



CHAPTER NINE

COMMUNITY DEVELOPMENT OBJECTIVES AND STRATEGIES

9.1 INTRODUCTION

Chapter Nine presents various community development objectives that were derived from the previous analyses of demographic and economic trends, land use trends, opportunities for future land use expansion, community infrastructure, community insights, and land use management. Pedersen Planning Consultants presented and facilitated a discussion of preliminary community development objectives and strategies with elected and appointed community leaders of the Town on October 7, 2014 (see section 6.1). These leaders included members of the Town of Star Valley Ranch Town Council and representatives of the Town Planning and Zoning Board, Natural Resources Board, Economic Development Board, and Water Board. Input received from those attending this meeting led to a subsequent revision in the scope of the preliminary objectives and strategies which were accepted in their present form, revised, merged or deleted by community leaders.

The refined set of community development objectives and strategies are presented in the following paragraphs. Each objective is followed by one or more strategies to establish a direction for project implementation. Each recommended strategy includes a recommended scope of work, or task, to address each objective, the responsibility for implementation, and a project schedule. The project schedule identifies the year, or multi-year period, when the recommended task is to be completed.

The refined objectives and strategies that are presented in the following paragraphs represent an ambitious plan for the improvement of municipal infrastructure, public facilities, public safety, communications, economic development, and recreational opportunities during the coming decade. However, the availability of limited financial resources for future capital improvements, as well as long-term operation and maintenance, require that community leaders establish priorities for all of the community development objectives.

In order that recommended schedules would reflect the insights and priorities of the Town's community leaders, Pedersen Planning Consultants prepared a matrix evaluation sheet that enabled community leaders to assign numerical values (1 to 10) to each of the refined community development objective. A score of 10 reflected the highest level of need for a recommended objective; conversely, a score of 1 indicated an objective that has limited need or importance. The scoring of each objective was completed independently, anonymously, and without discussion to ensure that the insights and experience of community leaders would be considered equally and without influence by fellow Town Council and Town Board members. Individual scores were calculated and combined to determine a cumulative average score for each community development objective. Objectives receiving a higher average score were assigned a higher ranking for implementation; lower average scores received a lower ranking for implementation (Table 9-1). The ranking of community development objectives enabled the subsequent establishment of more realistic project schedules for the completion of the implementation strategies associated with each community development objective. These schedules were added to the refined strategies for each community development objective.



**TABLE 9-1
PRIORITIZATION OF COMMUNITY DEVELOPMENT OBJECTIVES
TOWN OF STAR VALLEY RANCH MASTER PLAN UPDATE**

Objective Number	Community Development Objective	Priority Rank
1	Complete the replacement of aging and undersized piping associated with the water distribution system using the "Plastic Pipe Replacement Plan"	1
2	Complete the installation of new fire hydrants within Town using the "Plastic Pipe Replacement Plan"	2
3	Maintain a safe vehicular network within the Town	3
4	Continue to improve structural integrity and drainage of roadways using the "Road and Surface Water Plan"	4
6	Develop an emergency management plan for the Town of Star Valley Ranch	5
7	Improve survivability of building structures through improved vegetation management and control of flammable materials	6
12	Continue and enhance communications between the Town of Star Valley Ranch, the Star Valley Ranch Association, and the community of Star Valley Ranch.	7
5	Establish and maintain shaded fuel breaks along key roadways and adjacent National Forest Lands	8
8	Establish a full and consistent home/address identification signing system in order to help identify homes and help firefighters and medical response personnel find specific locations	9
13	Develop a municipal complex	10
9	Improve the survivability of homes during a fire through the establishment of a roof replacement ordinance	11
10	In concert with the Star Valley Ranch Association, develop a plan to work with absentee landowners to encourage compliance with Firewise standards	12
11	Achieve national Firewise Communities/USA status recognition for the Town of Star Valley Ranch	13 (Tie)
15	Establish trails adjoining Bridger-Teton National Forest outlined in a Revised Non-Motorized Trail Plan and Proposal developed by the Natural Resources Board	13 (Tie)
18	Encourage private development of commercial enterprises on commercially-zoned lots along Vista Drive	14
16	Explore the feasibility of expanding wellness capabilities, or outdoor recreational opportunities, at Fox Run Park	15
17	Explore the feasibility of a community pathway system to Lincoln County trails	16
14	Investigate the potential development, operation, and maintenance of a community center	17

