the County, review the Wheatland area and designate a growth area. Lands within this area are to be developed as urban, with public utilities. The Wheatland Growth Area is to be developed as an urban residential, commercial, and industrial area. Suburban residential land should be developed with only public water and sewer; and with a priority for annexation of new development to Wheatland.

*Short-term - Staff, Planning and Zoning Commission, County Commissioners*

**Strategy 2:** Review and designate areas within the County that have a level of development between urban and rural that don't fit within the growth management or rural areas as "Special Planning Areas." These areas require specific efforts to develop plans which are appropriate for the needs of areas within the larger context of the County Development Plan. Special planning area designations should include the Wheatland area, Chugwater, Guernsey, Glendo, Hartville, Camp Guernsey, and the state parks. In preparation of the County Development plan, designate a general plan for each of these areas with input from residents. After the initial plan is adopted, work with committees from each area to develop more specific and refined plans at their request.

*Short-term - Staff, Planning and Zoning Commission, County Commissioners*

**Strategy 3:** Designate the remainder of the County rural and develop plans and regulations to support historic and traditional uses there and protect the rural areas from urban encroachment.

*Short-term - Staff, Planning and Zoning Commission, County Commissioners*

## Goals For Specific Areas

### The Wheatland Growth Area

Growth, defined as residential, commercial and industrial subdivisions or parcel development, is proposed to be limited to the Wheatland Growth Area, the urban area of the County.

**GOAL:** Growth occurring within the Wheatland Growth Area should be compact, served by public utilities, and be consistent with County standards.



**Policy 1:** Public Utilities Required - Platte County will require all development within the Growth Management Area to be served by public water and where possible, sewer.

**Policy 2:** Require new subdivisions in the Growth Area to connect to Wheatland water and sewer.

**Strategy 1:** Use planning staff to assist in the formation of Improvement and Service Districts to aid improvement projects.

*Ongoing - Staff*

**Strategy 2:** Provide technical assistance and assistance in obtaining grants to existing developments who wish to improve their infrastructure and to bring them up to County roadway, public water and sewer standards.

*Ongoing – Staff – County Commissioners*

### Communities and Specials Areas

Goals for the communities and other special areas: the Wheatland, Chugwater, Glendo, Hartville, Guernsey, Camp Guernsey, Glendo State Park, and Guernsey State Park areas are included in the plans for each in Chapter 5.

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## **The Rural Area**

The Rural Area will be reserved for ranching, agriculture, and recreation, with limited subdivision development. The Rural Area shall be planned for range-land and irrigated agriculture, wind farms, utility corridors, development of gravel and minerals, with preservation of forested and other natural resources.

**Policy 1:** Work to assure that all future land development, urban and rural, public and private, is reviewed through the County planning process, with that review based on protecting the welfare of the general public, and permitted only if it:



**Strategy 1:** Is in compliance with the adopted County Development Plan, Zoning Resolution, and if applicable, County Subdivision Regulations.

**Strategy 2:** Will not adversely affect adjacent existing land uses.

**Strategy 3:** Protects the property rights of the individual to the degree that they do not infringe upon the property rights of others.

**Strategy 4:** Meets the County land development standards outlined in this plan and to be updated as part of the planning process.

**Strategy 5:** Meets County criteria for development through fiscal impact analysis.

**Strategy 6:** The owner demonstrates minimal impact or impact mitigation for environmentally sensitive and other designated areas where mitigation may be necessary.

**Strategy 7:** Has been approved through the permitting processes of other applicable local, state, and federal agencies.

***Ongoing – Staff, Planning and Zoning Commission, County Commissioners***

**Policy 2:** Infill. The County will encourage development of lands in the Wheatland Growth and Special Planning areas where there are lots platted and/or constructed before considering development of new lands.

**Strategy 1:** Revise the zoning resolution and subdivision regulations to include the definition of infill and infill policy.

Infill/Urban and Rural Applications - Infill, defined for Platte County as:

“Development within an area of existing roadways and utilities, which does not extend the public infrastructure beyond existing limits,” is one of the key tools in achieving compact development. Compact development reduces the need for new infrastructure, saves land, reduces the costs of service to development, reduces urban sprawl and helps conserve open space. Platte County will review all development proposals to ensure they comply with the intent of this policy to have compact development.

***Short term – Staff, Planning and Zoning Commission, County Commissioners***

**Strategy 2:** Residential development on less than 40 acres shall be reviewed for rezoning to an appropriate residential designation prior to subdivision or issuance of a zoning permit.

**Strategy 3:** Residential zoning permit applicants will submit a site plan, verification of water and sewer availability (well and septic tank permit) and legal access to a public road for each residence.

***Ongoing, Staff, Planning and Zoning Commission and County Commissioners***

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## Rural Land Use

The rural lands and resources of Platte County represent a key element in the County economy and revenue base. Commercial or residential development can interfere with the viability and property rights of existing uses. Existing and historic land uses will be recognized and protected when land use conflicts arise.

**GOAL:** Protect and enhance the historical and traditional economic uses of rural lands from exploitation, premature development and conflicting land uses while maintaining economic productivity and private property rights.

**Strategy 1:** Discourage subdivision development in the rural area and low density residential if there are existing subdivisions.

**Strategy 2:** Encourage sustainable, multiple use of rural lands including agricultural production, grazing, timber production, wind farms, aggregate production, and recreational uses.

**Strategy 3:** Limit the extension of County roads and services into new rural areas unless tax benefits to pay for services clearly outweigh long-term costs.

**Strategy 4:** Evaluate all development proposals in the rural area to ensure costs do not outweigh benefits.

**Strategy 5:** Protect historical and traditional economic uses of rural lands from unwanted land use conflicts with new development.

**Strategy 6:** Utilize the Agricultural zoning designation to limit uses to those traditional uses to the rural areas.

### *Ongoing – Staff – Planning Commission – County Commissioners*

**Strategy 7:** Adopt the Firewise Communities program requirements as part of County subdivision regulations and design standards, such a way that existing and new development will be required to maintain properties in such that they are protected from the risk of fire. Coordinate with the State Forester and other agencies with forest oversight in providing information to private land owners on forestry practices.

### *Short term – Staff – Planning Commission – County Commissioners – County Fire*

## Blight and Nuisance Policies

**GOAL:** Maintain a County that is safe, clean and attractive to visitors and residents.

**Policy 1:** Involve the public in community appearance improvement efforts, through the existing Community Appearance Committee or other group, to provide programs and incentives for cleaning and keeping the environment clean.



**Strategy 1:** Host community clean up days and provide free landfill passes.

**Strategy 2:** Form volunteer groups to assist fixed income or disabled citizen in property cleanups.

*Ongoing and short-term, Staff, Civic Organizations, Planning and Zoning Commission, County Commissioners.*

**Strategy 3:** Revise zoning regulations to require screening for exterior storage and uses when next to



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residential properties or highly visible transportation corridors.

***Short-term, Staff, Planning and Zoning Commission, County Commissioners***

### **Flood Policies**

**GOAL:** Restrict development in flood plains to prevent loss of property and life.

**Policy 1:** All subdivision plats shall define areas that lie within any 100-year flood plain, as established by the Corps of Engineers and FEMA for streams and rivers.

**Strategy 1:** Include as a requirement in the subdivision regulations.

***Ongoing - Staff***

**Policy 2:** Building permits shall be issued in accordance with adopted FEMA Flood Hazard boundary maps and FEMA guidelines.

**Strategy 1:** Adopt and implement the National Flood Insurance Program (NFIP) guidelines and make them a part of subdivision review and building permit issuance.

**Strategy 2 :** All subdivision proposals shall include a drainage plan with the plat of the subdivision that details storm drainage facilities.

***Ongoing - Staff, Planning and Zoning Commission, County Commissioners***



### **Housing And Building Code**

Provision of affordable, decent, safe housing for the broad range of needs of people in Platte County is a difficult task which requires communication among the private sector and local government. Platte County can assist in housing by coordinating with other local government in housing rehabilitation, housing assistance, and providing planned and compact residential development to minimize development costs, and provide suitable areas for mobile and manufactured home development. Infill development is a major tool available to the community in redevelopment of lands suitable for residential development in a cost effective manner, cost effective both to the home buyer and the County in terms of long term maintenance.



**GOAL:** Encourage and promote housing opportunities for all residents of Platte County, including equal opportunity to obtain affordable, safe, decent housing, with an emphasis on infilling housing into existing areas.

**Policy 1:** Review all existing and proposed regulations and minimize those regulations at the county level that do not encourage timely, cost effective, quality, development of land and housing.

**Strategy 1:** Streamline subdivision process through the review and update of the subdivision regulations.

**Policy 2:** Affordable Housing - Encourage affordable housing projects through coordination with state agencies such as WCDA, other local governments, and the private sector.

**Policy 3:** Integration of modular homes and manufactured mobile homes. Work toward integration of factory built housing into the broad range of residential land uses in compliance with HUD requirements.

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**Strategy 1:** Include in the zoning resolution revision, non-building code requirements that designate housing types in zoning districts rather than building code restrictions on factory built housing.

**Policy 4:** Support developers in use of planned unit developments (PUD) to increase densities through quality land design to minimize development costs while still providing quality housing.

**Strategy 1:** Encourage the use of the PUD zoning designation to allow quality development proposals based on sound design principles.

**Strategy 2:** Encourage the use of the PUD district to allow infill development in existing areas on sites that may be difficult to construct under traditional zoning regulations.

*Ongoing – Staff – Planning Commission – County Commissioners*

## **Transportation**

A well planned transportation network is a necessity for efficient land use development. Transportation planning must be completed early and jointly among local jurisdictions to ensure adequate rights-of-way, and an efficient transportation network that provides an adequate level of access to all properties.

**GOAL:** A transportation network which is safe, efficient, and well maintained, and that will serve the complete range of existing and potential land uses.

### **Overall Transportation**

**Policy 1:** Roadway Standards - Review, update and implement roadway design standards:

**Strategy 1:** As part of the design standards update, review, and amend as needed the following roadway design standards:

1. Platte County shall maintain only those roads designated officially as county maintained roads.
2. Sufficient right-of-way width standards adopted for roads shall be required. Access may be restricted in accordance with good engineering practices as approved by the County.
3. All new construction and/or reconstruction of streets, curbs, gutters, and sidewalks in urban areas shall conform to engineering standards as adopted by the County.
4. All subdivision road rights-of-way shall provide legal access.
5. All new subdivisions shall be required to set up a mechanism for roadway maintenance within the subdivision, such as an Improvement and Service District.
6. New subdivisions shall provide sufficient rights-of-way for extension and future street and roadway widening.
7. Every parcel for which a development permit is issued shall have access to a dedicated public right-of-way and roadway constructed to county standards.
8. Every parcel for which a development permit is issued shall first have a written agreement for extension of road rights-of-way, roadways, and utilities to the most remote end of the parcel to prevent lands from being landlocked if that potential exists.

*Short-term, Staff, County Road and Bridge, County Engineer, Planning and Zoning Commission, County Commissioners*



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## **Urban Transportation**

**Policy 1:** Transportation planning shall be used to direct growth into areas that are in close proximity to existing services and utilities.

**Policy 2:** Transportation corridors will be designated and protected to ensure access to all development parcels within the county.

**Strategy 1:** Encourage long range planning recommendations and efforts to promote use of alternative modes of transportation (ride-sharing, walking, public transit, rail, bicycles, air etc.).

**Strategy 2:** Review and consider the recommendations of the transit element of the long-range plan into other elements of the County Development Plan.

***Short term – County Engineer, County Road and Bridge***

**Policy 3:** Urban Priority - The transportation priorities for the urban area shall be planning and corridor preservation.

**Strategy 1:** Review all development proposals for consistency with the transportation plan and encourage development to provide rights of way where corridors are designated in the plan.

**Strategy 2:** Cooperate with the Town of Wheatland and other municipalities as warranted in adopting transportation plans to provide corridor preservation.

***Short-term – Staff, County Engineer, County Road and Bridge, County Commissioners***

## **Rural Transportation**

**Policy 1:** Rural Priority - Transportation priorities for the rural areas shall be cost efficient provision of access to all approved land uses.

**Policy 2:** Functional Classification - All roads within the County will be operated according to the functional classification assigned to them in WYDOT's classification system.

**Strategy 1:** Extend the classification of roadways into the rural areas of the County and include BLM public access roads.

***Short-term – Staff, County Engineer, County Road and Bridge, County Commissioners***

## **Public Facilities and Services**

Public Facilities, such as fire stations, are important aspects of the county development process and their location should be used to guide the process.

**Policy 1:** Consider recommendations from specific plans for inclusion into the capital improvement plan.

**Policy 2:** Coordinate with the school district and local jurisdictions in planning and opportunities to share services and facilities.

**Strategy 1:** Solicit input from the fire department and school districts on any new subdivision development.

***Short-term, Staff, Planning and Zoning Commission, local fire and school districts, County Commissioners***

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## **ECONOMIC DEVELOPMENT GOALS**

Platte County's historic economic base is agriculture. This was supplemented in the 1970s with the construction of the Missouri Basin Power Plant north of Wheatland. In recent years, recreation, particularly the use of the two state reservoirs has become a significant boost to the economic base, plans for Camp Guernsey indicate a major growth in employees, use and new facilities. Even with these additions, the economic base of the county has not diversified enough to prevent a no growth scenario for the economy and population.

The County must seriously look at taking the lead in working with other local governments, economic development organizations, and the private sector to develop a coordinated effort of business expansion and recruitment in the County, promoting the County's attractions and quality of life, and preparing the infrastructure for business recruitment and growth. Diversification of the economy is critical while maintaining the important agricultural base, such that the economy will support a manageable population and a quality lifestyle for generations to come.

### **OVERALL GOAL:**

Expand the economic and tax bases of the County through enhancement of agricultural and wind energy development opportunities, while working toward diversification of the economy through new, clean, profitable, basic industries and tourism.

**Policy 1:** Stabilize and pursue growth in agriculture and other economic sectors.

**Strategy 1:** Support existing business, industry retention, and expansion programs.

*Short-term, local economic development groups, Platte County Chamber of Commerce, and County Commissioners*

**Policy 2:** Support tourism development as a key in diversification of the economy.

**Strategy 1:** Coordinate with local and state tourism organizations to promote Platte County.

*Short-term, local economic development groups, Platte County Chamber of Commerce, and County Commissioners*

**Policy 3:** Encourage diversification of the local economy through a concerted effort to attract firms that will bring a positive economic impact to the County and not require subsidies from local governments to relocate.

**Strategy 1** – Better define WADCO's role in coordination with the Towns and County for economic development.

**Strategy 2** - Coordinate with economic development groups and other local jurisdictions to review the impact of recruited businesses and ensure new development will have a positive economic impact on the county.

*Short-term, local economic development groups, Platte County Chamber of Commerce, and County Commissioners*

**Policy 4:** Platte County shall review its county development process with economic development efforts, ensure that capital improvement planning, land use decisions and other community development decisions are based on providing suitable, well planned, cost efficient sites for expansion of existing industry and recruitment of new industry.

**Strategy 1:** Work with local economic development groups to review development regulations to ensure they are business friendly.

*Short-term—Economic development groups, Platte County Chamber of Commerce, and County Commissioners*

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**GOAL:** Support the management of renewable and non-renewable natural resources to provide for economic well-being, the custom and culture of the County, and be open to new land use patterns that allow new economic uses to grow and support the economy.

**Policy 1:** Continue to encourage multiple use of public lands in Platte County and provide opportunities for new businesses.

**Strategy 1:** Revise zoning and subdivision regulations to encourage clean business development.

**Strategy 2:** Establish interagency communication to facilitate the attraction of new businesses to the area.

*Short term – Staff, Planning and Zoning Commission, County Commissioners*

## **TOURISM**

Tourism and outdoor recreation is a growing industry nationally. Wyoming and Platte County are no different. Platte County has a prime opportunity to expand it's economic base through the expansion and promotion of tourism.

### **OVERALL GOAL:**

Work with a variety of local governments and state agencies, state parks, the private sector, chambers of commerce and others to develop a strong, coordinated program of tourism promotion and development.



**Policy 1:** Encourage development of recreational facilities and sites on private lands as well as public lands in the County to enhance the tourism industry.

**Strategy 1:** Revise zoning regulations to allow for developments and uses, which support rural recreation activities and supplement agricultural revenues. Examples include guest ranches, bed-and-breakfast, ranch/restaurant operations, outfitters, commercial hunting and fishing lodges and facilities, riding facilities, private rodeo facilities, etc.

**Strategy 2:** Agricultural recreation facilities shall be developed and operated in accordance with County zoning standards as accessory uses to commercial, agriculture, or ranching. Non-accessory uses shall be deemed as commercial development and regulated as such.

*Short-term, Staff, Planning and Zoning Commission, County Commissioners*

**Strategy 3:** Develop through the Chamber of Commerce a map showing the historic places in Platte County, such as the Oregon Trail Ruts. Sell advertising on the map to businesses that cater to tourists and travelers. Make the map available at these businesses and indicate that these maps are available at the following locations on the short-range radio broadcast.

*Short-term, Platte County Chamber of Commerce, County Commissioners*

## **PRESERVATION OF NATURAL RESOURCES**

Platte County is blessed with great outdoor amenities. The County goal is to preserve its natural resource base while taking advantage of the amenities it provides and the potential it provides for growth of the County and towns. Policies developed in this plan to manage growth and protect and conserve the natural resources of the County can be a critical element in achieving the County's mission.



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## **Agricultural/Irrigated Lands**

Agriculture enhances many aspects of environmental quality, provides economic stability, and promotes productive management of the County's land base. Key factors which support viable commercial agriculture and ranching, as practiced in the West, must be protected. Access to water and its beneficial uses such as livestock watering and irrigation have always been the key to viable agriculture in the West.

**GOAL:** Continued viability of commercial ranching and agriculture in Platte County.

**Policy 1:** For the purposes of this plan and subsequent county Zoning Revisions, Commercial Agriculture is defined as:

Use of a lot or portion of a lot for the production of crops, livestock or poultry, for sale, barter, trade or home consumption, including structures or other improvements incidental to such activities conducted on a parcel forty acres or larger in size.

Such uses conducted on smaller parcels are defined as accessory agriculture and permitted as an accessory use to residential uses.

**Strategy 1:** Revise the County zoning resolution to include this definition of agriculture, modify the Agricultural zoning districts to include a 40-acre minimum or other appropriate lot size.

*Short term – Staff, Planning and Zoning Commission, County Commissioners*

**Policy 2:** Refine the Agricultural zoning district to support ranching, agriculture, mining, and recreation uses in the rural areas of the County.

*Short term – Staff, Planning and Zoning Commission, County Commissioners*

**Policy 3:** Irrigated Lands—Urban and Rural Applications - work with the State Engineer and Wheatland Irrigation District to protect productive irrigated lands from subdivision and parcel development.

*Short-term – Staff, Planning and Zoning Commission, County Commissioners*

**Policy 4:** Subdivision of Irrigated Lands—Platte County will approve subdivision permits for lands that are irrigated in compliance with requirements of the State Engineer and the local irrigation districts.

**Strategy 1:** When landowners divide irrigated lands into parcels of any size, easements will be provided for new irrigation supply ditches and new drainage systems. Existing supply ditches and drainage systems will have easements to benefit all parties.

## **Open Space/Recreation**

Open space and its use for recreation is a major plus in the quality of life in Platte County. Open space in the County includes private, county lands and facilities, and state and federal lands and facilities. Coordinating preservation for open space as well as its use and development for recreation is an important challenge facing the County. Recreational use can be an important factor in the economy of the County.

**OVERALL GOAL:** Utilization of the County's natural resource base by both the public and private sectors as a key factor in a strong economy, while maintaining environmental quality, minimizing land use conflicts, and maintaining stability in resource based tax revenues to County Government.

**Policy 1:** Encourage resource management on both public and private lands, supporting strong mineral (there may be potential for new minerals), agricultural, and tourism development.

**Policy 2:** Encourage value-added usage of natural resources and products in the County to improve the economic and tax base.

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**Policy 3:** Encourage sound range management, forestry practices, farmland practices, and wildlife and habitat management to manage and protect the County's rangelands and forest resources.

**Policy 4:** Facilitate and encourage advance planning and public education in resource development projects in the County.

**Strategy 1** - Establish a process of increased communication with resource management agencies and commodity groups to develop specific long-range county policy for multiple use of resource areas.

*Ongoing – Staff and County Commissioners*

**Policy 5:** Mitigate the impact of proposed development on wildlife habitats.

*Contacts: Game and Fish*

**Policy 6:** Use all available natural resource databases in making planning decisions.

**Strategy 1:** Develop a natural resource database using existing databases from resource management agencies; use the database in evaluation of development proposals.

*Ongoing – Staff and County GIS*

## **Natural Resources**

Utilization of the County's renewable and non-renewable resources must recognize a balance between both the environment and economic issues to maintain quality of life in the County.

**GOAL:** Identify open space and recreational resources within the County and coordinate with other land owners and agencies to develop a comprehensive plan for preserving open space and scenic values and yet using open spaces for recreational development in Platte County.

**Policy:** Adopt a policy of no net loss of open space.

**Strategy1:** Develop and maintain a data base of open space lands.

*Short-term, Staff, Planning and Zoning Commission, County Commissioners*

## **Public Lands**

Public lands and resources are extremely important to the overall County economy and tax base. Coordination with state and federal agencies while planning for the management of public and private lands in the County is critical to the future health and stability of the County economy.

**GOAL:** A balanced and sustainable multiple use of public lands and resources in Platte County.



**Policy 1:** Promote better communication and consistency between federal land management plans, the State Board of Land Commissioners, and local land use plans in Platte County.

**Strategy 1:** Encourage other agencies to review of the County Development Plan.

**Strategy 2:** Provide input to governmental agencies during of state and federal land management plan revisions.

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**Strategy 3:** Coordinate with other governmental agencies during management plan revisions to ensure consistency with the County Development Plan.

*Short-term, Staff, State and Federal Agencies, Planning and Zoning Commission, County Commissioners.*

### **Historic Resources**

An important aspect of the cultural heritage of Platte County are its historical resources. Inventorying, designating and preserving these resources often fall under no particular jurisdiction. Platte County needs to use available information on historic resources, and use efforts of citizens, local and state government (State Historic Preservation Office), manmade and archaeological resources, to determine criteria for historic designation, and to develop policies for working with the development process to preserve and enhance the resources determined to be historic.

**GOAL:** Encourage preservation and enhancement of historic, traditional, and archaeological areas, buildings, and other objects of community value for the benefit of present and future generations.

**Policy 1:** Communicate with other governments and organizations in preservation and enhancement of Platte County's historic resources as attractions for residents, tourists, and visitors.

**Policy 2:** Encourage government agencies to develop policy plans for preservation of resources without costly delays for development projects.

**Strategy 1:** Adopt an historic preservation overlay zone in the zoning ordinance to restrict uses and construction that would negatively impact historic sites including sites on the National Historic Register.

*Ongoing and Short-Term, Staff, Historical Society, DEQ, BLM, US Forest Service, County Commissioners*



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## CHAPTER 3

### *PLATTE COUNTY POPULATION AND ECONOMY*

#### 3.1 POPULATION

Wheatland and Platte County's population grew by 34% from 1970 to 2000 with a large spike in the late 70's and early 80's according to a report compiled by the Wyoming Economic Analysis Division. Platte County's population went from 6,528 in 1970, to nearly 12,000 in 1980 and back down to 8,766 in 2000. More recently, U.S. Census Bureau figures report a stabilized population over the past six years with a decline in population since the 2000 Census reported for both the County and incorporated townships. Since the 2000 Census, the Census Bureau estimates the population of Platte County has declined by a minimal 2.5% from 8,807 in April of 2000 to 8,588 in July of 2006. (See Chart Below).

The incorporated areas of Platte County also experienced slight declines in population:

Name:	April 2000	July 2001	July 2002	July 2003	July 2004	July 2005	July 2006	% Change '05 to '06	% Change 2000-2006
County	8,807	8,778	8,772	8,652	8,657	8,591	8,588	0.0	-2.5
Chugwater	244	242	240	235	235	231	230	-0.4	-5.7
Glendo	229	229	229	226	230	228	225	-1.3	-1.7
Guernsey	1,147	1,144	1,120	1,120	1,120	1,115	1,121	0.5	-2.3
Hartville	76	75	75	74	75	75	74	-1.3	-2.6
Wheatland	3,559	3,547	3,547	3,497	3,509	3,464	3,440	-0.7	-3.3
Balance of Platte County	3,552	3,541	3,539	3,500	3,488	3,478	3,498	0.6	-1.5

The U.S. Census Bureau, Census 2000 (Tables DP-1 through DP-4) is the most recent compilation of data about the County's characteristics. That information is summarized below. In some cases, percents have been rounded to the next number. Also, numbers may not be consistent from Census report to Census report, as different reporting factors can apply.

Sex and Age. The total population in Platte County in 2000 was 8,807; slightly more than half (50.7 percent) were female. Median age was 41. About 28 percent of the total population was under 19 years of age, while 17 percent were 65 and over.

Households. Platte County residents live in 3,625 households, 2,495 (or 69 percent) of which are family households. It was slightly more common for households to have individuals 18 years and under (1,160 households) than with individuals 65 years and older (1,044 households). 480 households were persons 65 years and older that were living alone. Average household size is 2.4 persons; average family size is 2.92.

Educational Attainment. In Platte County, of the population aged 25 and over, 85 percent of Platte County residents are high school graduates or higher. 15 percent acquired a bachelor's degree or higher.

Residence in 1995. The Census Bureau focused on Platte County residents that were five years and over included 8,348 persons. Of that number, 5,162 (62 percent) were residing in the same house in 2000 as they had in 1995. This means that 3,104, or 37 percent, lived in a different house in 1995. Of the 3,104 who lived in a different house in 1995, 1,402 lived in Platte County, and 1,720 lived in a different county in Wyoming or another state (768 and 934, respectively). This number also represents a significant turn-over of residents within a county of 8,807 people in 2000.



