Town of Wheatland

Community Development Plan

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Wheatland Community Development Plan

Table of Contents

CHAPTER 1: PROJECT BACKGROUND
1.1 The Town of Wheatland ................................................................. 1
1.2 Project Background ................................................................ 1
1.3 Summary of Community Assets and Challenges ..................... 2
1.4 Planning Concepts ................................................................... 3
1.5 State Planning Statutes ............................................................... 3-4
1.6 The Planning Process (Diagram) ............................................... 5
1.7 Meeting Challenges Head-On .................................................... 6
1.8 Planning Period ........................................................................ 6

CHAPTER 2: COMMUNITY MISSION STATEMENT, GOALS, POLICIES AND STRATEGIES
2.1 Wheatland Mission Statement .................................................. 7
2.2 Wheatland Goals, Policies and Strategies ............................... 7-12

CHAPTER 3: WHEATLAND POPULATION AND ECONOMY
3.1 Population ................................................................................ 13
3.2 Population Forecasts ................................................................. 13
3.3 Economy ................................................................................. 14
3.4 Economic Projections ............................................................... 14

CHAPTER 4: COMMUNITY AND PUBLIC FACILITIES AND INFRASTRUCTURE
4.1 Introduction ............................................................................. 15
4.2 Water ...................................................................................... 15
4.3 Sewer ..................................................................................... 15
4.4 Storm Water Drainage ............................................................. 15
4.5 Roadways ................................................................................ 15
4.6 Electricity ................................................................................. 15
4.7 Public Services and Facilities .................................................. 18
4.7.01 Town Hall ........................................................................ 18
4.7.02 Fire Department ................................................................. 18
4.7.03 Landfill/Solid Waste ......................................................... 18
4.7.04 Airport .............................................................................. 18
4.7.05 Police ................................................................................ 18
4.7.06 Schools ............................................................................. 18
4.8 Parks and Recreation ............................................................... 20
4.8.01 Pathway System ................................................................. 20

CHAPTER 5: LAND USE
5.1 Physical Setting ....................................................................... 22
5.2 Current Land Use ..................................................................... 22
5.3 Residential Neighborhoods ..................................................... 22
5.4 Downtown ............................................................................... 22
5.5 Commercial Areas ................................................................. 22
5.6 Industrial Areas/Imerys .......................................................... 24
5.7 Future Land Needs ................................................................. 24
5.8 Planning and Growth Areas .................................................... 24

CHAPTER 6: CONCEPTUAL DEVELOPMENT PLAN
6.1 Planning Concepts for Wheatland ............................................ 25
6.2 Land Use Needs and Projections .............................................. 25
Planning Map Index .................................................................... 30

APPENDIX
Review of Wheatland’s Development Code and Recommendations for Revisions ............................................. A-1
Wheatland Zoning Map ............................................................. A-3

MAPS
Wheatland Water Map ................................................................. 16
Wheatland Sewer Map ............................................................... 17
Wheatland Airport Map .............................................................. 19
Wheatland Pathway Map ............................................................ 21
Land Use Map .......................................................................... 23
Planning Map Index ................................................................ 30
Planning Area Map 1 ................................................................. 31
Planning Area Map 2 ................................................................. 32
Planning Area Map 3 ................................................................. 33
Consultant Suggestions ............................................................ 34
Future Housing Needs ............................................................... 35
Roadway Plan .......................................................................... 35
Public Roads Map ..................................................................... 37
Planning Area Map 1 ................................................................. 31
Planning Area Map 2 ................................................................. 32
Planning Area Map 3 ................................................................. 33
Consultant Suggestions ............................................................ 34
Future Housing Needs ............................................................... 35
Roadway Plan .......................................................................... 35
Public Roads Map ..................................................................... 37
CHAPTER 1
WHEATLAND AND COMMUNITY PLANNING

1.1 The Town of Wheatland

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 to form 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. The Community Assessment, undertaken in 2000-2001 has been a tremendous asset for business and elected leaders, and has helped guide development and community resources. The Community Development Plan will be a critical accompaniment to that Community Assessment and those to come.

The area offers easy access to two state parks, numerous recreational opportunities, history and much more to the citizens of Wheatland and visitors traveling along Interstate 25.

Wheatland has seen its ups and downs over the years with various boom and bust cycles. Its largest employers, Laramie River Station, followed by Platte County School District #1 and Platte County Memorial Hospital, are alive and well and do much to support the economy. Merchants in the downtown area experience challenges but efforts are taking place to help boost the economy in the historic downtown, as well as to accommodate growth occurring along 16th Street.

The Platte County Historical Society, the Platte County Historic Preservation Commission and others are working hard to develop opportunities that will take the motorist off Interstate 25 and through the business area. Pride in Wheatland is noticeable throughout the community—there is a unique Heritage Park in downtown Wheatland, once a burned out hole, now a popular place for the community to gather during local celebrations. Beautiful murals, created by the Platte County Art Guild as part of the Centennial Celebration, enhance the downtown. A host of unique retailers are the core of the community. North to south, 16th street runs parallel to the Interstate and offers a huge opportunity for high profile businesses, such as automobile dealerships, restaurants, manufacturers and retailers. The possible development of a Business Park on the west side of Interstate 25 and Exit 80 will only serve to enhance that growth. Efforts to redevelop the site of the former Imerys Marble plant will add to overall efforts.

1.2 Project Background

In 2007, a group of interested citizens from the Town of Wheatland got together to brainstorm about what could be done to stimulate the Town’s 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 interest in taking a good look at Wheatland grew and resulted in the Town obtaining a grant from the Wyoming Business Council to complete a community development plan and to draw on information provided through a Community Assessment completed by the Wyoming Rural Development Corporation in 2000. The purpose of the development plan was to look at community development from a land use, infrastructure, and organizational viewpoint, with the development of the community tied together with an implementation 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 in the development of the plan.

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 community. Today, agriculture remains a staple of the local economy, although it is relatively small in terms of total employees and revenue. Wheatland serves as a regional center for smaller municipalities including Glendo, Guernsey, Chugwater, Hartville 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. The housing tends to be in good condition with local real estate professionals indicating a need for more three bedroom homes and affordable housing options. Newer neighborhoods exist on the fringes of the Town. Pockets of underdeveloped or vacant land can be found throughout the Town.

The Town has a good image and reflects a caring community. The local Chamber of Commerce and Wheatland Area Development Corporation (WADCO) has been active in promoting the community. A business park was established near the power plant but has gone largely undeveloped due to lease versus purchase options for prospective tenants. There is great incentive for the Town to increase their economic development efforts since a declining and aging population could bring undesirable consequences.
CHAPTER 1
WHEATLAND AND COMMUNITY PLANNING

1.3 Summary of Community Assets and Challenges

On the positive side, the region has significant archaeological and historic features that are an attraction to visitors and abundant natural resources to attract recreationalists. The Town’s location near state parks and reservoirs provides for easy access to outdoor recreation in all directions, and Wheatland is close to several large municipalities including Casper and the state capitol, Cheyenne. In addition, the metropolitan area of Denver, Colorado is just several hours south on the Interstate. These are tremendous assets that can be used in marketing the area.

The key to development of the community will be to strengthen and improve the Town’s physical attributes, create a more vibrant economic base, make the Town a place where people want to live and start a business, and to stimulate those businesses already in existence to expand their business. With community support and effort, these goals can be reached.

1.3 Summary of Community Assets and Challenges

In 2007, this plan’s steering committee reviewed the assessment results and then created their own list of assets and challenges, which are as follows:

**Wheatland Assets**

- “Mayberry-esque,” small town community
- Recreation (Close to Guernsey State Park, Glendo Reservoir)
- Safe place to be
- Good climate
- Public access in all directions from town
- Schools
- Hospital
- Wheatland is a smaller community but is close to a major urban area and the State Capitol
- Proximity to the National Guard Camp Guernsey and its growth and technology
- Regional service provider to people in Platte County
- Lower cost of living (taxes and insurance)
- Close to Denver
- Affordable and adequate utilities
- Diverse religious denominations
- Accessible public officials
- Low traffic volume
- Wide and well maintained streets

**Wheatland Challenges**

- Attractive downtown
- Sustainable growth
- Retain area youth past graduation
- Review and update zoning ordinance and other codes as needed
- Rising housing prices
- New residents desire to change the community
- Rural subdivision growth
- Consumption of agricultural lands
- Preserve western lifestyle
- Lack of backbone utility infrastructure
- Higher paying jobs and business and industries that pay higher wages
- Junkyards
- Gateway beautification
- Static or slight population growth
- Economic development (What will put Wheatland on the map? What will be the draw? Bring people into downtown and off of the Interstate)
- Trains block traffic/lack of sufficient railroad crossings
- Additional access across the Interstate to the south end of Town
- Return of area youth after college
- Bus service to Cheyenne for area commuters
- More retail shopping
- Trades training programs at the high school (mechanics, welding, shop)
- Outdated subdivision standards
- More involvement with the School District and area youth

The list of assets shows that Wheatland has a tremendous amount of ‘good’ in its favor. However, the list of challenges should be addressed by the community.

It is the work of the local government, residents, businesses, and Town staff to create a community development plan that can address these challenges. The plan must have a vision, reasonable goals, and workable solutions to meet and resolve Wheatland’s challenges. Some of the hurdles that lie along this route are the size of the Town and the less than critical mass of volunteers and staff for accomplishing all tasks outlined in the plan. At the same time, Wheatland has assets that can be utilized in meeting the challenges: the available...
technology, recreation opportunities and public access, the potential to increase tourism, and most important of all Wheatland has good people with great ideas and vision who are willing to work hard to accomplish their goals. They care about the future of Wheatland.

1.4 Planning Concepts

With the population being flat or even declining, the Town needs to set targets for growth, determine what is going to grow the Town, and then pursue an implementation plan that can be accomplished by volunteers, boards, commissions, staff and elected leaders. Planning should focus on creating a more welcoming community with sound infrastructure and sufficient housing supply for renters and owners; expanding existing businesses and encouraging new businesses to locate in Town; reuse of the Imerys site; an attractive and vital downtown; and more opportunities for visitors to experience and learn about Wheatland.

1.5 State Planning Statutes

The community development plan deals with land uses, zoning, infrastructure, public facilities and management of potential growth. An inventory of Wheatland’s infrastructure and a snapshot of the Town’s economy, housing, and population are presented. The plan’s goals include strategies for marketing Wheatland. All of this information in combination with the Town’s assessment of its assets and issues are used in developing a plan for growth of the community.

The Wyoming Statutes define the elements of a comprehensive or land use plan.

Chapter 15-1-501 to 506 of the Wyoming Statutes define the plan:

a) For the purposes of this article:

(i) “Commission” means the planning commission authorized by W.S. 15-1-502;

(ii) “Street” includes streets, highways, avenues, boulevards, parkways, roads, lanes, walks, alleys, viaducts, subways, tunnels, bridges, public easements and rights of way and other ways;

(iii) “Subdivision” means the division of a tract or parcel of land into three (3) or more parts for immediate or future sale or building development.

b) Commission authorized; organization and procedure; compensation; staff; consultants; expenditures.