9.2 WATER SYSTEM

Objective 1: Complete replacement of aging and undersized piping associated with the water distribution system using the “Plastic Pipe Replacement Plan” in order to:

- **provide adequate system pressures to residential customers and fire hydrants needed for fire suppression;**
- **reduce repairs associated with the freezing of distribution piping that is buried too shallow; and,**
- **further reduce system leakage and conserve the water resources from local aquifers.**

Implementation Strategies:

Task 1A. Pursue and apply for a combination of Wyoming Mineral Royalty grants and loans from the State Lands Investment Board for the incremental design and construction of improvements to the remaining portions of the distribution system which are under-sized, buried at shallow depths, and/or leaking.

Responsibility for Implementation: Town Administrator and Town Council

Project Schedule: 2015

Task 1B. With the availability of funds for design and construction, solicit proposals and retain the services of an engineering firm to design improvements for remaining portions of the distribution system.

Responsibility for Implementation: Town Administrator and Town Council

Project Schedule: 2015-2016

Task 1C. Prepare bid packages and solicit bids for the construction of new piping for remaining portions of the distribution system, as well as the installation of new pressure relief valves, control valves, and fire hydrants. Select construction contractor(s) and construct improvements. Manage and monitor construction activities and progress. Inspect and test all improvements to the distribution system prior to final acceptance of work completed.

Responsibility for Implementation: Town Administrator, engineering/construction management firm, and Town Council

Project Schedule: 2016

Task 1D. Assuming that improvements to the water distribution are funded, designed and constructed on an incremental basis, preceding Tasks 1A, 1B, and 1C will be repeated until the replacement of piping in all remaining unimproved portions of the distribution system are completed.

Responsibility for Implementation: Town Administrator and Town Council

Project Schedule: 2015-2024

Objective 2: Complete the installation of new fire hydrants within the Town using the “Plastic Pipe Replacement Plan”.

Implementation Strategies:

Same as Objective 1

9.3 MUNICIPAL ROADS

Objective 3: Maintain a safe vehicular network within the Town.

Implementation Strategies:

Task 3A. Prepare and adopt design and construction standards for future road improvements.

Responsibility for Implementation: Town Engineer, Department of Public Works

Project Schedule: 2015

Task 3B. Maintain and improve existing municipal roads using the best possible gravel surface material. “Cold patch” damaged areas of paved road surfaces.

Responsibility for Implementation: Department of Public Works

Project Schedule: 2015-2024

Objective 4: Continue to improve structural integrity and drainage of roadways using the “Road and Surface Water Plan.”

Implementation Strategies:

Task 4A: Determine and apply for grants or loans that may be available to help finance the design and construction of municipal road improvements.

Responsibility for Implementation: Town Administrator

Project Schedule: 2015-2024

Task 4B: Once grants or loans are obtained for the design and construction of municipal road improvements, solicit proposals and retain the services of an engineering firm for the design of the following two road improvement projects:

- Cedar Creek Drive from Vista Drive to Hardman Road, Hardman Road to the south and east to Butte Drive, south to East Street, south on East Street to where it intersects with Perkins Lane. Road improvements envisioned for these roadways include road drainage improvements and improvement of the gravel roadway surface.
- Vista Drive from Cedar Creek to just east of Vista East Drive where the paved surface terminates. Improvements to this roadway segment include improved road drainage, flood control, and roadway with full drainage, subgrade improvements, and construction of a paved, asphalt surface.

Responsibility for Implementation: Town Administrator, engineering/construction management firm, and Town Council

Project Schedule: 2016

Task 4C. Prepare bid packages and solicit bids for the construction of the road improvements. Select construction contractor(s) and construct improvements. Manage and monitor construction activities and progress. Inspect all road improvements prior to final acceptance of work completed.

Responsibility for Implementation: Town Administrator, Engineering/construction management firm, and Town Council

Project Schedule: 2017

Task 4D. Annually review municipal road needs and determine the need for other short-term road improvement projects. Such projects will include those outlined in the Sunrise Engineering Master Road Study, as well as other projects that may be identified by the Director of the Department of Public Works. Prepare grant and/or loan applications for the construction of selected road improvement projects.