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## 3.2 POPULATION FORECASTS

The U.S. Census Bureau and the Wyoming Department of Administration and Information, Economic Analysis Division, prepared population estimates and forecasts for 2001 through 2020. The estimated change in each year's population is predicted to be small in number, especially beginning in 2006. Beginning that year, the forecast is that Platte County and all incorporated areas will experience a gradual decline in population. The forecasts are listed below in five year increments beginning in 2006 and extending to 2020:

<b>Name:</b>	<b>2000 Census:</b>	<b>2006 Forecast:</b>	<b>2010 Forecast:</b>	<b>2015 Forecast:</b>	<b>2020 Forecast:</b>	<b>% Change 2000-2020</b>
Platte County	8,807	8,620	8,530	8,380	8,220	-6.7
Chugwater	244	234	231	227	225	-7.8
Glendo	229	227	225	221	218	-4.9
Guernsey	1,147	1,118	1,107	1,087	1,075	-6.3
Hartville	76	75	74	72	72	-5.3
Wheatland	3,549	3,473	3,437	3,377	3,340	-5.9

These forecasts are based on the simplistic approach of applying the Town/County ratio to the county population forecasts. The forecasts do not take into account the anticipated growth from wind farm operations currently being permitted in the County nor the planned expansion of the National Guard Camp in Guernsey, Wyoming. Both projects are expected to bring a short and long term increase to the County population. In addition, the area's State Parks and natural beauty are expected to attract both seasonal residents from along the front range of Colorado and permanent residents who desire to relocate or retire in the area. The Steering Committee projects that population will increase or remain stable in the coming years.

## 3.3 ECONOMY

In 2000, 6,871 people over age 16 lived in Platte County. The majority of those Platte County (66 percent) were in the labor force. The balance not in the labor force were in school, staying in the home with children, retirees, or choosing not to work. The average commute to work was 14.5 minutes in Platte County.

The occupations of those employed persons were identified in this order:

<b><u>Occupation</u></b>	<b><u>Platte County</u></b>
Management, professional, and related	1,315
Sales and office	841
Service	781
Construction, extraction, and maintenance	629
Production, transportation, and material moving	574
Farming, fishing, and forestry	194



In Platte County, 64 percent were private wage and salary workers with nearly 20 percent government workers and 642 or 15 percent identified as self-employed.

The median income for the 3,635 households in Platte County that gave the information to the Census Bureau was \$33,866. In comparison, the State of Wyoming averaged a median household income of \$37,892.

The median family income was \$41,449 for Platte County. Of the 2,542 families reporting their income in Platte County, 216 of those reporting below poverty level. 143 families in Platte County reporting incomes below poverty level had children under age 18 in the household.

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Platte County's per capita income was \$17,530 as of the 2000 census.

The County's size dictates what type of economy it can support. The projected population from 2006 to 2020 is basically flat, declining slightly, averaging about 8,438 in population for Platte County. Thus, the County will remain largely a stable community, and unless there is significant change, it can be anticipated that the County will continue to offer local services and government, sales, production, and construction/extraction.



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## CHAPTER 4

### *INVENTORY OF EXISTING CONDITIONS*

#### 4.1 INTRODUCTION AND EXISTING LAND USE

Chapter 4 represents a summary of the existing conditions and characteristics of Platte County. It is not all inclusive, but addresses the major items that affect county development.

The overall land use in Platte County is one of vast areas of range land to the south; forested in the north, northwest, and west; and irrigated lands in the central Wheatland flats area and the irrigation district. In the special areas in the state parks, are water resources and recreation and residential Camp Guernsey and the approximately 66,000 acres they have acquired for their operations and for buffers, are a major facility that is unique. Dry land crops dominate the south end of the County along with range land agriculture.



The municipalities and their surrounding areas comprise another land use classification of the municipal or urban areas and their growth areas. It is unlikely that Glendo, Chugwater, or Hartville need the significant growth areas. Their mission is more to maintain and provide quality services and a quality place to live and work, not a mission of expansion beyond their current municipal boundaries. Guernsey and Wheatland on the other hand, need to grow some in the future and extending out those growth areas is important.

The County is then broken into three areas; the urban areas (Wheatland and Guernsey), and the unincorporated areas surrounding those municipalities; the special planning areas, the towns of Glendo, Hartville, and Chugwater, Camp Guernsey, the state parks all require effort to plan their own destinies and plan their own land uses for the future; and the rural area needs to be preserved for purposes of ranching and irrigated agriculture, natural resource development, potentially wind power in the near future, and for aggregate extraction. All of these three areas, the urban, the special planning areas, and the rural areas, need to be coordinated such that conflicts are minimized and property owners can make the best use of their properties to sustain their property values.

One of the major elements in the rural plan and the existing and proposed land uses in the rural area is preservation of the natural resources—the water, forests, the wildlife, water resources for irrigation, and the water resources of the North Platte River, and the life-giving nature of the water, all of which add to the quality of life of the residents of Platte County.

#### 4.2 ROADWAYS

##### **County Roads**

In the irrigated areas the County, road rights-of-way are 40 feet wide. In the non-irrigated areas the rights-of-way are 60 feet. These widths are not true rights-of-way as in a dedicated right-of-way that the County owns, but easements where the land owner retains ownership of the land and the County has an easement to construct and maintain the roadway. Problems can be created when there are utilities such as power, telephone, and sometimes water as well as drainage swales that need to be located within the easement and adjacent to the road. The County Road and Bridge Department has a difficult time locating and determining the correct disposition for many utilities within the road easements. Road and Bridge does issue access permits for land owners to access County roads.



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The County has many new large lot subdivisions or developments with parcels over 35 acres which are exempt from subdivision regulations. This causes a major problem for Road and Bridge Department as those rural area developments require snowplowing and road maintenance of the County roads just the same as the urban area roadways. The result is an increase in costs for Road and Bridge.

The County has many miles of paved roadway with a typical pavement width of 22-25 feet. Many more miles of gravel roads with narrower width, around 18-20 feet, are also located in the County.

Subdivision roads are not maintained by the County but maintained by the property owners. There are only a small number of subdivisions which have homeowner associations or improvement districts which maintain these roadways. The County should require even the existing subdivisions to form improvement and service districts to be able to assess themselves for road maintenance costs.

The plan for roadways in the County is included in Chapter Five. That section includes the proposals for future roadways.

### **4.3 ELECTRICITY**

Platte County is served in the unincorporated areas by various rural electric association (REA) entities, with some towns served by town owned electrical service. This could be a potential issue when municipalities annex lands from the County. In many instances, the electrical provider must change from the REA to the municipality's electrical service, with the municipality having to purchase of the existing backbone system.

### **4.4 PUBLIC FACILITIES**

Platte County public facilities include the courthouse, county hospital, jail, library, fire district facilities, and others. At this point it seems these facilities are adequate. The Town of Wheatland is considering an indoor recreation facility at some point, and it may be beneficial to have County participation in that facility.



### **4.5 FIRE DISTRICTS**

The fire districts have completed an evaluation, through a consultant with the Firewise Communities Program, assessing the status of lands and buildings in the County. There are many buildings that are not protected by clear space from a forest fire or more common in Platte County, a wildland fire. There are some programs that assist land owners financially when they implement Firewise guidelines on their properties such as clearing a space from the house to the grasses or trees that surround the property.

The County should adopt relevant the Firewise Communities Program standards for use by the fire district in a program to improve the fire safety of private properties in the county. The County should adopt relevant Firewise standards as part of the subdivision regulations, and apply them to new development.

### **4.6 LANDFILL/SOLID WASTE**

The towns in Platte County contract with trash haulers or have their own solid waste departments. The small towns use private haulers, while Wheatland hauls their own solid waste. All are looking at an upcoming forced regionalization of solid waste disposal. Wheatland will close its landfill in next few years, and will convert the site to a transfer station. Solid waste will be transported to a regional facility, likely either Torrington or Cheyenne. According to DEQ, the groundwater-monitoring program will continue until 2010 at which time DEQ will report to the legislature on the extent and potential costs of landfill closure on a statewide basis.



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Ultimately, the State may initiate a program to fund landfill closure costs.

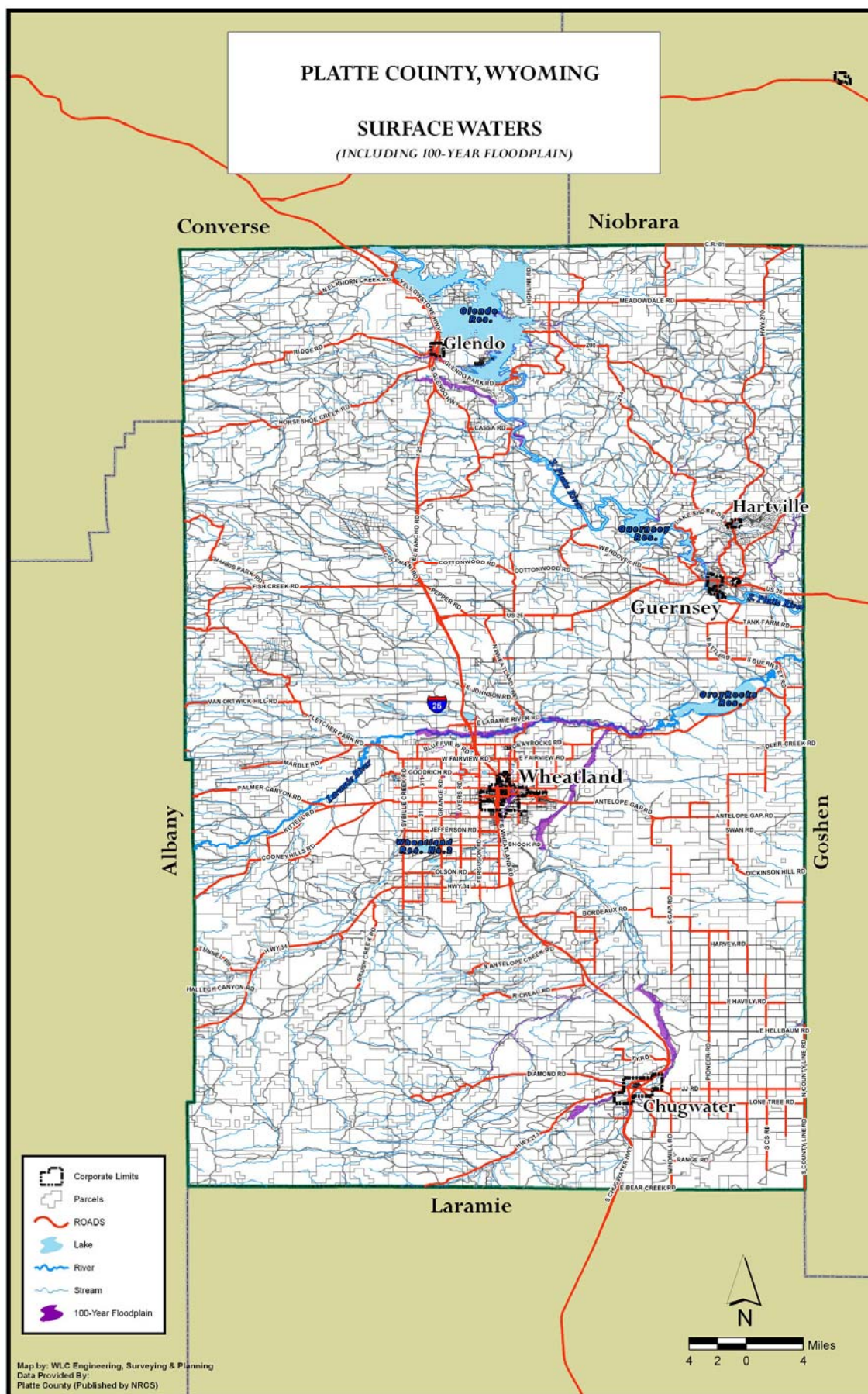
#### **4.7 FLOODPLAINS**

Floodplains form along the banks of streams and rivers in low-lying areas along the sides of a river channel. The Federal Emergency Management Agency (FEMA), as part of the U.S. Department of Homeland Security, provides assistance to counties and local governments in implementing floodplain management procedures. The operation of a community program of corrective and preventative measures for reducing flood damage can take a variety of forms and generally include requirements for zoning, subdivision or building, and special-purpose floodplain regulations. Counties agreement to adopt and enforce floodplain management ordinances, particularly with respect to new construction, is an important element in making flood insurance available to home and business owners.

Detailed maps of the floodplains are available from FEMA for both counties and municipalities. These maps should be consulted as development occurs in the County to avoid conflicts with floodplain management programs.

A map of Platte County surface waters was prepared through data collected by the Platte County Geographic Information Systems (GIS) Department and follows this section. GIS is a powerful analytical tool which can be utilized in floodplain management programs as well as other planning processes.







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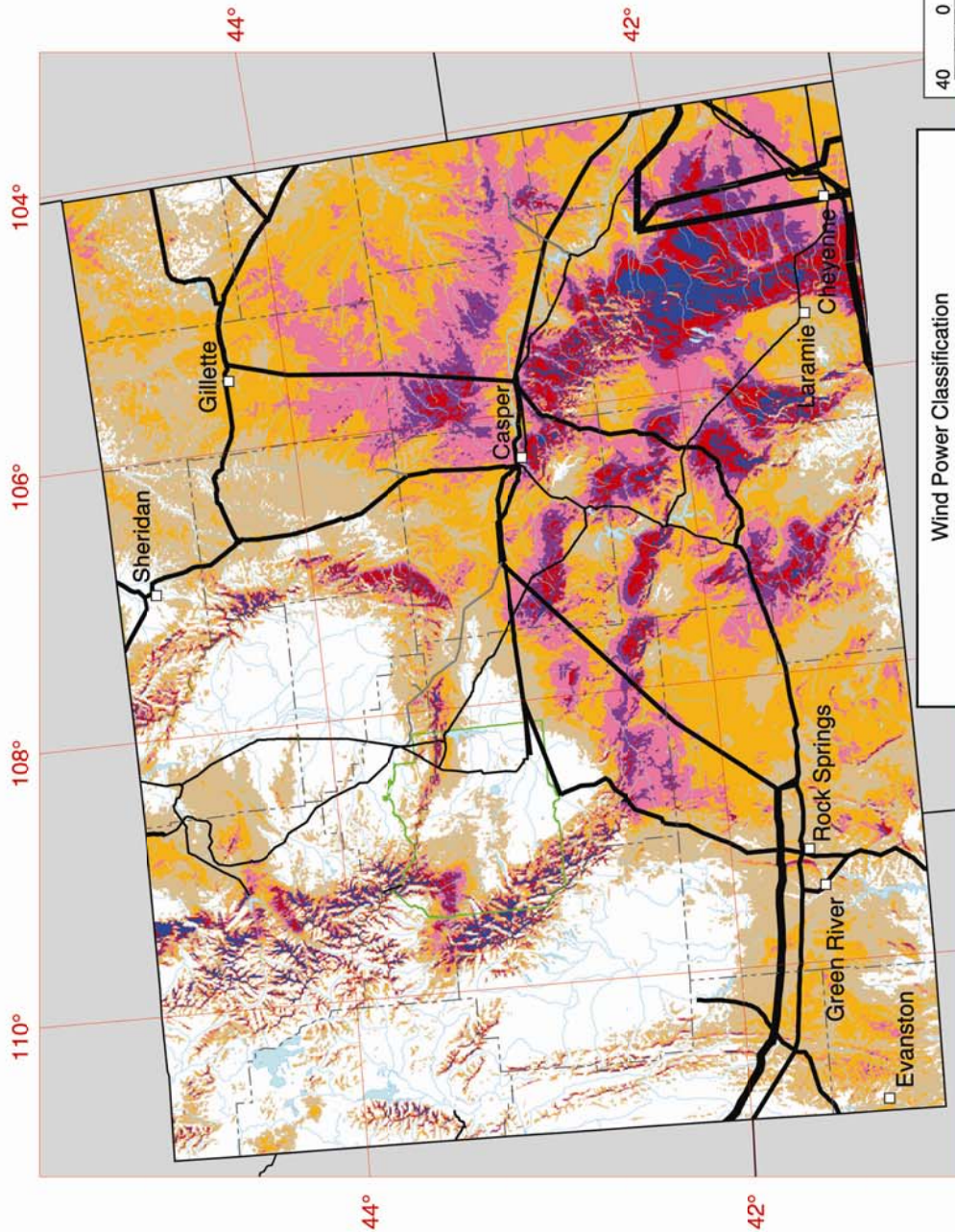
## **4.8 WIND ENERGY POTENTIAL**

A significant potential for economic growth of Platte County is development of wind energy. The County has some of the best potential for wind power anywhere in the nation. Platte County, being proactive, has adopted wind energy regulations in order to facilitate development of wind farms. Many land owners have formed associations or coops to be in a stronger position to negotiate land leases and construction agreements with wind energy providers.

A present concern is a lack of transmission lines in the County. Grant Stumbaugh, Area Coordinator for the Wyoming Resource Conservation and Development Council, indicates there are several anticipated wind projects from sponsor Trans-Elect who have contracted for potential transmission line construction. The proposed transmission lines are the Wyoming-Colorado Intertie Transmission Project and the High Plains Express Project. Both projects are proposed to run through the middle of Platte County. Both are still in the initial stages and could change overnight. The project could mean construction of transmission lines across the County within five or six years.

# Wyoming

## Wind Power Resource Estimates

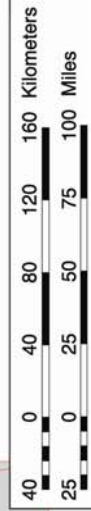


Wind River Indian Reservation

Transmission Line\*  
Voltage (kV)

69  
115  
230  
345

\* Source: POWERmap ©2002 Platts,  
A Division of the McGraw-Hill Companies



Wind Power Classification				
Wind Power Class	Resource Potential	Wind Power Density at 50 m W/m <sup>2</sup>	Wind Speed <sup>a</sup> at 50 m m/s	Wind Speed <sup>a</sup> at 50 m mph
2	Marginal	200 - 300	5.6 - 6.4	12.5 - 14.3
3	Fair	300 - 400	6.4 - 7.0	14.3 - 15.7
4	Good	400 - 500	7.0 - 7.5	15.7 - 16.8
5	Excellent	500 - 600	7.5 - 8.0	16.8 - 17.9
6	Outstanding	600 - 800	8.0 - 8.8	17.9 - 19.7
7	Superb	> 800	> 8.8	> 19.7

<sup>a</sup> Wind speeds are based on a Weibull k value of 2.0

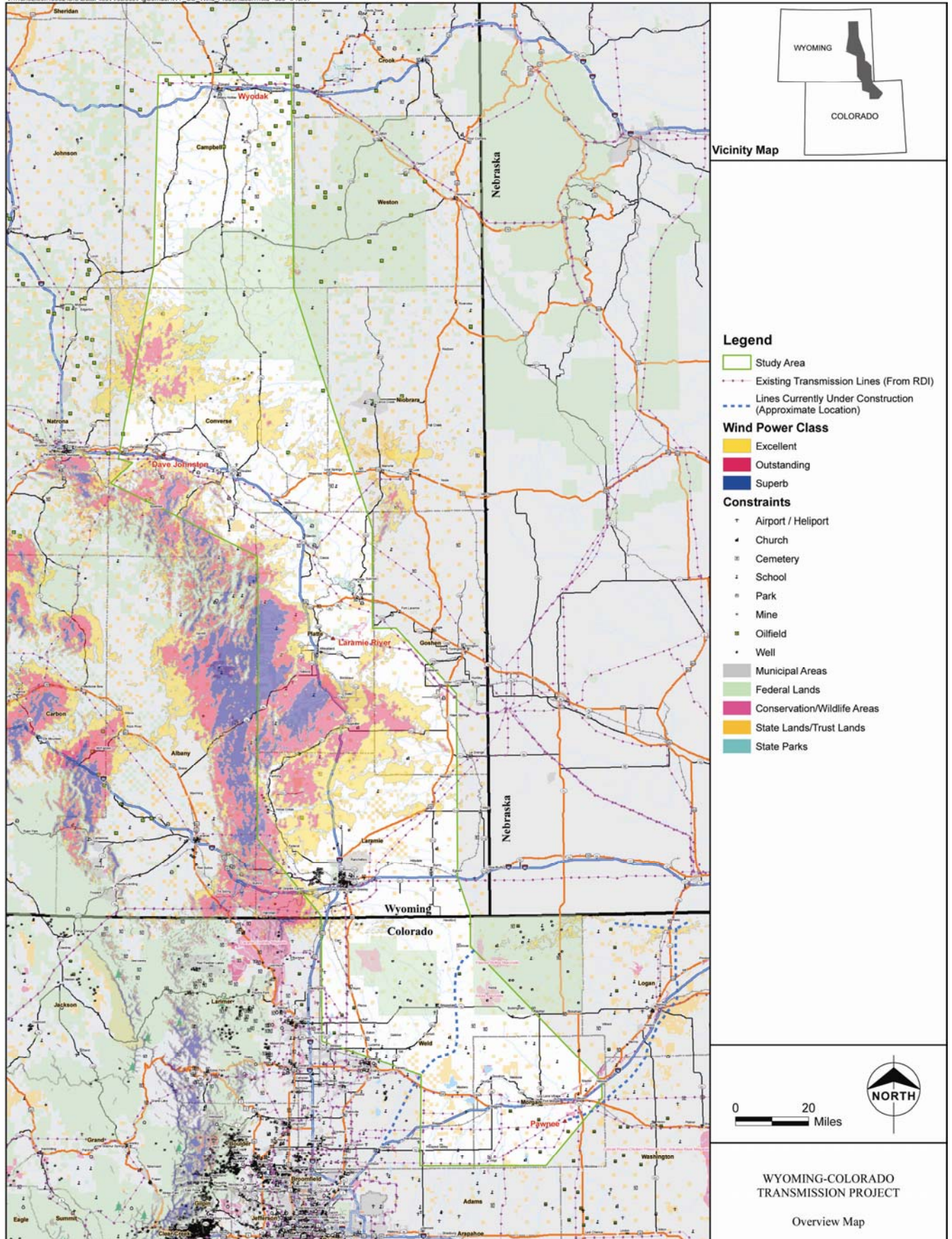
U.S. Department of Energy  
National Renewable Energy Laboratory



06-JUN-2002 2.1.2

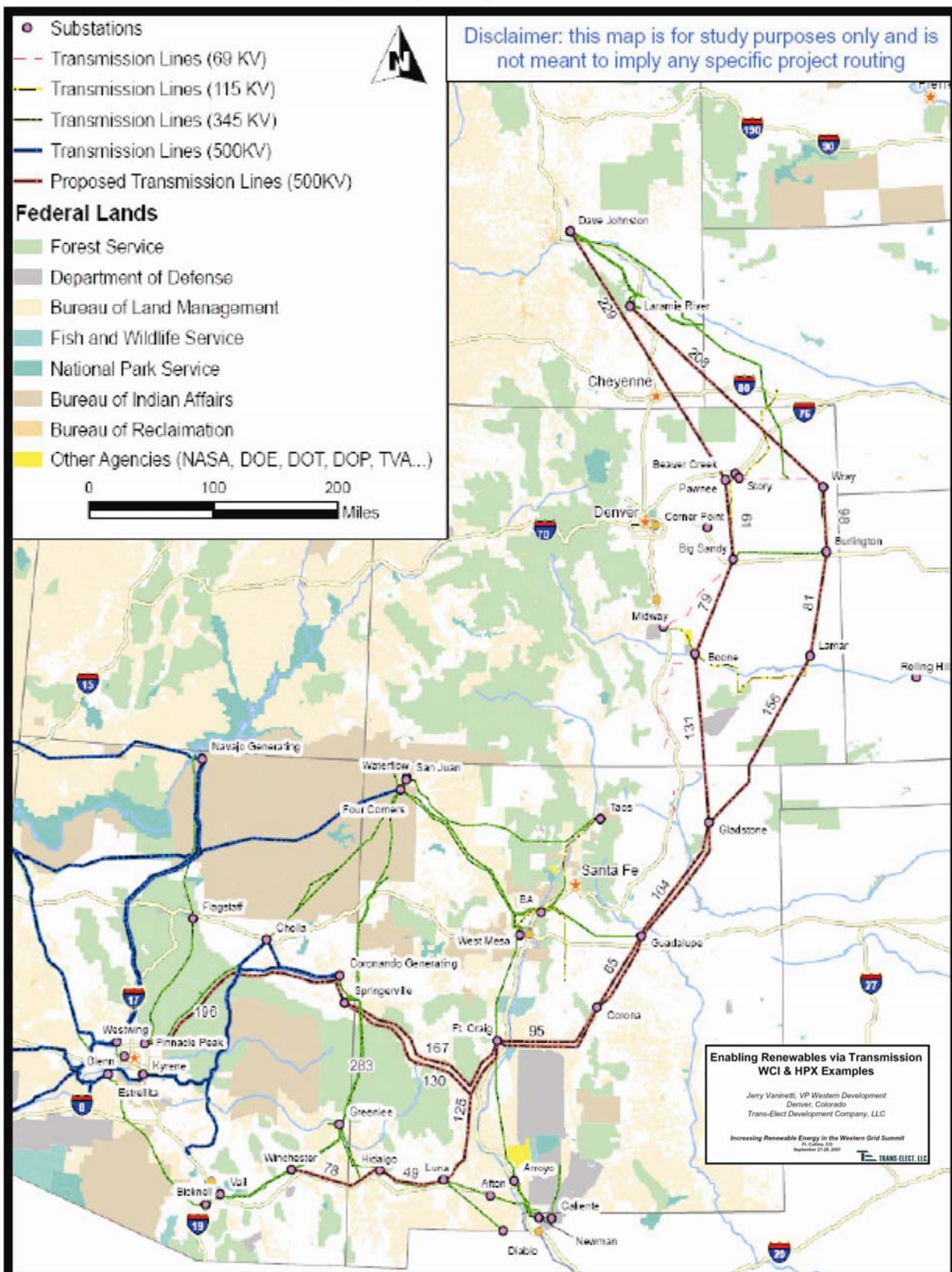
The wind power resource data for this map was produced by TrueWind Solutions using the Mesomap system and historical weather data. It has been validated with available surface data by the National Renewable Energy Laboratory and wind energy meteorological consultants.