Wheatland Community Development Plan - Page 3
CHAPTER 1
WHEATLAND AND COMMUNITY PLANNING

♦ 1.5 State Planning Statutes Continued

- 15-1-504
- 15-1-505
- 15-1-506

(vii) General character, extent and layout of the replanning of blighted districts and slum areas.

b) The commission may amend, extend or add to the plan or carry any part or subject matter into greater detail.

15-1-504. Master plan; preparatory surveys and studies; general purpose.

In preparing the master plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and probable future growth of the municipality and its environs. The plan shall be made for the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will best promote the general welfare as well as efficiency and economy in the process of development.

15-1-505. Master plan; manner of adopting generally; certification thereof.

The commission may adopt the master plan in parts as the plan progresses or as a whole. Any part of the plan shall correspond generally with one (1) or more of the functional subdivisions of the subject matter thereof. The adoption of the plan or any part, amendment or addition shall be by resolution carried by the affirmative vote of not less than a majority of the commission. The resolution shall refer expressly to the maps, descriptive matter and other matters intended by the commission to form the whole or part of the plan. The action taken shall be recorded on the adopted plan or part thereof over the signature of the secretary of the commission. A copy of the plan or part thereof shall be certified to the governing body.

15-1-506. Master plan; construction to conform, be approved; overruling disapproval; time limitation.

(a) If the governing body has adopted the master plan or any part thereof, no street, park or other public way, ground, place or space, public building or structure or public utility, whether publicly or privately owned, may be constructed until its location and extent conform to the plan and have been approved by the commission. If disapproved, the commission shall communicate its reasons to the governing body which by a vote of not less than a majority of its membership may overrule the disapproval. If overruled, the governing body or the appropriate board or officer may proceed. However, if the public way, ground, place, space, building, structure or utility is one which the governing body, or other body or official of the municipality may not authorize or finance, then the submission to the commission shall be by the board or official having that jurisdiction, and the commission's disapproval may be overruled by that board by a majority vote or by that official. The acceptance, widening, removal, extension, relocating, narrowing, vacation, abandonment, change of use, acquisition of land for, or sale or lease of any street or other public way, ground, place, property or structure may be similarly overruled.

(b) If the commission fails to act within thirty (30) days after the proposal has been submitted to it, the proposal is deemed approved, unless a longer period is granted by the governing body or other submitting body, board or official.

This Comprehensive Community Development Plan incorporates many aspects of a Master Plan. It can now be used as a basis for revising Zoning and Subdivision Codes, and development of an Official Street Plan for provisions of street and road extensions.
CHAPTER 1
WHEATLAND AND COMMUNITY PLANNING

1.6 The Planning Process

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, TRANSPORTATION, HOUSING, AND COMMUNITY FACILITIES NEEDS NECESSARY TO SERVE ANTICIPATED POPULATION 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

STEP 8 AMENDMENT AS NECESSARY
UPDATE / FEEDBACK
1.7 Meeting Challenges Head-On

Although the challenges are great, they are not impossible to overcome. Other communities the size of Wheatland have refocused their efforts, moved ahead, and are thriving; Wheatland can as well. The Heartland Institute for Community Development, which has specialized in supporting small towns in the West and Midwest, publishes keys to small community survival and growth. The Heartland Center publication, “6 Myths About the Future of Small Towns,” is worth summarizing as they are directly applicable to Wheatland. The myths focus on the basic functions of a small town.

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.

Wheatland has some strong assets in its favor. The proximity to the larger communities of Cheyenne and Denver provide opportunity for seasonal residents looking to take advantage of the recreational opportunities. Telecommuters and home based businesses will find Wheatland a viable option as both a place to live and to work. Wheatland may see an increase in residents who physically commute from Wheatland to Cheyenne or Denver since housing prices are typically lower in Wheatland. Camp Guernsey, located just 30 miles to the north of Wheatland, is planning to expand in the coming future bringing the potential for additional residents to Wheatland. The Heartland Center’s “7 Secrets to Coping with Change in Small Towns” can assist Wheatland in capitalizing on these opportunities:

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.

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.

1.8 Planning Period

The planning period for the community development plan is twenty years, with review and amendments approximately every five years or as changing conditions warrant amendments. The population is projected to be quite flat through 2020, and only with coordinated effort by the Town private sector, economic development groups, and the residents will there be growth in the community.

While a twenty year planning period seems lengthy, it is necessary in order to plan for growth and maintain land for development. Throughout the planning period, Wheatland should monitor its activities and the economy to make sure the Town is working towards its goals and meeting its challenges with success.
CHAPTER 2  
COMMUNITY MISSION STATEMENT, GOALS, POLICIES, AND STRATEGIES

2.1 Wheatland Mission Statement

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.

2.1 Wheatland Mission Statement

“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

2.2 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...
CHAPTER 2
COMMUNITY MISSION STATEMENT, GOALS, POLICIES, AND STRATEGIES

Planning Goals Continued

- 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.

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.

Policy 2: Maintain existing housing.

Strategies:
- 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 3: Promote new housing and housing for specific populations.

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.

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.
CHAPTER 2
COMMUNITY MISSION STATEMENT, GOALS, POLICIES, AND STRATEGIES

Planning Goals Continued

Economic Development Goals

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.
- 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.
CHAPTER 2

COMMUNITY MISSION STATEMENT, GOALS, POLICIES, AND STRATEGIES

Economic Development Goals

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.
- 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.
- 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:

- 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 facades 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 3: 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.
CHAPTER 2

COMMUNITY MISSION STATEMENT, GOALS, POLICIES, AND STRATEGIES

• Tourism Goals

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.

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.

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 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.

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.
CHAPTER 2

COMMUNITY MISSION STATEMENT, GOALS, POLICIES, AND STRATEGIES

• Tourism Goals Continued

• Recreation/Natural Resources Goals

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.
• 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.
CHAPTER 3

WHEATLAND POPULATION AND ECONOMY

♦ 3.1 Population

Wheatland’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 grew 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 Wheatland. Since the 2000 Census, the Census Bureau estimates the population of Wheatland has declined by 3.3% from 3,559 in April of 2000 to 3,440 in July of 2006. (See Table One below).

The U.S. Census Bureau, Census 2000 (Tables DP-1 through DP-4) is one source of recent compilation of data about the Town’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 Wheatland in 2000 was 3,494; slightly more than half (52.7 percent) were female. Median age was 42. About 26 percent of the total population was under 19 years of age, while 20 percent were 65 and over.

Households. Wheatland residents live in 1,501 households, 970 (or 65 percent) of which are family households. It was slightly more common for households to have individuals over 65 years (468 households) than with individuals under 18 years (442 households). 237 households were persons 65 years and older that were living alone. Average household size is 2.27 persons; average family size is 2.84.

Educational Attainment. Taking a look at the population aged 25 and over, 84 percent of Wheatland residents are high school graduates or higher. 17 percent acquired a bachelor’s degree or higher. Statewide, 88% of those aged 25 and over are high school graduates and 22% obtained a bachelor’s degree or higher.

Residence in 1995. The Census Bureau focused on Wheatland residents that were five years and over, which included 3,353 persons. Of that number, 1,922 (57 percent) were residing in the same house in 2000 as they had in 1995. This means that 1,391, or 42 percent, lived in a different house in 1995. Looking more closely at the 1,391 who lived in a different house in 1995, 671 of them lived in Platte County, and 720 lived in a different county in Wyoming or another state (305 and 415, respectively). That number represents a significant turn-over of residents within a Town of 3,353 people in 2000.

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: 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 in population to Wheatland. The Steering Committee projects that Wheatland’s population will increase or remain stable in the coming years.

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Table One—Population Changes
CHAPTER 3

WHEATLAND POPULATION AND ECONOMY

♦ 3.3 Economy

In 2000, 2,849 people living in Wheatland were 16 years and over. The majority of those in Wheatland (62 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 13.5 minutes in Wheatland.

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

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<td>Sales and office</td>
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<td>Construction, extraction, and maintenance</td>
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<td>Production, transportation, and material moving</td>
<td>188</td>
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<td>Farming, fishing, and forestry</td>
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Sixty-seven percent of the employed people in Wheatland were private wage and salary workers. Another 21 percent were government workers. 188 persons (11 percent of the total) were identified as self-employed.

The median income for the 1,519 households in Wheatland that gave the information to the Census Bureau was $35,599. In comparison, the State of Wyoming averaged a median household income of $37,892.

Median family income was $41,793 in Wheatland. Of the 1,017 families reporting their income, 78 had incomes that were below poverty level, 50 of which had children.

Wheatland’s per capita income was $18,829 which is slightly lower than the State of Wyoming’s per capita income of $19,134.

3.4 Economic Projections

The Town’s size dictates what type of economy it can support. The projected population from 2006 to 2020 may depend on new industry, such as wind farms, and expansion of Camp Guernsey. The Town will remain largely a stable community, and unless there is significant change, it can be anticipated that the Town will continue to offer local services and government, sales, production, and construction/_extraction.

Four factors may also impact the future economy of the Town:

Retirees moving to the area and long term residents who remain in the home family may impact the Town’s future economy. In 2000, the number of persons living in Wheatland that were 19 or younger was 25.8 percent of the total population, and the number who were 65 and over was 19.8 percent (the State average was 29.5 percent and 11.7 percent, respectively). Wheatland has an older population whose need for services will need to be addressed by the Town. If the number of retirees and persons aged 65 and above continues to grow as a percentage of the Town’s total population, local attention will need to shift toward increasing senior services, including housing alternatives.

The second factor that may play an increased role in the local economy is home-based businesses, telecommuting, and commuting, especially if those living and working along the front range of Colorado and even Cheyenne begin to move to Wheatland. Home occupations are increasingly popular and allow households more options for employment and income. The Town should encourage this trend with proper zoning controls to ensure these businesses do not impact the character of residential neighborhoods.

The third factor involves the emerging renewable energy industry, in particular wind farms. Platte County is currently being extensively studied by large corporations as an ideal location for wind generation projects. These projects would locate wind turbines designed to capture “clean” renewable energy which is incorporated into the electrical grid and transported to consumers. The initial influx of workers for the construction project would require Town services including a variety of housing types and jobs for spouses. The Town should strive to provide an environment that will attract workers to remain in the community past the initial project construction phase.

Finally, the Air National Guard Camp in Guernsey, Wyoming is planning a large expansion of personnel. Data shows that current camp personnel are divided in approximate thirds with one third living in Guernsey, one third living in Torrington and one third living in Wheatland. The Camp expansion would likely bring more residents to Wheatland, again, creating a need for different types of housing, jobs for spouses, and services. Efforts by the Town to retain these individuals and their families will benefit Wheatland in the long term.

