

**CLARION**



**T.O. ENGINEERS**



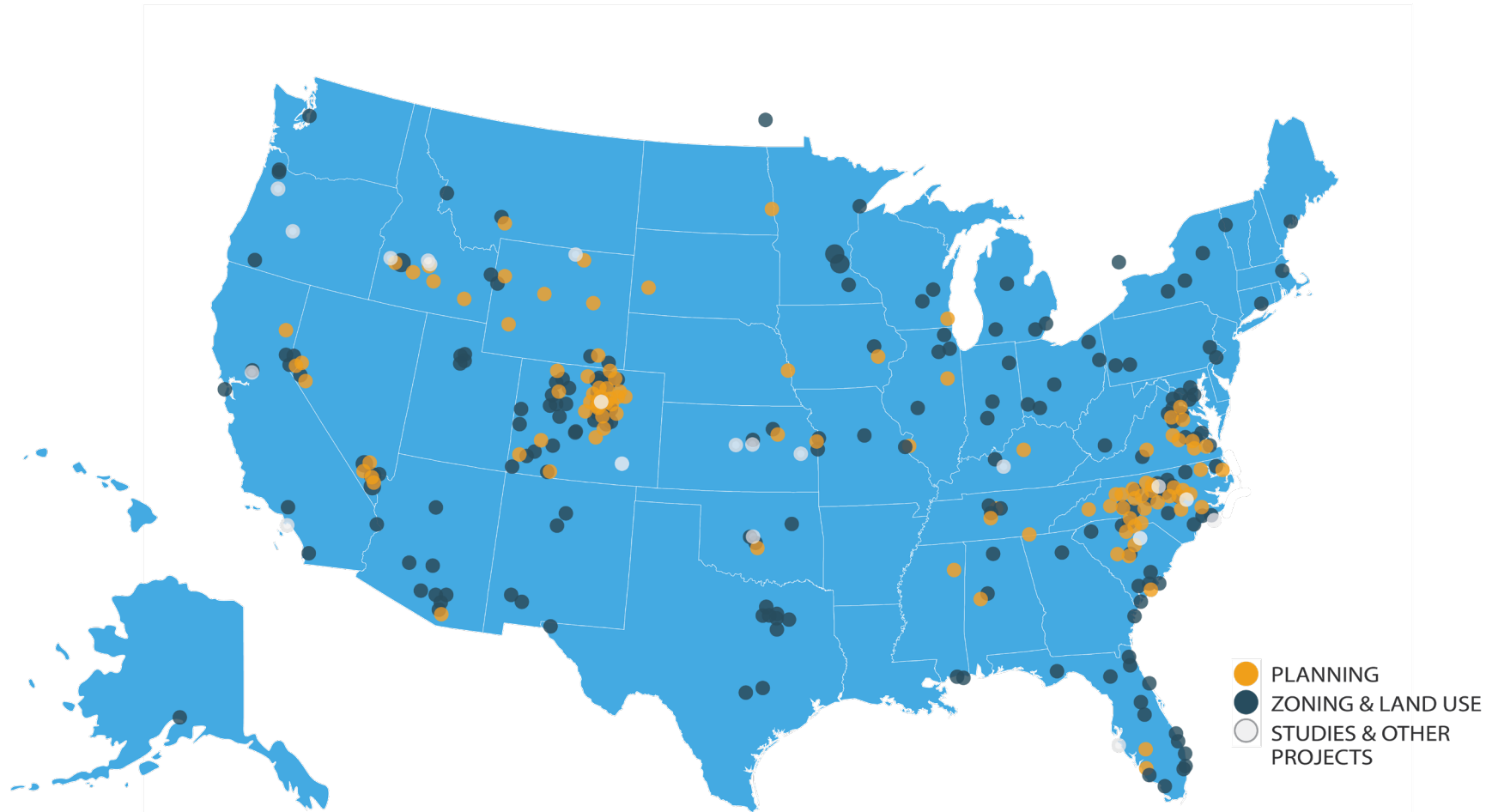
**PARK COUNTY**  
**WYOMING**

**Updated Land**  
**Use Plan**



# TEAM INTRODUCTION

# CLARION ASSOCIATES



## FACTS & FIGURES

**29**   
YEARS OF  
EFFECTIVE LAND  
USE SOLUTIONS

**21**   
STAFF TO MEET THE  
NEEDS OF OUR CLIENT  
COMMUNITIES

**120+**   
ADOPTED  
COMMUNITY PLANS

**600+**   
DIVERSE  
COMMUNITIES

# EPS

Economic & Planning Systems, Inc. (EPS) is a land use economics consulting firm providing full spectrum of economic and real estate services.