## High Plains Express (HPX) Project



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## 4.9 IRRIGATED LANDS

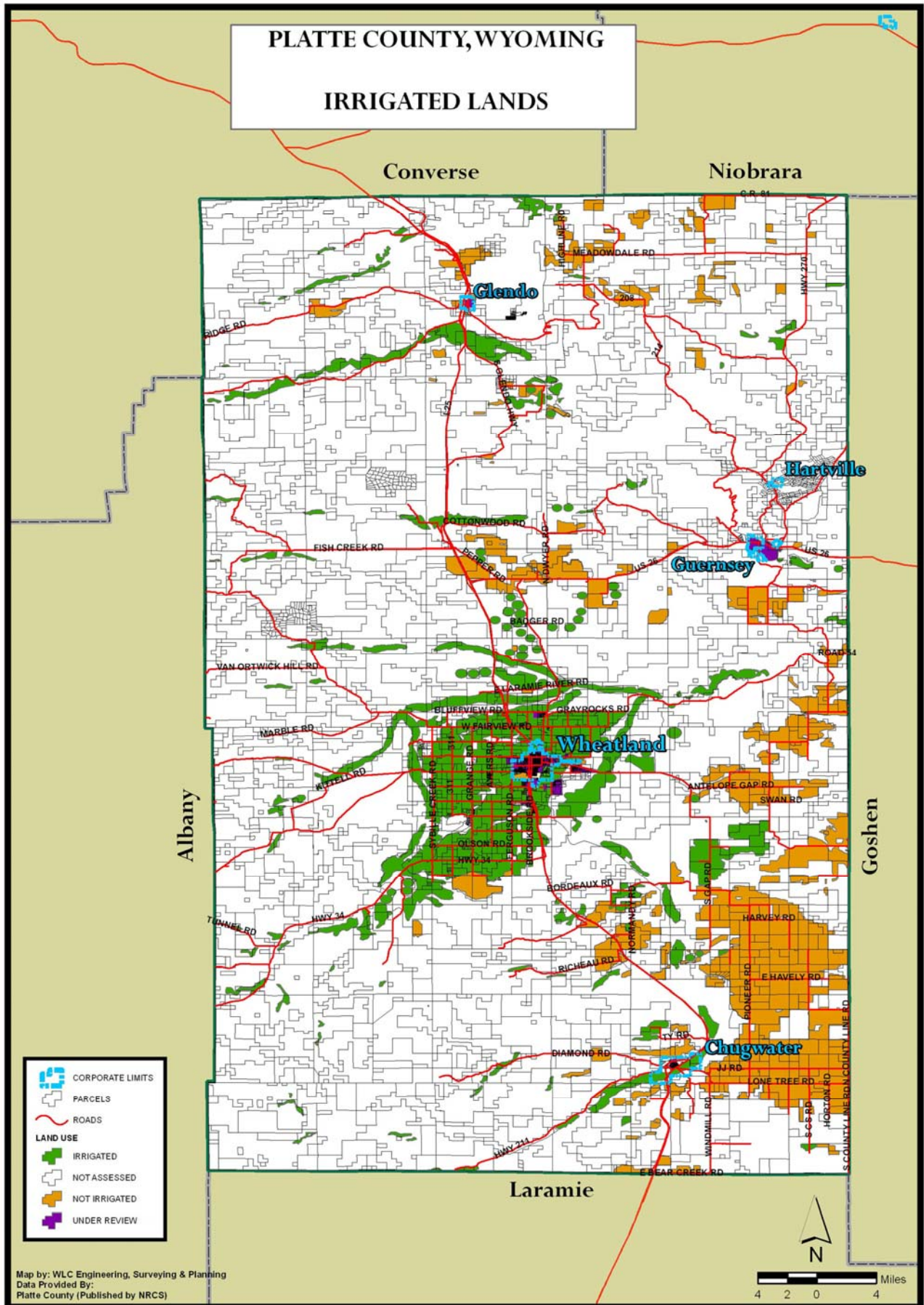
### RIGHT TO FARM STATEMENT

The County Zoning Resolution includes a Right to Farm Statement or resolution, which is a statement to the public expressing the County Commissioners' desire to promote agriculture within the County and limit subdivision of agricultural and rural areas. The resolution was adopted in 1998 because of the increased cost of providing County services to rural areas. The resolution does not go so far as to state irrigated or other agricultural land shall not be subdivided.

The Wheatland Irrigation District alone irrigates over 100 sections, more than 6,400 acres of land in the Wheatland Flats area, the area surrounding Wheatland. The following map indicates irrigated lands in Platte County.









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## Subdivisions and Irrigated Lands

The major issues relating to County development include, a gradual subdivision of irrigated lands, and taking irrigated lands out of production and potential loss of water rights, that would end up being lost to Nebraska, and the background pollution of the aquifer that is the source for the of the Town of Wheatland caused by agricultural uses. The inevitable sale for development of irrigated lands is an issue for both the County and the Town, in protecting the historic cultural and economic base of the County, versus growth of jobs and people and residential development.

There has been an issue with approval of a subdivision where the subdivision could increase the nitrates in the ground water, which is the Wheatland aquifer, and which has already high nitrate levels, potentially due to irrigated crop land use. The difficult issues come when the County might approve a subdivision that DEQ says should not be approved. If there is water pollution and illness of humans caused by suspect water, particularly in the Wheatland aquifer, someone will be looking for some deep pockets to file suit against.



It is WLC's recommendation is that the County and Town of Wheatland complete a source water protection plan to determine the current condition of the aquifer and policies that can be used to prevent its contamination. Until this study is complete, the County should carefully review all subdivision requests to determine the effects on the aquifer and evaluate impacts on ground water quality.

## Lot Sizes and Subdivisions on Irrigated Lands

Developments located near Wheatland should be extensions of the town's urban area. Accordingly, these developments should be compact, with lot sizes at true town densities, on streets that are extensions of existing street network, and have full town services (public water and sewer, etc.). These developments should be annexed and become part of the town proper.

Developments with lot sizes ranging from one-half acre to five-acres can effectively hem in a town and prevent orderly expansion of the town. Keeping lot size in the growth area to true town densities (6,000 to 10,000 square foot lots as opposed to half-acre and larger lots) and requiring annexation can prevent haphazard development patterns.

The Town of Wheatland has mapped the growth area needed to provide sufficient lands for residential development for the next twenty years based on projected population increases. A copy of the map can be found in Chapter 5 of this plan. In this growth area, the Town should strive to have only urban development and preclude low density development.

Beyond Wheatland's growth area, large lot housing developments pose the greatest threat to the irrigated lands. Minimum lot sizes of 80 acres or more will help preserve irrigated lands and keep parcel sizes sufficient for viable farming operations. Smaller lots could also be allowed beyond the growth area, but in a limited way. By allowing smaller lots (one- to two-acres), the County could encourage clustered subdivision development to meet the need for rural housing without needlessly consuming irrigated land. However, to avoid having entire farms platted in one-acre parcels, an overall density limit, such as one house per 80 acres, should be established. In this example, a 320 acre parcel could be subdivided into four lots either at 80 acres each or one- to two-acres in size. If the one- to two-acre density option is selected by the land owner, the majority of the land would remain undeveloped and undevelopable under County zoning.

Another option for preserving irrigated lands is the sliding scale density system which decreases overall density as the parent parcel size increases. This system recognizes that the existing smaller parcels may already be out of the agriculture land market and not easily farmed. Therefore, the County can allow more density through smaller lots sizes and/or larger lot sizes without diminishing the agricultural land base. For example, an existing 15 acre

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parcel could be divided into three lots of any size over one acre, while a 320 acre existing parcel might be allowed a total of eight lots of one- to two-acres or lots over 80 acres. This example gives only two points on the scale. If the sliding scale density system is adopted by the County, a complete scale should be developed to cover all parcel sizes with a graduated density scale.

In addition to density and minimum lot size standards, the County should have a process for granting exceptions to the general rules for peculiar parcels that are not viable for agriculture. Controls to prevent rural residential developments from impacting nearby agricultural operations should also be adopted.<sup>4</sup>

The State of Wyoming is currently considering revisions to subdivision exemption standards. Currently, counties are not permitted to regulate subdivision development for parcels 35 acres in size or larger. The proposed statutory revisions may increase the exemption size allowing counties to have subdivision review authority for larger parcels. Platte County should carefully consider any new statutory requirements or powers granted when revising their zoning and subdivision regulations.

#### **4.10 VIEWSHEDS**

While it is impossible to define every beautiful vista in Platte County without a photographic record of the entire County, it is possible to define those areas which should be protected from visual invasion of development. The term visual invasion applies to vistas similarly to noise invasion or other sensory impacts. To preserve vistas for the vast majority of the people of Platte County, limitations should be developed for aggregate extraction, wind farms, confined feeding operations, and other uses which have visual impacts from state highways, county roads, recreational areas and towns.



A major concern is protecting views from Interstate 25 west to Laramie Peak. This is a major challenge as Laramie Peak is visible from I-25 for over fifty miles in Platte County.

Designating corridors for power lines and areas for wind farms, corridors for wildlife and of course the North Platte River and its reservoirs will allow the County to protect natural resources from visual blight.

Viewshed areas are addressed in Chapter 5.

#### **4.11 POWER LINE AND RECREATION CORRIDORS**

While it is an excellent planning tool to designate corridors for utilities and power lines, economics and governmental regulations and approval processes often determine the locations of transmission line and pipeline corridors. Platte County will have a role in reviewing major transmission line and pipeline corridors, possibly through conditional use permits for pump stations and electrical substations.

<sup>4</sup>Information provided by Ken Markert, AICP, MMI Consulting

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## 4.12 WILDLIFE CORRIDORS

Wyoming Game and Fish has identified big game habitats within the County and has also identified migration corridors. Rural agricultural fencing can block migration corridors. In urban and suburban areas, residential subdivisions fencing can also have a detrimental effect on wildlife. The County should continue to work with Game and Fish during subdivision reviews to determine modifications that can be made to fencing or subdivision design to avoid impacts to wildlife. Data on habitat ranges is provided below.



### Game and Animal Habitat Ranges

Resident and nonresident hunters contribute between an estimated \$120 and \$130 million annually to Wyoming's economy. (<http://legisweb.state.wy.us/PubResearch/2005/05FS014.pdf>) It is important to recognize species habitat areas (especially crucial habitat areas) in order to preserve and protect Wyoming's natural resources and future economic success.

Data on five big game animal habitats were available for Platte County. Included in the habitat mapping was: antelope, mule deer, whitetail deer, elk and big horn sheep. For mapping purposes, all available habitats (i.e. year long, summer, winter, and crucial) for each animal were identified using one color each. However, individual aspects of each animal will be discussed further.

**Antelope** – General habitat for antelope are located throughout the County except for a few areas such as Camp Guernsey Training Area (North of Guernsey), the Middle Bear Creek Drainage, and in higher elevations along the Laramie Range. Crucial habitat is located near the Pine Ridge off State Highway 319.

**Mule Deer** – General habitat is dispersed throughout most of Platte County. Crucial habit is located in the central portion of the County, parallel to Laramie Range.

**Whitetail Deer** – Although there are no crucial habitat areas within Platte County, there are general habitat areas located throughout the County. However, there are very few to no habitats along the base of the Laramie Range.

**Elk** – Primarily in the western part of the County (west of I-25). Most elk habitats are located in the Medicine Bow National Forest and in the north-central areas across Table Mountain to Baldy Mountain (north of Guernsey State Park).

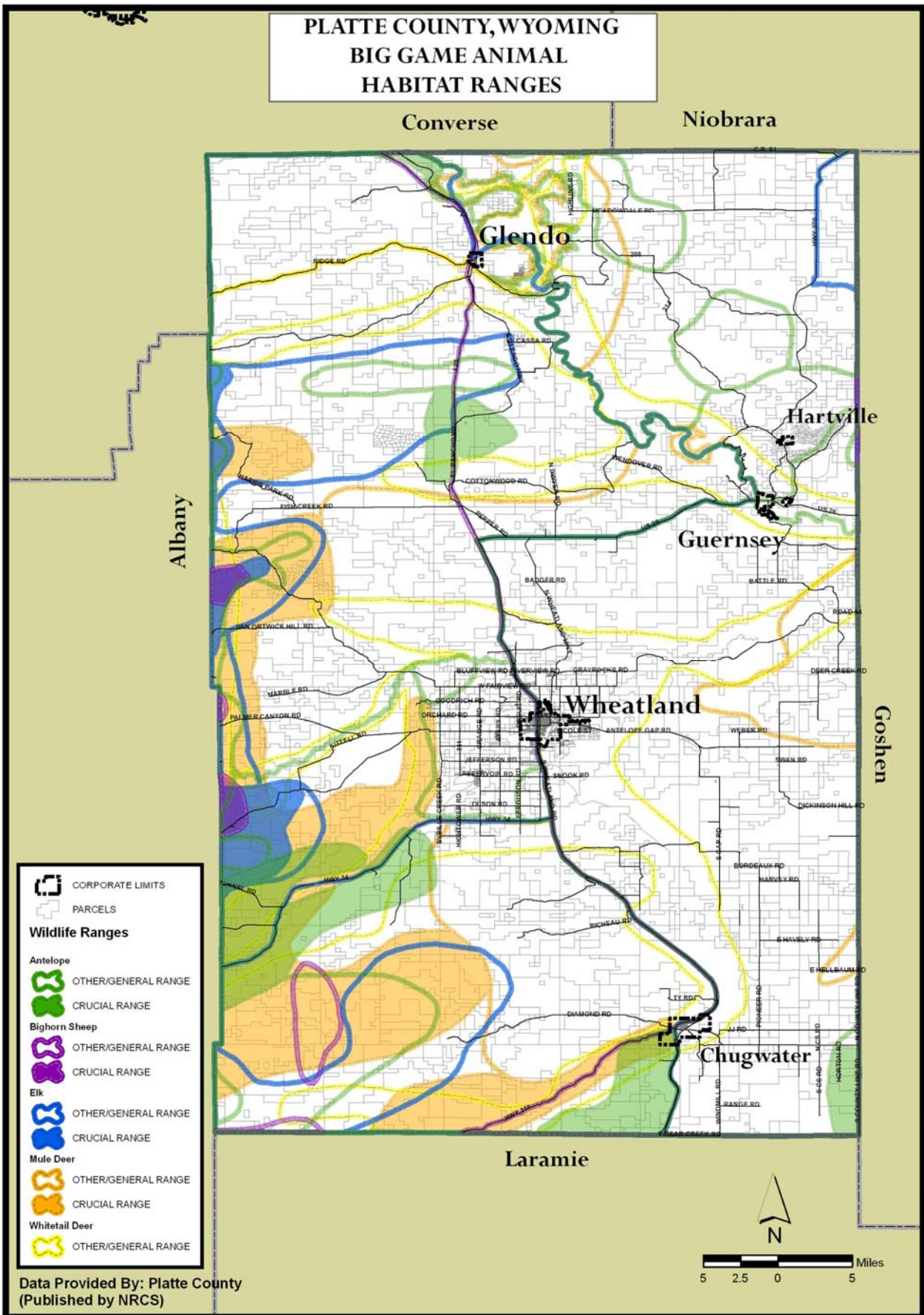
**Big Horn Sheep** – Crucial habit areas for big horn sheep are located in a few specific locations within Platte County. There is a crucial habitat located north of Squaw Mountain, another located at the base of Palmer Canyon (northeast of Collins Peak), and another at Sheep Mountain (near Deadhead Creek).<sup>5</sup>

*Data provided by Platte County and published by the NRCS, interpreted by Scott Radden, WLC GIS Technician.*

## 4.13 ACCESS TO PUBLIC LANDS – HUNTING AND FISHING

While there is little Forest Service land in Platte County and only a limited amount of BLM land, a large section of the state land is found at the state parks. Access to public lands is critical. If the County is to develop its natural resources and increase tourism, access is a necessity. Access to private lands goes hand in hand with access to public lands and a proactive program by the County for designated areas of access is desirable. Working with landowners to secure access, be they private or public owners, should be a top priority for the County.





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#### **4.14 HISTORIC RESOURCES OF PLATTE COUNTY**

Platte County is blessed with rich natural resources and abundant historical places. The County should participate with local and state preservation groups to maintain and enhance historic places. Historical societies and the State Historical Preservation Office are available to provide detailed information to the County regarding the locations and listings of historic sites.

The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. Administered on a federal level by the National Park Service and managed locally by the State Historic Preservation Office, the National Register is part of a program to coordinate and support both public and private efforts to identify, evaluate, and protect historic and archeological resources. The National Register recognizes the accomplishments of those who have contributed to the history and heritage of the United States, the state, and local communities.

Listing a property on the National Register of Historic Places is a form of acknowledgment and prestige, which places no restraints on the property. The National Register does not restrict the rights of property owners to use, develop, or sell the property. Although placing a property on the National Register neither stops alterations to a building nor requires owners to provide the public access to the property, it can provide the owner with eligibility for certain financial incentives.

Any member of the public may nominate a property, after which the nomination is reviewed by the State Historic Preservation Office and then forwarded to the National Park Service. The National Park Service determines if the resource is eligible for the National Register. National Register listings for Platte County include:

- Bridge over East Channel of Laramie River
- Lake Guernsey State Park National Historic Landmark
- Oregon Trail Ruts National Historic Landmark
- Patten Creek Site
- Register Cliff
- Robert Grant Ranch
- Sunrise Mine Historic District
- Swan Land and Cattle Company Headquarters

The Wheatland Irrigation District (WID) is considering applying for designation on the National Register of Historic Places.

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## CHAPTER 5

### *CONCEPTUAL LAND USE PLAN*

#### INTRODUCTION

Chapter 5 summarizes conceptual development plans for the municipalities, State Parks, Camp Guernsey, and the rural areas. Each one of these plans is, of course, in a different stage. Some are still being developed, such as Camp Guernsey and some are being implemented. This chapter ties them all together in one place.

After review of all the conceptual plans, it appears that no major conflicts exist. The best process for the County would be to coordinate with the other jurisdictions in implementing all the plans, and in updating them appropriately.

#### 5.1 WHEATLAND COMMUNITY DEVELOPMENT PLAN

The Wheatland Plan addresses growth and land use within the defined urban area of the County, an area one half to one mile around the corporate limits of Wheatland. The land use proposal is based on the potential need for growth of Wheatland through annexation and the need for suburban development, which would be served by public water.

##### 5.1.1 The Growth Area—Defined

The Growth Area of the County is based on the projected area needed for long-range growth for Wheatland and for suburban development within the County. The proposed growth area is approximately one mile from the town limits, with a recommendation that the Town and the County specifically review the area and adjust it to meet the needs of both the Town and the County.

Ultimately, the projected growth of Wheatland population is flat and any growth projected can be handled with infilling of lands already served by public utilities. Existing markets for suburban residential lands could be on lands not contiguous to the Town. If this is true, good subdivision review and cooperation between the Town and the County will be needed to make sure development is compact and served by public utilities, whether it is annexed to Wheatland or developed in the County.



##### **Planning and Subdivision Review in the Growth Area**

State statutes allow municipalities to review and “approve” all subdivisions in the unincorporated area within a mile of their boundaries. How this works varies from place to place. Municipalities can refuse to sign the plat, and effectively nullify the plan and the development. Municipalities can require County approval and then review and approve the plat through a second process. The municipalities can require the County subdivision to meet their municipal standards.

All these practices should be replaced by an agreement on land use and development in the growth area between the Town and the County. This will ensure that both entities and the developers know what their options are.

##### 5.1.2 Electricity and Water Service Areas

The Town of Wheatland now provides public water to some low density residential development within the growth area. The Town and County may want to work out an agreement, such that the Town can state their capacity to serve water outside its boundaries, and determine with the County, a policy of providing extraterritorial water to existing and proposed development.



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The Town provides electrical service to properties within its limits. The Rural Electric Association (REA) provides service outside the Town limits. The Town has a policy that they will service electricity to annexing lands. This process has to be worked out among the Town, REA and the land developer at the time of annexation and development.

### **5.1.3 Wheatland Area Land Use Projection, Planning and Growth Areas**

The projection of new residential, commercial, and industrial lands needed to serve the projected growth in population over the planning period was completed for Wheatland and the growth area. The U.S. Census and state population projections for the Wheatland area are for a flat population base or decline in population over the planning period of twenty years. Whether those projections are correct or not, or whether the Wheatland people pursue a course of promoting growth, and bringing in new businesses and residents, there will be change and development.

The Town and growth area were divided into planning areas and growth areas. The growth areas are shown on the Conceptual Land Use Map on page 56 and the growth area summary follows. The growth areas of the Town, designated because they are adjacent to Wheatland and would provide for compact growth, most easily annexed, and have public utilities. They are designed to handle a great amount of growth in all land uses.

Wheatland historically has been an agricultural community, with a proportionately small amount of developed industrial land. If the community recruits business and industry, which requires more labor force and housing, the growth areas would easily handle the growth.



**Planning Area 1** – Central residential area/original town site. This area is primarily residential use, including the High School and neighborhood churches. It encompasses an area approximately six by twelve blocks, with homogenous residential uses and mostly wide street right-of-ways. It is bordered by the downtown commercial area to the east and 16th Street corridor commercial uses to the west.

**Land Use Recommendation:** Maintain existing residential uses. Develop alternative routes for agricultural vehicles to avoid truck traffic through residential neighborhoods. Modify zoning and development codes to assist with transition of residential uses on the east side of 16th Street into commercial uses.

**Planning Area 2** – 16th Street commercial corridor. This area is primarily a commercial center for the Town and visitors off of I-25. It begins as far south as Cozad Road and extends north to Spruce. It includes highway business uses such as fast food and other restaurants, convenience stores and gas stations, professional offices, banks, and retail shopping. It also includes single family residential uses and some multifamily uses along 16th Street.

**Land Use Recommendation:** Encourage transition of residential uses to commercial uses along the 16th Street corridor. Develop a truck route along Cozad Road to Y-O Road which would re-route commercial and agricultural truck traffic currently moving through residential neighborhoods.

**Planning Area 3** - Carey, Park, Country Club, South, 2nd South and Hilltop Additions. This area is comprised of primarily single family residential uses.

**Land Use Recommendation:** Maintain the residential character of this neighborhood. Work with Platte Manor senior housing study to expand senior care services and ancillary medical care support services near the hospital.

**Planning Area 4** – Downtown corridor between the Burlington Northern Santa Fe Railroad and 10th Street. This area encompasses the central business district with mixed uses including public and private businesses and some older and historical residential uses.

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**Land Use Recommendation:** Preserve and enhance the downtown as a pedestrian friendly commercial center. Work with the Chamber of Commerce and Wheatland Area Economic Development Corporation to maintain the vitality and economic viability of the downtown through planned local and regional and cultural events, and the arts. Evaluate the addition of second story residential uses to provide a live, work and shop environment.

**Planning Area 5** – Hospital and senior care facility. This small planning area encompasses the newly renovated medical center along 15th Street, and the senior care facility to its south.

**Land Use Recommendation:** Maintain the character of the neighborhood. Review surrounding zoning to determine if compatible medical service related businesses could expand into the surrounding residential neighborhood labeled Planning Area 3.

**Planning Area 6** – Town park, public works shop and yard, golf course and cemetery. Area 6 groups public and semi-public uses bordered on the north and west by residential neighborhoods. The area extends from South Street to Kindom Road to the west of 8th Street. The town park and public works maintenance facilities and a portion of the golf course are located in the floodplain as mapped by the Federal Emergency Management Agency (FEMA).

**Land Use Recommendation:** Maintain the current land uses. This is a good use of property designated as floodplain.

**Planning Area 7** – Open space and industrial area south of Kindom Road to just south of Cozad Road. Land in this area is predominantly undeveloped with some sparse industrial uses bordering Cozad Road. The mapped floodplain runs through a significant portion of the vacant land beginning at Kindom Road and moving south-westerly through the center of the property.

**Land Use Recommendation:** A good area for possible expansion of the nine-hole golf course and town cemetery with the cemetery expansion remaining clear of the floodplain. Limited development should be permitted in this area unless a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR) is secured indicating that the property has been removed from floodplain designation. Work with property owners to obtain additional right-of-way along Cozad Road for possible truck bypass route.

**Planning Area 8** - East of the Burlington Northern Santa Fe Railroad, south of East Cole Street, (including Rock Creek Estates), west of Y-O Ranch Road, to just south of Cozad Road. Predominate land use is agricultural and vacant land. The Fire Training Center is located in the northwest corner of the planning area with some large lot single family residential development in the northeast corner along East Cole Street and Y-O Ranch Road. East Cole Street has a narrow right-of-way.

**Land Use Recommendation:** Preserve northern area for large lot suburban residential development which will generate lower traffic volumes along the narrow East Cole Street. Utilize subdivision standards to obtain additional right-of-way as the area subdivides east along East Cole Street. Work with property owners and Platte County to obtain additional right-of-way along Cozad and Y-O Ranch Roads for possible truck bypass route. Preserve open space and agricultural uses south of Kindom Road until conditions warrant development and to prevent sprawl. Long term use of the southern portion may include commercial and industrial uses which support the truck bypass and/or any needs for rail served light industrial uses. Evaluate the benefits of future annexation of the area between Kindom and Cozad Roads.

**Planning Area 9** - East of Y-O Ranch Road and south of Kindom Road. This is an area of predominately residential uses, including a rural subdivision and mobile home park. The former landfill is located to the south. The area is not currently annexed to the Town.

**Land Use Recommendation:** Maintain large lot residential development and limit access points onto Y-O

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Road to keep uses compatible with the future truck bypass route. Annexation of the property would not likely be warranted for many years.

**Planning Area 10** – East of the Burlington Northern Santa Fe Railroad, north of East Cole Street (including the Kilgore Addition), West of Y-O Ranch Road and south of Antelope Gap Road. This area is a mixture of agricultural, industrial, open space and some limited large lot residential uses. The flood plain encroaches into the area beginning at the railroad and expanding eastward to a larger area in the northeast along Antelope Gap Road at the former Imerys marble plant, and again at East Cole Street. The flood plain narrows in the center of this planning area. A major irrigation canal of the Wheatland Irrigation District also crosses the land, providing a barrier between budding large lot residential areas along East Cole Street and present agricultural uses to the north.