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CHAPTER 4

INVENTORY OF EXISTING CONDITIONS
COMMUNITY AND PUBLIC FACILITIES
AND INFRASTRUCTURE

4.1 Introduction

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 its residents. These services include recreational and cultural facilities.

This chapter outlines existing and proposed infrastructure and services in the community. WLC gathered this information from generally available sources and from conversations with the Town’s engineer. Overall, the Town’s infrastructure appears to be adequate in many areas. Potential and desired growth necessitates that the existing systems not only be maintained, but that plans continually look forward to improving systems and to 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.

4.2 Water

The Town’s water source is provided by seven groundwater wells and is in the process of drilling an additional well. Wheatland’s engineer indicates that there is sufficient water supply to meet current needs as well as any growth and has a total of three-million gallons of water storage capacity. The Town’s engineer indicates that water storage capacity is adequate to meet current needs as well as future growth. A majority of the Town’s water distribution system is cast iron pipe and is in excellent condition. Soil conditions in the Wheatland area are favorable and there is little corrosion. The Town meters all water services.

The Wyoming Water Development Commission (WWDC) funds completion of water system master plans at no cost to communities. These plans will identify any needed improvements to the system and develop financing plans to construct the improvements. The WWDC accepts applications each August 15th for the upcoming legislative session. The Town should apply for funding from the WWDC to complete a Master Plan.

4.3 Sewer

The Town is in the process of constructing a land application sewage disposal system. Currently, wastewater is discharged to Wheatland Creek. Due to more stringent discharge permit requirements, the Town cannot discharge to Wheatland Creek without some level of treatment. Construction of a treatment facility is expensive. In addition, treatment requires additional operating costs, particularly from a manpower standpoint.

The entire sewage system is gravity feed and requires no sewage lift stations. The collection system is in good condition with only a few areas of root intrusion problems in the older sections of Town.

4.4 Storm Water Drainage

The Town’s storm water drainage system is a surface drainage system. The drainage system is generally in good condition and adequately handles most precipitation events.

4.5 Roadways

Wheatland’s streets are generally in good condition. The Town has a seven-year chip seal rotation program; each street is chip sealed every seven years. Some sidewalks in the older parts of Town need replacement. In the rural areas of Wheatland, some of the right-of-way widths are only forty feet (40’) wide. These narrow right-of-ways will make reconstruction of these streets much more difficult, especially relocation of utilities within the right-of-way.

Multiple street and road extensions projects were identified and a complete detailing can be found in Chapter 6. Among those extensions identified are:

- A connector road extending north from Hightower Road to Swanson Road in the area adjacent to I-25.
- The extension of Cozad Road to the east to Y-O Ranch Road and also upgrade Y-O Ranch Road which becomes Front Street to North Road and then west to Swanson Road to make a loop road on the east side of Wheatland. Completion of these extensions would allow agricultural loads coming from the south and the west to bypass Wheatland on their way to the beet storage facility located just north of the IMERYS’s plant site.
- The extension of an east-west road extending down the quarter section line near the intersection of North Wheatland Highway and 9th Street. This road would open this area up for development and should be paid for by the developer and provide a connector road between 9th street and 16th street on the northern end of Wheatland.

4.6 Electricity

The Town owns and operates its own electric distribution system. This is relatively uncommon in Wyoming with only a few communities in the southeast part of the State and the City of Gillette owning their own systems. Wheatland’s electric system is in very good shape, however, it is close to maximum capacity.
WHEATLAND SEWER COLLECTION

Courtesy of Sunshot Engineering, Wheatland, WY
CHAPTER 4

INVENTORY OF EXISTING CONDITIONS
COMMUNITY AND PUBLIC FACILITIES AND INFRASTRUCTURE

✦ 4.6 Electricity

✦ 4.7 Public Services and Facilities
  • Town Hall
  • Fire Dept
  • Landfill
  • Airport
  • Police
  • Schools

WLC recommends that the Town investigate needed improvements to supply the Town and to provide service to future growth areas.

4.7 Public Services And Facilities

4.7.01 Town Hall
The Town Hall is located at 600 9th Street in the former post office. The council chambers are adequate to handle the vast majority of meetings. In addition, Town hall has room to house several additional staff members.

4.7.02 Fire Department
Wheatland has an all-volunteer Fire Department with thirty-two (32) current volunteers and room to expand to forty members. The fire station is located at 605 10th Street. In addition to the main fire station, the department has a new fire-training center located off Antelope Gap Road. The department’s apparatus is adequate to meet current needs and future growth, up to an approximate population increase of one thousand people. As Wheatland grows, additional personnel will be needed by the fire department.

4.7.03 Landfill/Solid Waste
The Town will close its landfill the 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. Currently the Town is responsible for closing the landfill, including placement of the final cap consisting of an engineered low permeability material on top of the landfill. DEQ estimated a land fill closure cost of approximately $10,200 per acres in 1997. Legislation has been proposed to provide state funding for the landfill closures. Approved legislation has provided funding for groundwater monitoring and planning for regional facilities but does not provide funding for closure costs. 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. Ultimately, the state may initiate a program to fund landfill closure costs.

4.7.04 Airport
The Town has completed an Airport Layout Plan through the Wyoming Department of Transportation (WYDOT) Aeronautics. This plan calls for acquiring land west of the current hangar location. A portion of this land is the site of the County fairgrounds which may be looking at building a new facility. If the fairgrounds are relocated, the Airport would expand its hangars and ground operations onto the fairgrounds site. Other planned improvements included additional land acquisition for Clear Zones, a turn around at the end of the runway and apron improvements. A map of the Wheatland Airport is shown on page 19 of this plan.

4.7.05 Police
The Police Department currently has nine personnel including seven certified peace officers. Current call volume is around 650 calls per year for each certified officer. The Police Department’s strategic plan is to add an officer when call volumes reach 750 calls per officer, and one support staff position for every six certified peace officers.

The Police Department is currently located at 951 Water Street. This building previously housed three different businesses, and is too small to meet current demands. In addition, there is insufficient evidence storage space.

The Police Department would like to convert to a fleet program for vehicles. Current equipment needs include more and updated tactical equipment.

Information provided by Chief Randy Chesser.

4.7.06 Schools
Bill Templar, Business Manager for the Platte County School District, provided an inventory of the four Wheatland schools noting that no new schools are proposed or warranted at this time. Overall, school enrollment has declined by 500 students in the past ten years going from 1,600 to 1,100 students in the District. Mr. Templar reported the decline affects all grade levels.

The Town has a kindergarten through second grade school which was originally built in the 1950’s and addition in the 1970’s. The elementary school (grades 3-5) was built in the 1970’s at the time of the Missouri Basin Power Plant project. The middle school (grades 6-8) is the newest school facility in Wheatland and was constructed in 2003. The high school (grades 9-12) was constructed in the 1950’s with additions built in the early 1970’s and an expansion in 2004. The current school facilities provide adequate space for additional enrollment up to 500 students, and are in excellent condition. The school district has no new construction projects planned at this time.

4.8 Parks and Recreation
The greatest recreation need for Wheatland is an indoor recreation/community center. Currently indoor recreation activities such as youth basketball are held in school gymnasiums. The recreation programs are competing with school programs for space. A secondary priority would be an indoor pool. The only indoor pool in Town is located at a local motel.

There is a new teen center opening in downtown that is part of the CAN program, a teen drug and alcohol program, which will provide the area youth with additional recreational opportunities.
WHEATLAND AIRPORT OVERLAY PLAN MAP

Land Use Compatibility Guidelines

Zone A:
Buildings, temporary structures, fuel storage facilities, exposed transmission lines, or other similar aboveground land use structural hazards, and shall be restricted to uses which will not create, attract, or bring together on assembly of persons thereon.

Churches, hospitals, schools, theaters, stadiums, hotels and motels, trailer courts, apartment buildings, condominiums, and other pieces of frequent public or semi-public assembly.

Hazardous wildlife attractors such as: municipal waste solid landfills, water management facilities that create above-ground standing water, and wetlands.

Uses of storage of significant amounts of materials which are explosive, flammable, toxic, corrosive, or otherwise exhibit hazardous characteristics.

Uses permitted may include, but not limited to, such uses as agriculture (agricultural crops), horticulture, animal husbandry, raising of livestock, wildlife habitat, light outdoor recreation (non-spectator), cemeteries, and aesthetic parking.

Zone B:
Subject to all times to the height restrictions set forth in FAR Part 77 and to the general restrictions contained in the Land Use Ordinance, the following uses are specifically prohibited in Zone B.

Churches, hospitals, schools, theaters, stadiums, hotels and motels, trailer courts, apartment buildings, condominiums, and other pieces of frequent public or semi-public assembly.

Hazardous wildlife attractors such as: municipal waste solid landfills, water management facilities that create above-ground standing water, and wetlands.

Uses of storage of significant amounts of materials which are explosive, flammable, toxic, corrosive, or otherwise exhibit hazardous characteristics.

Zone C:
Zone C is subject to all times to the height restrictions set forth in FAR Part 77.

Exemptions:
Any building, object, or use that is not compatible with the above restrictions and related prohibitions in the adoption of this ordinance is hereby exempted, so long as the site is specifically provided for in the full Land Use Ordinance.
CHAPTER 4  
INVENTORY OF EXISTING CONDITIONS 
COMMUNITY AND PUBLIC FACILITIES AND INFRASTRUCTURE

♦ 4.8 Parks and Recreation

♦ 4.9 Capital Improvements Plan

4.8.01 Pathway System

Several years ago, the City completed a Master Plan for a pathway system with the assistance of David Ohde & Associates. The master plan identified twenty-nine pathway segments, and to date, the Town has partially completed a pathway from the new baseball fields east along Cole Street to the I-25 interchange.

Three portions of the pathway system are identified in the Master Plan—the new little league fields west to the I-25 frontage road, over the south overpass on I-25, and from I-25 to the cemetery. The last section is not in place as the grades are too steep to meet ADA requirements. Additional engineering and planning is underway to determine different alignments that will meet ADA requirements.

A pathway map is on page 21 of this plan.

Information provided by Molly Wilhelm.

4.9 Capital Improvements Plan

Based upon interviews with members of staff and community groups, four capital improvement projects have been identified. The following section will identify funding sources for those improvements.

Fire and Police Services

The traditional funding source for projects of this nature and emergency service vehicles was the State Loan and Investment Board’s Mineral Royalty Grant program. Prior to 2007 individual applications would submit applications to fund a specific project. In 2007 the program changed to a process where the legislature set-aside an amount of funding for each county through a consensus process. The Board of County Commissioners along with Town Councils representing seventy percent (70%) of the incorporated population in the county must agree upon the project(s) to be funded. Funding from the consensus process is limited to seventy five percent (75%) of eligible project costs. For the 2009/2010 biennium, the legislature has not determined the funding distribution model for local governments. Another possible funding source for the new police station is the United States Department of Agriculture – Rural Development (USDA-RD). Normally USDA-RD is predominately a loan program with grants as a secondary source of funding.

