

## APPENDIX A

### PEDERSEN PLANNING CONSULTANTS

P. O. BOX 2265 GRANBY, COLORADO 80446

Office: 970-887-3759 Mobile: 307-760-2922 Email: [pedersenplanning@gmail.com](mailto:pedersenplanning@gmail.com)

[www.pedersenplanning@gmail.com](http://www.pedersenplanning@gmail.com)

### MEMORANDUM

Date: September 15, 2014

To: Community Leaders  
Town of Star Valley Ranch

From: Pedersen Planning Consultants: Jim Pedersen, Facilitator  
Sandy Pedersen, Recorder

Subject: Summary of Comments Shared at Town of Star Valley Ranch Workshop  
TSVR Master Plan Update  
Tuesday, September 9, 2014, 1-5 p.m.  
Star Valley Ranch Town Hall

#### Community Leaders from Town of Star Valley Ranch:

Boyd Siddoway, Mayor  
Kathy Buyers, Town Council/Economic Development Board  
Kent Harker, Town Council  
Al Redlin, Town Council  
Bob Hayes, Economic Development Board  
Bob Meikle, Economic Development Board/SVRA Director  
Jillaine Maes, Natural Resource Board  
Stephanie Wardle, Natural Resource Board  
Lee Hansen, Planning & Zoning Board  
Gregg Wilkes, Town Administrator  
Ernie Sainz, Public Works Director  
Gus Larson, Town Worker  
Eric Nilson, Town Worker

#### Other Residents:

Dick Johnson, Council Candidate  
Marc Jones, Council Candidate  
Rusty Andrus, Resident  
Barbara Redlin, Resident

#### WHAT DO YOU ENVISION SVR TO BECOME?

- SVR should become a year-round resort community
- SVR should be a bedroom community (more people and less commercial)

- SVR should become THE PREMIER residential community in all of Star Valley
- SVR can be the BEST in all of Star Valley; but Town vs. Association situation is confusing; need to work together, eliminate one, less back and forth between Association and Town. Want to move forward, but situation is hindering.
- Would like Town to become more paperless, meaning TSVR should send out everything electronically. Town can become stronger and should provide all of the services needed/wanted by the residents.
- Most important priority for the Town is to finish renovation of the water system and road improvements
- Need more development of year-round activities, not just golf and trail system and enhancement of natural beauty
- CCRs very confusing. As a realtor with Jackson Hole realty, has found that potential buyers are turned off by the regulations and will choose not to buy in SVR once they realize what's required to live here. Potential buyers want other things besides golf. Need a cross-country equipment rental place. Also need to capitalize on use of runway. Town of Alpine has taken their runway and used the opportunities presented with having it. No reason we (Town/Association) can't all get along.
- Ensure that we keep and don't lose SVR's natural beauty and simplicity of life. Okay to have some very limited commercial – like a nice restaurant. Not too much change.
- There is controversy over the plan for the barn/silo. The proposed new member center did not include a restaurant.
- There is a common thread that all ski areas operate under... that is the FOOD. For example, Jackson Hole Mountain Resort took over as #1 ski resort over Sun Valley Resort in 1987. How did they do that? One of the first things they did was recognize their "brand" needed to change; so they changed their name from Teton Village Resort to Jackson Hole Mountain Resort. SVR needs to also learn how to brand itself. Every decision should lead us to having a sustainable restaurant. In order to become a 4-season resort community, we need to feed our people first, then people will stay to do all other things offered here.
- Roads and water important; also agree with restaurant idea.
- Activities important, such as all the activities offered at the clubhouse.
- Keep focus where it has been; continue to stress water development and expand into maintenance area. Still needs to be #1 priority. Cannot let our guard down. Roads are #2 in priority. Third priority is Town's own facilities – our own Town Hall should have more visibility. Fire Wise also important. Everything else comes after those.
- Town of SVR needs to be recognized by the rest of Star Valley, the county, the state, the nation and the world.
- What do I envision? Need to focus on basic things. We need to communicate effectively with people as to what the duties are responsibilities are of the Town vs. the Association. The image that we "can't get along" is not correct. The Town is not necessarily the one to "fix" everything. Town needs to set goals, use the Master Plan objectives to guide the Town as to what it should do. Neon lights and Main Street not in my vision. 80% of residents wanted to become a Town in order to take care of our water and roads.

- \$12 million needed to complete our water projects. Would like to have an entry to the town that has more commercial. The Economic Development Board studied what businesses can be supported. Essential services needed; not too much commercial. Public safety also important.

### **HOW WILL TSVR SUSTAIN ITSELF? WHAT WILL IT REQUIRE?**

- TSVR can survive on sales tax, which is 87% of our income. If we get less in other taxes, such as for cigarettes, gas, etc., it won't impact us badly.
- In order to generate more sales tax we have to increase the population, bring travelers into the County, and continue/increase oil/gas/coal exploration.
- Maintain our population/family community

### **WHAT COMMUNITY ISSUES AND OPPORTUNITIES NEED TO BE ADDRESSED?**

- Continue to talk to SVRA with a goal toward cooperation/agreement
- Better communication
- Location of a restaurant vital; Town and Association need to be in sync regarding the core of the Town of SVR – where it is located.
- Restaurants come and go, none have lasted. TSVR cannot sustain a McDonald's or Mavericks. Town is still seasonal; develop only potentially sustainable commercial activities.

### **WHAT KINDS OF SERVICES ARE NEEDED?**

- TSVR has more families with children, now more than ever before. There's nothing to do for families. TSVR needs a rec center or a community center, a place to meet and hold activities.
- Although there is an agreement between TSRA and SVRA that SVRA provides recreational activities, SVRA is not providing more recreational activities. The agreement between TSVR and SVRA is re-visited periodically, the most recent agreement was re-visited and signed with the new SVRA Board in 2013.
- With a new SVRA Board, we need to give them a chance to get going.
- SVRA Board historically spends 90% of its budget on golf; hard to get SVRA to change how they're doing things. SVRA resources are limited to annual fees...only try to be more cooperative with Town. Annual fees can only be adjusted based upon changes in the Consumer Price Index. SVRA has infrastructure that needs major repair or replacement. SVRA needs to work with Town to identify key elements and components.
- The word "complementary" describes the relationship between the Town and the Association.
- SVRA's golf courses see approximately 17,000 rounds per season; this volume of play suggests that the two golf courses are highly under-utilized.
- To become a "premier" community, we need to be able to tell people about the communication and cooperation between the Town and Association.
- SVRA has done an outstanding job of getting TSVR activities publicized. Need to figure out how to communicate with others out there—the state/world/etc.

- A Town of SVR brochure should be distributed that tells who we are, where we are... stop on the way to Jackson Hole, etc.
- What would people stop for? Golf, swimming pool, tennis?
- What does it benefit the Town to increase our population? The only thing we benefit from in terms of population we see only a small percentage of income. Further, these increases only occur every 10 years after the Census.
- Does anybody know what proportion of available housing inventory is to the total number of homes in a resort community?
- What are we going to be? A “resort community” or a “family community”? Or, are we going to try to be all things to all people?
- Medical facilities within Town
- Star Valley Medical Center has already committed to providing a clinic in SVR, just waiting for a place. Has agreed that Town would pay cost of SVMC’s rent for the first 5 years. Should be located in TSVR’s new Town complex.