**Land Use Recommendation:** Limited development should be permitted in the floodplain of this area unless a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR) is secured indicating that the property has been removed from floodplain designation. Lands not in the floodplain would support continued large lot residential development north of East Cole Street. North of the irrigation canal to the industrial areas to the south could be developed as multifamily residential, and light commercial to buffer the residential uses from industrial uses further north. A study for the reuse of the Imerys marble plant is underway and should be consulted as development occurs on land south of Antelope Gap Road.

***Growth Area 9: Residential Development North of Cozad Road to Antelope Gap Road.***

*Growth Area 9 includes vacant lands in Planning Areas 8, 9 and 10. For development in this area, sewer would gravity flow north to the Cole Road sewer line and be located in Y-O Road. Areas north of Cole Road would gravity flow to Antelope Gap Road. Presently, there is a 10-inch water line at Y-O Ranch Road and East Cole Road. The line could be extended south to the present southern town limits and then west back to Cole Street along the railroad right-of-way. The residential area north of Cole Road and south of Antelope Gap Road would be served through a 10 inch water line at Cole and Y-O Ranch Road. The line would run north along Y-O Ranch Road to Antelope Gap Road.*

**Planning Area 11** - East of Y-O Ranch Road, south of Antelope Gap Road, north of East Cole Road, and south of the airport. The predominate land use in this area includes small farming operations and one rural residential subdivision. The area is outside of the current Town limits.

**Land Use Recommendation:** Preserve current land uses to allow flexibility for airport needs and to comply with any future Federal Aviation Administration (FFA) requirements or for complimentary agricultural uses for the County Fairgrounds. Long term, the area across from the airport could be utilized for suburban residential development, airport related commerce or complimentary agricultural uses.

**Planning Area 12** - Airport and surrounding clear zones, and the County Fairgrounds. Wheatland's municipal airport has support for upgrades. The Town is purchasing a nearby residence and adjacent area to expand the airport clear zone in compliance with FAA regulations. Discussions have been held regarding relocating the fairgrounds but no definitive decision has been made.

**Land Use Recommendation:** Evaluate annexing the property to the north and south immediately bordering the landing strip. Add an Airport Overlay Zone to the Town zoning ordinance and County Land Use Plan to control potentially incompatible residential development immediately adjacent to the runway.

**Planning Area 13** - Area encompassed by Antelope Gap Road on the south, the railroad on the west, East Oak Street to the North and Kennedy Drive on the east including Fairacre Tracts, Sunny Lane and Johnson Subdivision Phase I. Land uses in this area include primarily residential subdivisions along very narrow streets. A mobile home park is situated along Oak Park and appears to be in the floodplain. Another area of floodplain extends from the railroad right-of-way to the edge of the Fairacre Tracts Subdivision.

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**Land Use Recommendation:** Preserve the larger lot and density of existing residential development along East Oak Street. Discourage higher densities either by dividing of current property or by approval of new, higher density subdivisions. Relocate mobile home parks away from the floodplain. Require additional right-of-way as development occurs east along East Oak Street. Extend Town limits east to Kennedy Drive so future development will occur under the Town development codes. Include widening of East Oak Street in the Town's roadway improvement plan. Consider a change of zoning classification to large lot, suburban residential district or a modification of the Conservancy District that will accomplish the long term goals for development of the area.

**Planning Area 14** - Industrial area north of East Cole Street and just north of North Road including the former Imerys marble finishing and distribution plant. The predominant use of this area is industrial and the majority of the area is outside of the present Town limits. The area encompasses approximately 82 acres of land which is largely unused at the present time and includes Growth Area 8. There is presently no rail service to the site and officials of the Burlington Northern Santa Fe Railroad indicate that a large volume user would be needed before restoration of the service would be considered by the company. Platte County and the Wheatland Area Economic Development Corporation received a grant from the Wyoming Business Council to study the potential reuse of the Imerys marble property. The study is scheduled to be completed in the summer of 2008. Areas of floodplain run along the western border of the property along the railroad right-of-way with a larger area of floodplain located in the southwest corner of the area. Large volumes of seasonal agricultural traffic utilize North Road to deliver sugar beets for temporary storage on a site just east of this planning area.

**Land Use Recommendation:** Utilize the Reuse Study when completed to rehabilitate the site for another industrial user. Wyoming Business Council and other economic development funding sources could possibly be used to help restore use of the site.

***Growth Area 8: Industrial Area Around the Imerys Marble Plant.***

*Potential for this area includes extending water north from East Oak and North Wheatland Highway. The need for looping the line would need to be evaluated. Sewer could be extended north to the existing sewage outfall line, north of the Imerys site and running to the northeast of the lagoon site.*

**Planning Area 15** – Bordered by 9th Street on the east, Rowley Street on the south, North Road on north. A mixed uses area containing a strip of highway business along 9th Street and a larger mobile home park to the west. A small area of floodplain wraps around the northern portion of the mobile home park.

**Land Use Recommendation:** Preserve the mobile home park as an area for affordable housing. Enforce nuisance and other codes to keep the park an attractive residential area of the town. Encourage highway business along North Wheatland Highway.

**Planning Area 16** - Large undeveloped island between 16th Street and Swanson Road. This area incorporates Growth Area 7 and consists of approximately 120 acres. The area is presently not annexed into the Town.

**Land Use Recommendation:** Finish paving improvements along 12th Street north to Swanson Road. Annex the property at the time of or in advance of development. Locate highway business uses along 16th Street and Swanson Road. This would be a good place for an upscale business park. The interior and southern portions of the property would support multifamily, two family and single family residential. At least one east/west street will be needed through the area between 16th Street and 9th Street. The street should be provided for during any platting or development of the parcel.

***Growth Area 7: Large Undeveloped Island Between 16th Street and Swanson Road.***

*Growth area 7 could encompass commercial and residential development. Service for areas north of the break point, near the Super 8 Motel, could be through a 10 inch water line and tie into the 10 inch line in 16th Street. A looped line could be extended along Rompoon Road to 16th Street. The present water line does not extend the*

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*entire distance of Rompoon Road. The areas would gravity sewer into the 16th Street or the Rompoon Road sewer lines. Residential areas south of the break point would gravity sewage back to the south then east to the northeast corner of the mobile home park and 9th Street.*

**Planning Area 17** - Bordered by Swanson Road on the south and west, Rompoon Road on the North and the North Wheatland Highway to the east. The area consists of mixed uses including highway business, the North Fertig Addition residential subdivision and vacant land. The area is presently annexed into the Town of Wheatland.

**Land Use Recommendation:** Highway business along Swanson and Rompoon Roads.

**Planning Area 18** - West of Interstate-25, south of Swanson Road, and north of Hightower Road. Present uses are primarily agriculture. The area is undeveloped and consists of approximately 200 acres. The southern two thirds of the area are planted alfalfa irrigated by a center pivot. One third of the southern portion is annexed into the Town and contains a small area of floodplain in the southeastern corner. The Wyoming Business Council funded a study for the Town of Wheatland to evaluate construction of a business park on the northern 52 acres of this area. A copy of that study can be found as Appendix A of this report. The study also included recommendations for the southern two thirds of the area known as the Bowen property. This planning area includes Growth Area 1 which is detailed below.

**Land Use Recommendation:** The I-25 Business Park Study funded by the Wyoming Business Council suggested a combination commercial and industrial business park on the northern 52 acres. Uses include highway business such as hotel and motels. BH, Incorporated manufactures high quality equipment for animal housing and management in biomedical research, zoos, and other related fields and would serve as the anchor business for development of the park. The study suggested a combination of residential and public facilities development for the property along Hightower Road. A recreation center is recommended for the southeastern corner along Hightower with ball fields located in the area of floodplain where construction of buildings would be prohibited. Farming will continue in the middle of the area until such time as the market demands drive development. Annexation of the northern 52 acres may be necessary to facilitate funding opportunities.

***Growth Area 1: Proposed I-25 Business Park and South 99 Acres to the South.***

*Growth Area 1 is detailed in the I-25 Business Park Study, including the specifics of running necessary infrastructure to the site and costs estimates for roads, water and sewer. A looped water line will be necessary and both water and sewer will require boring of the Interstate which is costly. Development of the site will depend upon locating funding assistance to extend the necessary infrastructure.*

**Planning Area 19** - West, north and south of Hightower Road, west of 22nd Street, west of the Town corporate limits and north of Palmer Canyon Road. Predominate uses in this area are agriculture and suburban residential. The majority of the area is outside of the Wheatland corporate limits. The Wheatland Irrigation Canal No. 2 meanders through the area beginning in the northwest corner and running to the southeast. A large, privately owned irrigation lateral known as the Gunbarell lateral also divides the area. Growth Area 2 which is annexed into the Town is located in Planning Area 19. Water and sewer are available west along Walnut to the Town limit boundary.

**Land Use Recommendation:** Preserve agricultural uses and large lot residential densities. Require donations of additional right-of-way along narrow roads, such as Walnut, as residential subdivision development occurs.

***Growth Area 2: Residential Area South of Walnut and North of South Street.***

*Water in the area consists of a 10-inch water line on Walnut to the town limits. Water would need to be looped south to South Street and east to the 12-inch water line at the Middle School. Sewer on the north side would*



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gravity flow north to Walnut Street in an 8 inch line. Sewer on the south side would gravity flow to the northeast to the area of 21st Street and the Wheatland Irrigation Canal.

**Planning Area 20** - Gunter, Allison, Fertig and West Walnut Additions west of Interstate 25, south of Hightower and north of West Walnut. This is a residential area with a small area of industrial zoning in the northeast corner. The current use on the industrial zoned property is a commercial use. Some new home construction is occurring in the area along 18th Street.

**Land Use Recommendation:** Maintain residential uses. Encourage elimination of blight through enforcement of nuisance standards and participation in home rehabilitation programs offered by agencies such as Wyoming Community Development Authority (WCDA).

**Planning Area 21** - North of South Street, west of Interstate 25 to the Town corporate limits including Mountain View Tracts subdivision. The area is comprised of mixed uses including residential single family, mobile home, industrial and commercial. The area contains a large salvage yard.

**Land Use Recommendation:** Rehabilitate or screen salvage yard to lessen impact on surrounding residential neighborhoods. Long term, relocate salvage yard to a more suitable location.

**Planning Area 22** - West of Interstate 25, south of South Street, west to the town limits, north of Cole Street including Black Mountain Village subdivision. An area of mixed uses including single and multi-family residential, mobile home, elementary and middle schools, and highway business. The area contains Growth Areas 3 and 4.

**Land Use Recommendation:** Preserve existing uses. Encourage residential development with public utilities in Growth Area 3 to protect the Town's Black Mountain well which is a source of potable water for the Town.

***Growth Area 3: Residential Area South of South Street and North of Mariposa Parkway.***

*A water line loop is needed from the 12-inch line at South Street and the north road to the school west around South Street to Mariposa Parkway. The looped line would tie into the 10 inch line at Mariposa Parkway and 31st Street. Sewer in the area would gravity flow north and then east to the north road at the school. A sewer line in South Street to the school road is needed.*

***Growth Area 4: Commercial Development South of South Street Adjacent to the Interstate.***

*Water and Sewer are already on site. The area is ready for development.*

**Planning Area 23** - West of Interstate 25, South of Mariposa Parkway, north of Washington Road including Frontier Tracts subdivision. The northern portion of the area is a mixture of residential and commercial development along Mariposa Parkway. A rural residential subdivision is located in the southeast corner of the area next to the Interstate and south of Kindom Road. The balance of the area is irrigated agricultural land. The Town corporate limits extend to Kindom Road. The remainder of Growth Area 5 is included in this planning area.

**Land Use Recommendation:** Preserve agricultural operations until residential development continues past existing subdivisions. Highway commercial development is likely along the West Frontage Road adjacent to the Interstate to Kindom Road. Work with Wheatland to coordinate development in the area.

***Growth Area 5: Residential Area North of Washington Road and South of Ponderosa Between Interstate 25 and Preuit Road.***

*Water could be extended south along 31st Street from West Mariposa Parkway to the southern Town limits and then east along Kindom Road to the Frontage Road and back north to Mariposa. Sewer could gravity flow north to Mariposa.*



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**Planning Area 24** - Agricultural area south of Washington Road and west of Interstate 25. Predominant land use in the area is agricultural and is outside the corporate limits of Wheatland. The area includes part of Growth Area 6.

**Land Use Recommendation:** Preserve the area for agricultural use until residential development is desired in the area. Work with Wheatland to coordinate development in the area.

**Planning Area 25** - South of Washington Road to Reservoir Road, west of the West Frontage Road and Interstate 25 and east of Ferguson Road. The area is a mixture of a rural residential subdivision and irrigated agriculture. Growth Area 6 is included in this planning area.

**Land Use Recommendation:** Preserve the area for agricultural use until residential development is desired in the area. Work with Wheatland to coordinate development in the area, especially the existing large lot rural subdivision along the West Frontage Road and Jefferson Road.

***Growth Area 6: Brookside and Jefferson Road Areas.***

*The 4 inch water line which crosses the Interstate in the area of Colonial Road needs to be upgraded to meet current regulations. A water and sewer line could be extended south to the area down the Frontage Road from Mariposa. The line may also need to be looped down Ferguson Road. A sewage lift station would be needed in this area. Currently, the Town has no areas that require a sewage lift station.*

The designation of different growth areas with the same or similar land uses to each other is based on the need to have a choice in the market. Not every land owner wants to sell for development, and not every new home buyer wants to purchase a house in the same development. The growth areas provide market flexibility, compact development potential, hopefully lead to manageable growth of the community, which will provide for growth. Some of this growth will annex and some of which will remain in the unincorporated area.

**CONCEPTUAL LAND USE AND GROWTH AREAS**

**WHEATLAND, WYOMING**

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WYO. LICENSED PROFESSIONAL ENGINEER  
2008-2010-2012-2014-2016-2018-2020  
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## 5.2 THE TOWN OF GUERNSEY COMMUNITY DEVELOPMENT PLAN

Guernsey completed their community development plan in 2007. The basics of that plan are that Camp Guernsey is going to grow. The Town of Guernsey and the National Guard have initiated a cooperative effort to jointly work on community development projects and share facilities where possible, cooperate on providing new housing, and cooperate on lands to be made available to the Town for residential and commercial growth. A synopsis of the Guernsey Community Development Plan is listed below.

### COMMUNITY MISSION STATEMENT, GOALS, POLICIES, AND STRATEGIES

Guernsey's Community Development Plan Steering Committee met several times in 2006 and 2007 to help define the Town's goals and policies as well as set direction for the development of the plan. Based on those meetings, this chapter presents the Town's mission statement, goals, policies, and strategies.

The mission statement summarizes the vision that Guernsey holds for itself, which is to be a separate community with its own values and unique aspects that are attractive to existing and new residents and businesses. Goals are end products that the Town must achieve in order to reach its mission; policies are methods for obtaining goals; and strategies are the specific ways to meet the policies.

#### 5.2.1 Guernsey Mission Statement

The spirit of the Oregon Trail pioneers enables the people of Guernsey to move forward with strength, enthusiasm and vision as a community which

- Embraces its small town heritage.

- Maintains and promotes its rich historical and natural environment

- Provides excellent services, safe neighborhoods, and a well-balanced quality of life.

- Stimulates community and economic growth through innovative programs, partnerships with Camp Guernsey and other partners.

- Controls its destiny through effective leadership, cooperation, education, and a sense of community pride.

**Guernsey Slogan: "Building on Our Assets"**

#### 5.2.2 Good Things About Guernsey and Community Values

After a review of the summary of the community assessment and discussion about the community's assets and needs, the Steering Committee listed the following ideas that were good things about the Town, not in any particular order:

- Guernsey is a small community.

- Guernsey has excellent historical sites and history.

- The aesthetics and beauty of the area is an asset.

- The people have pride in their homes.

- The Town is a separate school district able to focus on its own specific needs.

- Camp Guernsey is a unique and significant element of the community.

- Guernsey has an active senior center.

- The golf course and parks is an asset.

- Recreational opportunities are an asset.

- The existing businesses are a strong element of the community.





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Our children are critical to the development of the community.

The recycling center is a positive facility.

Air and highway transportation to Guernsey is a key element to community development.

### **5.2.3 Things to Improve Guernsey**

The committee then discussed those elements of the community that need improvement, again not in any particular order.

Community Clean up – junk in particular, weeds.

Community pride – take more pride in the community.

Infrastructure – improve the water, sewer, streets and other services the Town government provides.

Industrial jobs – more good paying industrial jobs are needed.

Volunteering – more people need to volunteer on behalf of the community, in addition to a core group that seems to be involved in everything.

Tourism – Guernsey should increase the traveling public's awareness of the good reasons to stop and stay in Guernsey.

Housing – Guernsey needs more quality yet affordable housing suited to families as well as individuals.

Housing rehabilitation could help improve the existing housing stock.

Youth activities need to be emphasized.

Commercial services, health and safety services are critical to community development

Intergenerational awareness – understanding that children, adults and grandparents all contribute to a healthy community and to each other.

Sharing values – The best place for the children of the community to learn community values is from the community and the school, rather than from TV or videos.



### **5.2.4 Guernsey Goals, Policies, and Strategies**

#### **Goal 1: Implementation of the Plan**

**Policy 1.** Adopt the community development plan and the implementation spreadsheet.

**Policy 2.** Implement the plan

*Strategies:*

1. Obtain financial and in-kind support from local business the BNSF, the National Guard, the school district, and hire a community coordinator, who works to implement the plan with the council, the economic development corporation and other community groups. The Town staff and volunteers are too busy and do not have the resources to complete the work necessary to implement the plan alone.
2. Work with the Wyoming Business Council and other community development groups to develop programs and obtain funding for the improvements and programs outlined in the plan.

#### **Goal—Coordination with National Guard**

***Goal 2: Establish a formal working relationship with the National Guard concerning community development to the benefit of both Camp Guernsey and the Town of Guernsey.***

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*Strategies:*

1. Establish a formal coordination process through a memorandum of understanding, which will continue the planning process despite who is Mayor, Council, or Camp Guernsey Commander.
2. Establish a permanent coordinating committee between the Town and Camp Guernsey.
3. Work together on major capital improvements to determine where sharing systems can benefit both the Town and the camp.

**Goal—Community Connections and Relations**

**Goal 3:** *An active community with participation by residents and business owners in community groups and the governing of the Town.*

**Policy 1:** Encourage community participation by young people.

*Strategies:*

1. Start a Guernsey youth council that develops activities to make positive contributions to the community.
2. Involve the school in the community, such as having students Adopt A Corner for beautification and upkeep; sponsoring contests for student contributions to the community; providing speakers for class projects; and other ideas developed by the school faculty and Town Council.
3. Create after-school programs that focus on fun and community involvement.



**Policy 2:** Create opportunities for Guernsey citizens to participate in Town matters.

*Strategies:*

1. Appoint citizens to committees to study local issues and report the results to the Town Council. For example, form a committee to analyze community development.
2. Expand the Town newsletter, involving citizens and including Council updates.
3. Continue participation of the Volunteer Fire Department in community activities.

**Policy 3:** Establish a network of service clubs, social opportunities, and community clubs.

*Strategies:*

1. Locate a site and develop a community center for local activities.
2. Support the Lions Club and other service organizations.
3. Maintain the local library.
4. Have a community garden on Town-owned land.
5. Establish a quilting club and other hobby and craft groups.
6. Involve the churches more in community life.
7. Survey senior citizens to learn what activities or services they would like to have, then take steps to provide them.
8. Create a 'welcome wagon' of elected officials and citizens that greet new residents with information about what is available in Town, how to access Town services, enroll children in schools, and get involved in local activities.

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## **Goal—Community Appearance**

***Goal 4: A community with an improved appearance, both in clean up of public and private property and through new development that is inviting to visitors and residents.***

**Policy 1:** Update codes and ordinances.

*Strategies:*

1. Review and update codes and ordinances to match community goals.
2. Advertise and adopt revisions by Town Council action.

**Policy 2:** Implement the plan to hire a building inspector/code person to assist with housing and code enforcement issues.



**Policy 3:** Clean up the Town through positive programs of cleaning up Town facilities, assisting individuals in cleaning up their property, and volunteer programs.

*Strategies:*

1. Continue to sponsor clean up days, offering free removal of items needing to go to the landfill.
2. Develop a local Paint Your Heart Out group that does house-painting for elderly people in need of assistance.
3. Have a Good Neighbors' Club Christmas light contest.
4. Continue having the Guernsey Beautification Committee select residences with attractive gardens and landscaping for special recognition.
5. Give special Town Council recognition to businesses that have done attractive landscaping.
6. Create a program for school-aged children to do beautification projects and assist in community clean up days.
7. Educate the public on the Town's efforts on clean up, in order to get them to be more knowledgeable about clean up days.

**Policy 4:** Upgrade gateways to the community and the streetscape on Whalen Street as outlined in the plan to direct visitors to events and locations, while upgrading the signs that identify Guernsey Town limits and create attractive entrances to the Town.

*Strategies:* See those in Appendix C.

## **Goal—Housing**

***Goal 5: Safe, affordable, and available housing to meet current and anticipated needs.***

**Policy 1:** Improve the quality of housing stock and appearance of older neighborhoods.

*Strategies:*

1. Set up a housing rehabilitation program that offers loan and grant assistance through the Wyoming Community Development Authority (WCDA) or other agencies as possible.
2. Work with WCDA to develop housing options for senior citizens, disabled persons, and low income





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families. This may include projects with private developers combined with infrastructure improvements funded through the Community Development Block Grant program.

3. Locate suitable vacant land or redevelopable lands in the residential neighborhoods for infill development of new housing.
4. Locate an area for development of a mobile home /manufactured home park for temporary housing.
5. Work with the owner of the new incomplete subdivision on Kansas and River Drive to complete the infrastructure and find ways of assisting potential buyers to find financing for purchase of new homes.

**Policy 2:** Create new housing opportunities for all ages.

*Strategies:*

1. Provide for assisted living and other senior housing in Town.
2. Promote available sites for new residential development, obtain information about affordable housing programs that encourage a range of housing types (single family, duplex, and multiple family), and make the information available to Guernsey citizens and area developers.

### **Goal—Infrastructure**

***Goal 6: Public facilities and utilities and local services capable of meeting resident and business needs.***

**Policy 1:** Facilitate routine upgrade of Guernsey’s existing facilities and services.

*Strategies:*

1. Develop a long term Capital Improvements Plan for sizable Town expenditures, including a grants strategy to achieve funding for the improvements.
2. Work with the National Guard to upgrade the Internet service to Guernsey, a critical task for the Guard and their growing technical operations, and the Town as well.
3. Complete a study of the existing sewer collection system, determine problems, and obtain funding to upgrade the system as necessary. The lagoons are adequate at this point and for the foreseeable future.
4. Update the Town-owned electrical system. Consider coordination with the REA or other electric associations in a program to upgrade the system and service. Obtain new transformers and other primary equipment to prevent future incidents of losing power to parts of, or all of the community. Consider a program of street lighting within the Town to improve traffic safety and minimize the opportunity for crime.
5. Work with the National Guard to study a shared/combined water system.
6. Complete utility upgrades coordinated with a program of pavement management for roads. Patch roads when completing utility improvements and rotomill and overlay those streets where it is appropriate to do so. Develop a pavement management plan to update all streets within the Town on a phased basis prioritized by condition and coordination with utility projects.
7. Pave unpaved roadways to develop new commercial and industrial lands; require paving by developers.



**Policy 2: Provide infrastructure to potential growth areas around the community.**

*Strategies:*

1. For long term growth potential extend Town utilities to the west across the river to the Town-owned lands and to the National Guard-owned land north and south of Highway 26.

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2. Complete a loop roadway on the southwest bank of the River to connect Highway 26 to Wyoming Avenue.
  3. Extend utilities to the north as necessary for development of Town-owned lands near the water tank.

**Policy 3: Develop pathways that link Guernsey and make use of natural features.**

*Strategies:*

1. Identify locations of potential pathways and available easements.
2. Show pathway plan on conceptual map, in addition to roads.
3. Use Wyoming Department of Transportation (WYDOT) Enhancement grants to establish pathways.
4. Determine the ultimate scenario for updating the existing swimming pool or building a new pool at the same or different location, obtain grant funds if possible.
5. Consider developing an additional nine holes at the municipal golf course.
6. Build a new Town fire hall.
7. Upgrade the Old Timers Arena to attract future events.

**Goal—The Economy**

***Goal 7: A growing economic base that supports the retention and expansion of existing businesses and encourages new businesses to locate in Guernsey.***

**Policy 1:** Coordinate with the BNSF and Camp Guernsey on growing their operations.

*Strategies:*

1. Establish a committee with the BNSF and National Guard and Economic Development Corporation to develop a plan for new employees, with elements to include housing, activities, and infrastructure.
2. Identify vacant buildings available for commercial or industrial reuse.

**Policy 2:** Promote Guernsey as a tourist destination.

*Strategies:*

1. Better advertise and promote the local history and tourist attractions the Town has to offer. Cooperate with the County, Chamber of Commerce, state parks, and other associations to promote the ruts, the cliffs, the golf course, and Guernsey Reservoir.
2. Continue to expand and improve the services provided on the Town's Web site.
3. Market the community to get people to 1) stop in Guernsey and 2) stay an extra day in Guernsey.



*Register Cliffs*

**Policy 3:** Encourage local business development and expansion.

*Strategies:*

1. Encourage home-based occupations and businesses within the requirements of zoning, and encourage growth and expansion of home occupations to commercial buildings within the Town, such as on Whalen, by location available buildings or sites for development.

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2. Sponsor business seminars by the Wyoming Business Council and similar organizations to train small businesses owners about expansion strategies, Internet use, and other topics that stimulate business growth.
  3. Feature various businesses in the local newsletter, have a business fair for local businesses.

**Policy 4:** Recruit businesses to the Town-owned industrial park and areas adjacent to the north and obtain rail service from the BNSF in the park and adjacent areas.

**Policy 5:** Reinstitute the Economic Development Corporation, pay off the debt, and work with the BNSF and Camp Guernsey on a joint effort to grow the community.