Recreation/Community Center

Funding for these types of facilities are difficult to obtain especially from governmental entities. Normally state and federal grant funding opportunities are designed to provide funding sources for essential public services. Very little state or federal funding is designed to provide funding for quality of life projects. The best funding source for this type of project is the Specific Purpose Tax. Specific Purpose Tax funds can be used in combination with possible funding from foundations. Typically local and state foundations are most likely to provide funding for a project of this nature. Information about Wyoming foundations can be obtained from the Wyoming Community Foundation (www.wycf.org).

Completion of 16th Street North to Swanson Road

The current right-of-way of 16th from Rowley north to Swanson Road is only partially constructed. A twenty-foot easement for the road borders lands to the east which are not presently annexed into Wheatland. At the time of annexation of this property, 16th Street will need to be widened to match the right-of-way and paving widths of 16th Street from Rowley Street south.
Wheatland Community Development Plan

CHAPTER 5

LAND USE

♦ 5.1 Physical Setting

5.1 Physical Setting
The Town of Wheatland is the county seat of Platte County, Wyoming, and is centrally located near the lower Laramie River valley, part of the North Platte River system. Wheatland Flats provided good agricultural soils suitable for both crops and settlement. Irrigation water is provided from the Laramie River and aquifers from the Wheatland Flats provide for domestic and agricultural uses. Development occurred on the Wheatland Flats in and around the area donated by the Wyoming Development Corporation. Isolated instances of abandoned housing and blighted housing should be monitored. In all instances, the Town should ensure that the abandoned house does not become a nuisance because of weeds, unauthorized use, or other neglect. Wheatland should act swiftly on any abandoned housing that is a fire hazard or other direct threat to public health and safety. The Town has authority to declare and abate nuisances and has specific ordinances to control these hazards.

5.2 Current Land Use

Current land use in Wheatland is depicted on the Existing Land Use Map. (See page 23). The map shows development patterns are mostly clean and well grouped. Commercial centers developed along streets with higher traffic volumes and entrances into the Town. There is relatively little encroachment or mixing of commercial and residential uses. Land uses in the Town are classified as high density residential, multifamily residential, mixed residential, suburban residential, mobile home, commercial, industrial, agricultural, open (undeveloped), public, park and semi-public.

5.3 Residential Neighborhoods

Residential neighborhoods are one of its best assets. The older residential sections of Town located in the original Town site are generally very pleasant residential environments characterized by attractive and well maintained homes, mature trees, pedestrian friendly sidewalks, wide streets, and few commercial intrusions. This area is concentrated in the central portion of Town east of Interstate 1-25. Characteristic mixed uses of residential and light business occur on the fringes of the downtown and along 16th Street where vacant land developed as commercial west to the Interstate. The residential uses along the east side of 16th Street are slowly transitioning into commercial uses but some residences along the corridor were constructed as recently as the 1970’s and may be slower to transition. It is advisable to protect and enhance these residential areas. The zoning code should be reviewed and modified, if necessary, to ensure that incompatible land uses are not allowed in the residential areas. The preservation of this residential neighborhood will provide continued support to the downtown.

Additional residential centers, both higher density and larger suburban lots, developed west of the Interstate. Residential subdivisions in this area developed around existing uses that included farming operations and salvage areas. As a result, the area has a higher percentage of mixed uses than the original Town site to the east.

5.4 Downtown

The downtown area of Wheatland consists of properties along North Wheatland Highway and 9th Street. This highway was the original entrance into Town prior to construction of Interstate 25. The downtown is not only a commercial center but also a political center as Wheatland is the county seat for Platte County. In addition to municipal buildings such as the Town Hall and police station, the County Courthouse, jail and Sheriff’s office are located downtown. The area extends several blocks west of 8th Street to primarily 10th Street and beginning at South Road to the south and ending at approximately Rowley Street to the north. Additional commercial and industrial uses extend along the 9th Street corridor north to Highway 320. A portion of the downtown developed east and is bordered by the Burlington Northern Santa Fe Railroad.

The downtown includes important elements that are traditionally found in downtowns, including the post office, restaurants, retail shops and professional offices. The addition of a “pocket park” and numerous hand painted murals add to the historic feel and attractiveness of the downtown. A Main Street project completed in the 1990’s rehabilitated the street, added curb, gutter and sidewalks, upgraded the water line and added aesthetic features such as decorative lighting and landscaping, making the downtown an inviting place to walk and shop. The vacancy rate for buildings is relatively low but some businesses have chosen to relocate closer to the more visible Interstate 25 corridor. However, the downtown still remains a central gathering place for the residents and visitors of Wheatland.

5.5 Commercial Areas

Wheatland serves as a retail hub for several small communities in Platte County. Residents from the nearby towns of Guernsey, Glendo, Hartville and Chugwater as well as rural residents come to Wheatland to shop.

Besides the downtown, the other prominent commercial areas of Town are located along 16th Street east of the Interstate with small pockets of commercial west of the Interstate at the interchange with Mariposa Parkway.
Businesses along 16th Street are those that typically are supported by high traffic and high visibility, and which may target travelers to the area such as fast food restaurants, gas stations, convenience stores, motels and grocery stores. Other support services such as car dealerships, a department store and farm equipment sales and service are also located along this corridor. While the majority of commercial uses are grouped together, some areas include a mixture of residential properties, churches and other non-commercial uses.

5.6 Industrial Areas/Imerys
Wheatland’s industrial areas are interspersed throughout the Town but tend to be located along the railroad right-of-way adjacent to the downtown. The agricultural based economy of Wheatland attracted industry supportive of farming and, therefore, few industrial uses. The primary industrial use is the former Imerys marble finishing and distribution plant located east of the railroad around North Road. This property encompasses approximately 40 acres of land on 15 subdivided lots, and three railroad spurs. The business was closed in 2004 and the property is currently being studied to determine its reuse potential. Other industrial areas are located in the downtown along Antelope Gap and a salvage area located west of Interstate 25 on South Road between Center Street and Preuit Road.

5.7 Future Land Needs
Because only modest growth of the Town is expected, future land needs are also modest. All anticipated future growth can be accommodated within Wheatland’s Town limits or lands immediately adjoining.

5.8 Planning and Growth Areas
As part of the planning process, a future land use map was generated that outlined 25 different planning areas. The 25 areas represent parts of Town that will have different land use recommendations.

In addition, WLC identified nine Growth Areas that include land available for development of new and the expansion of existing uses. The Growth Area will accommodate the moderate growth projected for Wheatland over the next 20 years. The Planning and Growth Areas for Wheatland are discussed at length in Chapter 6 of this Plan.
CHAPTER 6
CONCEPTUAL DEVELOPMENT PLAN

6.1 Planning Concepts for Wheatland

1. Encourage diversification of the economy to provide for strong business development opportunities including agricultural based industries, and developing sectors of the economy including wind farms, robotics, science, and manufacturing industries.

2. Sustainable development, a mix of old and new uses to improve the economy and the tax base.

3. Growth management, to limit sprawl, and to encourage the traditional uses of ranching, agriculture, and resource development in the rural areas.

4. Improve planning for subdivisions and utilities.

5. Promote regionalization of utilities to promote efficiency and to protect the environment.

6. Standardization and fair enforcement of land use plan implementation measures, particularly zoning and subdivision regulations.

7. Maximize coordination between Platte County and the Town of Wheatland.

8. 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.

6.2 Land Use Needs and Projections (Include Imerys and I-25)

The future land use needs for Wheatland will depend heavily on the economic development efforts of the Town. A no-growth scenario is indicated by Census Bureau and State of Wyoming population forecasts. If those forecasts become reality, there is currently adequate land annexed and within the incorporated limits of the Town to provide for residential, commercial and industrial needs.

However, Wheatland has several economic development opportunities which if pursued, would spur the economy in the Town. Projecting moderate growth over the twenty year life span of the Community Development Plan, nine growth areas have been identified within and adjacent to the Town. The Town has been divided into 25 Planning Areas which also incorporate the growth areas. Planning Areas were established by grouping together similar land uses or neighborhoods, reporting on their existing condition, and making recommendations for future land uses. Maps of the Planning and Growth Areas can be found at the end of this section.

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 approximately six by 12 block area 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 reroute 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.

Land Use Recommendation: Preserve and enhance the downtown as a pedestrian friendly commercial center. Work with the Platte County Chamber of Commerce and Wheatland Area 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.
CHAPTER 6  
CONCEPTUAL DEVELOPMENT PLAN

♦ 6.2 Land Use Needs and Projections Continued

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 southwesterly 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 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 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 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 floodplain 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
CHAPTER 6
CONCEPTUAL DEVELOPMENT PLAN

♦ 6.2 Land Use Needs and Projections Continued

**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.

**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 15 –** Bordered by 9th Street on the east, Rowley Street on the north, 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 an appealing commercial corridor. 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:** 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, lower density subdivisions. Relocate mobile home park 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.
CHAPTER 6

CONCEPTUAL DEVELOPMENT PLAN

♦ 6.2 Land Use Needs and Projections

Continued
CHAPTER 6

CONCEPTUAL DEVELOPMENT PLAN

6.2 Land Use Needs and Projections

Continued

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 and 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 school, 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 2 consists of 17 acres and could be used for infill for suburban residential or public uses.

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. Growth Area 4 consists of ten acres and could be used for primarily commercial infill development with high traffic visibility.

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. 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 Platte County 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. Growth Area 3 consist of 250 acres and encompasses primarily irrigated lands. Recommended land use is to leave as irrigated land, however, if developed, suburban residential development is likely to be extended from the adjacent residential subdivisions.

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 Platte County 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 Platte County to coordinate development in the area especially the existing large lot rural subdivision along the West Frontage Road and Jefferson Road.

