



CHAPTER ONE INTRODUCTION

1.1 BACKGROUND

In November 2005, the Town of Star Valley Ranch (Figure 1-1 and Figure 1-2) became Wyoming's newest incorporated municipality, as well as the ninth incorporated town in Lincoln County.

Since its incorporation, the Star Valley Ranch Town Council, appointed municipal boards, municipal staff, and other residents of Star Valley have exerted considerable effort toward the organization of a new town. Such efforts have included the establishment of utility operations and maintenance functions for municipal roads and potable water delivery, the planning of new infrastructure improvements and expanded public services, and the organization of other important administrative functions.



1.2 PURPOSE

In 2006, the Town adopted vision and mission statements. These statements continue to reflect the overall goal of municipal government and its community leaders (Siddoway, 2014).

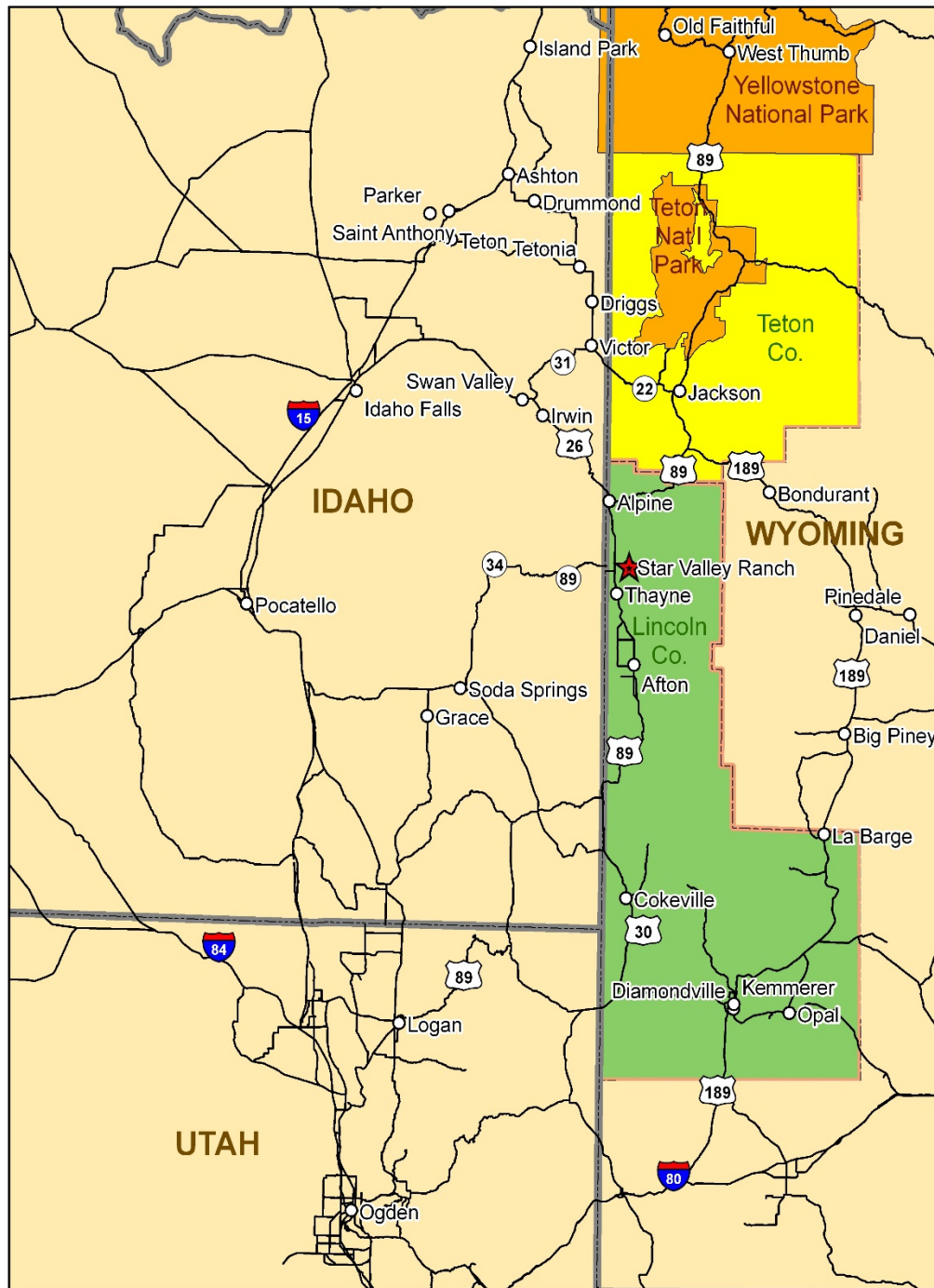
Town of Star Valley Ranch vision statement:

