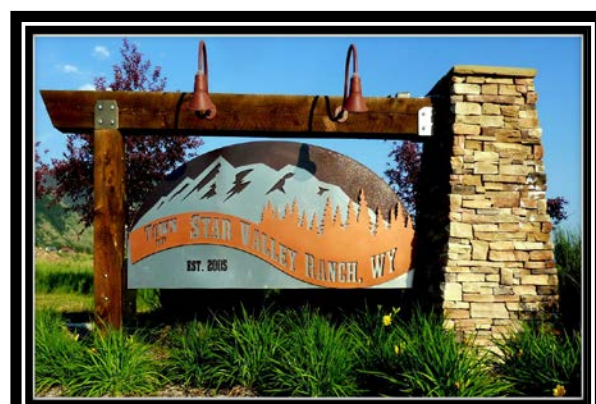




Town of Star Valley Ranch Municipal Master Plan Update Final – December 5, 2014



MUNICIPAL MASTER PLAN
for the
TOWN OF STAR VALLEY RANCH
WYOMING

F I N A L
December 5, 2014

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**TOWN OF STAR VALLEY RANCH
MUNICIPAL MASTER PLAN UPDATE
Final – December 5, 2014**

TABLE OF CONTENTS

<u>Chapter</u>	<u>Title</u>	<u>Page No.</u>
ONE	INTRODUCTION	1-1
1.1	BACKGROUND	1-1
1.2	PURPOSE	1-1
1.3	SCOPE AND PLAN ORGANIZATION	1-5
1.4	AUTHORITY	1-6
1.5	CONSULTATION	1-7
1.5.1	Discussions with Community Leaders	1-7
1.5.2	Community Survey	1-8
1.5.3	Insights from Other Public Agencies and Private Businesses	1-8
1.5.4	Public Hearing on Draft Municipal Master Plan	1-9
1.6	PLANNING TERMS	1-9
TWO	DEMOGRAPHIC AND ECONOMIC TRENDS	2-1
2.1	GENERAL	2-1
2.2	POPULATION SIZE AND RECENT POPULATION GROWTH	2-1
2.2.1	April 2010 Population	2-1
2.2.2	More Recent Population Estimates	2-3
2.3	AGE CHARACTERISTICS	2-3
2.4	FAMILY AND HOUSEHOLD CHARACTERISTICS	2-5
2.4.1	Household Characteristics	2-5
2.4.2	Family Households	2-5
2.4.3	Non-Family Households	2-5
2.5	HOUSING OCCUPANCY AND TENURE	2-5
2.6	ANTICIPATED RESIDENT POPULATION: 2015-2024	2-6
2.6.1	Approach Used to Develop Population Forecast	2-6
2.6.2	Population Growth Scenarios	2-7
2.6.3	Population Forecast within the Present Municipal Boundary	2-8
2.7	OVERVIEW OF THE SURROUNDING ECONOMY	2-8
2.7.1	Introduction	2-8
2.7.2	Growth in Business Establishments	2-8
2.7.3	Employment and Payroll Expenditures	2-9
2.7.4	Construction	2-11
2.7.5	Retail Trade	2-11
2.7.6	Professional, Scientific and Technical Services	2-12
2.7.7	Accommodations and Food Services	2-12
2.7.8	Health Care and Social Assistance Services	2-12
2.8	WORKER COMMUTER PATTERNS	2-12
THREE	LAND USE TRENDS	3-1
3.1	INTRODUCTION	3-1
3.2	LAND USE INVENTORY	3-1

<u>Chapter</u>	<u>Title</u>	<u>Page No.</u>
3.3	GENERAL LAND USE PATTERN	3-2
3.3.1	Within the Municipal Boundary	3-2
3.3.2	Surrounding Lands	3-5
3.4	RESIDENTIAL LAND USE	3-5
3.4.1	Existing Housing Stock	3-5
3.4.1.1	<i>Within the Municipal Boundary</i>	3-5
3.4.1.2	<i>Surrounding Lands</i>	3-8
3.4.2	Residential Property Sales Trends	3-9
3.4.2.1	<i>Improved Residential Property Sales</i>	3-9
3.4.2.2	<i>Unimproved Residential Property Sales</i>	3-11
3.4.2.3	<i>Land Use Trends Evident from Recent Property Sales</i>	3-11
3.4.3	Anticipated Housing Demand	3-12
3.4.3.1	<i>Introduction</i>	3-12
3.4.3.2	<i>Market Assumptions</i>	3-12
3.4.3.3	<i>Overall Demand for Housing</i>	3-13
3.4.3.4	<i>Purchase and Development of Unimproved Lots</i>	3-13
3.4.3.5	<i>Home Re-Sale Market</i>	3-14
3.4.3.6	<i>Home Rental Market</i>	3-15
3.4.4	Future Housing Needs	3-15
3.5	COMMERCIAL	3-15
3.5.1	Existing Commercial Land Uses	3-15
3.5.1.1	<i>Within the Municipal Boundary</i>	3-15
3.5.1.2	<i>Within One Mile Outside of the Municipal Boundary</i>	3-17
3.5.2	Retail Sales Trends	3-17
3.5.3	Anticipated Commercial Demand	3-20
3.6	COMMUNITY AND PUBLIC FACILITIES	3-21
3.6.1	Existing Community Facilities	3-21
3.6.2	Existing Public Facilities	3-21
3.6.3	Community and Public Facility Needs	3-23
3.6.3.1	<i>New Town Hall</i>	3-23
3.6.3.2	<i>Community Center</i>	3-25
3.7	RECREATION AND CONSERVATION	3-26
3.7.1	Responsibility for Operation and Maintenance of Recreational Facilities	3-26
3.7.2	Existing Recreational Areas and Facilities	3-26
3.7.3	Recreational Needs	3-30
3.7.3.1	<i>Community Pathway System within the Municipal Boundary</i>	3-30
3.7.3.2	<i>Potential Merging of Aspen Hills and Cedar Creek Golf Course Operations</i>	3-32
FOUR	FUTURE LAND USE ISSUES AND OPPORTUNITIES	4-1
4.1	INTRODUCTION	4-1
4.2	FACTORS INFLUENCING FUTURE LAND USE DEVELOPMENT	4-1
4.2.1	Landforms	4-1
4.2.2	Topography	4-1
4.2.2.1	<i>Areas Containing Ground Slopes Over 10 Percent</i>	4-3
4.2.2.2	<i>Areas Containing Ground Slopes Less Than 10 Percent</i>	4-3

<u>Chapter</u>	<u>Title</u>	<u>Page No.</u>
4.2.3	Soils	4-3
4.2.3.1	<i>General Soil Characteristics</i>	4-3
4.2.3.2	<i>Suitability of Soils to Support Future Structural Development</i>	4-5
4.2.3.3	<i>Suitability of Soils to Support Onsite Wastewater Disposal Systems</i>	4-5
4.2.4	Drainage and Potential Flood Hazards	4-9
4.2.5	Fire Hazard	4-11
4.2.5.1	Firewise Program	4-13
4.2.5.2	Accessibility in the Event of Potential Wild Fire	4-13
4.3	OPPORTUNITIES FOR FUTURE RESIDENTIAL COONSTRUCTION	4-14
4.3.1	Undeveloped Residential Properties Within the Present Town Boundaries	4-14
4.3.2	Undeveloped Residential Lots Within One Mile of the Town Boundary	4-14
4.3.3	Conclusions	4-16
4.3.3.1	<i>Capability to Support Future Residential Construction</i>	4-16
4.3.3.2	<i>Potential Annexation Opportunities</i>	4-17
4.4	COMMERCIAL EXPANSION	4-17
4.4.1	Vacant Commercial Properties	4-17
4.4.2	Planned Commercial Development	4-19
4.4.3	Conclusions	4-19
4.4.3.1	<i>Capability to Support Future Commercial Expansion</i>	4-19
4.4.3.2	<i>Potential Annexation Opportunities</i>	4-20
4.4.3.3	<i>Pursuit of Commercial Investors</i>	4-20
4.5	COMMUNITY AND PUBLIC FACILITY EXPANSION	4-21
4.5.1	Vacant Properties	4-21
4.5.2	Planned Public Facilities	4-21
4.5.2.1	<i>Municipal Complex</i>	4-21
4.5.3	<i>Capability to Support Future Community and Public Facility Expansion</i>	4-22
4.6	RECREATIONAL EXPANSION	4-23
4.6.1	Planned Recreation Areas and Facilities	4-23
4.6.1.1	<i>Fox Run Park</i>	4-23
4.6.2	Capability to Support Future Recreational Expansion	4-23
4.6.2.1	<i>Fox Run Park</i>	4-23
4.6.2.2	<i>Community Pathway System</i>	4-25
FIVE	COMMUNITY INFRASTRUCTURE	5-1
5.1	INTRODUCTION	5-1
5.2	TRANSPORTATION	5-1
5.2.1	Vehicular Access to Star Valley Ranch	5-1
5.2.2	Vehicular Traffic Volumes in the Vicinity of Star Valley Ranch	5-3
5.2.3	Municipal Vehicular Road Network	5-3
5.2.4	Planned Road Improvements	5-9
5.2.5	Municipal Road Needs	5-9
5.2.5.1	<i>Future Road Surfacing</i>	5-9
5.2.5.2	<i>Appropriate Scheduling of Road Improvement Projects</i>	5-11
5.2.6	U.S. Forest Service Emergency Access Needs	5-11
5.2.7	Lincoln County Road Needs	5-11
5.2.7.1	<i>Bus Stops</i>	5-11

<u>Chapter</u>	<u>Title</u>	<u>Page No.</u>
5.2.7.2	<i>Improved Road Shoulders</i>	5-11
5.3	WATER SYSTEM	5-12
5.3.1	General	5-12
5.3.2	Potable Water Supply	5-14
5.3.2.1	<i>Spring Water Supply</i>	5-14
5.3.2.2	<i>Groundwater Supply</i>	5-14
5.3.3	Water Storage	5-14
5.3.4	Transmission and Distribution System	5-15
5.3.5	Average Day Demand	5-15
5.3.6	Water System Needs	5-17
5.4	WASTEWATER SYSTEM	5-18
5.4.1	Introduction	5-18
5.4.2	Potential Long-Term Impact of Onsite Wastewater Disposal Systems	5-18
5.4.3	Potential Long-Term Needs	5-19
5.5	ELECTRICAL ENERGY SYSTEM	5-19
5.5.1	General	5-19
5.5.2	Freedom Substation	5-19
5.5.3	Electrical Distribution	5-21
5.5.4	Energy Consumption	5-21
5.5.5	Electrical Distribution Needs	5-21
SIX	COMMUNITY INSIGHTS	6-1
6.1	INTRODUCTION	6-1
6.2	COMMUNITY LEADER SEMINARS	6-2
6.2.1	September 9, 2014 Meeting	6-2
6.2.2	October 7, 2014 Meeting	6-2
6.3	COMMUNITY SURVEY	6-2
6.3.1	Sample Size and Related Statistical Validity	6-2
6.3.2	Survey Results	6-3
6.3.2.1	<i>Who responded to the Community Survey?</i>	6-3
6.3.2.2	<i>What attracts people to the Town of Star Valley Ranch?</i>	6-3
6.3.2.3	<i>Priorities for Future Community Development</i>	6-4
6.3.2.4	<i>Should We Encourage Private Investments Other than Residential Development?</i>	6-5
6.3.2.5	<i>Annexation</i>	6-5
6.3.2.6	<i>Support for Commercial Enterprises Within or Adjacent to Town</i>	6-5
6.3.2.7	<i>Future Residential Development</i>	6-5
6.3.2.8	<i>Recreational Opportunities</i>	6-5
6.3.2.9	<i>School Bus Stops</i>	6-6
6.3.2.10	<i>Municipal Complex</i>	6-6
SEVEN	COMMUNITY LAND USE PLAN	7-1
7.1	BACKGROUND	7-1
7.2	ADOPTED ZONING AMENDMENT	7-2
7.3	MASTER ROAD PLAN	7-5
7.4	CONCLUSIONS	7-6

<u>Chapter</u>	<u>Title</u>	<u>Page No.</u>
EIGHT	LAND USE MANAGEMENT	8-1
8.1	INTRODUCTION	8-1
8.2	ORGANIZATION AND SCOPE OF MUNICIPAL LAND USE REGULATIONS	8-1
8.2.1	Building Regulations	8-1
8.2.2	Zoning Regulations	8-2
8.2.2.1	<i>Zoning Districts</i>	8-2
8.2.2.2	<i>Zoning District Overlays</i>	8-5
8.3	REGULATORY NEEDS	8-5
8.3.1	Roof Replacement Ordinance	8-5
8.3.2	Streamline Building Permit Approval Process	8-5
8.4	FUTURE PLANNING NEEDS	8-6
NINE	COMMUNITY DEVELOPMENT OBJECTIVES AND STRATEGIES	9-1
9.1	INTRODUCTION	9-1
9.2	WATER SYSTEM	9-4
9.3	MUNICIPAL ROADS	9-5
9.4	SAFETY	9-7
9.5	COMMUNICATIONS	9-9
9.6	PUBLIC AND COMMUNITY FACILITIES	9-10
9.7	HEALTH AND WELFARE	9-11
9.8	ECONOMIC DEVELOPMENT	9-12
TEN	IMPLEMENTATION PLAN	10-1
10.1	INTRODUCTION	10-1
10.2	ADOPT THE MUNICIPAL MASTER PLAN	10-1
10.3	SUPPORT RECOMMENDED COMMUNITY DEVELOPMENT STRATEGIES VIA ALLOCATION OF FUTURE MUNICIPAL RESOURCES	10-2
10.3.1	Assign Responsibilities for Project Implementation	10-2
10.3.2	Update Community Development Strategies	10-2
10.4	REVISE AND UPDATE THE MASTER PLAN	10-3

REFERENCES

APPENDIX A:	SUMMARY OF COMMENTS TOWN OF STAR VALLEY RANCH WORKSHOP SEPTEMBER 9, 2014
APPENDIX B1:	TOWN OF STAR VALLEY RANCH MASTER PLAN UPDATE COMMUNITY SURVEY
APPENDIX B2:	TOWN OF STAR VALLEY RANCH COMMUNITY SURVEY RESULTS
APPENDIX C:	SUMMARY OF COMMENTS SHARED AT PUBLIC HEARING TOWN OF STAR VALLEY RANCH MASTER PLAN UPDATE WEDNESDAY, OCTOBER 29, 2014

LIST OF FIGURES

<u>Figure No.</u>	<u>Title</u>	<u>Page No.</u>
1-1	Regional Location, Town of Star Valley Ranch, WY	1-2
1-2	Town of Star Valley Ranch	1-3
2-1	Star Valley Ranch, 83127 Zip Code Area	2-2
2-2	Age Distribution Table, Town of Star Valley Ranch	
	Proportion of Total Population (Percent), April 2010	2-4
2-3	Growth in Small Business Establishments, 83127 Zip Code Area	
	2006 to 2012	2-9
2-4	Small Business Employment Trends	
	83127 Zip Code Area, 2006 to 2012	2-10
2-5	Annual Small Business Payroll, 83127 Zip Code Area, 2006 to 2012	2-10
2-6	Growth in Construction Establishments, 83127 Zip Code Area	
	2006 to 2012	2-11
3-1	Star Valley Ranch, Existing Land Use	3-3
3-2	Land Subdivisions Within Star Valley Ranch	3-4
3-3	Star Valley Ranch, Surrounding Land Use	3-6
3-4	Progression of Recent Residential Development, Star Valley Ranch	3-7
3-5	Number of Residences Constructed, 2008 Through 2013	3-8
3-6	Star Valley Ranch, Commercial Land Use	3-16
3-7	Commercial Land Use Within One Mile of Municipal Boundary	3-18
3-8	Star Valley Ranch, Community Facilities, SVRA Office	3-22
3-9	Star Valley Ranch, Public Facilities, Municipal Shop Area	3-24
3-10	Star Valley Ranch Association, Recreational Facilities, Golf Courses	3-27
3-11	Star Valley Ranch Association, Recreational Facilities	
	SVRA Tennis Court & Picnic Area	3-28
3-12	Star Valley Ranch Association, Recreational Facilities, SVRA Pool and	
	Recreation Area	3-29
3-13	Star Valley Ranch, Community Trail, Fox Run Park	3-31
4-1	Star Valley Ranch, Land Contours	4-2
4-2	General Soil Characteristics, Vicinity of Star Valley Ranch	4-4
4-3A	Soils Suitability, Dwellings With Basements, Vicinity of Star Valley Ranch	4-6
4-3B	Soils Suitability, Dwellings Without Basements	
	Vicinity of Star Valley Ranch	4-7
4-4	Soils Suitability, Onsite Wastewater Disposal	
	Vicinity of Star Valley Ranch	4-8
4-5	Upper Drainage Basins	4-10
4-6	Potential Wildfire Hazards, Star Valley Ranch	4-12
4-7	Residential Development, Vicinity of Star Valley Ranch	4-15
4-8	Potential Commercial Expansion, Vicinity of Star Valley Ranch	4-18
4-9	Non-Commitment Site Master Plan, Community Park Master Plan	4-24
4-10	Town of Star Valley Ranch – Bridger-Teton NF Trail Plan, 9/18/14	4-27
5-1	Vehicular Access Routes to Star Valley Ranch	5-2
5-2	Town of Star Valley Ranch Municipal Road Network	5-4
5-3	Town of Star Valley Ranch Municipal Potable Water System	5-13
5-4	Town of Star Valley Ranch Water Consumption (Gallons)	
	July 2012 Through August 2014	5-16

5-5	Lower Valley Energy Electrical Distribution System Serving Star Valley Ranch	5-20
7-1	Star Valley Ranch Community Plan Overlay Boundary	7-2
8-1	Star Valley Ranch Zoning Map	8-4

LIST OF TABLES

<u>Table No.</u>	<u>Title</u>	<u>Page No.</u>
2-1	U. S. Census Bureau Population Estimates, Town of Star Valley Ranch, July 1, 2010 Through July 1, 2013	2-3
2-2	Age Distribution of Resident Population, Town of Star Valley Ranch	2-3
2-3	Developed and Vacant Lots by Subdivision Plat Town of Star Valley Ranch, December 2013	2-7
2-4	Anticipated Population Growth, Town of Star Valley Ranch Low, Moderate, and High Growth Scenarios; 2024	2-8
3-1	Improved Residential Property Sales Properties Within Municipal Boundary, Town of Star Valley Ranch From 2008 Through 2013	3-9
3-2	Improved Residential Property Sales Properties One (1) Mile Outside Municipal Boundary, 2008 Through 2013	3-10
3-3	Unimproved Residential Property Sales Properties Within Municipal Boundary, 2008 Through 2013	3-11
3-4	Anticipated Housing Demands, Town of Star Valley Ranch From 2014 Through 2023	3-13
3-5	Total Retail, Accommodation and Food Service Sales, Surplus And Leakage by Merchandise Group, Lincoln County, WY 2013	3-17
3-6	Commercial Floor Space Demand, Potential Commercial Enterprises Town of Star Valley Ranch	3-20
5-1	Municipal Road Network Characteristics Town of Star Valley Ranch, December 2013	5-5 through 5-8
5-2	Planned Municipal Road Improvements	5-10
5-3A	Town of Star Valley Ranch Water Consumption July 2012 Through June 2013	5-16
5-3B	Town of Star Valley Ranch Water Consumption July 2013 Through August 2014	5-16
9-1	Prioritization of Community Development Objectives Town of Star Valley Ranch Master Plan Update	9-3
10-1	Recommended Implementation Schedule Star Valley Ranch Municipal Master Plan, 2015 TO 2024	10-4 through 10-10



CHAPTER ONE INTRODUCTION

1.1 BACKGROUND

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

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



1.2 PURPOSE

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

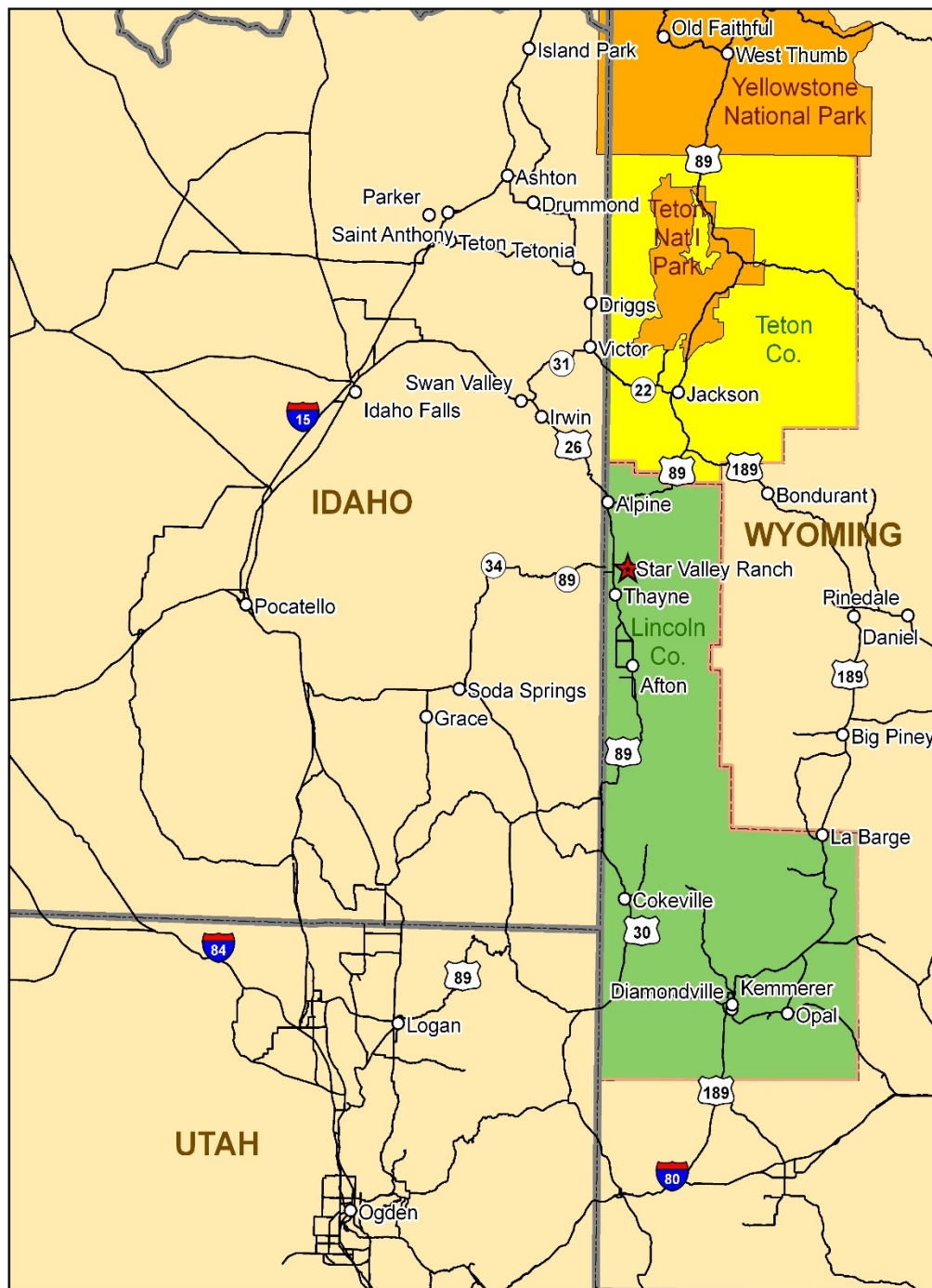
Town of Star Valley Ranch vision statement:

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

Town of Star Valley Ranch mission statement:

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



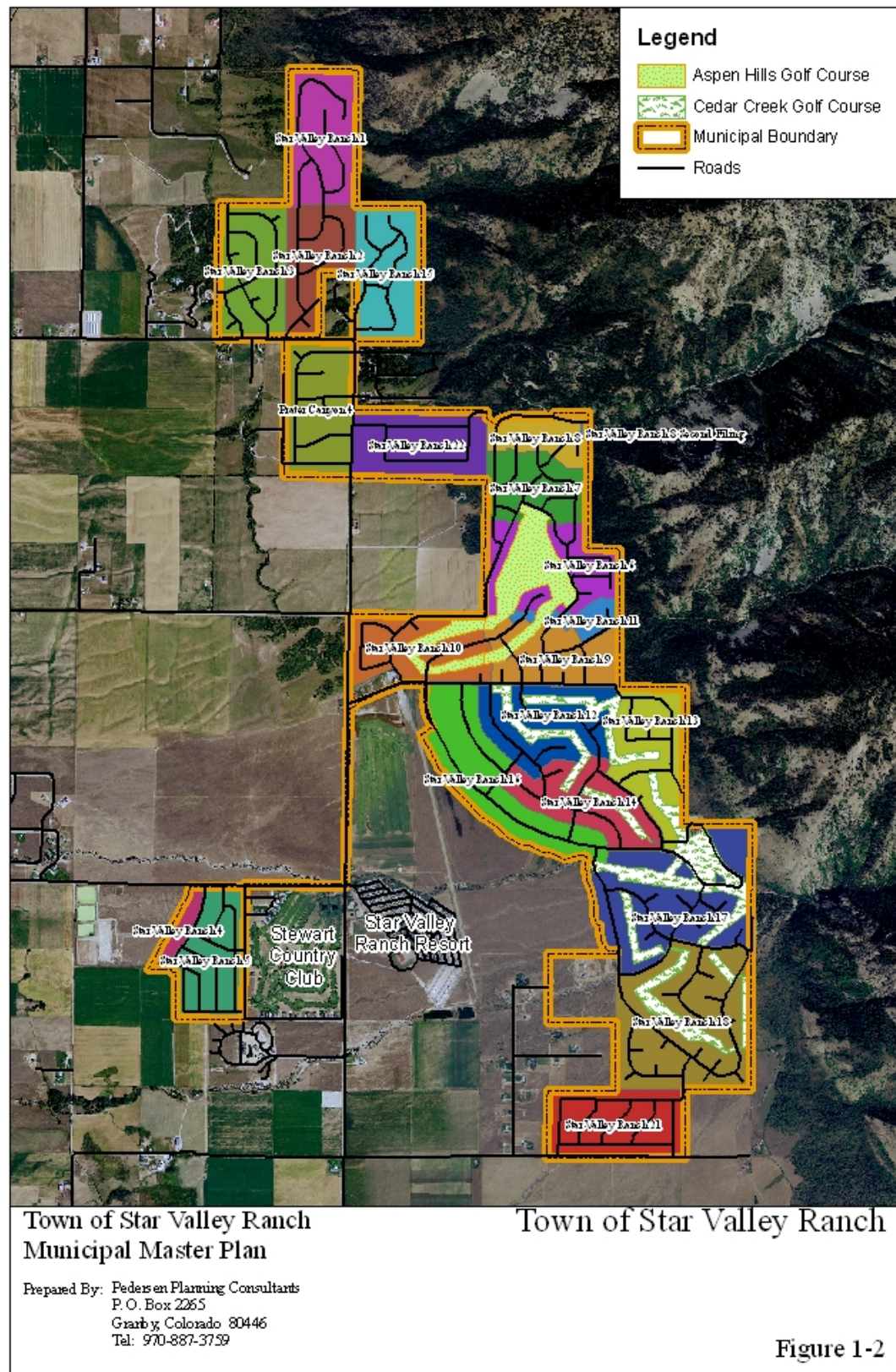


**Town of Star Valley Ranch
Municipal Master Plan**

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

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Figure 1-1



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

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

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

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

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

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

1.3 SCOPE AND PLAN ORGANIZATION

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

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

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

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

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

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

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

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

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

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

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

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

1.4 AUTHORITY

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

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

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

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

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

1.5 CONSULTATION

1.5.1 Discussions with Community Leaders

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



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

Meeting of September 9, 2014

Town Council

Boyd Siddoway, Mayor
Kathy Buyer
Kent Harker
Al Redlin

Town Economic Development Board

Municipal Staff

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

Town Natural Resources Board

Bob Hayes
Robert Meikle
Town Planning and Zoning Board
Lee Hansen

Jillaine Maes
Stephanie Wardle

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

Meeting of October 7, 2014

Town Council

Kathy Buyer
Kent Harker
Ed Koch
Al Redlin

Town Economic Development Board

Bob Hayes
Jim Vandel, Chair

Town Natural Resources Board

Ron Denney
John Lynch
Jillaine Maes

Town Water Board

Ron Denney

Municipal Staff

Gregg Wilkes, Town Administrator

Resident Dick Johnson was also in attendance.

1.5.2 Community Survey

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

1.5.3 Insights from Other Public Agencies and Private Businesses

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

Lincoln County, Wyoming

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

Professional and Technical Services

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

Utilities

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

1.5.4 Public Hearing on Draft Municipal Master Plan

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

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

1.6 PLANNING TERMS

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

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

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

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

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



CHAPTER TWO

DEMOGRAPHIC AND ECONOMIC TRENDS

2.1 GENERAL

Chapter Two evaluates demographic and economic trends in the Town of Star Valley Ranch and the surrounding area. This evaluation is based upon data from within the municipal boundary of the Town of Star Valley Ranch, the Zip Code area of 83127 (Figure 2-1), Star Valley, and Lincoln County.

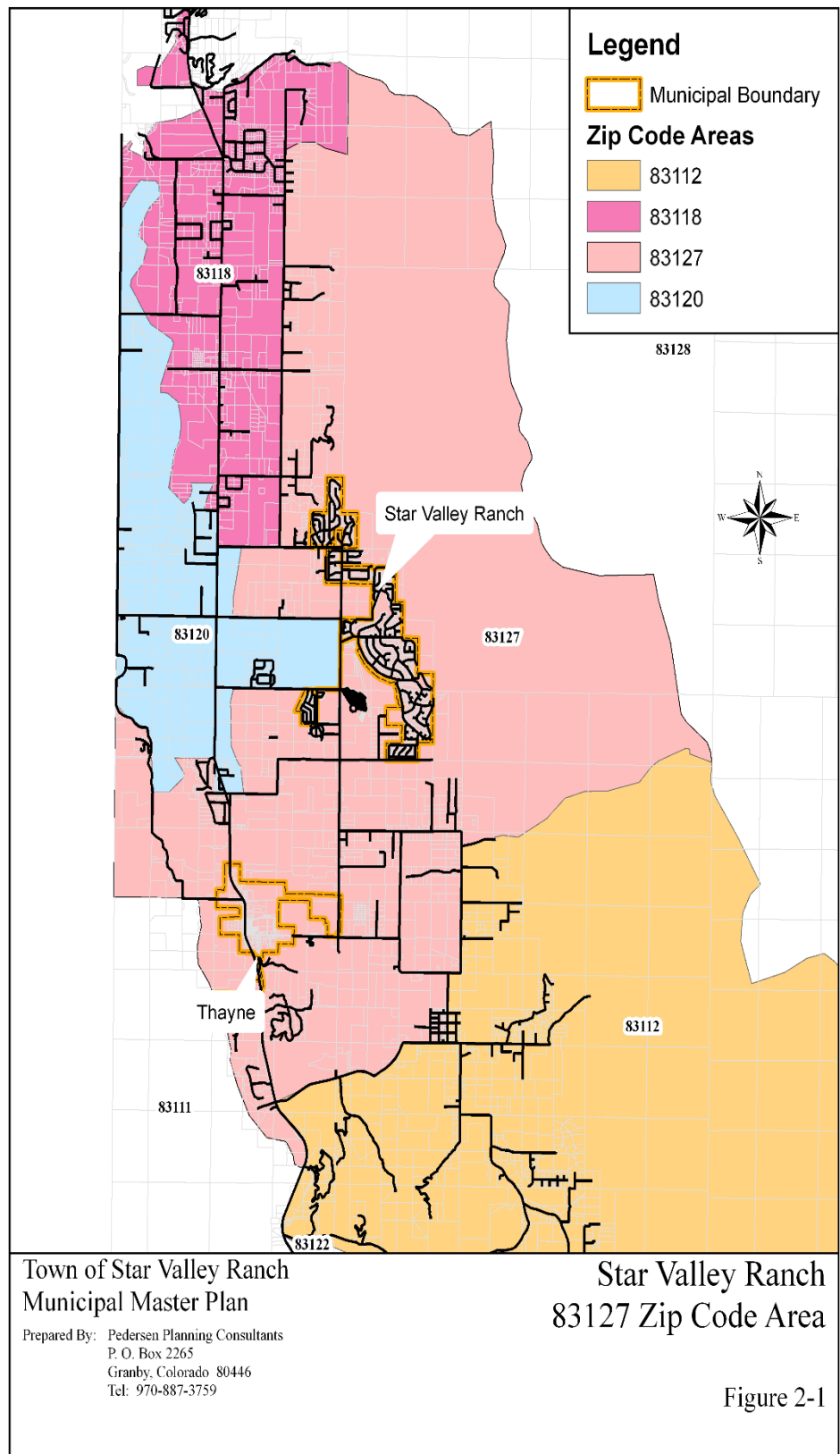
Zip Code area 83127 includes the population centers of the Town of Star Valley Ranch and the Town of Thayne, as well as some adjacent agricultural and rural residential lands in the unincorporated area of Lincoln County. Star Valley area extends from Salt River Pass, which is south of Smoot, to Palisades Reservoir, immediately north of the Town of Alpine.

2.2 POPULATION SIZE AND RECENT POPULATION GROWTH

2.2.1 April 2010 Population

The Town of Star Valley Ranch has both seasonal and full-time residents. The most recent decennial census of the U.S. Census Bureau enumerated a resident population of 1,503 residents in the Town of Star Valley Ranch in April 2010. This contrasts with the original special census of July 2006 that recorded a resident population of 1,465 persons (U.S. Census Bureau, 2006). This change reflects a 2.6 percent growth in population between July 2006 and April 2010.

The recreational orientation and seasonal use of private properties in the Town of Star Valley Ranch prompts a need to consider both seasonal and full-time resident populations of the Town. The seasonal population can be estimated from the Lincoln County property tax rolls which list the mailing address of each developed tax parcel. Seasonal residents were assumed to have out-of-state mailing addresses or a non-local Wyoming mailing address. Permanent residents were assumed to have mailing addresses in the Towns of Alpine, Afton, Thayne, or Jackson, or the communities of Bedford, Etna, and Freedom.



2.2.2 More Recent Population Estimates

Following completion of its April 2010 decennial census count, the U.S. Census Bureau made more recent annual estimates of the Town's resident population (Table 2-1).

The April 1, 2010 decennial census documented 612 occupied housing units and calculated an average household size of 2.46 persons per household. Between April 1, 2010 and July 1, 2013, the Town of Star Valley Ranch issued 11 building permits for new single-family residences. Assuming a continuing average household size of 2.46 persons per household, the addition of 11 new homes suggests a growth of about 27 persons to the resident population during this period, or a population of 1,530 residents. Consequently, the July 1, 2013 estimate of 1,527 persons appears very plausible.

TABLE 2-1 U.S. CENSUS BUREAU POPULATION ESTIMATES TOWN OF STAR VALLEY RANCH JULY 1, 2010 THROUGH JULY 1, 2013	
<i>Date</i>	<i>Population Estimate (number of persons)</i>
July 1, 2010	1,499
July 1, 2011	1,494
July 1, 2012	1,493
July 1, 2013	1,527
Source: U.S. Census Bureau, Population Division, 2013.	

2.3 AGE CHARACTERISTICS

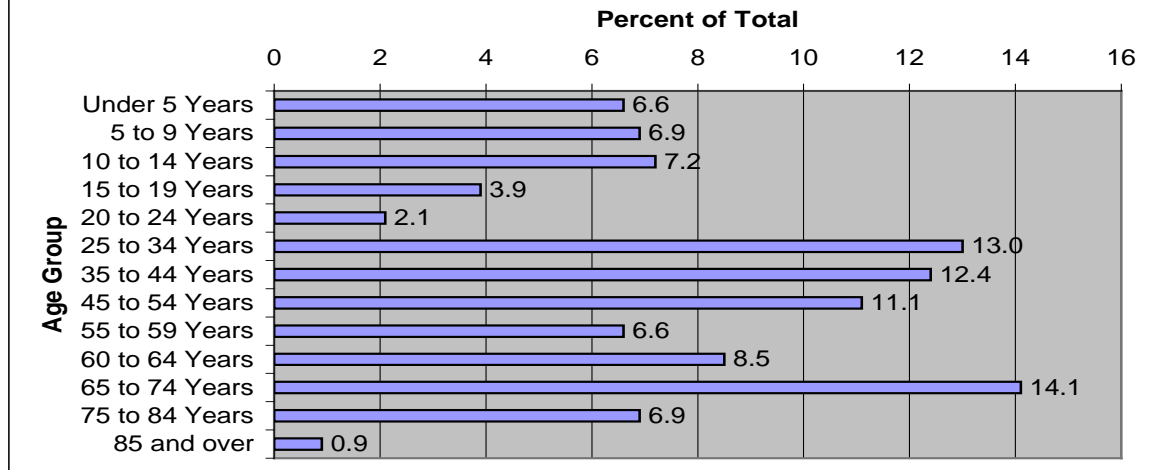
The age distribution of the resident population (Table 2-2) in April 2010 provides some insight into the demographic characteristics of the Town of Star Valley Ranch. These characteristics also represent an important factor that influences the type of services and amenities that are delivered by a municipal government.

Available age distribution data (Figure 2-2) from the April 2010 Census indicates the following characteristics:

- Children and young adults, ranging between 0 to 19 years of age, comprised almost 25 percent of the Star Valley Ranch resident population. This proportion compares to a proportion of almost 35 percent in the Town of Afton, 30 percent in the Town of Thayne, and approximately 23 percent in the Town of Alpine.

TABLE 2-2 AGE DISTRIBUTION OF RESIDENT POPULATION TOWN OF STAR VALLEY RANCH		
April 2010	Apr-10	
<i>Age Group</i>	<i>Population (Persons)</i>	<i>Proportion of Total (Percent)</i>
Under 5 Years	99	6.6
5 to 9 Years	104	6.9
10 to 14 Years	108	7.2
15 to 19 Years	58	3.9
20 to 24 Years	32	2.1
25 to 34 Years	196	13
35 to 44 Years	185	12.4
45 to 54 Years	166	11.1
55 to 59 Years	99	6.6
60 to 64 Years	128	8.5
65 to 74 Years	212	14.1
75 to 84 Years	103	6.9
85 and over	13	0.9
All Ages	1,503	100.0
Source: U.S. Census Bureau, Population Division, 2010.		

Figure 2-2
Age Distribution Table
Town of Star Valley Ranch
Proportion of Total Population (Percent)
April 2010



Source: U. S. Census Bureau, 2010 Census.

- Young adults, between 20 and 24 years of age, represented only two percent of the resident population. This proportion of this age group compares to a proportion of about six percent in the Town of Alpine, almost six percent in the Town of Thayne, and almost five percent in the Town of Afton. The lower proportion of persons in this age group is not surprising as young adults often migrate away from the Town for higher education, new jobs or travel.
- The primary working age population in Star Valley Ranch, ranging between 25 and 54 years of age, represented approximately 36 percent of the total resident population. This proportion compares to almost 55 percent in the Town of Alpine which contains a significantly higher proportion of residents in the primary working age population. The proportional size of the primary working age population in the Town of Star Valley Ranch is more comparable to the Town of Thayne (40 percent) and the Town of Afton (35 percent).
- Adults nearing or in their retirement years (55 years and older) accounted for almost 37 percent of the Star Valley Ranch Population in 2010. This proportion is considerably higher than the size of this age group in Afton (almost 26 percent), Thayne (24 percent) and Alpine (17 percent). This data indicates that the Town's population is atypical in that it has proportionally fewer young and working age individuals and more retirement-age individuals. But, the proportional size of this age group has diminished five percent since 2006 with the influx of younger families to the Town of Star Valley Ranch.