Jim Pedersen shared information about “Medical” service memberships where residents of an area purchase an annual subscription for the potential use of emergency air transportation via helicopters or fixed-wing aircraft.

- SVRA already has an airstrip that could, in part, be used for the landing of helicopters or fixed-wing aircraft.
- Idaho Falls is the closest potential helicopter service for medical emergencies... East Idaho Regional Medical Center currently provides helicopter services.

### **WHAT ARE SOME OPPORTUNITIES?**

- START bus... what if it stopped at TSVR?  
TSVR residents who work in Jackson Hole could catch the bus to Jackson Hole in the morning. Jackson Hole residents/visitors could then catch that same bus to TSVR to play at SVRA golf courses or do other activities in Town such as cross-country skiing in winter. Then in the afternoon, visitors would catch the START bus back to Jackson Hole and it would be timely for the TSVR residents to be able to catch the bus back to TSVR. The timing would work.
- TSVR does not have a school, but it has all the beautiful assets.
- When we’re thinking retirement community vs family community, consider that we don’t have an infrastructure for families.
- People who initially moved here wanted a retirement community.
- As a member of the SVRA Board, the Town has to take the lead. I believe I speak for half of the SVRA Board... that the SVRA is reluctant to take the lead because of our CCRs and the lack of resources for improvements to facilities.

### **WHAT ARE THE TOWN’S INFRASTRUCTURE NEEDS?**

A 2013 Road Study, prepared by Sunrise Engineering, provides a long list of needed road improvements.

- The list is a “forever plan”... there is no timetable for completion. Will be meeting next Tuesday (September 16) to determine which roads receive high priority.

- Volunteer Fire District
- Water System improvements are Priority #1 - \$12 million for replacement of plastic (PVC) pipe needed. All the storage and supplies are already in place.
- Many of the pipes to be replaced are under-sized, e.g., only 2-inches, for some main transmission lines.

#### Solid Waste

- We were advised not to touch that topic. Three companies pick up and haul out trash.

#### Power and Telecommunications

- Lower Valley Energy Company provides cheap, inexpensive, and reliable power.
- Silver Star Communications provides telecommunications; their communications hut is located back of well #1 across from Town Hall. There's opportunity to have fiber optics, but not in demand right now.
- Electrical service is reliable and cheap... Just over 5 cents per KWH.

#### Fire Protection

- 40% of community has Fire Hydrants. We have all new equipment. Our water needs are based on culinary consumption and fire suppression.
- About 100 persons out of 900+ residents have signed up for the Fire Wise program. Once they've signed up and have been informed what to do, Public Works staff will talk to them and advise them what to do (clear brush, etc.) and where to set aside slash cuttings. PW will go to residence to pick up the slash pile. Residents can get reimbursed up to \$2000 from federal government.
- Town is applying to become a Firewise City in the USA. If they're successful, TSVR will be the first in Wyoming to be recognized in that way. Check with Shay Smith of Forsgren Engineering for a map he developed for them which was submitted to the State of Wyoming.
- Two weeks ago TSVR put on a Firewise and Community Safety Day. Participants included representatives of USFS, State Forestry, Firewise Program, and Lincoln County.

#### **OTHER COMMENTS?**

- SVRA CCRs cannot be changed until 2021 (every 20 years); and then, 70% of homeowners of each and every plat must approve the change. In terms of home occupations, Town takes the position that it does not prevent home occupations.
- Planning and Zoning completed the process to have the Town become qualified for flood insurance. They were approved by FEMA in 2012.
- It would be great if there was a reversal of lower Aspen Holes Golf Course. Start the first hole here (lower) by just reversing the hole numbers. Potentially, could share a clubhouse/facility with Cedar Creek Golf Course.



## APPENDIX B1

### TOWN OF STAR VALLEY RANCH MASTER PLAN UPDATE COMMUNITY SURVEY

Pedersen Planning Consultants was recently retained by the Town of Star Valley Ranch to update the 2008 Town of Star Valley Ranch Master Plan. One important aspect of the update is to re-evaluate the concerns and ideas of Town residents about your community, your vision for the Town of Star Valley Ranch, and how future improvements might be accomplished. For this reason, we would greatly appreciate your taking the time to complete and return the following community survey no later than September 15. Please complete only one survey for each household. Once completed, please return the survey in one of the following ways:

- Hand deliver the completed survey to the Town of Star Valley Ranch Town Hall; or,
- Return the completed survey to the Town with your water payment; or,
- Mail the completed survey to Pedersen Planning Consultants at P.O. Box 2265, Granby, Colorado 80446.

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**Please circle your answer to the following questions:**

1. Is Star Valley Ranch your primary residence?

**Yes**                      **No**

2. Are you a registered voter in the precinct for Star Valley Ranch?

**Yes**                      **No**

3. Do you and your household live in the Town of Star Valley Ranch on a full-time, seasonal, or occasional basis?

**Full-time**      **Seasonal**      **Occasional** (*weekends or only a few weeks per year*)

4. Do you own or rent the property where you live?

**Own**                      **Rent**

5. What is your age?

**20-24 years of age**

**55-59 years of age**

**25-29 years of age**

**60-64 years of age**

**30-34 years of age**

**65-69 years of age**

**35-39 years of age**

**70-74 years of age**

**40-44 years of age**

**75-79 years of age**

**45-49 years of age**

**80-84 years of age**

**50-54 years of age**

**85 years and over**

6. I like Star Valley Ranch because of:

- the natural beauty of the Town and surrounding area.

**Strongly agree    Agree    Neutral    Disagree    Strongly Disagree**

- available recreational opportunities.

**Strongly agree    Agree    Neutral    Disagree    Strongly Disagree**

- the people who live here.

**Strongly agree    Agree    Neutral    Disagree    Strongly Disagree**

- it is a less expensive place to live.

**Strongly agree    Agree    Neutral    Disagree    Strongly Disagree**

- the quiet residential setting.

**Strongly agree    Agree    Neutral    Disagree    Strongly Disagree**

- the proximity to job opportunities in nearby communities.

**Strongly agree    Agree    Neutral    Disagree    Strongly Disagree**

- other (please specify) \_\_\_\_\_

**Strongly agree    Agree    Neutral    Disagree    Strongly Disagree**

7. If there was only one thing the Town could do with available funding, what would be your first priority? (Please circle one)

***Finish the Improvements to the municipal water system***

***Continue to improve the roads***

***Improve fire suppression safety***

***Improve storm water drainage***

***Improve availability of local medical services***

***Provide better law enforcement***

***Encourage development of commercial businesses***

***Other (please specify) \_\_\_\_\_***

8. The Town should seek ways to encourage private investments other than residential development in or adjacent to the Town of Star Valley Ranch.

