



## CHAPTER FOUR

### FUTURE LAND USE ISSUES AND OPPORTUNITIES

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#### 4.1 INTRODUCTION

Chapter Four examines various factors influencing future land development, as well as potential opportunities for future land development and annexation. This evaluation builds upon earlier analyses of land use trends and future land use needs that are presented in Chapter Three, identifies planned land development projects, and reviews the status of some nearby undeveloped properties.

#### 4.2 FACTORS INFLUENCING FUTURE LAND USE DEVELOPMENT

##### 4.2.1 Landforms

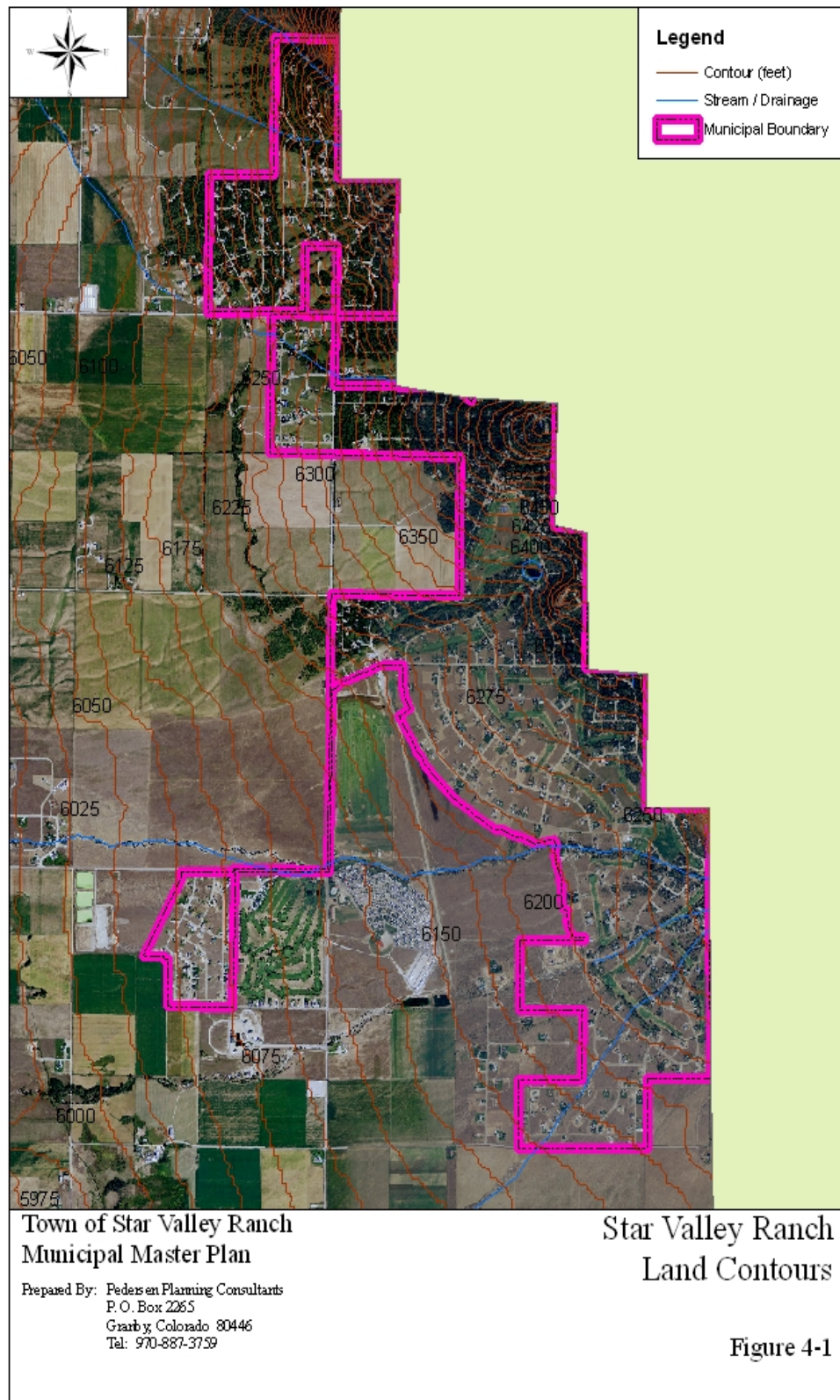
Two landforms dominate the landscape of Star Valley Ranch. These include alluvial fans and hill slopes.

*“Two alluvial fans underlie the town. An active alluvial fan underlies the town south of Vista Drive. It is composed of limestone and dolomite gravel deposited by Green and Cedar Creeks. The surface of the fans, where not destroyed by grading, contains numerous shallow (less than five feet deep), broad (15 to 25 feet) and linear depressions that are former channels of Cedar Creek. The roads in plat 16 follow the contour of the Cedar Creek alluvial fan. A relict alluvial fan occurs north of Vista Drive. The steep grade on Muddy String Road north of the junction marks the stream-cut scarp separating the two alluvial fans. This ancient alluvial fan is overlain by more than eight feet of wind-blown silt (loess) in which two thick soils have developed” (Palmquist, 2007).*

Several types of steep slopes occur within the Town. The eastern border is characterized by steeper mountain slopes, gentler foot slopes, and foot slope transitions that occur on Tertiary sediments. Steeper slopes extend out into the valley along the scarp between the relict and active alluvial fans, as well as along relict valleys within the relict alluvial fan (Palmquist, 2007).

##### 4.2.2 Topography

Available digital elevation data for Star Valley Ranch indicate that land contours in the Town generally range between roughly 6,020 feet above mean sea level in Plat 4 to about 6,692 feet on Redwood Circle (Figure 4-1). This range in elevation represents a differential of 672 feet.



#### **4.2.2.1 Areas Containing Ground Slopes Over 10 Percent**

Steeper slopes greater than 10 percent are prevalent in the northern part of the Town in SVR Plats 1, 2, 3 and 15, as well as on the north and east sides of Aspen Hills Golf Course (SVR Plats 6, 7, 10 and 11). Portions of these areas are characterized by steeper road and driveway slopes.



#### **4.2.2.2 Areas Containing Ground Slopes Less Than 10 Percent**

With the exception of considerably steeper slopes along the northeast corner of Star Valley Ranch Plat 17, all plats located south of SVR Plat 9 contain ground slopes less than 10 percent. Ground slopes less than six percent characterize SVR Plats 4, 5, 18, and 21. Lesser slopes typically facilitate more cost-effective construction of structures, utility systems, and roadways. Consequently, the topography of the southern half of the Town will generally not impact the suitability of this area for future land use development.

### **4.2.3 Soils**

Surface soil characteristics in the vicinity of Star Valley ranch have been generally classified, mapped and interpreted by the U.S. Natural Resources Conservation Service. This information provides some general guidance concerning the suitability of surface soils to support various types of land use development. The following evaluation of soil suitability to support future land use development relied, in part, upon available geospatial data and related soil interpretations from the Natural Resources Conservation Service.

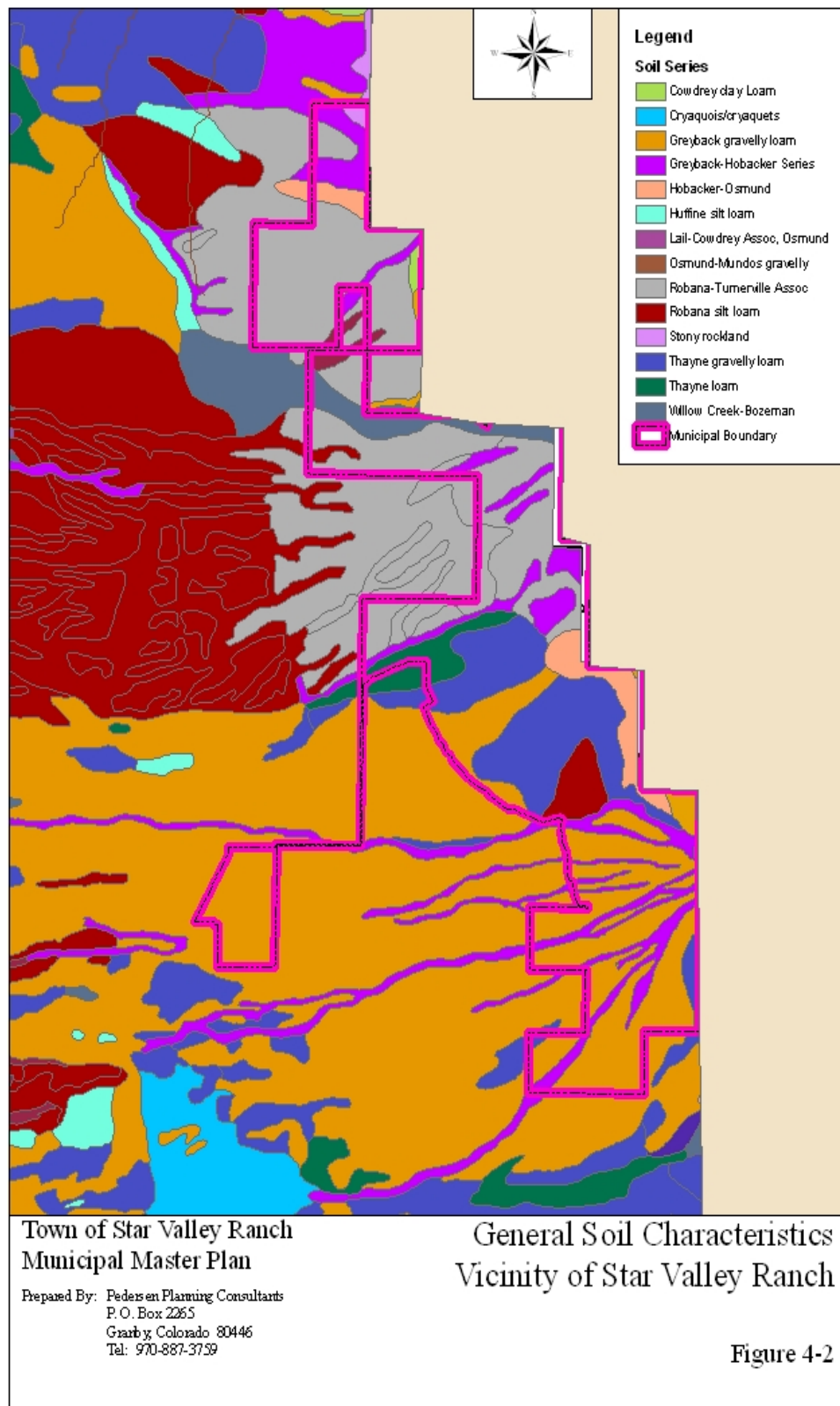
This information was supplemented by examination of more detailed analyses of local soil characteristics and soil limitations that were previously made by Robert Palmquist, a member of the Star Valley Ranch Planning and Zoning Board. Mr. Palmquist is a licensed professional geologist in the State of Wyoming, as well as licensed geologist and hydro geologist in the State of Washington. He has more than 40 years of experience associated with the evaluation of surface processes, e.g., landslides and rivers; groundwater; and geology applied to land planning.