2.4 FAMILY AND HOUSEHOLD CHARACTERISTICS

The population of the Town of Star Valley Ranch consists of both seasonal and full-time residents. The distinction between these categories is important to the planning process. When possible, the following descriptions distinguish differences between the characteristics of full-time and seasonal residents.

2.4.1 Household Characteristics

The 2010 decennial census counted 612 households in the Town of Star Valley Ranch in April 2010. These households included both family and non-family households. The average household was inhabited by 2.46 persons.

2.4.2 Family Households

Families represented 75 percent of the households in the Town. The average family household comprised about 2.83 persons. Seventy percent of the family households were married couples and almost 33 percent of them had children less than 18 years of age (U.S. Census Bureau, Census, 2010).

Female households with no husband present comprised almost four percent of all family households. Sixty-one percent of these households included female mothers with children less than 18 years of age (U.S. Census Bureau, 2010 Census).

2.4.3 Non-Family Households

In April 2010, 151 non-family households, or households without children, comprised almost 25 percent of all households in the Town. Almost 80 percent of these non-family households included a single householder who lived alone. Approximately 35 percent of all non-family households included a householder that was, at least, 65 years of age (U.S. Census Bureau, 2010 Census).

2.5 HOUSING OCCUPANCY AND TENURE

The recreational orientation and seasonal use of private properties in the Town of Star Valley Ranch prompts a need to consider both seasonal and full-time resident populations of the Town. Housing occupancy rates determined from the 2010 decennial census provide some insight to that question.

The 2010 decennial census recorded 954 housing units in the Town of Star Valley Ranch. Sixty-four percent, or 612 housing units, were observed, or known to be, occupied at the time of the survey. Since most seasonal residents return to the Town in May or June, it appears that roughly 64 percent of Town residents live in Star Valley Ranch on a full-time basis.

The total housing vacancy rate in April 2010 was almost 36 percent (342 housing units). About 85 percent (290 housing units) of the vacant housing units in April 2010 were due to seasonal, recreational or occasional use (U.S. Census Bureau, 2010 Census).

Home owners occupied almost 89 percent (544 housing units) of all occupied housing units (612 housing units). Sixty-eight renter-occupied housing units represented about eleven percent of all occupied housing units (U.S. Census Bureau, 2010 Census).



2.6 ANTICIPATED RESIDENT POPULATION: 2015-2024

2.6.1 Approach Used to Develop Population Forecast

Pedersen Planning Consultants typically prepares population forecasts for Wyoming communities that are based upon assumptions related to anticipated increases and declines in regional employment, natural growth rates, and net migration. Since a significant proportion of the Star Valley Ranch population does not participate in the economies of Lincoln County or Teton County, Wyoming, this approach is not appropriate and was not used.

Existing covenants, conditions, and restrictions associated with all private property in the Town of Star Valley Ranch require that private property within the Town can be used only for the development and use of a single-family housing unit and some accessory buildings. For this reason, future population growth within the municipal boundary is controlled by the amount of land that is available for future residential expansion. In this context, a population forecast range was made through the development and application of assumptions regarding the future extent of potential build-out in the Town and the potential rate of home occupancy.

Two thousand twenty-four residential lots are distributed throughout 21 platted, residential subdivisions within Star Valley Ranch (Table 2-3). A September 2007 land use inventory, which was completed for the 2008 Star Valley Ranch Master Plan, revealed that 925 (46 percent) of all residential lots in the Town of Star Valley Ranch were developed. From October 2007 through December 2013, 35 additional lots were improved with the construction of new single family residences (Table 2-3). Consequently, 960 (47 percent) of all residential lots in the Town of Star Valley Ranch were developed by the end of 2013 and 1,064 lots (53 percent) remained available for future residential expansion.

**TABLE 2-3
DEVELOPED AND VACANT LOTS BY SUBDIVISION PLAT
TOWN OF STAR VALLEY RANCH
December 2013**

Subdivision Plat	Total Number of Lots	Number of Developed Lots	Number of Vacant Lots	Percent Build-Out
Star Valley Ranch 1	86	29	57	34%
Star Valley Ranch 2	61	29	32	48%
Star Valley Ranch 3	125	61	64	49%
Star Valley Ranch 4	13	6	7	46%
Star Valley Ranch 5	161	77	84	48%
Star Valley Ranch 6	132	64	68	48%
Star Valley Ranch 7	117	57	60	49%
Star Valley Ranch 8	66	28	38	42%
Star Valley Ranch 9	96	53	43	55%
Star Valley Ranch 10	100	58	42	58%
Star Valley Ranch 11	17	7	10	41%
Star Valley Ranch 12	104	50	54	48%
Star Valley Ranch 13	87	55	32	63%
Star Valley Ranch 14	88	40	48	45%
Star Valley Ranch 15	79	37	42	47%
Star Valley Ranch 16	93	50	43	54%
Star Valley Ranch 17	124	58	66	47%
Star Valley Ranch 18	188	71	117	38%
Star Valley Ranch 21	114	49	65	43%
Star Valley Ranch 22	68	29	39	43%
Star Valley Ranch 20/Prater Canyon 4	105	52	53	50%
All Subdivisions	2,024	960	1,064	47%

Sources: Lincoln County GIS, 2014; Town of Star Valley Ranch, 2014; Pedersen Planning Consultants, 2014.

2.6.2 Population Growth Scenarios

The population forecast range included three population growth scenarios that reflect potential low, moderate, and high growth during the next decade.

- The low growth scenario assumes that the proportion of developed residential lots would increase from 47 percent in 2013 to 50 percent by 2024. Further, it was assumed that the rate of full-time home occupancy rate would remain at about 64 percent. The average household size would remain at 2.46 persons per household.
- The moderate growth scenario assumes that the proportion of developed residential lots would rise to 55 percent by 2024. The rate of full-time home occupancy rate would increase to 67 percent. The average household size would remain at 2.46 persons per household.
- The high growth scenario assumes that the proportion of developed residential lots in the Town would increase to 60 percent by 2024. The rate of full-time home occupancy would increase to 70 percent. The average household size would remain at 2.46 persons per household.

None of the scenarios assumed the annexation of residential properties that are currently situated adjacent to the municipal boundary.

2.6.3 Population Forecast within the Present Municipal Boundary

Using low, medium and high growth assumptions, population forecasts were calculated for each scenario (Table 2-4). These calculations suggest a future resident population that will range between 2,490 and 2,987 residents by the year 2024.

TABLE 2-4 ANTICIPATED POPULATION GROWTH TOWN OF STAR VALLEY RANCH LOW, MODERATE, AND HIGH GROWTH SCENARIOS 2024							
<i>Growth Scenario</i>	<i>Proportion of Developed Residential Lots (percent)</i>	<i>Number of Developed Lots with Homes</i>	<i>Proportion of Homes Occupied on Full-Time Basis (percent)</i>	<i>Average Household Size (Persons)</i>	<i>Anticipated Resident Population (Persons)</i>		
					<i>Full-Time</i>	<i>Seasonal</i>	<i>Total</i>
Low	50	1,012	64%	2.46	1,594	896	2,490
Moderate	55	1,113	67%	2.46	1,834	904	2,738
High	60	1,214	70%	2.46	2,091	896	2,987

Source: Pedersen Planning Consultants, 2014.

The preceding forecast is considerably more conservative than earlier forecasts made for the 2008 Star Valley Ranch Master Plan. While the Lincoln County has clearly made some recovery from the recent recession, the lingering effects of the recession are expected to generate a sluggish increase in the construction of new single family homes in the Town of Star Valley Ranch during the coming decade.

2.7 OVERVIEW OF THE SURROUNDING ECONOMY

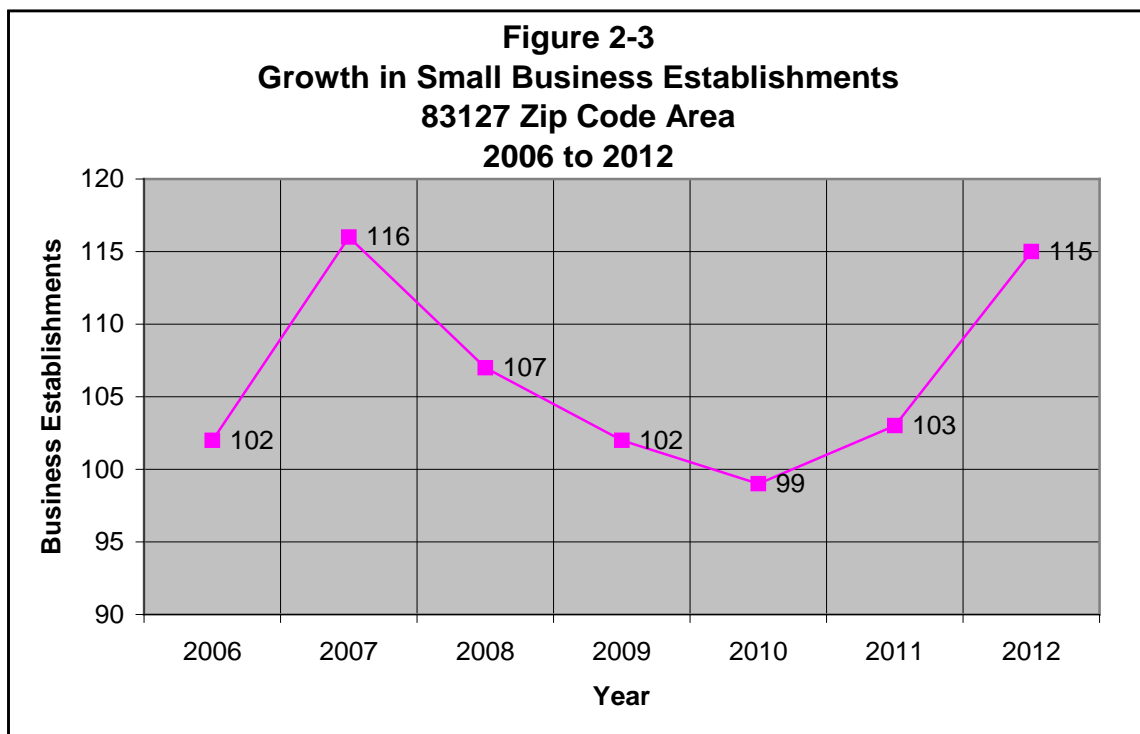
2.7.1 Introduction

An examination of the small business trends in the vicinity of Star Valley Ranch provides insight into the local economy, as well as factors influencing the extent of future community growth. Economic data is available for the 83127 zip code area. As stated earlier, this area includes the towns of Star Valley Ranch and Thayne, as well as unincorporated lands within their vicinity (Figure 2-1). The U.S. Census Bureau provides data for business establishments other than sole proprietorships that operate in zip code area 83127.

2.7.2 Growth in Business Establishments

The number of small business establishments (not including sole proprietorships) ranged between 102 and 116 businesses between 2006 and 2012. Following several years of continued growth, the number of business establishments gradually dropped from 116 establishments in 2007 to 99 establishments in 2010.

This decline reflected the impact of the past national and regional recessions upon the Lincoln County economy (Figure 2-3). Following these recessionary periods, the number of business establishments rebounded to 103 establishments in 2011 and 115 businesses in 2012 (U.S. Census Bureau, 2014).



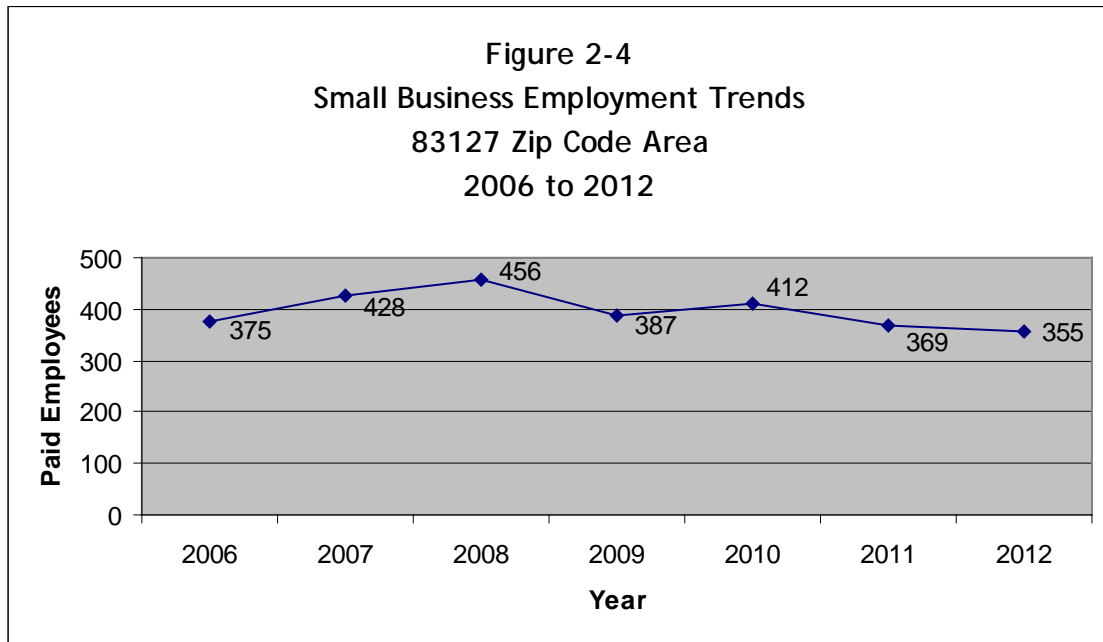
Source: U.S. Census Bureau, 2014.

2.7.3 Employment and Payroll Expenditures

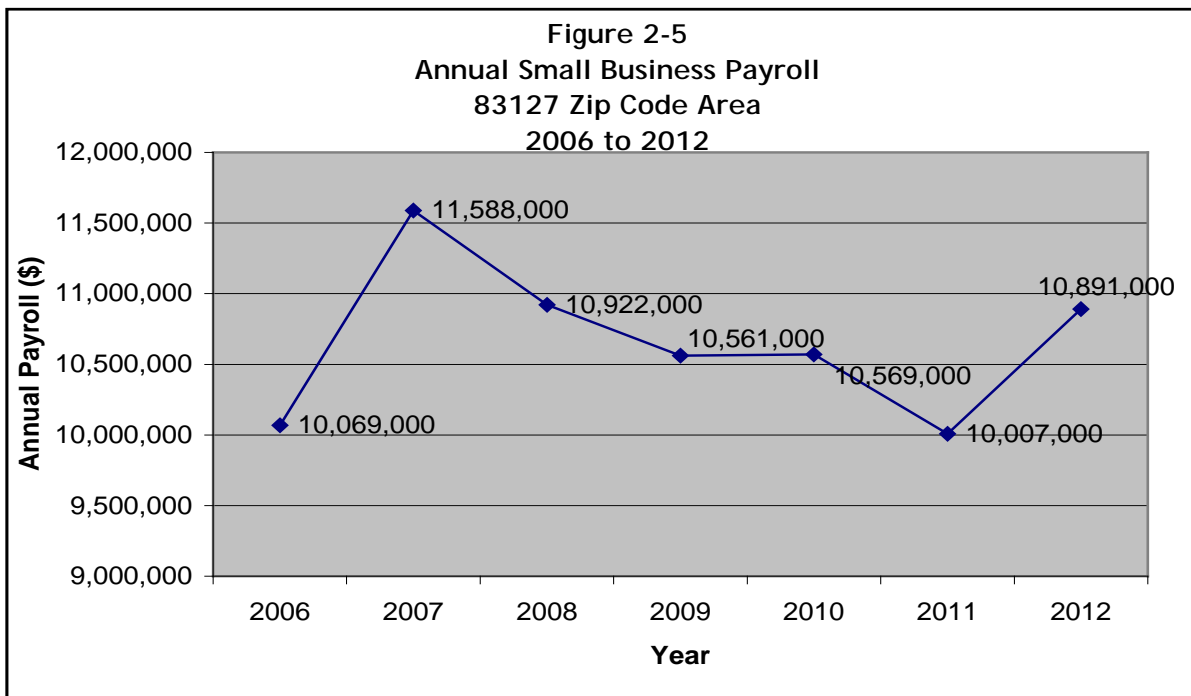
During the 2006-2012 period, small business employment in the 83127 zip code area initially rose from about 375 paid employees in 2006 to 456 employees in 2008 (Figure 2-4). Subsequently, the number of paid employees dropped to 387 employees in 2009, rose again to 412 employees in 2010, and then fell to 355 employees in 2012. The decline in employment likely reflects the loss of some business establishments, e.g. construction, between 2008 and 2010, and perhaps the hiring of some laid-off employees to other companies between 2010 and 2012.

Private sector business establishments, other than non-employer businesses, provided a cumulative annual payroll that ranged between just over \$10.0 million and almost \$11.6 million between 2006 and 2012 (Figure 2-5). The size of annual payrolls was again impacted by both the national and regional recessions and the related loss of some business establishments between 2008 and 2011.

Since annual payroll estimates provided by the U.S. Census Bureau do not include income derived from sole proprietor establishments, the overall income generated from small business activity in the 83127 zip code area is significantly higher.



Source: U. S. Census Bureau, 2014.

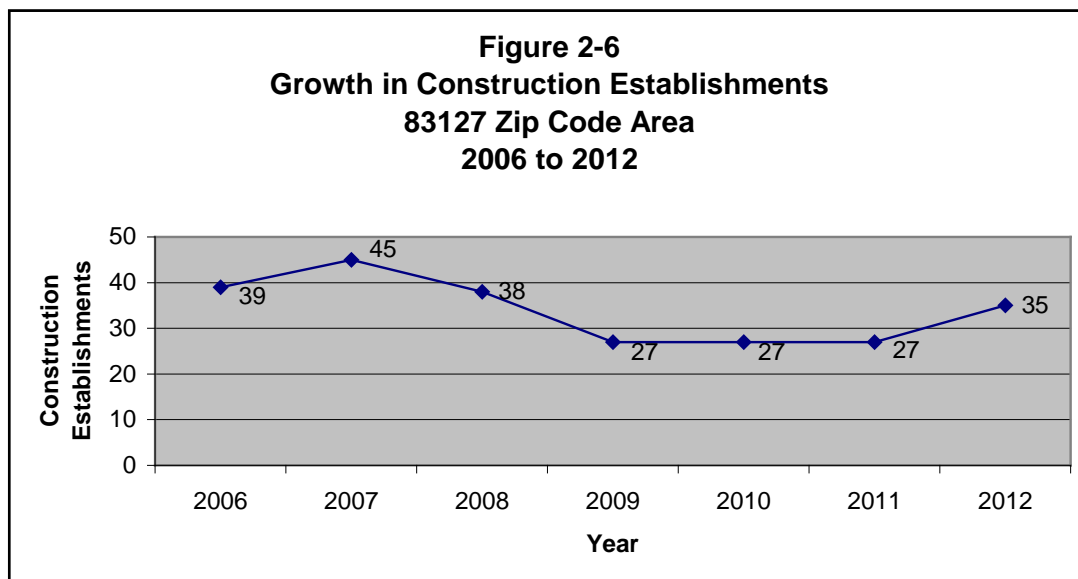


Source: U. S. Census Bureau, 2014.

2.7.4 Construction

Small business data suggests that the construction industry is the primary source of employment in the local economy. In 2006, the 39 construction companies were more than double the number of companies in any other single industry. Thirty construction companies employed between one and four people and seven companies employed five to nine people. Two construction companies employed between 10 and 19 persons.

The construction industry was characterized by significant growth in the number of establishments since 2001, and this trend continued through 2007 when the number of construction companies with paid employees increased to 45 companies (Figure 2-6). But, with the emergence of the national and regional recession, the number of construction companies began to fall in 2008 and continued to slide downward through 2011. Fortunately, the number of construction companies with paid employees rose from 27 companies in 2011 to 35 companies in 2012, an indication that the regional recession ended in Lincoln County sometime in 2011.



Source: U. S. Census Bureau, 2014.

2.7.5 Retail Trade

Companies associated with retail trade included 17 enterprises in 2006. Ten of these companies operated with one to four employees. Four companies included five to nine employees and one company maintained 10 to 19 employees.

The number of retail establishments with paid employees slid to 15 companies in 2007 and further declined to 11 retail businesses from 2008 through 2011. Reductions in personal discretionary spending clearly impacted the financial viability of some retail trade establishments during this period. But, in 2012, the number of retail business rose to 14 enterprises as increased consumer expenditures returned to the Lincoln County economy.

2.7.6 Professional, Scientific and Technical Services

Twelve professional, scientific, and technical service companies operated in the 83127 zip code area in 2006. Nine of the companies employed one to four persons; three companies operated with five to nine employees. Small businesses in this industry include enterprises such as veterinary services, engineering and drafting services, and computer support services.

The number of professional, scientific, and technical service companies slipped to 10 or 11 businesses from 2007 through 2009, but returned to 12 companies in 2010 and 2011. In 2012, the number of professional, scientific and technical service companies rose to 15 establishments.

2.7.7 Accommodation and Food Services

In 2006, there were only four companies with paid employees in the 83127 zip code area that provided accommodations and food services. Two of the companies operated with one to four employees. One company had five to nine employees; another company included 20 to 49 employees.

The number of accommodation and food service businesses doubled to eight companies in 2007. Nine or ten businesses remained in operation between 2008 and 2010. Subsequently, there were 12 accommodation and food services businesses with paid employees in 2011 which fell slightly to 11 companies in 2012.

2.7.8 Health Care and Social Assistance Services

From 2006 through 2008, the number of health care and social assistance services industry grew from nine or ten privately-owned companies with paid employees to 14 companies between 2009 and 2011. In 2012, the number of health care and social assistance companies fell only slightly to 13 companies. It is interesting to note that the growth in health care and social assistance services remained upward despite the consequences of the national and regional recessions that impacted other industries in the 83127 zip code area between 2008 and 2011.

2.8 WORKER COMMUTER PATTERNS

The resort and service-oriented economy of Teton County, Wyoming provides a large number of jobs to residents of Star Valley. The Teton County economy may well be the largest employer of Star Valley residents because of available employment opportunities in Teton County and the differences in housing affordability between Lincoln and Teton counties.

The Research and Planning Division of the Wyoming Department of Workforce Services monitors the commuting patterns of workers within each Wyoming county, between counties, as well as the inflow of workers from other states. The most recent available data for the third quarter of 2011 indicates the following:

- The primary inflow of workers to Lincoln County from other states primarily included workers from Utah, Idaho, and California.
- 1,698 residents from other Wyoming counties commuted to jobs in Lincoln County. These workers primarily included workers commuting from Uinta (258), Teton (121), Sublette (116), and Sweetwater (91) counties.
- 2,278 Lincoln County residents commuted to jobs outside of Lincoln County. 900 of the jobs (43 percent) were located in neighboring Teton County. Lincoln County residents also commuted to jobs in Sweetwater County (280), Sublette County (243), Uinta County (202) and, to a significantly lesser degree, several other Wyoming counties.
- 5,067 Lincoln County residents commuted to jobs inside Lincoln County.

The preceding findings suggest that about three of every 10 Lincoln County residents, who commute to work, travel to jobs in Teton County. The remaining workers commute to jobs within Lincoln County.

The future commuting patterns of Star Valley Ranch residents will continue to be influenced by housing costs, the cost of commuting, the availability of public transportation, and employment opportunities in Teton County. A reasonable assumption is that a growing number of Star Valley Ranch residents will commute to Teton County unless equally attractive job opportunities can be found in Star Valley.

CHAPTER THREE

LAND USE TRENDS



3.1 INTRODUCTION

Chapter Three examines existing land use patterns, recent land use trends, and future land use needs for the Town of Star Valley Ranch. Future land use needs, or land use demands, were quantified, to the extent possible, to provide insights concerning the amount of future land use development that will be required to support anticipated land use demands during the next decade. In some cases, future land use needs represented specific community preferences that were recommended by Town residents during the master plan process.

3.2 LAND USE INVENTORY

A land use inventory was completed in September 2007 in conjunction with the preparation of the 2008 Town of Star Valley Ranch Master Plan. The land use inventory involved the classification and location of all properties within the Town of Star Valley Ranch, as well as within a one-mile radius of the municipal boundary. The land use inventory classified building uses for primary building structures on every lot in the Town. Vacant properties were also documented to facilitate the analysis of potential land development opportunities. All relevant information collected was input into a geospatial database using ArcGIS software.

The September 2007 inventory documented 934 primary building structures within the municipal boundary of Star Valley Ranch; approximately 923 of these structures represented residential homes. In addition, approximately 1,114 lots in the Town remained undeveloped, or vacant of any primary building structure.

For the purposes of this master plan update, available building permit records from October 2007 through the end of 2013 were obtained from the Town of Star Valley Ranch and the Lincoln County Office of Planning and Engineering. These records were incorporated into the geospatial database established in 2007 for lands within the Town of Star Valley Ranch, as well as lands within a one-mile radius of the municipal boundary.



3.3 GENERAL LAND USE PATTERN

3.3.1 Within the Municipal Boundary

The Town of Star Valley Ranch is an attractive residential-resort Town containing significant recreational amenities. Property owners include full-time, seasonal, and occasional residents, as well as persons holding undeveloped properties for long-term investment purposes.

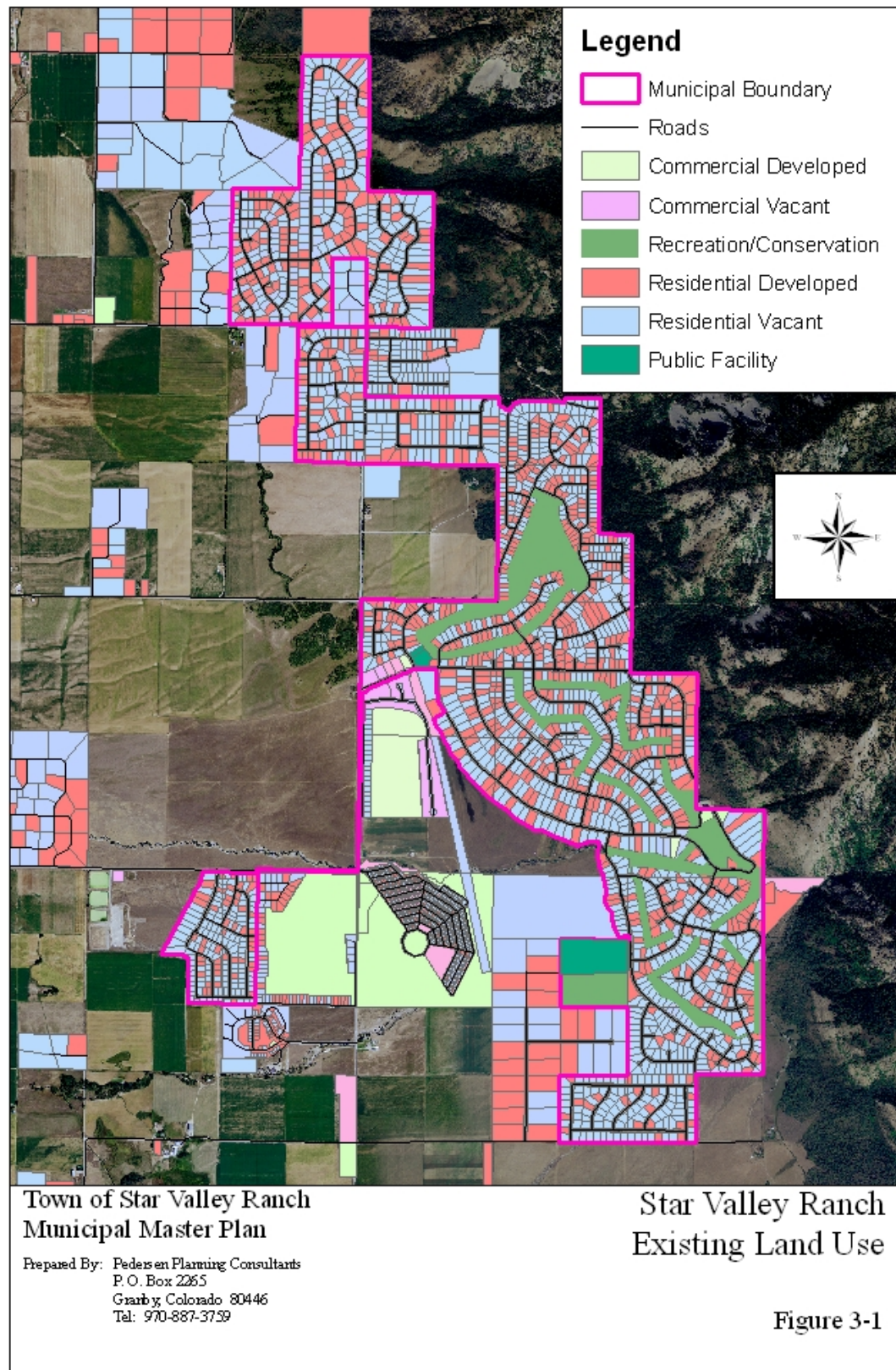
Most all of the developed lots in the Town's 21 platted subdivisions support residential land uses (Figure 3-1). SVR plats 4 and 5, which are situated immediately west of Stewart Country Club, are geographically separated from the remaining 19 plats in the Town (Figure 3-2).

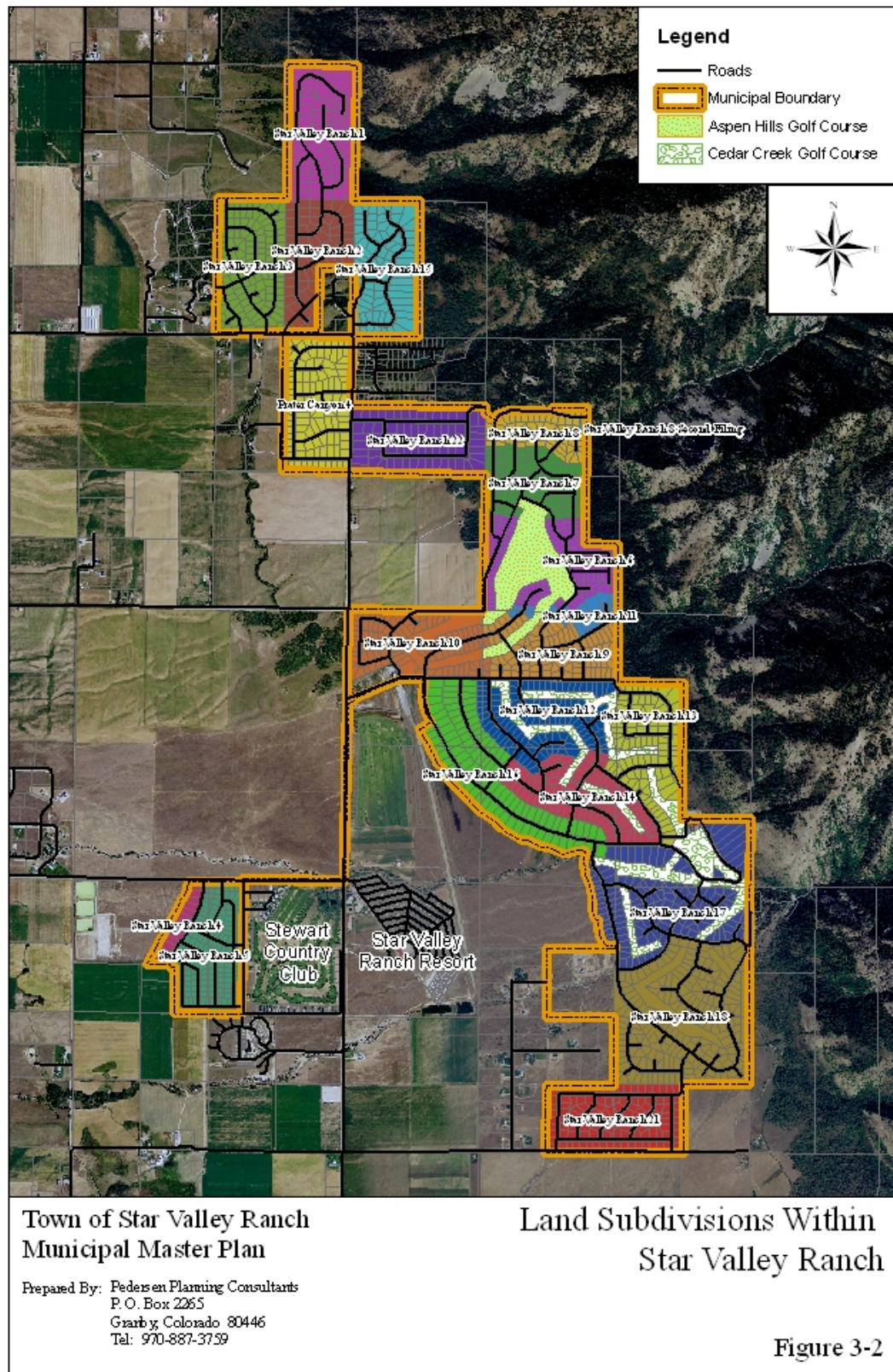
The two primary recreational assets within the Town include two golf courses: Aspen Hills and Cedar Creek. Other outdoor and indoor recreational opportunities are available at community and recreational facilities that are owned and operated by the Star Valley Ranch Association.



Two parcels of land, which are owned by the Town of Star Valley Ranch, accommodate public works, mail center, and recreational facilities, as well as the storage of fire suppression equipment and emergency medical service supplies. No lands are designated or used for light industrial purposes.

A very limited amount of land in Star Valley Ranch supports commercial land uses. Smaller eating and drinking establishments are owned by the Star Valley Ranch Association or leased to private entrepreneurs. A commercial office building located along Vista Drive is occupied and used by the Town of Star Valley Ranch for a Town Hall.





3.3.2 Surrounding Lands

The surrounding area, within one mile of the municipal boundary, contains a combination of residential, commercial, and agricultural land uses. Available data from the Lincoln County Assessor, which distinguishes vacant and developed agricultural land, indicates that a significant amount of the surrounding lands represent former agricultural lands that are no longer used for agricultural purposes and remain undeveloped (Figure 3-3). These undeveloped lands represent potential areas for future residential expansion via the gradual development of new rural residential subdivisions.

Seasonal residential land uses are concentrated primarily in the Star Valley Ranch Resort which is situated south and west of the Town of Star Valley Ranch. Other rural residences are scattered in a few rural subdivisions that are located within a mile outside of the municipal boundary. One of these subdivisions, Bridger Mountain Subdivision, contains a golf course facility.

The north and east sides of Star Valley Ranch encompass a portion of the Bridger-Teton National Forest that is administered by the U.S. Forest Service. The National Forest represents a significant outdoor recreational opportunity for residents of Star Valley Ranch.

Stewart Country Club, situated east of SVR Plat 5, represents another recreational asset. While this facility primarily serves residents of Star Valley Ranch Resort, the golf course is also made available to residents and visitors of Star Valley Ranch for reasonable green fees.

Otherwise, commercial, community and public facilities are noticeably absent, or limited, on surrounding lands within one mile of the Star Valley Ranch municipal boundary.