### **Goal—Growth and Land Use**

***Goal 8: Growth of the Town through orderly and efficient land development for businesses, residences, recreation, and transportation.***

**Policy 1:** Create a vision for short-term and long range land use development.

*Strategies:*

1. Adopt the Community Development Plan and update policies and strategies as they are implemented and achieved.

**Policy 2:** Revise building codes and zoning as to update them to match the current needs of the community.

**Policy 3:** Wherever possible infill housing into current developed areas.

**Policy 4:** Work with the National Guard on their projects for housing. To increase the availability of housing for both military personnel and the public.

**Policy 5:** Long term acquire lands west of the North Platte River north and south of Highway 26, extend utilities to the area as an area for new residential development.

*Strategies:*

1. Develop a plan for the Town owned land north of Highway 26, work with adjacent land owners to make the area available to compact residential/commercial/ public development.
2. Work with the National Guard to obtain lands across the river at the southwest corner of Town for future development.
3. Extend utilities across the river as a loop from Wyoming Avenue north and west to Highway 26 and back across the river.
4. Upgrade the gravel road along the west bank of the river as a collector from Highway 26 to Wyoming Avenue to provide access to lands for new development.

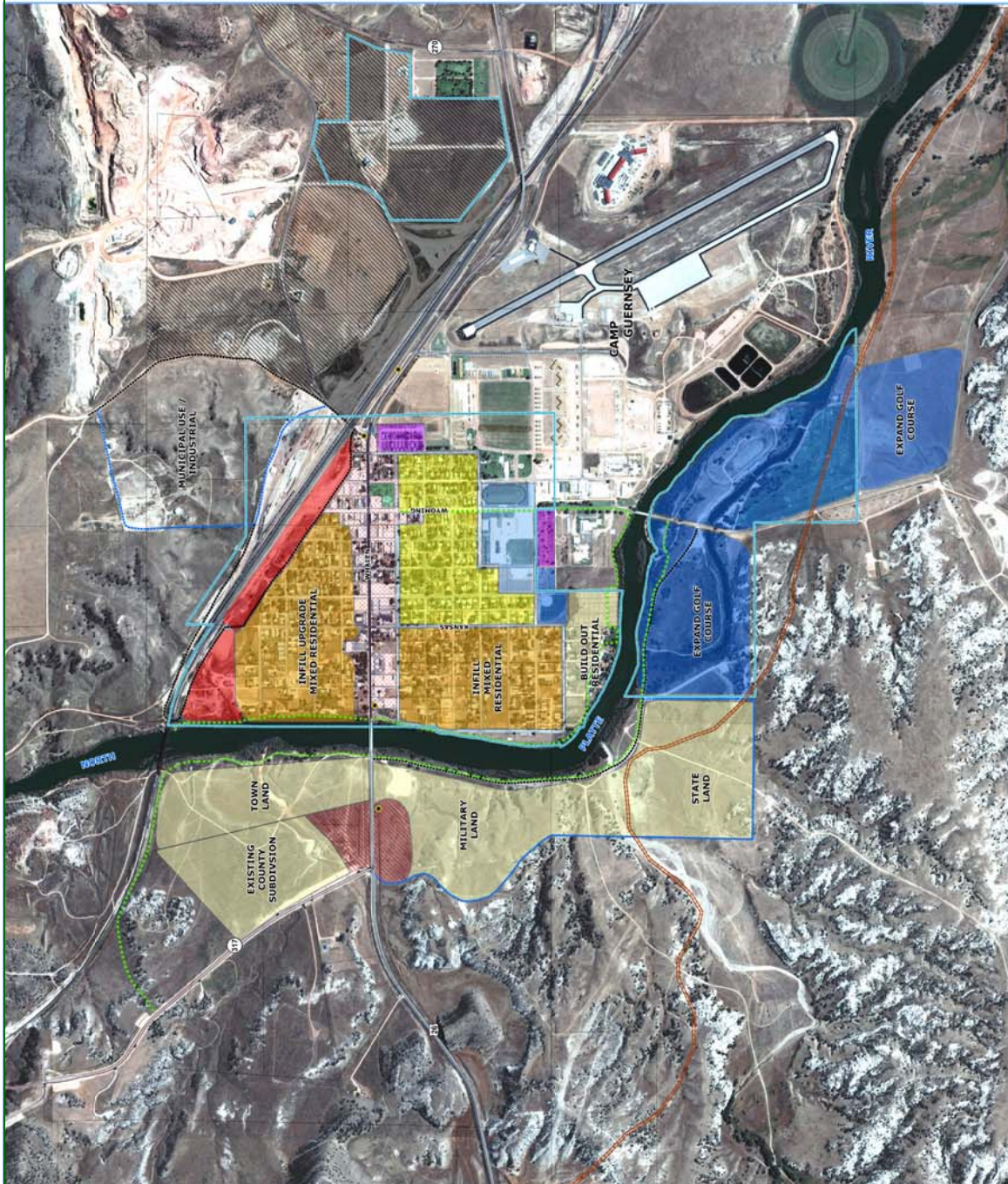
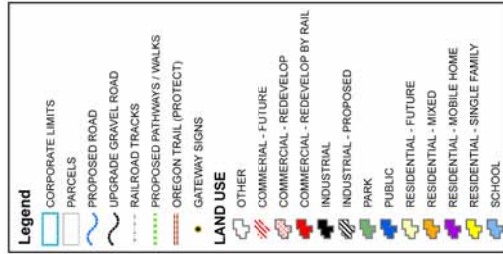
**Policy 6:** As a land use element, develop a plan for Whalen street, to locate lands suitable for new commercial establishments, and locate areas for off street parking, which is prohibited on the State Highway.

**Policy 7:** Work to recruit industry to the Town's industrial park, leaving the in town areas for commercial and retail.

**Policy 8:** Develop a long term plan for use of Town and private lands north near the water tank.



**TOWN OF GUERNSEY**  
**CONCEPTUAL LAND USE**  
**AND ROAD PLAN**  
**FEBRUARY 2007**



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## 5.3 CAMP GUERNSEY

### 5.3.1 Overview

Camp Guernsey is in the midst of an existing expansion of services and facilities. The Camp has expanded their mission and is working to coordinate with the Town on various projects. The Camp has embarked on a process of a coordinating committee with the Town, which is working on a memorandum of agreement for future cooperation in a formal structure—regardless of who is the mayor or camp commander. The Town and Guard are working on providing additional housing for the Camp expansion as quickly as possible.

The Guard is working on a plan for the camp cantonment—the built up area of the camp. This plan is nearly completed. The Guard is also working on a plan for development of newly acquired lands, including Gray Rocks Ranch. The Guard is also working on plans for newly acquired lands as well as the construction of new firing ranges within the next five years, which are major construction projects.

The following is a summary from the Town Plan, with information provided by camp commanders, of Guard activities:

The camp commanders have explained that in the past three years the camp has begun recruiting business to the camp. (A very interesting format for the military, Camp Guernsey is out recruiting business from the military, as well as public and private sectors.) They have been designated as a Heavy Maneuver Training Center, one of 12 in the nation. Staff has increased by 116 over the last three years and man day usage at the camp has doubled in the last three years. Total personnel are now 200. The camp has acquired land from the state and doubled its training area to 66,000 acres.

The camp's mission is to grow into a regional training center, serving a broad variety of clients, as a business as well as a military operation and expand their activities to a year round operation. The purpose is to increase efficiency and lessen the impacts on the camp and the community of a short high activity period, and then low activity the remainder of the year.

The camp has plans for construction of new ranges in the next two years, new building facilities and more ranges within five years. The Air Force is sending 30 new people in 2008. The camp is now increasing and will increase in scope as a site for quick premobilization training. The camp is also developing an urban warfare training facility, and is training fire departments, and even 4-H participants in a variety of areas.

The camp has a new element in the Joint Training and Experimentation Center (JETC), which is developing into a major center for robotic applications, unmanned aircraft, biometric stress meters etc. These applications are being transferred to fire departments, and law enforcement agencies (such as remote bomb dismantling applications and thermal imaging for search and rescue missions).

The legislature should approve a bill this session to set aside \$1,000,000 to design airfield improvements worth \$9 million. The Town has hired an Airfield consultant for a master plan of their leased airfield facilities, and has leased them 16 acres of the airfield. The Guard is part of the Town's Airfield Steering Committee—John Mahoney, Captain Jenkins, and Major Fisk.

The Guard has opened their fitness facility to the community on weeknights, and this program has been well received. Many off-post people use the facility. This facility does not compete with any establishments in Town.

The Guard has established a new training program for youth at risk. The program is being updated to deal with past problems, and the Guard would offer any assistance in civic projects (manual labor projects or other) the youth could work on to assist the Town.



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## **Projects of Joint Interest**

### **5.3.2 Six-Acre Site by the School—Former Mobile Home Park**

The Guard has discussed this site with the Town and state concerning transferring or trading it to the Town. Any land swaps need to be for equivalent value. The six acre site appraised at \$270,000, while the Town's land west of the river appraised for much less. This makes a land swap difficult. MD personnel indicated that the infrastructure in the mobile home park is likely in need of repair or replacement.

### **5.3.3 Privatized Housing**

Another option for the former mobile home park property could be a 99 year lease. Colonel Mount also mentioned the Department of Defense has a Privatized Housing program, where a developer can build affordable housing and generate income from tenants that could be either military first or civilian. Housing could be built by a private developer on the six acre parcel, still owned by the Guard. This could provide housing for new military personnel and possibly civilians as well. With the Guard keeping this land and developing housing through the Privatized Housing program, the Town has no costs, but gains quality housing to meet the needs of the growing community. As of January 2008, the Guard is moving forward with a housing project that is not necessarily privatized housing in the sense that it would follow the format for privatized housing, but would be a more informal process, still viable under Military Department (MD) rules, that would cut the time for building the housing significantly. Guard personnel stated there is an additional eight acres running south to the river that could be added to this parcel.

### **5.3.4 Swimming Pool**

A new or remodeled swimming pool is at the top of Town's project lists. MD personnel stated that the Guard provides training in water activities and would benefit from having a year round pool as a training facility. The Guard would look favorably at an opportunity to participate with the Town on upgrading the existing pool or building a new pool that could serve both entities. The Guard could possibly locate a pool near the front gate, or the Town has talked about putting the pool on the six acres by the ball field to establish a recreation area. A year-round pool facility, possibly with indoor and outdoor pools, may be worth a look. The Planning Committee mentioned the capital facilities tax a method for funding from the Town. See Armory, below.

### **5.3.5 Armory**

The Guard has the armory facility on Wyoming Avenue, the RTI. The ultimate, long term goal is to move the RTI onto the cantonment, and would entertain donating that building to the Town for use as a community center. There is a gymnasium in the building. Locating the pool near this site could add to a recreation complex concept. The cost to operate such a facility would have to be weighed by the Town. There is a grant program through the Business Council, called the Community Facilities program. This is a grant program to remodel and reuse buildings such as abandoned schools. WLC has completed one such project in Mills, the remodel of the Old Fire Hall as a senior center and community center.

### **5.3.6 Sewer**

MD personnel stated that the Guard would be willing to assist in paying for the sewer study that the Town is requesting grant money from the SLIB to complete. He also stated that the Guard is interested in a joint program of maintaining and upgrading the sewage lagoons as necessary, as they are shared between the Town and the camp.

### **5.3.7 Electrical**

MD personnel stated that the camp receives some of its electricity from the Town, and that the Guard would also be interested in assisting with upgrading and maintaining that system.



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### **5.3.8 Water**

MD personnel stated that the camp has a good water supply and system and that the Guard would be amenable to an emergency interconnect or other interconnection to allow the Town system and camp system to potentially operate more efficiently and at lower cost to both entities. The Camp has problems with chlorination and the time from chlorination to the first user of the water. The one million gallon water tank could potentially be connected to the Town system, which could help both systems. Issues of comingling of water would have to be worked out.



### **5.3.9 Internet Access**

One of the critical aspects of developing the camp as a training center is high speed Internet access. Brian Beyer with the JTEC (robotics) program stated that they need a DC3 line, which is an expensive high speed, high capacity system. Whatever the camp could accomplish could be shared with the Town. JTEC is looking at a variety of grant options for this upgrade.

The Guard could use the Rodeo Arena for some of their training and would be willing to assist the Town in an upgrade of the site in a fashion sympathetic to the historic nature of the arena and share in its use.

### **5.3.10 Medical/Dental Clinic**

MD personnel stated that there is a physical therapist in Town that needs to expand operations. It would be a good project for the Town and the Camp to cooperate in finding a facility for a medical clinic. There is a military person coming to the camp whose wife is a dentist. There is a potential that the physical therapist could serve the community. The Business Council should be contacted about this type of a project.

### **5.3.11 Land Trades**

The Guard is willing to discuss the possibility of transfer of lands west of the river and south of Highway 26 to the Town. The draft community development plan indicates these areas would be good future residential lands, necessary for the Town to grow. They lack utilities at this point.

### **5.3.12 Hotel Accommodations**

The Guard participants stated that there are not enough motel accommodations for military personnel. They suggested there would be a significant market for motel rooms for the growing number of trainees.

### **5.3.13 Grants for Developing the Land West of the River**

The cost to extend water and sewer across the river is significant. A number of \$1.5 million has been mentioned. One idea that might have some merit to propose a project to locate a motel, and maybe a medical clinic, along the Highway, just across the bridge. The Town and the Guard could participate and a request for a Business Committed or Community Readiness grant could be submitted to the Wyoming Business Council for water and sewer extension. This would get the utilities extended and available for future development west of the river.

### **5.3.14 Small Business**

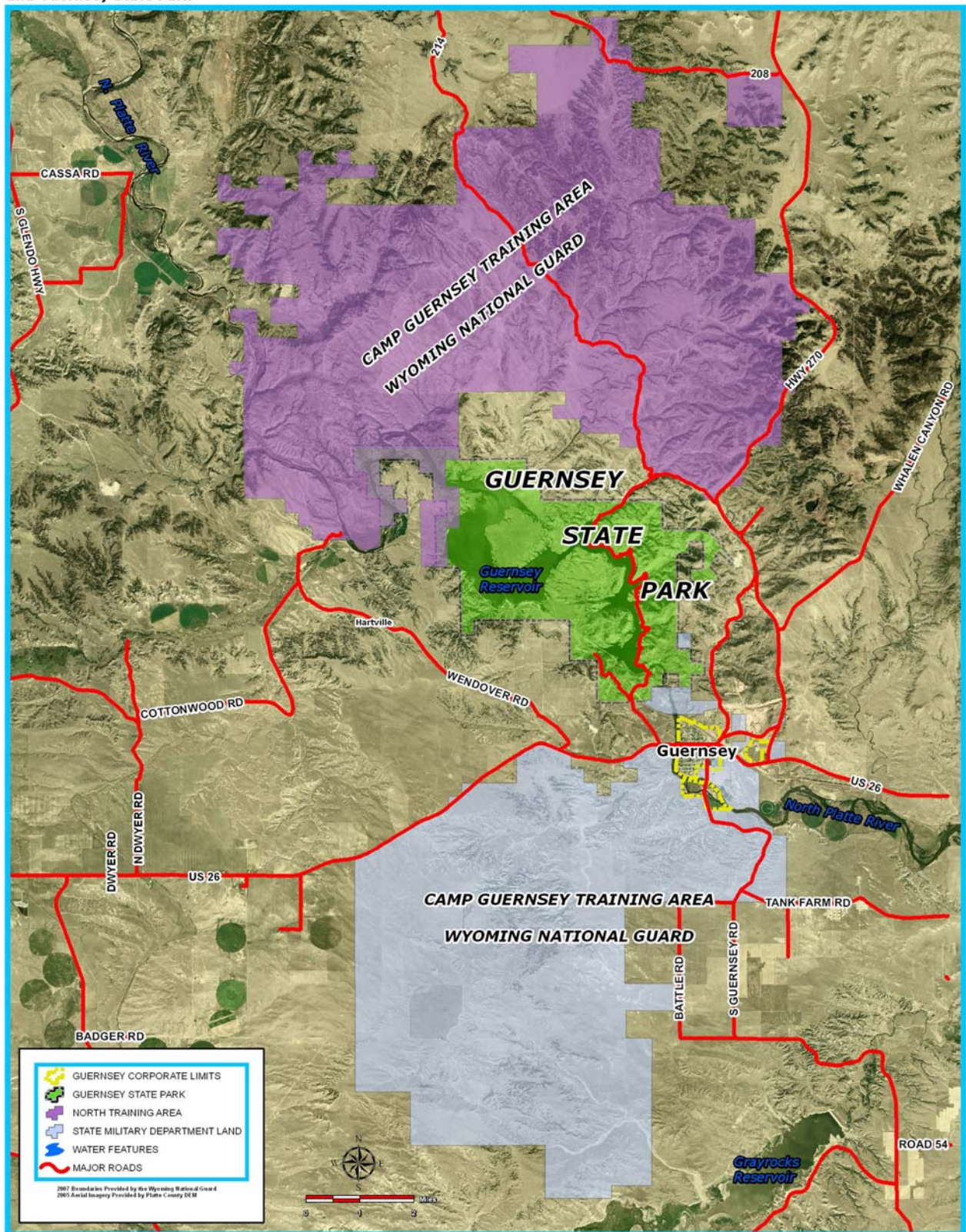
MD personnel also mentioned that they hope to attract businesses to the Guernsey vicinity that will support JTEC robotics programs, and other programs.

### **5.3.15 Gray Rocks Ranch**

The Guard has obtained the ranch for future expansion. The ranch has some limited conference facilities that could potentially be used by the public.

## GUERNSEY, WYOMING

Camp Guernsey - All Ownership (Wyoming Military Department)  
and Guernsey State Park





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## 5.4 TOWN OF GLENDON CONCEPTUAL DEVELOPMENT PLAN

The Town of Glendon is located in northern Platte County and is the gateway to Glendon State Park recreation area. Glendon is located directly off Interstate 25. Glendon was incorporated in 1922.

WLC conducted a site review with Town officials to determine the status of key Town facilities and to formulate goals and priorities for the Town. The following information is based on those interviews and represents a type of mini-community development plan.



### 5.4.1 Glendon Goals

**Goal:** Develop new and expand existing businesses that provide services to Glendon State Park visitors.

**Strategy 1:** The Town should encourage the expansion and development of businesses that provide services to Glendon State Park visitors. Such services would include recreational vehicle storage and repair facilities. Encourage the development and expansion of restaurants to encourage trips into Town by visitors to the state park area. Encourage development of additional convenience and specialty stores that cater to visitors at Glendon State Park as well as interstate travelers. The Wyoming Business Council has funding programs that could assist providing publicly owned infrastructure or a spec building to house these businesses.

**Strategy 2:** Explore and expand partnerships with the State of Wyoming State Parks and Cultural Resources agency that are of mutual interest.

**Goal:** Encourage the development of a residential subdivision for construction of second or vacation homes, primarily for state park visitors.

**Strategy 1:** The overall goal for Glendon is to provide affordable housing to encourage growth. The Town may wish to provide publicly owned infrastructure, water, sewer and roads to encourage the development of affordable housing. The Town may also wish to encourage manufactured housing development to provide affordable housing.

**Goal:** Maintain adequate systems for water and sewer and upgrade and rehabilitate sub-standard streets.

**Strategy 1:** Consider the use of future State Loan and Investment Board funding and funding from other sources to develop publicly owned infrastructure for residential development.

**Strategy 2:** The Town has received funding from the State Loan and Investment Board to study its streets and identify funding options to rehabilitate the streets. Continue with street project improvements.

### 5.4.2 General Planning Concepts for Glendon:

From the Heartland's "Seven Secrets to Coping with Change in Small Towns:"

Secret 1 - Positive attitude

A positive attitude is probably the most important quality small town people can have to deal with the changes and be innovative and survive.

Secret 2 - Entrepreneurial spirit

Public and private sectors that work together and take risks can make the difference in the life of a small town.

Secret 3 - Bias for action

In viable communities people are not waiting for someone else to tell them what to do.

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**Secret 4 - Focus on controllables**

Communities must focus on what they can control, not on factors outside their control, such as location.

**Secret 5 - Plan for development**

By working together to write down a plan for development, communities can take hold of their own futures and then carry out their plans with specific blueprints for towns, schools, and business.

**Secret 6 - Strategic outlook**

A community needs to become aware of its own competitive situation, and it needs to learn to take steps that put its competitive advantages forward.

**Secret 7 - Vision for the future**

A community needs to have a vision for the future, with community leaders and residents agreeing on what the community should be like in five, ten or even twenty-five years.

From the Heartland Center publication “Six Myths About the Future of Small Towns,” these six myths provide a focus for the basic functioning of any community.

**Myth 1 - Towns that are "too small" have no future.**

Heartland says that towns of 100 have survived through thoughtful planning, entrepreneurial genius and hard work. Small towns can use their smallness and flexibility to their advantage.

**Myth 2 - A community's location is the key to its survival.**

In today's Information Age, it is leadership, not location, which is the most important factor.

**Myth 3 - Industrial recruitment is the best strategy for economic development.**

Small towns are better off investing time and money in retaining and expanding existing businesses.



**Myth 4 - Small towns can't compete in the global economy.**

With telecommunications advances and the ability for a town to find its own niche, small towns can often do well economically.

**Myth 5 - The best people leave small towns as soon as they can.**

Small towns survive because plenty of talented people make the decision to stay and work to make the Town a good place to live and work.

**Myth 6 - The rural and urban economies are not interdependent.**

The urban economies depend on goods and services from the rural areas.

### **5.4.3 Community and Public Facilities and Infrastructure**

Municipalities provide crucial services for the health safety and welfare of their residents. These services include water, sewer, storm sewer roadways, solid waste disposal, law enforcement and fire protection services. Municipalities also provide services that enrich the quality of life for their residents. These services include recreational and cultural facilities.

This chapter inventories existing and proposed infrastructure and services in the community. WLC gathered this information from generally available sources and from conversations with the Glendo's public works director and other staff members. Overall, Glendo's infrastructure appears to be adequate in most areas. Existing systems must not only be maintained, but municipalities also need to continually look forward to improving systems and

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to the future growth. Awareness and planning for non-essential, but quality of life, services and facilities is also important to the current and future of the community.

### **Water**

Glendo's water source is currently provided by two water wells and a series of storage tanks, which total 485,000 gallons. The main well is located south of Town and a back up well is located in Town. Glendo has received funding from the Water Development Commission to drill a new well and add telemetry to the water system. The Town chlorinates water at the main well site and meters water consumption. Glendo's current water rates are a flat rate of \$9.50 a month and includes the first 2,000 gallons of usage. Usage exceeding 2,000 gallons is charged at \$1.05 per month.



Several portions of the water mains are asbestos cement lines and the Town may wish to conduct a study showing line location to plan for the eventual replacement of these lines. In addition, many of the Town's fire hydrants are antiquated and are in need of replacement.

Portions of the Town's water tanks are located on land on which the Town does not have easements. If possible, Glendo should continue to work on obtaining easements for the tanks.

### **Sewer**

Glendo's wastewater treatment system consists of a six-cell non-discharging lagoon system located south of Town, and the Town has funding in place from the State Loan and Investment Board to replace two lift stations, approximately 4,600 feet of sewer line, and a pressure main. The remainder of the Town's collection system is mainly old vitrified clay pipe. The Town may wish to begin planning for the replacement and potential funding sources for line replacement.

### **Storm Water Drainage**

There is some sub-surface collection in Glendo along the State Highway. The remainder of the Town's storm water drainage is surface drainage. There is no storm water detention in Town.

### **Roads**

The majority of Glendo's roads are paved. Portions of the roads appear to have experienced sub-grade failure and have significant soft spots. Large portions of the roads have experienced "alligator" cracking and have lost their top coats. In addition, portions of the roads were surfaced with rotomilled asphalt and are in need of reconstruction. The Town has received funding from the State Loan and Investment Board to plan for street improvements.

### **Town Hall**

Glendo's Town Hall is located at 204 S. Yellowstone Highway. The current facility appears adequate.

### **Fire Department/Ambulance Service**

Fire protection is provided by a volunteer fire department and a volunteer ambulance service. Existing facilities and fire trucks appear adequate.

### **Landfill/Solid Waste**

Glendo contracts with a private hauler for solid waste disposal. Solid waste is transported to Torrington disposal.





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## **Parks and Recreation**

Glendo's Town Park is located between 4th and 5th street just east of Paige Avenue. The park has restroom facilities and is accessed by unpaved roads. The Town may wish to consider paving these roads as part of a larger street reconstruction project.

### **5.4.4 Glendo Future Land Use**

The primary concern identified for Glendo is growth. Glendo is the gateway community for Glendo State Park and Glendo Reservoir. WLC feels that growth in Glendo will primarily occur if the Town takes greater advantage of being a gateway community to Glendo State Park and capitalize on its location along I-25.