#### **4.2.3.1. General Soil Characteristics**

Several soil series (groups of similar soils) characterize the surface soils of Star Valley Ranch (Figure 4-2). Two of the soil series, the Robana-Turnerville Association and the Greyback gravelly loam, are the predominant soil series in the Town. The Robana-Turnerville Association occurs on the Prater relict alluvial fan; the Greyback gravelly loams are present on the active Green-Cedar (Canyon) alluvial fans (Palmquist, 2007).

Parent materials below the surface soil profile are from two to five feet below the ground surface. These materials are unaffected by the weathering process that produces the soils. The predominant parent materials beneath the Town are variations of a loam that contains sand, silt and clay with variable amounts of gravel (Palmquist, 2007).





The active alluvial fans of Cedar Creek and Green Creek have a parent material that is characterized by a gravelly to very gravelly loam. In contrast, the relict Prater Creek alluvial fan contains a silty parent material without gravel. These parent materials influence the type of surface soils that are formed on them, as well as exhibit characteristics that sometimes limit the capability of soils to support some types of land use development (Palmquist, 2007).



#### **4.2.3.2      *Suitability of Soils to Support Future Structural Development***

Soil interpretations by the Natural Resources Conservation Service (NRCS) suggest that the construction of homes with or without basements is generally suitable on lands south and east of Vista West Drive and the main entry to Star Valley Ranch. North of Vista West Drive, soils may pose some limitations to future structural development (Figures 4-3A and 4-3B).

Surface soils north of Vista West Drive are primarily interpreted by NRCS as “very limited” in terms of their suitability to support the construction of dwellings with or without basements. The “very limited” interpretation suggests that soils in designated areas are unfavorable for residential construction. Further, limitations generally cannot be overcome without significant soil reclamation, special design, or expensive construction procedures (U.S. Natural Resources Conservation Service, 2007).

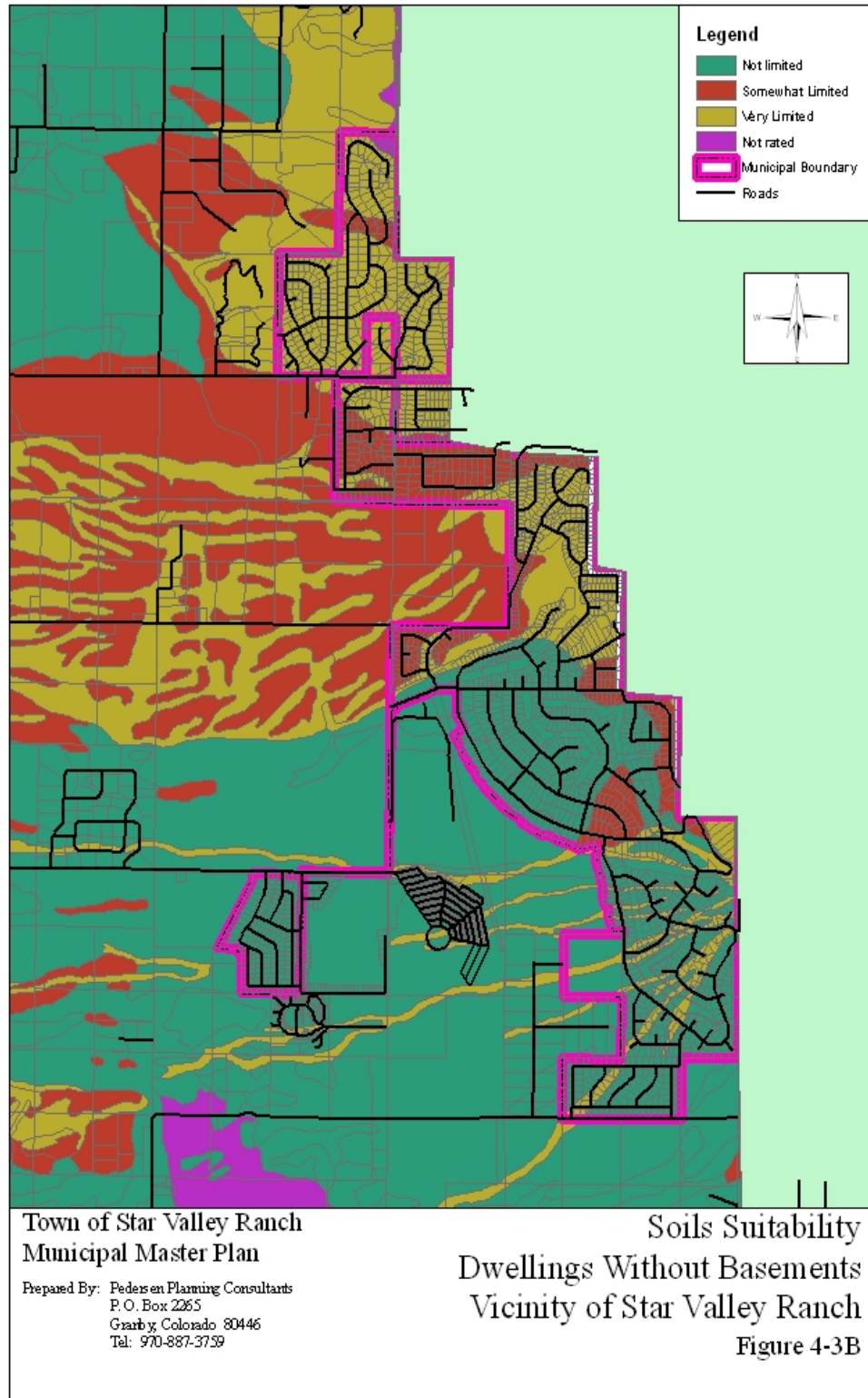
Lands in the vicinity of South Forest Drive also contain soils that are considered by NRCS as “somewhat limited” in terms of their suitability to support the construction of dwellings with or without basements. The “somewhat limited” interpretation indicates that soils in designated areas are somewhat favorable for residential construction. Further, potential limitations can be overcome or minimized by special planning, design, or construction procedures (U.S. Natural Resources Conservation Service, 2007).