**Strongly agree    Agree    Neutral    Disagree    Strongly Disagree**

9. The Town should consider annexation of adjacent properties to increase the size of its resident population.

**Strongly agree    Agree    Neutral    Disagree    Strongly Disagree**



10. What private businesses would you support if they were available in or adjacent to the Town? **(Please circle your top three choices)**

***Hair salon/Barber shop***

***Variety store***

***Hardware store***

***Liquor store***

***Grocery store***

***Bar/Tavern/Pub***

***Restaurant***

***Child care***

***Convenience store (auto fuel & various consumer items)***

***Other (please specify):***  
\_\_\_\_\_

***Branch bank or ATM location***

***None***

11. As the Town grows and expands, the Town should encourage additional recreational facilities in those areas outside of the present Town boundaries.

***Strongly agree    Agree    Neutral    Disagree    Strongly Disagree***

12. As the Town grows and expands, the Town should encourage duplexes, townhouses, and apartments in some developments in the surrounding area.

***Strongly agree    Agree    Neutral    Disagree    Strongly Disagree***

13. The Town should seek ways to extend more community trails for walking, jogging and biking.

***Strongly agree    Agree    Neutral    Disagree    Strongly Disagree***

14. What changes would you recommend to the current long range plan for Fox Run Park as shown in Figure 4-2 of the 2008 Town of Star Valley Ranch Master Plan? (The plan is on the front page of the Town's website <http://www.starvalleyranchwy.org/> or at Town Hall)

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15. There should be more school bus stops that contain a bus shelter, bike storage and vehicular parking.

***Strongly agree    Agree    Neutral    Disagree    Strongly Disagree***

16. The Town designated an area for future development of a municipal complex (where the mail center is located). The designated area:

a) should include a medical clinic.

***Strongly agree    Agree    Neutral    Disagree    Strongly Disagree***

b) should include a community center.

***Strongly agree    Agree    Neutral    Disagree    Strongly Disagree***

**Thank you for taking the time to share your insights!**

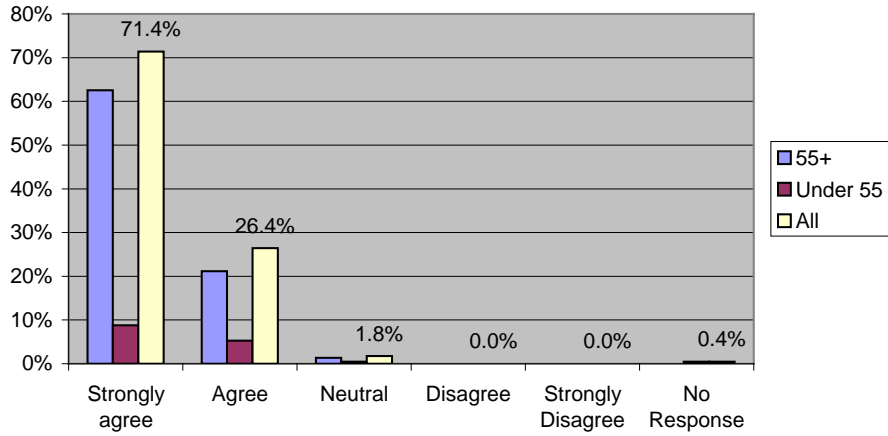


**APPENDIX B2  
TOWN OF STAR VALLEY RANCH  
MUNICIPAL MASTER PLAN UPDATE  
COMMUNITY SURVEY  
SEPTEMBER 2014**

Q1: Is Star Valley Ranch your primary residence?									
			<i>No</i>						
	<i>Yes</i>	<i>No</i>	<i>Response</i>	<i>Total</i>					
<i>Number</i>	165	61	1	227					
<i>Proportion</i>	72.7%	26.9%	0.4%	100.0%					
Q2: Are you a registered voter in the precinct for Star Valley Ranch?									
			<i>No</i>						
	<i>Yes</i>	<i>No</i>	<i>Response</i>	<i>Total</i>					
<i>Number</i>	160	65	2	227					
<i>Proportion</i>	70.5%	28.6%	0.9%	100.0%					
Q3: Do you and your household live in the Town of Star Valley Ranch on a full-time, seasonal, or occasional basis?									
				<i>No</i>					
	<i>Full-time</i>	<i>Seasonal</i>	<i>Occasional</i>	<i>Response</i>	<i>Total</i>				
<i>Number</i>	109	85	29	4	227				
<i>Proportion</i>	48.0%	37.4%	12.8%	1.8%	100.0%				
Q4: Do you own or rent the property where you live?									
			<i>No</i>						
	<i>Own</i>	<i>Rent</i>	<i>Response</i>	<i>Total</i>					
<i>Number</i>	214	3	10	227					
<i>Proportion</i>	94.3%	1.3%	4.4%	100.0%					
Q5: What is your age?									
								<i>Total</i>	<i>No</i>
<i>Age</i>	<i>20-24</i>	<i>25-29</i>	<i>30-34</i>	<i>35-39</i>	<i>40-44</i>	<i>45-49</i>	<i>50-54</i>	<i>20-54</i>	<i>Response</i>
<i>Number</i>	1	1	6	8	6	7	8	37	1
<i>Proportion</i>	0.4%	0.4%	2.4%	3.2%	2.4%	2.8%	3.2%	14.9%	0.4%
								<i>Total</i>	
<i>Age</i>	<i>55-59</i>	<i>60-64</i>	<i>65-69</i>	<i>70-74</i>	<i>75-79</i>	<i>80-84</i>	<i>85+</i>	<i>55-85+</i>	<i>TOTAL</i>
<i>Number</i>	28	33	53	33	35	16	12	210	248
<i>Proportion</i>	11.3%	13.3%	21.4%	13.3%	14.1%	6.5%	4.8%	84.7%	100.0%

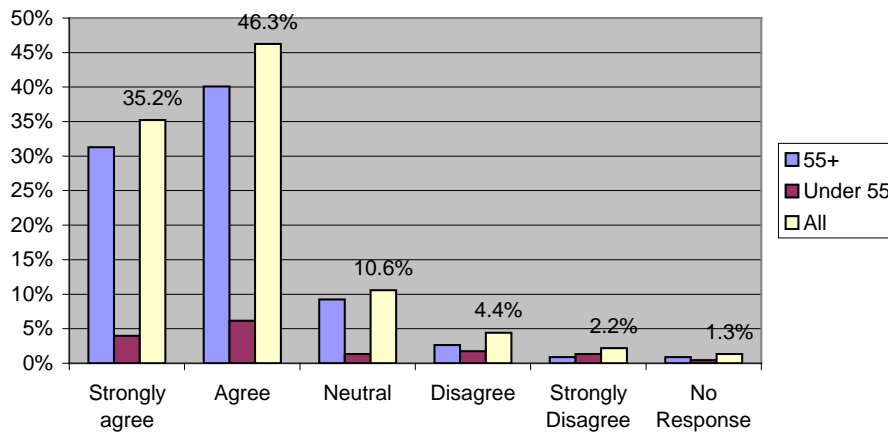
**Survey Results: Q6a. I like Star Valley Ranch because of the natural beauty of the Town and surrounding area.**

