Regulatory Task Force Summary



Wyoming Association of Municipalities

Building Strong Communities

Our Mission

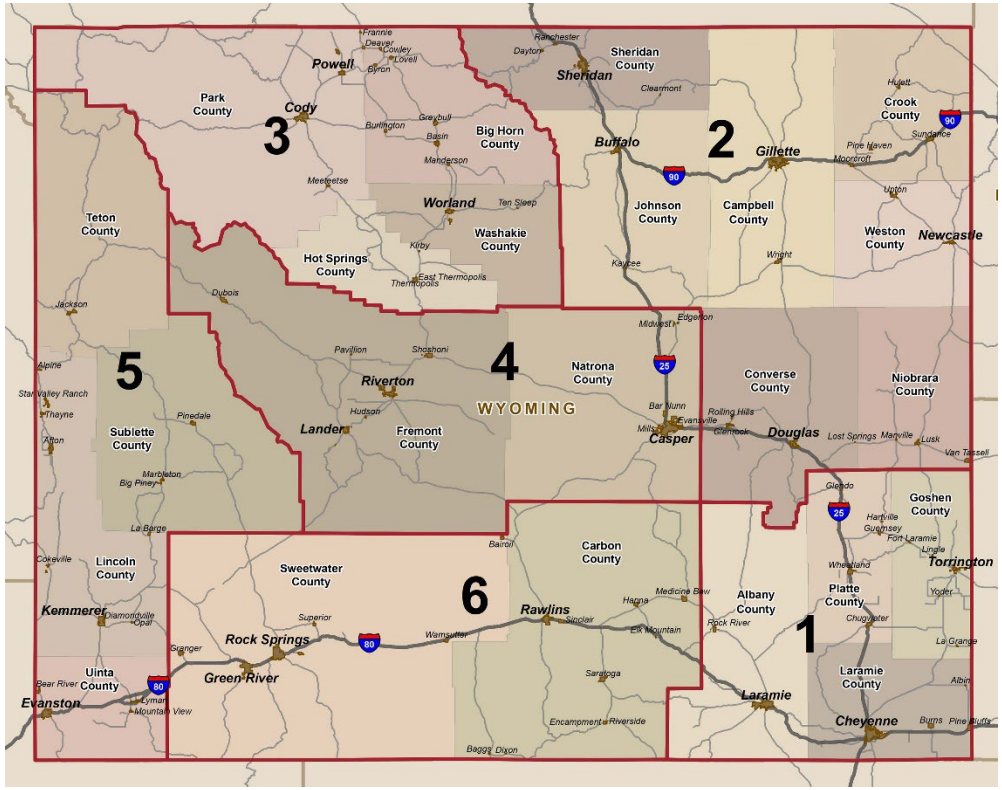
To provide requested information to the Wyoming Legislature concerning municipal zoning regulation and contractor testing and certification.



Building Strong Communities

Where do things stand?

- On July 12, 2023 we distributed a survey to our 98 member communities inquiring about their current zoning regulations and tradesman certification and testing requirements. To date we've received 35 responses.

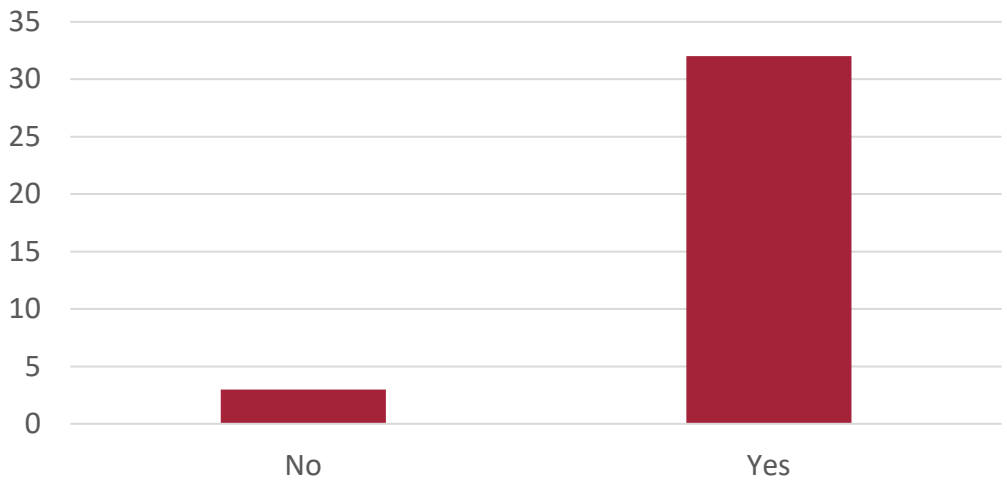


Building Strong Communities

Responding Communities

Manville
Frannie
Wamsutter
Midwest
Thayne
Lingle
Rollings Hills
Encampment
Shoshoni
Bear River
Byron
Upton
Ranchester
Guernsey
Alpine
Mountain View
Wright
Greybull
Star Valley Ranch
Thermopolis
Evansville
Worland
Torrington
Douglas
Powell
Lander
Cody
Jackson
Green River
Evanston
Sheridan
Laramie
Gillette
Casper
Cheyenne

Does your municipality have zoning regulations?