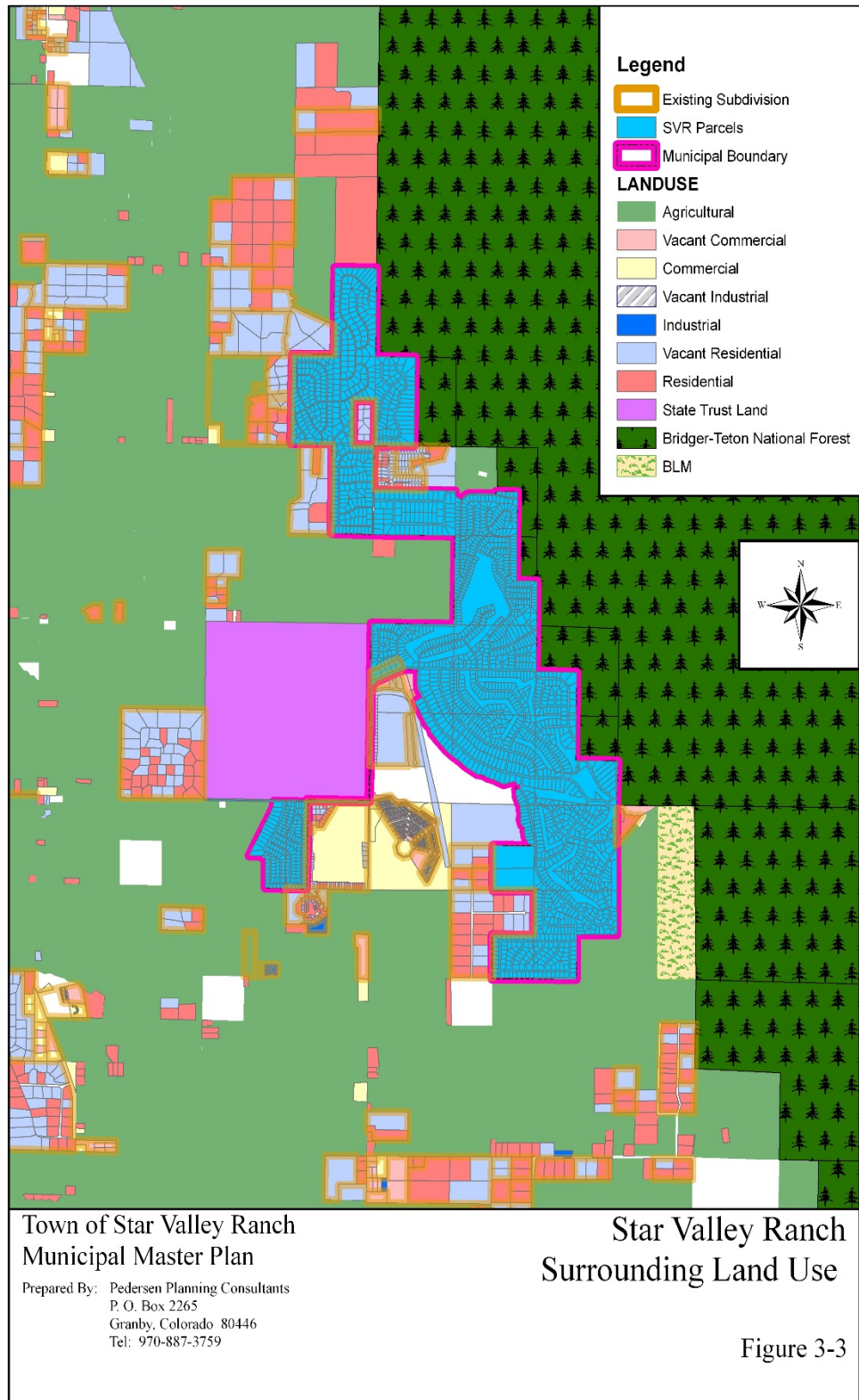
3.4 RESIDENTIAL LAND USE

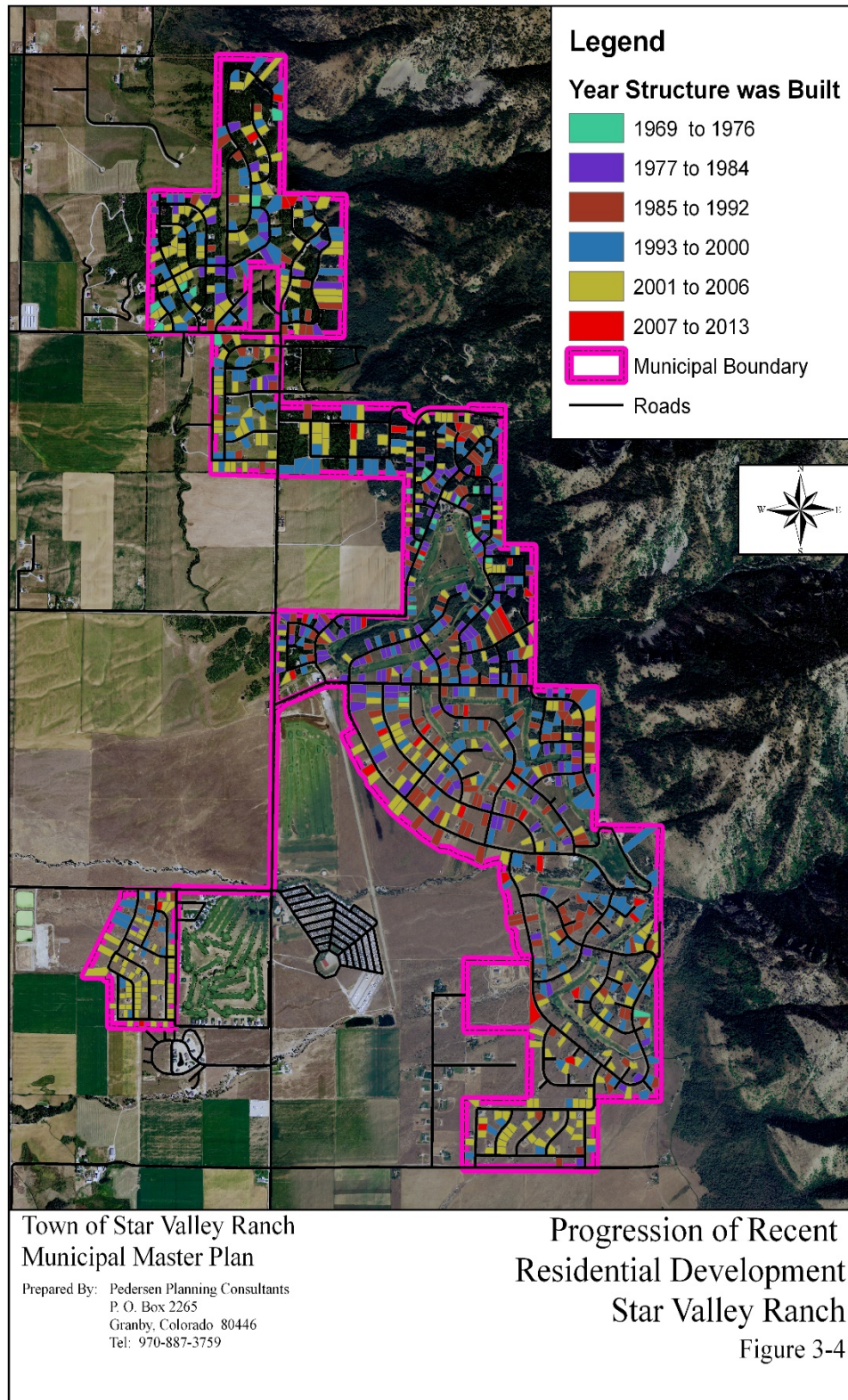
3.4.1 Existing Housing Stock

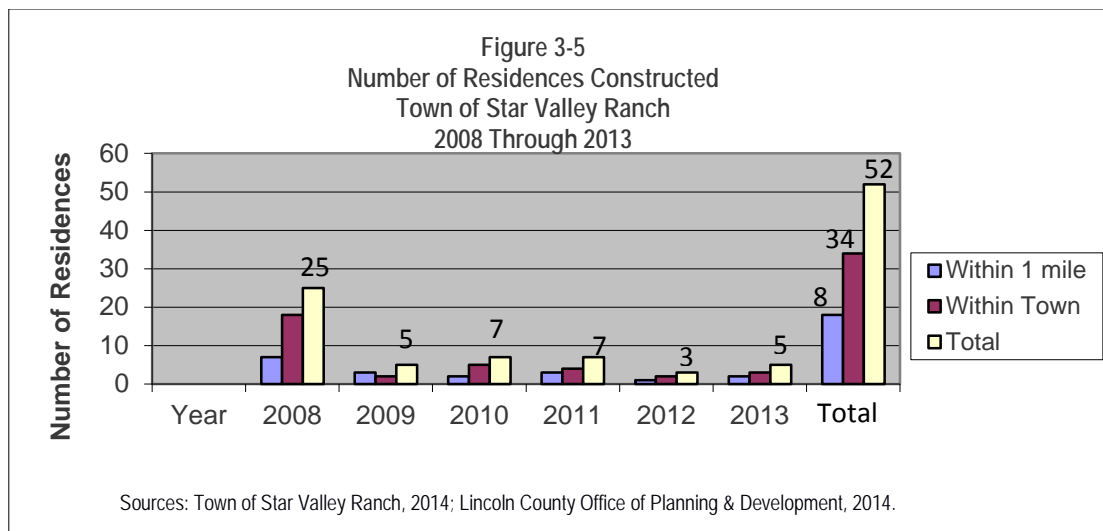
3.4.1.1 *Within the Municipal Boundary*

Available building permit data from the Architectural Committee of the Star Valley Ranch Association, the Town of Star Valley Ranch, and Lincoln County provides some insight concerning the progression of residential development in Star Valley Ranch since 1969 (Figures 3-4 and 3-5). Between 1969 and 1984, initial residential development occurred in the northern part of the Town and near the perimeter of Aspen Hills Golf Course. With the development of more subdivisions, residential development expanded along the margins of Cedar Creek Golf Course. Increased residential expansion throughout the Town took place after 1993.

The September 2007 land use inventory documented 925 homes within the Town of Star Valley Ranch. All housing units within the municipal boundary were detached single family homes.







Between September 2007 and December 31, 2013, 34 new single family residences were constructed within the municipal boundary. The Town of Star Valley Ranch issued building permits for 18 of these new homes in 2008. The remaining 16 homes were authorized between 2009 and 2013. This trend suggests that the recent national and regional recessions significantly slowed investments for new home construction within the Town.

3.4.1.2 Surrounding Lands

The September 2007 land use inventory identified approximately 177 homes within one mile outside of the municipal boundary. With the exception of one smaller apartment building containing several apartment units and several mobile homes, lands surrounding Star Valley Ranch predominantly include detached single family dwellings.

From October 2007 through December 2013, the Lincoln County Office of Planning and Development authorized approximately 23 building permits for new single family homes within one-mile of the Town. Twelve of these permits were issued from the fourth quarter of 2007 through 2008. The remainder were authorized from 2009 through 2013. Consequently, there were about 200 homes within one mile of the municipal boundary at the end of 2013.

A significant number of mobile homes and recreational vehicles are also transported to and from smaller vacation lots in Star Valley Ranch Resort (SVR RV Park) during late spring, summer, and early fall. The platted subdivision for Star Valley Ranch Resort contains 789 recreational lots.

Future residential expansion within one mile of the Town's municipal boundary has been curtailed somewhat with requests by three different developers for the vacating of some residential lots in existing subdivisions. For example, the developer of Bridger Mountain Subdivision, Leisure Valley, Inc., recently vacated approximately 30 residential lots, as well as two commercial lots (Woodward, 2014).

3.4.2 Residential Property Sales Trends

3.4.2.1 *Improved Residential Property Sales*

Following the sale of 79 improved residential properties in 2007 within the municipal boundary, the number of sales declined to 48 improved residential properties (Table 3-1) in 2008 (The Manning Team, Jackson Hole Real Estate Associates, 2014; Teton Board of Realtors, MLS, 2014). The sales volumes continued to drop during the national recession of 2008-2009 and the related regional recession in Wyoming which did not become evident until the first quarter of 2009 and, on a statewide basis, extended through the second quarter of 2010 (Saulcy, 2012).

TABLE 3-1 IMPROVED RESIDENTIAL PROPERTY SALES PROPERTIES WITHIN MUNICIPAL BOUNDARY TOWN OF STAR VALLEY RANCH From 2008 Through 2013						
	2008	2009	2010	2011	2012	2013
Number of Property Sales	46	25	30	36	50	48
Average Sales Price	\$272,812	\$264,212	\$218,826	\$163,461	\$184,736	\$211,703
Price Per Square Foot	\$136	\$117	\$96	\$83	\$83	\$94
Number of Foreclosures	N/A	1	9	15	20	14
Average Sales Price	N/A	N/A	\$172,225	\$145,853	\$149,275	\$155,725
Price Per Square Foot	N/A	N/A	\$80.33	\$71.00	\$64.00	\$71
Number of Regular Sales	N/A	N/A	N/A	N/A	30	34
Average Sales Price	N/A	N/A	N/A	N/A	\$208,376	\$234,754
Price Per Square Foot	N/A	N/A	N/A	N/A	\$96	\$103
Source: The Manning Team, Jackson Hole Real Estate Associates, 2014; Teton Board of Realtors, MLS, 2014.						

But, as discussed in Chapter Two, the economic impact of the national and regional recessions upon Lincoln County lingered well into 2011. Despite these conditions, the number of improved residential sales began a slow recovery from 36 sales in 2011 to 50 sales in 2012 and 48 sales in 2013 (The Manning Team, Jackson Hole Real Estate Associates, 2014; Teton Board of Realtors, MLS, 2014).

While the number of improved residential property sales returned to 2008 sales levels in 2012 and 2013, foreclosures reflected a significant proportion of those sales transactions. For example, foreclosures were associated with 40 percent of all improved residential property sales in 2012. For this reason, foreclosures significantly impacted average sales prices that gradually plummeted from \$272,812 in 2008 to \$163,461 in 2011 (Table 3-1). However, average sales prices rebounded in 2011 and 2012 when the average sales price for an improved residential property rose to \$211,703 (The Manning Team, Jackson Hole Real Estate Associates, 2014; Teton Board of Realtors, MLS, 2014).



In 2013, growing evidence of some greater economic recovery is reflected by a reduction in sales transactions associated with foreclosures. Of the 14 foreclosure-related sales in 2013, ten of the improved property sales associated with foreclosures were sold prior to June 1, 2013 (The Manning Team, Jackson Hole Real Estate Associates, 2014; Teton Board of Realtors, MLS, 2014). This change contributed significantly to a rise in average sales prices.

Within approximately one mile outside of the municipal boundary, 32 improved residential properties were sold from 2008 through 2013 (Table 3-2). The number of sales slumped from 33 vacant lots in 2007 to only three sales in 2008, five sales in 2009, and four sales in 2010. The sale of unimproved properties rebounded to nine sales in 2011, but dipped to five sales in 2012 and six sales in 2013. These trends exhibit, to some extent, the influence of the recent national recession and regional economic downturn. However, unlike improved residential properties within the Town of Star Valley Ranch, the rebound in sales in 2011 was short-lived and did not continue in 2012 and 2013.

TABLE 3-2 IMPROVED RESIDENTIAL PROPERTY SALES PROPERTIES ONE (1) MILE OUTSIDE MUNICIPAL BOUNDARY 2008 THROUGH 2013						
	2008	2009	2010	2011	2012	2013
Number of Property Sales	3	5	4	9	5	6
Average Sales Price	\$270,633	\$221,820	\$180,875	\$248,833	\$132,400	\$244,400
Source: The Manning Team, Jackson Hole Real Estate Associates, 2014; Teton Board of Realtors, MLS, 2014.						

Average sale prices of improved residential property, within one mile of the municipal boundary, fell from \$270,633 in 2008 to \$180,875 in 2010, but moved upward to \$248,833 in 2011. The average sales price was \$132,400 in 2012, but the average price was significantly influenced by one property sale that was less than \$40,000. In 2013, the average sale price was \$224,400.

3.4.2.2 *Unimproved Residential Property Sales*

From 2008 through 2013, the sale of unimproved residential property in the Town of Star Valley Ranch included 72 vacant lots. Similar to improved residential property, fewer vacant lots were sold between 2009 and 2011 (Table 3-3). But, a substantive rise in vacant lots sales materialized in both 2012 and 2013 (The Manning Team, Jackson Hole Real Estate Associates, 2014; Teton Board of Realtors, MLS, 2014).

TABLE 3-3 UNIMPROVED RESIDENTIAL PROPERTY SALES PROPERTIES WITHIN MUNICIPAL BOUNDARY TOWN OF STAR VALLEY RANCH 2008 THROUGH 2013						
	2008	2009	2010	2011	2012	2013
Vacant Lots Sold	23	7	9	4	15	14
Average Sales Price	\$36,939	\$33,751	\$29,775	\$18,875	\$19,286	\$17,385
Source: The Manning Team, Jackson Hole Real Estate Associates, 2014; Teton Board of Realtors, MLS, 2014.						

During this period, the average sales price for vacant lots in the Town fell from \$36,939 in 2008 to \$17,385 in 2013 (The Manning Team, Jackson Hole Real Estate Associates, 2014; Teton Board of Realtors, MLS, 2014). While the decline in sales prices was likely influenced by the past national and regional recessions, the average sales price for these sold properties was also significantly influenced by their location within the Town, possible site development constraints, vehicular access, and other site characteristics.

3.4.2.3 *Land Use Trends Evident from Recent Property Sales*

The preceding sales data for the 2008-2013 period exhibit some changes in market preferences that have occurred during the past decade. These trends represent some important considerations for future land uses in the Town of Star Valley Ranch, future improvements to Town infrastructure, and the potential development of other public facilities.

- Sales of residential property within Star Valley Ranch, and the adjoining lands within one mile outside of the municipal boundary, indicate a strong market preference for improved residential properties that are located within the municipal boundary. Only 34 improved residential properties, within one mile of the municipal boundary, were sold compared to 235 improved properties within the Town of Star Valley Ranch.
- Since 2008, buyers of residential property within the Town of Star Valley Ranch have preferred the purchase of improved residential property. From 2008 through 2013, a total of 307 properties were sold. Almost 77 percent of these sales were improved residential properties; the remaining 23 percent of sales were vacant lots. This represents a significant change from the 2004-2007 period when only 47

percent of total residential sales in the Town included improved residential properties. The change in market preference most likely reflects sagging property values for improved residential property that are gradually increasing as some signs of improvement emerge in regional economic conditions. Once higher property values return to improved residential properties, the demand for vacant lots will likely increase and become a greater proportion of future residential sales.

- However, as long as housing market continues to demonstrate significantly greater preference for the purchase of existing home inventory, the Town of Star Valley Ranch will likely see a limited amount of new residential construction during the coming decade. This will be particularly true if the anticipated residential population does not rise beyond the number of residents which are anticipated for the limited or moderate growth scenarios.

3.4.3 Anticipated Housing Demand

3.4.3.1 Introduction

In the following paragraphs, anticipated housing demands for the Town of Star Valley Ranch are presented to the year 2024. Cumulative housing demand forecasts for the next decade are presented for each of the population growth scenarios that are presented in Chapter Two. The forecasts are intended to provide guidance concerning the type and extent of future housing demands in the Town.

Estimated demands presented in this analysis are not a forecast of potential building activity. Rather, the estimates represent the total housing production that is necessary to achieve a *balanced housing market* during the next decade.

A *balanced housing market* is a market condition that is generally characterized by the following conditions:

- The majority of residents are able to own or rent a home that they can afford.
- The majority of residents live in a home that generally fulfills their criteria and preferences for a decent place to live and is not overcrowded.
- Housing supply and demand are generally in equilibrium.

The forecast of anticipated housing demands considered the volume of housing that will be needed to support the housing needs and preferences of the home sale and rental housing markets.

3.4.3.2 Market Assumptions

A statistical model was developed and applied by Pedersen Planning Consultants to determine future housing demands for the Town of Star Valley Ranch. The housing model focuses upon determining the housing demands generated from new residents that are expected to live in the Town on a seasonal or full-time basis.

The statistical housing model was derived from the three population growth scenarios for the 2014-2023 period presented in Chapter Two, an assumed average household size of

2.46 persons per household, and various assumptions concerning housing preferences. The assumptions concerning market preferences considered recent residential property sales trends within Star Valley Ranch, existing property covenants in Star Valley Ranch, rental housing characteristics in April 2010, and other factors that may influence future housing demand.

3.4.3.3 Overall Demand for Housing

During the next decade, the overall housing market in Star Valley Ranch is expected to generate a demand between 390 and 592 housing units (Table 3-4). This demand will be generated from an incoming resident population that will seek to purchase a permanent residence or seasonal second home, or lease available rental properties. The market will increasingly include younger households that include persons working in Lincoln County and Teton County, Wyoming.

TABLE 3-4 ANTICIPATED HOUSING DEMANDS TOWN OF STAR VALLEY RANCH FROM 2014 THROUGH 2023				
<i>Population Growth Scenario</i>	<i>Home Resale Market</i>	<i>Purchase & Develop Unimproved Lots</i>	<i>Home Rental Market</i>	<i>Cumulative Housing Need</i>
Low	309	53	28	390
Moderate	301	154	36	491
High	291	255	46	592
Source: Pedersen Planning Consultants, 2014.				

It is anticipated that detached single family homes will continue to represent the only type of housing developed in the Town during the next decade since existing covenants require that landowners can build one detached single family residence on one lot. It is anticipated that the majority of existing landowners will continue to favor the retention of the present land use development policy.

3.4.3.4 Purchase and Development of Unimproved Lots

The future purchase and development of unimproved lots within the Town reflects the residential build-out assumptions used for the population forecast for the coming decade (see section 2.6.3). Those assumptions are further influenced by potential factors identified in the following paragraphs.

Under the low growth scenario, the anticipated development of new homes on vacant lots represents only 14 percent of the total housing market, or cumulative housing need for the coming decade. This scenario is based, in part, upon the assumption that qualified buyers will continue to find lower values for existing homes on the market considerably more attractive than the purchase and development of unimproved lots. A sluggish rise in residential property values are generated from national and/or regional economic conditions that would discourage investments for the purchase of vacant lots and subsequent new home construction.

Under the moderate growth scenario, some increase in the value of existing homes occurs. With somewhat higher property values, about 31 percent of the market seeks to purchase and develop unimproved lots. This scenario assumes that the value of residential properties is continuing to rise, general economic conditions are improving, and lending rates for new residential construction remain favorable. In combination, these factors are attracting more new construction within the Town and an upswing in the proportion of full-time occupied homes.

The high growth scenario assumes even greater interest for the purchase and development of vacant lots. About 43 percent of the market prefers this housing option under this scenario. Housing values are nearing or surpass 2008 levels. National economic conditions are demonstrating signs of greater economic stability. Potential expansions to the Lincoln County economy are becoming a reality; new job opportunities with attractive wage levels are emerging. Under this scenario, a growing proportion of incoming residents are preferring to purchase a vacant lot and build a new home within the Town.

3.4.3.5 Home Re-Sale Market

The preferences of future residents will be largely influenced by the market value, or price, of available inventory, housing styles, housing conditions, other characteristics, as well as the cost of new home construction. If greater values can be achieved through the purchase of an attractive existing home, the market will favor these homes. Given the general style and characteristics of existing housing, available housing inventory is expected to remain a preference for most new residents during the coming decade.



Under the low growth scenario, a considerably greater proportion of the market (almost 80 percent) will gravitate toward the purchase of available home inventory. As stated earlier, lower home values for quality homes would be preferred and generally surpass what could otherwise be acquired via new home construction.



As national and regional economic conditions improve under the moderate growth scenario, and residential property values within the Town of Star Valley Ranch rise, the preference for the purchase of existing home inventory will remain. However, this preference will diminish somewhat as a growing number of new residents turn toward the purchase of a vacant lot and related construction of a new home.

A more stable national economy and potential expansions to the regional Lincoln County economy under the high growth scenario would also generate more purchases of available housing inventory. But an even greater proportion of new residents would prefer to purchase an unimproved lot and construct a new home.

3.4.3.6 Home Rental Market

Although attracted to the lifestyle and amenities at Star Valley Ranch, some persons will be unable to or choose not to acquire an unimproved residential lot and build a home or purchase an existing home in the Town. It is expected that home rental market will continue to represent about 11 percent of the full-time occupied homes.

The size of the rental housing market is expected to increase as more homes are occupied on a full-time basis. The anticipated population forecasts presented in section 2.6.3 include, in part, assumptions relating to future home occupancy. The rate of full-time home occupancy is assumed to remain at about 64 percent under the low growth scenario, rise to 67 percent under the moderate growth scenario, and swing upward to 70 percent under the high growth scenario.

3.4.4 Future Housing Needs

A gradual build-out of vacant residential lots is necessary for the long-term sustainability of the Town of Star Valley Ranch. More new households are needed to help support the cost of the Town's delivery of potable water, road maintenance, fire suppression and emergency medical services and other municipal services.

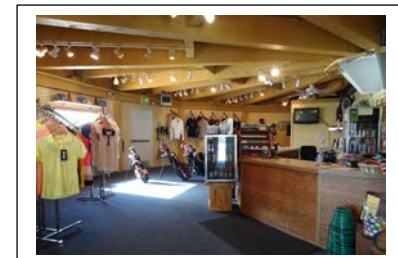
Various economic indicators at the time of this report suggest a slower, gradual build-out of vacant residential lots during the coming decade. Such growth will more likely resemble the low growth scenario or lower end of the moderate growth scenario. For this reason, the Town of Star Valley Ranch and Star Valley Ranch Association will need to continue their efforts to make the Town an attractive investment to prospective home buyers. The independent efforts of the Town and the Star Valley Ranch Association need to include a combination of further water system improvements, the attraction of commercial services within the Town, as well as improved and expanded recreational amenities which are discussed in the following paragraphs.

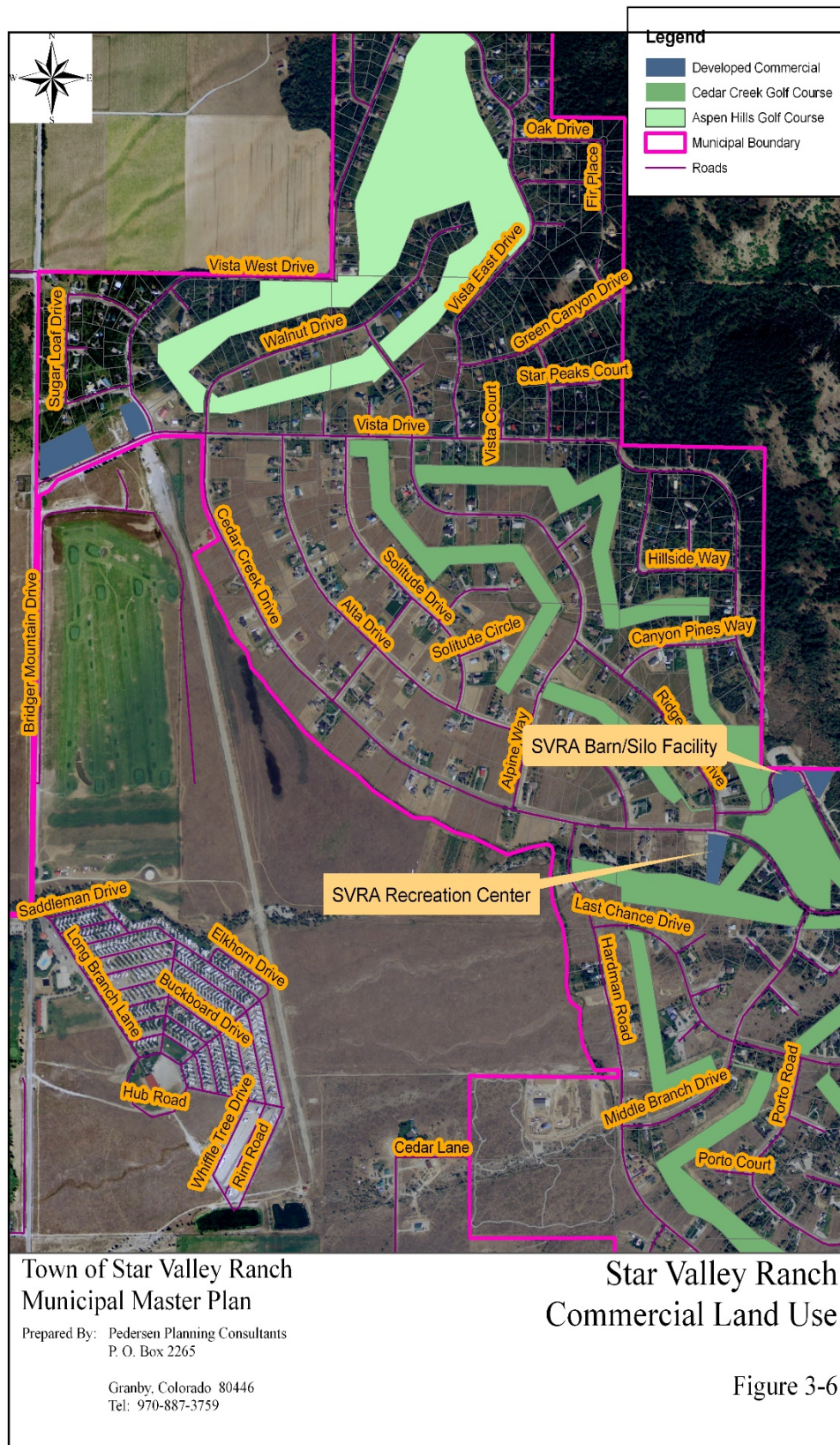
3.5 COMMERCIAL

3.5.1 Existing Commercial Land Uses

3.5.1.1 Within the Municipal Boundary

Only several lots in the Town of Star Valley Ranch contain commercial land uses. These commercial operations are situated within privately-owned community facilities that are owned by the Star Valley Ranch Association (SVRA). For example, Cedar Creek Grill is located in the SVRA Recreation Center that is situated south of the Ridgecrest Drive/Cedar Creek Drive intersection (Figure 3-6). The Barn/Silo complex, near the east end of Cedar Creek Drive, includes, in part, a few administrative office spaces, a restaurant, pro shop, and bar facilities.





3.5.1.2 Within One Mile Outside of the Municipal Boundary

Within one mile outside of the municipal boundary, a restaurant and convenience store are located at the Star Valley Ranch Resort. A pro shop is situated at the Stewart Country Club. Further south, Legacy Village, a small assisted-living facility, is situated along the west side of Muddy String Road (Figure 3-7).

Another commercial facility south of the municipal boundary is a commercial storage facility in Hesson Commercial Park which is located at the intersection of Lincoln County Roads 117 and 120. The commercial park comprises 40 acres that contains one 20-acre parcel and four 5-acre lots (Woodward, 2008).

Several commercial enterprises are scattered near the outskirts of the Town of Thayne.

3.5.2 Retail Sales Trends

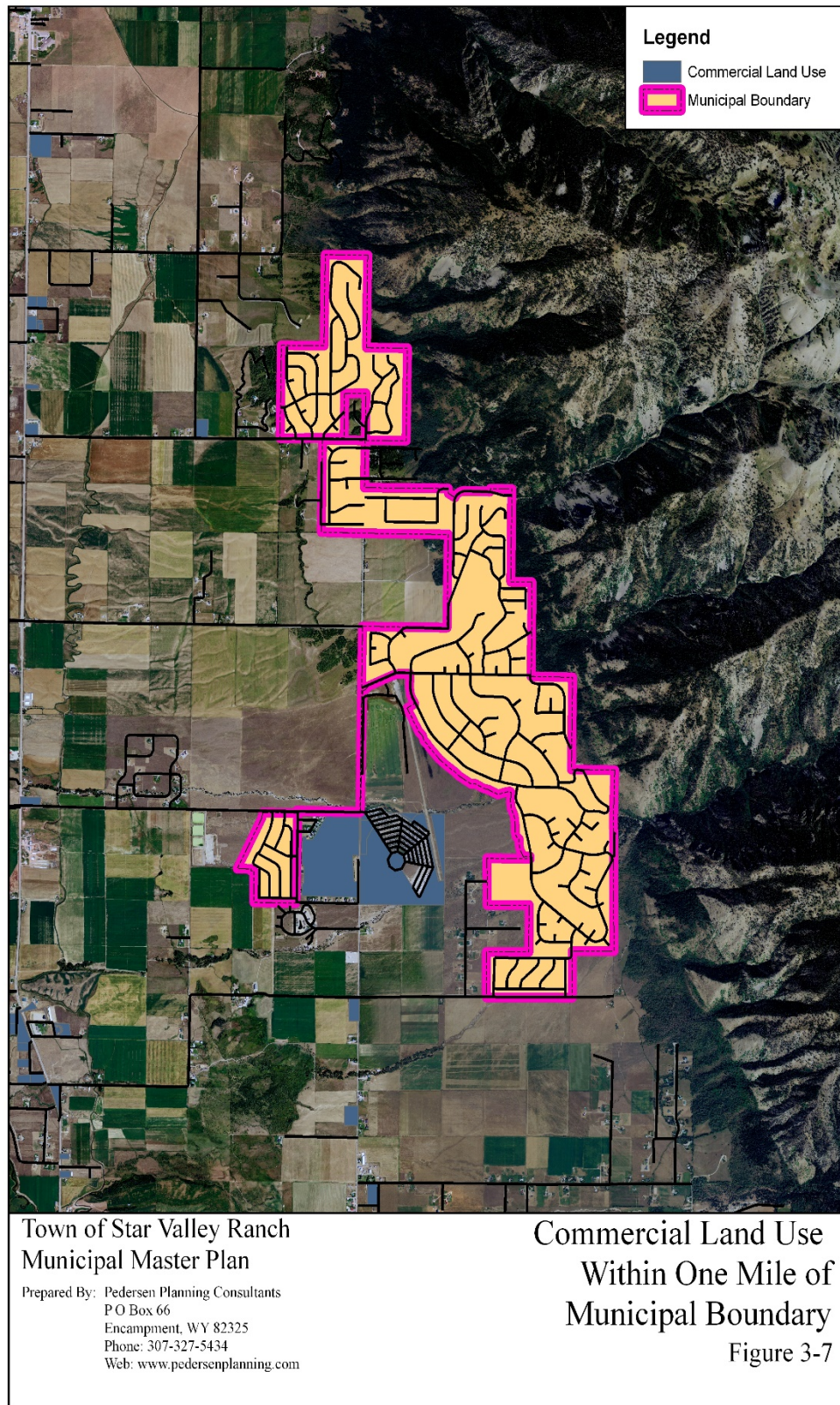
The absence of commercial facilities in the Town of Star Valley Ranch requires residents to shop in commercial areas that are situated in the nearby communities of Thayne, Afton, and Alpine. A correlation of actual retail sales in Lincoln County with potential annual sales enables the determination of what merchandise groups are experiencing retail leakage and the volume of potential sales they are losing (Table 3-5). Conversely, this correlation points to potential retail trade opportunities in Lincoln County.



**TABLE 3-5
TOTAL RETAIL, ACCOMMODATION AND FOOD SERVICE SALES, SURPLUS AND LEAKAGE
BY MERCHANDISE GROUP
LINCOLN COUNTY, WYOMING
2013**

<i>Merchandise Group</i>	<i>Proportion of Total Sales (%)</i>	<i>Potential Sales (\$)</i>	<i>Actual Sales (\$)</i>	<i>Surplus or Leakage (\$)</i>	<i>Surplus or Leakage as a % of Potential</i>
Auto Dealers and Parts	16.7	12,512,564	13,821,360	1,308,796	10.5
Gasoline Stations	8.4	9,279,060	6,974,280	-2,304,780	-24.8
Home Furniture and Furnishings	2.1	2,959,314	1,753,780	-1,205,534	-40.7
Electronic and Appliance Stores	5.0	4,782,270	4,121,620	-660,650	-13.8
Building Material and Garden Supplies	25.6	20,231,447	21,251,460	1,020,013	5
Grocery and Food Stores	6.8	4,510,525	5,636,340	1,125,815	25
Liquor Stores	1.1	2,353,702	937,860	-1,415,842	-60.2
Clothing and Shoe Stores	0.7	3,674,175	578,140	-3,096,035	-84.3
Department Stores	3.8	3,871,731	3,147,440	-724,291	-18.7
General Merchandise Stores	0.2	16,535,594	187,620	-16,347,974	-98.9
Miscellaneous Retail	11.4	18,620,380	9,433,560	-9,186,820	-49.3
Lodging Services	4.7	9,589,936	3,865,740	-5,724,196	-59.7
Eating and Drinking Places	13.5	20,903,007	11,153,920	-9,749,087	-46.6
Total Retail, Accommodation and Food Services Sales	100.0	129,823,705	82,863,060	-46,960,645	-36.2

Source: Wyoming Department of Administration and Information, Division of Economic Analysis, 2006-2013; U.S. Department of Commerce, Bureau of Economic Analysis, 2006-2012; State of Wyoming Department of Revenue, 2006-2013; and, Pedersen Planning Consultants, 2006-2013.



The correlation of actual and potential retail sales in 2013 indicate an overall leakage of almost \$47.0 million dollars to retail outlets in other communities outside of Lincoln County. This confirms anecdotal information from various community leaders that Lincoln County residents make a considerable amount of retail expenditures in regional commercial centers such as Idaho Falls, Idaho.

In 2013, grocery and food stores, auto dealers and auto part outlets, as well as building material and garden supply stores, represented the only merchandise groups that obtained significant sales from residents of Lincoln County, as well as visitors from other communities outside of Lincoln County. All other merchandise groups experienced considerable leakage of retail sales to other communities outside of Lincoln County.

General merchandise stores in Lincoln County experienced the most significant amount of leakage in 2013. These stores captured about one percent of their sales potential and lost roughly \$16.3 million of potential sales to general merchandise stores outside of Lincoln County.

Similarly, clothing and shoe stores captured only 16 percent of potential sales in 2013. This leakage represented a loss of just over \$3.0 million in potential clothing and footwear sales.

Liquor store sales in 2013 represented only about 40 percent of potential sales. This loss translates to resident expending over \$1.4 million in other communities outside of Lincoln County.

The correlation of actual and potential retail sales points to, at least, three basic conclusions:

- 1) Merchandise groups that exhibit considerable leakage demonstrate consumer demand for products and services that are either unavailable or not competitively priced in Lincoln County. Unavailable products and services represent potential small business opportunities. Given the size of the consumer market in Lincoln County, small business opportunities may be available for most retail merchandise groups. Larger general merchandise and department stores represent two notable exceptions as they are dependent upon a considerably larger consumer market.
- 2) Greater retail expenditures within Lincoln County would increase the size of the potential retail market, encourage greater private investment in commercial retail development, and help diversify the type and range of available merchandise in local stores.
- 3) Greater retail expenditures within Lincoln County would generate greater sales tax revenues to Lincoln County and its incorporated communities.

3.5.3 Anticipated Commercial Demand

A growing resident population in Star Valley Ranch, as well as the lands surrounding the Town, can be expected to generate increased demands for a variety of commercial retail establishments and services in the coming decade. While seasonal and full-time residents have, for years, accepted the need to travel outside the Town for shopping, the preference of younger generations, e.g., Gen X, Gen Y and Millennials, appear to be considerably less excited about the use of personal automobile and are more interested in walking, biking, car-sharing, and public transportation in order to not waste time and money. They want to live where those options are possible and convenient (Abrahamian, 2014; Filisko, 2012; and Colorado Public Interest Research Group, 2014).

Future residents of the Town can be expected to regularly combine trips to retail stores outside of the Town with vehicular trips associated with work, “going out for lunch or dinner”, or recreational activities. But, a closer proximity to various types of retail outlets and services will be important to attract younger residents to Star Valley Ranch, as well as help sustain the existing resident population.

The nature of lifestyles in the Town, as well as responses to the Community Survey made in conjunction with the Town Master Plan, suggest that greater commercial demands would initially be for commercial retail enterprises such as a restaurant, gasoline station/ convenience store, and grocery store. The availability of an ATM machine as well as a pharmacy counter in a grocery store would enable residents to more conveniently make some limited financial transactions, as well as obtain prescriptions from a larger pharmacy somewhere else in Lincoln County. Near the end of next decade, there may be sufficient demand for the establishment of a small bank facility within the Town. On a cumulative basis, these enterprises would require, at least, 16,200 square feet of commercial floor space (Table 3-6).

TABLE 3-6 COMMERCIAL FLOOR SPACE DEMAND POTENTIAL COMMERCIAL ENTERPRISES TOWN OF STAR VALLEY RANCH		
<i>Type of Commercial Enterprise</i>	<i>Anticipated No. of Commercial Establishments</i>	<i>Anticipated Floor Space Requirement (square feet)</i>
Gasoline Station/ Convenience Store	1	14,300
Small Grocery Store	1	5,000
Gourmet Coffee Shop	1	1,500
Small Café/Restaurant	1	3,000
Small Bank	1	2,400
Total Floor Space Demand		16,200
Note: ¹⁾ The area required for a combination gas station and convenience store would require, at least, 4,300 square feet for the store and a 1.25-acre site to accommodate an outdoor fuel dispensing area and vehicular parking.		
Source: Pedersen Planning Consultants, 2014; Paschal, 2008.		

A growing demand for various professional and technical services is also likely to occur during the next decade. Such services might include real estate management, real estate brokerage, tax consultant, and private attorney. Each of these professional services would require roughly 200-250 square feet of floor space.