#### **4.2.3.3      *Suitability of Soils to Support Onsite Wastewater Disposal Systems***

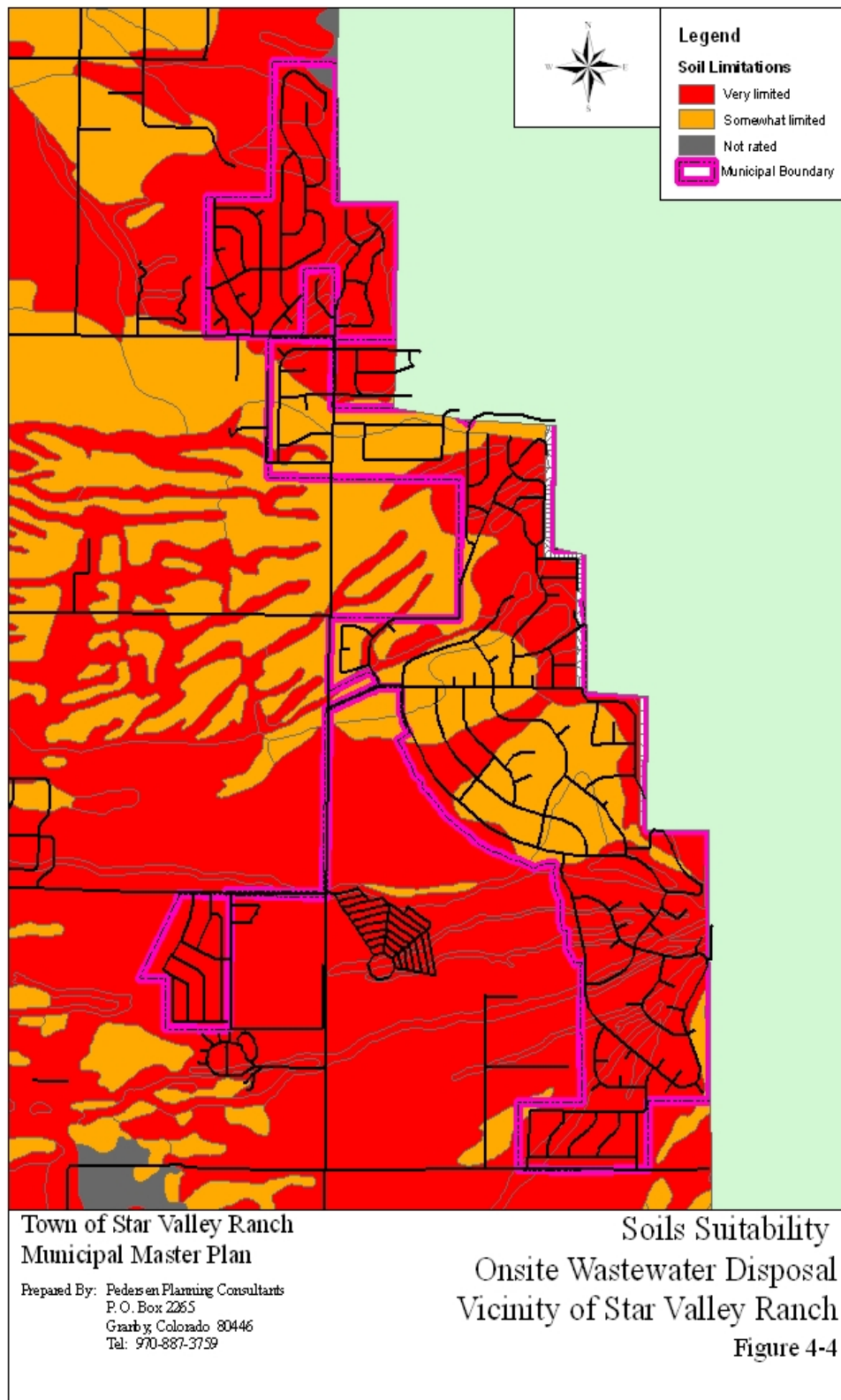
Soil interpretations by the Natural Resources Conservation Service (NRCS) suggest that surface soils within most of the Town are “very limited” to support soil-based wastewater treatment, e.g., septic tanks with drainfields (Figure 4-4). However, NRCS considers surface soils in the vicinity of Alpine Way, Ridgecrest Drive, and Alta Drive as “somewhat limited” to support the use of septic tanks. NRCS soil interpretations generally suggest that the installation of a typical septic tank and drainfield in most parts of Star Valley Ranch will not provide adequate soil-based wastewater treatment.

On a cumulative basis, inadequate soil-based treatment introduces contaminants into the local ground water. The location of two alluvial fans and existing land contours suggest a potential downstream migration of contaminants, e.g., elevated nitrate levels, bacteria and viruses, to some areas west and southwest of Star Valley Ranch.











Nitrates and virus are two of the more common contaminants generated from the use of onsite wastewater disposal systems. Drinking water standards established by the U.S. Environmental Protection Agency for all public water supplies include, in part, a maximum contaminant level of 10 milligrams per liter for nitrate (as measured by nitrogen) and zero for virus (Palmquist, 2008). However, the slow rate of residential development and related installation of septic tank/drainfield systems in the community suggest that the increased disposal of greater nitrates and viruses will generate limited or negligible impacts upon groundwater quality during, at least, the coming decade.

Chapter 23 of the Wyoming Water Quality Rules and Regulations Statutes requires, in part, that ground water contaminated by septic systems within a subdivision plat must not exceed 10 milligrams per liter at its down gradient boundary and that down gradient wells must lay beyond the calculated viral travel distance (Palmquist, 2008). However, the subdivisions within the Town are exempt from these standards since the subdivisions were developed prior to the adoption of these subdivision regulations.

#### **4.2.4 Drainage and Potential Flood Hazards**

The U.S. Department of Homeland Security, Federal Emergency Management Agency, has not prepared a flood insurance rate map for the Town of Star Valley Ranch. These maps typically provide general information concerning the location of 100-year flood plain areas within communities. However, Sunrise Engineering completed a Town of Star Valley Ranch Surface Water Study in December 2013 which identifies relevant drainage characteristics that influence the Town, as well as strategies for addressing drainage issues.

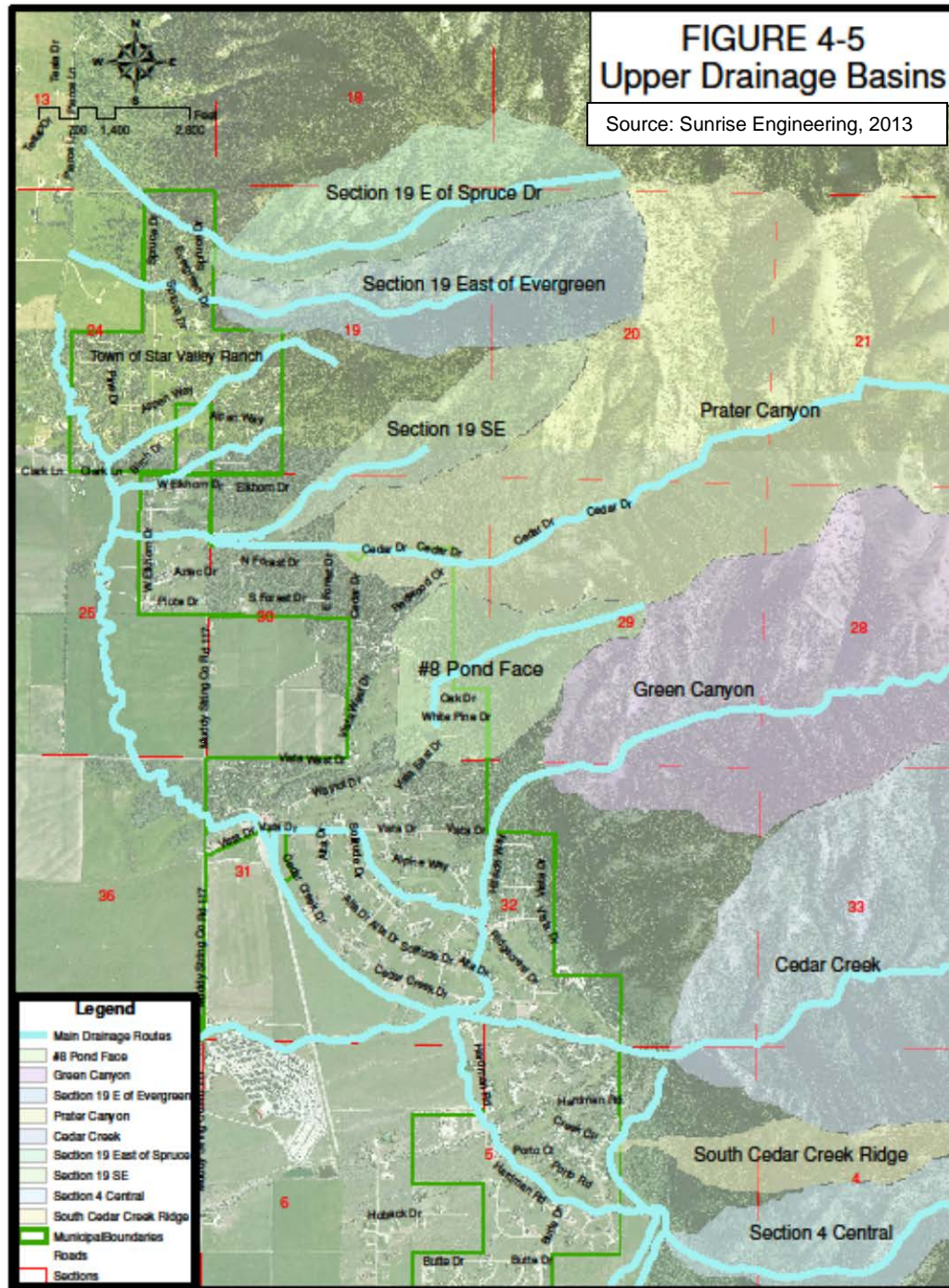
Prater Canyon, Green Canyon and Cedar Canyon represent three primary drainage basins on the west slope of the neighboring Salt River Range. These basins encompass between 1.7 to 5.9 square miles of land area. Surface and subsurface flows primarily drain into the Town of Star Valley Ranch via defined main channels and creeks. Three perennial streams that cross the Town include Cedar Creek, Green Canyon via Brog Ditch into Hardman Ditch, and Prater Canyon drainage (Figure 4-5). Hardman Canal, which is generally situated along the Town's southwest boundary, is a man-made irrigation channel that also significantly influences the flow of surface water within the community, as well as the destination of surface flows within the Town (Sunrise Engineering, 2013).