Responsibility for Implementation: Director of Public Works, Town Administrator, and Town Council

Project Schedule: 2015-2024

Task 4E: If and when funds are obtained for the design and construction of selected road improvement projects, solicit proposals and retain the services of an engineering firm for the design of the selected projects.

Responsibility for Implementation: Town Administrator, engineering/construction management firm, and Town Council

Project Schedule: 2016-2024

Task 4F: Prepare bid packages and solicit bids for the construction of selected road improvement projects. Select construction contractor(s) and construct improvements. Manage and monitor construction activities and progress. Inspect all road improvements prior to final acceptance of work completed.

Responsibility for Implementation: Town Administrator, engineering/construction management firm, and Town Council

Project Schedule: 2017-2024

Objective 5. Establish and maintain shaded fuel breaks along key roadways and adjacent National Forest Lands.

Implementation Strategies:

Task 5A. Work collaboratively with the USDA Forest Service on a plan to establish and maintain shaded fuel breaks along the east side of the town. Consider the development of a jointly funded project with the State.

Responsibility for Implementation: Natural Resources Board and USDA Forest Service

Project Schedule: 2016

Task 5B. Widen key roadways and establish shaded fuel breaks by thinning vegetation, removing dead and down material and treating descendent shrubs with herbicide.

Responsibility for Implementation: Natural Resources Board, Department of Public Works and Lincoln County Weed and Pest Control

Project Schedule: 2016-2024

Task 5C. Inspect fuel breaks on an annual basis to sustain their effectiveness. Fuel break areas should be identified and prioritized. When possible, hazardous fuels reduction areas would become projects undertaken for the annual “Firewise Day” that is required for the Firewise Community recognition program.

Responsibility for Implementation: Natural Resources Board

Project Schedule: 2016-2024

9.4 SAFETY

Objective 6: Develop an emergency management plan for the Town of Star Valley Ranch.

Implementation Strategies:

Task 6A. Develop an Emergency Management Plan for the town. The plan will address, at least, ingress and egress routes for emergency vehicles, notification of community residents (particularly those having less mobility), resident evacuation procedures, vehicular access routes from areas of the community having limited egress, designated assembly areas and emergency shelters for affected residents, and other emergency issues.

Responsibility for Implementation: Town Administrator, Town Council, Director of Public Works, Town Safety Officer, Natural Resources Board and Lincoln County Office of Emergency Management.

Project Schedule: 2016

Objective 7: Improve survivability of building structures through improved vegetation management and control of flammable materials.

Implementation Strategies:

Task 7A. Increase the number of participants in the Firewise Program through aggressive marketing in the Water Bill newsletter, e-mails and other forms of communication.

Responsibility for Implementation: Natural Resources Board and Lincoln County Firewise Coordinator

Project Schedule: 2016-2019

Task 7B. Develop an Education Plan through the use of proven communication methods, i.e., water bill, e-mail and brochures, to increase community recognition of the need to:

- a. Store firewood and other flammables during fire season;
- b. Clear vegetation around propane tanks;
- c. Use best herbicides for treatment of descendent shrubs after clearing;
- d. Provide visible street numbers for first responders;
- e. Establish Firewise and fire prevention signing at the major entrances to town;
- f. Establish and conduct an annual Firewise Day for residents within the Town; and,
- g. Offer a more detailed assessment of individual homes at the request of property owners to address specific recommendations for wildfire threats.

Responsibility for Implementation: Natural Resources Board

Project Schedule: 2016-2019

Objective 8. Establish a full and consistent home/address identification signing system in order to help identify homes and help firefighters and medical response personnel find specific locations.

Implementation Strategies:

Task 8A. Establish a home identification sign standard and share ordering information with homeowners.

Responsibility for Implementation: Natural Resources Board

Project Schedule: 2016

Objective 9: Improve the survivability of homes through the establishment of a roof replacement ordinance.

Implementation Strategies:

Task 9A. Draft and recommend a roof replacement ordinance for consideration by the Town Council. The ordinance would require homeowners to use non-flammable roofing material and meet related requirements of the ICC 2006 code when replacing a roof within the town.