3.6 COMMUNITY AND PUBLIC FACILITIES

3.6.1 Existing Community Facilities

Community facilities are privately-owned facilities that are generally available for public use. In the Town of Star Valley Ranch, community facilities include:

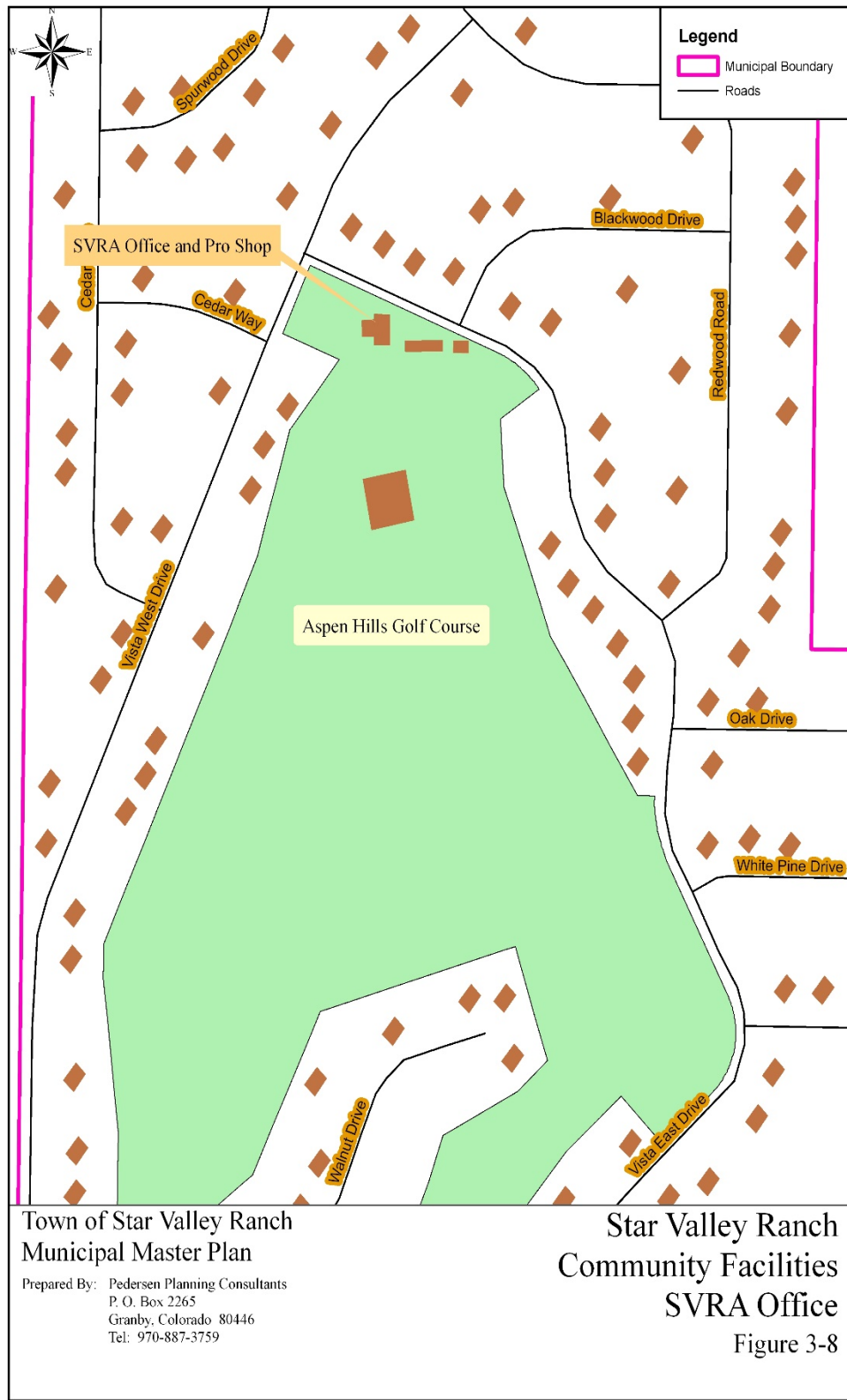
- the Star Valley Ranch Association (SVRA) Aspen Hills Office (Figure 3-8) building that is located adjacent to the Aspen Hills Golf Course; and,
- the SVRA “barn/silo” facility that is situated along the east side of Cedar Creek Golf Course.



3.6.2 Existing Public Facilities

The Town of Star Valley Ranch acquired a 40-acre land parcel from the U. S. Bureau of Land Management in 2008. This property is situated immediately west of Star Valley Ranch Plat 18. Following the acquisition of this property, the Town constructed a public works complex, which includes two separate buildings, on the northern end of the property. One building comprises the administrative space for public works personnel as well as a maintenance and repair shop area. The second building is an equipment storage facility that houses various types of mobile equipment that are used to support the maintenance and repair of municipal roads, the operation and maintenance of the municipal water system, and other public works functions. The remaining portions of the 40-acre parcel comprise Fox Run Park which is discussed in Section 3.7.





Two public facilities are situated on a 1.75 acre property that is situated on the northeast side of the Vista West Drive/Vista Drive intersection. The Town acquired this property from the Star Valley Ranch Association (Figure 3-9). A former municipal shop was converted into a First Response building that is used to store an ambulance, water tanker truck, medical supplies, and firefighting equipment. The mail center facility provides the delivery of U. S. mail to individual post office boxes which are accessed by Star Valley Ranch residents.

The Town of Star Valley Ranch occupies a privately-owned commercial office building that is located along the north side of Vista Drive. This building, which is leased by the Town and used as a Town Hall, generally includes administrative offices, a Town Council chamber, and a public meeting area.



3.6.3 Community and Public Facility Needs

3.6.3.1 *New Town Hall*

Since 2008, the Town has acquired land and built new public facilities to support the operation and maintenance of its municipal infrastructure, as well as the delivery of fire suppression and emergency medical services. Priority was given to the development of these facilities since these municipal functions represent the essential public services delivered by the Town of Star Valley Ranch.

The overall management and coordination of all municipal activities, as well as related public meetings, take place at Town Hall. As stated earlier, the Town continues to lease commercial office space for its administrative functions and public meeting space. Since these important municipal functions are long-term in nature, the Town needs to acquire lands within the municipal boundary for the construction of a new municipal complex.

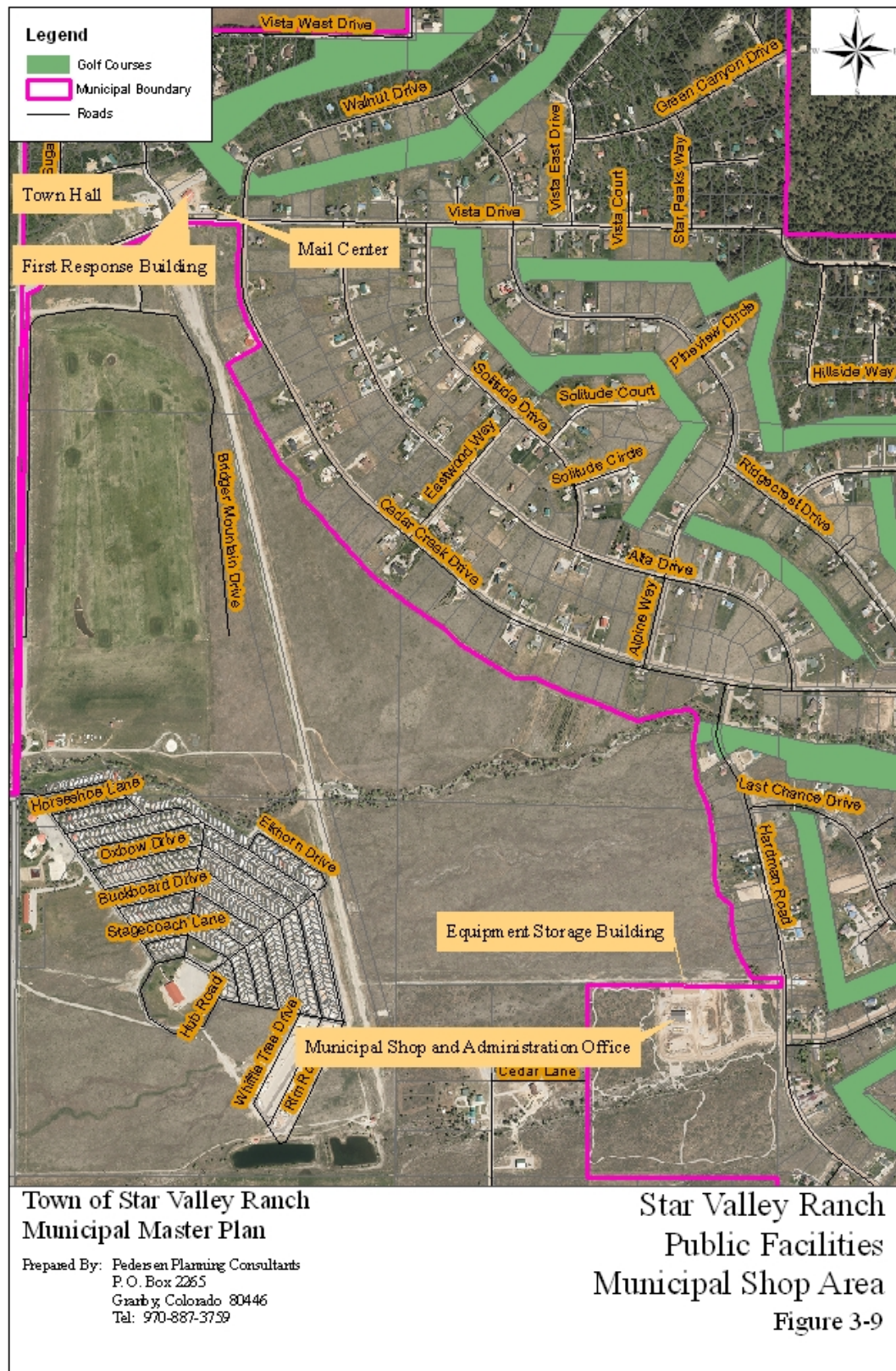


Public Meeting Room at Town Hall

The 1.75-acre municipal property along Vista Drive represents an attractive potential location for a new municipal complex in view of its convenient accessibility to vehicular traffic, its visibility near the primary entrance to the Town, and the potential opportunity to accommodate other public services within the same property. In recognition of these assets, the Town retained the services of Plan One/Architects in 2012 to complete an architectural program and master plan for a Star Valley Ranch Town Complex at this location. Based upon its consultation with the community and various Town representatives, Plan One/Architects evaluated site characteristics and constraints, determined floor space requirements for a new Town Hall, new mail center, public safety agency offices, and health services, as well as prepared and evaluated three conceptual site plans for the 1.75-acre site.



Existing Mail Center



The Town subsequently retained Forsgren Associates to help further refine a development concept. A representative of Forsgren Associates facilitated discussions with the Town Council and residents of the Star Valley Ranch community to determine what facilities were considered essential, as well as those that might be explored for inclusion into the 1.75-acre property. Essential facilities generally included municipal administration facilities that could be easily expanded in the future. A medical clinic, emergency management center, mail center, executive conference room, fire/emergency medical services facility, exercise area, community gathering area, private commercial facilities, library, theater, after-school activity center and other recreational facilities were identified as other uses to be explored. The potential inclusion of various facilities of the Star Valley Ranch Association were also considered. A vision statement for the municipal complex was established along with an identification of tasks that would be needed to bring a new complex into reality. At the time of this report, Forsgren Associates is continuing its discussion with a committee of Town residents.

The independent planning efforts of both Plan One/Architects and Forsgren Associates, and their related consultations with the Star Valley Ranch community, indicate that community leaders and Town residents appear to favor a multi-use concept for the 1.75-acre municipal property. While the size and location of the site can accommodate more than one type of land use, it is important that future land uses on the 1.75-acre municipal property are complementary with the administrative functions of the Town.

Landowner and resident responses to the September 2014 community survey echoed some support for the incorporation of a community center within the proposed municipal complex. But, a significant number of responses expressed a “neutral position” toward this potential opportunity.

3.6.3.2 Community Center

The SVRA’s Cedar Creek Barn/Silo facility and Aspen Hill Office building, which concurrently provide administrative space for the Star Valley Ranch Association (SVRA), two separate pro shops, and some limited space for indoor recreational activities, are in need of either renovation, replacement, and/or relocation. These needs have already been identified and evaluated by earlier structural and architectural assessments made in 2010. The SVRA Board and its Community Center Committee, which are well aware of these needs, subsequently sought comments from members of the Association, as well as obtained and evaluated cost estimates for alternate building solutions. At the time of this report, the SVRA has made no final decision concerning the renovation of existing community facilities or the development of a new member center.



Clubhouse at Cedar Creek



Aspen Hills Library

While the Town and SVRA have established clearly different roles in the delivery of services to the community, there may be some “common ground” where the needs of one agency can help fulfill the needs of the other. Potential opportunities are explored in more fully in Chapter Four in the context of potential opportunities for the development of community facilities.

3.7 RECREATION AND CONSERVATION

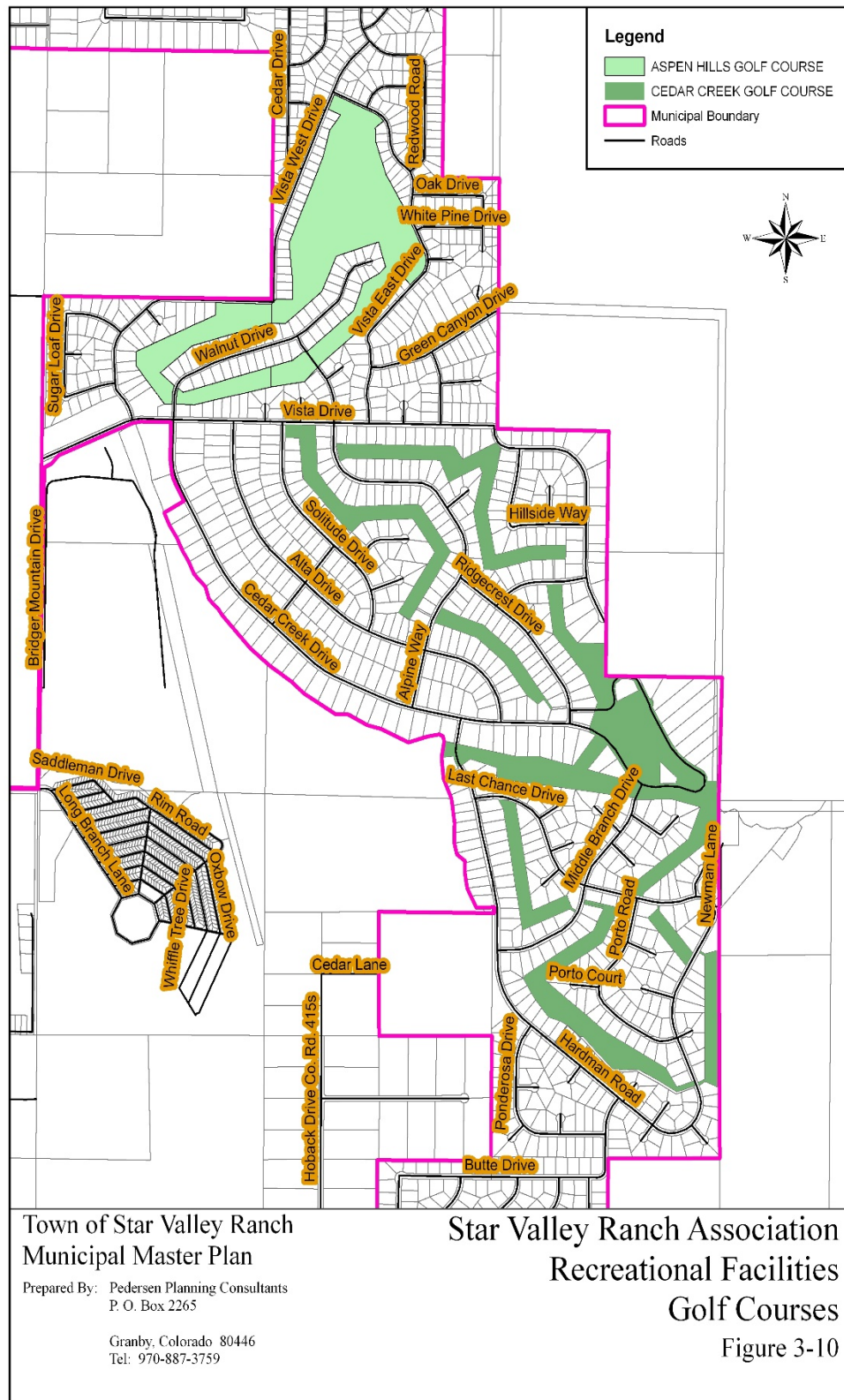
3.7.1 Responsibility for Operation and Maintenance of Recreational Facilities

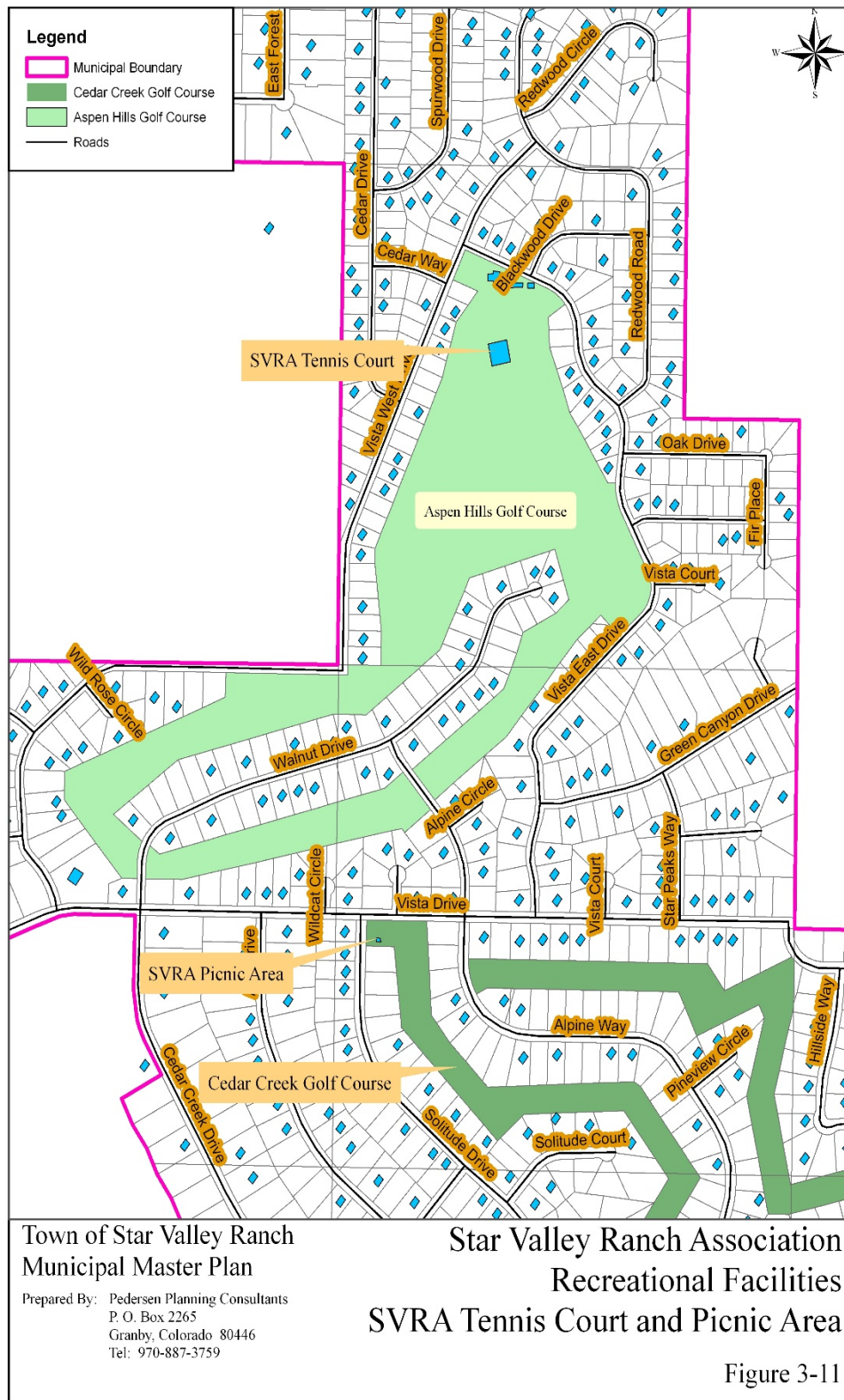
A joint resolution between the Star Valley Ranch Association (SVRA) and the Town of Star Valley Ranch was adopted in August 2006. This resolution indicates that the Star Valley Ranch Association would, in part, maintain, develop, and administer all recreational and common area facilities in Star Valley Ranch. Since that time, SVRA has annually re-confirmed its commitment to the delivery of recreational opportunities within the community and the related operation and maintenance of recreational facilities (Siddoway, 2014).

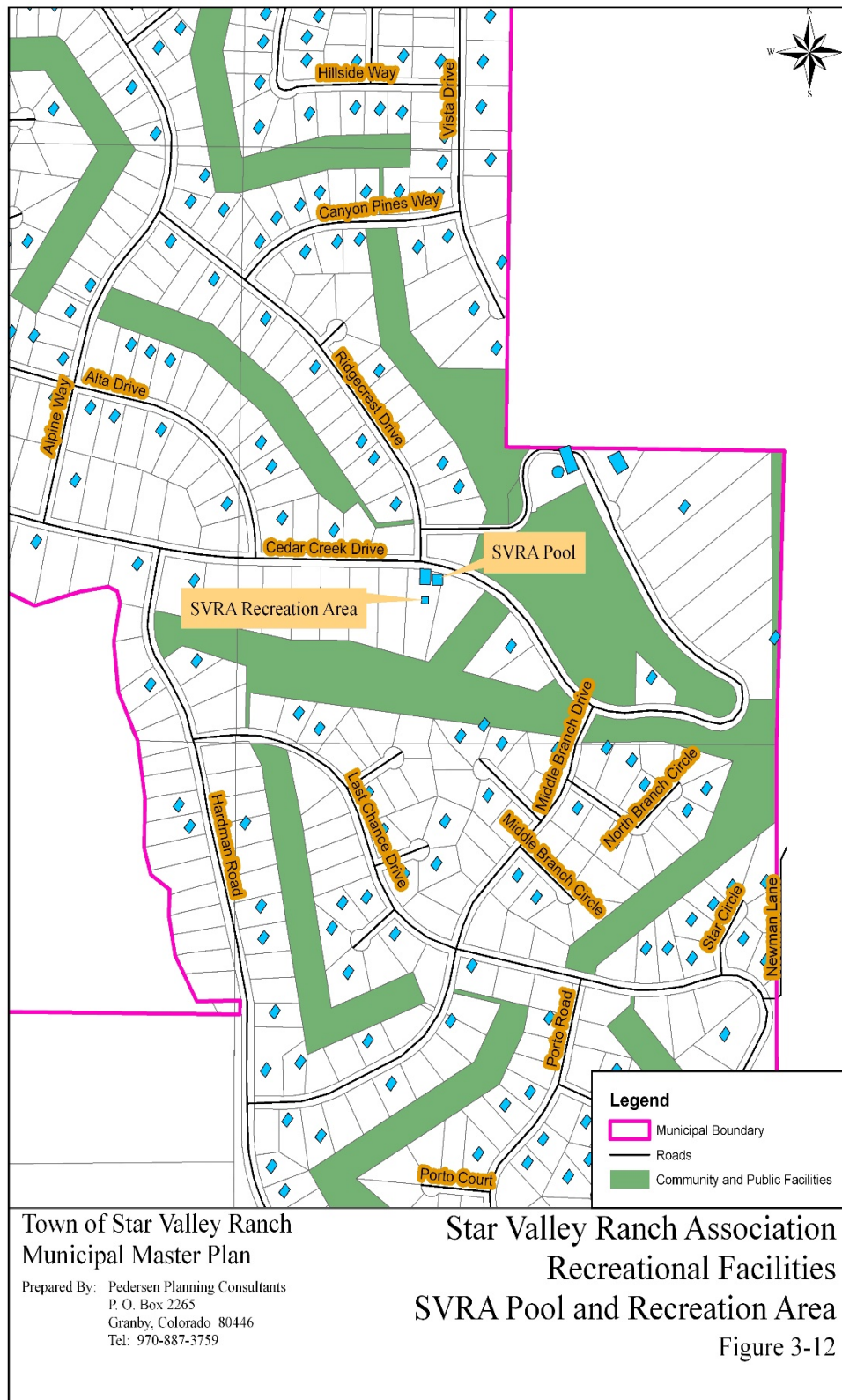
3.7.2 Existing Recreational Areas and Facilities

The Town of Star Valley Ranch contains a significant number of recreational assets. The primary assets include the 9-hole Aspen Hills Golf Course and 18-hole Cedar Creek Golf Course (Figure 3-10). Other recreational facilities include two tennis courts, a picnic area (Figure 3-11), outdoor swimming pool, and an outdoor basketball court (Figure 3-12). Indoor group activities such as quilting and card games take place at SVRA community facilities adjacent to the SVRA Aspen Hills Office building and Aspen Hills pro shop. Each of these facilities is owned, operated and maintained by the Star Valley Ranch Association. While these facilities were developed for members of the Association, these facilities are also made available to other full-time residents of the Town.









Designated routes for cross-country skiing are also established and periodically groomed by the Star Valley Ranch Association each winter season. These cross-country skiing routes are situated on selected areas of the Aspen and Cedar Creek golf courses.

Fox Run Park was developed by the Town of Star Valley Ranch on a portion of a 40-acre parcel that was acquired from the U.S. Bureau of Land Management in 2009. The Park features a looped community trail that includes physical fitness exercise stations at selected points along the trail (Figure 3-13).

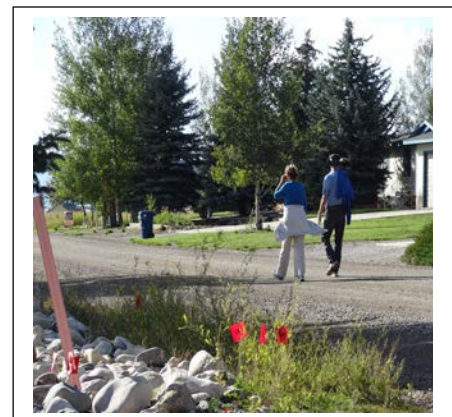


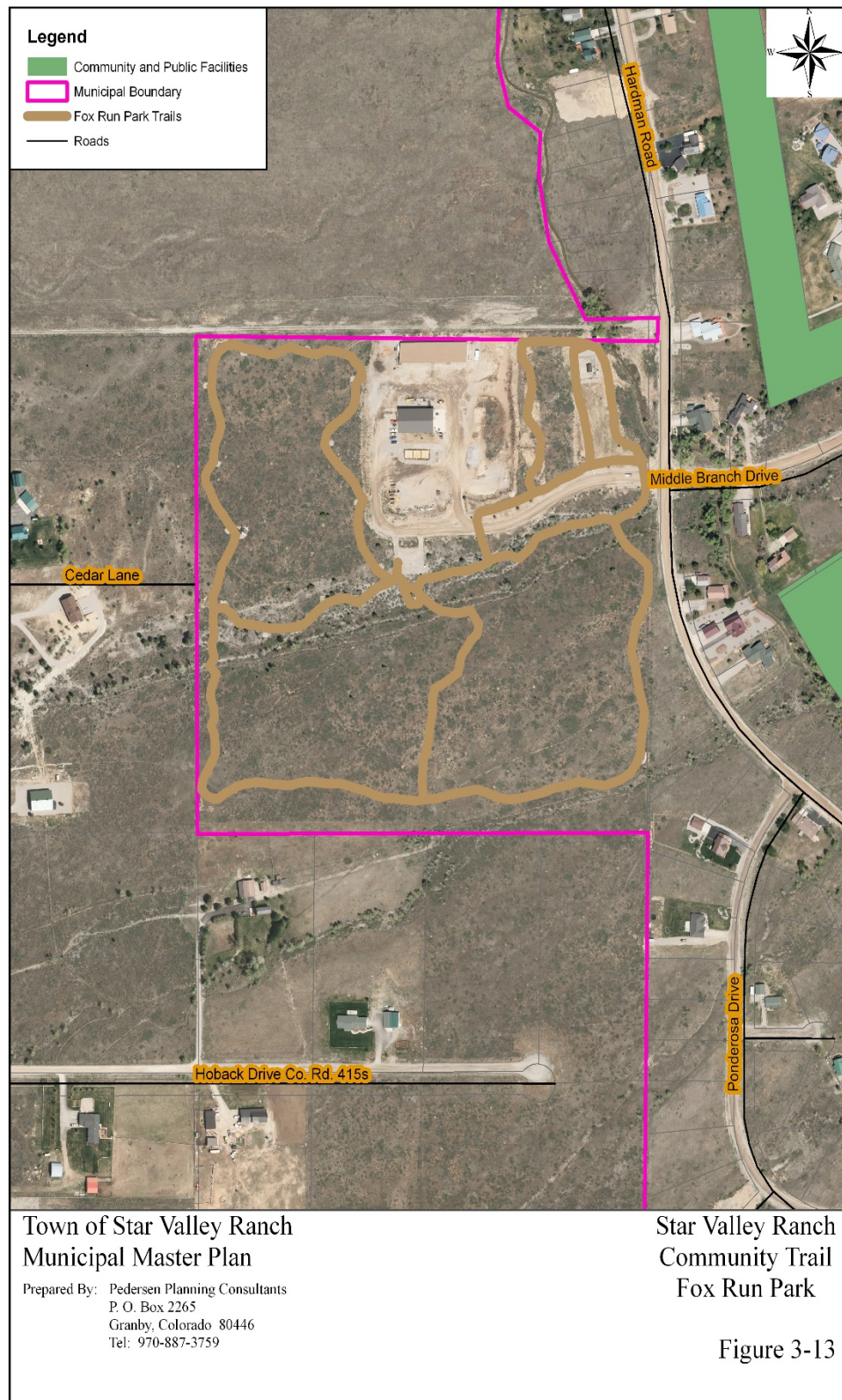
The Town has also constructed an attractive, paved pathway along the southeast side of Vista Drive. This pathway extends from the primary Town entrance along Muddy String Road to the Town Hall.

3.7.3 Recreational Needs

3.7.3.1 *Community Pathway System within the Municipal Boundary*

The strong recreational orientation of Star Valley Ranch, scenic vistas, and the present range of recreational activities prompt the need for a more extensive community pathway system within the Town. During the summer months, municipal roads are regularly used for walking, jogging and biking, as well as golf cart and all-terrain vehicle travel. During the winter season, snow machines and all-terrain vehicles become the preferred choice of recreational travel within the community.





The availability of a designated community pathway system within the Town is considered to be an important amenity for residents of all ages. A designated pathway system can help sustain the existing resident population of the Town, attract new home investments and new residents to the community, as well as provide health benefits and enjoyment to users of the pathway system.

A defined trail network for motorized and non-motorized travel within the Town of Star Valley Ranch would also help reduce traffic safety conflicts, promote greater recreational activity and alternative methods of travel, and somewhat reduce the amount of intra-community travel that is made by passenger automobiles during the summer months.



The development of an extended community pathway system, which links to existing pathways along Vista Drive and within Fox Run Park, can be achieved through the improvement and use of some existing road right-of-ways and the installation of some limited signage. The Town Natural Resources Board has been exploring alternate pathways within the community since its formation in 2011 (Greenhoe, 2014).

In January 2014, the Natural Resources Board developed a conceptual layout of an internal community pathway within the Town, as well as within the adjacent Bridger-Teton National Forest. One potential trail identified in the Board's conceptual layout was a proposed Hardman Ditch Trail. This proposed trail would parallel Hardman Ditch between Fox Run Park and the Town Hall. Discussions with the owner of the Hardman Ditch indicated that the owner would not assume liability for any public use of the proposed trail unless the liability was assumed by the Town of Star Valley Ranch. As a result, no further actions were taken to pursue the development of this trail (Greenhoe, 2014).

3.7.3.2 *Potential Merging of Aspen Hills and Cedar Creek Golf Course Operations*

While the evaluation of the existing SVRA golf course operations are beyond the scope of the Town master plan, existing golf course operations do have long-term land use implications within the Town. For this reason, some general observations related to the location of supporting golf course facilities and related golf course operations are appropriate.

Both golf course operations, on a cumulative basis, annually receive approximately 17,000 rounds of golf. During discussions with community leaders on September 10, 2014, it was reported that some occasional congestion occurs on the use of the 18-hole Cedar Creek Golf Course. This congestion apparently results from the occasional unavailability of tee times for some golfers whom are not participating in organized, group golf events. It was further recognized that both SVRA golf courses appear to be operated separately as golfers check in at separate pro shops in two different locations.

Given the modest volume of play on both golf courses, it would appear that a more financially viable golf operation would merge the operation of the nine-hole Aspen Hills Golf Course and Cedar Creek Golf Course into one, 27-hole golf operation. During busier golf times, golfers calling in for a tee time at Cedar Creek Golf Course could, when necessary, be scheduled to play half of an 18-hole round at Aspen Hills and the remaining half at Cedar Creek. This would eliminate the need for local and visiting golfers to call one pro shop for the scheduling of a tee time at either golf course. This would enable SVRA to operate one pro shop and possibly consolidate golf cart storage and maintenance facilities.

The location of the two existing pro shops makes sense in the context of the historical development of Star Valley Ranch, But, in the long term, the golf course and the Town could benefit from a more prominent location near the Town entrance, e.g., north end of SVRA airstrip property, as the golf courses represent an important community amenity to many residents. A restaurant could be incorporated as an adjunct to the pro shop or as an adjacent facility that could be supported by all residents and visitors to the Town.

However, the potential relocation of a pro shop near the Town entrance would require a relocation of the first hole of the Aspen Hills Golf Course and some modification to other existing holes. This reality would warrant further study by the Star Valley Ranch Association.



CHAPTER FOUR

FUTURE LAND USE ISSUES AND OPPORTUNITIES

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

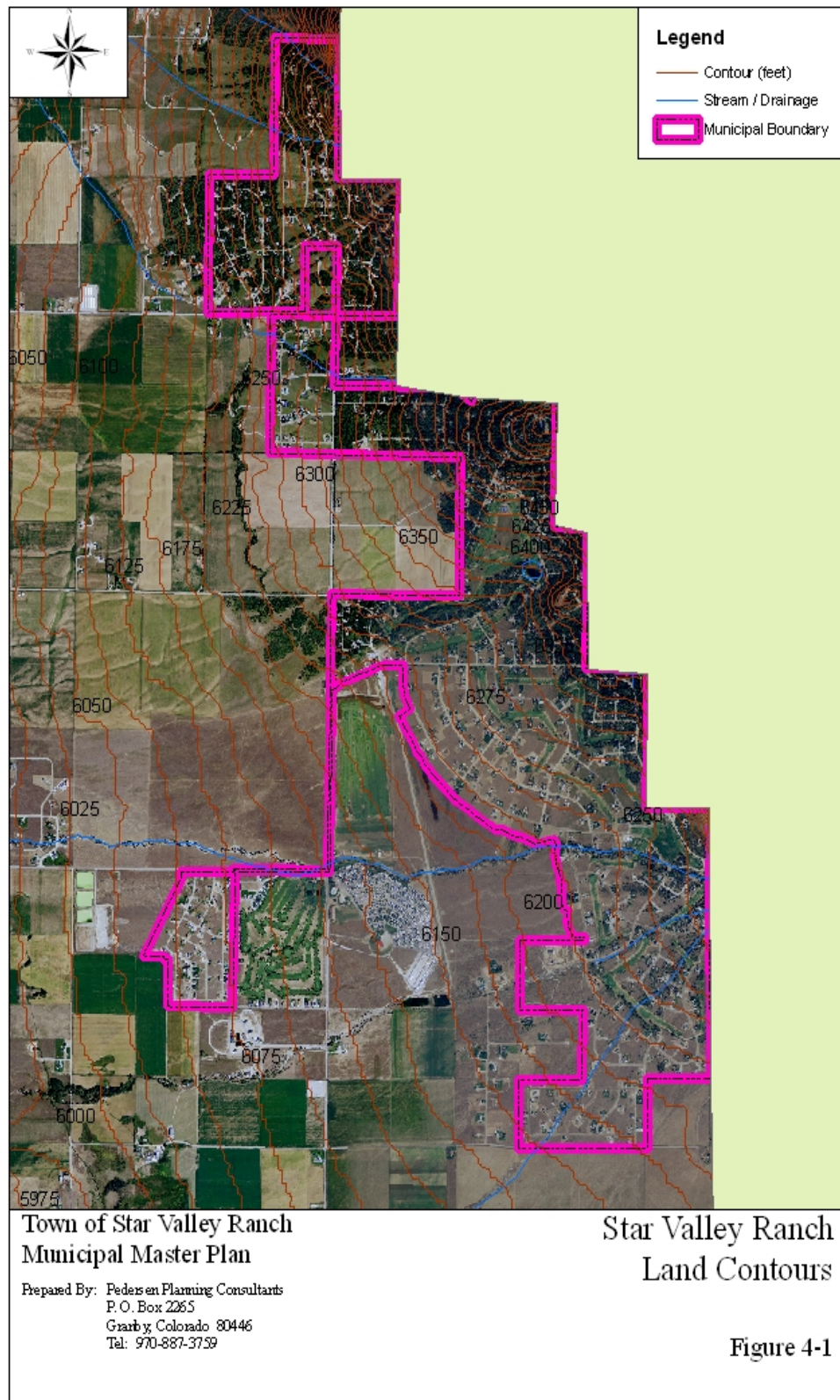
Two landforms dominate the landscape of Star Valley Ranch. These include alluvial fans and hill slopes.

“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

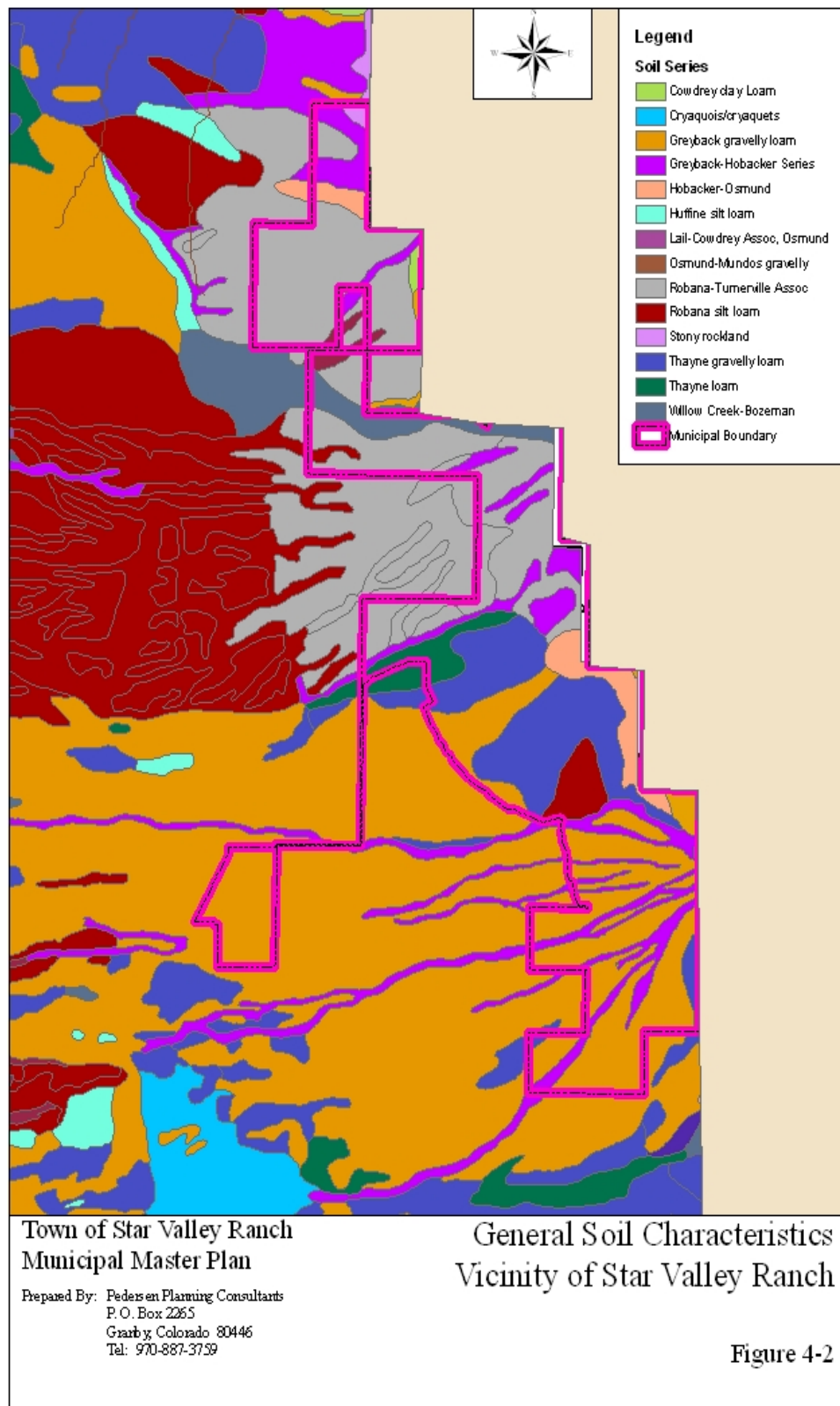
Surface soil characteristics in the vicinity of Star Valley ranch have been generally classified, mapped and interpreted by the U.S. Natural Resources Conservation Service. This information provides some general guidance concerning the suitability of surface soils to support various types of land use 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).

