

Riverton Plan and Policy Summary

Draft – 07/24/08

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Community

Riverton Five-Year Follow-Up Assessment

Prepared by: Wyoming Rural Development Council

Date: November, 2007

Background

The Wyoming Rural Development Council prepared its first assessment of the Riverton community in 2002. In 2007, a Five-Year Follow-Up Assessment was prepared. The Assessment was conducted over a period of four days and included interviews and listening sessions with representatives from the following segments of Riverton: service clubs, recreation, retail business, financial institutions, hospitality, economic development, high school students, educators, manufacturing, contractors, agricultural, transportation, tribal members, business, communication, college students, healthcare and disabilities, oil, minerals, extraction, religious organizations, non-profits, senior citizens, and the general public. Each participant was asked to respond to a series of questions regarding the city's strengths and weaknesses, and future projects they would like to see completed in the next two, five, ten, and twenty years in Riverton.

Issues and Opportunities

Riverton residents identified a number of "issues and opportunities" as part of the Community Assessment process and meetings with committees. Feedback from the Community Assessment fell into the following five categories (not necessarily in order of importance):

- Community Image
- Economic Sustainability
- Community Health and People
- Housing Options
- Quality of Life

Specific issues and opportunities have been identified for each of these categories in the draft Issues and Opportunities Summary document prepared for as part of the master plan process as a starting point for discussion.

Zoning and Land Use

Future Land Use Plan

The city does not have a Future Land Use Plan map or policies.

Zoning

The Riverton Municipal Code contains the following titles relevant to land use decisions made within the city:

TITLE 15: BUILDINGS AND CONSTRUCTION

Title 15 includes mechanical, electrical, and plumbing codes as well as regulations related to Development Project Approval Requirements, Floodplain Management, and Off-Street Parking,

TITLE 16: SUBDIVISIONS

Title 16 includes provisions for the administration and enforcement of subdivisions, plat procedures, design standards, improvements, and planned unit developments.

TITLE 17: ZONING

Existing zone districts for the city include the following:

- Residential A, limited one-family;
- Residential B, limited multiple-family;
- Residential BGA, gardening and agricultural;
- Residential C, multiple-family;
- Residential PUD, planned unit development;
- Office and Institution , C-O district;
- Planned neighborhood shopping, C-P district;
- General commercial, C-1 district;
- Commercial highway, C-H district;
- Light industrial, I-1 district;
- Heavy industrial, I-2 district;
- Mobile home park, MHP district;
- Agricultural, AG district, and
- Airport, AP district.

District specific regulations such as height, yard, use, and other requirements are provided by district. Development standards for each district are fairly limited.

TITLE 18: AIRPORT ZONING

Title 18 of the city’s Municipal Code contains guidance on permitted uses and regulations for the airport district (AP), including definition of airport approach zone and height limitations to ensure compatibility of land uses in the airport’s vicinity.

Transportation

Riverton Master Street Plan

Date:

Overview

Riverton currently tracks its short and long-range street improvement needs through its Master Street Plan map and Urban Systems Plan. The Urban Systems Plan is developed annually by the Urban Systems Committee, which is comprised of representatives from the city’s Public Works and Engineering Departments, as well as representatives from WYDOT, and others. The Urban Systems Committee establishes priorities for annual street improvements and provides their recommendations to the City Council.

Fiscal Year 2008-2009 Recommendations—Urban Systems Committee

Priorities identified by the Committee for Fiscal Year 2008-2009 were recommended to City Council in April 2008 and include:

- To be added

Street Cross Sections

Title 16 of the city's Municipal Code contains adopted street cross sections for the City of Riverton. Cross section diagrams are provided for the following types of streets:

- Arterial Street
- Sub-Arterial Street
- Industrial Street
- Collector Street
- Residential Street

Airport Master Plan Update – Final Report – Riverton Regional Airport

Prepared by: James Gores and Associates

Date: 2000

Overview

The report presents the Airport Master Plan Update for Riverton Regional Airport, which serves central Wyoming and provides the only year-round commercial airline service for Fremont County. It addresses near and long-term planning requirements for the airport.

Facility Requirements

Near-term improvements and requirements for the airport include:

- Runway surface repair
- Commercial service enplanements are expected to rise gradually over the next few years as a result of Chamber of Commerce incentives as well as seasonal big game hunting and tourist travel.