<b>All Ages</b>	162	60	4	0	0	1	227
<b>Ages 55 Plus</b>	142	48	3	0	0	0	193
<b>Ages 20 to 54</b>	20	12	1	0	0	1	34



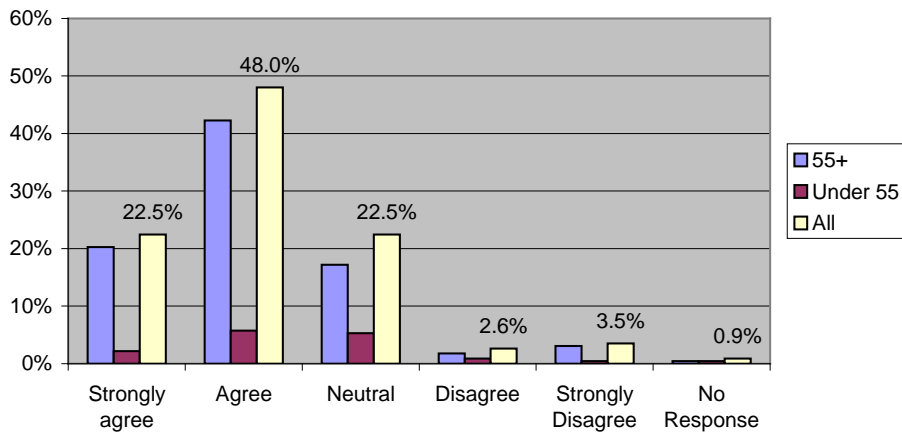
**Survey Results: Q6b. I like Star Valley Ranch because of available recreational opportunities.**

<b>All Ages</b>	80	105	24	10	5	3	227
<b>Ages 55 Plus</b>	71	91	21	6	2	2	193
<b>Ages 20 to 54</b>	9	14	3	4	3	1	34



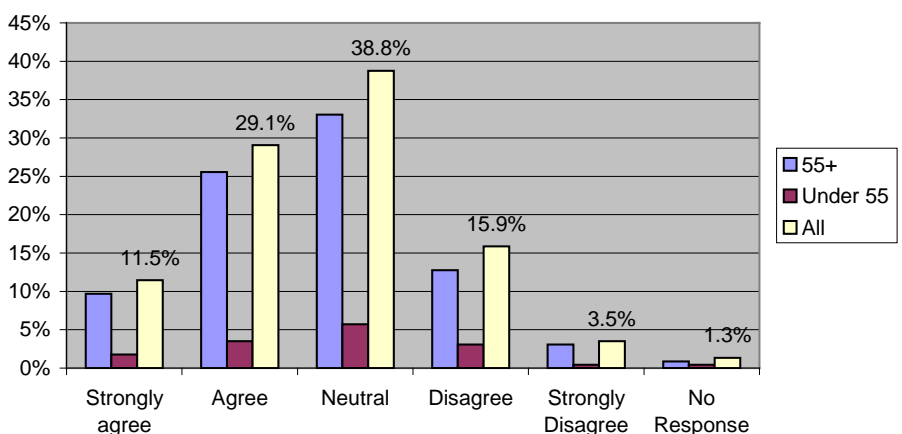
**Survey Results: Q6c. I like Star Valley Ranch because of the people who live here.**

<b>All Ages</b>	51	109	51	6	8	2	227
<b>Ages 55 Plus</b>	46	96	39	4	7	1	193
<b>Ages 20 to 54</b>	5	13	12	2	1	1	34



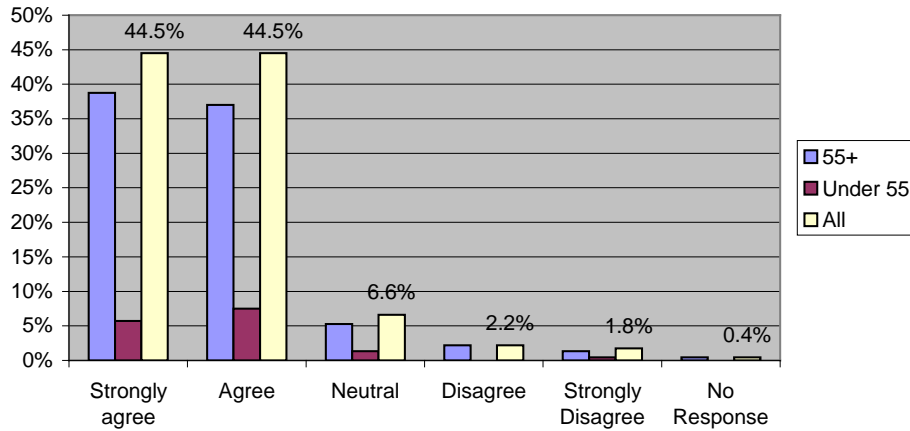
**Survey Results: Q6d. I like Star Valley Ranch because it is a less expensive place to live.**

<b>All Ages</b>	26	66	88	36	8	3	227
<b>Ages 55 Plus</b>	22	58	75	29	7	2	193
<b>Ages 20 to 54</b>	4	8	13	7	1	1	34



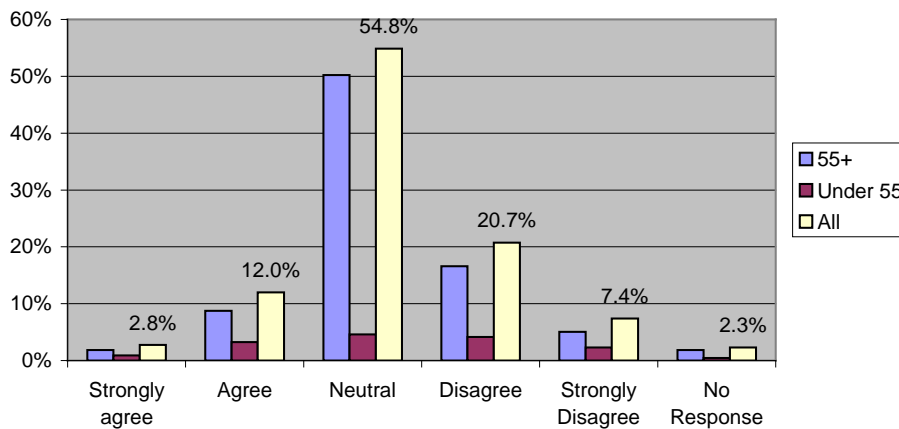
**Survey Results: Q6e. I like Star Valley Ranch because of the quiet residential setting.**

<b>All Ages</b>	101	101	15	5	4	1	227
<b>Ages 55 Plus</b>	88	84	12	5	3	1	193
<b>Ages 20 to 54</b>	13	17	3	0	1	0	34



**Survey Results: Q6f. I like Star Valley Ranch because of the proximity to job opportunities in nearby communities.**

<b>All Ages</b>	6	26	119	45	16	5	217
<b>Ages 55 Plus</b>	4	19	109	36	11	4	183
<b>Ages 20 to 54</b>	2	7	10	9	5	1	34