There are also six smaller drainage basins that range from 0.20 to 0.59 square miles in size. The small drainage basins, which are generally located on the face of mountain slopes, also contain defined drainage outlets following larger storm events and snowmelt (Sunrise Engineering, 2013).

*However, the smallest of the basins do not contain defined channels through the Town but rather are influenced by residential development such as driveways, buildings and roadside drainage. The smallest of the basins have not proven problematic to date with regard to excess runoff (Sunrise Engineering, 2013).*

**FIGURE 4-5  
Upper Drainage Basins**

Source: Sunrise Engineering, 2013



#### 4.2.5 Fire Hazard

Forested lands characterize the eastern boundary of Star Valley Ranch. This forest represents a small portion of the west margin of Bridger-Teton National Forest.

A mixed Aspen and Douglas Fir forest predominates the overstory along the Town's northern and eastern boundaries (Figure 4-6). The mixed Aspen and Douglas Fir forest along the eastern boundary contains approximately 360 acres of land. About 205 homes are located in this forested area. Trees in this forest are often located in close proximity to residences.

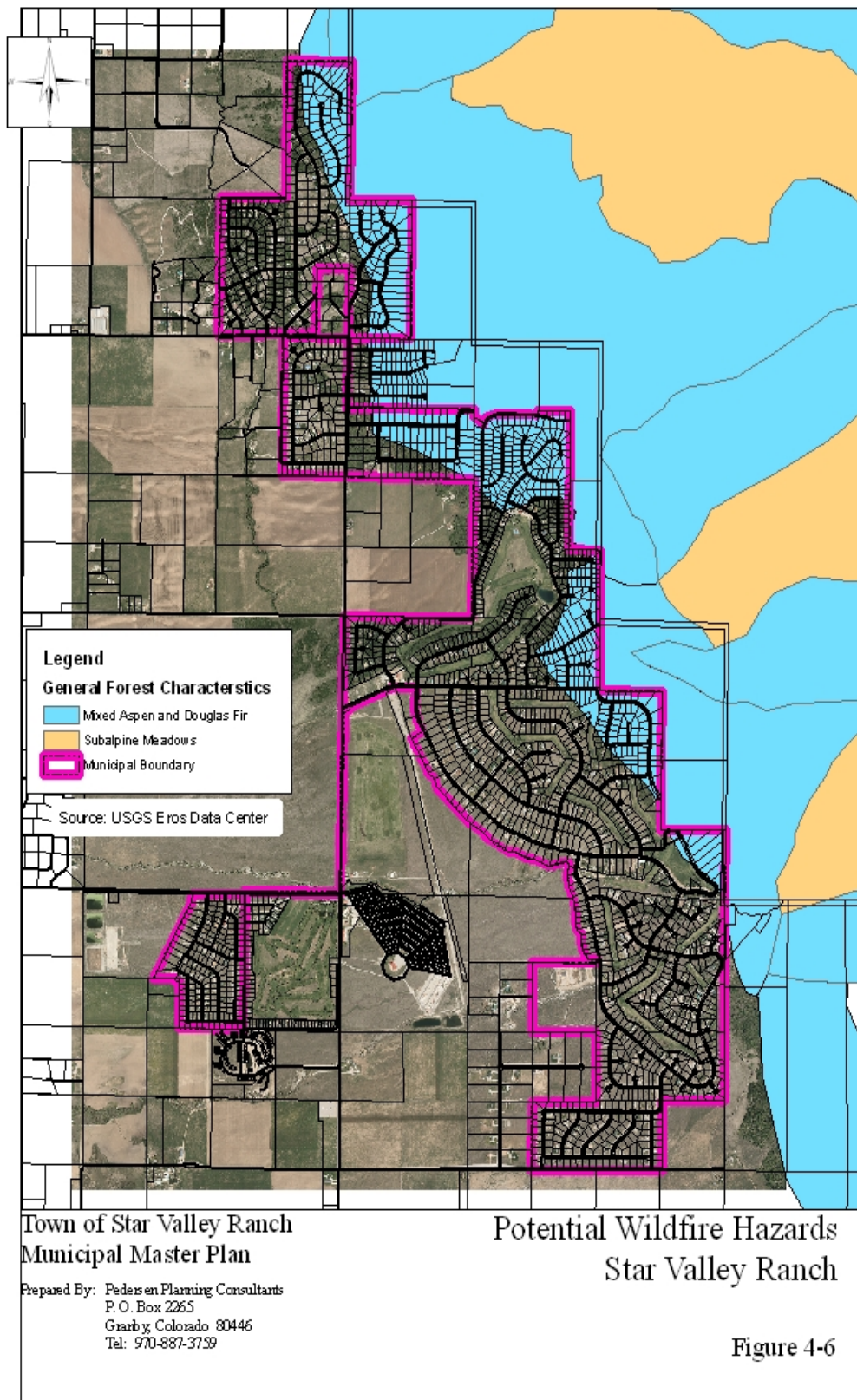


The Town Natural Resources Board completed a Community Assessment and Wildfire Mitigation Action Plan for the Town of Star Valley Ranch in August 2014. The study concluded, in part, that: *“The largest concern by fire management officers for wildfire in this area is a large fuel driven fire occurring in the canyons to the east of the town on National Forest lands with embers spotting into flammable structures and vegetation within the community. Wind driven fires from the west are also possible but with irrigated agriculture to the west this possibility is less likely (Greenhoe and Maes, 2014).*

A Firewise Assessment team comprised of representatives from Lincoln County, the Wyoming State Forestry Division, USDA Forest Service, and the Town Natural Resources Board, performed a field assessment of the community on June 30, 2014. The team observed conditions at various sites and homes within the Town, as well as on adjacent National Forest lands. Subsequently, the team identified various issues and related opportunities for improving the Town's readiness for future wildfires. The Natural Resources Board then recommended the following objectives that were incorporated into the Community Assessment and Wildfire Mitigation Action Plan:

- Improve survivability of structures through improved vegetation management and control of flammable materials.
- Improve residence survivability through the establishment of a roof replacement ordinance.
- Establish/maintain shaded fuel breaks along key roadways and adjacent National Forest lands.







- Make every effort to complete the installation of fire hydrants within the Town.
- Develop a plan for working with absentee landowners to gain increased compliance with Firewise standards.
- Establish a full and consistent home/address identification signing system.
- Develop an emergency evacuation plan for the Town.

Specific strategies were also outlined for each of the preceding objectives. These are identified in Chapter Nine of this master plan.

#### **4.2.5.1      *Firewise Program***

In recognition of potential wildfire hazards, the Town has engaged the participation of various residents in the North Lincoln County Firewise Program. This program, which is locally coordinated by the Town Natural Resources Board, seeks the voluntary efforts of local residents to remove brush and trees within 100 to 200 feet of their homes and establish what is known as “defensible space”. The Town of Star Valley Ranch encourages resident participation in the program by picking up and hauling brush and timber that is removed by landowners from individual properties.



#### **4.2.5.2      *Accessibility in the Event of Potential Wild Fire***

Various factors influence the occurrence and spread of a potential wild fire. A natural or manmade fire associated with a home along the eastern boundary of Star Valley Ranch could easily ignite one or more adjacent homes, and possibly expand to forested areas within the adjoining Bridger-Teton National Forest.

The vehicular road network already provides vehicular access to all plats within the Town. However, future fire suppression efforts may be hampered by steeper road slopes and driveways that will slow and, in some cases, prohibit the access of fire trucks to some homes in the Town. National Fire Protection Association standards recommend that road slopes should not exceed 10 percent; ground slopes on driveways should not be greater than 12 percent (National Fire Protection Association, Committee on Forest and Rural Fire Protection, 2002).

## **4.3 OPPORTUNITIES FOR FUTURE RESIDENTIAL CONSTRUCTION**

### **4.3.1 Undeveloped Residential Properties within the Present Town Boundaries**

One thousand, sixty-five vacant residential lots within 21 plats in Star Valley Ranch were available for residential development in January 2014. However, available land ownership data reveal that approximately 106 vacant lots are situated immediately adjacent to improved residential properties that are owned by the same owner. Another 24 unimproved lots are adjacent to another unimproved lot that is owned by the same owner. Many of the undeveloped lots that adjoin improved or unimproved residential properties were probably purchased to acquire additional lawn area or provide a greater distance from neighboring properties. While some of these lots could potentially be sold to new owners, it is more reasonable to assume that about 88 percent of the undeveloped residential properties will eventually be developed.