REAL ESTATE ECONOMICS



PUBLIC FINANCE



LAND USE &  
TRANSPORTATION



ECONOMIC DEVELOPMENT  
& REVITALIZATION



FISCAL & ECONOMIC  
IMPACT ANALYSIS



HOUSING POLICY



PUBLIC-PRIVATE  
PARTNERSHIP (P3)



PARKS & OPEN SPACE  
ECONOMICS

## REPRESENTATIVE PROJECTS

Pueblo County, CO Regional  
Comprehensive Plan

Adams County, CO  
Comprehensive Plan

Cheyenne, WY  
Comprehensive Plan

Red Lodge, MT Area  
Housing Plan

Bozeman, MT Land Use  
Forecasts

Big Sky, MT Mountain  
Housing Development Plan

Natrona County, WY  
Alcova/Pathfinder  
Reservoirs Master Plans

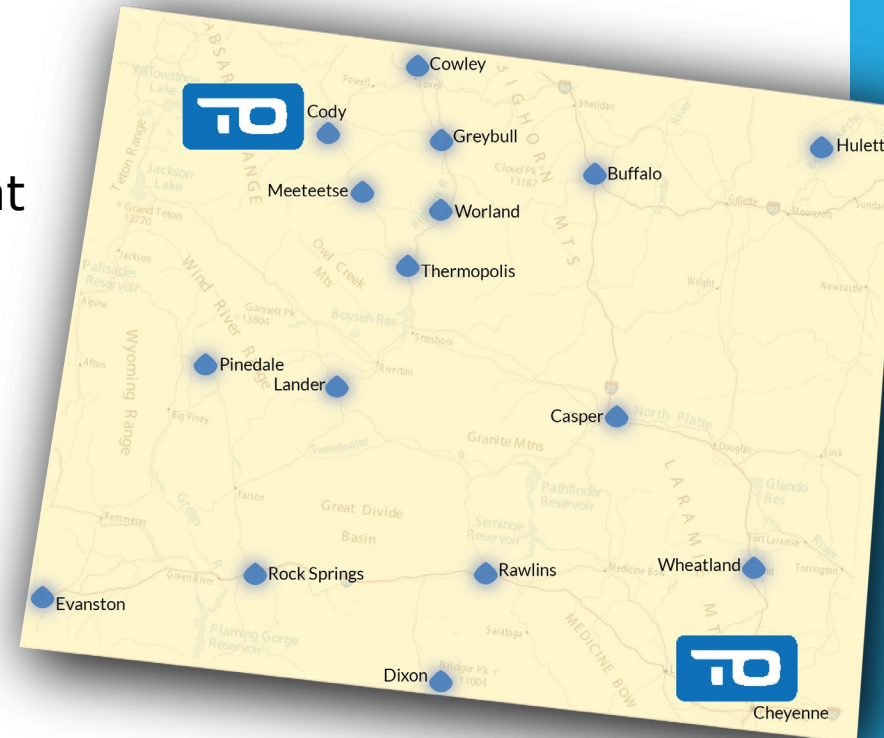
Brighton, CO Transfer of  
Development Rights Study

Boysen Reservoir State Park,  
WY Master Plan



# T-O ENGINEERS

- GIS Projects for more than 40 Communities in 7 States
- Master Plans Supporting 12 Wyoming Airports
- Wyoming State Aviation System Plan Update
- Park County GIS Needs Assessment in 2019
- UAV Surveys in Support of Road, Landfill, and Gravel Pit Projects throughout Park County