Survey Results: Q6g. I like Star Valley Ranch because: Other (please specify)							
	Strongly agree	Agree	Neutral	Disagree	Strongly Disagree	No Response	Total
<b>All Responses</b>	<b>17</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>26</b>
<i>Strongly agree:</i>	"wildlife"; "wildlife abundant and diverse"						2
	"golf community atmosphere", "golf courses and events"						2
	"family is near"; "many family relatives within 100 miles"						2
	"walking dirt roads, golf course friendly"						1
	"access to natural surroundings, parks, public lands"						3
	"good infrastructure, well maintained"						1
	"low taxes"						1
	"country way of living, rural feeling"						2
	"the climate"						1
	"the feeling of safety"						1
	"it is a good place to write books"						1
<i>Agree:</i>	"enjoy Western Wyoming and proximity to parks"						1
	"presently has good access to forest trails"						1
	"property resell"						1
	"Wyoming tax haven"						1
	"the climate"						1
	"a maintained community - roads need a lot of work; water has improved greatly due to costs borne by owners"						1
<i>Strongly Disagree:</i>	"special interest groups, such as golfing, having too much influence on Town policies"						1
	"reputation"						1
	"Magnificent, awe-inspiring road conditions"						1
<i>Other Answers Related to Question 6</i>							
<i>Q6c. People</i>	"lots of old rude people"						
<i>Q6d. Less expensive</i>	"compared to Jackson where I came from"						
<i>Q6e. Quiet</i>	"not quiet - dogs and young children"						
	"at least in the winter"						
	"winter - yes, summer - not so much/we live on the golf course, also near swimming pool/park; get a lot of ATVs up and down in front of our home"						
	"Too many dogs barking and running loss"						
	"It's quiet residential area. No Business. No Traffic."						
<i>Additional Comments</i>							
"Why is it that many people leave a hectic urban environment (city), move to a quiet semi-rural area (SVR) and then set out to turn it into the urban environment they just left????"							
"Assisted Living Center - would provide many jobs"							
"I liked it better before it was a Town!"							
"I have loved Star Valley since I was a child"							

**Survey Results: Q7. If there was only one thing the Town could do with available funding, what would be your first priority? (Please circle one.)**

	<i>a. Finish improvements to municipal water system</i>	<i>b. Continue to improve the roads</i>	<i>c. Improve fire suppression safety</i>	<i>d. Improve storm water drainage</i>	<i>e. Improve availability of local medical services</i>	<i>f. Provide better law enforcement</i>	<i>g. Encourage development of commercial businesses</i>	<i>Other priorities, see list below.</i>	<i>No Response</i>	<i>Total Responses</i>
<b>All Responses</b>	83	100	10	2	2	14	12	10	6	239
<b>Proportion</b>	34.7%	41.8%	4.2%	0.8%	0.8%	5.9%	5.0%	4.2%	2.5%	100.0%

Note: All comments presented in survey responses are listed below. In some responses, more than one priority was selected.

**Other Priorities:**  
 "Take over golf and other recreation and thus make the Association moot"  
 "Sewer System"  
 "improve recreation - play areas, parks"  
 "please just clean up, paint, maintain the entrances to both golf courses, Aspen especially"  
 "community center"  
 "Take over SVRA golf courses/form Parks/Recreation"  
 "eliminate Homeowners' Association", "Keep/restore old silo barn"  
 "Community Center"  
 "Find a way to link plats 1, 2, 3, 4 with a path to the main ranch area. Put a park on the north side."  
 "connect plats with walking/hiking trails"

**Other related comments:**

*Q7a. Water* "This is the first and only priority for available funding!"  
 "Because now it sucks! And is Non-Compliant!"

*Q7a/b. Water/Roads* "water and roads equally important to us"  
 "Both needs to be done!"  
 "These are basic infrastructure and need to be addressed as such"

*Q7b. Roads* "pave or chip seal Cedar Creek Drive"  
 "Pave the roads"  
 "Emergency evacuation road from Cedar to Muddy String"  
 "Pave the roads a section at a time. Wasting money on dirt fill when rains, have to start all over again"  
 "The roads are fine"  
 "pave high use roads, i.e., Hardman/Cedar Creek"  
 "pave or reduce muddy roads"  
 "pave the main road/seal coat Cedar Creek"  
 "pave roads"  
 "All DIRT roads need to be in ASPHALT! The road by the Town Hall and entering the town is nice and smooth and newly paved. The REST of the paved roads - SUCK. Probably haven't been paved since 1971. Rough surface and UNLEVEL and POT HOLES."  
 "Continue to improve the roads"  
 "main roads need to be repaired"  
 "The current plan wastes the money. The roads are only better for a couple of days after being graded. Save the money"  
 "Pave the roads"  
 "The road to the back way available"  
 "Complete Vista and Vista East"  
 "Vista Drive - Main entrance"  
 "Pave the streets in Star Valley Ranch"  
 "Pave the main roads with asphalt ... (illegible)"  
 "Pave gravel roads, larger pool - waive member fee if year-round resident"

*Q7c. Fire safety* "Provide more fire hydrants"

*Q7e. Medical* "Don't need it"

*Q7f. Law Enforcement* "Provide better law enforcement"  
 "Don't need it"  
 "Control traffic - our streets have become motor-cross tracks for 4-wheelers and motorcycles"  
 "for safety; against children driving cycles and 4-wheelers"  
 "Outlaw feeding deer in town limits"  
 "Clean the town up, have code enforcement for junk stored on property"  
 "protect private property owners' rights"

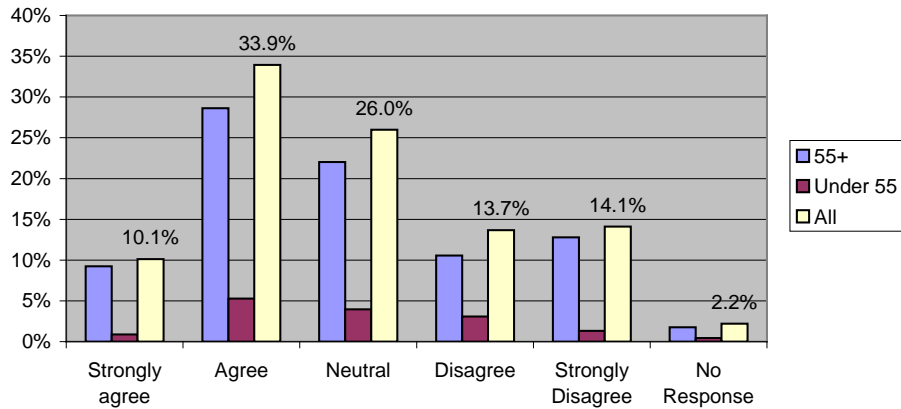
*Q7g. Commercial* "That is really dumb and would be a huge mistake"  
 "Business is needed for tax revenue."  
 "NO!!"  
 "NEVER"  
 "NO!!!!"  
 "There is hardly any commercial business for tax base. Major problem to grow."