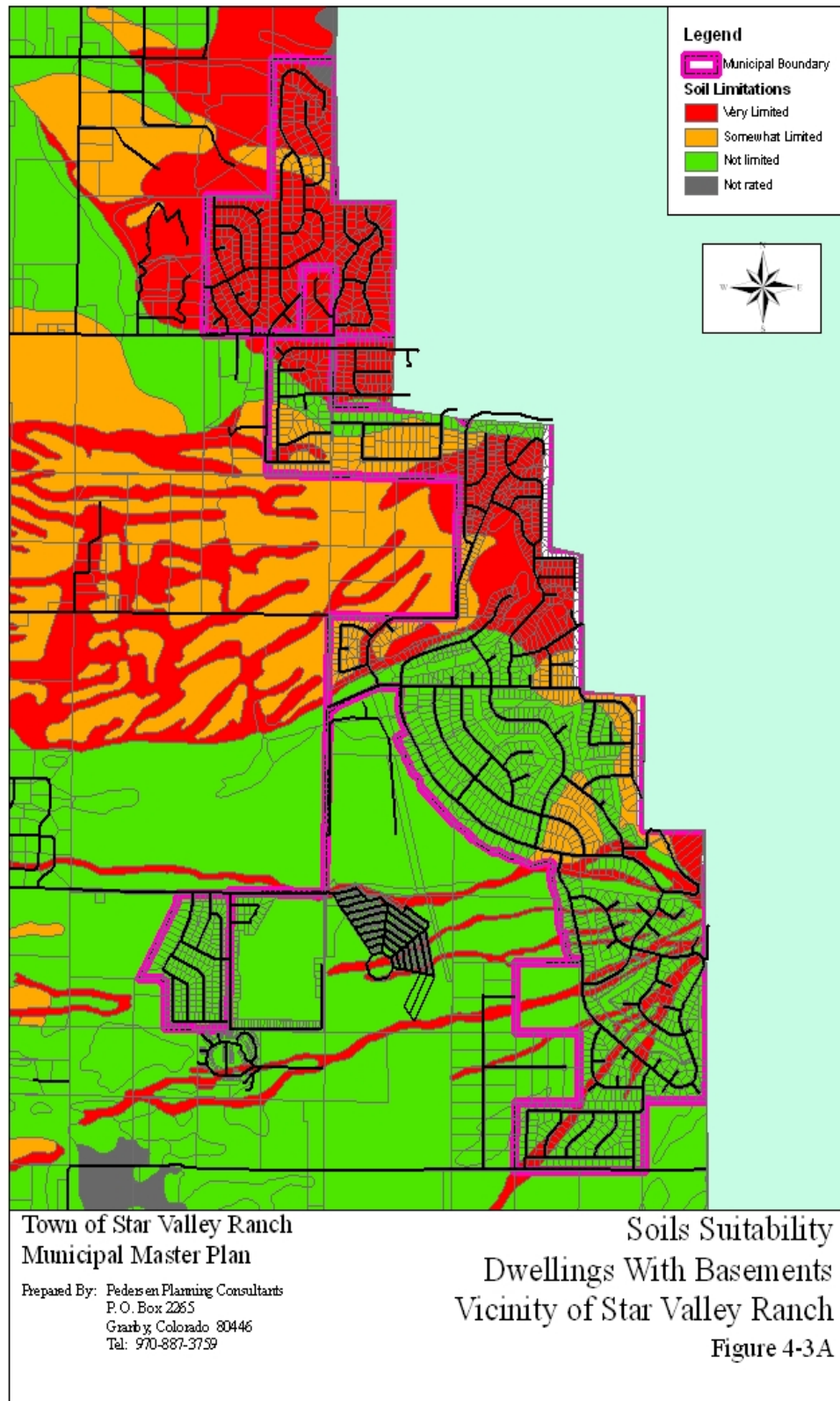
Surface soils north of Vista West Drive are primarily interpreted by NRCS as “very limited” in terms of their suitability to support the construction of dwellings with or without basements. The “very limited” interpretation suggests that soils in designated areas are unfavorable for residential construction.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

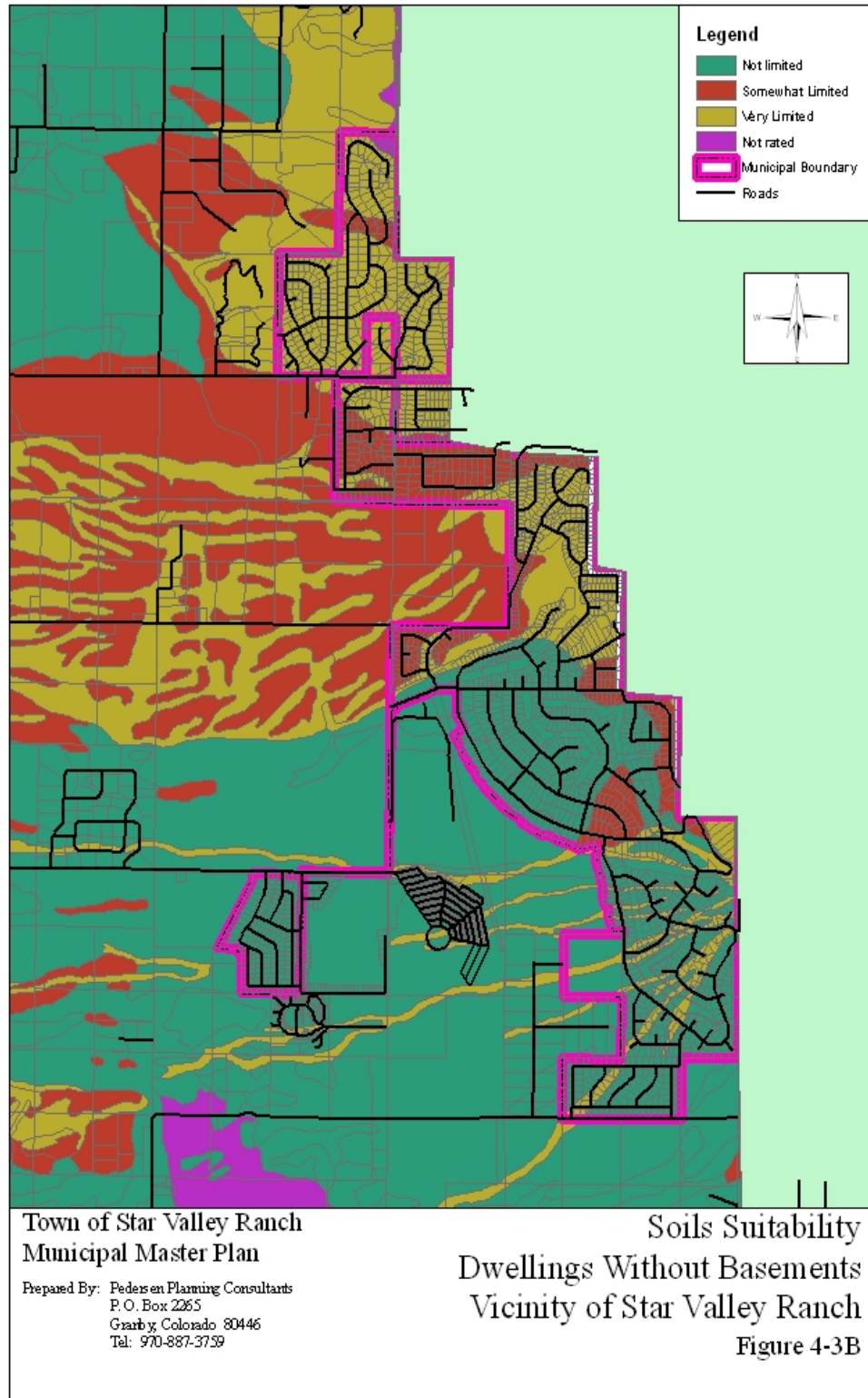
Lands in the vicinity of South Forest Drive also contain soils that are considered by NRCS as “somewhat limited” in terms of their suitability to support the construction of dwellings with or without basements. The “somewhat limited” interpretation indicates that soils in designated areas are somewhat 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).

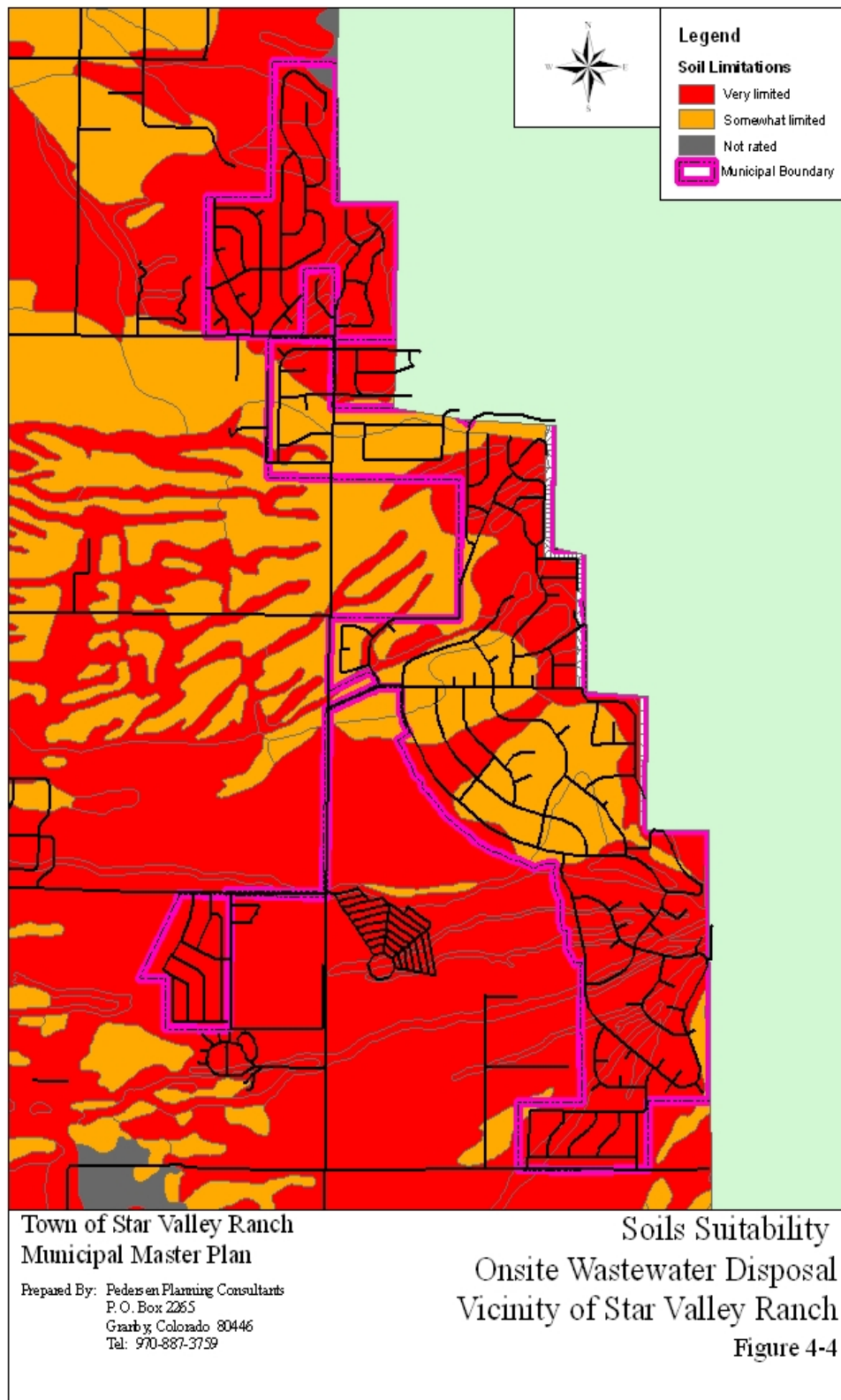
4.2.3.3 *Suitability of Soils to Support Onsite Wastewater Disposal Systems*

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.

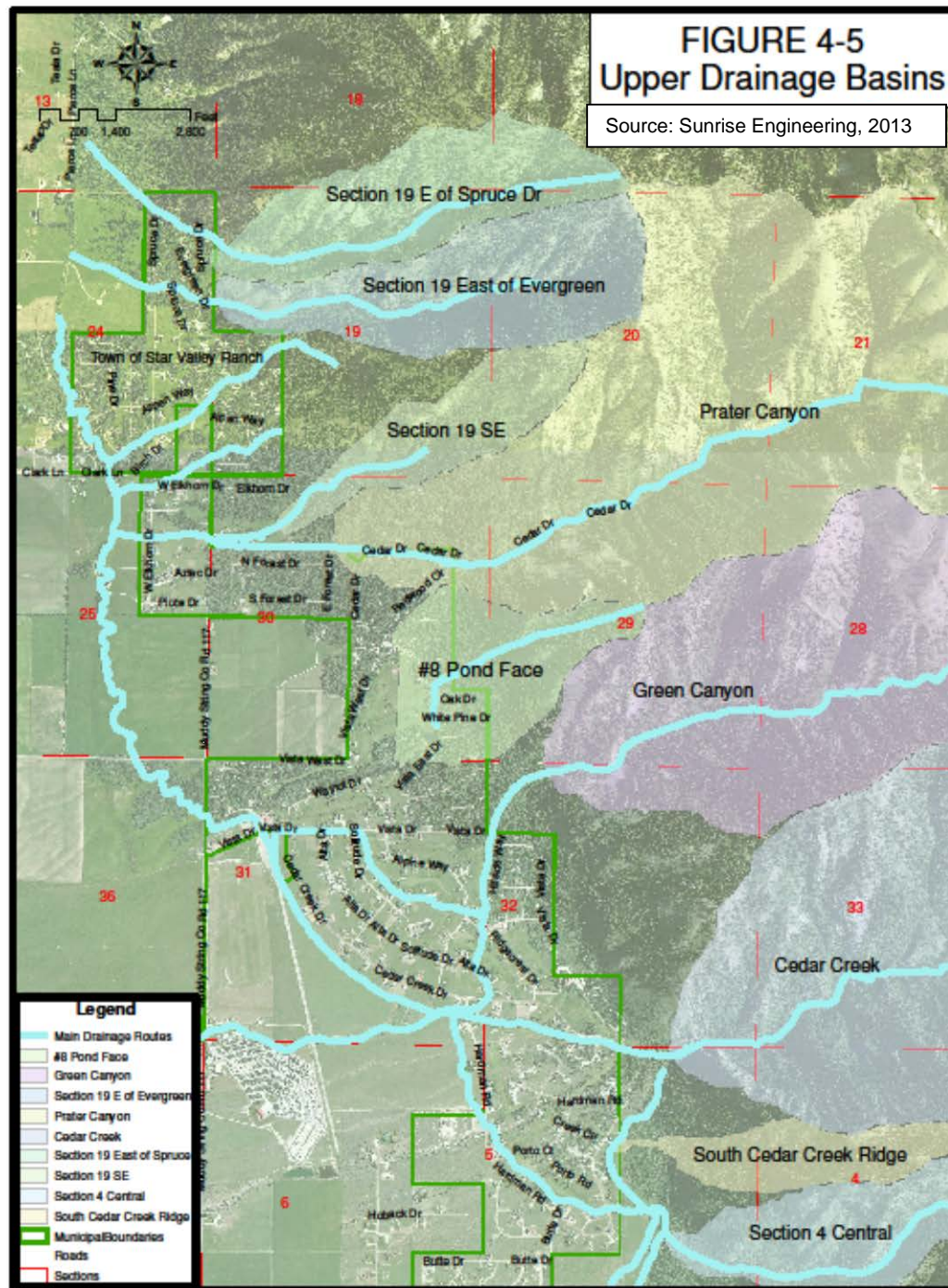
Prater Canyon, Green Canyon and Cedar Canyon represent three primary drainage basins on the west slope of the neighboring Salt River Range. These basins encompass between 1.7 to 5.9 square miles of land area. Surface and subsurface flows primarily drain into the Town of Star Valley Ranch via defined 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.

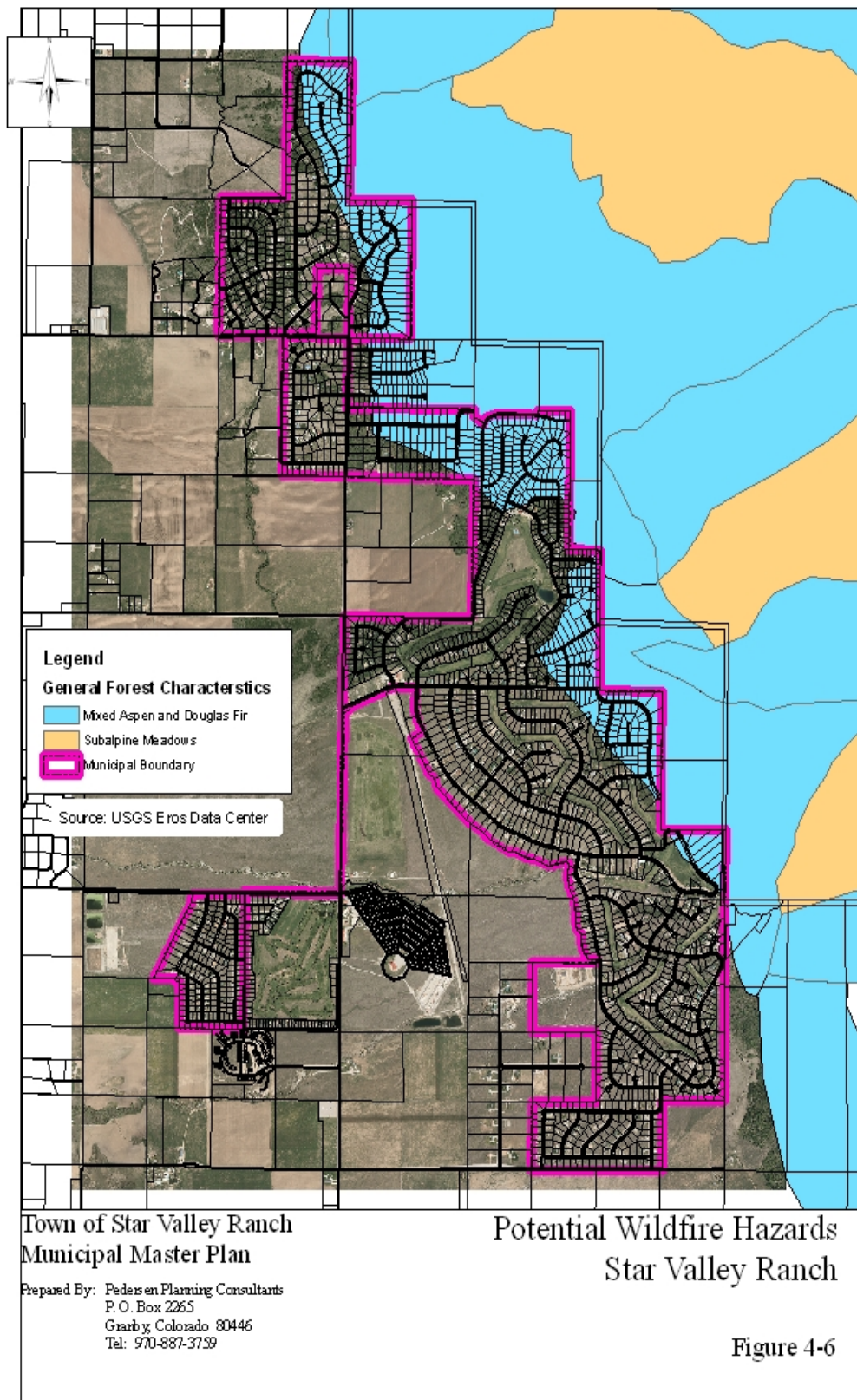
A mixed Aspen and Douglas Fir forest predominates the overstory along the Town's northern and eastern boundaries (Figure 4-6). The mixed Aspen and Douglas Fir forest along the eastern boundary contains approximately 360 acres of land. About 205 homes are located in this forested area. Trees in this forest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



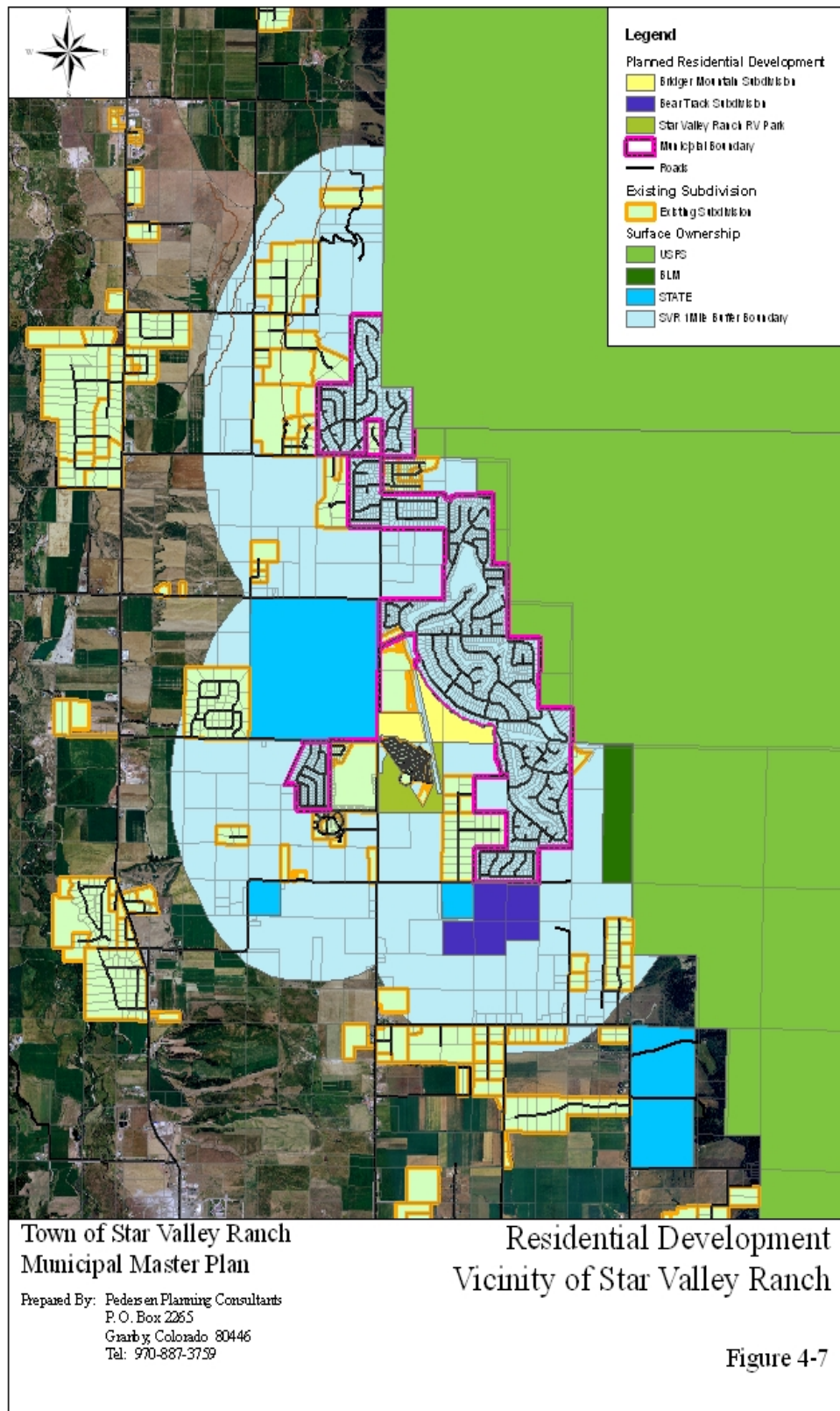
In Chapter Three, a forecast of future housing demands are presented for the coming decade. The overall anticipated housing demand associated with these scenarios include 390 and 491 homes, but only 53 to 154 of these homes are expected to be for the purchase of vacant lots and the construction of new 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.

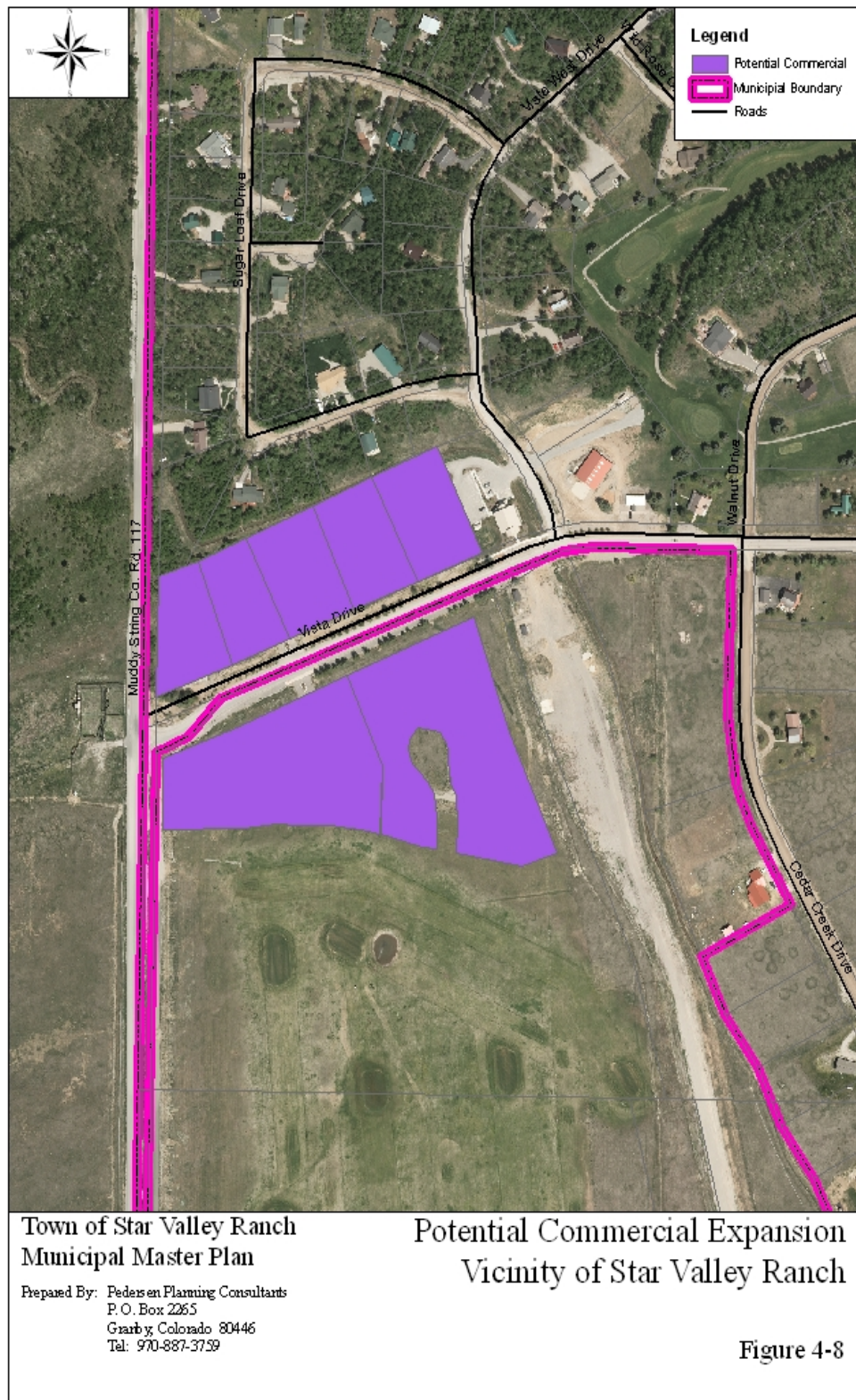
However, a June 25, 2013 ruling by the U.S. Supreme Court on *Koontz v. St. Johns River Water Management District* will clearly impact how the Town of Star Valley Ranch might make a reasonable agreement with any private landowner or developer. The *Koontz* ruling expands the application of earlier *Nollan 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.



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.

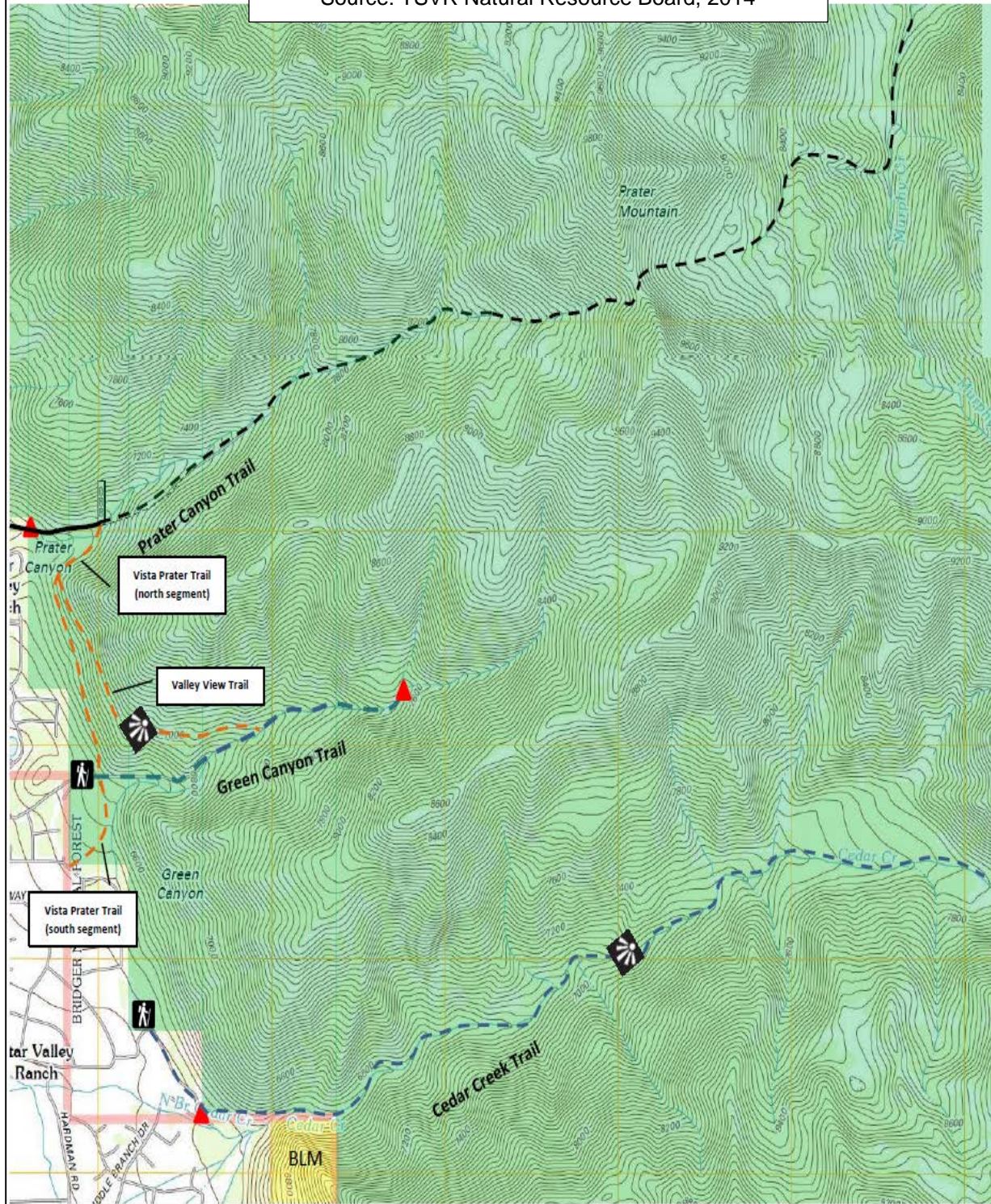


Lincoln County also envisions a second non-motorized trail along the Hardman Ditch which is situated along the western boundary of SVR Plats 16 and 17, as well as through SVR Plat 18. As stated earlier, the Town recently discussed the potential development of this trail with representatives of Leisure 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.

CHAPTER FIVE

COMMUNITY INFRASTRUCTURE



5.1 INTRODUCTION

Chapter Five examines various types of community and regional infrastructure that will be needed to support future land use development in Star Valley Ranch. This evaluation focuses upon the municipal road network, the municipal water system, and electrical distribution system. The potential need for a future wastewater collection system is also explored.

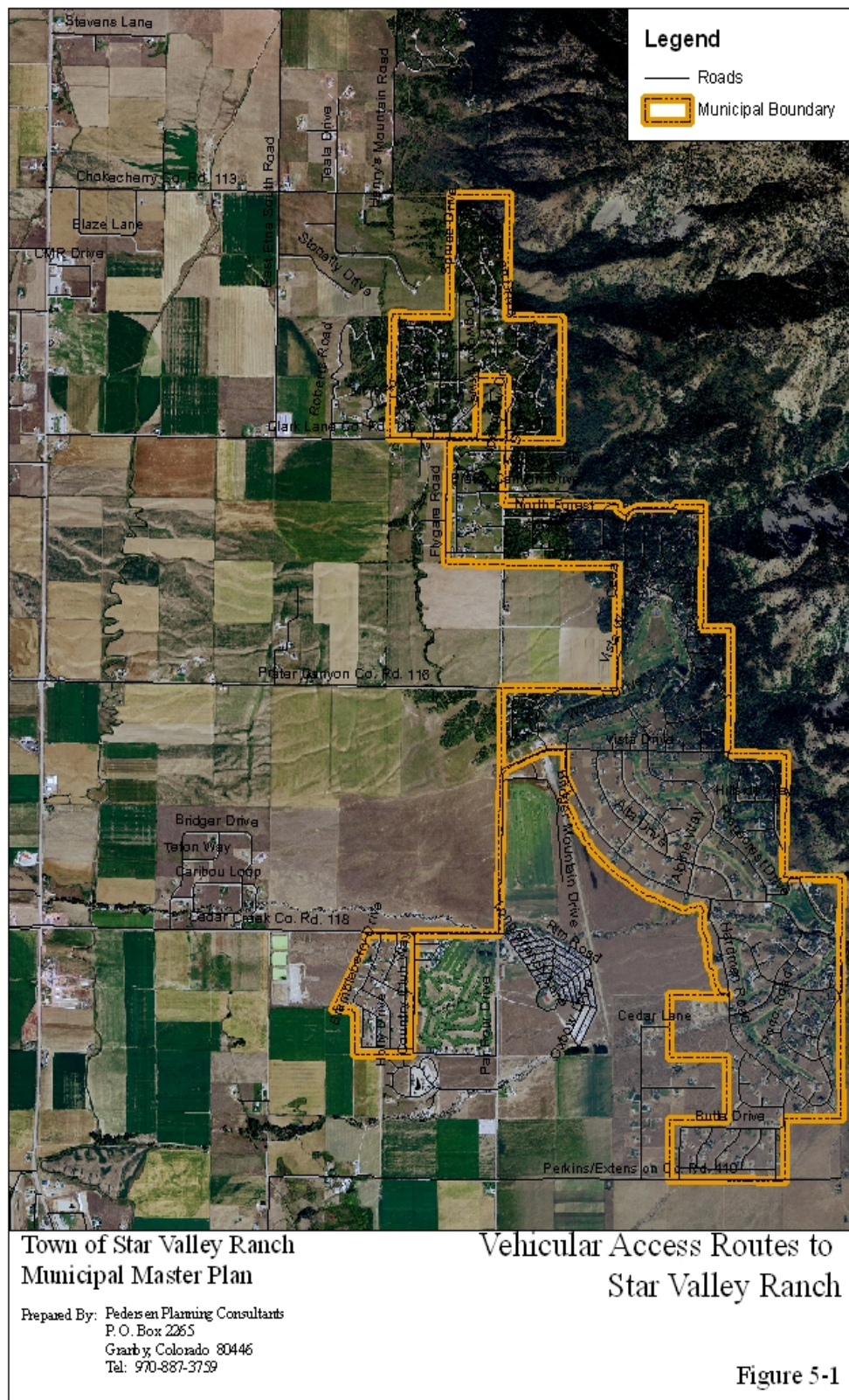
Future needs are considered in the context of anticipated community growth that is presented in Chapter Two. The analysis of the municipal water system relies primarily upon recent water system plans completed by Forsgren Associates. The evaluation of municipal road needs is drawn largely from recent road and surface water studies completed by Sunrise Engineering in 2013, as well as insights provided by the Star Valley Ranch Town Council.

5.2 TRANSPORTATION

5.2.1 Vehicular Access to Star Valley Ranch

U.S. Highway 89 is the principal arterial that provides vehicular access to the Town of Star Valley Ranch (Figure 5-1). Between the communities of Thayne and Etna, this highway is a paved, two-lane roadway that provides access to various communities in Star Valley and southeast Idaho. North of Alpine, U.S. Highway 89 provides access to the Town of Jackson, Grand Teton National Park, and Yellowstone National Park. Southwest of Star Valley, U.S. Highway 89 provides an important link to Salt Lake City and various communities in northern Utah.

Four Lincoln County roads extend east of U.S. Highway 89 to Muddy String Road (Lincoln County Road 117). These collectors include Clark Lane (Lincoln County Road 115), Prater Canyon Road (Lincoln County Road 116), Cedar Creek Drive (Lincoln County Road 118), and Perkins Road (Lincoln County Road 119). Each of these roadways, as well as Muddy String Road, are two-lane roadways that are constructed within a 60-foot road right-of-way (Teichert, 2008).



5.2.2 Vehicular Traffic Volumes in the Vicinity of Star Valley Ranch

Seasonal vehicular traffic counts are conducted and used by the Wyoming Department of Transportation to estimate annual daily traffic volumes at selected locations along U.S. Highway 89. Available data for 2013 indicates an average daily traffic of about 4,037 vehicles travel through the intersection of U.S. Highway 89 and Wyoming Highway 239.

Roughly 95 percent of this traffic included travel by passenger vehicles and light trucks (Wyoming Department of Transportation, Planning Program, 2013). Otherwise, no traffic data is available for the Lincoln County roads that intersect with Muddy String Road near Star Valley Ranch.

5.2.3 Municipal Vehicular Road Network

Town of Star Valley Ranch assumed ownership of all roads in Star Valley Ranch in the spring of 2007. This was achieved by the Town through a “friendly” Eminent Domain action against the Star Valley Ranch Association.

The municipal vehicular road network includes some 31 miles of roadway (Figure 5-2 and Table 5-1). The network includes a combination of roadways that have been classified as Town arterials, neighborhood collectors, local and primitive roads. Existing roadways have been constructed within 40, 50, or 60-foot right-of-ways (Sunrise Engineering, 2013).

The primary access to the municipal road network is Muddy String Road. This road, which is owned and maintained by Lincoln County, is also considered to be an arterial roadway.