In Chapter Three, a forecast of future housing demands are presented for the coming decade. The overall anticipated housing demand associated with these scenarios include 390 and 491 homes, but only 53 to 154 of these homes are expected to be for the purchase of vacant lots and the construction of new homes. If this range of potential demand is realized, the number of undeveloped residential properties in the Town is more than adequate to meet the anticipated housing demand during the next decade.

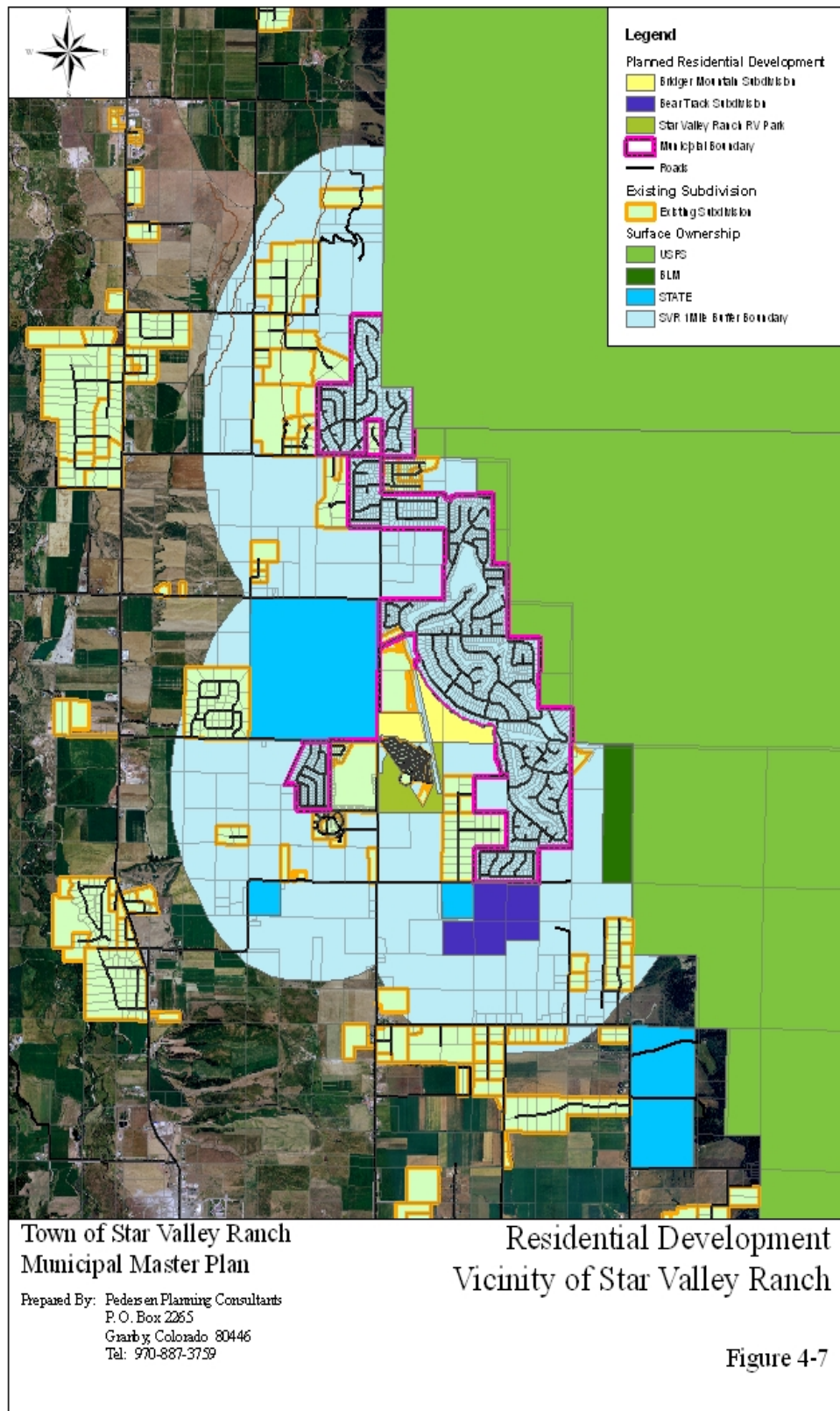
### **4.3.2 Undeveloped Residential Lots Within One Mile of the Town Boundary**

There are approximately 19 approved subdivisions within one mile surrounding the Town of Star Valley Ranch (Figure 4-7). Some of these subdivisions include a number of increments that account for a greater number of approved subdivision plats.

In September 2007, approved subdivisions within one mile of the municipal boundary had a potential build-out of 372 residential lots and 789 seasonal recreational lots. About 32 percent of the available residential lots had been developed for residential use. This left an additional 254 residential lots that could eventually be developed in existing residential subdivisions.







Between September 2007 and 2011, several amendments were made to existing subdivisions. These amendments added approximately eight residential lots and 14 seasonal recreational lots to existing subdivisions.

But by September 2014, developers of three subdivisions within one mile of the municipal boundary elected to vacate some platted residential lots and/or re-plat portions of existing subdivisions (Woodward, 2014).

- Cedar Springs Meadows, situated immediately south of SVR Plats 4 and 5, was originally platted to include about 120 housing units. Roughly 20 percent were to be developed in four-plex residential structures; the remaining 80 percent were to include single family residential homes. The developer re-platted this subdivision to include only 80 homes. Ninety-five percent of the residential lots are for single family residences; the remaining five percent are designated for multi-family residential structures.
- Bridger Mountain Subdivision, located just west of the Town, was originally platted for 72 single family residential lots. Leisure Valley, Inc. vacated half of the residential lots and two commercial lots. Consequently, the subdivision now includes about 36 single family lots and a new golf course.
- Aspens at Clark Lane, adjacent to the northern part of the Town of Star Valley Ranch, originally was platted to include approximately 41 residential lots. Eight of these lots were vacated by the developer.

Consequently, 68 fewer residential lots were available within one mile of the municipal boundary.

### **4.3.3 Conclusions**

#### **4.3.3.1 *Capability to Support Future Residential Construction***

The ability of a community to support future residential expansion is essential to expand the residential base population that is needed to support the long term development, operation and maintenance of municipal infrastructure. Opportunities to encourage future residential expansion can be met through the gradual development of new homes on available residential lots in the community. As stated earlier, the number of available lots in the Town of Star Valley Ranch is more than sufficient to accommodate anticipated housing demands during the coming decade.

At the same time, many of the lots in the northern half of the Town have significant development constraints. These constraints primarily represent soil limitations that may impact the cost of developing adequate building foundations and the installation of septic tanks and drainfields. Further, ground slopes in this portion of the Town will also hamper the long-term improvement of municipal road network that serves this area. Despite these development constraints, a more than ample supply of vacant lots are available to support the development of new single family homes.



#### **4.3.3.2 Potential Annexation Opportunities**

The future annexation of lands adjacent to the Town represents one way to increase the Town's residential population once potential consumers reside on adjoining properties and can generate a new source of revenues to the Town. The annexation of properties typically comes with stipulations that require a developer's or landowner's initial commitment of resources toward, at least, the following:

- a donation of lands for road and utility easements;
- the development or donation of new water sources that may be needed to support additional water demands;
- initial capital improvements needed for the connection of adjoining land uses to municipal roads and water systems; and/or,
- user fees that reflect the cost of the operation and maintenance of municipal utilities, planned system improvements, and depreciation.

The imposition of exactions, or impact fees, has, and continues to be, a frequently used approach that municipalities use for obtaining the financial resources necessary to implement these improvements. An exaction is a local government's request for money, property, or improvements which is typically related to a real property development application, e.g., subdivision and related re-zoning approval.

