

Plan

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Briggs said that while it would "take a hundred years to fill that area," the city and county want to look at what objectives and issues should be emphasized in the planning process.

County Planner Mark Reid said planners want to take a "pretty broad view. It's probably a good idea to err on the side of being too big than err on not being big enough."

Ben Herman of Clarion told City Council members and Sheridan County commissioners that various regions throughout the West are facing challenges brought by growth and new economies.

"The ones that have the most success are where the cities and counties work together or where cities and cities work together," he said.

He repeated that message to the city and county planning commissions, saying the idea for a joint comprehensive plan grew out of the larger county plan being developed in conjunction with Reid.

"Obviously Sheridan is the center and is where most of the development activity is," said Herman. "We heard from both the city and the county: We need to do this together."

He called planning for areas where jurisdictions come together "the most complicated and the easiest place not to get it right."

County planners, he said, decided to "zoom into that area and have both the city and county look at that area jointly."

Thursday's meetings, he said, were part of the process of developing a joint comprehensive plan for the area. Other parts include:

- Inventory and analysis — getting data on what's happening inside the area.
- Looking at alternatives of how the area might change

during the next 10 to 20 years.

- Creating a land-use plan and adopting it.

"The ideal would be both the city and county adopt the same plan," said Herman. "The whole idea is consistency."

Herman also suggested six objectives as part of the planning process:

- Determine the desired growth pattern within the joint planning area.
- Develop a land-use plan both the city and county support.

- Address where and what type of commercial and industrial uses should occur in the joint planning area.

- Develop a coordinated planning approach for utilities and infrastructure.

- Address environmental issues such as water quality that cross jurisdictions.

- Set the groundwork for jointly implementing the land-use plan through an intergovernmental agreement addressing annexation, consistent standards and other issues.

Sheridan Mayor David Kinskey said he supports the objectives and other issues identified by Clarion.

"I think that's pretty ambitious if you can do those six things in a plan," he said.

Bob Rolston, chairman of the county board of commissioners, said both the joint plan and the larger county comprehensive plan are tools "for us to implement the visions and needs of this Sheridan County and the city of Sheridan."

"This is our starting point," Herman told the planning commissions. "We want to make sure we're not missing anything for a starting point."

Clarion will conduct public meetings at 5 p.m. Feb. 4 in the Leiter Cafe in Leiter and at 7 p.m. Feb. 5 at the Sheridan College Ag Center, where residents can comment both on the larger county comprehensive plan and the joint comprehensive plan.



Bob Rolston
County
Commission
Chairman