Growth Area 4: 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. Growth Area 6 consist of 312 acres and is presently used for irrigated agricultural uses. Recommended land use is to leave as irrigated land, however, if developed, suburban residential development is likely to be extended from the adjacent residential subdivisions.
## PLANNING AREAS

### MAP 2

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Recommended Land Use</th>
<th>Conceptual Development Suggestion</th>
<th>Planning Commission’s Conceptual Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Highway Commercial</td>
<td>Increasing number of service/commercial shops.</td>
<td>Increasing number of service/commercial shops.</td>
</tr>
<tr>
<td>2</td>
<td>Residential</td>
<td>Moderate growth of existing housing.</td>
<td>Moderate growth of existing housing.</td>
</tr>
<tr>
<td>3</td>
<td>Public/Hospital</td>
<td>Mixed use development.</td>
<td>Mixed use development.</td>
</tr>
<tr>
<td>4</td>
<td>Mixed</td>
<td>Mixed use development.</td>
<td>Mixed use development.</td>
</tr>
<tr>
<td>5</td>
<td>Commercial</td>
<td>Small retail centers.</td>
<td>Small retail centers.</td>
</tr>
<tr>
<td>6</td>
<td>Industrial</td>
<td>Light industrial.</td>
<td>Light industrial.</td>
</tr>
<tr>
<td>7</td>
<td>Open/Undeveloped</td>
<td>No major development.</td>
<td>No major development.</td>
</tr>
<tr>
<td>8</td>
<td>Mixed</td>
<td>Mixed use development.</td>
<td>Mixed use development.</td>
</tr>
<tr>
<td>9</td>
<td>Rural Residential</td>
<td>Low density development.</td>
<td>Low density development.</td>
</tr>
<tr>
<td>10</td>
<td>Mixed</td>
<td>Mixed use development.</td>
<td>Mixed use development.</td>
</tr>
<tr>
<td>11</td>
<td>Agrcultural</td>
<td>Agriculture.</td>
<td>Agriculture.</td>
</tr>
<tr>
<td>12</td>
<td>Mixed</td>
<td>Mixed use development.</td>
<td>Mixed use development.</td>
</tr>
<tr>
<td>13</td>
<td>Residential</td>
<td>Moderate growth of existing housing.</td>
<td>Moderate growth of existing housing.</td>
</tr>
<tr>
<td>14</td>
<td>Undeveloped</td>
<td>No major development.</td>
<td>No major development.</td>
</tr>
<tr>
<td>15</td>
<td>Mobile Home</td>
<td>Low density development.</td>
<td>Low density development.</td>
</tr>
<tr>
<td>16</td>
<td>Open/Undeveloped</td>
<td>No major development.</td>
<td>No major development.</td>
</tr>
<tr>
<td>17</td>
<td>Mixed</td>
<td>Mixed use development.</td>
<td>Mixed use development.</td>
</tr>
</tbody>
</table>
### Wheatland Community Development Plan

#### CHAPTER 6

**CONCEPTUAL DEVELOPMENT PLAN**

♦ 6.2 Land Use Needs and Projections Continued

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Predominant Land Use</th>
<th>Consultant’s Development Suggestions</th>
<th>Planning Commission’s Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>Maintain existing uses.</td>
<td>Modify zoning code for developement of small commercial lots and appearance/landscaping requirements.</td>
</tr>
<tr>
<td>2</td>
<td>Highway Commercial</td>
<td>Encourage transition of residential to commercial along 16th Street.</td>
<td>Enforce nuisance codes and clean area up to provide better aesthetics for travelers.</td>
</tr>
<tr>
<td>3</td>
<td>Residential</td>
<td>Maintain residential uses.</td>
<td>No comments received.</td>
</tr>
<tr>
<td>4</td>
<td>Commercial/Downtown</td>
<td>Preserve and enhance downtown. Utilize second story above businesses for residential/live/work/play.</td>
<td>Develop a mixed use zoning district to support redevelopment. Add façade requirements. Preserve historic district.</td>
</tr>
<tr>
<td>5</td>
<td>Public/Hospital</td>
<td>Maintain uses. Expand zoning to permit auxiliary medical uses compatible with residential uses.</td>
<td>Support the nursing home facility.</td>
</tr>
<tr>
<td>7</td>
<td>Open/Industrial</td>
<td>Expansion area for golf course and cemetery. Possible truck bypass route.</td>
<td>Preserve future roadway corridors.</td>
</tr>
<tr>
<td>8</td>
<td>Open/Undeveloped</td>
<td>Large lot residential to north, open space and ag uses to south, truck bypass route.</td>
<td>Preserve roadway corridor south of cemetery.</td>
</tr>
<tr>
<td>10</td>
<td>Mixed</td>
<td>Limit development in flood plain areas, combination large lot and multi-family residential. Reuse of former Imerys Marble Plant.</td>
<td>How will reuse of Imerys impact the need for additional industrial land?</td>
</tr>
<tr>
<td>11</td>
<td>Agricultural/Rural Residential</td>
<td>Preserve current land uses and maintain flexibility for airport expansion/FAA requirements.</td>
<td>No comment</td>
</tr>
<tr>
<td>12</td>
<td>Airport Area</td>
<td>Annex property around landing strip, develop an Airport Overlay Zone.</td>
<td>Add Airport Overlay Zone to Development Code</td>
</tr>
<tr>
<td>13</td>
<td>Residential</td>
<td>Preserve large lot residential, remove mobile home park from flood plain, modify zoning/subdivision code for narrower streets.</td>
<td>Create new zoning to fit large lot development with narrow road standards.</td>
</tr>
<tr>
<td>14</td>
<td>Industrial</td>
<td>Consult reuse recommendations in Imerys Reuse Study. Obtain funding for reuse.</td>
<td>Yes, address with study.</td>
</tr>
<tr>
<td>15</td>
<td>Mobile Home</td>
<td>Preserve for affordable housing. Enforce nuisance codes. Business along Highway.</td>
<td>Ok</td>
</tr>
<tr>
<td>17</td>
<td>Mixed</td>
<td>Highway business along Swanson and Rompoon Roads.</td>
<td>Ok</td>
</tr>
<tr>
<td>19</td>
<td>Rural Residential</td>
<td>Preserve agricultural uses, large lot residential, acquire additional right-of-way.</td>
<td>Modify zoning to allow narrower street standards.</td>
</tr>
<tr>
<td>20</td>
<td>Residential</td>
<td>Maintain residential uses, eliminate blighted areas, encourage home rehabilitation.</td>
<td>Ok</td>
</tr>
<tr>
<td>21</td>
<td>Mixed</td>
<td>Relocate or screen salvage yard.</td>
<td>Planning approvals recently given to expand commercial and light industrial uses in the area.</td>
</tr>
<tr>
<td>22</td>
<td>Residential/School</td>
<td>Preserve current uses. Require public utilities to protect town drinking water supply.</td>
<td>Ok</td>
</tr>
<tr>
<td>23</td>
<td>Agriculture</td>
<td>Preserve agricultural until additional residential development. Highway business along frontage road.</td>
<td>A clear vision for this area should be developed and land use decisions made accordingly.</td>
</tr>
<tr>
<td>24</td>
<td>Agriculture</td>
<td>Preserve agricultural until residential development.</td>
<td>Ok</td>
</tr>
<tr>
<td>25</td>
<td>Rural Residential</td>
<td>Preserve agricultural until residential development. Coordinate development with Platte County.</td>
<td>Proposed recommendations are reasonable for Frontage Road in areas 23 and 25.</td>
</tr>
</tbody>
</table>
CHAPTER 6

CONCEPTUAL DEVELOPMENT PLAN

♦ 6.3 Future Housing Needs

The Wheatland Community Development Plan Steering Committee strongly disagreed with the United States Census Bureau and State of Wyoming population statistics and forecasts as presented in Chapter 3 of this Plan. Both agencies reported a decline in population from 2000 to 2006 for Wheatland. Population forecasts predicted a continuing population decline of as much as 6.7 percent by the year 2020.

Wheatland real estate agents were interviewed in an attempt to collect additional local data on population changes and the affect on housing needs. Sales statistics presented indicated a slight increase in population over the past three years. Agents noted that a large portion of new households are comprised of retirees and not families. The prediction is that Wheatland will continue to be a senior community and that overall, population in the area will remain relatively stable.

Agents indicated the largest housing demands are for two to three acre rural properties and three bedroom/two bath homes in the price range of $150,000 to $250,000. There is a tight market for homes with more than two bedrooms due to a current shortage of homes with three or more bedrooms. The cost of housing is increasing and new construction is primarily initiated by move-ins as opposed to local residents. Real estate prices throughout Wyoming have increased dramatically in the past decade and affordable housing is an issue in virtually all communities.

There are several keys to affordable housing including offering a variety of housing types with multi-family units such as apartments, condominiums, townhouses, duplexes and town homes, as well as mobile, manufactured and modular housing. Encouraging higher densities in residential districts through smaller lot sizes can also contribute to affordability. The dichotomy in Wheatland is that prospective property owners appear to want both affordability and homes on large lots. Encouraging creative and quality subdivision and housing designs can help bridge this gap.

♦ 6.4 Roadway Plan

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6.4 Roadway Plan

Wheatland has state highways, Interstate highways, county roads, subdivision roads, local streets 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, streets in Wheatland are classified as local streets with some major and minor collectors, and minor arterial streets.

Local streets provide primary access to individual properties and do not provide for through traffic to other than the properties in the area. These streets are often the narrowest, have many access points into property, and are designed for lower speeds and low traffic volumes.

Collectors are wider streets with wider rights-of-way. They provide for through traffic from the local streets to a collector and ultimately to the traveler’s final destination. Local streets may also lead to an arterial street. Arterials are the widest and the most heavily traveled streets 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 in rural areas, residential neighborhoods to commercial centers and commercial centers to the Interstate and to state highways.

It is in the Town’s best interest to classify streets and to not overbuild them. If a local street can serve a 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 streets that are based on the purpose of the street and the volume of traffic, the terrain, and other factors such as truck traffic and speed limits.

Wheatland has construction standards for specifying street widths and cross-section. There can be some flexibility in these standards as there is flexibility in the AASHTO standards. The difficulty for Wheatland as expressed by the Town Planner, Engineer and Road and Bridge Department is that in some areas, especially irrigated areas, the easements on roadways are only 40 feet wide. Several areas of Town have very narrowly constructed streets and paving widths based on these narrow easements. The narrow streets do not conform to adopted street standards and subsequent development in these areas is difficult for the Town to process.

An amendment to the Town’s Development Code is recommended to incorporate the AASHTO guidelines for local and collector streets. These guidelines allow for narrow roadways, based on low traffic volumes and maintaining a low speed limit. Available traffic counts from the 1990’s indicate traffic volumes along these narrow streets are consistent with local street volumes (in the 100’s), and existing streets should be able to handle volumes approaching collector street levels beginning at several thousand vehicle trips.

One concern along these narrow streets is seasonal agricultural truck traffic. The Town should require the dedication of additional right-of-way for any new developments platted along these corridors in an effort to widen the streets.

Corridor preservation can also be accomplished through a cooperative effort with the County. Wyoming State Statutes allow municipalities to file official street plans as part of a Master Plan delineating transportation corridor and planned street expansions. The Master Plan 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, widening, narrowing or vacations of streets must be accurately surveyed and definitely located on the map.