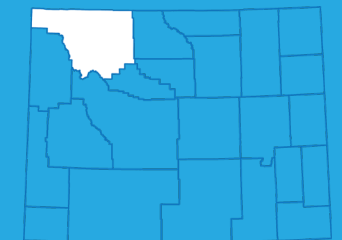
2 WYOMING LOCATIONS



MORE THAN 170 PROFESSIONALS



LOCATED IN PARK COUNTY SINCE 1953





# PROCESS OVERVIEW

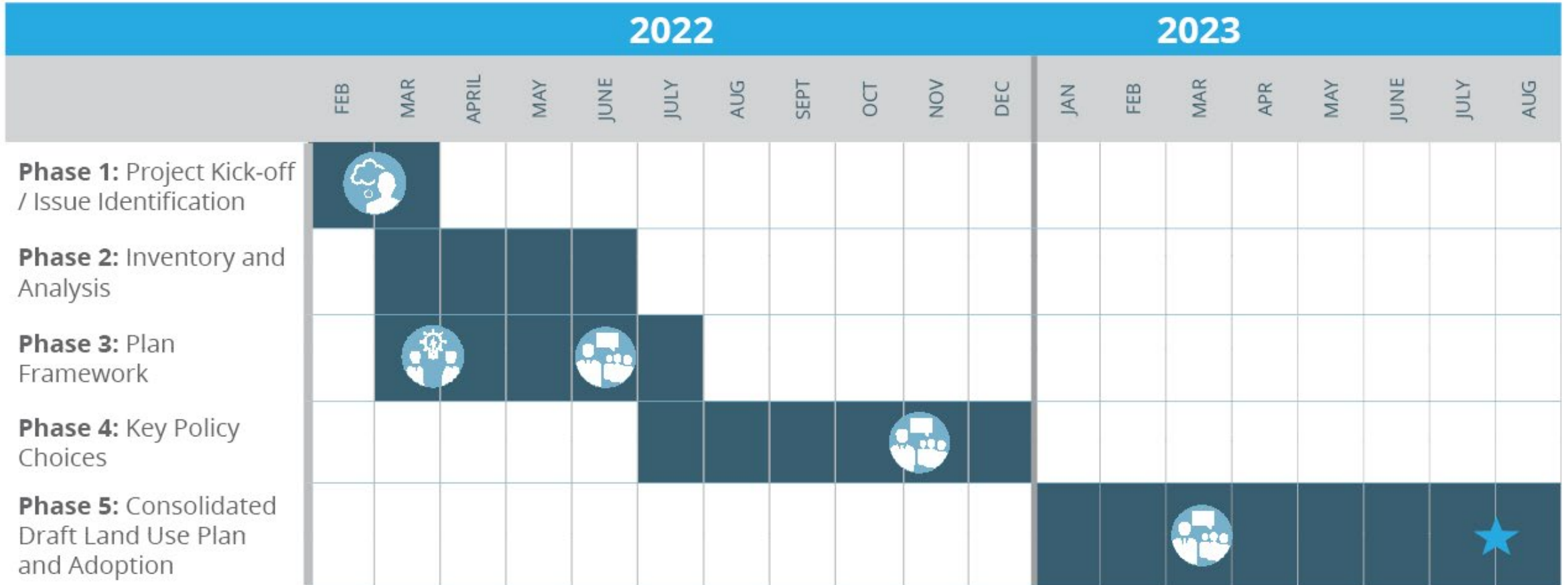
# PURPOSE OF THE PLAN

- Guide future growth in unincorporated areas of Park County
- Protect Park County's character and natural environment
- Establish an overarching vision for Park County as a whole
- Establish goals and policies for different parts of the County
- Inform future updates to the County's Development Standards and Regulations

## TOPICS TO CONSIDER

- Land Use
- Agriculture
- Economic Development
- Housing
- Recreation and Tourism
- Infrastructure and Services
- Hazard Mitigation
- Transportation
- Natural Resources
- Growth Management
- Arts and Culture
- History

# PROCESS OVERVIEW



Kick-off Meetings / Focus Groups



Online Survey: Vision and Values



Community/Stakeholder Outreach Series (multiple meetings and events)



Adoption Hearings



PHASE 1:

# PROJECT KICK-OFF/ ISSUE IDENTIFICATION

- Build an understanding of Park County's current policy and regulatory context
- Identify issues and opportunities to be addressed
- Evaluate planning area boundaries