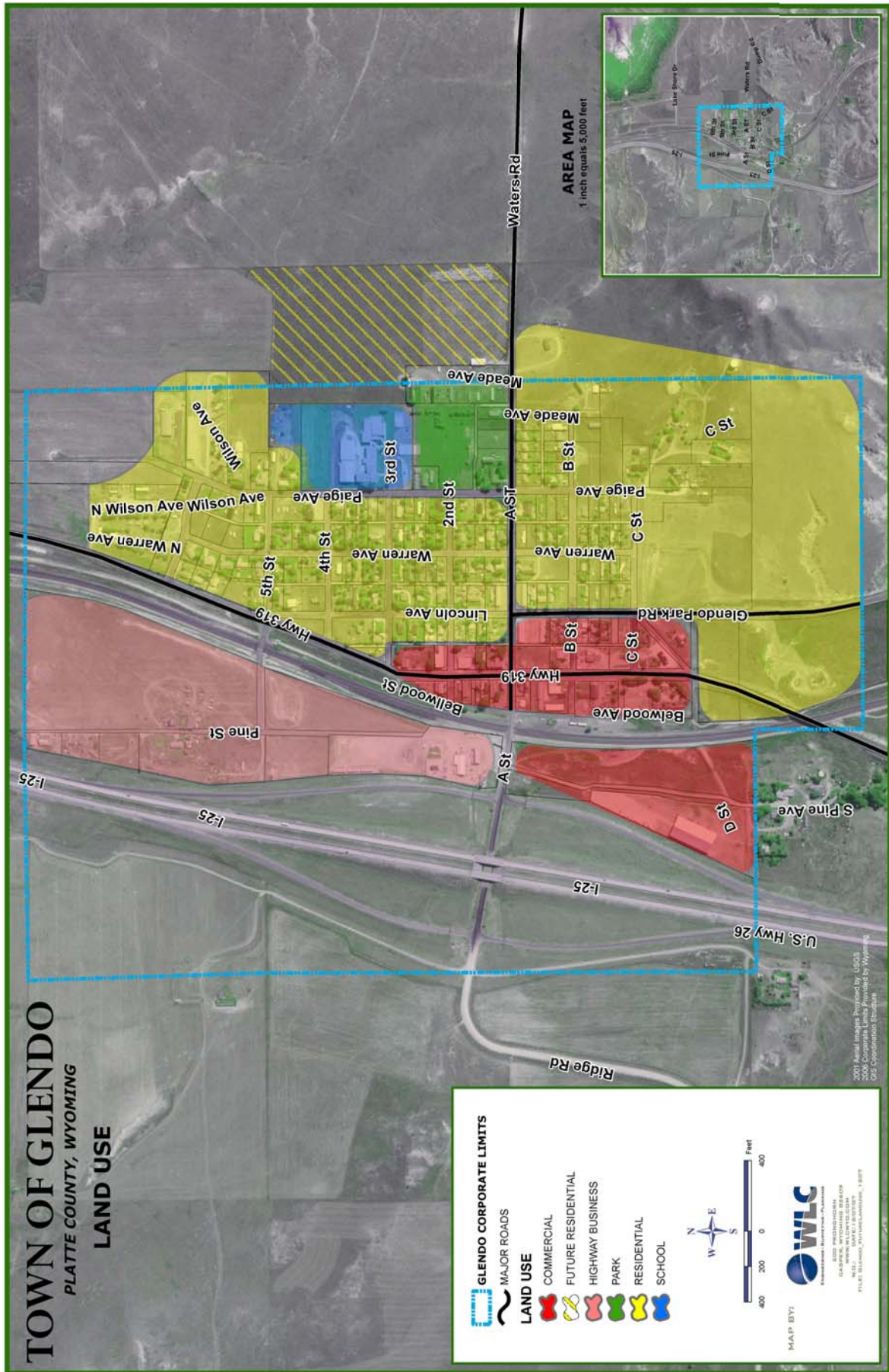


Growth in Glendo can occur from two areas. First, commercial development to provide goods and services to visitors to Glendo State Park and Reservoir and Interstate 25 travelers. Second, growth can occur from residential development providing weekend/summer homes to visitors to Glendo State Park and Reservoir.

The primary area identified for commercial/retail development is the area between I-25 on the west and Yellowstone Highway (Wyoming State Highway 310) on the east. There are approximately 51.9 acres of undeveloped land in this area.

Two primary areas were identified for residential development; 19.6 acres west of the school and north of A Street, and the area located south of C Street between Yellowstone Highway and Paige Avenue. In addition to these areas, there are a few vacant lots in Town that could be used for infill residential development.





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## 5.5 THE TOWN OF CHUGWATER PLAN

The Town completed its community development plan in 2005. The plan recommended a variety of housing and community development projects that are now underway. The Town has replanted several lots along the main street for construction of a business incubator, for prospective businesses to construct buildings, and for a new museum.

The Chugwater Community Development Steering Committee met several times in 2004 to assist in the development of this plan. One of the key tasks they tackled was laying out the Town's mission statement, goals, and policies. The mission statement summarizes what Chugwater should look like and what characteristics the Town should have in the years to come. The goals are the end products that the Town needs to achieve in order to reach its mission, and the policies give methods for obtaining the goals.



### 5.5.1 Chugwater Mission Statement

Chugwater is a community founded by a unique pioneering history and grounded in traditional values. It is a friendly, progressive community looking toward a positive, bright, and prosperous future with great anticipation and determination. Our people, school, infrastructure, and potential are a source of pride. The Town's growth is being planned so that the area's open spaces and special qualities are preserved, affordable services are maintained, and housing opportunities are available for everyone. New and existing businesses that serve the community and visitors are encouraged and supported. Above all else, Chugwater offers a quality existence for those calling our Town home.

### 5.5.2 Greater Chugwater Area Community Goals and Policies

#### **Economy**

1. An economic base focused on businesses and services that meet resident and visitor needs.

#### Policies:

1. Use zoning, land ownership, and surrounding uses to target areas where additional commercial development should be located.
2. Identify vacant buildings zoned for commercial and industrial uses that are available for reuse.
3. Recruit small businesses to Chugwater.
4. Train and support beginning and existing businesses by promoting business entrepreneur training.
5. Maintain up-to-date directory of local businesses and distribute to Platte County Chamber of Commerce, I-25 rest stop, Chugwater museum, Super 8 Motel, and area businesses.
6. Compile fact sheet for distribution to realtors and others that lists vacant sites or buildings available for commercial and industrial uses.
7. Work with the Chugwater Historical Unity Group (CHUG) to develop tourist 'niche' or theme to pull travelers off I-25 and into Chugwater.
8. Maintain town Web site that allows browsers to learn about the community and its local support for business development.
9. Use expertise of Chugwater Economic Development, Inc. (CHED), Platte County Chamber of Commerce, Wyoming Business Council, Small Business Development Center, and similar organizations to educate and train small businesses owners about Internet uses, expansion strategies, and other topics to help the business grow.



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10. Renovate or/or construct building space to act as an incubator for businesses.

## **Housing**

Goal: Safe, affordable, and available housing to meet current and anticipated needs.

Policies:

1. Contract with area educational institutions to build one house per year for local auction.
2. Inventory land within town that is serviced and zoned for residential use, and check with the property owner to determine its availability for development.
3. Amend Zoning Ordinance as necessary to allow duplexes in town.
4. Host informational meeting for land owners with State of Wyoming housing programs to discuss availability of resources for housing upgrade and construction.
5. Finance and develop new owner-occupied and rental housing and infrastructure, and rehabilitate eligible older housing units by working with developers, financial institutions, and government agencies such as the Wyoming Community Development Authority, the U.S. Department of Agriculture, and other state and federal housing programs.
6. Investigate homesteading programs as an option to stimulate new population growth.

## **Historic/Museum**

Goal: Increased public awareness and preservation of Chugwater's historic legacy.

Policies:

1. Develop map for self-guided tours in and around Chugwater and distribute through museum, town hall, and local businesses.
2. Work with WYDOT to design and erect an interpretive map onsite at the rest stop that includes historic highlights of the area.
3. Maintain or create western-style facades on buildings in the downtown area (include First and Second Streets) to promote a historic 'feel' to the community.
4. Identify historic resources on the Town of Chugwater Web site and stress their availability for viewing.
5. Work with the State of Wyoming SHPO and/or State Tourism Office and provide them with a list of historic resources that need to be promoted in the area.
6. Follow through on the museum siting and improvements to increase its visibility and ability to attract visitors.



## **Community Connections**

Goal: A community that welcomes newcomers and promotes community spirit and pride.

Policies:

1. Seasonal events that get area residents together should be sponsored by the Town, such as a summer picnic and decorated tree-lighting ceremony in winter.

2. Request that the area Chamber of Commerce compile a list of service clubs and organizations found in Chugwater and Platte County, which lets residents know what is available and how they can participate.
3. Provide 'welcome baskets' to newcomers with information about the Town, events, clubs and organizations, donations from area businesses, and coupons.
4. Use a rotation system of Town Council members to telephone new residents, welcome them to Town, and let them know how they can get in touch with council members or attend the meetings.
5. Continue support for the annual Chugwater Chili Cook-Off.
6. Produce a simple Chugwater telephone directory for local residents.
7. Develop and distribute a community calendar that indicates special events, birthdays, celebrations, graduations, and so forth. Include important dates in the community newsletter.



### **Infrastructure/Clean Up**

Goal: A community that is inviting to visitors and residents and well utilized by businesses.

Policies:

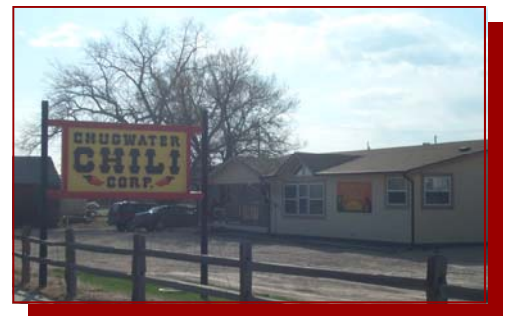
1. Sponsor a design contest for downtown site and streetscape improvements.
2. Hold community clean-up days that focus on First and Second Streets first, then the rest of Town.
3. Arrange for 'free dump day' at the landfill for large items, such as abandoned furniture and unusable appliances.
4. Create a local public/private entity to acquire property and vacant buildings on First Street for future development or reuse.
5. Make sure all residences and businesses are properly addressed, contact property owners about the need to post address numbers on their property, and give them the option of installing their own numbers or having the Town put up the numbers.
6. Review all Town codes and ordinances to bring them up to date and to make decisions regarding their enforcement.

### **School**

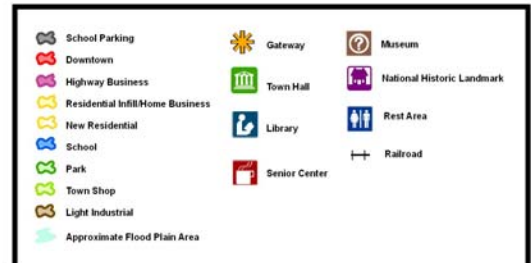
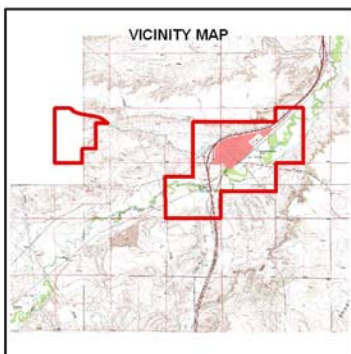
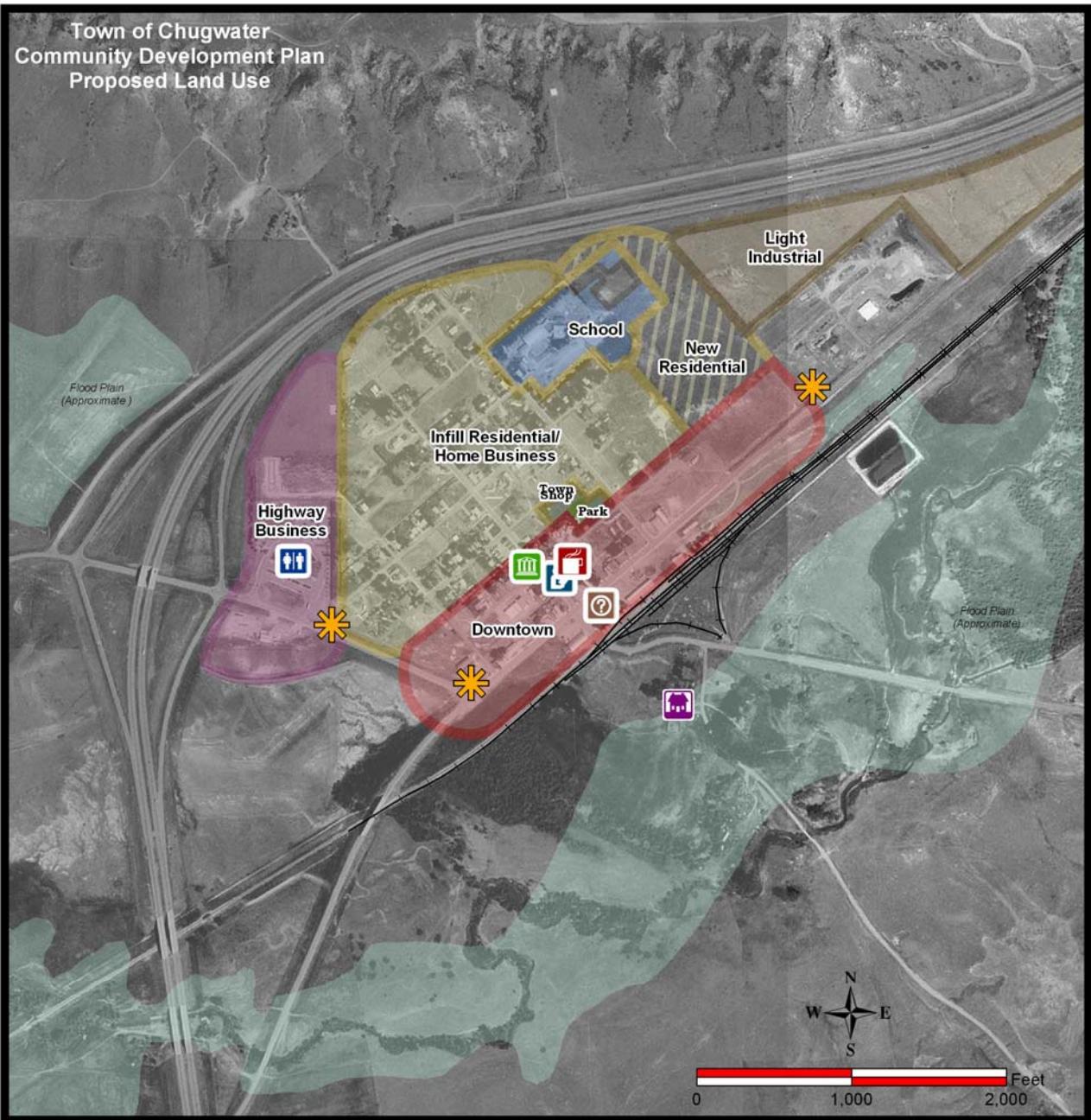
Goal: School programs and facilities that exceed in academics and in the community learning environment.

Policies:

1. Feature the school on the Town Web site as both an asset and amenity, and create a link to the school Web site.
2. Provide students with opportunities for meaningful community service, such as downtown beautification or neighborhood clean-up.
3. Offer adult education courses at the high school.
4. Promote student population growth.







MAP BY:



ENGINEERING • SURVEYING • PLANNING  
200 PRONGHORN, CASPER, WYOMING 82601 (307) 266-2524  
W.O. NO.: 12803 DATE: 01/27/08

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## 5.6 HARTVILLE

### TOWN OF HARTVILLE COMMUNITY DEVELOPMENT PLAN

The Town of Hartville is located in eastern central portion of Platte County Wyoming. Hartville was incorporated in 1900. WLC conducted a site review and interview with Town officials to determine the status of key Town facilities and to formulate goals and priorities for the Town. The following information is based on those interviews and represents a mini-community development plan.

WLC conducted a site review and interview with the Town officials to determine the status of key Town facilities and to formulate goals and priorities for the Town. The following information is based on those interviews and represents a type of mini-community development plan.



#### 5.6.1 Hartville Goals

**Goal:** Take advantage of the Town's location near Camp Guernsey to provide housing opportunities to Guard personnel.

**Strategy 1:** Housing Opportunities. The Town should consider providing backbone publicly owned infrastructure (water, sewer, streets) for areas identified for future growth, Railroad Street and areas near the Town's water tanks. Improvement of Railroad Street has the added benefit of providing all weather paved access road to the Town's new fire hall, which is also located on Railroad Street. The State Loan and Investment Board could provide funding for these projects. In addition, the Town should contact the Wyoming Business Council (WBC) to determine financing alternatives for these projects from the economic development programs the WBC administers.

**Goal:** Improve water supply and storage.

**Strategy 1:** The Town should pursue monitoring of its two wells located in Town to determine if the nitrate levels are within EPA limits. The Town's water storage is questionable. The Water Development Commission will fund water system master plans that would address these issues as well as any other water system issues identified.

**Goal:** Complete wastewater treatment system improvement project to insure that DEQ/EPA requirements are met.

**Goal:** Improvement transportation systems in the Town.

**Strategy 1:** The Town needs to work closely with WYDOT to improve the alignment of State Highway 270 when WYDOT reconstructs the highway to insure that a dangerous "S" curve is eliminated or lessened and that the new alignment compliments the Town's long-range development plans.

**Goal:** Prepare for future growth.

**Strategy 1:** Complete and adopt a community development or land use plan to guide the Town's future land use decisions.

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## **5.6.2 General Planning Concepts for Hartville**

### **From the Heartland's “Seven Secrets to Coping with Change in Small Towns:”**

#### **Secret 1 - Positive attitude**

A positive attitude is probably the most important quality small town people can have to deal with the changes and be innovative and survive.

#### **Secret 2 - Entrepreneurial spirit**

Public and private sectors that work together and take risks can make the difference in the life of a small town.

#### **Secret 3 - Bias for action**

In viable communities people are not waiting for someone else to tell them what to do.



#### **Secret 4 - Focus on controllables**

Communities must focus on what they can control, not on factors outside their control, such as location.

#### **Secret 5 - Plan for development**

By working together to write down a plan for development, communities can take hold of their own futures and then carry out their plans with specific blueprints for towns, schools, and business.

#### **Secret 6 - Strategic outlook**

A community needs to become aware of its own competitive situation, and it needs to learn to take steps that put its competitive advantages forward.

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A community needs to have a vision for the future, with community leaders and residents agreeing on what the community should be like in five, ten or even twenty-five years.

**From the Heartland Center publication “Six Myths About the Future of Small Towns,” these six myths provide a focus for the basic functioning of any community.**

#### **Myth 1 - Towns that are “too small” have no future.**

Heartland says that towns of 100 have survived through thoughtful planning, entrepreneurial genius and hard work. Small towns can use their smallness and flexibility to their advantage.

#### **Myth 2 - A community's location is the key to its survival.**

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#### **Myth 3 - Industrial recruitment is the best strategy for economic development.**

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#### **Myth 4 - Small towns can't compete in the global economy.**

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#### **Myth 5 - The best people leave small towns as soon as they can.**

Small towns survive because plenty of talented people make the decision to stay and work to make the town a good place to live and work.

#### **Myth 6 - The rural and urban economies are not interdependent.**

The urban economies depend on goods and services from the rural areas.



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### **5.6.3 Community and Public Facilities and Infrastructure**

Municipalities provide crucial services for the health safety and welfare of their residents. These services include water, sewer, storm sewer roadways, solid waste disposal, law enforcement and fire protection services. Municipalities also provide services that enrich the quality of life for their residents. These services include recreational and cultural facilities.

This chapter deals with existing and proposed infrastructure and services in the community. WLC gathered this information from generally available sources and from conversations with Hartville's public works director and others. Overall, Hartville's infrastructure appears to be adequate in most areas. Municipalities must not only maintain existing systems, but they also need to continually look forward to improving systems and to allow for future growth. Awareness and planning for non-essential, but quality of life, services and facilities such as parks are also important to the current and future of the community.

#### **Water**

Hartville's water source is four water wells. The main wells are located south of Town in the Kellys Park area and two water wells are located in the Town of Hartville. Wells in Town are not currently in use due to concerns with high nitrate levels. Hartville may wish to conduct long term monitoring of the nitrate levels to determine if the wells are usable. Hartville's water storage tanks have a total capacity of 100,000 gallons, which is approximately two days of summer time usage. This level of storage does not appear sufficient for fire flow needs. Hartville may wish to evaluate the need for additional storage. The Water Development Commission can finance water system master plans for communities. Hartville should contact the Water Development Commission to undertake a master plan for their water system.

#### **Sewer**

Hartville's wastewater treatment system is in need of replacement. The current system has difficulty meeting discharge permit requirements. The Town is considering the construction of a package treatment plant and funding is in place for plant construction from the State Loan and Investment Board (SLIB) and Abandoned Mine Lands (AML) funds. The collection system is generally in good condition. The Town desires to extend a sewer line along Railroad Street to service homes built in that area as well as serving additional growth in the Town.

#### **Storm Water Drainage**

There are storm drainage problems along Lincoln Street. Hartville may wish to have a Storm Water Drainage Master Plan completed for the entire Town.

#### **Roads**

The majority of Hartville's roads are paved, with the exception of Railroad Street. The Town is going to request SLIB funding to widen, pave and install a sewer line on Railroad Street in 2008 and also requested SLIB funding to chip seal their remaining streets. WYDOT is planning to realign the Highway through Hartville. Currently the highway makes two tight curves in Hartville and WYDOT's plan is to create a much straighter alignment.

#### **Town Hall**

The Hartville Town Hall is located at 136 West Main Street. Hartville's Town Hall was originally built in 1957 as a Union Hall. The hall appears to be well constructed and is an asset the community.

#### **Fire Department/Ambulance Service**

A volunteer fire department provides fire protection for Hartville. A new fire station is under construction on Railroad Street and is nearly complete. The Town indicates that they need two new fire trucks, a structural truck, a quick attack unit, as well as new and additional personal protective gear. Possible funding sources for this equipment are FEMA funds and/or SLIB funds. The Town of Guernsey provides ambulance service for Hartville.



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### **Landfill/Solid Waste**

The solid waste disposal company TDS contracts to haul Hartville's solid waste. DEQ has notified the Town that they believe Hartville is responsible for cleanup of an orphan landfill site located south of Hartville in Sparks Canyon. This could be a large liability for Hartville with no dedicated funding source to address the cleanup costs. The Town may wish to discuss the problem of orphan landfills with their local legislative delegation to see if a state solution can be found for the two hundred orphan landfills in Wyoming.

### **5.6.5 Other Issues**

There are three to four large wind farms planned for Platte County. These wind farms may trigger the release of Industrial Sitting funds from the State of Wyoming. The Town should have a capital improvements plan in place to be in a position to receive these funds as well as other grant funds as they become available.

The Town is looking at providing infrastructure for a couple of subdivision sites along Railroad Street and the area just north of the water tanks. Hartville should follow the Work Force Housing program to see if funding from that program is applicable to this project.

Platte County allows mining activities within one-quarter mile or greater of the corporate limits of a municipality. However, hard rock mining is regulated by the State of Wyoming. There are numerous mining claims near the corporate limits of Hartville and the Town is concerned with possible adverse consequences of mining in such close proximity.



Hartville is located adjacent to the closed and reclaimed Sunrise Mine. Future use of the mine site and existing environmental and safety concerns at the site could greatly affect Hartville. The Town should continue to monitor plans for the redevelopment of the mine as well as post-closure environmental and safety issues.

The Town of Hartville is currently pursuing grant funding from the Wyoming Business Council to stabilize the old school house and renovate it for use as a multipurpose building and museum to exhibit mining and other artifacts from the area.

### **5.6.5 Hartville Future Land Use**

The Town of Hartville has two major infrastructure needs. First, the Town needs to replace its sewage treatment facility to ensure that there is adequate capacity to meet future growth needs. Funding is in place from the State Loan and Investment Board as well as the Department of Environmental Quality from Abandoned Mine Land funds to complete this project. The second major infrastructure need is the realignment of Wyoming State Highway 270. Traffic entering Hartville from either the north or south on Highway 270 must make a 90 degree turn on a relatively steep slope. The Wyoming Department of Transportation is responsible for completion of this project.



Growth opportunities in Hartville appear to best be realized by providing housing for the growth in personnel at Camp Guernsey. Camp Guernsey personnel are expected to increase by 200 by the year 2014.

WLC has identified two prime areas for residential development. The first is along Railroad Street where there is no sewer line in the street. The Town has indicated that they will use/apply for State Loan and Investment Board funding to install a sewer line along Railroad Street.

The second area identified for residential development is south of Main Street near the Town's water storage tanks. Water and sewer services are in place along Main Street to serve this area.

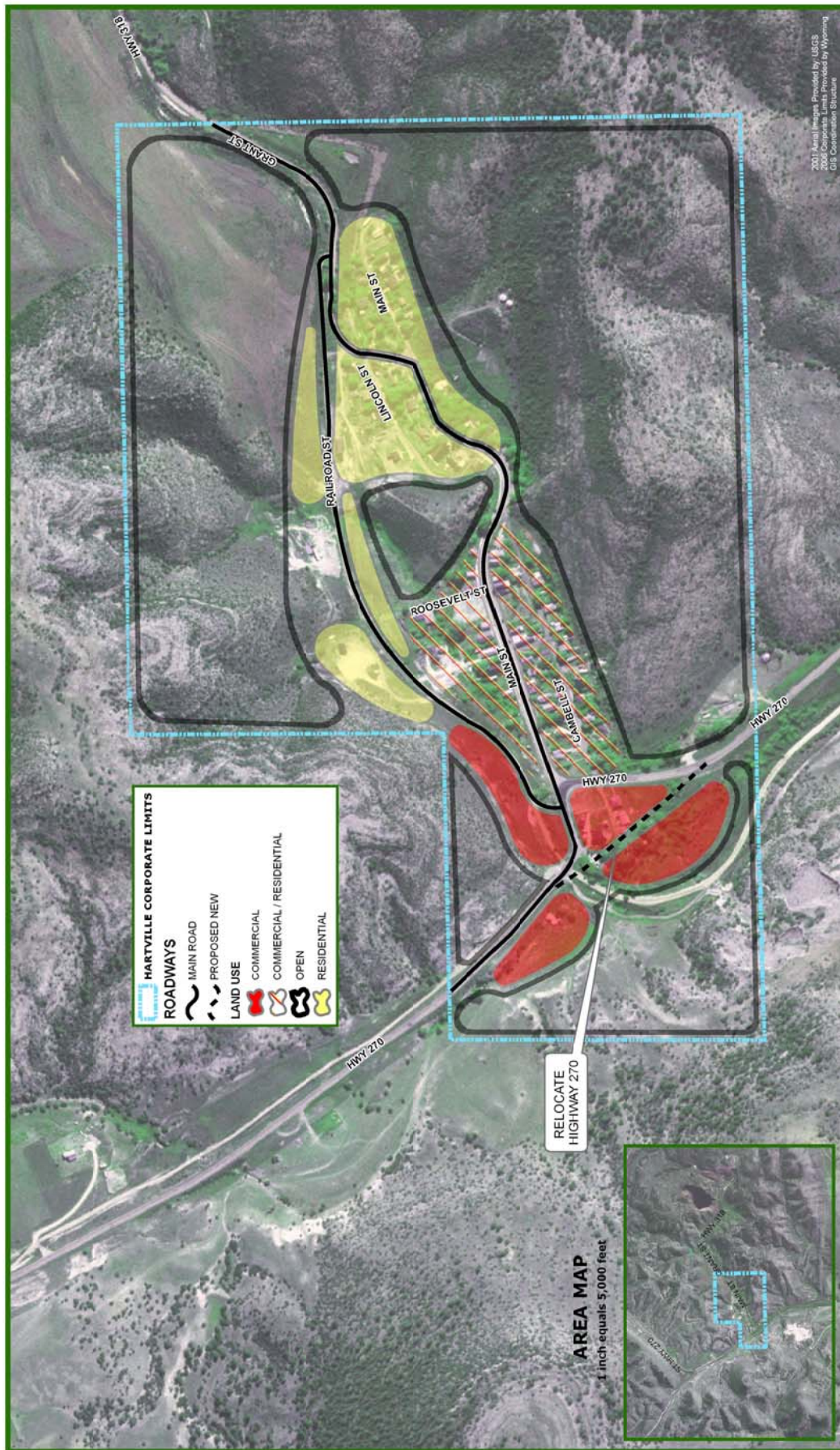
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Commercial development areas should primarily occur along Main Street in the Town's existing commercial area. There are several vacant lots available as well empty commercial buildings available for redevelopment.