"A pleasant country setting, where the entire community enjoys the beauty of nature, family and friends, recreation, peace and diversity."

Town of Star Valley Ranch mission statement:

"Our mission is to make the Town of Star Valley Ranch a great place to live. Our focus will be to enhance our culinary water system, improve our roads, and ensure the public safety for all citizens, property owners, and visitors."



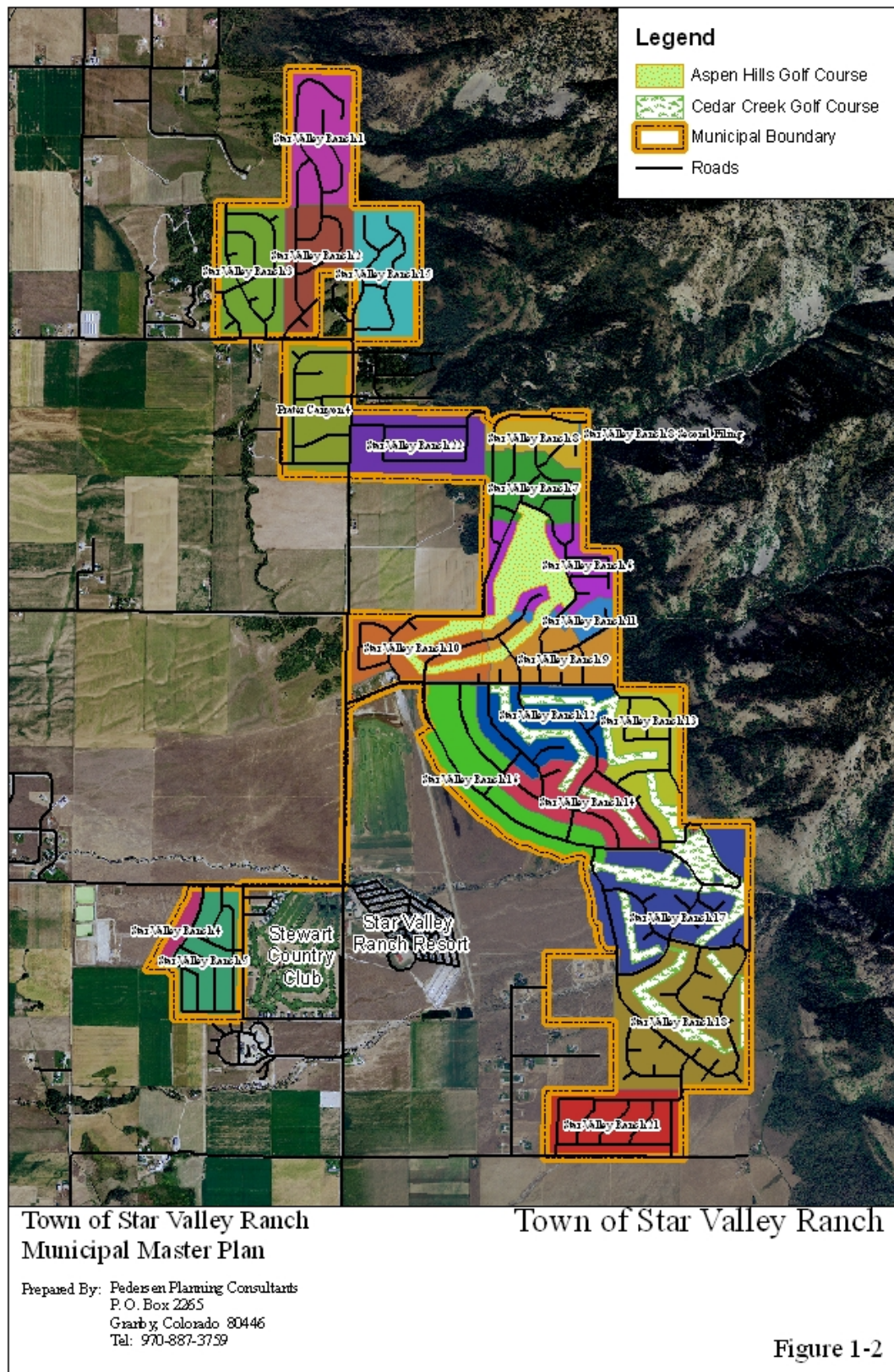


**Town of Star Valley Ranch
Municipal Master Plan**

**Regional Location
Town of Star Valley Ranch, WY**

Prepared By: Pedersen Planning Consultants
P. O. Box 2265
Granby, Colorado 80446
Tel: 970-887-3759

Figure 1-1



In 2007, the Town of Star Valley Ranch recognized the need to complete and adopt a municipal master plan that would bring together an overall vision for future community development in the Town. The Star Valley Ranch Town Council envisioned that the master plan would provide a guide to the Town Council, the Star Valley Ranch Planning and Zoning Board, other decision-making entities of the Town of Star Valley Ranch, and municipal staff. The Town's initial master plan was prepared in 2007-2008 and subsequently adopted by the Town Council in September 2008.

Many of the strategies associated with various community development objectives in the 2008 Master Plan have already been accomplished, or are in progress at the time of the 2014 Master Plan Update. In addition, the Town has completed other master plans that more specifically address improvement needs associated with the municipal water system, municipal roads, drainage, wildfire hazards, and upland trails. In this context, the Town has determined the need to update its overall vision for community development during the coming decade.

As the Town looks ahead to further improvements to the community, the Town desires to share its overall vision for future community development. This vision reflects:

- the insights and priorities of its elected and appointed community leaders and other Town residents;
- the improvements outlined in other Town master plans;
- other community development opportunities presented in this master plan update;
- the Town's revised community development objectives, strategies, and related priorities; and,
- the Town's preferences for future land use development within one mile of the Town's municipal boundary.