Roadways within Star Valley Ranch Classified as Town Arterials

- Vista Drive
- Cedar Creek Drive
- Hardman Road
- East Street
- portions of Butte Drive

Neighborhood Collector Streets

- Vista West Drive
- Vista East Drive
- Vista Drive (from Muddy String to Alpine)
- Birch Drive
- Dogwood Drive
- Cedar Creek (Hardman to Ridgecrest)
- Last Chance Drive
- portions of Hardman (Butte Drive to Last Chance Drive)
- Bonneville Road
- Lilac Drive

All other remaining roadways, which comprise roughly two-thirds of the municipal road network, are classified as local roads. Primitive roads include unimproved roads in the Town of Star Valley Ranch that are located within undeveloped cul-de-sacs. These roads will not be improved by the Town until houses are built on adjoining lots (Sunrise Engineering, 2013).

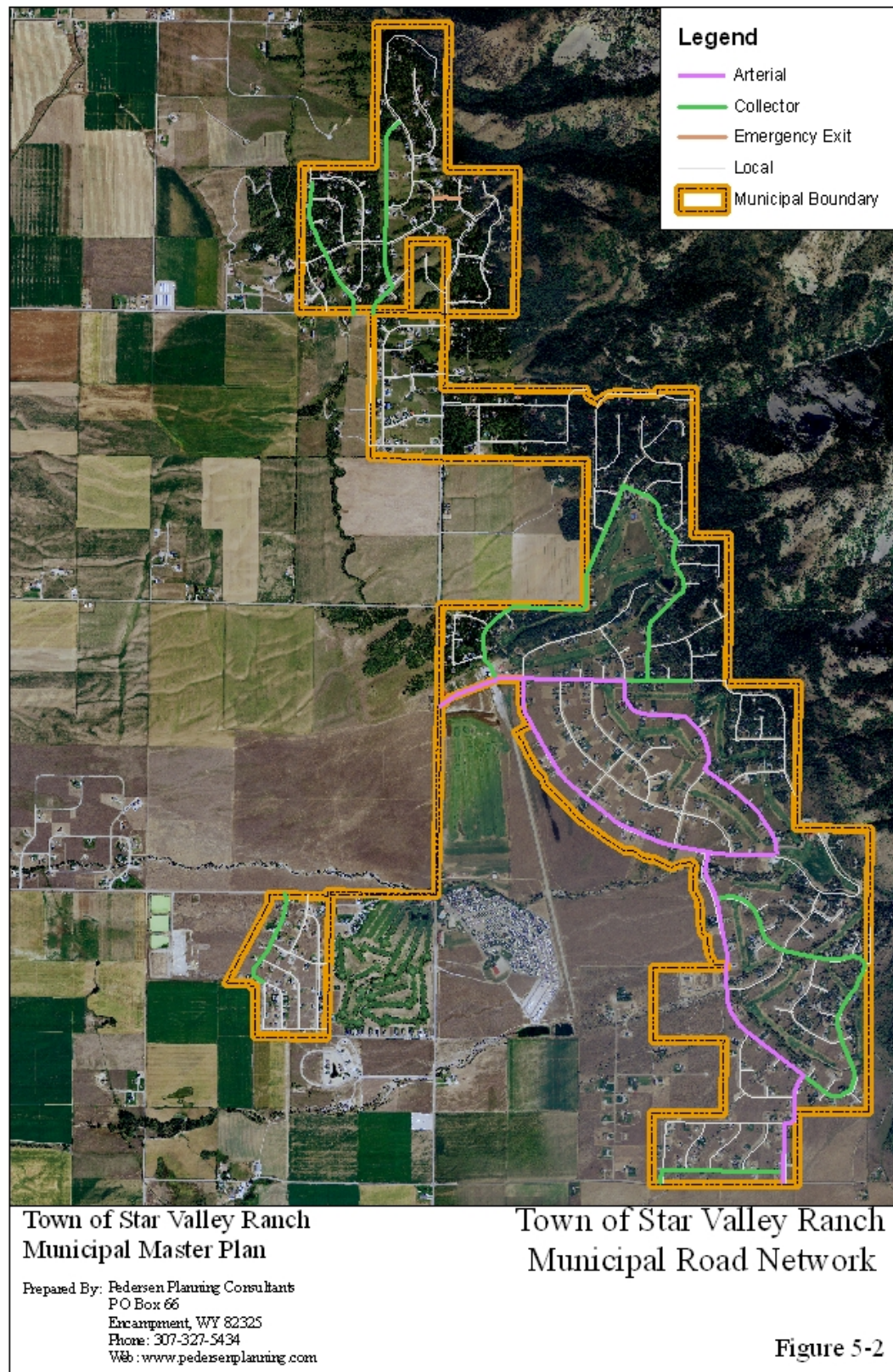


TABLE 5-1
MUNICIPAL ROAD NETWORK CHARACTERISTICS
TOWN OF STAR VALLEY RANCH
December 2013
Source: Sunrise Engineering, Inc.
(Four pages)

Plat #	Street Name	Street Classification	Street Length (ft)	ROW Width	Current Surface	Predominate Basement Soil in 12" to 24" Depth
15	Alpen Way	Local	475	60	Gravel	A-4
15	Alpenglow Circle	Local	800	60	Gravel	A-4
15	Alpenglow Drive	Local	2,400	60	Gravel	A-4
9	Alpine Circle	Local	220	50	Gravel	A-4
9, 12, 14,	Alpine Way (North of Vista)	Local	1,060	50, 60	Gravel	A-4
9, 12, 14, 16	Alpine Way (Ridgecrest to Cedar Creek)	Arterial	1,550	50, 60	Gravel	A-4
9, 12, 14, 16	Alpine Way (Vista to Ridge Crest)	Arterial	2,700	50, 60	Asphalt	A-4
14, 16	Alta Drive (Eastwood Way to Cedar Creek)	Local	2,900	60	Gravel	A-4
14, 16	Alta Drive (Vista To Eastwood Way)	Local	2,030	60	Gravel	A-4
2, 3	Aspen Way	Local	3,540	40	Gravel	A-4
PCE Unit 4	Aztec Drive	Local	1,125	40	Gravel	A-4
5	Barbary Way	Local	1,130	40	Gravel	A-1
21	Bearlake Drive	Local	1,050	60	Gravel	A-1
21	Bingham Drive	Local	1,120	60	Gravel	A-1
2	Birch Circle	Local	220	40	Gravel	A-4
2	Birch Drive	Collector	980	50	Gravel	A-4
7	Blackwood Drive	Local	790	40	Gravel	A-1
21	Bonneville Road	Collector	2,220	60	Gravel	A-1
3	Box Elder Place	Local	185	40	Gravel	A-4
4	Bramble Berry Drive	Collector	1,615	40	Gravel	A-1
4	Brushwood Drive	Local	1,090	40	Gravel	A-1
21	Butte Drive (East Street to West Street)	Local	2,190	60	Gravel	A-1
21	Butte Drive (East Street to Hardman)	Arterial	1,060	60	Gravel	A-1
13	Canyon Pines Way	Local	1,130	60	Gravel	A-4

TABLE 5-1
MUNICIPAL ROAD NETWORK CHARACTERISTICS
(Continued, Page 2 of 4 Pages)

Plat #	Street Name	Street Classification	Street Length (ft)	ROW Width	Current Surface	Predominate Basement Soil in 12" to 24" Depth
14, 16, 17	Cedar Creek Drive (Alpine Way to Ridgecrest)	Collector	1,840	60	Gravel	A-4
14, 16, 17	Cedar Creek Drive (Eastwood Way to Alpine Way)	Arterial	1,880	60	Gravel	A-4
14, 16, 17	Cedar Creek Drive (Ridgecrest toward Silo)	Local	3,020	60	Gravel	A-1
14, 16, 17	Cedar Creek Drive (Vista to Eastwood Way)	Arterial	2,580	60	Gravel	A-4
7, 8	Cedar Drive	Local	4,150	40	Gravel	A-4
7	Cedar Way	Local	440	40	Gravel	A-4, A-1
PCE Unit 4	Cheyenne Circle	Local	520	40	Gravel	A-4
3	Choke Cherry Circle	Local	210	40	Gravel	A-4
3	Choke Cherry Drive	Local	2,680	40	Gravel	A-4
3	Cottonwood Circle	Local	235	40	Gravel	A-4
3	Cottonwood Lane	Local	995	40	Gravel	A-4
18	Creek Circle	Local	360	60	Gravel	A-1, A-4
21	Custer Drive	Local	990	60	Gravel	A-1
1, 2	Dogwood Drive	Collector	3,130	40	Gravel	A-4
22	East Forest Drive	Local	700	60	Gravel	A-4
21	East Street	Arterial	1,110	60	Gravel	A-1
12	Eastwood Way	Local	1,120	60	Gravel	A-4, A-1
PCE Unit 4	Elkhorn Circle	Local	200	40	Gravel	A-4
1	Evergreen Drive	Local	1,960	40	Gravel	A-4
6	Fir Place	Local	565	40	Gravel	A-1
9, 11	Green Canyon Circle	Local	315	50	Gravel	A-4, A-1
9, 11	Green Canyon Drive	Local	1,615	50	Gravel	A-4
18	Hardman Circle	Local	205	60	Gravel	A-1, A-4
18	Hardman Court	Local	300	60	Gravel	A-1, A-4
18	Hardman Place	Local	225	60	Gravel	A-1, A-4
17, 18	Hardman Road (North and West of Butte)	Arterial	4,780	60	Gravel	A-1, A-4
17, 18	Hardman Road (South and East of Butte)	Collector	5,120	60	Gravel	A-1, A-4
13	Hillside Circle	Local	4,065	60	Gravel	A-4
13	Hillside Way	Local	1,710	60	Gravel	A-4
5	Holly Drive	Local	1,665	40	Gravel	A-1
18	Jade Circle (Cedar on Plat)	Local	170	60	Gravel	A-1, A-4
17	Last Chance Circle	Local	250	60	Gravel	A-1, A-4
17	Last Chance Court	Local	250	60	Gravel	A-1, A-4
17	Last Chance Drive	Local	1,700	60	Gravel	A-1, A-4
17	Last Chance Place	Primitive	270	60	Primitive	A-1, A-4
5	Lilac Drive	Local	1,275	40	Gravel	A-1

TABLE 5-1
MUNICIPAL ROAD NETWORK CHARACTERISTICS
(Continued, Page 3 of 4 Pages)

Plat #	Street Name	Street Classification	Street Length (ft)	ROW Width	Current Surface	Predominate Basement Soil in 12" to 24" Depth
3	Mahogany Circle	Local	170	40	Gravel	A-4
3	Mahogany Way	Local	2,930	40	Gravel	A-4
17	Middle Branch Circle	Local	330	60	Gravel	A-1, A-4
17	Middle Branch Court	Local	320	60	Gravel	A-1, A-4
17	Middle Branch Drive	Local	2,730	60	Gravel	A-1, A-4
17	North Branch Circle	Local	675	60	Gravel	A-1, A-4
17	North Branch Court	Local	300	60	Gravel	A-1, A-4
22	North Forest Drive	Local	2,270	60	Gravel	A-6
6	Oak Drive	Local	820	40	Gravel	A-1
18	Paint Brush Court (Cedar on Plat)	Local	390	60	Gravel	A-1, A-4
3	Pine Drive	Local	1,305	40	Gravel	A-4
12	Pineview Circle	Local	275	60	Gravel	A-4
PCE Unit 4	Piute Drive	Local	1,285	40	Gravel	A-4
18	Ponderosa Circle	Local	230	60	Gravel	A-1, A-4
18	Ponderosa Court	Local	220	60	Gravel	A-1, A-4
18	Ponderosa Drive	Local	2,120	60	Gravel	A-1, A-4
18	Ponderosa Place	Local	210	60	Gravel	A-1, A-4
18	Porto Circle	Local	170	60	Gravel	A-1, A-4
18	Porto Court	Local	325	60	Gravel	A-1, A-4
18	Porto Place	Local	220	60	Gravel	A-1, A-4
18	Porto Road	Local	2,300	60	Gravel	A-1, A-4
PCE Unit 4	Prater Canyon Drive	Local	1,105	40	Gravel	A-4
PCE Unit 4	Prater Circle	Local	275	40	Gravel	A-4
7, 8	Redwood Circle	Local	1,190	40	Gravel	A-4
6, 7, 8	Redwood Drive	Local	2,710	40	Gravel	A-4
13	Ridgecrest Circle	Local	150	60	Gravel	
13	Ridgecrest Drive	Arterial	2,110	60	Asphalt	A-4
5	Sage Way	Local	865	40	Gravel	A-1
5	Scrub Oak Drive	Local	2,245	40	Gravel	A-1
15	Snow Forest Circle	Local	430	60	Gravel	A-4
15	Snow Forest Drive	Local	2,810	60	Gravel	A-4
10	Solitude Circle	Local	200	50	Gravel	A-4
14	Solitude Circle South	Local	375	60	Gravel	A-4
12	Solitude Court	Local	675	60	Gravel	A-4
12, 14	Solitude Drive	Local	2,650	60	Gravel	A-4, A-1
22	South Forest Drive	Local	1,630	60	Gravel	A-4

TABLE 5-1
MUNICIPAL ROAD NETWORK CHARACTERISTICS
(Continued, Page 4 of 4 Pages)

Plat #	Street Name	Street Classification	Street Length (ft)	ROW Width	Current Surface	Predominate Basement Soil in 12" to 24" Depth
1, 2	Spruce Drive (North of Evergreen)	Local	3,570	40	Gravel	A-4
1, 2	Spruce Drive (South of Evergreen)	Local	1,240	40	Gravel	A-4
7, 8	Spur Wood Drive	Local	1,255	40	Gravel	A-4, A-6
17	Star Circle	Local	350	60	Gravel	A-1, A-4
9	Star Peaks Court	Local	445	50	Gravel	A-4
9	Star Peaks Way	Local	800	50	Gravel	A-4
10	Sugar Loaf Circle	Local	180	50	Gravel	A-4
10	Sugar Loaf Drive	Local	2,205	50	Gravel	A-4
5	Tumbleweed Lane	Local	990	40	Gravel	A-1
9	Vista Circle	Local	230	50	Gravel	A-4
9	Vista Court	Local	230	50	Gravel	A-4
9, 13	Vista Drive (Alpine Way to Star Peaks Way)	Collector	1,230	60	Gravel	A-4
9, 13	Vista Drive (East of Star Peaks Way)	Local	3,555	60	Gravel	A-4, A-1
9, 13	Vista Drive (Muddy String to Alpine Way)	Arterial	3,500	60	Asphalt	A-4
6	Vista East Court	Local	250	40	Gravel	A-4
6, 7, 9, 11	Vista East Drive (North of Pond)	Collector	2,325	50	Asphalt	A-4
6, 7, 9, 11	Vista East Drive (South of Pond)	Collector	2,055	50	Asphalt	A-4
7, 10	Vista West Drive (Corner of Field to Vista East)	Collector	2,385	50	Asphalt	A-4, A-6
7, 10	Vista West Drive (Vista East to Redwood Dr)	Collector	690	50	Gravel	A-4, A-6
7, 10	Vista West Drive(Vista to Corner of Field)	Collector	2,925	50	Asphalt	A-4, A-6
6, 9, 10, 11	Walnut Drive	Local	3,090	50, 40	Gravel	A-4
PCE Unit 4	West Elkhorn Drive	Local	3,120	40	Gravel	A-4
22	West Forest Drive	Local	715	60	Gravel	A-4
21	West Street	Local	1,130	60	Gravel	A-1
6	White Pine Avenue	Local	775	40	Gravel	A-1
10	Wildcat Circle	Local	170	50	Gravel	A-4

5.2.4 Planned Road Improvements

In a December 2013 Master Roads Study, Sunrise Engineering recommended the completion of various road improvement projects (Table 5-2). A companion Surface Water Study, which also completed by Sunrise Engineering, also included recommended road drainage projects. In combination, these studies included an extensive list of structural and road drainage improvements to various roadways in the Town. In the Master Roads Study, a priority for each road project is also identified along with cost estimates for selected road improvements.

The Town Council re-examined the list of recommended road improvement projects on September 16, 2014, and discussed project priorities for the coming decade with representatives of Sunrise Engineering. These discussions identified a priority for two roadway projects:

- improvements to Cedar Creek Drive from Vista Drive to Hardman Road, Hardman Road to the south and east to Butte Drive, south to East Street, and 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 (Redlin, 2014).



It was also determined that pathways be established in conjunction with these road improvement projects if grant funds were available (Redlin, 2014).

5.2.5 Municipal Road Needs

5.2.5.1 *Future Road Surfacing*

Responses to the Community Survey included a considerable number of residents desiring the construction of paved, road surfaces within the community. The Master Roads Study provides insight concerning a lingering question concerning the type of roads that should be constructed within the Town in the future. Sunrise Engineering recommended that the construction of paved road surfaces should be reserved for roadways with greater traffic. This conclusion was based upon a net present worth analysis that indicated:

- the maintenance of a well-maintained paved road costs approximately 50 percent more than the maintenance of a well-maintained gravel road; and,
- initial construction costs for a paved road are about 80 percent more than for construction of a gravel road.

TABLE 5-2 PLANNED MUNICIPAL ROAD IMPROVEMENTS

Source: Sunrise Engineering, Inc.

Potential Project Description	Project Score						Total Score
	Public Safety	Property Protection	Cost Impacts to Residents	Long Term Maintenance	Public Convenience	Town Infrastructure Plans	
Reconstruct arterial streets with failing pavements							
Ridgecrest Drive	17	9	0	63	26	17	132
Vista Drive (Cedar Creek Drive to Vista East)	0	14	0	80	20	52	166
Reconstruct collector street with failing pavements							
Vista East Drive (North of Pond)	30	26	0	40	12	10	118
Vista East Drive (South of Pond)	75	-13	0	30	40	0	132
Vista West Drive (Corner of Field to Vista East)	0	-8	0	34	0	-10	16
Vista West Drive (Vista East to Redwood Dr)	29	7	0	22	20	0	78
Vista West Drive (Vista to Corner of Field)	28	27	0	80	24	-5	154
Reconfigure roads with poor sight distance or geometry							
Cedar Drive	133	-5	0	6	36	52	222
Redwood Road	89	2	0	6	28	57	182
Spurwood Drive	44	-5	0	3	10	18	70
Spruce Drive	67	2	0	3	16	18	106
Evergreen Drive	60	-5	0	3	12	13	83
Cottonwood	38	-1	0	0	4	8	49
Pine Drive	48	-1	0	0	8	13	68
Clark and Chokecherry + Birch	56	-28	0	0	7	17	52
Reconfigure roads with steep grades >20%							
Green Canyon Drive	54	-14	0	30	34	13	117
Redwood Drive	78	-20	0	37	38	-12	121
Snow Forest Drive	63	-76	0	25	26	-42	-4
Spruce Drive (North of Evergreen)	43	-55	0	21	30	13	52
Sugar Loaf Drive	70	12	0	3	40	31	156
Walnut Drive	57	8	0	7	38	8	118
White Pine Avenue	53	-51	0	14	20	-2	34
Construct Roadside Ditches							
Vista Drive (Cedar Creek to Vista East)	0	22	0	68	40	18	148
Vista West (Vista to Redwood)	0	18	0	72	44	18	152
Vista East (Various Locations)	0	38	0	50	44	18	150
Install Paved Low Water Crossings							
Cedar Creek Drive	0	32	0	77	26	17	152
Solitude Drive	0	15	0	36	24	17	92
Vista East	0	23	0	40	26	17	106
Choke Cherry Drive	0	29	0	42	26	17	114
Mahogany Way	0	14	0	31	22	17	84
Install asphalt pavement on gravel arterial roads							
Alpine Way (Ridgecrest to Cedar Creek)	8	26	0	7	26	42	109
Butte Drive (East Street to Hardman)	16	29	0	7	26	42	120
Cedar Creek Drive (Eastwood Way to Alpine)	16	29	0	7	32	42	126
Cedar Creek Drive (Vista to Eastwood Way)	16	29	0	7	32	42	126
East Street	16	29	0	7	26	42	120
Hardman Road (North and West of Butte)	16	28	0	7	26	42	119
Install asphalt pavement on gravel collector roads							
Birch Drive	23	35	0	48	26	42	174
Bonneville Road	4	7	0	48	12	22	93
Bramble Berry Drive	4	7	0	48	12	22	93
Cedar Creek Drive (Alpine Way to Ridgecrest)	16	10	0	7	28	32	93
Donwood Drive	16	19	0	36	28	22	121
Hardman Road (South and East of Butte)	16	22	0	36	18	22	114
Vista Drive (Alpine Way to Star Peaks Way)	0	19	0	48	12	22	101
Vista West Drive (Vista East to Redwood Dr)	4	13	0	34	12	22	85
Install asphalt pavement on local roads presently							
Alpenglow Drive	4	26	0	44	30	14	118
Cedar Creek Drive (Ridgecrest toward Silo)	12	10	0	7	30	22	81
Choke Cherry Drive	16	10	0	44	33	18	121
Cottonwood Lane	16	10	0	22	29	10	87
Green Canyon Drive	16	1	0	29	28	6	80
Last Chance Drive	16	10	0	22	28	10	86
Snow Forest Drive	20	1	0	25	16	0	62
Snow Forest Circle	16	10	0	22	26	0	74
Sugar Loaf Drive	16	10	0	22	28	0	76
Provide Emergency Ingress-Egress							
Prater Canyon water crossing	32	39	0	22	34	8	135
Emergency Exit from Cedar Drive Area	40	-10	0	-22	28	12	48
Emergency Exit on north end Alpenglow Drive area	40	-10	0	-11	0	-4	15
Emergency Exit from north Spruce Drive.	40	-10	0	-11	0	-4	15
Emergency Exit from Evergreen Drive	40	-10	0	-11	0	-14	5

During a September 2014 meeting of the Town Council, it was also determined that the Town public works personnel will continue to maintain and improve municipal roads using the best possible gravel surface material and “cold patch” damaged areas of paved road surfaces (Redlin, 2014).

5.2.5.2 *Appropriate Scheduling of Road Improvement Projects*

Aside from the recommendations of the Master Roads Study, the paving of any municipal roads is not recommended until planned water system improvements for the water distribution system are completed by the Town of Star Valley Ranch. Ideally, these improvements could be made immediately following the installation of planned water distribution system improvements along these roadways.

5.2.6 U.S. Forest Service Emergency Access Needs

In the event of a wildfire within Star Valley Ranch or a forest fire within Bridger-Teton National Forest, the U.S. Forest Service needs a designated route to facilitate vehicular access for fire suppression and other emergency vehicles. Both Vista Drive and Cedar Creek Drive represent potential options because of their available road right-of way and proximity to a U.S. Forest Service parking area north of the SVRA Silo Building. However, the preferred route for the designated emergency access would be via Vista Drive, Alpine Way, and Ridgecrest. A formal, written agreement, which identifies the use of this access route during future emergency conditions, should be adopted by the Town of Star Valley Ranch and the U.S. Forest Service, to ensure a predictable and efficient response by Forest Service fire crews.

5.2.7 Lincoln County Road Needs

5.2.7.1 *Bus Stops*

Lincoln County School District presently provides bus transportation for Star Valley Ranch children who attend elementary, middle, and high schools in Star Valley. Several student bus stops are located along Muddy String Road, as well as within Town. Some parents with children desire Lincoln County to build more identifiable bus stops that would each contain a bus shelter. Adjacent to each shelter, parents report that there is also a need for some limited vehicular parking areas along the road right-of-way.

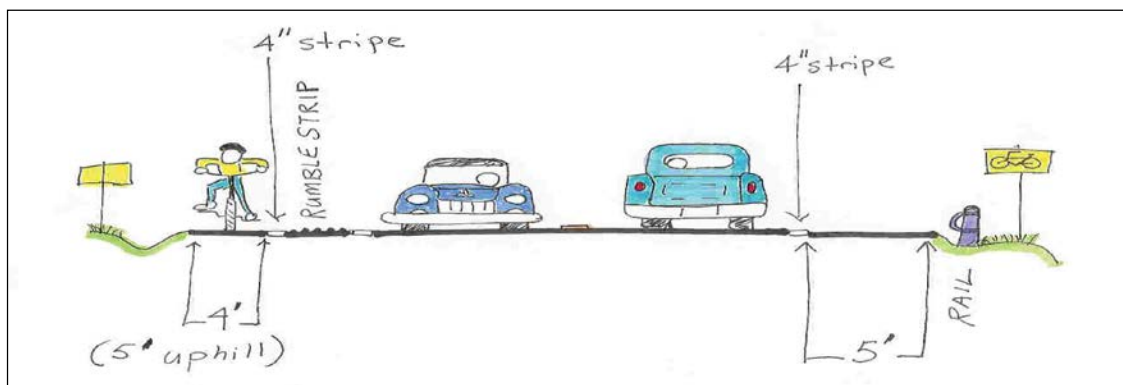


5.2.7.2 *Improved Road Shoulders*

The Star Valley Trails and Open Space Plan calls for the establishment of striped bicycle shoulders along three Lincoln County roads in the vicinity of Star Valley Ranch. These roads include Muddy String Road, Clark Lane, and Cedar Creek Drive (Lincoln County Office of Planning and Development, 2006).

The plan envisions that the striped bicycle shoulders could be accommodated on paved lanes that contain a pavement width of, at least, 14 feet. The typical bicycle shoulder should contain four feet of paving, but a five-foot pavement width is recommended for uphill road segments and road segments that include bridge railings or guard rails (Lincoln County Office of Planning and Development, 2006).

"If a rumble strip is present, the four foot paved bicycle shoulder will be between the outside edge of the rumble strip and the outside edge of pavement. The bicycle shoulder will be marked with the bicycle symbol and separated from motor vehicle lanes by a four inch white stripe. Bicycle shoulders will be designated on both sides of the road. The roadway will be designed with appropriately located bicycle route signs" (Lincoln County Office of Planning and Development, 2006).



Striped Bicycle Shoulders on Shared Roadways

Source: Lincoln County Office of Planning and Development, 2006.

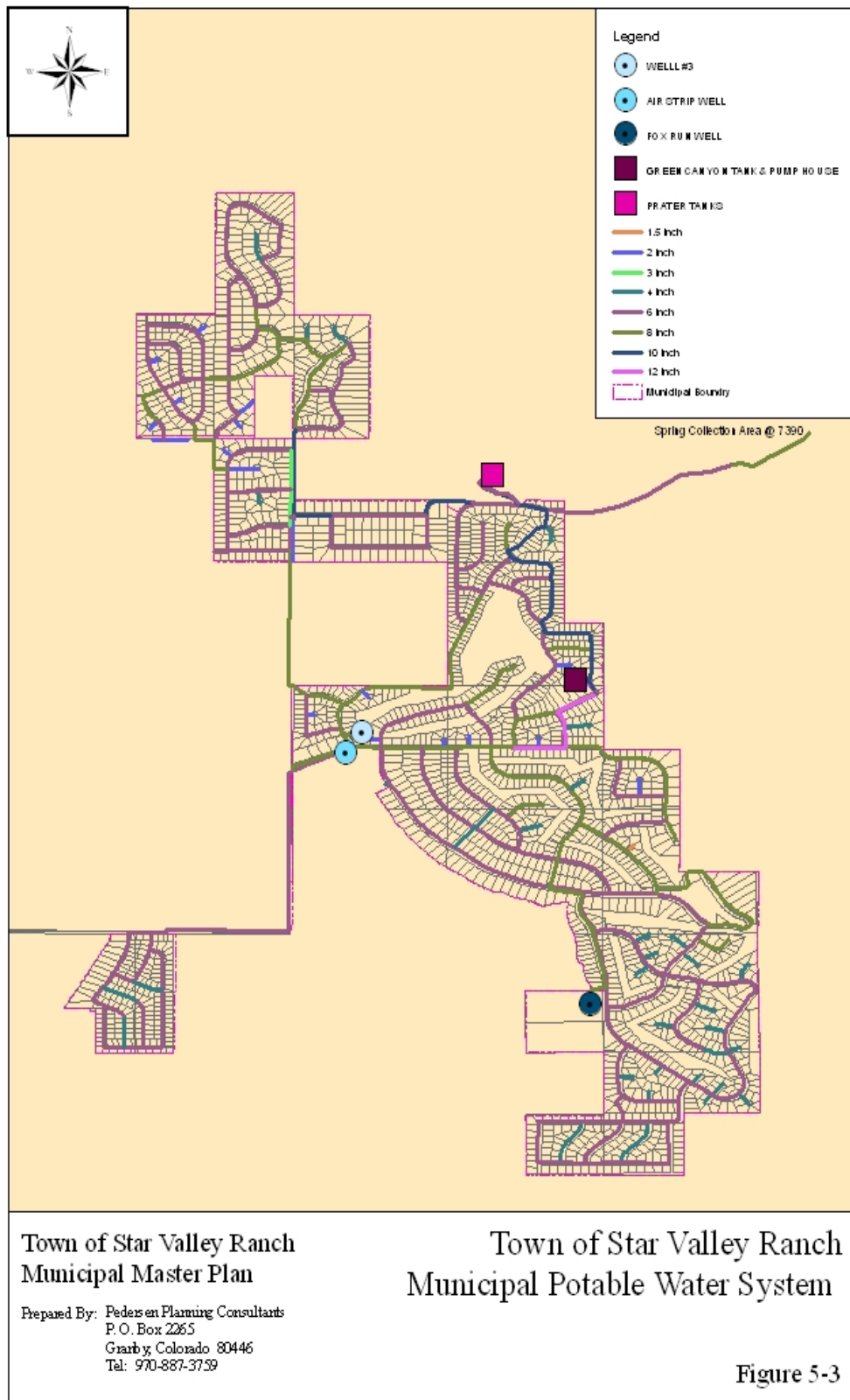
The establishment of striped bicycle shoulders on two of the three Lincoln County roadways will require an expansion of pavement widths along Clark Lane and Muddy String Road. A 22-foot wide pavement exists along Clark Lane while the pavement width along Muddy String Road is 24 feet. In contrast, Cedar Creek Drive, which has a pavement width of 28-feet (Teichert, 2008), may only require the installation of shoulder striping and appropriate signage. Lincoln County recently completed the construction of a paved bikeway along Muddy String Road between Star Valley Ranch Resort and the primary Vista Drive entrance to the Town. The eventual completion of similar improvements along Cedar Creek Drive and Muddy String Road will provide considerably safer bicycle access from Star Valley Ranch Plats 4 and 5 to the Vista Drive entrance to Star Valley Ranch.

5.3 WATER SYSTEM

5.3.1 General

On May 30, 2007, the Star Valley Ranch Association transferred ownership of its community culinary water system to the Town of Star Valley Ranch. Concurrently, the Town purchased various types of equipment, as well as an inventory of replacement parts and tools, to support the continued operation and maintenance of the water system.

Since the transfer of water system assets to the Town of Star Valley Ranch in 2007, the Town has thoroughly investigated water system improvement needs. Following the completion of various water system plans by Forsgren Associates, Weston Engineering and other consultants, the Town has secured a combination of grant funds and loans that have been applied to the construction of significant water system improvements. The scope of these improvements is highlighted in the following description of the existing municipal water system (Figure 5-3).



While the municipal water system provides potable water to all residential, commercial and public facilities in the Town, there is a second water system in the community. The Star Valley Ranch Association operates and maintains a separate water system that is used to seasonally irrigate the Aspen Hills and Cedar Creek golf courses.

5.3.2 Potable Water Supply

A combination of surface and groundwater sources are used to provide potable water for the municipal water system. However, ground water is the primary source of supply for the municipal water system.

5.3.2.1 Spring Water Supply

A spring in Prater Canyon is situated at about the 7,390-foot elevation. This spring, which was re-conditioned in 2012, provides the culinary system with a supply of roughly 250 gallon per minute (Smith, 2014).

5.3.2.2 Groundwater Supply

Three municipal groundwater wells are used to obtain ground water from local aquifers.

- The Airstrip #1 Well, which is located on the west side of Vista Drive, was completed in 1993, but was re-developed in 2013. This well provides a supply of approximately 300 to 350 gallons per minute (Smith, 2014).
- Well #2 is situated near the municipal public works complex and Fox Run Park. This well, which is operated with a variable speed pump, provides a supply of about 350 gallons per minute (Smith, 2014).
- Well #3 is situated northeast of the First Response building and Mail Center. This well, which also is operated with a variable speed pump, yields a supply of approximately 650 to 700 gallons per minute (Smith, 2014).



5.3.3 Water Storage

Transmission lines from the Prater Canyon spring collection system carry water downslope to two water storage tanks in Prater Canyon. These include an older, buried concrete storage tank which has a storage capacity of approximately 175,000 gallons. A newer 400,000 gallon storage tank was constructed near the older water tank in 2010 (Smith, 2014).



A third water storage facility is located in Green Canyon. This 400,000 gallon water storage facility was purchased from the Star Valley Ranch Association in 2010.

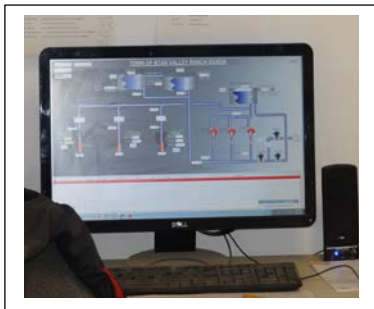


5.3.4 Transmission and Distribution System

The original transmission and distribution system was significantly under-sized and buried at shallow depths. In addition, there were a significant amount of leaks in the transmission and distribution system. These system characteristics contributed to losses in system pressures and required the Town, during winter months, to run water to keep shallow distribution lines from freezing and damaging portions of the water distribution system.

For this reason, the Town replaced all steel transmission and distribution piping that was part of the original water system between 2010 and 2012. The installation of new distribution piping was also supplemented with the installation of new pressure relief valves, control valves and fire hydrants. On a cumulative basis, these improvements, which were substantially completed in October, 2012, encompassed roughly 40 percent of the municipal transmission and distribution system (Wilkes, 2014).

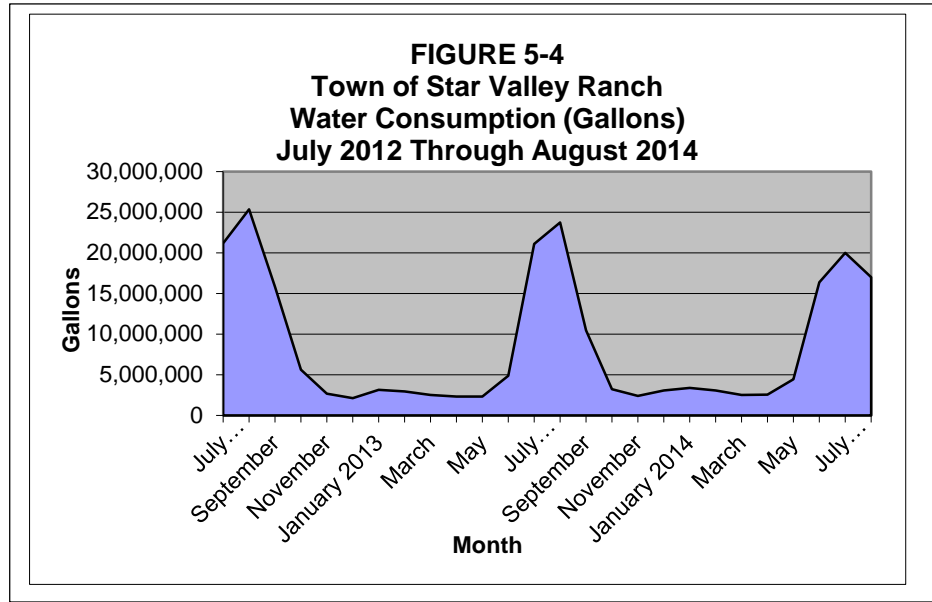
A new pump station was also constructed in Green Canyon. Installed pump station equipment is connected to a SCADA system which enables the off-site monitoring of water system operations and adjustments to rates of water production, water storage volumes, and system pressures.



5.3.5 Average Day Demand

Average day demands for the municipal water system reflect highly variable levels of consumption (Figure 5-4). This variability typically reflects the influx of seasonal residents in the months of May and June and their subsequent departure in September or October. For example, 928 of the 1,014 water meters recorded consumption in August 2014 compared to 624 meters recording water usage in December 2013 (Table 5-3B).

- Municipal water meter records from July 2012 and August 2014 indicate that higher summer household consumption (June through September) ranged between 202 gallons per day (gpd) in June 2013 and 901 gpd in August 2012 (Table 5-3A). Higher summer household consumption reflects additional water usage for lawn irrigation, as well as significant system leakage prior to October 2012 when the replacement of about 40 percent of the distribution piping was completed.
- Fall and winter consumption between July 2012 and August 2014 dropped considerably with the normal loss of seasonal residents. Average household consumption was 214 gpd in October 2012 compared to 115 gpd in December 2012.



<i>Month</i>	Monthly Water Consumption (Gallons)	Number of Meters Recording Water Usage⁽¹⁾	Average Water Usage per Month (Gallons) Per Meter⁽²⁾	Daily Consumption Per Meter (Gallons)
Jul-12	21,171,960	905	23,394	755
Aug-12	25,356,590	908	27,926	901
Sep-12	15,803,280	892	17,717	591
Oct-12	5,616,090	846	6,638	214
Nov-12	2,655,060	699	3,798	127
Dec-12	2,126,400	595	3,574	115
Jan-13	3,115,360	608	5,124	165
Feb-13	2,924,060	600	4,873	174
Mar-13	2,496,330	583	4,282	138
Apr-13	2,310,250	657	3,516	117
May-13	2,310,250	655	3,527	114
Jun-13	4,853,240	801	6,059	202
Notes: 1) Although there were 1,014 connected water meters during this period; some meters recorded no consumption. This column shows the number of meters with actual water consumption for that month. 2) This column reflects the average monthly consumption per meter.				
Source: Town of Star Valley Ranch, 2014				

<i>Month</i>	Monthly Water Consumption (Gallons)	Number of Meters Recording Water Usage⁽¹⁾	Average Water Usage per Month (Gallons) Per Meter⁽²⁾	Daily Consumption Per Meter (Gallons)
Jul-13	21,092,070	925	22,802	736
Aug-13	23,742,020	922	25,751	831
Sep-13	10,473,970	899	11,651	388
Oct-13	3,199,390	855	3,742	121
Nov-13	2,378,990	681	3,493	116
Dec-13	3,056,480	624	4,898	158
Jan-14	3,379,000	632	5,347	172
Feb-14	3,050,080	596	5,118	183
Mar-14	2,499,100	591	4,229	136
Apr-14	2,533,090	645	3,927	131
May-14	4,416,000	835	5,289	171
Jun-14	16,347,310	900	18,164	605
July-14	19,975,650	930	21,479	693
Aug-14	16,998,999	928	18,318	591
Notes: 1) Although there were 1,014 connected water meters during this period; some meters recorded no consumption. This column shows the number of meters with actual water consumption for that month. 2) This column reflects the average monthly consumption per meter.				
Source: Town of Star Valley Ranch, 2014				

Despite variations in summer precipitation and seasonal resident population, available water meter records for the July 2012-August 2014 period indicate that the replacement of aging distribution piping has clearly contributed to a reduction in household consumption throughout the year. Household consumption ranged between 591 and 693 gallons per day from June-August 2014 compared to between 755 and 901 gpd in July-August of 2012. This represents a 28 to 30 percent reduction in consumption.