It is WLC opinion that residential growth must occur before any additional commercial/retail growth can occur due to Hartville's relatively low population base. Furthermore, it appears that the best opportunity for residential growth is provide housing for Camp Guernsey personnel, which in turn, could spur commercial development in the Town.

The Town of Hartville should consider a marketing campaign targeted at Camp Guernsey personnel. The marketing campaign should target Hartville's beautiful scenery, rich history and proximity to Camp Guernsey.





**TOWN OF HARTVILLE**  
**PLATTE COUNTY, WYOMING**  
**FUTURE LAND USE**

0 200 400 Feet



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## 5.7 THE TOWN OF WHEATLAND COMMUNITY DEVELOPMENT PLAN

Wheatland's Community Development Plan Steering Committee met several times in 2007 and 2008 with the public to help define the Town's goals and policies as well as set direction for the development of the plan. Based on those meetings, this chapter presents the Town's mission statement, goals, policies, and strategies.

The mission statement summarizes the vision that Wheatland holds for itself, which is to be a separate community with its own values and unique aspects that are attractive to existing and new residents and businesses. Goals are end products that the Town must achieve in order to reach its mission; policies are methods for obtaining goals; and strategies are the specific ways to meet the policies.

### **5.7.1 Wheatland Mission Statement**

The committee met to help determine the assets and issues of community development in the Town, as well as held public meetings to receive input on the goals drafted. The committee used public comments to help develop the assets and issues of the community and a mission statement and priorities for development of the Town.

*"Wheatland's mission is to enhance our small Town quality of life through sound public policy, emphasizing safety, quality education, affordable cost of living, diverse business development and retention and public involvement while promoting recreational opportunities. We desire to preserve our heritage while making decisions promoting smart growth for our future."*

Priorities: The committee developed a list of community development priorities to accomplish the Town's mission.

- ◆ **Planning**
- ◆ **Economic Development**
- ◆ **Tourism**
- ◆ **Natural Resources**

### **5.7.2 Wheatland Goals, Policies, and Strategies**

The goals statement, developed by the committee with much public input, and reviewed, revised, and approved by the Planning Commission and Town Council, addresses many general and specific issues and is best referred to often in considering land use decisions. The goals establish general statements of the Town's vision for an issue. Policies are the guidelines for making decisions to work toward the goals. Strategies are the measurable tasks for the Town to accomplish in developing a strong planning process for the Town. The goals statement is repeated in the implementation chapter at the end of the plan, and is the basis for a work plan for the Town's community development.

## **PLANNING GOALS**

**Goal 1:** *Growth of the Town through orderly and efficient land development for businesses, residences, recreation, and transportation.*

**Policy 1:** Create a vision for short-term and long range land use development.

#### ***Strategies:***

- Adopt the Community Development Plan and update policies and strategies as they are implemented and achieved.
- Review and update codes and ordinances to match community goals.



- 
- Investigate zoning alternatives, beginning with industrial and commercial areas.
  - Coordinate development decisions with Platte County and with the goals and objectives of the Wheatland Growth Area.

**Policy 2:** Increase the amount of land available for development.

***Strategies:***

- Work towards annexation of existing residential and commercial areas adjacent to Wheatland to provide municipal services and gain benefit from the growth of the community.
- Develop lands west of the Interstate and the island between 9th and 16th Streets.

**Goal 2:** *Development opportunities which allow the Town to offer a dynamic assortment of land uses, lot sizes, and design options.*

**Policy 1:** Review and update Town ordinances that relate to land development.

***Strategies:***

- Allow home occupations in all zoning districts to help small businesses and encourage economic development.
- Develop additional zoning categories to take into account existing land uses, and to allow more creative design and mixed land uses for established neighborhoods.
- Look at new areas of Town and zone according to the guidelines of the community development plan.
- While preparing the future land use map, protect existing neighborhoods from encroachment of incompatible land uses.
- Identify areas for infill on currently platted lots that do not require the extension of infrastructure such as water, sewer and streets.

**Goal 3:** *Dependable public services and management of Town infrastructure.*

**Policy 1:** Maintain a program of routine upgrades to Wheatland's backbone infrastructure.

***Strategies:***

- Develop a capital improvements plan (CIP) for sizable Town expenditures.
- Set priorities in the CIP for street rehabilitation and expansion, develop timetable for completion.
- Establish a public transit system to tie communities together and provide support for commuters.

**Policy 2:** Upgrade utilities.

***Strategies:***

- Work with utility providers to identify priorities and locations of needed upgrades.
- Implement community development plan recommendations for extension of utility lines to potential growth areas.
- Develop a timetable for completion of the land application sewage disposal system.

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***Goal 4: Adequate housing stock through redevelopment opportunities and new construction, designed to meet the needs of all household types, including single persons, families, senior citizens, and assisted living.***

**Policy 1:** Review the Zoning Ordinance for removal of obstacles to housing development.

***Strategies:***

- Amend Zoning Ordinance as necessary to allow a variety of housing types.
- Update definitions to include manufactured housing, duplex, twin home, and townhouses.
- Review locations for affordable housing such as mobile home, manufactured and modular housing in residentially zoned areas.
- Provide opportunities for constructing assisted living units for elderly and handicapped persons.
- Utilize information gathered through the study of the Platte Manor Apartment expansion.

**Policy 2:** Maintain existing housing.

***Strategies:***

- Encourage housing rehabilitation of existing units.
- Obtain information about state housing programs tailored for rehabilitation and distribute as an insert in Town utility bills. Make the information available at the Town Hall, Senior Center, and other public locations.

**Policy 3:** Promote new housing and housing for specific populations.

***Strategies:***

- Inventory land within Town that is serviced and zoned for residential use, and check with the property owner to determine its availability for development.
- Utilize best available technology to database land inventories and to analyze availability of lands and evaluate new development.
- Host informational meetings for land owners with State of Wyoming housing programs to discuss available resources for housing upgrade and construction. (WCDA).
- Finance and develop new owner-occupied and rental housing and infrastructure, and rehabilitate eligible older housing units by working with developers, financial institutions, and government agencies such as the Wyoming Community Development Authority, the US Department of Agriculture, and other state and federal housing programs.

***Goal 5: Maintain and enhance school programs and facilities that excel in academics and in the community learning environment.***

**Policy 1:** Promote existing school assets and engage students in the community.

***Strategies:***

- Feature the school on the Town Web site as both an asset and amenity, and create a link to the school Web site.
- Provide students with opportunities for meaningful community service, such as downtown beautification or neighborhood clean-up.

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- Offer adult education courses at the high school. Link these with satellite courses offered through the Eastern Wyoming Community College.
  - Promote student population growth within the region.
  - Utilize school facilities for community events such as well known speakers and entertainers.
  - Offer trade school and apprentice programs in the high school for both youth and adults.

## **ECONOMIC DEVELOPMENT GOALS**

***Goal 1: A Vibrant Community That Attracts People To Live And Work In The Area By Building On The Town's Opportunities For Growth And Development.***

**Policy 1:** Capitalize on Wheatland's assets to encourage new businesses and residents to move to Town.

***Strategies:***

- Make development opportunities known to the Platte County Chamber of Commerce and Wheatland Area Economic Development Corporation. (WADCO)
- Support local businesses so they have sufficient financial activity to expand their workforce.
- Investigate homesteading programs as an option to stimulate new population growth.

***Goal 2: An Economic Base That Supports The Retention And Expansion Of Existing Businesses And Encourages New Businesses To Locate In Wheatland.***

**Policy 1:** Create a strategic plan to 'Grow Wheatland'

***Strategies:***

- Coordinate with the Platte County Chamber of Commerce, Wheatland Area Development Corporation, towns and county to recruit new industry and bring new businesses to Wheatland.
- Work with developing industries such as wind farms, robotics, science and research facilities to locate in Wheatland. Use these anchor businesses to attract additional support businesses.
- Prepare/update flyers for distribution to tourists, highlighting the area and marketing its potential for development.
- Form partnerships with local and regional economic development groups to help promote the business park.
- Consider participation at a regional economic development level.
- Renovate and/or construct building space to act as an incubator for businesses.
- Use available land inventory from the Community Development Plan to target land where additional commercial development should locate.
- Identify vacant buildings zoned for commercial and industrial uses that are available for reuse.
- Construct a larger community/conference center to host larger events.

**Policy 2:** Promote Wheatland as a place for businesses to locate.

***Strategies:***

- Review and develop policies to ensure a business friendly development environment.

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- Target and recruit business and industries that provide jobs paying a sustainable wage for Wheatland.
  - Target and recruit business and industries that attract families and provide jobs for dual income households.
  - Coordinate with Camp Guernsey to provide space for support businesses for the Camp.
  - Maintain a Town Web site that includes information about the Town's economic base and its support for business development.
  - Maintain up-to-date directory of local businesses and distribute to Platte County Chamber of Commerce, I-25 rest stop, County Courthouse, library, state parks, Glendo Marina, hotels and restaurants, and area businesses.

**Policy 3:** Encourage local business development and expansion.

***Strategies:***

- Use expertise of Wheatland Area Development Corporation (WADCO), Platte County Chamber of Commerce, Wyoming Business Council, Small Business Development Center, and similar organizations to educate and train small businesses owners about Internet uses, expansion strategies, and other topics to help the business grow.
- Feature various businesses in the local newsletters and newspaper.
- Compile a fact sheet with assistance from local real estate professionals listing vacant sites or buildings available for commercial and industrial uses.

**Goal 3:** *A diverse and healthy economy building upon the agricultural and technological assets of the area while meeting the retail and service needs of local and regional residents.*

**Policy 1:** An economic base focused on businesses and services that meet resident and visitor needs.

***Strategies:***

- Survey community regarding interest in investing in a local mercantile.
- Develop potential co-op ownership to include regional residents and communities such as Glendo, Guernsey, Chugwater, Hartville and County residents.
- Locate a building or building site for the co-op that is convenient and visible and preferably in a historic downtown building.

**Goal 4:** *An active community with participation by residents and business owners in community groups and the governing of the Town.*

**Policy 1:** Encourage community participation by young people.

***Strategies:***

- Start a Wheatland youth council that develops activities to make positive contributions to the community.
- Involve existing youth groups such as the FFA, 4-H, and Community Leadership In My Backyard (CLIMB).
- Involve the school in the community, such as having students Adopt A Corner for beautification and upkeep; sponsoring contests for student contributions to the community; providing speakers for class projects; and other ideas developed by the school faculty and Town Council.



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- Create after-school programs that focus on fun and community involvement.

**Policy 2:** Create opportunities for Wheatland citizens and businesses to participate in Town matters.

***Strategies:***

- Appoint citizens to committees to study local issues and report the results to the Town Council. For example, form a committee to analyze community development.
- Continue and encourage participation of the volunteer and civic groups in community activities.

***Goal 5: Inviting, convenient surroundings that showcase a vibrant downtown providing retail and business services to meet local and visitor needs.***

**Policy 1:** Create a welcoming atmosphere for customers and workers in the downtown.

***Strategies:***

- Create a Wheatland Downtown Association that will be responsible for representing the downtown merchants and property owners.
- Utilize a decorative enhancement committee to maintain planters, banners, sidewalk furniture, and other enhancements to the downtown.
- Utilize local master gardeners in making landscaping and streetscape decisions.
- Promote use of the Pocket Park on 9th Street.
- Develop and approve reasonable building design standards such as façades and architectural features that will showcase the downtown as a destination.
- Research options for redevelopment and site improvements, and apply for grants or loans through the Wyoming Business Council.
- Organize a downtown clean-up day as a community-wide campaign.

**Policy 2:** Use development tools to expand opportunities to live and work in the downtown.

***Strategies:***

- Allow opportunities for infill development and mixed uses through zoning.
- Continue to utilize the Main Street program as a tool for redeveloping the downtown.
- Attract a variety of retail stores offering goods such as jewelry, clothing and sporting goods.
- Encourage businesses to extend business hours past 5:00 p.m. to create more shopping opportunities for working residents.
- Encourage residential occupancy in the downtown such as upstairs apartments.

## **TOURISM GOALS**

***Goal 1: Promotion of the region's natural and developed features and development of a tourism package which encourages visitors to enjoy Wheatland's special events, services, and community.***

**Policy 1:** Promote the Town of Wheatland as a tourist destination.

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***Strategies:***

- Create a marketing “theme” for Wheatland and include the theme on all publications, Web sites and promotional items.
- Update the Platte County Chamber Web site every season with tourist-related information.
- Identify local historic resources and include them on the Town Web site.
- Prepare self-guided tours of historic sites, Town features, and interesting architectural examples for distribution at the Chamber of Commerce, Town Hall, and other locations.
- Distribute pamphlets listing restaurants and things to do in the area to motel and RV guests.
- Develop and distribute a route map for jogging and walking utilizing information from the Pathway Plan.
- Promote the Town’s proximity to area recreational opportunities, state parks, and reservoirs.
- Create viable sites for RV parking and post visible signs with directions to their location.

**Policy 2:** Work with the Platte County Chamber of Commerce and other agencies for cross-promotion.

***Strategies:***

- Develop a Wheatland brochure with the Town “theme” that can be left in high traffic areas such as state parks, rest stops, marinas, convenience stores and other area businesses.
- Invite Platte County Chamber of Commerce directors to meet to discuss cross-promotion among communities.
- Highlight the mountains and surrounding natural attractions in material for distribution and on the Web site.
- Investigate establishing a radio frequency playing a recorded message of the Town’s highlights to encourage travelers to visit Wheatland.
- Coordinate with the local news media to promote area events and features.
- Encourage the Chamber of Commerce to headquarter in the downtown to draw visitors off the Interstate and into downtown.

**Policy 3:** Increased public awareness and preservation of Wheatland’s historic legacy.

***Strategies:***

- Develop map for self-guided tours in and around Wheatland and distribute through the Platte County Chamber of Commerce, Town Hall, and local businesses.
- Work with WYDOT to design and erect an interpretive map at the Orin Junction and Guernsey exit rest stops that includes historic highlights of the area.
- Maintain and continue to create murals on buildings in the downtown area to promote a historic ‘feel’ to the community.
- Identify historic resources on the Town of Wheatland Web site and stress their availability for viewing. Create a slide show for visitors to have a “virtual tour” before arriving in Wheatland.
- Work with the State of Wyoming SHPO and/or State Tourism Office and provide them with a list of historic resources that need to be promoted in the area.

**Policy 4:** Promote Wheatland’s place in history and as a separate Town within the larger region.

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***Strategies:***

- Promote the history of the Town by recording oral histories and sharing the stories through the Town newsletter.
- Work with the Platte County Historical Society to develop tourist ‘niche’ or theme to pull travelers off I-25 and into Wheatland.
- Develop seasonal events sponsored by the Town that get area residents together, such as a summer picnic and decorated tree-lighting ceremony in winter.
- Create a loop tour of the area for both urban and rural historical sites such as ghost towns and places listed on the National Register of Historic Places.

**Policy 5:** Develop inviting and attractive entryways into the Town.

***Strategies:***

- Sponsor a competition to design new ‘welcome’ signs at the Town entrances in addition to entrances off I-25.
- Locate signs near the Town boundary where the signs can be installed.
- Find sponsors to get the signs erected.
- Have a community celebration when the signs are installed.
- Adopt a streetscape plan for gateways to downtown, particularly 16th Street, Rompoon Road, the north and south ends of 9th Street, and South Road, which addresses awnings, signage, and landscaping.
- Tie the streetscape plan into the Scenic Byway designation.

**Policy 6:** Sponsor Town clean up days.

***Strategies:***

- Designate one day a year as Wheatland Clean-Up Day.
- Fund a free ‘haul away the big stuff’ day at the transfer station.
- Contact Platte County Weed and Pest for information about weed spraying.
- Enforce the Town of Wheatland nuisance codes for inoperable vehicles and salvage.
- Give recognition to properties that are landscaped and well maintained by printing their photos in the paper, awarding Town certificates of appreciation, putting a movable ‘Award Winner’ sign on their yard, and so forth.
- If redevelopment is not an option, work with property owners and local fire department to remove abandoned structures.
- Use individuals doing community service as a resource for cleaning weeds and hauling debris to the transfer station.
- Mobilize volunteers to assist elderly and disabled residents in property cleanups.

**Policy 7:** Create avenues for community spirit and volunteerism.

***Strategies:***

- Publicize achievements of Platte County Chamber of Commerce, WADCO and other service organizations.

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- Distribute list of volunteer opportunities through Chamber, Town Hall, Senior Center, and WADCO.
  - Give students opportunities to join in community improvement projects.

## RECREATION/NATURAL RESOURCES GOALS

***Goal 1: Recreational assets drawing from the natural and manmade features of the region which contribute to the enjoyment and good health of residents and visitors.***

**Policy 1:** Enhance the existing Pathway Plan.

***Strategies:***

- Evaluate connectivity to Town destinations from neighborhoods, schools and other starting points for walkers and joggers.
- Map existing sidewalks by location and condition; establish where new sidewalks can link existing sidewalks; develop sidewalk completion timetable.
- Identify locations of potential pathways and available easements.
- Develop a pathway plan on the conceptual map, in addition to roads.
- Use Wyoming Department of Transportation (WYDOT) Enhancement grants to establish pathways.

**Policy 2:** Take advantage of existing facilities and expand recreational opportunities.

***Strategies:***

- Utilize Community Leadership In My Backyard (CLIMB) as a recreation center committee.
- Construct a community recreation center with indoor activities for youth and families including an indoor swimming pool that could be used by for recreation, sports and therapy activities.
- Promote the area's natural beauty, abundance of clean resources and proximity to recreational opportunities.

In addition to the goals, policies, and strategies listed in this plan, the Platte County Community Development Plan (2008) also includes goals for the Town and Platte County. A recent Community Assessment has also been completed for the area. Such documents should also be utilized in making community decisions.



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## 5.8 STATE PARK PLANNING AREAS

### 5.8.1 GUERNSEY STATE PARK

WLC interviewed Dusty Humphries, Superintendent of Glendo State Park about planning issues, and plans for the park

The majority of the land within the Guernsey State Park boundaries belongs to and is governed by the Bureau of Reclamation. The mission of the Bureau is to provide irrigation water. Guernsey State Park's mission is to provide recreational opportunities. While appearing to be contradictory, these separate missions coincide without negative impacts to either entity.

The Park also borders property owned by the Wyoming Military Department and used by the Air National Guard Camp Guernsey for military training purposes. The Park does not feel that the boundary between the two facilities is well defined.



*Guernsey State Park.*

Visitors to the Park totaled 203,944 in 2007, which represented an 11 percent decrease over the previous year. The decrease has been attributed by Park officials in large part to increased fuel costs for motorists who visit the park.

Glendo State Park has 441 campsites of which 175 are semi-private campsites. The remaining 266 campsites are primitive sites which do not provide for restroom facilities or other amenities. New campgrounds have been constructed for Sandy Beach and one other campground area which provided improved facilities but did not increase the number of camping spaces.

There are 28 leased cabin sites within the Park boundary including a private marina. A moratorium on new cabin sites was placed on the Park by the Bureau of Reclamation and the State of Wyoming. The moratorium has not conflicted with private development which has impacted the Park positively by increasing the number visitors to the Park.

The road network within the Park is reported to be adequate and in good repair.

Intergovernmental cooperation between agencies includes a Memorandum of Understanding (MOU) with the Bureau of Reclamation. The MOU provides land management responsibilities in the areas of weed and pest control, grazing permit oversight, and annual inspection of leased cabin sites. The Park is governed by a Master Plan and the Bureau of Reclamation enforces codes through leases and licenses required to operate on federal land. Goals and responsibilities for the Park are formulated by Park personnel and reviewed and approved by Wyoming States Parks Department in Cheyenne. The Master Plan for the Park can be viewed on the State Parks Web site <[wyoparks.state.wy.us/](http://wyoparks.state.wy.us/)>.

The Park also maintains cooperation with Platte County, particularly with road and access issues. The Park Superintendent indicated a desire to participate in more County meetings and indicated an excellent relationship with all County entities.

### 5.8.2 GLENDO STATE PARK

WLC received no response from the Glendo State Park staff. However, there is a detailed master plan for Glendo state park on the state parks Web site <<http://wyoparks.state.wy.us/index.asp>> which spells out a variety of uses for the many playing around the reservoir.

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## **5.9 PLATTE COUNTY PLANNING AREAS**

### **5.9.1 LARAMIE RIVER POWER STATION INDUSTRIAL PARK**

The Energy Park Board, a precursor to the present day Wheatland Area Development Corporation, created the Laramie River Power Station Industrial Park in the early 1990s. The industrial park at the power plant has suffered from the requirement that land be leased and that tenants use the steam heat system that would be provided by the plant. The Town of Wheatland is responsible for maintenance of the vault and the vault and the pipeline for the steam heat belongs to the Town. The land itself is under the ownership of Missouri Basin Power Plan. The site needs a special type of industry, which has not yet been found. As a result, development of the Park has been slowed.

### **5.9.2 AGGREGATE MINING**

The County has recently adopted aggregate mining regulations which require permitting through the County as well as through DEQ for gravel or aggregate mines. These requirements prohibit such mining operations within one-quarter mile of a municipality. The process requires a review by adjacent property owners and a formal DEQ and County process of hearings and approval. As the regulations are very new, the County should review those, see how they are working and possibly amend them as needed. As with Confined Animal Feeding Operations, it would be advantageous to the County to designate areas where these operations are not desired as they conflict with other land uses, such as municipal areas, growth areas, State Parks, and other natural areas.

### **5.9.3 CONFINED ANIMAL FEEDING OPERATIONS**

Hog feeding operations with large numbers of animals have potentially been regulated through the specific permitting requirements and future new facilities may not be proposed in Platte County. However, there are a large number of animals that can be fed without reaching the CAFO limits. Hog farms and other feedlots are permitted through a special permit in the Agricultural District and in some instances the Industrial District. It would be advantageous for the County to include in the plan areas where the confined animal feeding operations are not desired as they conflict with other land uses. This could be a policy in the plan and be useful for the County for later implementation in zoning requirements.

### **5.9.4 ROADWAY PLAN**

Platte County has State Highways, Interstate Highways, County Roads, subdivision roads, and possibly other forms of roadways that all provide necessary access to public and private properties. Functional classification of roadways is a hierarchical process in which roadway function and design standards are determined. Locals, collectors, and arterial streets make up the classification system. Roadways are classified by their volumes, their purpose, and their construction. For the most part, county-maintained roads in the County are classified as collector roadways.

Local roadways provide primary access to individual properties and do not provide for through traffic to other than the properties in the area. These roadways are often the narrowest, and have many accesses to property, and are designed for lower speeds and low traffic volumes.

Collectors are wider streets with a wider right-of-way. They provide for through traffic from the local streets in a network fashion such that an individual can leave his property on a local street, get on a collector which will take him to his destination. Local streets may also lead to an arterial street. Arterials are the widest and the most heavily traveled roadways in the classification system.

Collectors and arterials provide direct access to individual properties (hopefully this is limited) but for the most part they connect places; the farm to market roadways and others that serve rural area and connect the rural area to the urban area, and to the Interstate and to state highways.

It is in the County's best interest to classify roadways and not overbuild roadways. If a local roadway can serve a

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subdivision or neighborhood it is not efficient or effective to require a developer to build a wider roadway. AASHTO, the American Association of State Highway Traffic Officials, has standards for roadways that are based on the purpose of the roadway and the volume of traffic, the terrain, and other factors such as truck traffic and speed limit.

Platte County does not have standards for widths or construction of the cross-section of roadways, be they County roads or subdivision roadways. There can be some flexibility in these standards as there is flexibility in the AASHTO standards. The difficulty for Platte County as expressed by the Road and Bridge Department is that in irrigated areas, the easements on these roadways are only 40 feet wide, which is a difficult easement width to incorporate into developing areas.

The standard County road may be 24-feet wide paved, with a drainage swale on each side of the 40-foot easement. This configuration leaves very little room for drainage swales or utilities that need to be placed in the easement.

It is not affordable for the County to maintain subdivision roads. This is a common practice in Wyoming Counties; there just isn't enough money to maintain even the County maintained roads, much less the subdivision roads. It is also important that subdivision roadways be dedicated as rights-of-way to the public for emergency and law enforcement access, as well as access by the public to lots within a subdivision. Developers will often expect the County to maintain the roads. The County's function is to provide access to the entire County in a quality fashion allowing services to be provided along roadways and to provide access to all parcels of land along the roadways in the County.