**Other Comments related to Question 7** "Stupid yes/no should be ranked as all are necessary!"  
 "?"



**Survey Results: Q8. The Town should seek ways to encourage private investments other than residential development in or adjacent to the Town of Star Valley Ranch.**

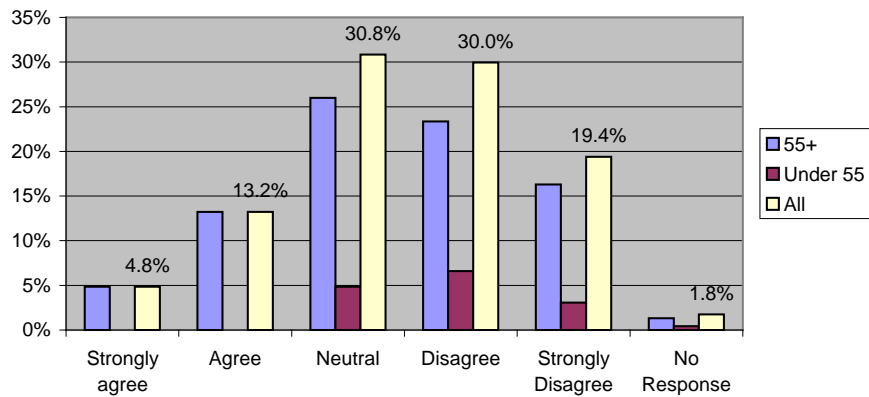
	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
<b>All Ages</b>	23	77	59	31	32	5	227
<b>Ages 55 Plus</b>	21	65	50	24	29	4	193
<b>Ages 20 to 54</b>	2	12	9	7	3	1	34



Related Comments: "Like what? Don't understand"  
 "And begin with the only sizable business on the Ranch - SVRA"

**Survey Results: Q9. The Town should consider annexation of adjacent properties to increase the size of its resident population.**

	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
<b>All Ages</b>	11	30	70	68	44	4	227
<b>Ages 55 Plus</b>	11	30	59	53	37	3	193
<b>Ages 20 to 54</b>	0	0	11	15	7	1	34



Related Comments: "Why"  
 "Need more info"  
 "water concern"

**Survey Results: Q10. What private businesses would you support if they were available in or adjacent to the Town? (Please circle your top three choices)**

	a. Hair salon/ Barber shop	b. Hardware store	c. Grocery store	d. Restaurant	e. Convenience store (auto fuel, et al)	f. Branch bank or ATM location	g. Variety store	h. Liquor Store	i. Bar/Tavern/Pub	j. Child care	k. None	L. No response	TOTAL CHOICES
<b>All Responses</b>	26	22	72	112	95	33	18	16	33	4	47	7	485
<b>Proportion</b>	5.4%	4.5%	14.8%	23.1%	19.6%	6.8%	3.7%	3.3%	6.8%	0.8%	9.7%	1.4%	100.0%

Note: Percentages were calculated for the 12 choices presented in the survey only and did not include "Other" choices.

<b>Other Choices:</b>	"Full service spa"	"Newspaper delivery"	"24-hour fitness"
	"Indoor shooting range"	"Elks Club"	"dry goods"
	"Medical Clinic in Residences??"	"Elks Club"	"gift shop, recreational equipment rentals"
	"Workout gym (staffed)"	"lodging, motel, etc."	"Motel"
	"Sporting Rental"	"auto parts"	"Postal mail center"
	"Transportation"	"golf shop"	"health club"

<b>Other Related Comments:</b>	Q10c. Grocery store	"grocery store open on Sunday", "Small"
	Q10d. Restaurant	"upscale (restaurant), not more Bad Food!"
		"coffee shop"
		"support what we have ... w/bar-restaurant-liquor store"
		"Restaurant, if food is good and reasonably priced"
	Q10f. Branch bank or ATM	"with reasonable fees."
		"Put branch bank or ATM location in grocery store?"
	Q10i. Bar/Tavern/Pub	"local ownership of bar/tavern/pub"

**Additional comments:**

"these are only 6 miles away"

"Have them; you don't have the population base to support anything!!"

"We don't feel like we should compete with nearby towns unless the population grows to warrant it."

"Any of the others is a start"

"If we do (have more businesses) we will close businesses in Thayne"

"businesses already located in Thayne or SVR or Etna; bank/ATM - no place to spend it except golf"

"I come here to get away from all of the above - they belong in Thayne, Afton, Jackson"

"Most are available locally (Thayne-Etna)"

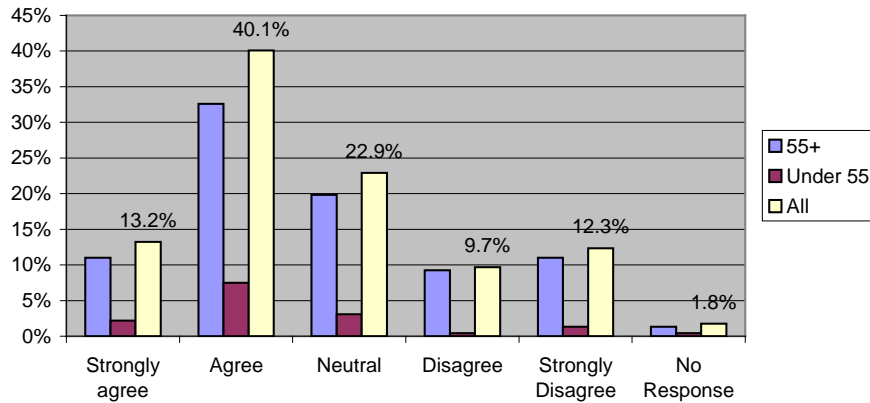
"The businesses in the adjacent communities are close enough. They provide sufficient services. There isn't enough population to justify additional, duplicated services."

"The town has a regulatory envii to justify additional, duplicated services."

"The Town should first show its ability to embrace the local businesses already here -- golf course and the other SVRA businesses"

**Survey Results: Q11. As the Town grows and expands, the Town should encourage additional recreational facilities in those areas outside of the present Town boundaries.**

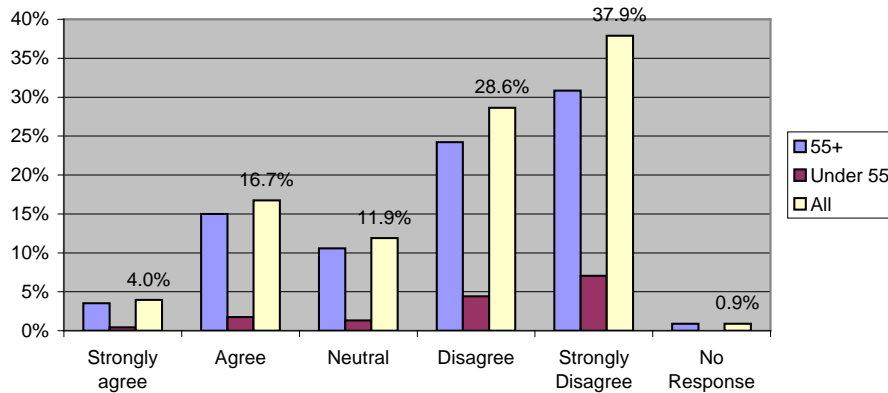
	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
<b>All Ages</b>	30	91	52	22	28	4	227
<b>Ages 55 Plus</b>	25	74	45	21	25	3	193
<b>Ages 20 to 54</b>	5	17	7	1	3	1	34



*Related Comments:* "inside"  
 "larger swim area, enclosed"  
 "Use town resources to fix roads and complete water system"  
 "As long as they are compatible to SVKA's existing recreational efforts."