91-percent of responding communities indicated that they do have zoning regulations.

Are there any areas within your corporate boundaries that are exempt from zoning regulation?

82-percent (28 respondents) did not have any exempt areas, six respondents did so we asked them to elaborate.

County Pockets were the cause in two communities.

In Cheyenne, FE Warren AFB is a Military District and is not zoned.

Undeveloped town-owned land encompassed another.

We asked what kind of zones are offered….

All of the communities that do zoning have some variation on the four broader categories you would expect, i.e. residential, commercial, industrial, and agricultural.

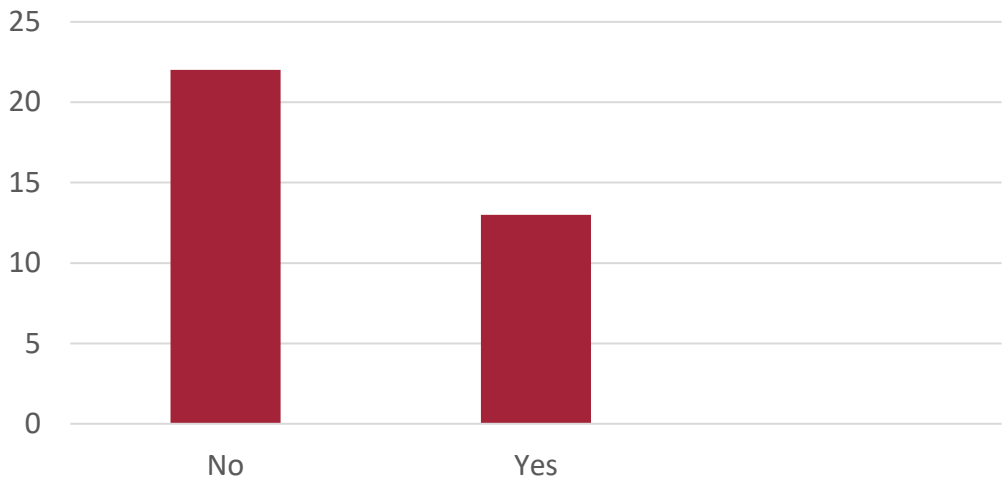
Obviously, the larger the community, the more varied and specialized the zones become.

For example, a smaller city like Worland offers single family residential, multi-family residential, high density residential, commercial, industrial, and estate residential.

Cheyenne in contrast has all of those but breaks them down more specifically.

Residential Neighborhood Districts: Low-density Residential, Medium-density Residential, High-density Residential, Neighborhood Residential - Moderate Density, Neighborhood Residential – Medium Density, Neighborhood Residential – High Density;
Commercial and Mixed-Use districts: Neighborhood Business, Community Business, Central Business District, Mixed-Use Residential Emphasis, Mixed-Use Business Emphasis, Mixed-Use Employment Emphasis;
Industrial Districts: Light Industrial, Heavy Industrial;
Special Purpose and Overlay Districts: Public District, Planned Unit Development, Airport District, Military, Airport Height and Use Restrictions, State Capitol Height Restrictions, Restricted Use Control Area Overlay District, Support Services, Urban Use Overlay District

We asked if they require contractor/tradesman testing and/or certification?



Only 37-percent of responding communities regulate contractors and tradesman.

Who do they require to be certified….

Again, this varies greatly by community and is more robust the larger the community.

Cheyenne again as an example requires proof of certification of contractors and trades people in the following categories.

Framing, Roofing, Plumbing, Mechanical, Chemical Fire, Flammable combustible, Sprinkler, Class A-General Contractor, Class B- Both Res & commercial contractor, Class R- Residential contractor.

But in a smaller City like Lander the list is similar but slightly less specialized.

Building contractor 1 thru 4, Mechanical, Plumbing, Refrigeration, Sewage Cleaning, Utility Contractor.

These minor differences are born largely of specific situations in the communities and are an excellent example of home rule at work. Cheyenne for example doesn't certify sewage cleaning technicians, but that makes sense given that the city maintains its own sewer maintenance staff that's responsible for that work. You wouldn't have an independent contractor doing that work.

Permitting wait times…

We were also directed by the Co-Chairman to ask our communities how long it takes them on an average to produce a permit, such as a building or grading permit, after an applicant has turned in a complete and correct application.

The response was as low as two business days for a simple building permit for projects not requiring zoning and planning department review and counsel approval to no longer than 30 days for those projects requiring approval of the governing body, as some of our smaller responding communities only meet once a month.

We followed this question up by inquiring what percentage of applications arrive at City Hall correct and complete, as this can greatly delay the approval and issuance of permits, especially if the applicant isn't prompt correcting the application, providing additional documentation, etc.. Responses fell across a wide range, from just 20-percent complete on first submittal some places, but up to 85-percent in others. This did not seem to take on any uniformity based on size of community. It would be interesting to explore further to find out if the consistently higher or lower rates of first submittal success are disproportionately tied to high-volume commercial applicants, like general contractors, or if these numbers come more from individual citizens applying to build, renovate, etc. on their own property.

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To see the entire survey and all the individual community responses please visit:
https://www.surveymonkey.com/results/SM-TpdFe1i09C5uUeLgZtv_2Btg_3D_3D/