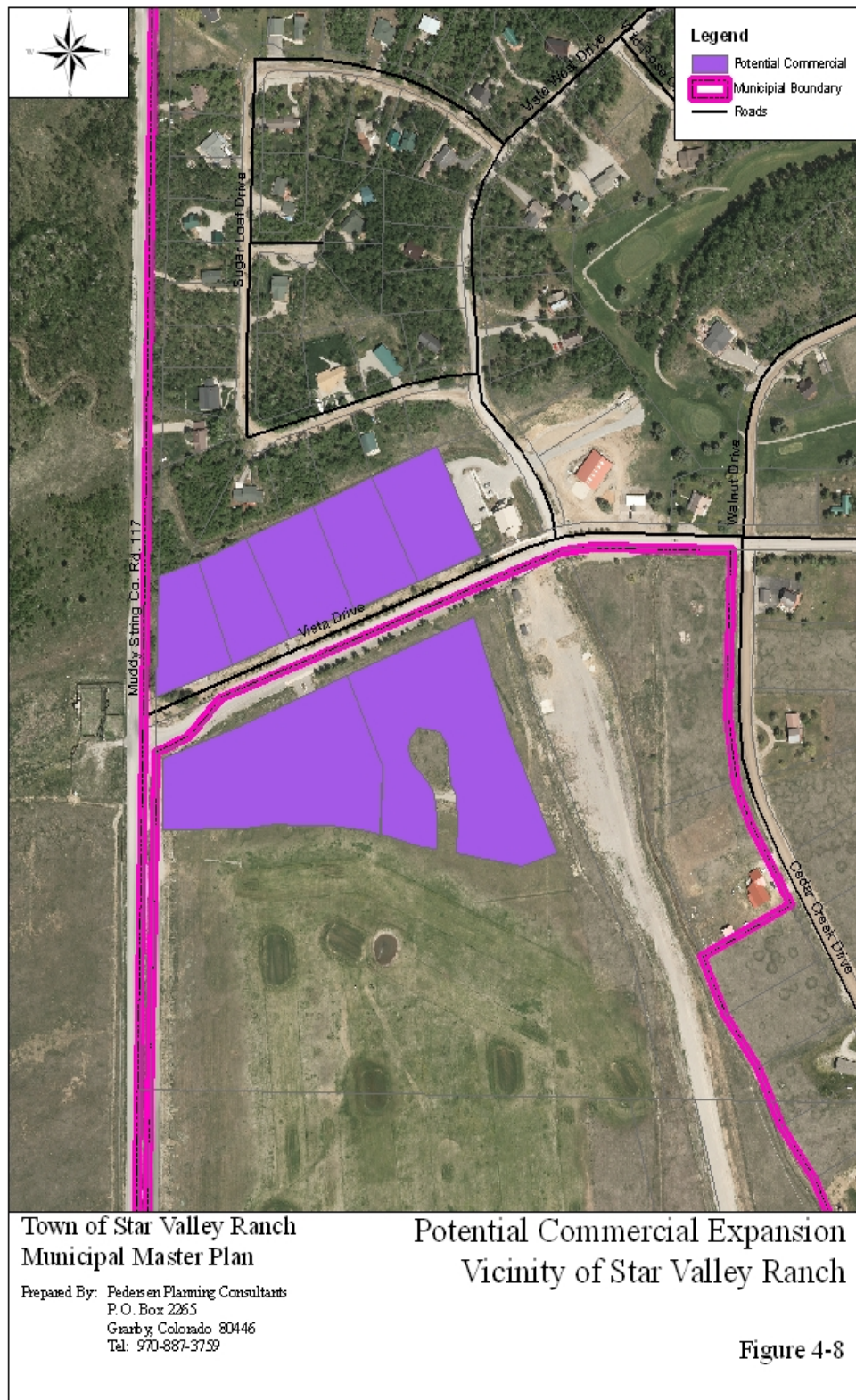
However, a June 25, 2013 ruling by the U.S. Supreme Court on *Koontz v. St. Johns River Water Management District* will clearly impact how the Town of Star Valley Ranch might make a reasonable agreement with any private landowner or developer. The *Koontz* ruling expands the application of earlier *Nollan v. California Coastal Commission* and *Dolan v. City of Tigard* cases which are landmark cases in land use law. The *Nollan* and *Dolan* require an essential nexus and a rough proportionality between the amount of a government exaction and the impact of a proposed land use development. The *Koontz* ruling will impact how local governments will approve new developments, negotiate with developers, and set impact fees (Chicago Metropolitan Planning Agency, 2014).

On a more encouraging note, subdivision approvals for lands in the unincorporated area are reviewed and approved by Lincoln County. Consequently, any negotiation with a private subdivision developer, who might be considering a potential annexation into the Town of Star Valley Ranch, would not be tied to the Town's approval of a subdivision development application. Further, the Town could enter into a voluntary annexation agreement that would, in part, immunize both parties from any liability during the negotiation process (Tappendorf and DiCanni, 2014).

## **4.4 COMMERCIAL EXPANSION**

### **4.4.1 Vacant Commercial Properties**

There are six commercial lots along the main entry to Star Valley Ranch that are owned by the Garaman family. These lots were annexed into the Town on December 8, 2008 at the request of the landowner. These lots range from 1.0 to 2.2 acres in size (Figure 4-8).



As stated earlier, a commercial office building has already been built on one of these lots and subsequently leased to the Town of Star Valley Ranch for use as a Town Hall. This lease presently extends to July 1, 2017. The five remaining lots remain undeveloped.



#### **4.4.2 Planned Commercial Development**

There are no planned commercial development projects within one mile of the municipal boundary.

There were two commercially-zoned lots along the southeast side of Vista Drive that were previously part of the Bridger Mountain subdivision. But, these lots were more recently vacated by Leisure Valley, Inc.

Similarly, previous plans for a proposed Mountain Estates Development project included six commercial lots. But plans for this proposed subdivision have been abandoned (Woodward, 2014).

#### **4.4.3 Conclusions**

In FY 2013, sales and use tax revenues represented roughly 56 percent of all incoming revenues to the Town of Star Valley Ranch. New sources of retail sales in the County represent an important opportunity to gain sales tax revenues that can be used to support future community development, as well as the maintenance of municipal infrastructure. Consequently, the importance of expanded commercial development cannot be overlooked.

##### **4.4.3.1 *Capability to Support Future Commercial Expansion***

Every community needs land that can accommodate future commercial investment. The availability of commercial facilities and services in a community are an important amenity to existing residents, as well as persons contemplating the purchase of an existing home or a vacant lot that be improved with a new residence. However, potential opportunities for commercial expansion within the existing municipal boundary are extremely limited given restrictions imposed by covenants associated with all residential properties in the Town of Star Valley Ranch. These covenants cannot be revised until six months prior to January 1, 2032 (Harker, 2014).

During the next decade, the establishment of more small private service enterprises, e.g., accountants, attorney, and real estate professionals, that generate little or no vehicular parking or traffic probably represent the most likely type of commercial activity within the Town. Some of these enterprises are already established within the community.





Existing covenants, conditions, and deed restrictions associated with all residential properties in the Town will continue to discourage potential investments by some future home buyers who wish to establish home-based occupations in the Town.

#### **4.4.3.2      *Potential Annexation Opportunities***

Article 4 of Title 15 of the Wyoming Statutes outlines the process for annexation of private and public properties into a city or town. Before any “territory” or lands are eligible for annexation, the governing body of a city or town must demonstrate, in part, that the potential annexation area is:

- contiguous with, or adjacent to, the annexing city or town;
- a logical and feasible addition to the annexing city or town; and,
- the extension of basic public services, e.g., water supply and distribution, customarily available to town residents are available to the proposed annexation area.

If these and other eligibility criteria are not met, the proposed annexation can be legally challenged in District Court by the owners of property being considered for annexation. The requirement associated with the availability of basic public services underscores the need to consider potential annexation opportunities in the context of future water system planning.

With the abandonment of the previously planned Mountain Estates Development project north of SVR Plat 10, the only immediate annexation opportunity appears to be the two commercial development lots that formerly were included in the adjoining Bridger Mountain subdivision. The annexation of these two lots could be explored to encourage future commercial investment within the community and to ensure that future commercial uses on these parcels are complementary to the design and construction of future commercial activities on the north side of Vista Drive. However, in the short-term, it appears to be more important to encourage the development of commercial activities on vacant commercial lots on the north side of Vista Drive.

#### **4.4.3.3      *Pursuit of Commercial Investors***

As stated earlier, responses to the recent Community Survey indicate only modest interest in the development of new commercial activities within the Town. Residents primarily expressed support for the development of a restaurant, grocery store, as well as a combined convenience store and fuel distribution operation in the community. While future resident demands are likely to eventually include other commercial services (see section 3.5.3), the Town Economic Development Board needs to pursue potential investors for the five vacant commercial lots along the north side of Vista Drive. Initial efforts should be directed toward the commercial services preferred by residents of the community as their interests are a key factor tied to the investor's determination of a potential market.





To accomplish this, the Town Economic Development Board initially needs to meet with the Garaman family to determine if the family has any potential commercial investments that may be contemplated for these properties. If no investments are being planned, the Town Economic Development Board should indicate its interest to encourage commercial development of these properties by other potential private investors that could either lease or purchase the properties from the landowner.

The Town Economic Board should prepare background materials that can be provided to potential investors. These materials should include, at least, descriptions of the five commercial lots, municipal water system and municipal road network, available electrical and telecommunication service delivery, resident population and related demographic and economic characteristics, range of commercial activities authorized on commercially-zoned properties, results from the TSVR Community Survey, and other relevant information. Much of this information gained be obtained from this master plan and other planning documents that have been prepared for the Town.

A list of prospective investors should concurrently be developed to identify a prospect list that can be personally contacted and met with by members of the Town Economic Development Board. Background materials should be provided to representatives of each potential investor. The Town Economic Development Board should follow-up with potential investors that may seek additional information and/or express possible interest in a future commercial investment. Serious investors would be referred to appropriate representatives of the landowner.

## **4.5 COMMUNITY AND PUBLIC FACILITY EXPANSION**

### **4.5.1 Vacant Properties**

There are no vacant, undeveloped properties within the Town of Star Valley Ranch that can accommodate the development of new community and public facilities within the Town of Star Valley Ranch. Existing community and public facilities also have limited or no vacant floor space to support additional public functions or social community activities.