Corridor preservation will be especially critical for proposed new streets and roadways. The Public Roads map located on the following page shows the following proposed extensions:

- An Interstate interchange at Fairview Road.
- Extend Fairview Road east to Ringneck Road.
- Collector from North Wheatland Highway between Fairview and Rompooon west at the existing Interstate underpass to Preuit Road.
- Extend Swanson Road west to Preuit Road.
- A minor collector from Swanson Road to Hightower Road through Growth Area 1.
- An east/west collector from Preuit Road to the North Wheatland Highway.
- Two east/west minor collectors from 9th Street to 16th Street through Growth Area 7.
- A north/south minor collector extending 12th Street and connecting the east/west collectors in Growth Area 7 to Rowley Street.
- Extend North Road east to Bellis Road.
- Extend Drake Road from Front Road to North Wheatland Highway.
- An east/west road along the south side of the cemetery connecting South Wheatland Highway and Y-O Ranch Road.
- Extend East Cole Street east to Kennedy Drive.
- Extend Kindom Road west to Ferguson Road.
- An underpass connecting Washington Road east to Cozad Road and Cozad Road east to Y-O Ranch Road.
- Extend Ayers Road south from Washington Road to Jefferson Road.
CHAPTER 7

IMPLEMENTATION PLAN

♦ 7.1 Implementation and Responsibilities

Wheatland is the hub of Platte County. As such, the Town is positioned to capitalize on several key assets including:

- Serving as a regional center for smaller municipalities and rural residents;
- Proximity to metropolitan areas to the south and to Interstate 25, and;
- Opportunities to attract budding industries such as wind farms, value-added agricultural businesses, robotics, science and research facilities, and other cutting edge businesses.

This plan includes a number of recommendations and ideas that will assist the Town in capturing and enhancing its growth opportunities while preserving the historical character of Wheatland.

How to Implement the Plan

All of the goals listed in this chapter were developed by the Wheatland Community Development Committee, the Wheatland Planning Commission and Wheatland Town Council. Through adoption of this plan, the goals become written policy of the Town. Goals are end products which the Town must achieve in order to reach its mission. Goals are further broken down into policies. Policies are guidelines for future decision-making by the Council. Next come strategies, which are specific ways to meet the objectives in the policy statements. Assigning the strategies to specifics groups or individuals helps to ensure the plan is implemented. These groups and individuals include the council, planning commission, staff, and other groups or agencies who help accomplish the strategy. They include funding agencies, schools, and other governmental entities which may be outside of the regulatory authority granted by the plan. Establishing timeframes for reaching strategies, policies and goals helps further the implementation process by prioritizing both manpower and funding.

The Wheatland Growth Area as defined in Chapter 6 will require close coordination with the Platte County Planning and Zoning Commission and the Board of County Commissioners. Every effort has been made to dovetail this Plan with the 2008 Platte County Development Plan and to ensure, to the greatest extent possible, compatibility between the two development plans. Both the Town and the County should refer frequently to the Town and the Platte County Plans individually and together, when making land use decisions.
### WHEATLAND COMMUNITY DEVELOPMENT PLAN - GOALS, TASKS AND IMPLEMENTATION PLAN

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<td>1-2 Years</td>
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### Overall Priorities

<table>
<thead>
<tr>
<th>Planning</th>
<th>Economic Development</th>
<th>Tourism</th>
<th>Natural Resources</th>
</tr>
</thead>
</table>

### 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

| Strategy 1 | Create a vision for short-term and long-range land use development | Staff, PC, Council | Public |

| Strategy 2 | Increase the amount of land available for development | Staff, PC Council | BOCC, Landowners |

| Strategy 3 | 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. | Staff, PC Council | BOCC, Landowners |

| Strategy 4 | Develop lands west of the Interstate and the island between 9th and 16th Streets. | Staff, PC Council | Private Developers, Landowners, WADCO |
## WHEATLAND COMMUNITY DEVELOPMENT PLAN - GOALS, TASKS AND IMPLEMENTATION PLAN

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<th>Short Term 1-2 Years</th>
<th>Medium Term 2-3 Years</th>
<th>Long Term 3-5 Years</th>
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</table>

### 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

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Description</th>
<th>Responsible Entity</th>
<th>Contacts</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1</td>
<td>Allow home occupations in all zoning districts to help small businesses and encourage economic development.</td>
<td>Staff, PC, Council</td>
<td>Public</td>
<td></td>
</tr>
<tr>
<td>Strategy 2</td>
<td>Develop additional zoning categories to take into account existing land uses, and to allow more creative design and mixed land uses for established neighborhoods.</td>
<td>Staff, PC, Council</td>
<td>Public</td>
<td></td>
</tr>
<tr>
<td>Strategy 3</td>
<td>Look at new areas of town and zone according to the guidelines of the community development plan.</td>
<td>Staff, PC, Council</td>
<td>Public</td>
<td></td>
</tr>
<tr>
<td>Strategy 4</td>
<td>While preparing the future land use map, protect existing neighborhoods from encroachment of incompatible land uses.</td>
<td>Staff, PC, Council</td>
<td>Public</td>
<td></td>
</tr>
<tr>
<td>Strategy 5</td>
<td>Identify areas for infill on currently platted lots that do not require the extension of infrastructure such as water, sewer and streets.</td>
<td>Staff, PC, Council</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### GOAL 3: DEPENDABLE PUBLIC SERVICES AND MANAGEMENT OF TOWN INFRASTRUCTURE

#### Policy 1
Maintain a program of routine upgrades to Wheatland’s backbone infrastructure

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Description</th>
<th>Responsible Entity</th>
<th>Contacts</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1</td>
<td>Develop a capital improvements plan (CIP) for sizeable town expenditures.</td>
<td>Staff, PC, Council</td>
<td>SLIB</td>
<td></td>
</tr>
<tr>
<td>Strategy 2</td>
<td>Set priorities in the CIP for street rehabilitation and expansion, develop timetable for completion.</td>
<td>Staff, PC, Council, POL, FIRE</td>
<td>SLIB</td>
<td></td>
</tr>
<tr>
<td>Strategy 3</td>
<td>Establish a public transit system to tie communities together and provide support for commuters.</td>
<td>Staff, PC, Council, POL, FIRE</td>
<td>BOCC, WYDOT, WADCO</td>
<td></td>
</tr>
</tbody>
</table>
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<td>1-2 Years</td>
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<tr>
<td>GOAL 1</td>
<td>Upgrade Utilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Strategy 1</td>
<td>Work with utility providers to identify priorities and locations of needed upgrades.</td>
<td>Staff, Council</td>
<td>Utilities</td>
<td>•</td>
</tr>
<tr>
<td>Strategy 2</td>
<td>Implement community development plan recommendations for extension of utility lines to potential growth areas.</td>
<td>Staff, PC, Council</td>
<td>Utilities</td>
<td>•</td>
</tr>
<tr>
<td>Strategy 3</td>
<td>Develop a timetable for completion of the land application sewage disposal system.</td>
<td>Staff, PC, Council</td>
<td>SLIB</td>
<td>•</td>
</tr>
</tbody>
</table>

### 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.

<table>
<thead>
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<td>1-2 Years</td>
</tr>
<tr>
<td>Policy 1</td>
<td>Review the Zoning Ordinance for removal of obstacles to housing development.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Strategy 1</td>
<td>Amend Zoning Ordinance as necessary to allow a variety of housing types.</td>
<td>Staff, PC, Council</td>
<td>Public</td>
<td>•</td>
</tr>
<tr>
<td>Strategy 2</td>
<td>Update definitions to include manufactured housing, duplex, twin home, and townhouses.</td>
<td>Staff, PC, Council</td>
<td>Public</td>
<td>•</td>
</tr>
<tr>
<td>Strategy 3</td>
<td>Review locations for affordable housing such as mobile home, manufactured and modular housing in residentially zoned areas.</td>
<td>Staff, PC, Council</td>
<td>WCDA, Private Developers</td>
<td>•</td>
</tr>
<tr>
<td>Strategy 4</td>
<td>Provide opportunities for constructing assisted living units for elderly and handicapped persons.</td>
<td>Staff, PC, Council</td>
<td>WCDA, Private Developers</td>
<td>•</td>
</tr>
<tr>
<td>Strategy 5</td>
<td>Utilize information gathered through the study of the Platte Manor Apartment expansion.</td>
<td>Staff, PC, Council</td>
<td>Compass Communications</td>
<td>•</td>
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</tbody>
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<td>Short Term 1-2 Years</td>
</tr>
<tr>
<td><strong>Policy 2</strong> Maintain existing housing</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Strategy 1</strong> Encourage housing rehabilitation of existing units.</td>
<td>Staff</td>
<td>WCDA, COC</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Strategy 2</strong> 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.</td>
<td>Staff</td>
<td>WCDA, COC</td>
<td></td>
<td></td>
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<tr>
<td><strong>Policy 3</strong> Promote new housing and housing for specific populations</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Strategy 1</strong> Inventory land within Town that is serviced and zoned for residential use, and check with the property owner to determine its availability for development.</td>
<td>Staff</td>
<td>Private Developers, Landowners</td>
<td></td>
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<tr>
<td><strong>Strategy 2</strong> Utilize best available technology to database land inventories and to analyze availability of lands and evaluate new development.</td>
<td>Staff</td>
<td></td>
<td></td>
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<tr>
<td><strong>Strategy 3</strong> Host informational meetings for land owners with State of Wyoming housing programs to discuss availability of resources for housing upgrade and construction. (WCDA).</td>
<td>Staff, PC, Council</td>
<td>WCDA</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Strategy 4</strong> 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.</td>
<td>Staff, PC, Council</td>
<td>WCDA, USDA-RD, Landowners</td>
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### GOAL 5: MAINTAIN AND ENHANCE SCHOOL PROGRAMS AND FACILITIES THAT EXCEED IN ACADEMICS AND IN THE COMMUNITY LEARNING ENVIRONMENT.

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

**Strategy 1**
Feature the school on the Town Web site as both an asset and amenity, and create a link to the school Web site.

- **Responsible Entity:** Staff
- **Contacts:** School, Public
- **Time Frame:** Short Term 1-2 Years

**Strategy 2**
Provide students with opportunities for meaningful community service, such as downtown beautification or neighborhood clean-up.

- **Responsible Entity:** Staff, Council
- **Contacts:** School, Public
- **Time Frame:** Short Term 1-2 Years

**Strategy 3**
Offer adult education courses at the high school. Link these with satellite courses offered through the Eastern Wyoming Community College.

- **Responsible Entity:** School
- **Contacts:** EWC
- **Time Frame:** Short Term 1-2 Years

**Strategy 4**
Promote student population growth within the region.

- **Responsible Entity:** School, Council
- **Contacts:** BOCC
- **Time Frame:** Short Term 1-2 Years

**Strategy 5**
Utilize school facilities for community events such as well known speakers and entertainers.

- **Responsible Entity:** School
- **Contacts:**
- **Time Frame:**

**Strategy 6**
Offer trade school and apprentice programs in the high school for both youth and adults.

- **Responsible Entity:** School, Council
- **Contacts:**
- **Time Frame:**

### GOAL 6: 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.

- **Responsible Entity:** Council
- **Contacts:** WADCO, COC, WYDOT, BOCC, WBC
- **Time Frame:**

**Strategy 1**
Make development opportunities known to the Platte County Chamber of Commerce and Wheatland Area Development Corporation (WADCO).