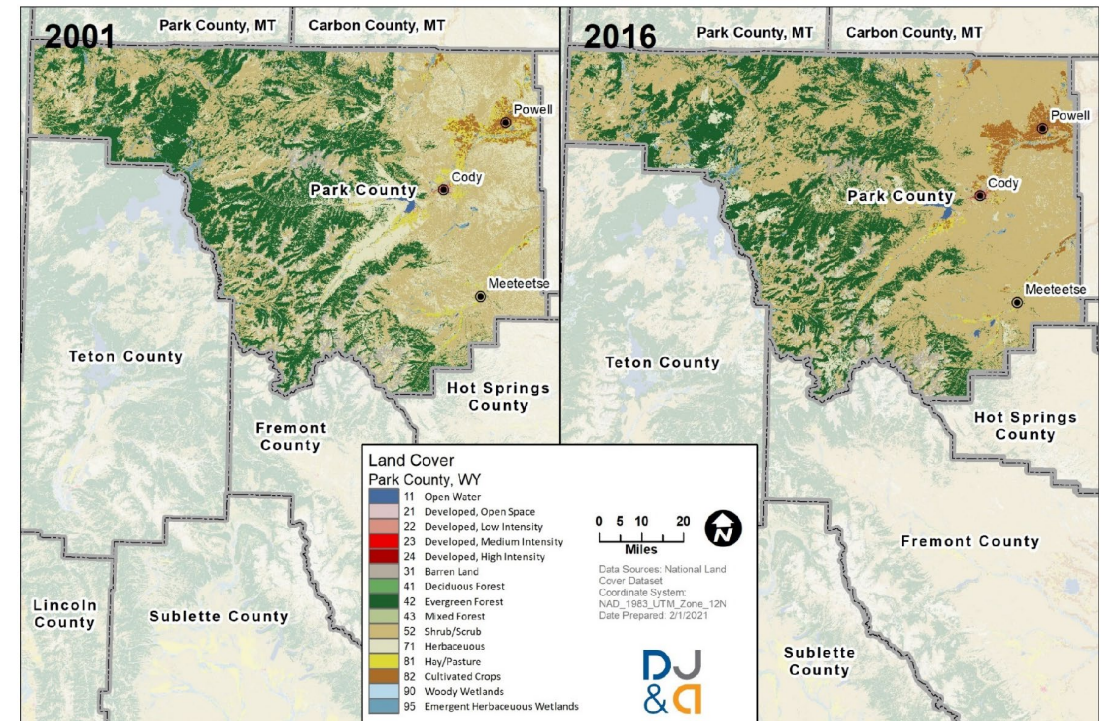
## PHASE 1: PROJECT KICK-OFF

# INITIAL FOCUS GROUPS

- Municipalities
- Public Lands Agencies
- Development community (engineer/survey/builders)
- MLPAAC
- Other County Officials
- Real Estate Representatives
- Conservation Districts
- Irrigation Districts
- General Conservation
- Utilities (Water)
- Utilities/infrastructure (Gas and Electric/WYDOT)
- Education/Youth
- Agricultural producers
- Economic Development/Tourism
- Arts, History, and Culture

# PHASE 2: INVENTORY AND ANALYSIS

- Establish a solid foundation of technical information to help inform discussions
- Document trends and existing conditions in different areas of Park County
  - Land Use and Development patterns
  - Population
  - Demographics
  - Housing
  - Economy