### **4.5.2 Planned Public Facilities**

#### **4.5.2.1 *Municipal Complex***

As discussed in Chapter Three, the Town of Star Valley Ranch continues to evaluate alternate approaches to developing a new municipal complex on the 1.75-acre municipal property that is located at the intersection of Vista West and Vista Drive. Facilitated discussions with community leaders, as well as Town residents, in 2013 identified a wide range of potential land use combinations. But, the Town has not determined a specific direction for the development of this site.

While various uses could be accommodated on this site, this property is suitable for the primary development of a Town Hall that includes administrative office space, public meeting areas, storage area, kitchen, as well as supplemental office space that could be leased to other governmental entities or the Star Valley Ranch Association. In the event that the Town required additional office space in the future, the supplemental office space could be used by the Town.

A new mail center could be constructed and incorporated within a larger Town Hall facility or developed as a separate facility on the property. If the mail center is located within a larger Town Hall facility, one vehicular parking area could be developed and used to concurrently support Town Hall and mail center functions.

A new First Response building could also be located on the 1.75-acre municipal property. In the event a new fire district is established, this building would likely need to house more equipment and supplies than are presently stored in the existing First Response building. Regardless of its size, this building would require a separate vehicular access to enable the efficient, unobstructed movement of fire and medical emergency vehicles to and from the facility. A second option is the construction of a new First Response building on the southeast side of Vista Drive on a small portion of the SVRA airstrip property. Since this property is owned by SVRA, the Town would have to acquire a portion of the airstrip property from SVRA.

#### **4.5.3 *Capability to Support Future Community and Public Facility Expansion***

Public and community facilities represent important structures within any community. Residents of most communities typically expect that these types of facilities will be conveniently accessible and available for their use. This is particularly true in the Town of Star Valley Ranch where the Star Valley Ranch Association has provided facilities that support larger community events and social gatherings, a library, organized group activities, and various outdoor recreational activities.

The administration of municipal government operations would desirably continue to operate from a centralized public facility within its municipal boundary. During the next decade, the 1.75-acre municipal property along Vista Drive appears more than adequate to support:

- the development of new municipal complex that can accommodate municipal administrative activities;
- a fire hall where equipment and supplies supporting fire suppression and emergency medical services can be stored and maintained; and,
- continued mail center operations.

Community facilities such as churches and community centers provide important gathering places for a variety of community events and activities. These facilities are important to support the spiritual values and lifestyles of local residents. SVRA's Barn/Silo facility and Aspen Hills Office building support some informal group activities; but these facilities are aging and need of renovation and/or replacement.



Potential sites for future community and public facility expansion are constrained by existing covenants that make little or no provision for public and community facilities. Consequently, SVRA is almost forced to re-develop the Barn/Silo and Aspen Hills Office properties unless it considers other potential building sites such as a portion of the SVRA airstrip property.

## **4.6 RECREATIONAL EXPANSION**

### **4.6.1 Planned Recreation Areas and Facilities**

#### **4.6.1.1 Fox Run Park**

In 2009, the Town of Star Valley Ranch acquired a 40-acre BLM property that is situated immediately west of Star Valley Ranch Plat 18. About 35 acres of this property have been designated for recreational uses. The existing loop pathway and related exercise stations in Fox Run Park represent the first recreational improvements to be developed in the park.



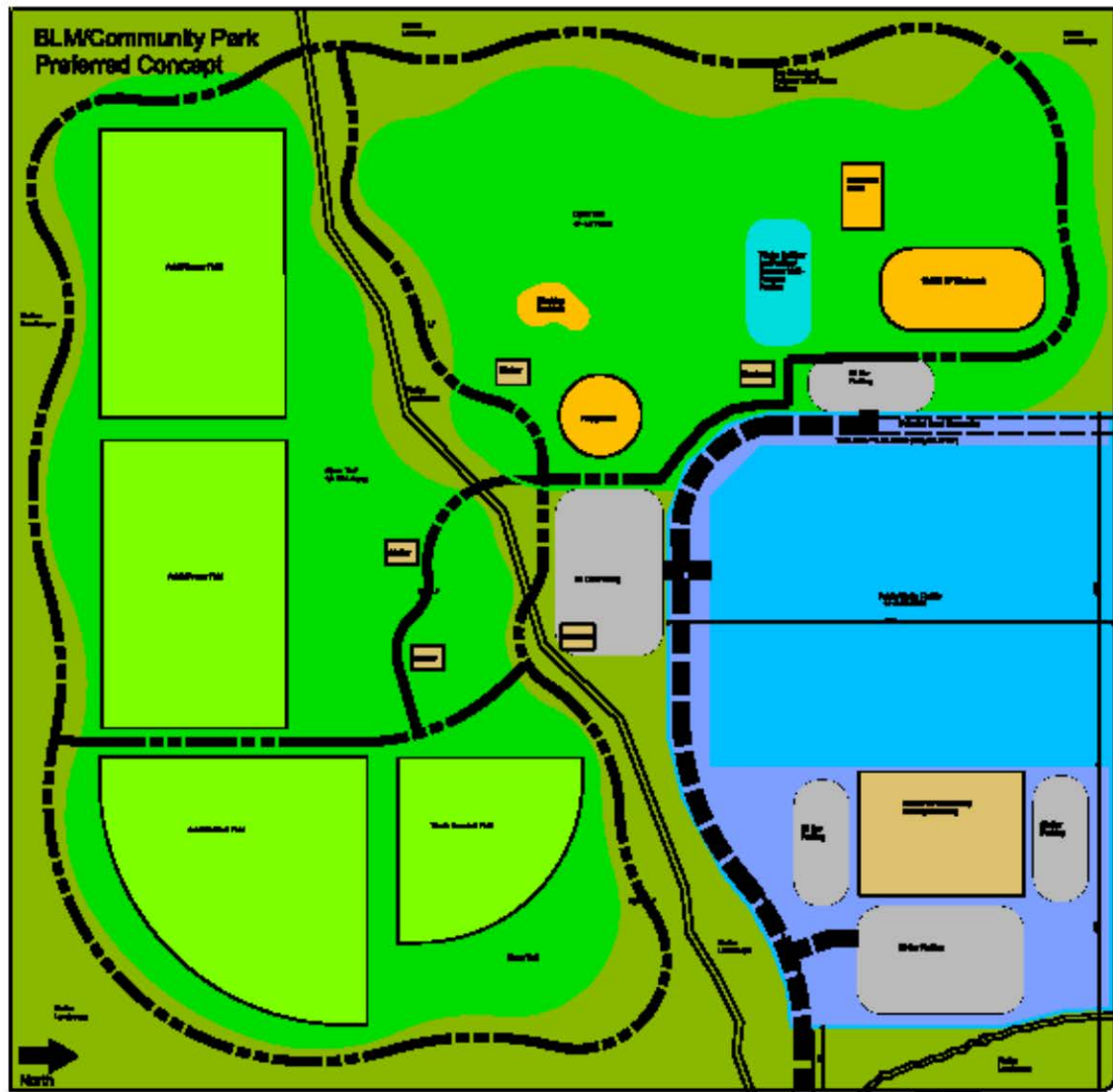
The Ashworth Group originally completed conceptual site plans for the incremental development of a community park, a public works facility, and community center on this property. The planned community park includes a combination of indoor and outdoor recreational opportunities. A community center would provide a community gathering place and various indoor recreational activities. Outdoor recreational opportunities envisioned for this property include baseball, softball and soccer fields, multi-purpose outdoor play areas, a skateboard facility, children's play area, as well as a looped walking path with fitness stations that connects all recreational use areas in the park (Figure 4-9).



### **4.6.1 Capability to Support Future Recreational Expansion**

#### **4.6.1.1 Fox Run Park**

With the development of Fox Run Park, the Town now has ample land area to support the development of a community park that would accommodate an indoor community center, recreational fields for soccer and baseball, and other outdoor recreational opportunities. Planned outdoor recreational areas for the community park represent desirable recreational opportunities for the Town, especially since the resident population continues to include a growing number of younger families. Existing indoor recreational facilities are aging and limited to a few smaller indoor spaces at the SVRA Barn/Silo facility and Aspen Hills office building.



# **NON-COMMITMENT SITE MASTERPLAN**

**Town of Star Valley Ranch Public Use/  
Community Park Master Plan**  
September 2007

**Ashworth Group**  
LANDSCAPE ARCHITECTS - 3800 FARM  
P.O. Box 1000  
Troy, NY 12182  
908.267.1000  
www.ashworthgroup.com



Figure 4-9



The planned community center could be designed to support community events via a larger multi-purpose room and commercial kitchen. Other areas of the facility could be designed to accommodate a small swimming pool; fitness center; indoor table games, e.g., table tennis and billiards; as well as a few smaller meeting rooms for card playing, sewing circles, and other social group activities.

The development of future park improvements should be cooperatively pursued by both the Town and SVRA. The Town owns the Fox Run property and may have the potential opportunity to secure grants for the development of some recreational facilities. SVRA has the responsibility for providing recreational activities to its membership and may have funds that could be invested for some recreational improvements in the community.