Consequently, the purpose of this master plan update is to help guide future community development actions of the Town Council and its appointed boards, as well as provide guidance to a number of private companies, public agencies and non-profit organizations that provide services and/or financial assistance to the Town of Star Valley Ranch. Such agencies include, at least, Lincoln County, Wyoming; Lower Valley Energy; the Town of Thayne, Wyoming; the Wyoming Business Council; the State Lands and Investment Board; and the USDA, Forest Service.

The master plan update is also intended to provide relevant information to potential investors that are contemplating investments in the Town of Star Valley Ranch. Whether those investments involve the purchase of available residential or commercial properties, the master plan describes available community assets, development issues and opportunities, and the focus of future improvements envisioned for the Town.

1.3 SCOPE AND PLAN ORGANIZATION

This master plan report examines various community development issues and opportunities. Conclusions concerning these issues and opportunities lead to a presentation of recommended community development objectives, strategies, and priorities.

The master plan report is organized into ten chapters that generally contain the following information:

Chapter One outlines the purpose and scope of the master plan, how Town residents participated in the planning process, and the approach used to complete various project tasks.

Chapter Two analyzes demographic and economic trends that are expected to influence future growth of the Town during the next decade. This chapter also includes a forecast of the anticipated resident population for the 2015-2024 period.

Chapter Three evaluates land use trends and potential land use needs associated with residential, commercial, public and community facilities, and recreational land uses. Future land use needs are quantified, to the extent feasible, for each general type of land use. Land use trends were determined via the comparison of recent Town and Lincoln County building permit records with the results of an August 2007 land use inventory, as well as available real estate sales data from the 2008-2013 period. Land use needs presented in this chapter primarily reflect insights from elected and appointed Town leaders, as well as the experience of the Town of Star Valley Ranch's consultant, Pedersen Planning Consultants.