Long-term goals and planning requirements include:

- Expansion of air service to another major market (e.g., Salt Lake City)
- Continued expansion of the Airport Industrial Park
- Continued increase in enplanements to reach excess of 20,000 annual enplanements

Land Use Compatibility

Title 18 of the city's Municipal Code contains guidance on permitted uses and regulations for the airport district (AP), including definition of airport approach zone and height limitations.

Economic Development

A Strategic Plan for Riverton Economic Development

Prepared by: IDEA, Inc. and PacifiCorp

Date: 2006

Goals and Strategies

The Strategic Plan for Economic Development supports goals of:

1. Retaining and expanding business,
2. Expanding infrastructure and essential services,
3. Promoting training and education programs,
4. Promoting and encouraging government cooperation,
5. Responding to business opportunities that provide sustainable jobs.

The Plan identifies Measures of Success for each of the five goals, as well as a list of Critical Strategies and Implementation Agents.

Partnerships

The effort relies on partnerships between a number of public sector, local organizations, and industry, including (but not limited to):

- REEDA
- IDEA, Inc.,
- City and County,
- Work Force Center,
- Wind River Visitors Council,
- Chamber of Commerce,
- School District and CWC,
- Airport Board,
- Tribes,
- League of Women Voters,

Housing

Fremont County Workforce Housing Assessment

Prepared by: Kirkham & Associates, Inc.

Date: January 2008

Background

The Assessment covers all of Fremont County and provides a more detailed assessment by community. Only information relevant to Riverton is summarized below:

Fremont County

Fremont County is projected to gain an estimated 7,367 new households between 2000 and 2030. The homeowners in rural areas of the county represent approximately 47% of the county residential units, and the county is growing twice as fast as Riverton or Lander. The assessment estimates the county rural subdivisions will continue to see substantial growth, with 849 single-family residences by 2010 and another 455 units by 2015.

The reported county domestic septic system permits issued demonstrate the 965 new homes have been established in these rural areas since 2000. Since 2004 there have been 573 permits issued. This compares with 231 new houses in Lander and Riverton. The rural areas of the county have gained 342 more new units than Lander and Riverton. It is growing more than twice as fast as Lander or Riverton.

Riverton

RESIDENTIAL LOTS AND SINGLE FAMILY

Riverton has the most residential lots of all the communities in Fremont County, with a total of 280 lots. However, the projected single-family residential need will increase by 337 units by 2010 with an additional 249 units needed by the year 2015. Of the 337 homes needed in Riverton by 2010, 60% could be priced at \$180,000 and above. 20% need to be priced \$150,000 to \$180,000, with another 20% between \$120,000 and \$150,000. The year 2015 will need to bring 149 units in the upper price range, 50 units in the middle price range, and 50 units in the lowest price range.

RIVERTON MOTELS

The study shows that Riverton motels are experiencing a significant impact, because they are serving as temporary living quarters (TLQ) for energy industry and other workers who are unable to obtain other housing in the city. The assessment estimates 120 motel units.

RENTAL UNITS

Riverton currently has a need for 138 new rental units. This figure is considered in determining projected housing needs to 2010 and 2015. The Wyoming Database Partnership projections forecast a need for 96 additional rental units by 2010. Therefore, Riverton needs an additional 234 rental units. 40 units are currently under construction. An 80-unit complex is underway.

REHABILITATION

The assessment concludes that 1,194 homes in Riverton may qualify for the rehabilitation programs.

STRATEGIES

Three strategies to improve housing, according to the assessment:

- **Forge Local Partnerships:** The goal is to foster the development of local housing partnerships around the county. Partnerships that tend toward this model aim to stimulate awareness among local officials, hoping that increased activity in towns will lead to locally inspired housing efforts.
- **Support Specific Projects:** This is the route followed by local and city or town partnerships. The goal is to fund and develop affordable housing projects. The efforts are likely always project-oriented, with assistance tied to specific plans to develop particular units. This strategy can promise a significant increase in affordable housing stock over a short period of time.
- **Develop a Regional Community Housing Development Organization:** This approach aims to develop the long-term capacity of local communities and community based groups. If each community developed their own small organizations, it is unlikely to have the expertise and prior experience in housing development or management. However, the immediate goal is the creation of a board-based community regional housing development organization and network equipped with solid development, management, and political skills.

Utilities

STORM DRAINAGE MASTER PLAN

Prepared by: Wind River Engineers

Date: 1981

Overview

The purpose of the plan was to improve the current drainage system by updating current piping and creating drainage for normal and excessive runoff.