- **Responsible Entity:** Staff, Council
- **Contacts:** COC, WBC, WADCO
- **Time Frame:**

**Strategy 2**
Support local businesses so they have sufficient financial activity to expand their workforce.

- **Responsible Entity:** Staff, PC, Council
- **Contacts:** COC, WBC, WADCO
- **Time Frame:**

**Strategy 3**
Investigate homesteading programs as an option to stimulate new population growth.

- **Responsible Entity:** Staff, PC, Council
- **Contacts:** COC, WBC, WADCO
- **Time Frame:**

---

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### WHEATLAND COMMUNITY DEVELOPMENT PLAN - GOALS, TASKS AND IMPLEMENTATION PLAN

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#### MISSION STATEMENT:
To enhance our small town quality of life through sound public policy, . . .

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#### ECONOMIC DEVELOPMENT GOALS

**GOAL 1: 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.’

**Strategy 1**
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.

**Strategy 2**
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.

**Strategy 3**
Prepare/update flyers for distribution to tourists, highlighting the area and marketing its potential for development.

**Strategy 4**
Form/partnerships with local and regional economic development groups to help promote the business park.

**Strategy 5**
Consider participation at a regional economic development level.

**Strategy 6**
Renovate and/or construct building space to act as an incubator for businesses.

**Strategy 7**
Use available land inventory from the Community Development Plan to target land where additional commercial development should locate.

**Strategy 8**
Identify vacant buildings zoned for commercial and industrial uses that are available for reuse.

**Strategy 9**
Construct a larger community/conference center to host larger events.
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#### Policy 2
Promote Wheatland as a place for businesses to locate.

| Strategy 1 | Review and develop policies to ensure a business friendly development environment. | Staff, PC, Council | Public | • |
| Strategy 2 | Target and recruit business and industries that provide jobs paying a sustainable wage for Wheatland. | Council, WADCO, COC | WBC | • |
| Strategy 3 | Target and recruit business and industries that attract families and provide jobs for dual income households. | Council, WADCO, COC | WBC | • |
| Strategy 4 | Coordinate with Camp Guernsey to provide space for support businesses for the Camp. | Staff, PC, Council | BOCC, CAMP | • |
| Strategy 5 | Maintain a town Web site that includes information about the town's economic base and its support for business development. | Staff, Council | WADCO, COC | • |
| Strategy 6 | 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. | Council, WADCO, COC | WYDOT, BOCC, Business Owners | • |

#### Policy 3
Encourage local business development and expansion.

| Strategy 1 | 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. | Council, WADCO, COC | Business Owners, Public | • |
| Strategy 2 | Feature various businesses in the local newsletters and newspaper. | WADCO, COC | Newspaper | • |
| Strategy 3 | Compile a fact sheet with assistance from local real estate professionals listing vacant sites or buildings available for commercial and industrial uses. | Staff, COC, WADCO | Real Estate Agents | • |
# WHEATLAND COMMUNITY DEVELOPMENT PLAN - GOALS, TASKS AND IMPLEMENTATION PLAN

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**GOAL 2: 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.

**Strategy 1**
Survey community regarding interest in investing in a local mercantile.  
Staff, PC, Council  
Public

**Strategy 2**
Develop potential co-op ownership to include regional residents and communities such as Glendo, Guernsey, Hartville and County residents.  
Council, COC, WADCO, BOCC, Public

**Strategy 3**
Locate a building or building site for the co-op that is convenient and visible and preferably in a historic downtown building.  
Council, COC, WADCO, Merchants

**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.

**Strategy 1**
Start a Wheatland youth council that develops activities to make positive contributions to the community.  
School, Council  
Youth Groups

**Strategy 2**
Involve existing youth groups such as the FFA, 4-H, and Community Leadership In My Backyard (CLIMB).  
Council, School  
Youth Groups

**Strategy 3**
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.  
Staff, PC, Council, School

**Strategy 4**
Create after-school programs that focus on fun and community involvement  
School, Council  
Youth Groups
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### Policy 2
Create opportunities for Wheatland citizens and businesses to participate in town matters.

#### Strategy 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.
- Contacts: School, Staff, PC, Council
- Time Frame: •

#### Strategy 2
Continue and encourage participation of the volunteer and civic groups in community activities.
- Contacts: Council
- Time Frame: •

### GOAL 4: 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.

#### Strategy 1
Create a Wheatland Downtown Association that will be responsible for representing the downtown merchants and property owners.
- Contacts: COC, WADCO, Merchants
- Time Frame: •

#### Strategy 2
Utilize a decorative enhancement committee to maintain planters, banners, sidewalk furniture, and other enhancements to the downtown.
- Contacts: Council, COC, WADCO, Volunteers
- Time Frame: •

#### Strategy 3
Utilize local master gardeners in making landscaping and streetscape decisions.
- Contacts: Staff, PC, Council
- Time Frame: •

#### Strategy 4
Promote use of the Pocket Park on 9th Street.
- Contacts: Staff, PC, Council, WADCO, COC
- Time Frame: •

#### Strategy 5
Develop and approve reasonable building design standards such as façades and architectural features that will showcase the downtown as a destination.
- Contacts: Staff, PC, Council, WADCO, COC
- Time Frame: •

#### Strategy 6
Research options for redevelopment and site improvements, and apply for grants or loans through the Wyoming Business Council.
- Contacts: Staff, PC, Council, WADCO, COC, WBC
- Time Frame: •

#### Strategy 7
Organize a downtown clean-up day as a community-wide campaign.
- Contacts: Staff, PC, Council, Public, Merchants
- Time Frame: •
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### Policy 2

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

<table>
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<th>Task Description</th>
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<tbody>
<tr>
<td>Strategy 1</td>
<td>Allow opportunities for infill development and mixed uses through zoning.</td>
<td>Staff, PC, Council</td>
<td></td>
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<tr>
<td>Strategy 2</td>
<td>Continue to utilize the Main Street program as a tool for redeveloping the downtown.</td>
<td>Staff, PC, Council</td>
<td>Main Street</td>
</tr>
<tr>
<td>Strategy 3</td>
<td>Attract a variety of retail stores offering goods such as jewelry, clothing and sporting goods.</td>
<td>Council, WADCO, COC</td>
<td></td>
</tr>
<tr>
<td>Strategy 4</td>
<td>Encourage businesses to extend business hours past 5:00 p.m. to create more shopping opportunities for working residents.</td>
<td>Council, WADCO, COC, Merchants</td>
<td></td>
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<tr>
<td>Strategy 5</td>
<td>Encourage residential occupancy in the downtown such as upstairs apartments.</td>
<td>Staff, PC, Council</td>
<td>Merchants</td>
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### 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.**

<table>
<thead>
<tr>
<th>Policy 1</th>
<th>Promote the Town of Wheatland as a tourist destination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1</td>
<td>Create a marketing “theme” for Wheatland and include the theme on all publications, Web sites and promotional items.</td>
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<tr>
<td>Strategy 2</td>
<td>Update the Platte County Chamber Web site every season with tourist-related information.</td>
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<tr>
<td>Strategy 3</td>
<td>Identify local historic resources and include them on the Town Web site.</td>
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<tr>
<td>Strategy 4</td>
<td>Prepare self-guided tours of historic sites, town features, and interesting architectural examples for distribution at the Platte County Chamber of Commerce, Town Hall, and other locations.</td>
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<tr>
<td>Strategy 5</td>
<td>Distribute pamphlets listing restaurants and things to do in the area to motel and RV guests.</td>
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<tr>
<td>Strategy 6</td>
<td>Develop and distribute a route map for jogging and walking utilizing information from the Pathway Plan.</td>
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<td><strong>Strategy 7</strong> Promote the Town’s proximity to area recreational opportunities, state parks, and reservoirs.</td>
<td>Council, COC</td>
<td>State Parks, Businesses</td>
<td>●</td>
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<td><strong>Strategy 8</strong> Create viable sites for RV parking and post visible signs with directions to their location.</td>
<td>Staff, PC, Council</td>
<td>WYDOT, Owners</td>
<td>●</td>
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### Policy 2 Work with Platte County Chamber of Commerce and agencies for cross-promotion.

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<td><strong>Strategy 1</strong> Develop a Wheatland brochure with the Town &quot;theme&quot; that can be left in high traffic areas such as state parks, rest stops, marinas, convenience stores and other area businesses.</td>
<td>Council, COC, Merchants</td>
<td>●</td>
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<td><strong>Strategy 2</strong> Invite the Platte County Chamber of Commerce directors to meet to discuss cross-promotion among communities.</td>
<td>Council, COC</td>
<td>BOCC</td>
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<td><strong>Strategy 3</strong> Highlight the mountains and surrounding natural attractions in material for distribution and on the Web site.</td>
<td>Staff, Council, COC</td>
<td>●</td>
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<td><strong>Strategy 4</strong> Investigate establishing a radio frequency playing a recorded message of the town’s highlights to encourage travelers to visit Wheatland.</td>
<td>Council, COC, WADCO, LHS SHPO</td>
<td>●</td>
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<td><strong>Strategy 5</strong> Coordinate with the local news media to promote area events and features.</td>
<td>Staff, Council, COC, WADCO Media</td>
<td>●</td>
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<td><strong>Strategy 6</strong> Encourage the Platte County Chamber to headquarters in the downtown to draw visitors off the Interstate and into downtown.</td>
<td>Council, COC COC</td>
<td>●</td>
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### Policy 3 Increased public awareness and preservation of Wheatland’s historic legacy.

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<td><strong>Strategy 1</strong> Develop map for self-guided tours in and around Wheatland and distribute through the Platte County Chamber of Commerce, Town Hall, and local businesses.</td>
<td>Staff, Council, COC, LHPS SHPO</td>
<td>●</td>
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<td><strong>Strategy 2</strong> Work with WYDOT to design and erect an interpretive map onsite at the Orin Junction and Guernsey exit rest stops that includes historic highlights of the area.</td>
<td>Council, BOCC, WADCO WYDOT</td>
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<td><strong>Strategy 3</strong> Maintain and continue to create murals on buildings in the downtown area to promote a historic ‘feel’ to the community.</td>
<td>Staff, PC, Council Artist’s Guild</td>
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<td><strong>Strategy 4</strong> 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.</td>
<td>Council, LHPS, COC SHPO</td>
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#### Strategy 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.

- **Council, PCHS, PCHPC**
- **COC SHPO**

#### Policy 4

Promote Wheatland’s place in history and as a separate town within the larger region.

- **Strategy 1**
  - Promote the history of the Town by recording oral histories and sharing the stories through the Town newsletter.
  - **Council, PCHS, PCHPC SHPO**

- **Strategy 2**
  - Work with the Platte County Historical Society to develop tourist ‘niche’ or theme to pull travelers off I-25 and into Wheatland.
  - **Council, PCHS, PCHPC, COC, WADCO SHPO**

- **Strategy 3**
  - Develop seasonal events sponsored by the Town that get area residents together, such as a summer picnic and decorated tree-lighting ceremony in winter.
  - **Council, Staff**

- **Strategy 4**
  - 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.
  - **Council, Staff, PCHS, PCHPC SHPO**

#### Strategy 1

Sponsor a competition to design new ‘welcome’ signs at the Town entrances in addition to entrances off I-25.