Chapter Four examines potential opportunities for future land use expansion and annexation. This evaluation initially considers the implication of various factors, e.g., soil suitability, wildfire hazards, and drainage, that influence future development within the Town of Star Valley Ranch. Subsequently, opportunities were evaluated for the potential expansion of residential, commercial, community and public facilities, and recreation. Potential land use expansion areas are suggested to identify areas of the Town where future land use needs and related development opportunities could be supported. Consideration is also given to land areas adjacent to the municipal boundary that may be suitable for future annexation.

Chapter Five examines various types of Town and regional infrastructure that will be needed to support future land use expansion in Star Valley Ranch. This evaluation focuses upon the municipal road network, municipal water system, and the electrical distribution system of Lower Valley Energy.

Chapter Six provides insights gained from Star Valley Ranch residents. These comments were derived from two meetings with elected and appointed community leaders of the Town, responses to a September 2014 community survey, as well as comments received via a public hearing conducted on October 29, 2014.

Chapter Seven presents the preferences of the Town Planning and Zoning Board regarding future land uses within one mile of the municipal boundary. These preferences were derived from a 2013 amendment to Lincoln County zoning regulations that was prepared by the Town Planning and Zoning Board and subsequently adopted by the Lincoln County Board of Commissioners. Chapter Seven also presents the preferences of the Town Planning and Zoning Board concerning future road development in the SVR Community Plan Overlay. These preferences are derived from a draft Master Road Plan that was completed by the Town Planning and Zoning Board in April 2013, but continues to be refined at the time of this report. .

Chapter Eight outlines the scope and procedures associated with existing municipal land use regulations. This section also identifies future regulatory and planning needs for the Town Planning and Zoning Board.

Chapter Nine presents a series of community development objectives that were ultimately determined by elected and appointed community leaders on October 7, 2014. During this meeting, community leaders refined a preliminary set of community development objectives and strategies that were prepared by Pedersen Planning Consultants. The initial community development objectives and strategies based upon the analyses of demographic and economic trends, land use trends and opportunities for future land use expansion, community infrastructure, preferred land use patterns within one mile of the municipal boundary, municipal land use management needs, and recommendations contained in other municipal master plans. Each community development objective and strategy is accompanied with a responsibility for implementation and a related project schedule. The assigned priorities were derived from priorities determined by community leaders on October 7, 2014.

Chapter Ten recommends an approach for future plan implementation. This portion of the master plan report links community development strategies to the future allocation of municipal financial resources, project management, and the annual review and revision of recommended strategies.

1.4 AUTHORITY

This master plan and the related planning process were completed in conformance with the requirements outlined in the Wyoming Statutes. The authority for preparation of a municipal master plan is outlined in Article 5, Title 15 of the Wyoming Statutes.

W.S. 15-1-503 requires that municipal planning commissions “....*shall adopt and certify to the governing body a master plan for the physical development of the municipality. If*

the plan involves territory outside the city or town, action shall be taken with the concurrence of the board of county commissioners or county planning commission, or other municipal legislative body concerned.”

Consequently, the master plan is to be certified by the Town Planning and Zoning Board concerning its conformance to statutory requirements and recommended to the Town Council for formal adoption. Since this master plan also makes recommendations concerning lands within one mile of the municipal boundary, the Town is also required to request approval of the master plan by the Lincoln County Planning Commission and Board of County Commissioners.

Additional requirements concerning the content of the master plan, public involvement, method of adoption, and other related planning issues are further described in 15-1-503 through 15-1-506 of the Wyoming Statutes.

1.5 CONSULTATION

1.5.1 Discussions with Community Leaders

The planning process used to develop the master plan involved substantive discussions with elected and community leaders of the Town on September 9 and October 7, 2014. The initial September meeting identified community leader visions for the Town and the improvement needs they envisioned during the coming decade. During the October meeting, community leaders were advised of the results of the Community Survey; reviewed, discussed and refined a preliminary set of community development objectives and strategies prepared by Pedersen Planning Consultants; and rated the priority of refined community development objectives.