Responsibility for Implementation: Planning and Zoning Board

Project Schedule: 2016

Objective 10. In concert with the Star Valley Ranch Association, develop a plan to work with absentee landowners to encourage compliance with Firewise standards.

Implementation Strategies:

Task 10A. Establish a joint committee between the Association and the Natural Resource Board to investigate ways to get cooperation with absentee landowners.

Responsibility for Implementation: Natural Resources Board and Star Valley Ranch Association Board

Project Schedule: 2016-2019

Objective 11: Achieve national Firewise Communities/USA status recognition for the Town of Star Valley Ranch.

Implementation Strategies:

Task 11A. Work with Lincoln County Firewise Coordinator, Thayne Volunteer Fire Department and Wyoming State Forestry Division to maintain the Firewise Community program and status.

Responsibility for Implementation: Natural Resources Board, Lincoln County Office of Emergency Management, Thayne Volunteer Fire Department, and Wyoming State Forestry Division.

Project Schedule: 2016

9.5 COMMUNICATIONS

Objective 12: Continue and enhance communications between the Town of Star Valley Ranch, the Star Valley Ranch Association, and the community of Star Valley Ranch.

Implementation Strategies:

Task 12A: Maintain the preparation and distribution of the Town newsletter and e-mail notices to facilitate communications between the Town, the Star Valley Ranch Association, and the community of Star Valley. Regularly update the municipal website to provide timely source of information to Town residents and SVRA.

Responsibility for Implementation: Town Administrator and Town Clerk

Project Schedule: 2015-2024

Task 12B: Keep community residents and SVRA abreast of the progress being made toward the completion of community development strategies.

Responsibility for Implementation: Town Administrator, Town Clerk and Town Council

Project Schedule: 2015-2024

Task 12C: Seek the insights of community residents and SVRA as future improvements to municipal roads, the water system, public and community facilities, and recreational facilities are considered by the Town.

Responsibility for Implementation: Town Council

Project Schedule: 2015-2024

Task 12D: Continue to invite and encourage the participation of SVRA representatives during meetings of the Town Planning and Zoning Board, Economic Development Board, Natural Resources Board, and Water Board.

Responsibility for Implementation: Town Council and the chairs of all Town Boards

Project Schedule: 2015-2024

9.6 PUBLIC AND COMMUNITY FACILITIES

Objective 13: Develop a Municipal Complex

Implementation Strategies:

Task 13A. Pursue and apply for grants and/or loans for the design and construction of a new Municipal Complex.

Responsibility for Implementation: Town Administrator

Project Schedule: 2017

Task 13B. Upon the receipt of grant and/or loan funds for the project, solicit proposals and retain an architectural-engineering firm to prepare detailed design drawings for a new Municipal complex.

Responsibility for Implementation: Town Administrator

Project Schedule: 2018

Task 13C. Prepare bid packages and solicit bids for the construction of a new municipal complex. Select construction contractor(s) and construct improvements. Manage and monitor construction activities and progress. Inspect all new site and facility improvements prior to final acceptance of work completed.

Responsibility for Implementation: Town Administrator, engineering/construction management firm, and Town Council

Project Schedule: 2019

Objective 14: Investigate the potential development, operation and maintenance of a community center.

Implementation Strategies:

Task 14A. Evaluate potential alternate sites for the location of the facility, building functions and related space requirements, supporting water and electrical distribution, as well as order-of-magnitude cost estimates for site development and facility construction.

Responsibility for Implementation: Town Administrator, Town Council, and SVRA Board

Project Schedule: 2019

Task 14B. Investigate the potential availability of funds from the Wyoming Business Council's Community Facilities Grant and Loan Program for the design and construction of a new community center facility

Responsibility for Implementation: Town Administrator and SVRA Board

Project Schedule: 2020

9.7 HEALTH AND WELFARE

Objective 15: Establish trails in adjoining Bridger-Teton National Forest outlined in a Revised Non-Motorized Trail Plan and Proposal developed by the Natural Resources Board.