5.3.6 Water System Needs

Recent improvements made to surface and groundwater production, water storage, as well as a portion of the transmission and distribution system, will enable the Town to easily meet continuing water demands for the coming decade. In its evaluation of future water demands and the sizing of well production and water storage facilities, Forsgren Associates assumed a potential build-out of the community, i.e., approximately 2,000 equivalent residential units, and an average day consumption of 466 gallons per water connection that would generate the need for a 647 gallon per minute supply. Forsgren Associates also estimated a maximum day demand of 1,470 gallons per water connection that would require a supply of 2,042 gallons per minute (Forsgren Associates, Inc., 2009).

As of January 2014, only 47 percent of the residential lots in the Town have been developed. And, as stated earlier, the potential build-out of the community during the coming decade is expected to range somewhere between 50 and 60 percent.

Despite recent overall improvements to the water system, existing piping in roughly 60 percent of the transmission and distribution system remains significantly under-sized and buried at shallow depths. These conditions thwart the Town's delivery of adequate system pressures, increase system repair costs, and generate some water losses due to leakage in some remaining segments of the distribution system.

The replacement of aging pipe material in roughly 60 percent of the transmission and distribution system represents an essential system improvement that is necessary 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.

It is also important that the replacement of piping is supplemented with the related installation of pressure relief and control valves, as well as new fire hydrants.

At the time of this report, the Town has applied for a combination of grant and loan funds from the State Lands Investment Board to enable the construction of an initial phase of these improvements.

5.4 WASTEWATER SYSTEM

5.4.1 Introduction

No centralized wastewater system serves the Town of Star Valley Ranch. All homes, community facilities, and public facilities are connected to individual onsite wastewater disposal systems. Most, if not all, of these systems represent septic tank systems with drainfields.

5.4.2 Potential Long-Term Impact of Onsite Wastewater Disposal Systems

Chapter Four discusses, in part, the capability of surface soils to support future land use development. This evaluation considered the capability of soils to support the construction of residential dwellings, as well as the suitability of soils to treat domestic wastewater via septic tanks. This brief analysis concluded that:

- Onsite wastewater disposal systems in the Town, e.g., septic tank with drainfield, generally do not provide adequate soil-based wastewater treatment.
- Inadequate wastewater treatment simply introduces contaminated wastewater 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.

The potential long-term, impact of wastewater flows generated from an increased “build-out” of the Town is evaluated more specifically by Robert Palmquist, Ph.D. in a 2008 On-Site Wastewater Study for the Town of Star Valley Ranch. This study examines and calculates potential nitrate concentrations and density of virus that might be generated from the continued use of septic tanks and drainfields as a greater build-out occurs in each of the Town's 21 platted subdivisions. The study, concludes, in part:

The results indicate that septic systems in some plats will pose a ground water quality problem. Nitrate concentrations will the exceed EPA limit in Plat 10 at 65 percent build out and virus will enter ground water in all plats south of CR # 116. Viral travel distances will extend beyond Town boundaries for Plats 4, 5, 10, 16, 17, 18, and 21. Water quality problems could appear in domestic wells located adjacent to Plats 17, 18, and 21. If the Shallow and Deep Aquifer are separated by a leaky aquitard, public supply wells in the vicinity of the present Airstrip Well #1 could be affected (Palmquist, 2008).

As of January 2014, the overall build-out of all subdivisions within the Town was approximately 47 percent. In the coming decade, the overall build-out of the Town is expected to range somewhere between 50 and 60 percent. The build-out of subdivision plat 10 in December 2013 was approximately 58 percent. No estimate has been made of when Plat 10 when the build-out of this plat will reach beyond 65 percent, but this could occur sometime near the end of the coming decade. Consequently, the potential impact of effluent from the continued use of septic systems upon groundwater quality represents a potential longer-term consideration.



The results of periodic monitoring at each of the Town's three groundwater wells also provides another important measure of the potential influence of septic tank system effluent discharges upon groundwater quality. The 2013 municipal water quality report of water quality associated with the Town's three groundwater wells indicates little or no influence by septic effluent as nitrate levels ranged only between 0.1 and 0.6 parts per million (ppm) in 2013. Required monitoring of the Town's

groundwater wells will continue to provide an important tool for measuring the potential impact of septic system effluent upon local groundwater quality.

5.4.3 Potential Long-Term Needs

In the long-term, the Town may need to eventually consider alternate approaches to future wastewater management. For example, a long-term solution may require the eventual development of a regional treatment facility by a future wastewater district that can support the treatment of wastewater from the Town and other nearby subdivisions. Any future wastewater management plans should keep in mind that there is no land available within the municipal boundary to support the establishment of municipal wastewater treatment facilities.

5.5 ELECTRICAL ENERGY SYSTEM

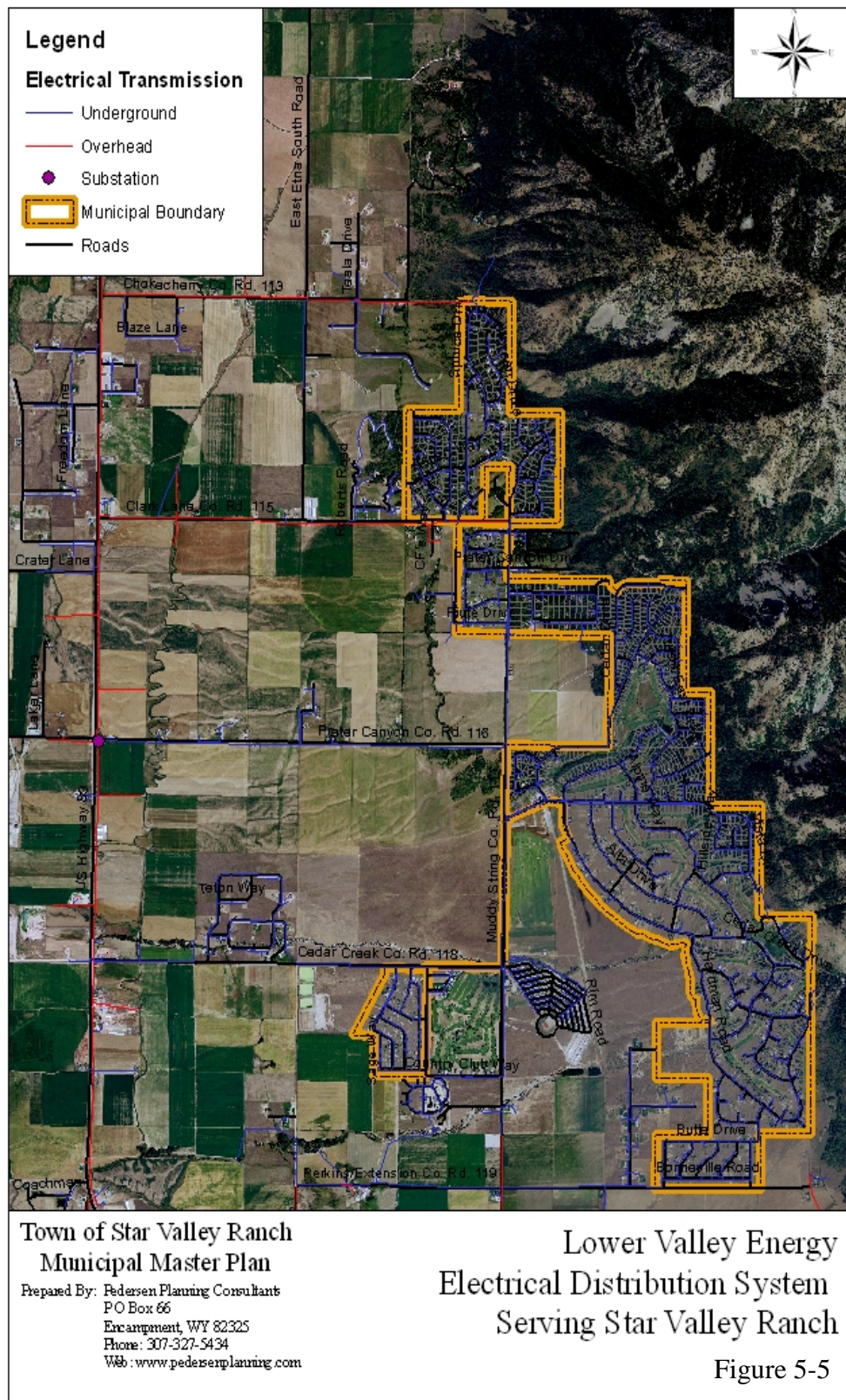
5.5.1 General

Lower Valley Energy, based in Afton Wyoming, provides electrical service to the Town of Star Valley Ranch. Lower Valley Energy is a rural, member-owned cooperative that generally serves Lincoln, Sublette and Teton counties in Wyoming; Bonneville and Caribou counties in Idaho; and portions of Yellowstone National Park.

5.5.2 Freedom Substation

Lower Valley Energy operates and maintains an electrical substation near Freedom along the southeast side of U.S Highway 89/Lincoln County Road 116 intersection (Figure 5-5). This substation has been increased to a winter capacity of 27,200 kilowatts (KW). Four feeders from this substation provide electrical energy to the communities of Etna, Freedom, Star Valley Ranch, and Thayne. Three of the four feeders serve different portions of the Town of Star Valley Ranch.

Lower Valley Energy periodically evaluates the capacity of its distribution system to meet the anticipated electrical energy needs of its residential and commercial customers. Lower Valley Energy estimates that peak demands in the service area supported by the Freedom Substation are expected to increase to a peak demand of about 16.0 MW by 2017 (Jones, 2014).



5.5.3 Electrical Distribution

The electrical distribution system serving the Town of Star Valley Ranch is owned and operated by Lower Valley Energy. The 7.2 Kv feeder line along Lincoln County Road 113 and the 12.5 Kv feeder line along Lincoln County Road 115 are both overhead lines. In contrast, the 12.5 Kv feeder line along Lincoln County Road 116 is installed underground (Figure 5-4).

Within Star Valley Ranch, the distribution system comprises a combination of 12.5 and 7.2 Kv distribution lines. The entire distribution system within the Town is installed underground (Figure 5-4).

5.5.4 Energy Consumption

Lower Valley Energy services 926 customers within the Town of Star Valley Ranch. The utility projects a peak load of 4,677 Kva during the winter of 2015 (Jones, 2014).

5.5.5 Electrical Distribution Needs

In 2007, engineering representatives of Lower Valley Energy previously indicated that they were investigating possible site alternatives for a new substation somewhere east of U.S. Highway 89. However, after further evaluation, Lower Valley Energy more recently decided to maintain the use of its Freedom Substation (Jones, 2014) which appears to have ample capacity to serve the future energy needs of the Town during the coming decade.



CHAPTER SIX COMMUNITY INSIGHTS

6.1 INTRODUCTION

Chapter Six presents an overview of community insights and priorities concerning future community development. The insights of the community were primarily examined through two separate, but inter-related processes.

- Facilitated discussions with community leaders that comprised elected members of the Town Council, as well as representatives of appointed Planning and Zoning, Economic Development, Natural Resources, and Water boards.
 - An initial September 7, 2014 meeting with community leaders identified and discussed general visions for the community, as well as more specific descriptions of community needs and opportunities.
 - A second meeting with community leaders on October 7, 2014 reviewed results of a community survey and refined a preliminary set of community development objectives and strategies for the coming decade. This session ended with each community leader completing an individual priority ranking process for all community development projects.
- A community survey was mailed to 1,066 households along with the September 2014 municipal water bill. Nine hundred and fifty-six of the respondents owned and resided in homes in the Town while 110 were owners of vacant lots in the community. The survey was completed and returned by 227 households which represented a return rate of approximately 21 percent.

The separate, but related methods for seeking insights from the community enabled Pedersen Planning Consultants to distinguish the visions of local decision-makers from residents who live with their decisions. Since results of the community survey were shared with community leaders before they refined community development objectives and strategies, community leaders were provided with the concerns, interests, and priorities of fellow residents and landowners in advance of determining directions and priorities regarding future community development.

A public hearing was also held on October 29, 2014. At this hearing, Pedersen Planning Consultants summarized findings in the plan, as well as the recommended community development objectives and strategies. The Town Council urged residents and landowners to review the draft municipal master plan. Digital copies of the plan were made available on the Town website; a few hardcopies of the master plan would also be available at the Town Hall for public review. Public comments received during the hearing are summarized in Appendix C.

6.2 COMMUNITY LEADER SEMINARS

6.2.1 September 9, 2014 Meeting

Jim Pedersen of Pedersen Planning Consultants opened the September 9 meeting with an initial presentation that outlined the scope of the master plan update, as well as how residents of the Town would be participating in the project. Subsequently, Pedersen asked each of the community leaders to describe their vision for the community, what is required to sustain the operation of municipal government, and what community needs and opportunities should be addressed in the coming decade. The general vision and more specific range of issues and opportunities that were identified and discussed by community leaders are summarized in Appendix A.

6.2.2 October 7, 2014 Meeting

Jim Pedersen of Pedersen Planning Consultants opened the meeting to indicate that community leaders would receive the results of the Community Survey before hearing and discussing preliminary community development objectives and strategies. Sandy Pedersen, Senior Planner, of Pedersen Planning Consultants subsequently presented the results of resident responses to the Community Survey. These findings are presented in section 6.3.

Pedersen Planning Consultants provided a preliminary set of community development objectives to all community leaders. The rationale and strategies associated with each objective were described. Discussions among the community leaders led to the refinement, deletion and addition of various objectives and strategies. The refined list of objectives, which are presented in Chapter Nine, were ranked in priority through a matrix evaluation provided to each community leader. Community leaders anonymously provided individual scores that were subsequently averaged by Pedersen Planning Consultants to determine an overall statistical ranking of the community development objectives.

6.3 COMMUNITY SURVEY

6.3.1 Sample Size and Related Statistical Validity

As stated earlier, 227 residents and landowners in the Town completed the Community Survey (see Appendix B1) that was distributed to 1,066 meter billing addresses. In terms of statistical reliability, the survey responses provide a good insight to the concerns of local residents and landowners.

There are 2,024 lots in the Town which are owned, vacant, and/or resided in by a survey population that includes roughly 2,000 households. The survey was sent to 1,066 of these landowners and/or residents. Given the sample size, the survey results have a margin of error of roughly two percent and a confidence level of 95 percent.

A margin of error of two percent can be described using the following example. If 60 percent of the survey responses favor something regarding a particular issue and 40 percent do not, you can be sure that if you asked the entire survey population the same question, between 58 and 62 percent would favor something and between 38 and 42 percent would not (Creative Research Systems, 2014).

The confidence level of 95 percent indicates how sure you can be about a response within the preceding margin of error. When the margin of error and confidence level are combined, it can be concluded that Pedersen Planning Consultants is 95 percent certain that between 58 and 62 percent of the survey population would favor something and between 38 and 42 percent would not (Creative Research Systems, 2014).

Another consideration is how representative the survey is of the entire survey population. The age of survey respondents is one gauge that can be used to make this evaluation. Surveys were completed by landowners and residents who were 20 years or older. The April 2010 Census indicates that almost 39 percent of the resident population was between 20 and 54 years of age while those residents 55 years and older comprised about 37 percent of the population. By comparison, 85 percent of those responding to the Community Survey were 55 years and older; about 15 percent were between 20 and 54 years of age. Consequently, survey results are significantly biased toward those households nearing or in their retirement years.

6.3.2 Survey Results

Results from the Community Survey are summarized in a series of statistical tables and bar graphs that are presented in Appendix B2.

6.3.2.1 *Who responded to the Community Survey?*

Aside from age, respondents to the Community Survey were primarily residents of Star Valley Ranch who were registered to vote in the precinct for Star Valley Ranch. Ninety-four percent of the respondents owned the Star Valley Ranch property where they lived. In terms of residency, 48 percent live full-time in the community, 37 percent are seasonal residents, and only 13 percent occasionally stay in the community.

The responses to these background questions suggest that there is a sizeable proportion of landowners whom claim Star Valley Ranch as their primary residence even though they reside in the Town on a seasonal basis. This is likely due to tax benefits associated with Wyoming residency where residents are not required to pay State income tax.

6.3.2.2 *What attracts people to the Town of Star Valley Ranch?*

In combination, natural beauty, recreational opportunities, people, and the quiet setting represent the primary assets that attract landowners and residents to the Town of Star Valley Ranch. Almost all respondents agreed that it is the natural beauty of the Town and surrounding area. Almost 82 percent said that they liked available recreational opportunities and 71 percent enjoyed the people who live in the community. Eighty-nine percent reported that they liked Star Valley Ranch because it is a quiet place to live.

Respondents varied considerably about whether or not Star Valley Ranch is a less expensive place to live. About 41 percent agreed that it was. But, 39 percent were neutral to this question and the remaining 20 percent considered that Star Valley Ranch was a more expensive place to live.

Most respondents were also neutral or disagreed to the proposition that they liked Star Valley Ranch because of the proximity to jobs in nearby communities.

Consequently, it appears that the quality of life offered at Star Valley Ranch are the driving factors that attract and sustain the resident and seasonal populations of the community. For some, the cost-of-living and potential income derived from nearby job opportunities represent constraints to enjoying the quality of life that is otherwise afforded to local residents.



6.3.2.3 *Priorities for Future Community Development*

Given several choices concerning the use of available funding, there is no question concerning the first priorities for future community development. Respondents expressed their priority for improvement of municipal roads (42 percent) and the completion of improvements to the municipal water system (35 percent). But other respondents did demonstrate some nominal support for better law enforcement, the encouragement of commercial businesses, improved fire suppression safety, medical services, and improved storm water drainage.

A considerable number of respondents emphasized and supplemented their priority selections with more specific comments. Many of the more specific comments called for the repair and pavement of municipal roads and the need for water improvements. Other more specific comments identified recreational needs for connecting subdivision plats with trails, park and play areas, and a community center. Two respondents also suggested that the Town take over the operation of existing recreational facilities from the Star Valley Ranch Association.

6.3.2.4 *Should We Encourage Private Investments Other Than Residential Development?*

Forty-four percent agreed with this proposition. But another 26 percent were neutral and the remaining 30 percent disagreed or had no response. While more respondents favored the idea of encouraging other investments, the community appears to be split in their support of other private investments in the community.

6.3.2.5 *Annexation*

The future annexation of adjacent properties to increase the size of the resident population was also not popular with respondents to the Community Survey. Forty-nine percent of the respondents disagreed with this proposition and 31 percent were neutral to the idea. But 18 percent favored the concept of annexing additional properties.

While the segregation of responses from the 20-54 age group is not statistically valid given the considerably smaller number of returns, it is interesting to note that the respondents of this age group expressed no support for the future annexation of adjacent properties.

6.3.2.6 *Support for Commercial Enterprises Within or Adjacent to Town*

Respondents were asked to provide their top three choices. Their responses indicated primary support for a restaurant, a combination convenience store that provided fuel for automobiles and some consumer items, and a grocery store.

Only 10 percent of the respondents indicated that they would support no commercial businesses.

Other supplemental written comments suggested that the population base was insufficient to support any commercial businesses. Further, if there were commercial businesses in Star Valley Ranch, they would adversely impact businesses in Thayne.

6.3.2.7 *Future Residential Development*

Question 12 queried whether or not the Town should encourage the development of duplexes, townhouses, and apartments in areas surrounding the Town of Star Valley Ranch. Two-thirds of the respondents expressed considerable opposition to this proposition. In contrast, about 21 percent agreed with the idea of encouraging alternate forms of future residential development. Only 12 percent were neutral to this concept.

6.3.2.8 *Recreational Opportunities*

Questions 11, 13 and 14 considered future recreational opportunities. Respondents expressed considerable support for encouraging the development of additional recreational facilities outside of the municipal boundary. Over 53 percent of the respondents favored this proposition. Although, 23 percent were neutral to the idea and 22 percent disagreed.

In terms of recreational opportunities within the Town, 68 percent agreed that the Town should seek ways to extend more community trails for walking, jogging and biking. Nineteen percent were neutral this proposition, but only 10 percent disagreed and three percent provided no response.

In terms of future changes to Fox Run Park, respondents expressed some difficulty in reviewing the available conceptual park master plan that was originally prepared by the Ashworth Group in 2008. Putting that aside, a considerable number of written comments to question 14 were provided and summarized in Appendix B2. The comments were highly varied with few recurring recommendations for specific changes to the Park being evident.

6.3.2.9 *School Bus Stops*

One third of the survey respondents believe that there should be more school bus stops that contain a bus shelter, bike storage, and vehicular parking. But, 52 percent were neutral to this proposition and over 16 percent disagreed.

6.3.2.10 *Municipal Complex*

Questions 16a and 16b focused on whether a proposed municipal complex on the Town-owned property along Vista Drive should include a medical clinic or a community center.

About one-third of the respondents were in favor of incorporating a medical clinic on the Town-owned property. Almost 34 percent disagreed with the idea. Another 33 percent were neutral to the suggestion. So, the community is very split in its view of this concept.

In terms of a community center, the incorporation of a community center on the municipal complex property received greater support. Over 45 percent supported this proposition compared to 24 percent who opposed the concept. But, about 27 percent were neutral to the idea.

CHAPTER SEVEN

COMMUNITY LAND USE PLAN



7.1 BACKGROUND

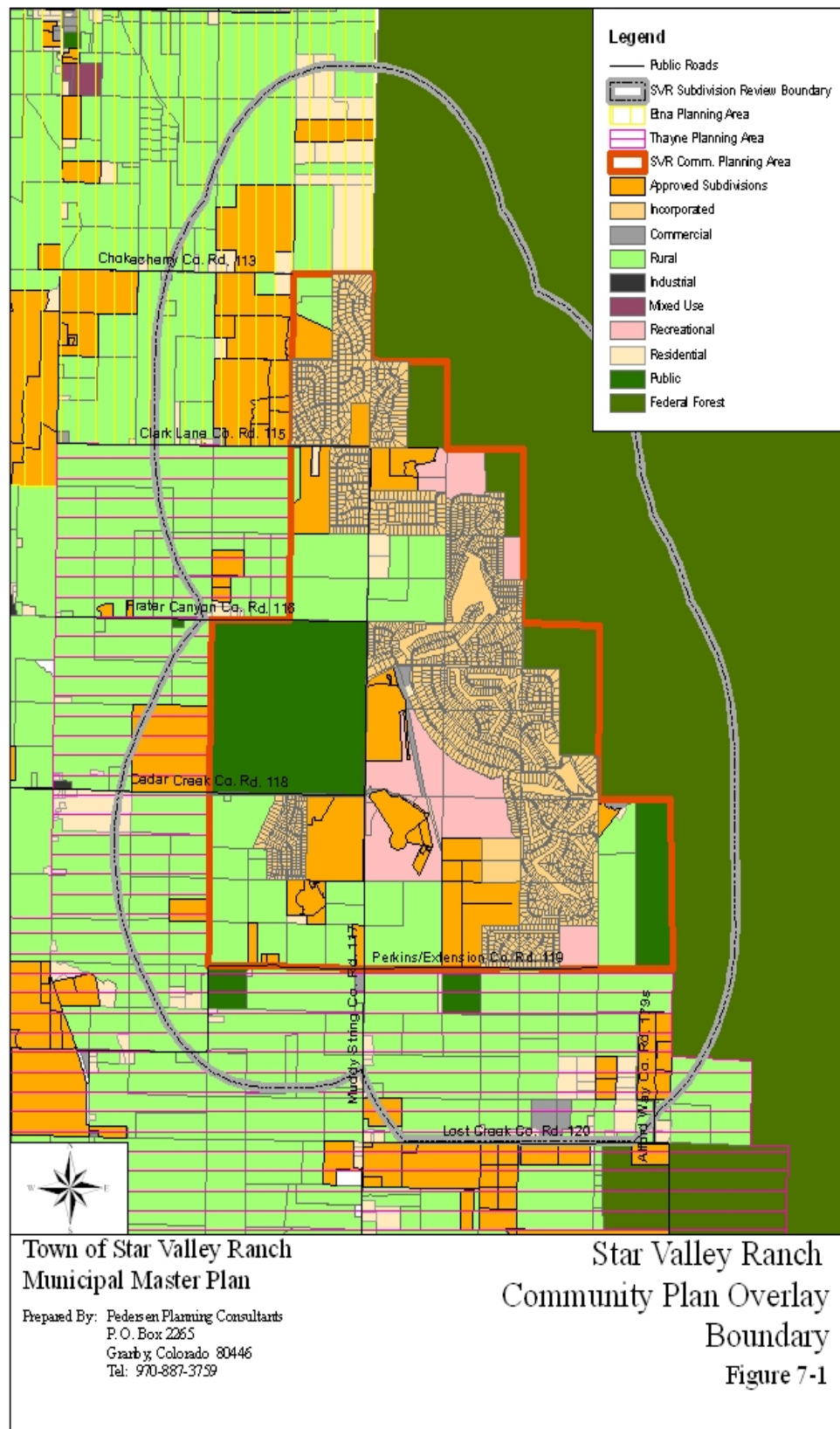
One component of most municipal plans is the identification of a community's preference toward future land uses within and adjacent to the municipal boundary. Such preferences are typically expressed in graphic form and accompanied with a narrative that provides the rationale for preferred general land use designations. An illustration depicting general land use preferences and related narrative description were, for example, included in the 2008 Town of Star Valley Ranch Master Plan.

General community land use plans are, from a regulatory perspective, to provide a basis for more specific zoning designations. Such plans also provide insights to land developers and individuals that are considering future development and investment opportunities.

In January 2012, however, the Town Planning and Zoning Board began to work with the Lincoln County Office of Planning and Engineering to prepare a zoning amendment to an existing Star Valley Ranch Community Plan Overlay (Figure 7-1). This work was motivated by a Town Council request of the Town Planning and Zoning Board to examine potential options for protecting the Town's interests in nearby State Trust lands.

Following the completion of extensive work by the Town Planning and Zoning Board, the Town submitted a proposed zoning amendment to the Lincoln County Planning and Zoning Commission for their consideration. This proposed zoning amendment was subsequently expanded by the Town Planning and Zoning Board which sought additional insights from residents living within and adjacent to the Community Plan area. Community insights were obtained from a community survey and a subsequently public hearing in December 2012. Concerns expressed by residents and landowners within the Community Plan area led the Town Planning and Zoning Board to complete another revision of the proposed zoning amendment to the Star Valley Ranch Community Overlay in January 2013. Ultimately, the Lincoln County Planning and Zoning Commission recommended approval of the revised zoning amendment in February 2013 (Town Planning and Zoning Board, 2013). The Lincoln County Board of Commissioners subsequently approved the proposed zoning amendment in April 2013 (Woodward, 2014).

The adoption of a revised Star Valley Ranch Community Plan Overlay is significant in that it provides the Town of Star Valley Ranch with the opportunity to influence future land use decisions of the Lincoln County Planning and Zoning Commission and Lincoln County Board of County Commissioners for lands within one mile of the municipal boundary.



While the Star Valley Ranch Community Plan Overlay is technically not a general land use plan, it does provide considerable insight concerning the Town's preference for future land uses within and adjacent to the community.

7.2 ADOPTED ZONING AMENDMENT

The following descriptions of community goals, objectives, and community policies are stated in the adopted zoning amendment for the Star Valley Ranch Community Plan Overlay that was prepared by the Town Planning and Zoning Board in 2013 and revised via a review by the Lincoln County Planning and Zoning Commission (Lincoln County Office of Planning and Engineering, 2013).

Community Goals

In order to provide for orderly development that maintains the character of the community and enhances the quality of life for all of its residents the following goals are established:

- 1. Maintain and enhance the natural environment.*
- 2. Develop an integrated community plan that provides for the safe and orderly development of the community with a 25 to 50 year planning window.*
- 3. Encourage the orderly development of open lands to accommodate a future centralized commercial area surrounded by a mix of residential and recreational opportunities and public facilities areas.*

Community Objectives

In order to achieve the community's goals, the following objectives are identified:

- 1. Promote the health and safety of its residents and the integration of its neighborhoods by encouraging:*
 - a. The development of an integrated collector road network.*
 - b. New subdivisions to access county and/or collector road(s) at two or more points.*
 - c. New subdivisions to provide road access to adjacent parcels of land.*
 - d. The use of through streets and short Cul-de-sacs in new subdivisions.*
 - e. The use of community water and waste water systems.*
- 2. Maintain the unique character of Star Valley by encouraging the:*
 - a. Development of compact and site sensitive subdivisions.*
 - b. Preservation as open space appropriate ecosystems, wildlife habitat and migration routes.*
 - c. Development of family friendly, compact and walkable residential and commercial areas.*
 - d. The use of zoning alternatives to spot zoning.*
- 3. Review and update the community plan to meet the changing needs of a growing and diversified community.*
- 4. Promote the development of the adjacent State Trust Land into residential, recreational and commercial land uses upon its privatization.*

Community Policies

1. *The following land uses shall not be allowed in any county zone.*
 - *Batch plant and/or crusher, & Supply Yards*
 - *Commercial feed lot*
 - *Industry, heavy*
 - *Man camp or Rig Camp*
 - *Salvage Yard*
2. *The following land uses shall be allowed with conditions in those county zones where otherwise permitted:*
 - *Archery Range*
 - *Automobile sales and/or repair*
 - *Cemetery*
 - *Church*
 - *Commercial entertainment facilities*
 - *Commercial Parking Lot*
 - *Commercial storage unit(s)*
 - *Light Manufacturing*
 - *Mining*
 - *Motels, Hotels*
 - *Oil and gas development*
 - *Radio and television broadcasting*
 - *Recreational vehicle park*
 - *Retail, personal service shops, offices*
 - *Roadside stand*
 - *Small Business*

The preceding community goals, objectives, and policies developed by the Town Planning and Zoning Board envision a combination of residential, commercial, recreational and public facilities within the Star Valley Ranch Community Plan Overlay area. The Board favors the development of a centralized commercial area that is surrounded by residential, recreational and public facilities. Preference is expressed for the development of trails or pathways that would enable residents walk to and from residential and commercial areas. Nearby State Trust lands are promoted as one area where potential private development could enable the vision of the Town Planning and Zoning Board.

The adopted community policies express no desire for various types of commercial and light industrial facilities in the Star Valley Ranch Community Plan Overlay area. Land uses that are visually less attractive, e.g., salvage yard or batch plant, appear to predominate the list of land uses that would not be authorized in any zoning district. However, in contrast, the Town Planning and Zoning Board encourages conditional approval of other light industrial and commercial facilities.

An integrated vehicular road network is also envisioned to enable safe and efficient vehicular travel to and from adjoining subdivisions. Subdivisions should access Lincoln County roads via, at least, two points of ingress and egress to enable emergency access by law enforcement, fire, and emergency medical services vehicles. A preference for through streets and short cul-de-sacs is also identified.

The Town Planning Board also encourages that all land uses would be supported by community water and wastewater systems.

In essence, the more recent zoning amendment developed by the Town Planning and Zoning Board is generally consistent with the vision expressed by the Board during preparation of the 2008 Master Plan. However, various aspects of that vision have been expanded and elaborated more fully.



7.3 MASTER ROAD PLAN

Further insights concerning the Town Planning and Zoning Board's preference for future development in the SVR Community Plan Overlay are outlined in a Master Road Plan that was completed by the Town Planning and Zoning Board in April 2013. This plan remains under consideration of the Town Council but has not yet been adopted by the Town.

This plan primarily represents a further effort to establish general road design criteria for future subdivisions that may eventually be developed within one mile of the municipal boundary. For example, the plan recommends, in part, that new arterial roads, which would access existing and future subdivisions, should be spaced approximately 0.5 mile apart. Using this criteria, the location of several new arterial roads is recommended. When possible, future subdivisions would include secondary streets that would join the master road system at two or more points (Palmquist, 2013).

The plan also includes recommendations for additional connections of the Town's municipal road network to existing Lincoln County arterials outside of the municipal boundary. These include five locations where public property adjoins the municipal boundary (Palmquist, 2013).

In terms of implementation, the plan envisions that the Town Planning and Zoning Board, with concurrence of the Town Council, can require the construction of new connector road between the Town and a new subdivision that adjoins the Town.

“The Planning and Zoning Board will implement the plan as a condition for rezoning or approval of subdivision master plans. The condition would be either an easement across the property for the arterial road combined with an impact fee or the construction of the road by the developer” (Palmquist, 2913).

It is important to note that the Town now has the authority to make recommendations to Lincoln County concerning any proposed subdivision that is located within one mile of its municipal boundary. However, its future recommendations to Lincoln County do not necessarily impose any requirements upon subdivision developers. And in the face of a June 25, 2013 ruling by the U.S. Supreme Court on *Koontz v. St. Johns River Water Management District* (see section 4.3.4.2), Lincoln County may revise how it will approve new subdivisions, negotiate with developers, impose development requirements and/or set impact fees.

7.4 CONCLUSIONS

Since the adoption of the 2008 Star Valley Ranch Municipal Master Plan, the Town has made significant strides toward identifying its vision toward future land use development within a mile of the municipal boundary. These productive efforts will enable the Town to make substantive review comments regarding future subdivision applications that are made to Lincoln County. With those insights, Lincoln County is more likely to address and resolve important issues, e.g., the relationship between County and municipal road networks, with developers during its review of future subdivision applications.

CHAPTER EIGHT

LAND USE MANAGEMENT



8.1 INTRODUCTION

Municipal land use regulations are adopted and enforced to maintain a reasonable set of community development standards that are traditionally outlined in zoning and subdivision regulations, as well as building, sign, and impact fee ordinances. Land use regulations attempt to balance land use development and investment opportunities with public health, safety and welfare considerations, community development objectives, natural resource conservation issues, and the enhancement of property values.

The examination of municipal land use policies and regulations is an important element of a municipal master plan. Various land use law precedents essentially mandate that the rationale for changes to zoning maps and other land use regulations are based upon findings or recommendations contained in a municipal master plan. In this context, it is essential that land use policies and regulations are generally consistent with the community vision outlined in the municipal master plan. Such consistency strengthens the legal basis of future land use decisions by the Town of Star Valley Ranch.

Chapter Eight examines existing land use regulations and ways to approach future land use management. Recommendations contained in this chapter provide a “road map” for improving the organization and scope of municipal land use regulations, as well as related regulatory processes.

8.2 ORGANIZATION AND SCOPE OF MUNICIPAL LAND USE REGULATIONS

Following the formation of the Town Planning and Zoning Board in November 2007, the Board proceeded with the preparation of significantly expanded zoning and building regulations. Title 6 of the municipal code contains building regulations while Title 9 comprises municipal zoning regulations.

8.2.1 Building Regulations

Chapter 1 of the building regulations outlines the procedures, building and site requirements, fees, and inspections associated with Town’s authorization of the construction, alteration and repair of buildings and other structures within the Town. Section 6.01.015 clarifies that general maintenance and repair activities typically do not require a Building Construction and Alteration Permit, but identifies the type of major repairs which do require permit authorization.

Chapters 4 through 9 adopt several codes that comprise the 2006 edition of the overall International Building Code. Each of the codes are published and periodically revised by the International Code Council. These codes apply to all buildings and temporary structures that are built or located within the Town after January 1, 2009. These include the following:

- International Building Code, excluding all appendices (Chapter 4);
- International Fire Code, including Appendices D and E (Chapter 5);
- International Fuel Gas Code, excluding all appendices (Chapter 6);
- International Mechanical Code, excluding all appendices (Chapter 7);
- International Plumbing Code, excluding all appendices (Chapter 8); and,
- International Residential Code, including Appendix F regarding radon (Chapter 9).

Important exceptions are also identified for each of the preceding codes. For example, in Chapter Four, references in to the International Electric Code are excluded and replaced with provisions of the National Electric Code. Other exceptions include important requirements related to snow loads, depth to footings, under floor space, and building insulation.

The building regulations adopted by the Town of Star Valley Ranch are more extensive and complete when compared to those adopted by other smaller communities in Wyoming. Adopted codes are also wisely accompanied by important exceptions that reflect appropriate consideration of local climatic conditions, the State Fire Marshall's adoption of the National Electrical Code, and other relevant considerations.



8.2.2 Zoning Regulations

8.2.2.1 Zoning Districts

Municipal zoning regulations establish the following zoning districts:

- Single Family Residential Zone
- Multiple Family Residential – 1 Zone
- Multiple Family Residential – 2 Zone
- Rural Residential Zone
- Commercial Zone
- Private Recreation Zone
- Public Facilities Zone
- Planned Development – Residential or Mixed-Use

A review of the Town Zoning Map (Figure 8-1) indicates that virtually all lots in the Town are zoned as a single family residential district. Permitted uses for the single family residential district are consistent with the land uses permitted by the covenants, conditions and restrictions (CC&R) of the Star Valley Ranch Association which, in part, do not authorize land uses other than single family residential except for those commercial facilities owned and operated by SVRA.

The two Multiple Family Residential districts and the Rural Residential zoning district appear to be incorporated into the zoning regulations to accommodate potential future annexations to the Town. Otherwise, such land uses would not be consistent with the covenants, conditions and restrictions of the Star Valley Ranch Association.

The Town Planning and Zoning Board has assigned the Commercial zoning district designation to the five vacant lots along the north side of Vista Drive, as well as the adjacent commercial office building property where the Town Hall is presently located. Cedar Creek Grill, which is situated on a lot in Plat 17, is actually zoned for single family residential use, but the commercial operation on this property was granted a Special Use since it was present on the site prior to adoption of the municipal zoning regulations.

The privately-owned recreational facilities operated and maintained by the Star Valley Ranch Association are the only areas of the Town that have been designated as Private Recreation districts. However, these areas are significant as they include Aspen Hills and Cedar Creek Golf courses, the Barn/Silo complex, and related administrative facilities. The Golf Maintenance building at Cedar Creek Golf Course is actually zoned for single family residential use, but this private recreational facility was granted a Special Use since it was in operation prior to adoption of the municipal zoning regulations.



The Town Planning and Zoning Board has zoned three land parcels as Public Facilities districts. These include:

- the 40-acre property that comprises Fox Run Park and the municipal shop complex;
- the 1.75-acre municipal property along Vista Drive where the Mail Center and First Responder building are located; and,
- the land parcel where the Prater Canyon water storage tank and pump station are located.

The Planned Development zoning district, which permits a combination of residential land uses, is apparently included in the municipal zoning regulations to accommodate the future annexation of lands that are presently not located within the municipal boundary. Similar to the Multiple Family Residential districts, residential land uses other than single family homes are not authorized by the covenants, conditions and restrictions of the Star Valley Ranch Association.



8.2.2.2 Zoning District Overlays

Zoning district overlays are often included in zoning regulations to establish additional zoning requirements that are applied to selected geographical areas, e.g., floodplain, of a community. Zoning district overlays are often included to conserve water supplies, reduce structural risks in floodplain areas, preserve historical buildings, as well as address potential hazards or other site development constraints. But, these additional zoning requirements do not change underlying zoning requirements for each zoning district.

Municipal zoning regulations of the Town also establish Zoning District Overlays for Wellhead Protection, Ground Water Protection, Wildfire Hazard, and Alluvial Fan Flooding. While no additional standards have yet been adopted for any of the four zoning district overlays, the Town Planning and Zoning Board has reserved space in the zoning regulations for the potential inclusion of standards for wellhead protection, ground water protection, wildfire hazard, and alluvial fan flooding.