There is a concern that East Oak and Hightower and other county maintained roads are just too narrow and that growth in the area will generate too much traffic. WLC's recommendation is to use the AASHTO guidelines for local and collector roads, which do allow for narrow roadways, based on low traffic volumes and maintaining a low speed limit. Available traffic counts from WYDOT are outdated, having been completed in the mid 1990s. The counts may have some validity today as the County population was larger in the '90s. The traffic counts show traffic volumes in the 100's which are truly local road volumes, and the roads should be able to handle volumes up to a couple thousand, which approaches collector road volumes. The major concern for these roads is the agricultural truck traffic during different seasons of the year. Buying more right-of-way is almost impossible over a length of road and private properties, and widening these roads could be accomplished in sections, which would allow for more safety. Possibly right-of-way could be obtained in a few sections and the roads widened through those sections.

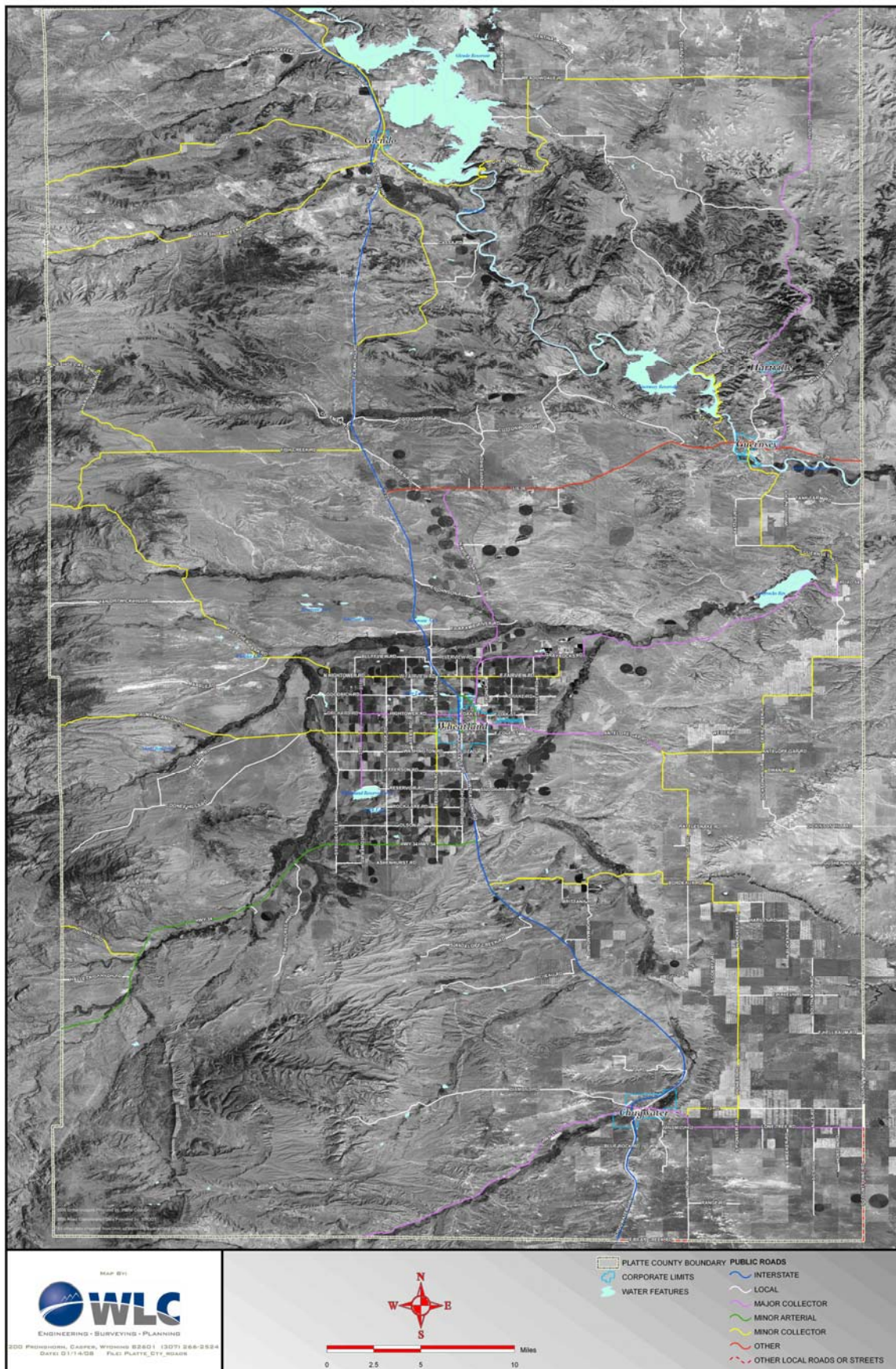
Corridor preservation can also be accomplished through a cooperative effort with municipalities. Wyoming State Statutes allow municipalities to file official maps as part of a master plan delineating planned transportation corridors. The maps provide alignments for access, setbacks, subdivision development and zoning requirements and can include areas outside of the corporate limits of the Town. A Master Plan must be adopted by the community which includes the official street plan and new streets, extensions, widenings, narrowings or vacations of streets must be accurately surveyed and definitely located on the map.

Major proposed new roadways in the County are concentrated in the Wheatland area. One new road, which would be built by the private sector possibly with government assistance through grants, would be a roadway through the Bowen and Britz properties from Hightower to Swanson Road. The road would open up the area for development and would provide an alternate route for the crop trucks in the fall which currently travel past the high school. An alternative road extension would be Preuit from Hightower Road north to Swanson Road. This extension would also provide an alternative route for agricultural traffic.

Another option would be an overpass on I -25 south at Cozad Road. This would also allow crop trucks to avoid in-town routes. This road would be part of a loop proposed around the east side of Wheatland, where Cozad Road would connect to Y-O road, and the loop progress north to North Road. An additional road would be connecting 9th to 16th across the vacant land bordered by 16th, 9th, and Swanson at the north end of Wheatland.



## PLATTE COUNTY, WYOMING - PUBLIC ROADS





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### **5.9.5 LIMITED ACCESS TO PUBLIC LANDS**

One of the major concerns expressed in the committee process was the concern that the county not lose access to public lands. While one major goal of the plan is resource preservation, development of resources in the way of tourism, hunting and other recreation uses require a good access plan and policy. The County should work carefully with public and private landowners to ensure access to lands for recreational uses, remembering that the landowner may have concerns about such access.

### **5.9.6 CONCEPTUAL DEVELOPMENT PLAN - PROPOSED LAND USE OF PLATTE COUNTY**

#### **Proposed or Future Conceptual Land Use for Platte County**

In order for the County to grow and its economy to continue, land use conflicts need to be minimized. The three tiered proposal for Platte County is one which will allow all areas of the County to grow while not impacting the other areas negatively. The three tiers are 1.) limiting urban growth to urban areas; 2.) limiting subdivisions in rural areas and 3.) limiting development near state parks and other resource areas so the County can preserve its natural resources for the residents' use, residents' viewing of the County, and visitors and tourists who can be a critical element of the economy of the County. Developing specific plans for the special areas state parks, Camp Guernsey, and tying those in with the overall plan for the County would be a very beneficial process for the County, and is begun and partially accomplished in this plan. The rural area, the agricultural areas, and the irrigated lands have their place in the culture and the customs of the County and contribute to the economy of the County as well.

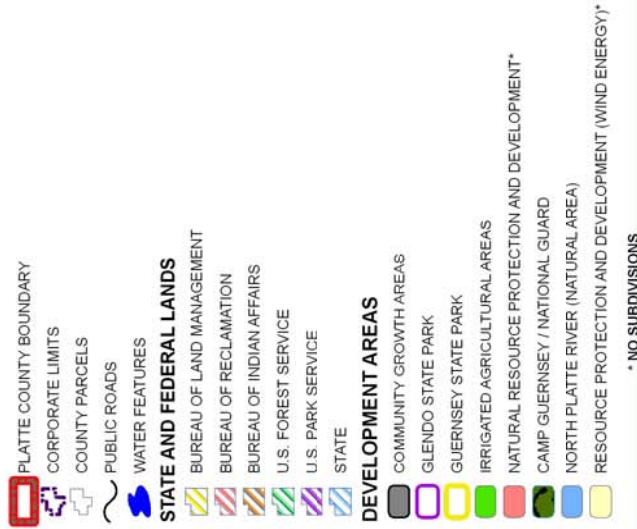
No major change is proposed from the existing land use plan to the proposed land use plan for Platte County, but understanding the differences between those areas, the urban, the rural, and the special planning areas, will allow the County to deal with the conflicts that may occur between those uses and will allow property owners in all three areas including Government, to make the best use or the highest and best use, as real estate professionals say, of their land.

In relation to proposed development there is little change proposed from the current land use in the County. The two areas where conflicts may arise are in the Wheatland area, with growth of residential areas in to the irrigated agriculture areas, and at Camp Guernsey where the expansion of the camp and National Guard facilities are being planned and now are being coordinated with the town of Guernsey and the coordination effort expanded to include the County in a more formal roles. There is currently a need for housing in the Guernsey area, and the Town and National Guard are coordinating an effort there.

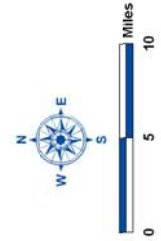
Potentially the major change in the landscape of Platte County is the creation of wind farms. While there are some impacts and conflicts wind farms have fewer impacts than most other forms of land development. The County has been proactive in creating wind farm regulations and land owners are forming coops to work with the energy companies in development of wind farms.

# DEVELOPMENT PLAN

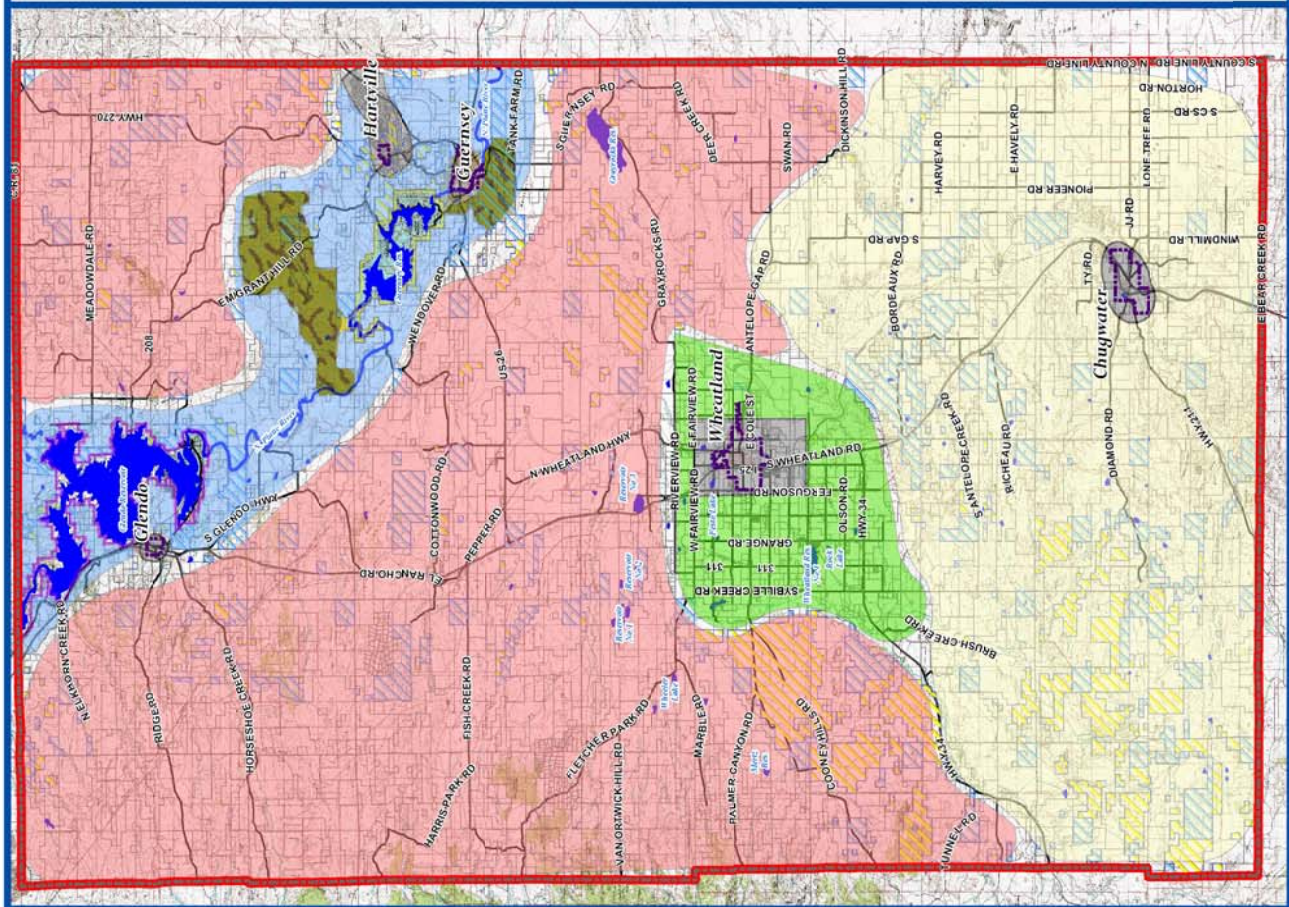
## PLATTE COUNTY, WYOMING



Enhanced Digital Raster Graphics (DRG-E) provided by BearTooth Mapping, Inc. (1999)  
 Water(2000), parcels(2006), corporate limits(2006), and Platte County Boundary provided by Platte County.  
 Ownership data obtained from Univ. of Wyoming Spatial Data Clearinghouse (1994)



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## CHAPTER 6

### *IMPLEMENTATION AND RESPONSIBILITIES*

#### 6.1 WORK PLAN

The Goals Chapter, Chapter 2, lists who is responsible for completing the work outlined and the timeframe to accomplish the goals, policies and strategies.

#### 6.2 TEN STEPS TO A PLAN FOR PLATTE COUNTY

The goals, policies and strategies are quite involved. To simplify the process, ten basic things the County should do to implement this plan are listed below. Implementation of the plan will assist the County in having a positive planning process for the citizens of Platte County.

1. Under the auspices of the County Commissioners, the County should establish coordination efforts among the local jurisdictions, the economic development and chamber organizations, and develop a “Grow Platte County” program. Grow means whatever it takes to increase population, economy, and agriculture. Growing agriculture should include new ideas about reinventing agriculture locally and looking for new opportunities.
2. Market the County’s natural resources for tourism and outdoor recreation. Develop a positive marketing plan involving a broad base of organizations and the public.
3. The County should participate with Guernsey and the National Guard in preparing for the growth of Camp Guernsey.
4. Continue efforts to be ahead of the curve with co-ops and regulations that will facilitate the growth of wind farms in Platte County.
5. Coordinate with Wheatland on a growth area plan around Wheatland so the market for suburban residential development can be managed to protect the Wheatland aquifer and manage the use of irrigated land.
6. Complete a source water protection plan for Wheatland to determine how to protect water quality.
7. Adopt the Uniform International Building Code (IBC) for the County. In the long run, the hassles are worth it and the county will be better off.
8. Update the zoning and subdivision regulations.
9. Determine that there is a need for “community appearance” efforts and update and enforce nuisance codes.
10. Review, update and amend the plan on a regular basis.

#### 6.3 ZONING

Zoning is critical to implementation of the plan. A review of the existing County zoning resolution was completed. Recommendations for updating the County’s zoning and subdivision standards are outlined below.

The County zoning resolution is formatted around categories of land uses. They are:

Category 1- Single Family

Category 2 - Multi-Family



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Category 3 - Commercial

Category 4 - Industrial

Category 5- Agriculture.

These are very basic zoning districts which were adopted in 1998. Zoning itself in the County is based on development areas and special use areas with the vast majority of the County being zoned agriculture. There is some residential in the developed suburban areas around Wheatland. Special use permits are the controlling mechanism for the agriculture district. Special permits are required for the confined animal feeding operations and recently adopted aggregate mining requirements. There are also provisions for mobile home parks, mobile home subdivisions and travel trailer parks. The current zoning has been in place for only a few years and zoning occurs as land develops when lands are changing from one use to another. The process of rezoning areas of the County from agriculture to other uses will be a slow one.

Current issues in zoning include the 35 acre exemption for subdivisions in counties. This is related to zoning in the fact that the Platte County requirements have no minimum lot size requirements for the agriculture zoning district. It would be good to establish a minimum lot size for the Agriculture District to insure that lands zoned agriculture are used as agriculture, and cannot be subdivided under the guise of agriculture into what is actually a residential subdivision. Another much needed zoning district is a suburban zoning district for the area outside a municipality where a subdivision could be developed with 3 or 5 acre minimum lot sizes allowing for private water and private sewer. The current single family and multi-family districts are not appropriate for the suburban type residential development. Amendments made to Wyoming State Statutes governing subdivision development and acreage exemptions has passed the legislature but has not been signed into law by the Governor. This legislature changes the acreage exemption from 35 acres to parcels over 100 acres which would force much larger lots to be laid out and sold in the County.

The County could establish a planned unit development district or PUD. This district would allow flexibility in development when typical zoning, the geometric or Euclidean zoning, is not flexible enough for high density developments or for residential developments with home owners associations and common space for a second home area. This would be an advantage for the County as it would encourage good design in new residential areas and in the second home areas.

The County could also take a serious look at establishing one or two residential zoning districts between Agricultural and the current Residential District, to allow a more suitable Residential District for suburban lots, with hopefully public water or private water and private sewer, which would include setback requirements, minimum lot sizes and allow a much better suburban area development than is now possible under current zoning.

## **6.4 PLATTE COUNTY SUBDIVISION REGULATIONS AND SUBDIVISION REVIEW PROCESS**

The Platte County subdivision regulations overall are a workable document. In evaluating the review of the proposed Kidd Subdivision, using the subdivisions regulations as the staff has enforced them is a good, workable process. There are several items that need to be evaluated in the regulations, however.

- The regulations have been updated to include family exemptions, and the simple subdivision review process, which are being used and appear straight forward and workable.
- The notification process of adjacent land owners is good in that they are informed of the process, but it appears they must sign a form that says they have been notified. This is good in a way, but can be cumbersome as well when there are many adjacent land owners in an adjacent subdivision.
- The regulations require a disclosure statement from the developer that is recorded with the plat, or should be. The disclosure statement explains the details of the development, what road maintenance is required if



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any, soils percolation tests results, the presence of public water or public sewer and on through the various elements of the subdivision. These are excellent requirements.

- There are no road standards in the regulations. There should be. Rights-of-way are designated but no widths are required and no cross-section spelled out. The regulations do reference WYDOT standards, which are an unrealistic standard as the roads would be overbuilt for a rural subdivision road. The developer needs to know what the road standards are before starting the process.
- The regulations state that the developer can apply to the county for the County to take over maintenance of the subdivision roads. Out of fiduciary responsibility, the County should not accept subdivision road maintenance without a careful review to determine impacts on the budget. The Planning and Road and Bridge Departments state that the County does not maintain subdivision roads.
- The lack of road maintenance is a serious problem in existing subdivisions. The County should require all subdivisions and all developers of subdivisions creating new roads, to establish an Improvement and Service District. This district setup allows a board of directors to establish a road maintenance assessment fee that are collected with property taxes by the County and returned to the district board to use for road maintenance expenses. Because the County collects the assessment with the taxes, there is no debate about paying the assessment. In addition, if the district wants to install public utilities or make other improvements they can establish a special assessment for the project, with the property owners voting to assess themselves for these improvements. The district is a much better format than a homeowners association which does not have taxation authority.
- The County should review all proposed covenants to ensure they do not conflict with zoning.
- The methodology of land donation section for park lands needs to be revisited. It may work for Platte County, but in general, requiring a park land donation or a cash donation for construction of park in a rural subdivision or in a subdivision with lots over a half acre is not productive. People with large lots don't need an urban park for their kids to play in. The land donation/cash in lieu process works better for fire station sites or other sites necessary for the County to provide service to the new subdivision. Rural parks often exist as unimproved parcels that have no improvement and are not maintained.
- Requiring underground utilities (power, phone) versus overhead utilities can be excessive in larger lot developments.
- The regulations require individual lot grading and drainage plans. This is a good requirement, however, there needs to be an overall drainage plan for each individual lot to tie into.
- There should be a good process to design and allow for phasing of construction for subdivisions. Often it takes many years to build-out a subdivision and phasing helps prevent roads from being built to vacant lots which are never used or maintained.
- The requirement for a bond for the value of the proposed improvements is good. This needs to be a workable process where the County has the authority to cash in the bond and hire a contractor to finish the work if the developer can't financially complete the work.
- The requirement to store water in cisterns for fire prevention is a good one and better than no water supply at all.
- The allowance that there doesn't have to be telephone service provided to the subdivision is not good. Unless you have a cell phone that works in the rural area, you likely need a house that has telephone service for emergency purposes. Lack of phone service is a safety problem. A disclosure statement

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should be required when there is a lack of phone service. Cabin sites are one thing, but a full time residential subdivision should require phones.

### **Kidd Subdivision Review Staff Report**

In looking at the staff report for the Kidd Subdivision, a 315 acre large lot subdivision, it appears the process was thorough and that there was ample opportunity to comment from the potentially impacted neighbors and utility companies, Game and Fish, and others.

## **6.5 NUISANCES**

Without investigating all of the available resolutions that Platte County has available for nuisance abatement, the consultant recommendation is that to place those resolutions and regulations in the zoning resolution. Nuisance violations are handled typically as zoning violations with understood penalties and a process for enforcement by the county staff.

Nuisance enforcement is at best a group effort among County staff. This group or committee should include the planning staff, any health department officials other than planning staff, fire department, road and bridge and the sheriff's office. Directly tied to this group should be the county attorney who would be charged with prosecuting zoning violations, i.e. nuisance violations. This group should have at its availability various techniques and resolutions and regulations that apply to nuisances. The Fire District should have a variety of different requirements for weeds and other nuisance characteristics that they can enforce. The Sheriff can deal with junk vehicles and towing of those as well as assistance with enforcement.

This is an initial first step but prior to even this step, the group itself needs to develop nuisance regulations that are applicable and enforceable, based in definitions of nuisances, and that are standardized. One man's treasure is another's junk, and the definition of junk and the determination of what is junk and what is a nuisance has to come from the staff and then be determined through prosecution of violators. While junk yards are defined in zoning, junk itself needs a definition as does a salvage yard. How many vehicles are allowed needs to be included.

All of these things need to be defined in the zoning resolution as a compilation of existing regulations from other locations. Having the group work with one set of regulations will standardize the issues. At the same time or in advance of adopting these requirements, the group should inventory nuisances within the County, i.e. junkyards, weeds, accumulations of debris, and should photograph, date, and catalogue the nuisances. This inventory should be maintained. Through the inventory process, the determination can be made as to what is legal non-conforming and what is not, keeping in mind that it cannot be "grandfathered"; nuisances are not legal non-conforming uses even if they were established prior to zoning or before the regulations were adopted. Nuisances are health, safety and welfare issues.

Regulations and group work must be followed up with staff enforcement of the regulations. The group can determine what they feel is a nuisance but someone has to file the notices of violation, contact the violators, cite them, and work with the county attorney for judicial enforcement. All this is expensive. The County needs to make a determination as to the priority that junk and nuisances have. Is it worth adding another staff person or using the county attorney to prosecute zoning violators and nuisance violators versus "real criminals?" The expense must be balanced with the benefit of a cleaner county. A determination should be made about working with the Town of Wheatland in the fringe area where there are junkyards and where it's hard to determine that whether some of the junkyards are in the Town or in the County.

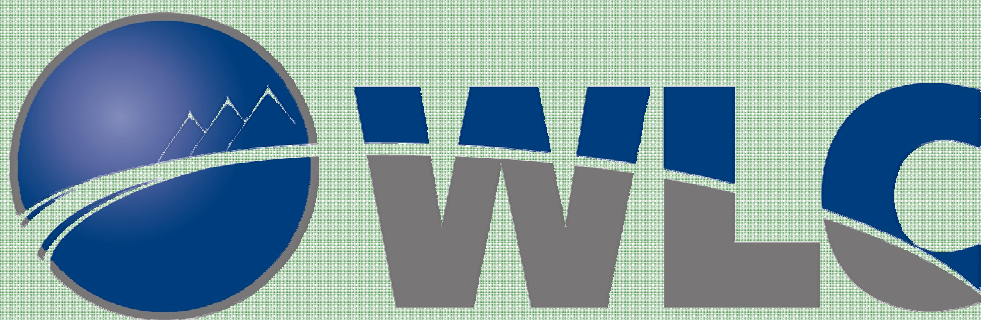
All this being said, the best solution to nuisances is to provide programs to people to assist in cleaning up their property themselves. A free day at the landfill, volunteer cleanups of road rights-of-way, helping private property owners clean their property are all better than spending time citing the same people for nuisance violations. There could be a fund set up for assisting the people who are on fixed incomes and cannot physically clean their own property. Putting dumpsters in neighborhoods and allowing people to clean their property and deposit waste in the dumpsters at the County's expense can be a beneficial process if it is not already being done. Another part of

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nuisance abatement is screening. If nuisances can be screened, the benefit is significant. Screening is not always easy because of different elevations and variations in opaqueness of the screening. WYDOT also has a junkyard control act which requires screening of existing junkyards and prohibition of junkyards within several hundred feet of various state and federal highways.

## **6.6 BUILDING CODE—TO ADOPT OR TO NOT ADOPT**

It is a major decision for any county to adopt a building code. It is a major expense to adopt a code, learn what it's all about, enforce it, and enforce it fairly. Benefits to the county are the increases in the value of housing over the long term. When new housing complies with building codes, the housing stock is going to last years longer than those which were not built to code. There are issues as well of enforcing building codes within the agricultural areas, ranches and farms. This is a sensitive issue but can be dealt with over a period of time through sympathetic enforcement of the building code, and requiring new structures to be built to code rather than requiring retro-fits in an arbitrary fashion. One of the most efficient ways for a county to have building codes and enforcement is to contract with the local municipality's experienced building official and their established process. This is a common practice around Wyoming for counties to contract with the municipalities for not only building inspection services, but also zoning and nuisance enforcement services. In the end, many people want their building to be built according to the code so it can be financed through FHA or other government programs, which do require quality construction.



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