**Survey Results: Q12. As the Town grows and expands, the Town should encourage duplexes, townhouses, and apartments in some developments in the surrounding area.**

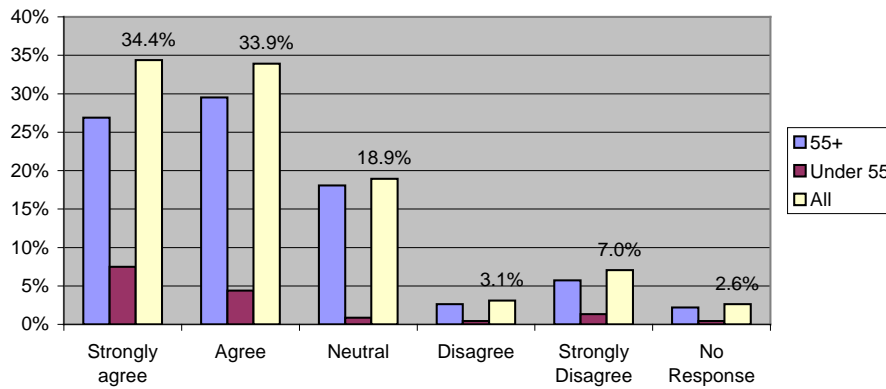
	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
<b>All Ages</b>	9	38	27	65	86	2	227
<b>Ages 55 Plus</b>	8	34	24	55	70	2	193
<b>Ages 20 to 54</b>	1	4	3	10	16	0	34



*Related Comments:* Duplexes and townhouses, but no apartments  
 We already have eyesore rentals.  
 "Town is not taking care of present conditions and you want to add to the situation!!"

**Survey Results: Q13. The Town should seek ways to extend more community trails for walking, jogging and biking.**

	Strongly agree	Agree	Neutral	Disagree	Strongly Disagree	No Response	Total
<b>All Ages</b>	78	77	43	7	16	6	227
<b>Ages 55 Plus</b>	61	67	41	6	13	5	193
<b>Ages 20 to 54</b>	17	10	2	1	3	1	34



**Related Comments:** NO MOTORIZED EQUIPMENT!!!  
 "Fox Run Park - excellent idea; Forest Rail System - strongly oppose"  
 "Within the Town. Not in the Forest."  
 "They don't use Fox Run why waste time and money. They can't walk on a flat golf course"

**Survey Results: Q14. What changes would you recommend to the current long range plan for Fox Run Park as shown in Figure 4-2 of the 2008 Town of Star Valley Ranch Master Plan. (The plan is on the front page of the Town's website <http://www.starvalleyranchwy.org> or at Town Hall.)** Page 1 of 2 Pages

**Number of survey responders providing input: 60**

**Recommended changes:**

- 1 "Need for pickleball courts"
- 2 "neutral"
- 3 "Connect to SVRA x-country ski trails in winter"
- 4 "Leave Fox Run Park as is - no further development is necessary - no further expense needs to be incurred for that area - put the money into expanding the trail system that includes Cedar Creek, Praeter and Green Canyons"
- 5 "No need for Fox Run Park - save money!!"
- 6 "Close the Park Save Money"
- 7 "Plant more trees - remove the snaggy dead cottonwoods"
- 8 "Community center as originally planned"
- 9 "You guys don't get it!!!! You have no jobs = no money and everything is for sale, always"
- 10 "Place picnic tables and firepits around park; add more youth activities such as a rock climbing wall; put in a small lake for youth fishing"
- 11 "Pave roads with bike and walking paths; special taxes could pay for it"
- 12 "No gravel"
- 13 "not sure at this time"
- 14 "Dog Park!!"
- 15 "How about a gym or something enclosed for winter; condos, motels, B&Bs"

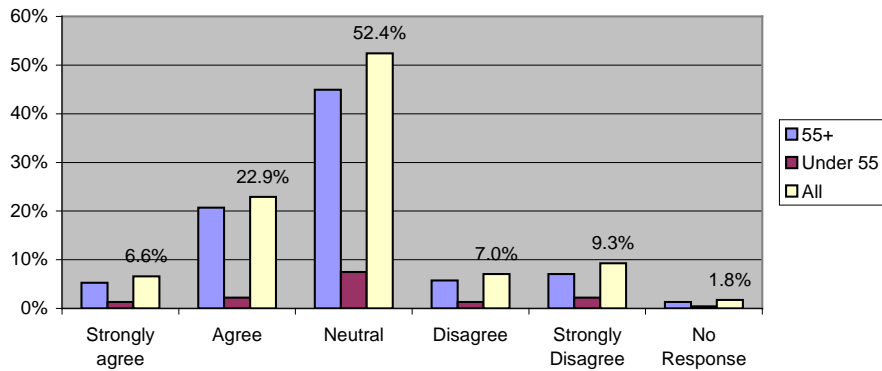
**Continued: Survey Results: Q14. What changes would you recommend to the current long range plan for Fox Run Park...**

Page 2 of 2 Pages

- 16 "Ball park - soccer field - bicycle paths paved"
- 17 "Need more trees and something besides flat terrain"
- 18 "Paving and continue planting trees - fountains"
- 19 "I saw Figure 4-12, but most of the areas were blurred and I was not able to determine or read. The change I would make is to have a legible diagram online!"
- 20 "Huge waste of money! Fix the roads"
- 21 "None"
- 22 "Trees - we love trees. Put in as many trees as possible!"
- 23 "None"
- 24 "Restore the creek through the Park"
- 25 "Move it, ugliest possible location, ugly there"
- 26 "Pave walking paths"
- 27 "None"
- 28 "Plan looks good"
- 29 "Figure 4-12 is unreadable on the website."
- 30 "Mileage posts - ball park"
- 31 "Path is good; add trees"
- 32 "Nothing/it was a waste of money! Fix the roads!"
- 33 "Add several drinking fountains near the shelters."
- 34 "None"
- 35 "Dog Park"
- 36 "make Fox Run part of expanded trail system"
- 37 "Prepare a better map! Cannot read labels when zoomed!"
- 38 "expand, more fixed equipment - pullup bars, etc."
- 39 "We like what your doing. Great job."
- 40 "Snowmobile trail"
- 41 "Add a covered area (shelter) for picnics/gatherings."
- 42 "Never use the park - doesn't matter to us"
- 43 "Doesn't affect me (North SVR)"
- 44 "Get a better map so people will know where it is"
- 45 "Get rid of the Park"
- 46 "None"
- 47 "Make walking surface smoother!"
- 48 "Expand pathways, make paths wider"
- 49 "Pickle ball courts. Call me for info 951-852-3579"
- 50 "Irrigation for trees and ballfields, outdoor entertainment center for music, plays, etc."
- 51 "We do not need trails along Prater-Green-Cedar..take a lot of the mountain. We do not need trails up Prater or Green Canyon.  
It would not be for foot or horse traffic.. But dirt bikes and 4x4 would use. Bad Move."
- 52 "Enough has been spent there - just maintain what you have. There's never anyone there using it so why bother."
- 53 "I think I applaud the plan but it is hard to read the labels on the map."
- 54 "Water non-native plants that have been put in!"
- 55 "O.K."
- 56 "Improve the overall apperaranace of the park, drop idea of ball field"
- 57 "Nice/clean restrooms"
- 58 "SVR is a community of houses and golf courses - always has been and that is my attraction to it, period!"
- 59 "2 basketball courts instead of 1"
- 60 "walking/biking trail to Cedar Creek Park - connect all plats with W/b trails to Parks. Put Park on North Plat area."