- Analyze present drainage facilities, present land use and present soil types, identify existing and potential future needs, and establish criteria and methods whereby both present and future development areas can be studied, needs can be identified and facilities can be designed which will protect and improve the community
- Plan for present and future drainage needs in undeveloped areas.
- Identify areas of inadequacy in the presently developed areas of the city and set forth remedial action designed to preserve, and protect the community.
- Establish guidelines for future planning and design.
- Identify areas needed for major drainage and retention facilities so that coordination and preservation efforts can be started.

Riverton Regional Water Master Plan – Level I Final Report

FOR: WYOMING WATER DEVELOPMENT COMMISSION

PREPARED BY: JAMES GORES AND ASSOCIATES

DATE: JUNE, 1998

Objectives

The Riverton Regional Water Supply Master Plan has two objectives:

- Quantify potable water needs for the Riverton region through the year 2025, and
- Plan for meeting those needs.

General Conclusions

- Riverton is expected to experience steady growth through the year 2025, with population growth rates of approximately 1 percent per year.
- The growth will require 380 acres of new development.
- The Riverton central water system will experience a demand growth from the service population (in 1998) of 8,960 people requiring a maximum of 4.3 million gallons per day (MGD) to a service population of 13,550 requiring 6.4 MGD.
- The Riverton central system is expected to be providing water to most of the region’s 16 private systems by the year 2025.

Forecast Service Area Water Demands at 1% Growth Rate

YEAR	SERVICE POP.	AVERAGE DAY (MG)	MAXIMUM DAY (MG)
1997	8,959	2.0	4.3
2000	9,456	2.1	4.5
2005	10,447	2.3	4.9
2010	11,495	2.6	5.4
2025	13,550	3.0	6.4 (9.9 cfs)

Source: Riverton Regional Water Master Plan, Table 2-5a, Chapter 2, p. 13, 1998

Forecast Service Area Water Demands at 2% Growth Rate

YEAR	SERVICE POP.	AVERAGE DAY (MG)	MAXIMUM DAY (MG)
1997	8,959	2.0	4.3

YEAR	SERVICE POP.	AVERAGE DAY (MG)	MAXIMUM DAY (MG)
2000	9,874	2.2	4.7
2005	11,310	2.5	5.3
2010	13,010	2.9	6.2
2025	18,134	4.1	8.6 (13.3 cfs)

Source: *Riverton Regional Water Master Plan, Table 2-5b, Chapter 2, p. 14, 1998*

Water Supply

- Riverton has an ample surface water supply (river water and well water) to meet forecasted growth for the service area through the year 2025.
- Riverton’s well field also is capable of meeting the expected water needs of the service area over the coming 25 years.
- Riverton can obtain significant additional surface water rights through several sources if the community so wishes.
- Using surface water alone, the city currently has enough water to meet demands for an estimated 16,000 people

Water Treatment

- Riverton’s water treatment plant is in excellent operating condition. However, before long it will not be able to meet peak summer demands.

Transmission

- Sections of pipe along Augusta Drive and East Logan Park are leak prone and should be replaced.
- A new loop line is needed tom improve fire flows at the Highway Department shop.

Storage System

- Riverton system has adequate gross storage capacity to meet forecasted needs through the year 2025.
- The CWC reservoir is undersized to meet all fire demands at the college and the airport tank had limited additional capacity for new service.

Distribution System

- There is a problem of low fire flows at CWC that should be resolved.
- General need to upgrade small lines to improve service capacity.

Other

City of Riverton Fiscal Year 2008-2009 Budget Workbook

Date: 2008

Overview

The city took a strong position of spending prudence in 2007, which has paid off. Riverton is once again in a position where demand for current services and the ability to pay are equal. Riverton did save some money over last year that will be proposed to be invested back into our employees. Overall, staff took a conservative, prudent look into the future for the development of the City’s FY09 budget.

Budget Line Items—FY 2009

The city's total budget for FY 2009 is \$31.7 million. Major line items include:

- Curb side recycling (new program) \$95,160
- Old Hospital Project \$300,000
- Riverwalk Project \$500,000
- Webbwood Road Sewer Improvements \$580,000
- Street Lighting \$95,000
- Woodridge Apartment Project \$250,000
- R&R Rig Well Service (Economic Development) \$5,700,000
- Smart Start Academy (Economic Development) \$1,338,000
- Raw Water Distribution Improvements \$1,000,000
- Airport Industrial Park-Surface \$546,390

Conclusion

The city needs to pursue annual funding strategies so that the city budget is sustained after the current industrial boom revenues taper off. These strategies should include: an airport agreement with the County, a Grocery Tax backfill, contract for service (rather than third party grants), and pursue local-option earmarking.