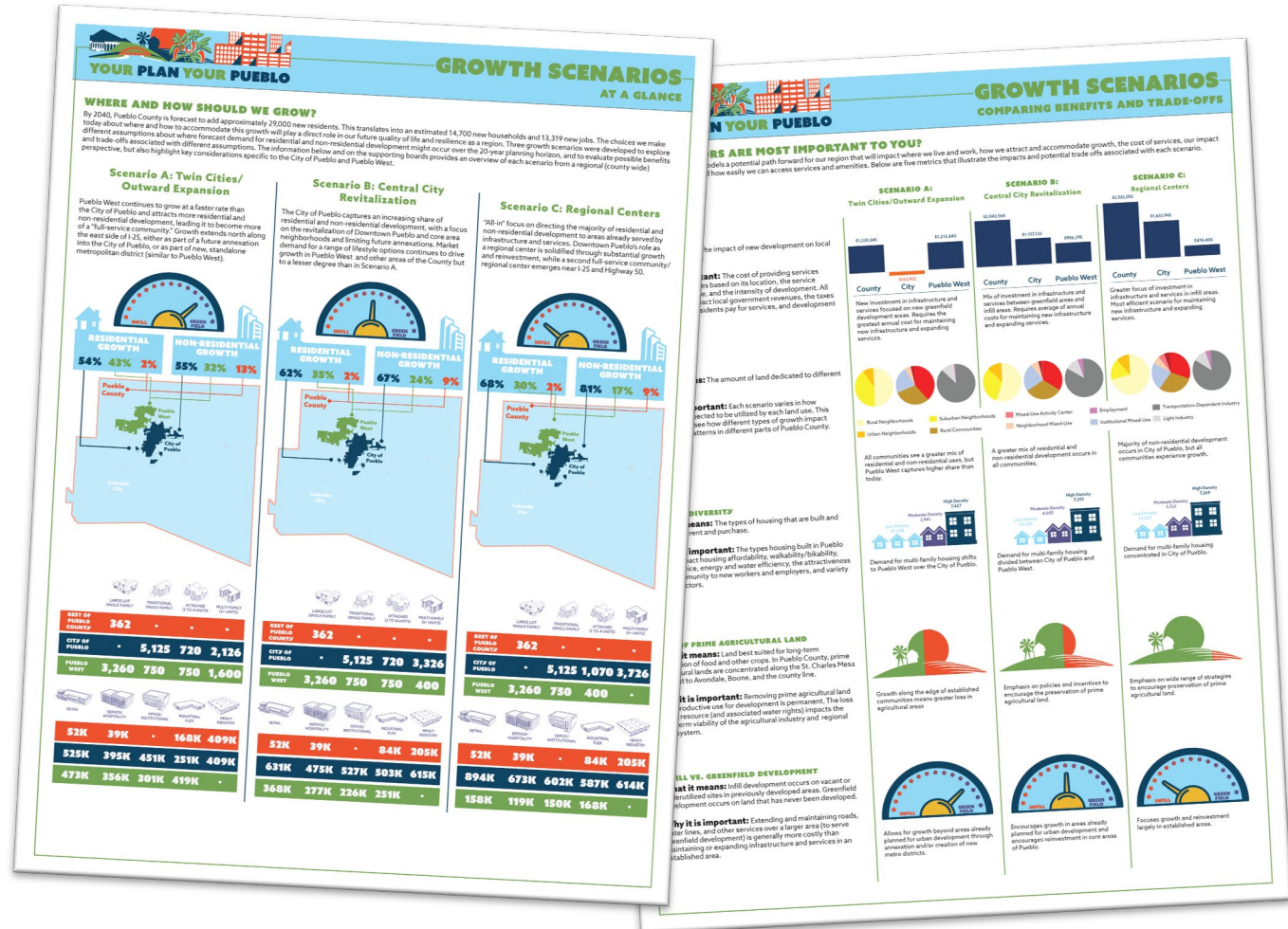
Map 2 Land Cover Designations within Park County





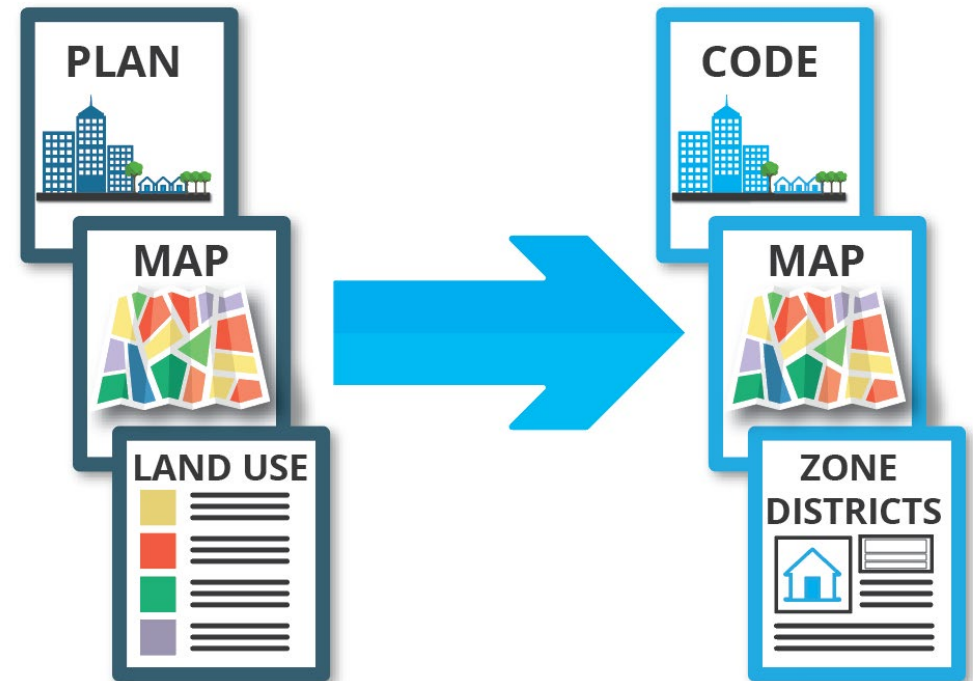
# PHASE 4: KEY POLICY CHOICES/ PRELIMINARY LAND USE PLAN