**Survey Results: Q15. There should be more school bus stops that contain a bus shelter, bike storage and vehicular parking.**

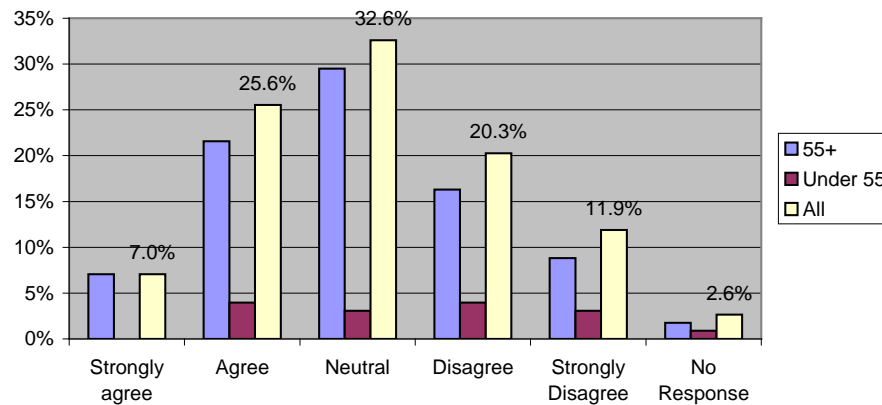
	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
<b>All Ages</b>	15	52	119	16	21	4	227
<b>Ages 55 Plus</b>	12	47	102	13	16	3	193
<b>Ages 20 to 54</b>	3	5	17	3	5	1	34



Related Comments: "Blacktop bus roads"  
 "Not to mention safer areas"  
 "Another thing to junk up"  
 "Stops in front of empty lots - less traffic and damage to yards."

**Survey Results: Q16a. The Town designated an area for future development of a municipal complex (where the mail center is located). The designated area should include a medical clinic.**

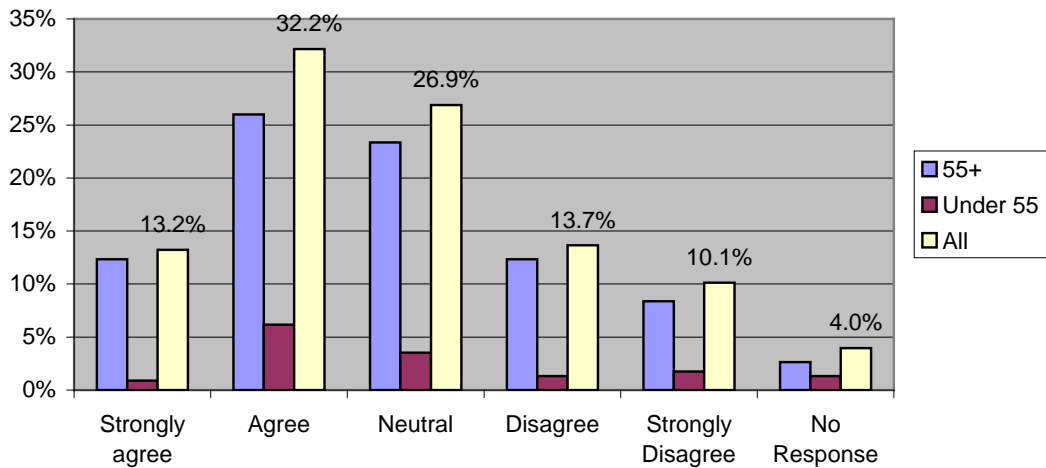
	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
<b>All Ages</b>	16	58	74	46	27	6	227
<b>Ages 55 Plus</b>	16	49	67	37	20	4	193
<b>Ages 20 to 54</b>	0	9	7	9	7	2	34



Related Comments: "Have in Thayne/ Afon/Alpine"  
 "Adjacent community facilities are sufficient at this time."

**Survey Results: Q16b. The Town designated an area for future development of a municipal complex (where the mail center is located). The designated area should include a community center.**

	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
<b>All Ages</b>	30	73	61	31	23	9	227
<b>Ages 55 Plus</b>	28	59	53	28	19	6	193
<b>Ages 20 to 54</b>	2	14	8	3	4	3	34



**Related Comments:**

- "community center as originally planned"
- "A community center should be part of the SVR Association plan. Why not work together?"
- "community center as originally planned"
- "Only have the barn; strongly disagree to the nature path in mountains. We needed play area - seldom used. Fox Run already ???? Two - we want ???? - but seldom used."
- "undecided at present time"
- "This municipal complex should include clubhouse for Aspen Hill and Cedar Creek, City office, association office and community center and mail center to consolidate costs."
- "Why a community center when the Silo is to be torn down and made a community center"
- "Adjacent community facilities are sufficient at this time."
- "Depends on scope of community center"
- "SVRA Member Center should fill the need"
- "Member services should do that and we have Thayne and Etna's facilities!"
- "If you build Town Hall, add Community Center. Beaut. Comm. Xxxxxxxx gave you a plan YEARS ago. Xxxxxxxx dismissed it. Should have built it then."

**TOWN OF STAR VALLEY RANCH  
COMMUNITY SURVEY  
ADDITIONAL COMMENTS**

Number	Comment
1	"It seems as though you don't understand that the population base is not there to support anything. Every business up there is just barely staying above water. There are no jobs, no industry and everything is always for sale, all the time. Look around. We have for the last 35 years. Sorry, but those are the facts.
2	"Suggest looking at possibility of purchasing the 39 acres adjacent to the #4 fairway on cc - with possible commercial zoning -
3	"Where does the money come from to pay a consultant?"
4	"If the Town would let us just live here and not allow the old retired to run everything it would be better. They forget what it is like to have kids and enjoy life."
5	"fix the roads before building another town hall"
6	"Most associations in the world include free swimming. Continue Gaudi Maude on annual basis to draw visitors to area. How about a few free rounds of golf on Aspen Hills for property owners during slow times"
7	"Get rid of the SVRA"
8	"This mania for planning is the main problem. Water, roads, mail are the functions that matter. Water seems well in hand.* Roads need paving. Mail facility needs the option for more than one box, and option for a bigger box. *Except for the control freak mania that limits meter access to City Employees!" "Your firms retention for a revised master plan is indicative of the problem - a mania for control."
9	(We) "Rent Out 3 properties. Built own home 16 years ago off ranch due to politics - negative."