- **School, Council, WADCO, COC Public**

#### Strategy 2

Locate signs near the town boundary where the signs can be installed.

- **Council**

#### Strategy 3

Find sponsors to get the signs erected.

- **Council, WADCO, COC Public**

#### Strategy 4

Have a community celebration when the signs are installed.

- **School, Council, COC, WADCO Public**

#### Strategy 5

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.

- **Staff, PC, Council**

#### Strategy 6

Tie the streetscape plan into the Scenic Byway designation.

- **Staff, PC, Council, COC**
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<td>Policy 6</td>
<td>Sponsor Town clean up days.</td>
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<tr>
<td>Strategy 1</td>
<td>Designate one day a year as Wheatland Clean-Up Day.</td>
<td>Council</td>
<td>Public</td>
<td>![Checkmark]</td>
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<tr>
<td>Strategy 2</td>
<td>Fund a free “haul away the big stuff” day at the transfer station.</td>
<td>Council</td>
<td>Staff</td>
<td>![Checkmark]</td>
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<tr>
<td>Strategy 3</td>
<td>Contact Platte County Weed and Pest for information about weed spraying.</td>
<td>Council, BOCC</td>
<td>![Checkmark]</td>
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<td>Strategy 4</td>
<td>Enforce the Town of Wheatland nuisance codes for inoperable vehicles and salvage.</td>
<td>Staff, PC, Council</td>
<td>![Checkmark]</td>
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<td>Strategy 5</td>
<td>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.</td>
<td>Council</td>
<td>![Checkmark]</td>
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<tr>
<td>Strategy 6</td>
<td>If redevelopment is not an option, work with property owners and local fire department to remove abandoned structures.</td>
<td>Staff, PC, Council, POL, FIRE</td>
<td>![Checkmark]</td>
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<tr>
<td>Strategy 7</td>
<td>Use individuals doing community service as a resource for cleaning weeds and hauling debris to the transfer station.</td>
<td>Council, Volunteers</td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>Strategy 8</td>
<td>Mobilize volunteers to assist elderly and disabled residents in property cleanups.</td>
<td>Staff, PC, Council, COC, School, Volunteers</td>
<td>![Checkmark]</td>
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</tr>
<tr>
<td>Policy 7</td>
<td>Create avenues for community spirit and volunteerism.</td>
<td></td>
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<tr>
<td>Strategy 1</td>
<td>Publicize achievements of Platte County Chamber of Commerce, WADCO and other service organizations.</td>
<td>Council, COC, WADCO</td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>Strategy 2</td>
<td>Distribute list of volunteer opportunities through Platte County Chamber, Town Hall, Senior Center, and WADCO.</td>
<td>COC, Staff, Council, School, WADCO, Merchants</td>
<td>![Checkmark]</td>
<td></td>
</tr>
<tr>
<td>Strategy 3</td>
<td>Give students opportunities to join in community improvement projects.</td>
<td>School, Council, COC</td>
<td>![Checkmark]</td>
<td></td>
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</tbody>
</table>

**MISSION STATEMENT:** TO ENHANCE OUR SMALL TOWN QUALITY OF LIFE THROUGH SOUND PUBLIC POLICY, . . .

Council = Town Council; Staff = Town Staff; WBC = Wyoming Business Council; WYDOT = Wyoming Department of Transportation; WCDA = Wyoming Community Development Authority; FIRE = Fire Department; POL = Police Department; School = School Principal; SLIB = State Loan & Investment Board; PC = Planning Commission; COC = Chamber of Commerce; WADCO = Wheatland Area Development Corp.; BOCC = Board of County Commissioners; SHPO = Wyoming State Historic Preservation Office; CAMP = Wyoming Army National Guard (Camp Guernsey); USDA-RD = U.S. Dept. of Agricultural-Rural Development; PCHS = Platte County Historical Society; PCHPC = Platte County Historic Preservation Committee
### WHEATLAND COMMUNITY DEVELOPMENT PLAN - GOALS, TASKS AND IMPLEMENTATION PLAN

<table>
<thead>
<tr>
<th>Item</th>
<th>Task Description</th>
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</table>

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#### RECREATION AND NATURAL RESOURCES

**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**

Develop Pathway Plan that links Wheatland and makes use of natural features.

**Strategy 1**

Evaluate connectivity to Town destinations from neighborhoods, schools and other starting points for walkers and joggers.

Staff, PC, Council, School

**Strategy 2**

Map existing sidewalks by location and condition; establish where new sidewalks can link existing sidewalks; develop sidewalk completion timetable.

Staff, PC, Council, SLIB

**Strategy 3**

Identify locations of potential pathways and available easements.

Staff, PC, Council

**Strategy 4**

Develop a pathway plan on the conceptual map, in addition to roads.

Staff, PC, Council

**Strategy 5**

Use Wyoming Department of Transportation (WYDOT) Enhancement grants to establish pathways.

Staff, PC, Council, WYDOT

**Policy 2**

Take advantage of existing facilities and expand recreational opportunities.

**Strategy 1**

Utilize Community Leadership In My Backyard (CLIMB) as a recreation center steering committee.

Council, Public

**Strategy 2**

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.

Council, BOCC, School, WBC, BOCC

**Strategy 3**

Promote the area's natural beauty, abundance of clean resources and proximity to recreational opportunities.

All, All
APPENDIX

Appendix A

REVIEW OF WHEATLAND’S DEVELOPMENT CODE AND RECOMMENDATIONS FOR REVISIONS

Adoption of the Community Development Plan is just the first step in the implementation process. The Plan is a policy document to be used to guide appointed and elected officials with future land use decisions. The regulatory authority to enforce the objectives of the Plan are vested in the Town’s zoning ordinance, subdivision regulations, nuisance standards and other codes as adopted by the Town. The Development Plan provides the legal basis for adoption of regulations.

One tool that directly impacts the physical shape of Wheatland is its zoning regulations. The Town has an appointed Planning Commission that reviews land use applications and makes recommendations to the Town Council. Those decisions must be based on the regulations found in the Development Code, as well as guided by this community development plan. A review of the current Development Code was conducted by WLC to evaluate its compatibility with objectives of the Community Development Plan.

Overview

- The Wheatland Development Code regulations date back to 1995 with amendments to sections over the past 13 years. The Code is poorly organized with a mixture of zoning and subdivision/development codes intermingled throughout the chapter. Two separate chapters should be created in the municipal code, one for zoning and one for annexations and subdivisions with subdivision design standards. A complete rewrite of the regulations would not only update all the sections to conform to the Development Plan, but would improve the overall formatting of the document making it more functional for staff, the planning commission and the council.

- A number of the definitions are obsolete, and some are confusing. In addition, other definitions that should be included in this code are missing. For instance, there is no definition for the “Planning and Zoning Officer (Planner)” which is referred to in other section of the Code. There are no definitions for modular or manufactured housing or multi-family units such as apartments, condominiums, townhouses or twin homes.

- The enforcement roles of the Building Official and the Planning and Zoning Officer (Planner) are duplicated in Section 7-9 and are confusing.

- Strengthen the enforcement section to assist with compliance and to effectively enforce nuisance codes.

- The powers of the Planning Commission are not clearly defined. The term “may” appears in many sections that require a clearly defined level of authority (Section 7-14(e). Detailed review procedures are missing for site plan, zone change, and special use permit processes.

- There are only two main residential districts with three additional residential districts for mobile homes or travel trailers. At least two more residential districts should be added including a suburban residential district designed to accommodate larger lot subdivisions on the fringe of the town limits and the county. The Town may also wish to allow manufactured and modular homes in some residential districts to encourage affordable housing options.

- Consolidate the mobile home and travel trailer park districts. Add definitions for the different housing types including mobile home, travel trailer, manufactured and modular homes, and clearly identify which housing types are permitted in which districts. Allow manufactured and modular units on permanent foundations in districts other than mobile home parks. Move travel trailer parks to a commercial district as a permitted or special use.

- Permit home-based occupations in all residential zoning districts and update the definition to ensure compatibility with residential neighborhoods. For example: “An occupation or activity carried on by the immediate members of the family residing on the premises. Said occupation shall not be visible or noticeable from outside the walls of the dwelling, residential garage or of the accessory buildings, shall not constitute a nuisance to the surrounding properties, and shall be clearly incidental to and secondary to the residential occupancy.”

- The uses permitted by right and uses requiring a “special permit” need to be more clearly identified and listed, and should be consistent throughout all the zoning districts.

- Create a table which organizes setbacks, building heights, and minimum lot area into one location where it can easily be found.

- Consider the need to add another commercial zoning district for transitions between residential and commercial uses.

- Update and review the Planned Unit Development (PUD) District so it is truly functional and flexible enough to accommodate innovative land uses and subdivision design.

- Create an Airport overlay zone to ensure that rural development is consistent with Federal Aviation Administration (FAA) guidelines.

- Amend and relocate Article II – Special Use Permits. As currently written, the process appears to function as a zone change and replat process – section 7-10. Discourage mixing of incompatible uses through issuance of special use permits. Redefine special use permits.

- Redefine the special use permit process to limit uses in districts where the conduct of such use may impact the character of the district, but which could be allowed if made compatible with surrounding properties through certain “conditions” such as screening, buffering, limitation on hours of operation, adequate parking, etc. The section should be...
clarified and expanded to include application, review and approval procedures as well as the ability to revoke the permit based on non-compliance with the conditions. The appropriate location of this section would be after the zoning districts. Amending this section could assist with the transitioning of uses along corridors such as 16th Street and would alleviate the need to add another zoning district.

- Add procedures for zone change requests that comply with State Statutes regarding landowner notification and public hearing procedures.

- Add a section for variances including procedures for application and guidance for the Planning Commission when reviewing applications. Tie the approval of the variances to a demonstrated hardship related to a unique physical characteristic of the land or building that is different than surround property and buildings. It is general recognized that a mere convenience to the land owner or financial constraints do not constitute a proven hardship.

- Develop and adopt reasonable design standards such as facades and architectural features.

- Update and enhance the requirements and procedures for site plans.

- Add a section for the regulation of signage and requirements for landscaping in commercial and industrial districts.

- Update the parking standards based on traffic volume, peak use or number of employees created by the use.

- Add diagrams that illustrate setbacks, and intersection visibility requirements (sight triangle.)

- Amend the subdivision regulations to provide more flexibility for narrow streets in rural areas of the Town.

- Amend the subdivision regulations to require the dedication of adequate right-of-way widths for new developments.

- Amend the subdivision regulations to allow for narrower rights-of-way in developed areas where acquisition of additional land for streets is not easily obtainable.