- Explore key policy choices for the updated Land Use Plan
  - What will it take to achieve the community's desired outcomes?
  - What are the potential trade-off of different policy recommendations?
  - What are the community's preferences?
- Develop a preliminary preferred Land Use Plan map that reflects the community's preferences



# PHASE 5: DRAFT LAND USE PLAN AND ADOPTION

- Assemble a consolidated draft of the updated Land Use Plan
- Identify and prioritize implementation strategies
- Finalize the draft Land Use Plan through the public review and adoption process





**OPPORTUNITIES FOR INPUT**

# OPPORTUNITIES FOR INPUT **OVERALL STRATEGY**

- Combination of online and in-person options during each phase
- Opportunities vary by phase
- Updates to BOCC and P&Z during each phase



# OPPORTUNITIES FOR INPUT **ADVISORY COMMITTEE (LUPAC)**

- 12-to-15-person group representing different communities and geographies in Park County
- Applications currently being accepted—over 60 received so far
- Provide citizen perspectives and input on interim work products, assist with community and stakeholder engagement, and generally serve as community ambassadors for the Land Use Plan process
- Will meet 3 to 5 times during the process



OPPORTUNITIES FOR INPUT

# TECHNICAL WORKING GROUP

- Park County departments
- Districts and service providers
- Municipalities
- State and federal agency partners







# OPPORTUNITIES FOR INPUT

# COMMUNITY AT LARGE

- Vision and Values Survey (online)
- For each “round” of engagement during Phases 3 through 5:
  - Up to five community meetings in various parts of the County
    - Likely in Clark, South Fork, Wapiti, Powell, and Cody.
    - A mix of evening, morning, and mid-day meeting options will be offered
  - A virtual community meeting via Zoom (approximately one week following in-person activities)
  - An online input opportunity







# PROJECT BRANDING

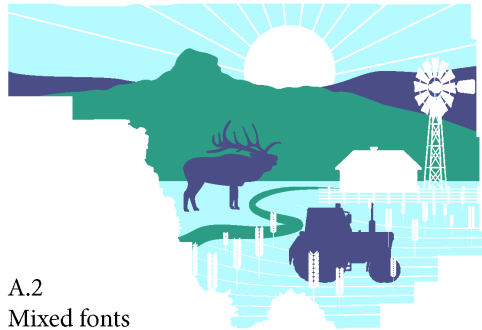
# PROJECT BRANDING CONCEPTS

**PLAN**  **PARK COUNTY**  
ENVISION PARK COUNTY'S FUTURE



A.1  
Mixed fonts

**PLAN**  **PARK COUNTY**  
ENVISION PARK COUNTY'S FUTURE



A.2  
Mixed fonts

**PLAN**  **PARK COUNTY**  
Our County, Our Future



B  
Non-serif font

**PLAN**  **PARK COUNTY**



DEFINE  
PARK  
COUNTY'S  
FUTURE

C  
Serif font



**NEXT STEPS**

# NEXT STEPS

## Interim Work Products

- Branding/webpage
- Public Involvement Plan
- Focus Group Summary—Key Themes
- Existing Conditions and Land Suitability Analysis
- State of the County Report

## Opportunities for Input

- Vision and Values Survey: Late March
- Initial LUPAC Meeting - April
- Community and Stakeholder Engagement (Plan Framework) - June