8.3 REGULATORY NEEDS

8.3.1 Roof Replacement Ordinance

The Town Natural Resources Board completed a *Community Assessment and Wildfire Mitigation Action Plan for the Town of Star Valley Ranch* that was published in August 2014. Among a significant number of conclusions and recommendations, the Town Natural Resources Board noted that some of the homes in the Town have wood shake roofs. These homes were built prior to the Town's adoption of the International Building Code, 2006 Edition. The Natural Resources Board recommended that the Town Planning and Zoning Board draft a roof replacement ordinance that would require the installation of a non-flammable roofing material and meeting the ICC 2006 code when replacing a roof within the Town (Greenhoe and Maes, 2014). The rationale for the roof replacement ordinance is clear: to help reduce the prospects of a wildfire igniting existing wood shingled homes and thereby threatening neighboring structures.

8.3.2 Streamline Building Permit Approval Process

The covenants, conditions and restrictions (CC&R) tied to all subdivisions within the Town require landowners desiring to build or re-model a new home in Star Valley Ranch to submit two sets of building plans and specifications, as well as a related plot plan, to an Architectural Review Committee that is appointed by the Star Valley Ranch Association (SVRA) Board of Directors. Prior to commencement of any site work or building construction, submitted plans must be approved by the Architectural Committee to ensure that the proposed construction is in compliance with subdivision covenants, conditions and restrictions.

With the establishment and organization of the Town, it was necessary to establish a formal building permit process for Star Valley Ranch. This process enabled the adoption of a Building Construction and Alteration Permit application procedure, appropriate building codes, and inspection procedures that help ensure the development of a quality residential community.

As a result, there are two parallel processes that authorize new residential construction and renovations. The Town Planning and Zoning Board and the SVRA Architectural

Review Committee are well aware of this duplication which represents a constraint to potential new investors that seek to develop properties within the Town. At the time of this report, the Planning and Zoning Board and SVRA Architectural Review Committee are working cooperatively to evaluate potential options for streamlining the building permit review and approval process.

8.4 FUTURE PLANNING NEEDS

During the coming decade, it is important that the Town continue to seek greater collaboration with the Star Valley Ranch Association concerning how undeveloped properties owned by the Star Valley Ranch Association, e.g., airstrip property, might be used in the future to support longer term community needs. As discussed in Chapters Three, Four, and Five, future community needs will likely include a combination of improvements associated with public and community facilities, infrastructure, economic development, and recreation.



With a regulatory process firmly in place, the Town Planning and Zoning Board could assist the Town Council by coordinating some informal discussions with the Star Valley Ranch Association. Such discussions could seek to identify potential community development projects that could bring together the combined resources of the Town and SVRA. One or more members of the Town Economic Development Board, Natural Resources Board, Water Board should also participate to facilitate a greater understanding of potential needs, opportunities and solutions. The SVRA Board of Directors might prefer to directly participate in these informal discussions or appoint a committee to work with the Town Planning and Zoning Board.

Both the Town and SVRA do not possess sufficient capital to invest in the planning, design and construction of new improvements to the community. However, the Town has the proven ability to secure some grant and loan funds that are otherwise unavailable to the Star Valley Ranch Association. In turn, SVRA has several undeveloped land parcels that could be used for future community improvement projects. Future prospects for the achievement of various community development objectives outlined in this master plan can be strengthened through cooperative planning between the Town and SVRA.



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



CHAPTER TEN

IMPLEMENTATION PLAN

10.1 INTRODUCTION

Chapter Ten provides guidance to the Town of Star Valley Ranch concerning how to facilitate the implementation of tasks associated with master plan adoption, recommended community development objectives, and the incorporation of plan recommendations into future municipal budgets and municipal personnel assignments.

10.2 ADOPT THE MUNICIPAL MASTER PLAN

Plan implementation should begin with the formal adoption of this municipal master plan. The adoption process begins with the Star Valley Ranch Planning and Zoning Board adopting and certifying to the Star Valley Ranch Town Council that the master plan and related planning process satisfy the content and procedural requirements for the preparation of a municipal master plan. These requirements are outlined in Title 15 of the Wyoming Statutes and should be carefully reviewed by the Town Attorney.

While portions of Title 15, Article 5 are not abundantly clear, these statutes recognize that the municipal master plan is a guiding policy document, or community vision, that is not enforceable by law. Consequently, the adoption of the master plan by the Star Valley Ranch Planning and Zoning Board is, according to W.S. 15-1-505, to be adopted via resolution that is “...*carried by the affirmative vote of not less than a majority of the commission.*” Subsequently, the Town Planning and Zoning Board is to certify a copy of the plan to the Town Council for their adoption.

Since the municipal master plan includes, in part, proposals for lands outside of the municipal boundary, the adopted master plan report should also be transmitted to the Lincoln Board of County Commissioners or Lincoln County Planning and Zoning Commission for their review and adoption. This statutory requirement is outlined in W.S. 15-1-503(a).

“(a) The commission, after holding public hearings, shall adopt and certify to the governing body a master plan for the physical development of the municipality. If the plan involves territory outside the city or town, action shall be taken with the concurrence of the board of county commissioners or county planning commission, or other municipal legislative body concerned.”

10.3 SUPPORT RECOMMENDED COMMUNITY DEVELOPMENT STRATEGIES VIA ALLOCATION OF FUTURE MUNICIPAL RESOURCES

It is essential that recommended community development strategies presented in Chapter Nine are supported, in part, through the allocation of future municipal resources. The future implementation of these strategies is primarily dependent upon the integration of these strategies into future municipal budgets, the preparation of grant and loan applications by municipal staff, project management efforts by municipal staff and community volunteers, as well as the scheduling and monitoring of project completion. Table 10-1 at the end of this chapter presents an implementation schedule for the strategies associated with each of the community development objectives. A basic process for accomplishing this objective is outlined in the following paragraphs.

10.3.1 Assign Responsibilities for Project Implementation

Following adoption of the municipal master plan, the Star Valley Ranch Town Council will specifically assign project management responsibilities for the completion of tasks or projects associated with each community development objective. Project management responsibilities will be assigned to specific members of the municipal staff, Town Council, Planning and Zoning Board, Natural Resources Board, Economic Development Board, Water Board, selected contractors or consultants to the Town of Star Valley Ranch, or members of volunteer committees. The assignment of one person as the designated project manager will facilitate communications and coordination with the Star Valley Ranch Town Council, Town Boards, and contractors that may be completing one or more project tasks.

In some cases, the responsibility for implementation may include significant involvement by a public agency that is located outside of the Town of Star Valley Ranch. For these projects, the Star Valley Ranch Town Council will still assign a municipal project manager to carry out required inter-agency coordination, serve as a point-of-contact for the project, as well as communicate the progress toward project completion and any relevant project issues with the Star Valley Ranch Town Council.

10.3.2 Update Community Development Strategies

The completion of recommended community development strategies, changes in the composition of the Star Valley Ranch Town Council, new community development opportunities, and other factors will prompt future changes in the direction, scope and priority of community development strategies. For this reason, the need to periodically revise or delete existing strategies, or establish new ones, will become apparent. This reality should lead the Town of Star Valley Ranch to update its community development strategies on an annual basis. Such revisions could be incorporated into a municipal master plan implementation report.

The preparation of a municipal master plan implementation report would be updated by a member of the municipal staff such as the Town Administrator. The completion of this task will require close coordination and informal discussions with each of the municipal project managers that were assigned the lead responsibility for completion of tasks associated with each community development objective. The type of information requested from municipal project managers would include, at least, the following:

- progress made during the past year toward completion of tasks or projects associated with the community development objective;
- needed revisions to the scope of project tasks for each community development strategy;
- anticipated schedule for completion of each task or project; and,
- recommended budget request for completion of each task or project under their responsibility.

This task would ideally be completed between January and March of any given year so that the Town Administrator and Town Treasurer would have adequate time to incorporate financial requests into the municipal budget process. The Town Council would seek clarification of revised project tasks, schedules and expenditures with the municipal project manager assigned to each community development strategy.

10.4 REVISE AND UPDATE THE MASTER PLAN

Future changes in land use trends within the Town of Star Valley Ranch and surrounding lands in the unincorporated area will prompt the need for an overall revision and update of the municipal master plan. The master plan should be updated periodically. Consequently, the next master plan update will ideally be completed in 2017.

The update should, at least, evaluate changes in demographic and land use trends, infrastructure, as well as community and public facilities. A portion of this analysis should include the completion of another land use inventory to ascertain the extent of future build-out within the Town. The examination of demographic and economic trends, land use trends, and infrastructure should lead to a determination of land use and infrastructure needs for the coming decade.

Residents of the Town should again participate in the planning process in order to gain their insights regarding community needs and opportunities. Substantive involvement can be achieved through a combination of facilitated discussions with elected and appointed community leaders, interviews of key municipal managers, resident surveys, as well as public information meetings and required public hearing.

The preceding analyses will lead to the development of a revised set of community development objectives, related tasks for accomplishing the objectives, responsibilities for implementation, and a project schedule. Elected and appointed community leaders should have a significant role in the determination of the priorities associated with each community development objective.

A revised community land use plan map should also be included in the master plan to provide Lincoln County with continued guidance the preferences of the community concerning future land use expansion within the Town, as well as lands within one mile of the municipal boundary.

TABLE 10-1

[illegible]

TABLE 10-1
RECOMMENDED IMPLEMENTATION SCHEDULE
STAR VALLEY RANCH MUNICIPAL MASTER PLAN
(2015 TO 2024)
(Presented on Seven Pages)

Obj. No.	Community Development Objective and Related Strategies	Responsibility for Implementation	Year									
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
4	Continue to improve structural integrity and drainage of roadways using the "Road and Surface Water Plan."		→	→	→	→	→	→	→	→	→	→
	<u>Task 4A:</u> Determine and apply for grants or loans that may be available to help finance the design and construction of municipal road improvements.	Town Administrator	→	→	→	→	→	→	→	→	→	→
	<u>Task 4B:</u> 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 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.	Town Administrator, Engineering/construction management firm, Town Council		→								
	<u>Task 4C:</u> 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.	Town Administrator, Engineering/construction management firm, and Town Council			→							
	<u>Task 4D:</u> 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.	Director of Public Works, Town Administrator, and Town Council	→	→	→	→	→	→	→	→	→	→
	<u>Task 4E:</u> 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.	Town Administrator, engineering/construction management firm, and Town Council		→	→	→	→	→	→	→	→	→
	<u>Task 4F:</u> 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.	Town Administrator, engineering/construction management firm, and Town Council			→	→	→	→	→	→	→	→

TABLE 10-1
RECOMMENDED IMPLEMENTATION SCHEDULE
STAR VALLEY RANCH MUNICIPAL MASTER PLAN
(2015 TO 2024)
(Presented on Seven Pages)

Obj. No.	Community Development Objective and Related Strategies	Responsibility for Implementation	Year									
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
5	Establish and maintain shaded fuel breaks along key roadways and adjacent National Forest Lands.											
	Task 5A: Work collaboratively with the USDA Forest Service on a plan to establish and maintain fuel breaks along the east side of the town. Consider the development of a jointly funded project with the State.	Natural Resources Board and USDA Forest Service		→								
	Task 5B: Widen key roadways and establish shaded fuel breaks by thinning vegetation, removing dead and down material and treating descendent shrubs with herbicide.	Natural Resources Board, Department of Public Work, Lincoln County Weed & Pest Control		→	→	→	→	→	→	→	→	→
	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.	Natural Resources Board										→
6	Develop an emergency management plan for the Town of Star Valley Ranch.											
	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.	Town Administrator, Town Council, Director of Public Works, Town Safety Officer, Natural Resources Board and Lincoln County Office of Emergency Management.		→								
7	Improve survivability of building structures through improved vegetation management and control of flammable materials.											
	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.	Natural Resources Board and Lincoln County Firewise Coordinator		→	→	→	→	→				
	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.	Natural Resources Board					→					

TABLE 10-1

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TABLE 10-1

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TABLE 10-1
RECOMMENDED IMPLEMENTATION SCHEDULE
STAR VALLEY RANCH MUNICIPAL MASTER PLAN
(2015 TO 2024)
(Presented on Seven Pages)

Obj. No.	Community Development Objective and Related Strategies	Responsibility for Implementation	Year									
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	<u>Task 15B.</u> Design Phase 1 and 2 trail improvements. Organize and use volunteers to complete Phase 1 and Phase 2 trail improvements.	Natural Resources Board, local volunteers, Star Valley Ranch Association, and Bridger-Teton National Forest Ranger District.			→	→	→					
	<u>Task 15C.</u> 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.	Natural Resources Board, Star Valley Ranch Association, and Bridger-Teton National Forest Ranger District.				→						
	<u>Task 15D.</u> Design Phase 3 trail improvements. Organize and use volunteers to complete Phase 1 and Phase 2 trail improvements.	Natural Resources Board, local volunteers, Star Valley Ranch Association, and Bridger-Teton					→	→	→			
16	Explore the feasibility of expanding wellness capabilities, or outdoor recreational opportunities, at Fox Run Park.											
	<u>Task 16A:</u> Using the existing conceptual site plan for Fox Run Park as a guide, 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.	Town Engineer, Director of Public Works						→				
17	Explore the feasibility of a community pathway system to nearby Lincoln County Trails.											
	<u>Task 17A:</u> 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 Siring Road.	Lincoln County Board of Commissioners, Lincoln County Road and Bridge Department						→	→	→	→	→
18	Encourage private development of commercial enterprises on commercially-zoned lots along Vista Drive.											
	<u>Task 18A.</u> 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.	Town Economic Development Board					→					



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APPENDIX A

PEDERSEN PLANNING CONSULTANTS

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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.

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)

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

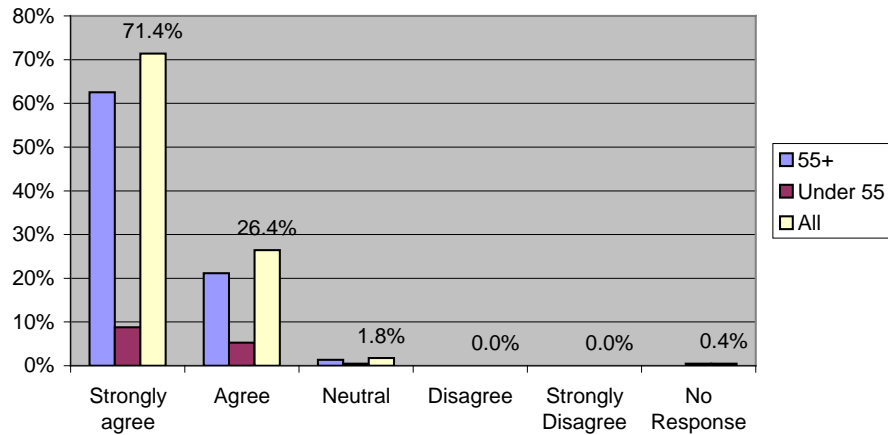
Thank you for taking the time to share your insights!

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

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

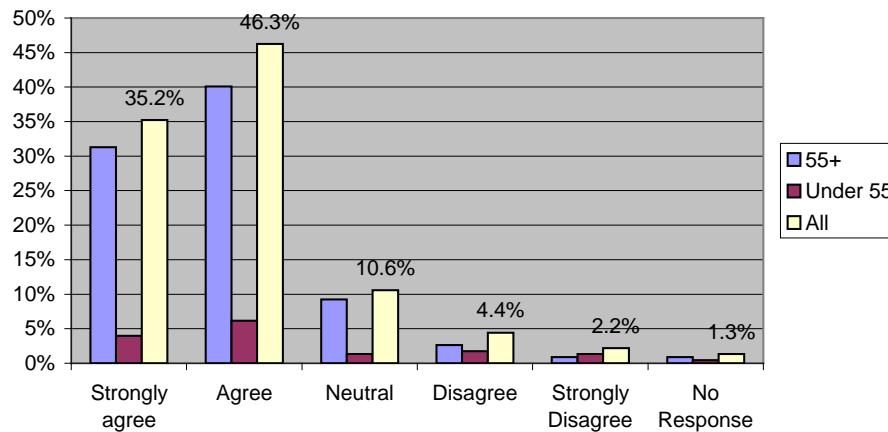
Survey Results: Q6a. I like Star Valley Ranch because of the natural beauty of the Town and surrounding area.

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



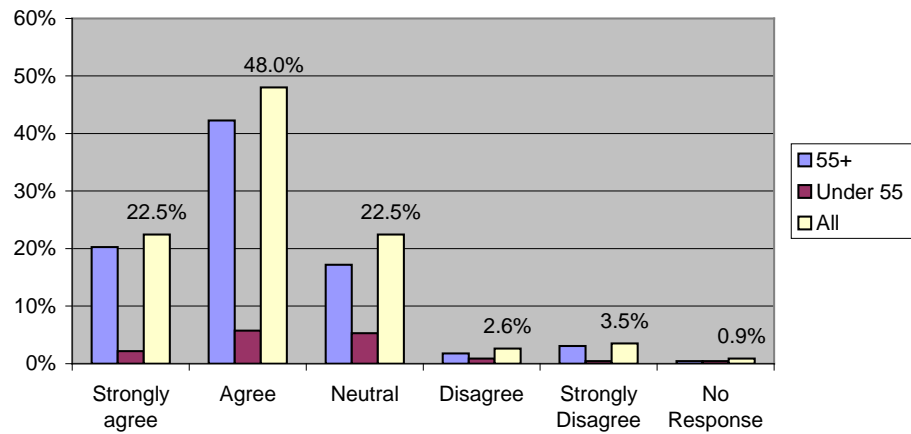
Survey Results: Q6b. I like Star Valley Ranch because of available recreational opportunities.

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



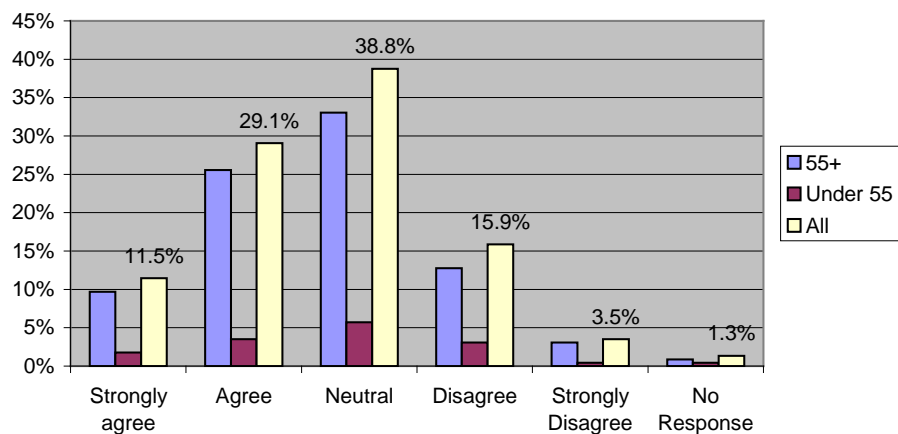
Survey Results: Q6c. I like Star Valley Ranch because of the people who live here.

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



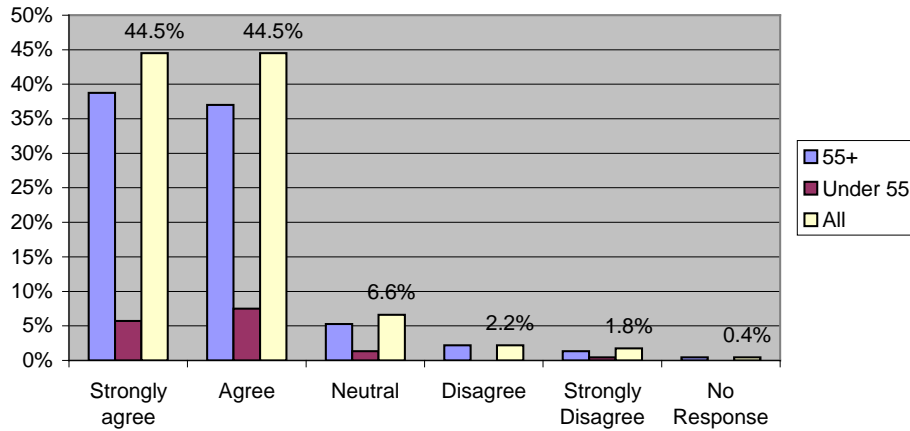
Survey Results: Q6d. I like Star Valley Ranch because it is a less expensive place to live.

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



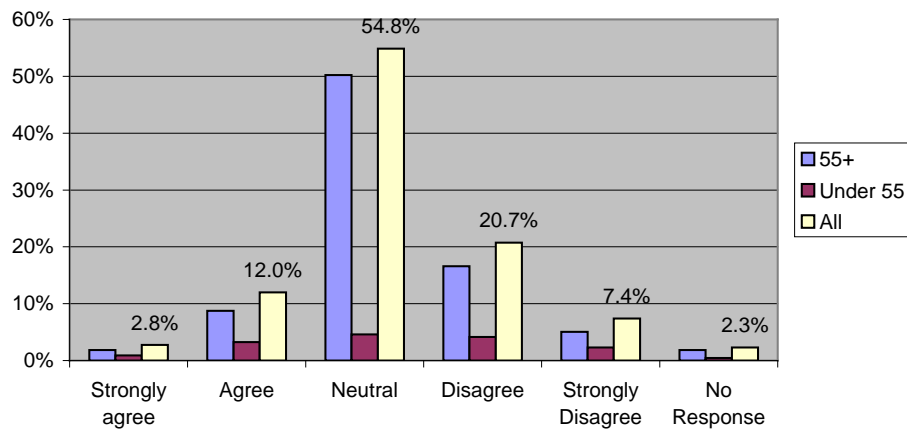
Survey Results: Q6e. I like Star Valley Ranch because of the quiet residential setting.

All Ages	101	101	15	5	4	1	227
Ages 55 Plus	88	84	12	5	3	1	193
Ages 20 to 54	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.

All Ages	6	26	119	45	16	5	217
Ages 55 Plus	4	19	109	36	11	4	183
Ages 20 to 54	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
All Responses	17	6	0	0	3	0	26
Strongly agree:	"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
Agree:	"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
Strongly Disagree:	"special interest groups, such as golfing, having too much influence on Town policies"						1
	"reputation"						1
	"Magnificent, awe-inspiring road conditions"						1
Other Answers Related to Question 6							
Q6c. People	"lots of old rude people"						
Q6d. Less expensive	"compared to Jackson where I came from"						
Q6e. Quiet	"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."						
Additional Comments							
"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.)

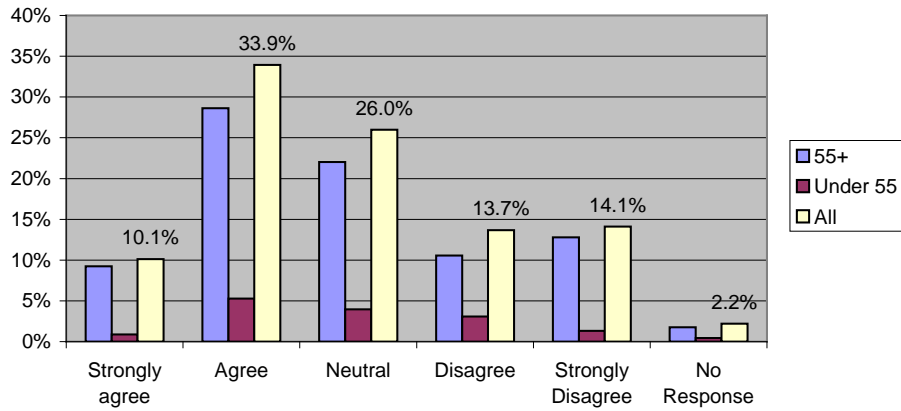
	<i>a. Finish improvements to municipal water system</i>	<i>b. Continue to improve the roads</i>	<i>c. Improve fire suppression safety</i>	<i>d. Improve storm water drainage</i>	<i>e. Improve availability of local medical services</i>	<i>f. Provide better law enforcement</i>	<i>g. Encourage development of commercial businesses</i>	<i>Other priorities, see list below.</i>	<i>No Response</i>	<i>Total Responses</i>
All Responses	83	100	10	2	2	14	12	10	6	239
Proportion	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:	<p>"Take over golf and other recreation and thus make the Association moot"</p> <p>"Sewer System"</p> <p>"improve recreation - play areas, parks"</p> <p>"please just clean up, paint, maintain the entrances to both golf courses, Aspen especially"</p> <p>"community center"</p> <p>"Take over SVRA golf courses/form Parks/Recreation"</p> <p>"eliminate Homeowners' Association", "Keep/restore old silo barn"</p> <p>"Community Center"</p> <p>"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."</p> <p>"connect plats with walking/hiking trails"</p>
Other related comments:	
<i>Q7a. Water</i>	<p>"This is the first and only priority for available funding!"</p> <p>"Because now it sucks! And is Non-Compliant!"</p>
<i>Q7a/b. Water/Roads</i>	<p>"water and roads equally important to us"</p> <p>"Both needs to be done!"</p> <p>"These are basic infrastructure and need to be addressed as such"</p>
<i>Q7b. Roads</i>	<p>"pave or chip seal Cedar Creek Drive"</p> <p>"Pave the roads"</p> <p>"Emergency evacuation road from Cedar to Muddy String"</p> <p>"Pave the roads a section at a time. Wasting money on dirt fill when rains, have to start all over again"</p> <p>"The roads are fine"</p> <p>"pave high use roads, i.e., Hardman/Cedar Creek"</p> <p>"pave or reduce muddy roads"</p> <p>"pave the main road/seal coat Cedar Creek"</p> <p>"pave roads"</p> <p>"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."</p> <p>"Continue to improve the roads"</p> <p>"main roads need to be repaired"</p> <p>"The current plan wastes the money. The roads are only better for a couple of days after being graded. Save the"</p> <p>"Pave the roads"</p> <p>"The road to the back way available"</p> <p>"Complete Vista and Vista East"</p> <p>"Vista Drive - Main entrance"</p> <p>"Pave the streets in Star Valley Ranch"</p> <p>"Pave the main roads with asphalt ...(illegible)"</p> <p>"Pave gravel roads, larger pool - waive member fee if year-round resident"</p>
<i>Q7c. Fire safety</i>	"Provide more fire hydrants"
<i>Q7e. Medical</i>	"Don't need it"
<i>Q7f. Law Enforcement</i>	<p>"Provide better law enforcement"</p> <p>"Don't need it"</p> <p>"Control traffic - our streets have become motor-cross tracks for 4-wheelers and motorcycles"</p> <p>"for safety; against children driving cycles and 4-wheelers"</p> <p>"Outlaw feeding deer in town limits"</p> <p>"Clean the town up, have code enforcement for junk stored on property"</p> <p>"protect private property owners' rights"</p>
<i>Q7g. Commercial</i>	<p>"That is really dumb and would be a huge mistake"</p> <p>"Business is needed for tax revenue."</p> <p>"NO!!"</p> <p>"NEVER"</p> <p>"NO!!!!"</p> <p>"There is hardly any commercial business for tax base. Major problem to grow."</p>
Other Comments related to Question 7	<p>"Stupid yes/no should be ranked as all are necessary!"</p> <p>"?"</p>

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.

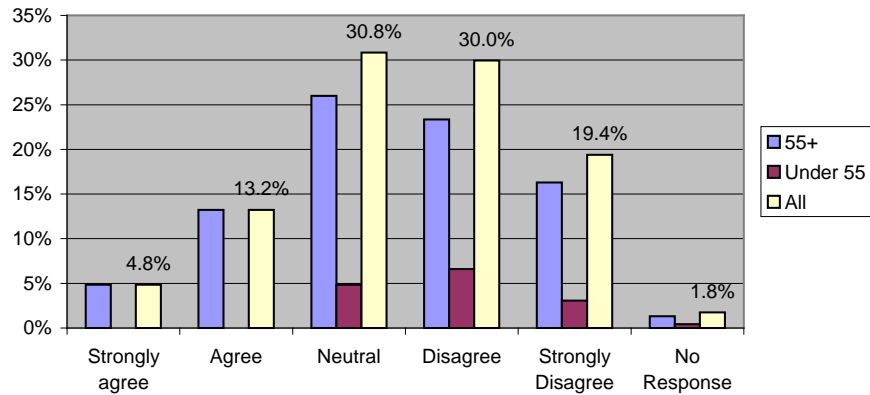
	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
All Ages	23	77	59	31	32	5	227
Ages 55 Plus	21	65	50	24	29	4	193
Ages 20 to 54	2	12	9	7	3	1	34



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>
All Ages	11	30	70	68	44	4	227
Ages 55 Plus	11	30	59	53	37	3	193
Ages 20 to 54	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
All Responses	26	22	72	112	95	33	18	16	33	4	47	7	485
Proportion	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.

Other Choices:	"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"

Other Related Comments:	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)"

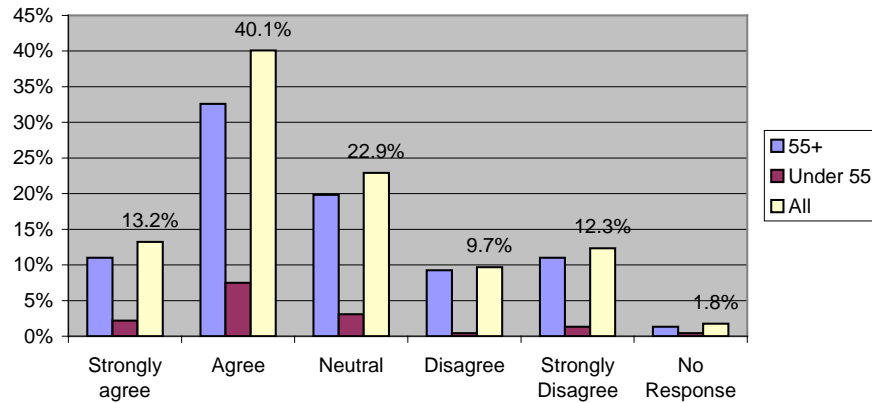
"The businesses in the adjacent communities are close enough. They provide sufficient services. There isn't enough population to justify additional, duplicated services."

"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.

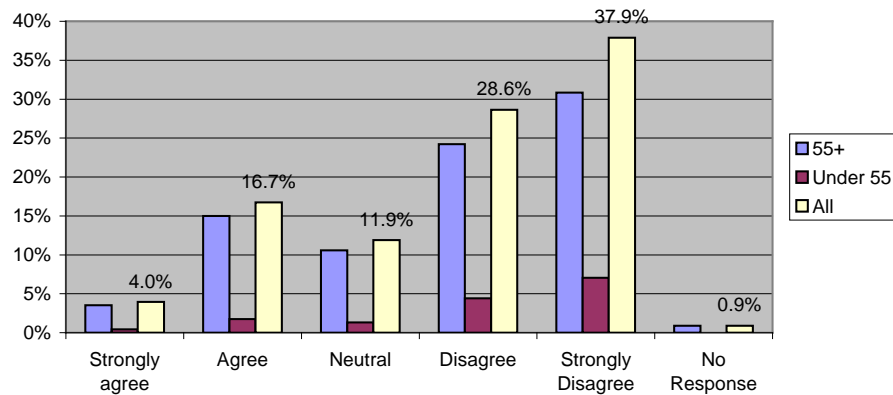
	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
All Ages	30	91	52	22	28	4	227
Ages 55 Plus	25	74	45	21	25	3	193
Ages 20 to 54	5	17	7	1	3	1	34



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

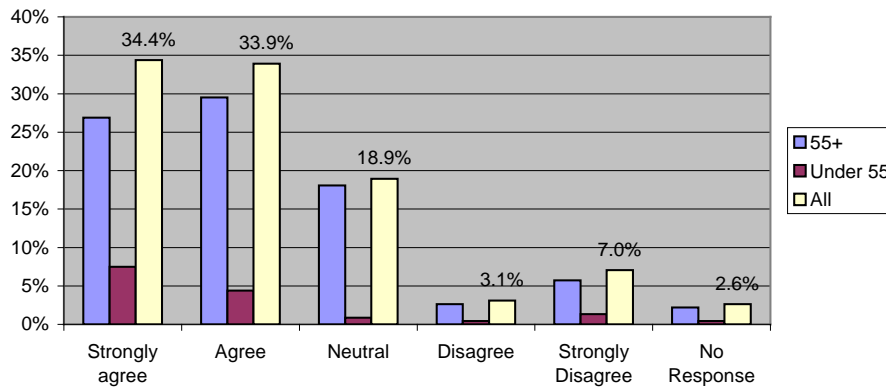
	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
All Ages	9	38	27	65	86	2	227
Ages 55 Plus	8	34	24	55	70	2	193
Ages 20 to 54	1	4	3	10	16	0	34



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.

	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
All Ages	78	77	43	7	16	6	227
Ages 55 Plus	61	67	41	6	13	5	193
Ages 20 to 54	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"

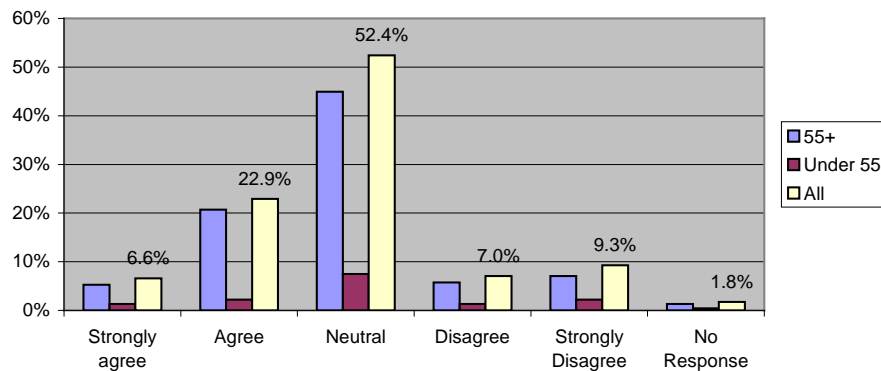
Continued: Survey Results: Q14. What changes would you recommend to the current long range plan for Fox Run Park...

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.

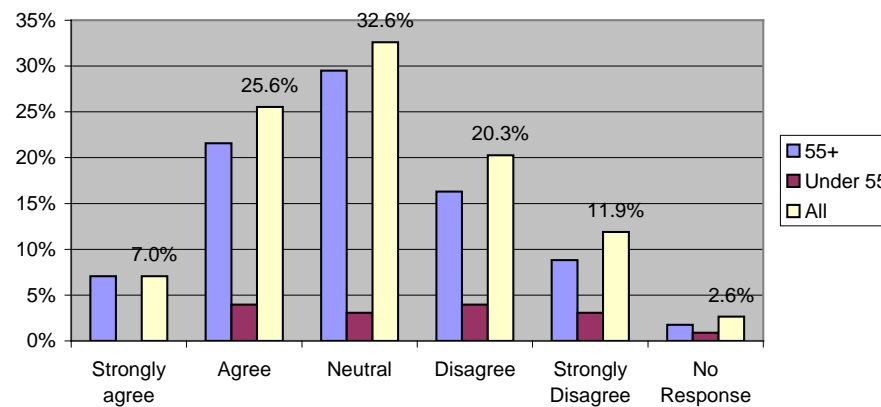
	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
All Ages	15	52	119	16	21	4	227
Ages 55 Plus	12	47	102	13	16	3	193
Ages 20 to 54	3	5	17	3	5	1	34



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.

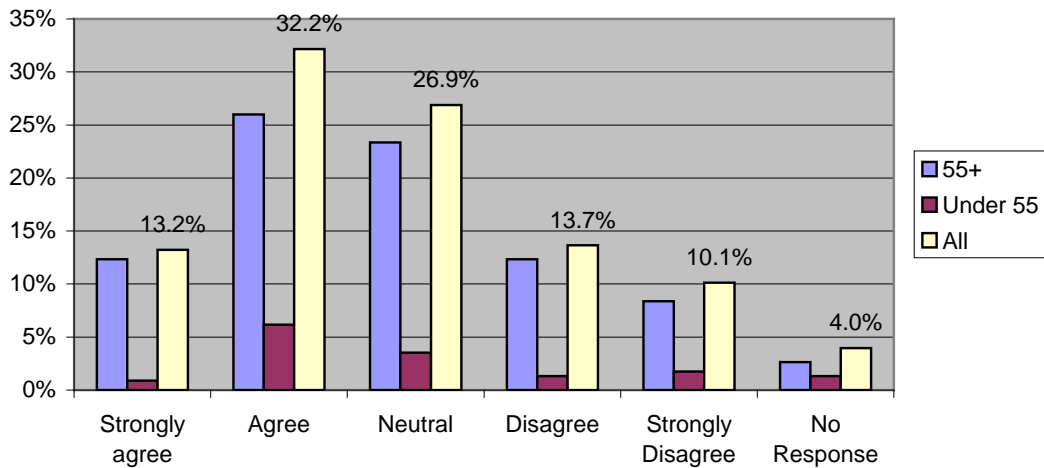
	<i>Strongly agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Response</i>	<i>Total</i>
All Ages	16	58	74	46	27	6	227
Ages 55 Plus	16	49	67	37	20	4	193
Ages 20 to 54	0	9	7	9	7	2	34



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>
All Ages	30	73	61	31	23	9	227
Ages 55 Plus	28	59	53	28	19	6	193
Ages 20 to 54	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. XXXXXXXXX gave you a plan YEARS ago. XXXXXXXXX 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."

APPENDIX C

PEDERSEN PLANNING CONSULTANTS

P. O. BOX 2265 GRANBY, COLORADO 80446

Office: 970-887-3759 Mobile: 307-760-2922 Email: pedersenplanning@gmail.com

www.pedersenplanning@gmail.com

MEMORANDUM

Date: October 29, 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 Public Hearing
Town of Star Valley Ranch Master Plan Update
Wednesday, October 29, 2014, 7-8:30 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

Ed Koch, Town Council

Al Redlin, Town Council (via telephone)

Gregg Wilkes, Town Administrator

Other Residents:

Rusty Andrus

Bill Frisbee

Carol Frisbee

Dick Johnson, Council Candidate

Marc Jones

Rene' LaBare

Judy Lurie

John Lynch

Natalia Macker

Loretta Smith

Jim Vandel

Jim Pedersen, principal planner of Pedersen Planning Consultants, made a Power Point presentation that detailed the Master Plan process, provided current status of the project, highlighted select updated economic and demographic information for the Town of Star Valley

Ranch and Star Valley area, and presented results of the Community Survey. This presentation was followed with an explanation of the community development objectives and strategies that are outlined in the draft municipal master plan. The objectives and strategies were derived from:

- the evaluation of demographic, economic, and land use trends, Town infrastructure, as well as Town land use plans and land management regulations and processes;
- the concerns and desires of the community leaders that were identified and prioritized during meetings held on September 9 and October 7, 2014;
- the preferences and priorities that were expressed by general public in the community survey.

Mayor Siddoway reported that the Draft Municipal Master Plan is now available through the Town's website. Hard copies will also be available for review at Town Hall. Public comments on the draft will be solicited through November 30, 2014.

During Jim Pedersen's presentation, some questions were asked and responded to. The following comments were made in regard to clarification/correction of certain objectives:

Correction Re. Task 12-A, under 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. "... and the community of Star Valley Ranch" should read "and the community of Star Valley" to reflect the entire Star Valley area not just the Town of Star Valley Ranch.

Clarification Re. Objective 16: Explore the feasibility of expanding wellness capabilities, or outdoor recreational opportunities, at Fox Run Park. Mayor Siddoway shared that the conceptual plan for Fox Run Park was completed quickly in 2007 and that rather than citing the "existing" conceptual site plan, Task 16A should state, "Develop a conceptual site plan for Fox Run Park"...

A question-and-answer session followed, but no further comments were received.