#### **4.6.3.2 Community Pathway System**

##### **Extended Pathway System Within the Town**

The existing trail system within Fox Run Park would ideally connect to a larger community pathway system within the Town of Star Valley Ranch. A primary design objective for a community pathway system in Star Valley Ranch should be to provide better connectivity within the municipal boundary where a significant amount of walking is already taking place on existing municipal roads.

During the coming decade, the use of some existing 60-foot wide municipal road right-of-ways could provide a starting point for the long-term development of a larger community trail system within the Town. The community pathway system should be designed and constructed to accommodate walking, jogging, and bicycling on a shared 8-foot wide path. The left or right side of all trails would be designated for bicycling. During the winter, these same path could be used for cross-country skiing and snow shoeing.

Trail paths should not be paved because the Town plans to replace water distribution lines and making various road improvements (see Chapter Five). Crushed rock material, e.g., road base, that does not puncture bicycle tires could serve as a suitable trail surface.

Appropriate signage will be necessary to clarify routes along the pathway system, as well as authorized uses.

##### **Proposed Extension of Community Pathway System to Bridger-Teton National Forest**

The extension of a community pathway system would logically link to adjacent National Forest lands on the east side of Star Valley Ranch. These public lands represent an important recreation and conservation resource that is enjoyed by many residents of the Town for hiking, cross-country skiing, horseback riding, 4-wheeling, and snowmobiling.

Recognizing these opportunities, the Town's Natural Resources Board recently developed a proposed non-motorized trail plan in cooperation with the USDA Forest Service, Bridger-Teton National Forest, Greys River Ranger District. The plan proposes to *“....improve and maintain approximately 7.5 miles of existing trail and to construct 2.95 miles of new non-motorized hiking trail utilizing volunteers and a proposed RTP grant from the State of Wyoming”* (Town of Star Valley Ranch, 2014).

The proposed plan was subsequently discussed at the September 10, 2014 meeting of the Star Valley Ranch Town Council. During the meeting, several residents expressed reservation or opposition to the proposed trail system. Concerned residents residing downslope of the proposed trail system cited potential vandalism, fire hazards, and loss of privacy issues as primary reasons for dismissing the proposed trail plan. In response, members of the Natural Resources Board urged residents to review the entire plan and to more specifically identify both workable and undesired parts of the proposed trail system.

At the time of this municipal master plan, the forwarding of the proposed non-motorized trail system proposal to the USDA Forest Service for further review and approval was tabled, but remained under consideration by the Town Council. The Natural Resources Board has also met with various residents to help determine potential plan revisions that may address resident concerns (Greenhoe, 2014). Should resident issues be addressed and a revised trail plan submitted for further consideration by the US Forest Service, the community pathway within the Town would eventually provide a connection from the Town to an upland trail system (Figure 4-10).

#### Star Valley Trails and Open Space Plan

The Star Valley Trails and Open Space Plan recommends a regional recreational trail system within Lincoln County. In the vicinity of the Town, planned bicycle lanes along U.S. Highway 89 are to connect to recommended bicycle shoulders or bike lanes along Lincoln County Roads 115 (Clark Lane) and 118 (Cedar Creek Drive). Signed bicycle routes within Star Valley Ranch are also proposed to provide access to recommended trails along Prater, Green and Cedar Canyons. The plan also recommends a non-motorized trail east and upslope of the SVR municipal boundary for hiking, mountain biking, and horseback riding that would traverse mountain slopes at about the 6,900-foot contour.



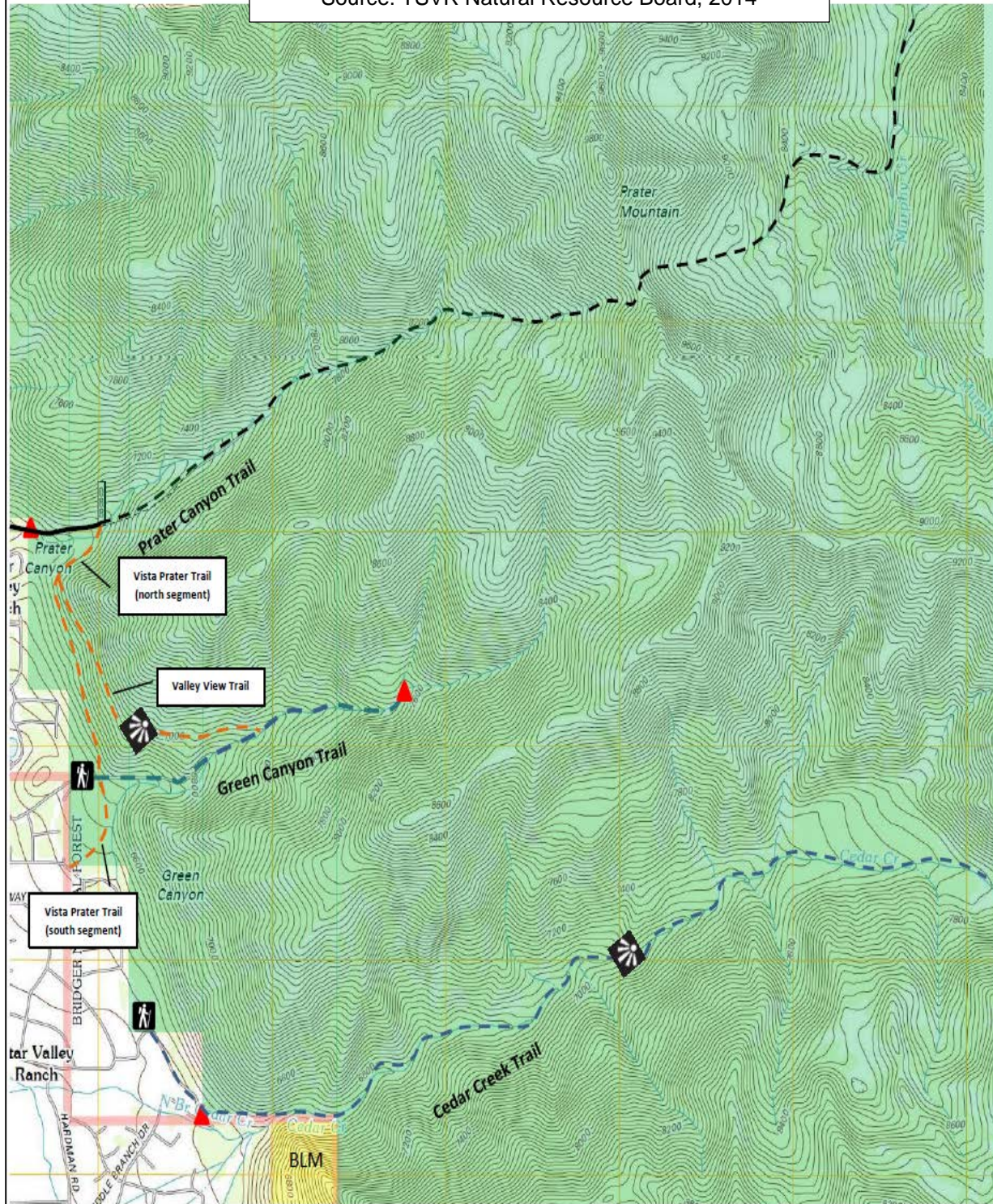
Lincoln County also envisions a second non-motorized trail along the Hardman Ditch which is situated along the western boundary of SVR Plats 16 and 17, as well as through SVR Plat 18. As stated earlier, the Town recently discussed the potential development of this trail with representatives of Leisure Valley, Inc., the owners of Hardman Ditch. Liability issues associated with the potential use of this trail route led the Town Natural Resources Board to discontinue efforts toward the establishment of this trail.



Figure 4-10

Town of Star Valley Ranch – Bridger-Teton NF  
Trail Plan – 9/18/14

Source: TSVR Natural Resource Board, 2014



Scale: 1" = 2,600' Gate or barrier - ▲ Trailhead - ▲ Existing user trail - Solid black line Proposed trail - Dashed blue line Viewpoint - ★



### Westerly Extension of Community Pathway System

An established community pathway system within the Town would also logically connect to SVR Plat 5 which is geographically separated from all other parts of the community. The existing trail at Fox Run Park would ideally be extended westerly along the south side of Star Valley Ranch Resort and its adjoining golf course.

The westerly extension could then loop back toward the main Town area through the construction of a non-paved pathway along the southern boundary of Star Valley Ranch Resort, or Muddy String Road. The non-paved pathway would then connect to a paved pathway, recently constructed pathway by Lincoln County, that continues to the Town entry at the Muddy String Road/Vista Drive intersection. The paved pathway along Vista Drive, which begins at the Town's Vista Drive entrance, would then connect to other portions of the recommended community pathway system within the Town.

A westerly extension of the Town community pathway would be accessible to seasonal residents of Star Valley Ranch Resort, the recently re-platted Cedar Springs Meadows subdivision which borders the southern boundary of SVR Plat 5, as well as future residents of the Bridger Mountain subdivision. Further, this extension is generally consistent with the trail proposals identified in the Lincoln County Star Valley Trails and Open Space Plan. Consequently, a westerly extension of the Town's recommended community pathway system would logically be completed by Lincoln County.