Implementation Strategies:

Task 15A. Apply for a Wyoming Recreational Trails Program grant for project coordinator, supplies and tools necessary to accomplish the following:

- reconstruction and maintenance of the first three miles of the existing Cedar Creek Trail, the construction of a 1.1 mile Vista Green Trail from Vista Drive to Prater Canyon, and the installation of related signage on these trails (Phase 1).
- construction of an information kiosk at the Green Canyon Trailhead as well as traffic control barriers and gates (Phase 1).
- maintenance and reconstruction of the upper 1.5 miles of the Cedar Creek Trail (Phase 2).
- Construction of the first 0.5 miles of the Valley View Trail from the junction with the Vista Prater Trail to the viewpoint above Green Canyon (Phase 2).
- establishment of a trailhead on National Forest Land and SVRA property north of the Association Barn (Phase 2).
- Building of a connecting trail to Cedar Creek and installation of information and trail signage (Phase 2).
- Closing of public vehicular access to the mouth of Cedar Creek (Phase 2).

Responsibility for Implementation: Town Administrator, Town Council, Natural Resources Board, Star Valley Ranch Association, and US Forest Service, Bridger-Teton National Forest Ranger District

Project Schedule: 2015

Task 15B. Design Phase 1 and 2 trail improvements. Organize and use volunteers to complete Phase 1 and Phase 2 trail improvements.

Responsibility for Implementation: Natural Resources Board, local volunteers, Star Valley Ranch Association, and Bridger-Teton National Forest Ranger District.

Project Schedule: 2017-2019

Task 15C. Apply for a second Wyoming Recreational Trails Program grant for a project coordinator, supplies and tools necessary to construct Phase 3 improvements. These improvements would include the construction of the final 0.4 miles of the Valley View Trail from the viewpoint above the mouth of Green Canyon

to the Green Canyon Trail, as well as maintenance and re-construction of the Green Canyon and Prater Canyon Trails.

Responsibility for Implementation: Natural Resources Board, Star Valley Ranch Association, and Bridger-Teton National Forest Ranger District.

Project Schedule: 2019

Task 15D. Design Phase 3 trail improvements. Organize and use volunteers to complete Phase 1 and Phase 2 trail improvements.

Responsibility for Implementation: Natural Resources Board, local volunteers, Star Valley Ranch Association, and Bridger-Teton National Forest Ranger District.

Project Schedule: 2020-2021

Objective 16: Explore the feasibility of expanding wellness capabilities, or outdoor recreational opportunities, at Fox Run Park.

Implementation Strategies:

Task 16A: Develop a conceptual site plan for Fox Run Park. Examine potential site development and facility requirements, as well as related construction, operation and maintenance costs, for the incorporation of selected outdoor recreational activities at Fox Run Park.

Responsibility for Implementation: Town Engineer, Director of Public Works

Project Schedule: 2022

Objective 17: Explore the feasibility of a community pathway system to nearby Lincoln County Trails.

Implementation Strategies:

Task 17A: Investigate the feasibility of constructing a County pathway from Fox Run Park to along the south side of Star Valley Ranch Resort Golf Course and the southern boundary of Star Valley Ranch Plat 5, as well as a connecting pathway from Star Valley Ranch Resort to the recently constructed Lincoln County pathway along the east side of Muddy String Road.

Responsibility for Implementation: Lincoln County Board of Commissioners, Lincoln County Road and Bridge Department

Project Schedule: 2023-2024

9.8 ECONOMIC DEVELOPMENT

Objective 18: Encourage private development of commercial enterprises on commercially-zoned lots along Vista Drive.

Implementation Strategies:

Task 18A. Meet with appropriate representatives of the Garaman family to determine if the family has any potential commercial investments that may be contemplated for

the five, vacant commercial properties along Vista Drive. If no investments are being planned, the Town 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.

Responsibility for Implementation: Town Economic Development Board

Project Schedule: 2015

Task 18B. Prepare background materials that can be provided to potential investors. These materials should include, at least, descriptions of the five commercial lots along Vista Drive, 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 of TSVR Community Survey, and other relevant information. Much of this information can be obtained from this master plan and other planning documents that have been prepared for the Town.

Responsibility for Implementation: Town Economic Development Board

Project Schedule: 2015

Task 18C. Develop a list of prospective investors 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.

Responsibility for Implementation: Town Economic Development Board

Project Schedule: 2016-2024