The scope of these discussions are discussed and summarized in Chapter Six, Chapter Nine, and Appendix A. Community leaders participating in these meetings included the following:

Meeting of September 9, 2014

Town Council

Boyd Siddoway, Mayor
Kathy Buyer
Kent Harker
Al Redlin

Town Economic Development Board

Municipal Staff

Gregg Wilkes, Town Administrator
Ernie Sainz, Director, Public Works
Gus Larson, Public Works
Eric Nilson, Public Works

Town Natural Resources Board

Bob Hayes
Robert Meikle
Town Planning and Zoning Board
Lee Hansen

Jillaine Maes
Stephanie Wardle

Other residents in attendance included Rusty Andrus, Dick Johnson, Marc Jones, and Barbara Redlin.

Meeting of October 7, 2014

Town Council

Kathy Buyer
Kent Harker
Ed Koch
Al Redlin

Town Economic Development Board

Bob Hayes
Jim Vandel, Chair

Town Natural Resources Board

Ron Denney
John Lynch
Jillaine Maes

Town Water Board

Ron Denney

Municipal Staff

Gregg Wilkes, Town Administrator

Resident Dick Johnson was also in attendance.

1.5.2 Community Survey

A community survey was prepared by Pedersen Planning Consultants and refined by several community leaders before its distribution to 1,066 residents and landowners who owned or resided on properties connected to the municipal water system. Responses to the survey by 272 residents and landowners provided considerable insights to the views of Town residents concerning a variety of land use issues, opportunities, and priorities. The results of the survey are presented in Chapter Six and Appendix B2.

1.5.3 Insights from Other Public Agencies and Private Businesses

Representatives of various public agencies and private companies were also contacted during preparation of the master plan. The following individuals provided valuable insights and information.

Lincoln County, Wyoming

John Woodward, Planning Director, Office of Planning and Development, Afton, WY
Jonathan Teichert, Senior Planner, Office of Planning and Development, Kemmerer, WY

Professional and Technical Services

David Kennington, P.E., Sunrise Engineering, Afton, WY
Bob Manning, Broker, The Manning Team, Star Valley Ranch, Wyoming
Shay Smith, P.E., Forsgren Associates, Inc., Evanston, Wyoming

Utilities

Warren Jones, Distribution Engineer, Lower Valley Energy, Afton, WY

1.5.4 Public Hearing on Draft Municipal Master Plan

A draft municipal master plan report was made available for public comment in late October 2014. The Town placed a digital copy of the report on the Town of Star Valley Ranch website, www.starvalleyranchwy.org. The Town also made available a few hardcopies of the draft report at the Star Valley Ranch Town Hall for public review.

At the beginning of a 30-day review period, a public hearing was held at the Star Valley Ranch Town Hall on October 29, 2014. Jim Pedersen, PPC's principal planner, presented an overview of preliminary conclusions and recommendations, as well as the refined community development objectives and strategies. Public comments were subsequently received from the general public. A summary of these comments are presented in [Appendix C](#).

1.6 PLANNING TERMS

Various technical terms are used within the master plan report. Four terms, *community*, *municipal*, *town*, and *land use expansion*, require clarification to ensure their understanding and use.

The term *community* refers to “a group of people living in the same locality and under the same government” (Morris, 1978). This term refers to residents living within the municipal boundary. However, when used as an adjective, e.g., *community development*, the term *community* refers to the geographical area comprising the Town of Star Valley Ranch.

The term *municipal* refers specifically to the Town of Star Valley Ranch. For example, the municipal road network refers to all roads that are owned, operated and maintained by the Town of Star Valley Ranch. The *municipal* boundary includes all lands within the legal boundary and jurisdiction of the Town of Star Valley Ranch.

Unless referred to another town such as the Town of Thayne, the term *Town* (with a capital “T”) refers specifically to the Town of Star Valley Ranch.

The phrase *land use expansion* refers to past, current or future land development on lands adjoining, or in the vicinity of, the Town of Star Valley Ranch.