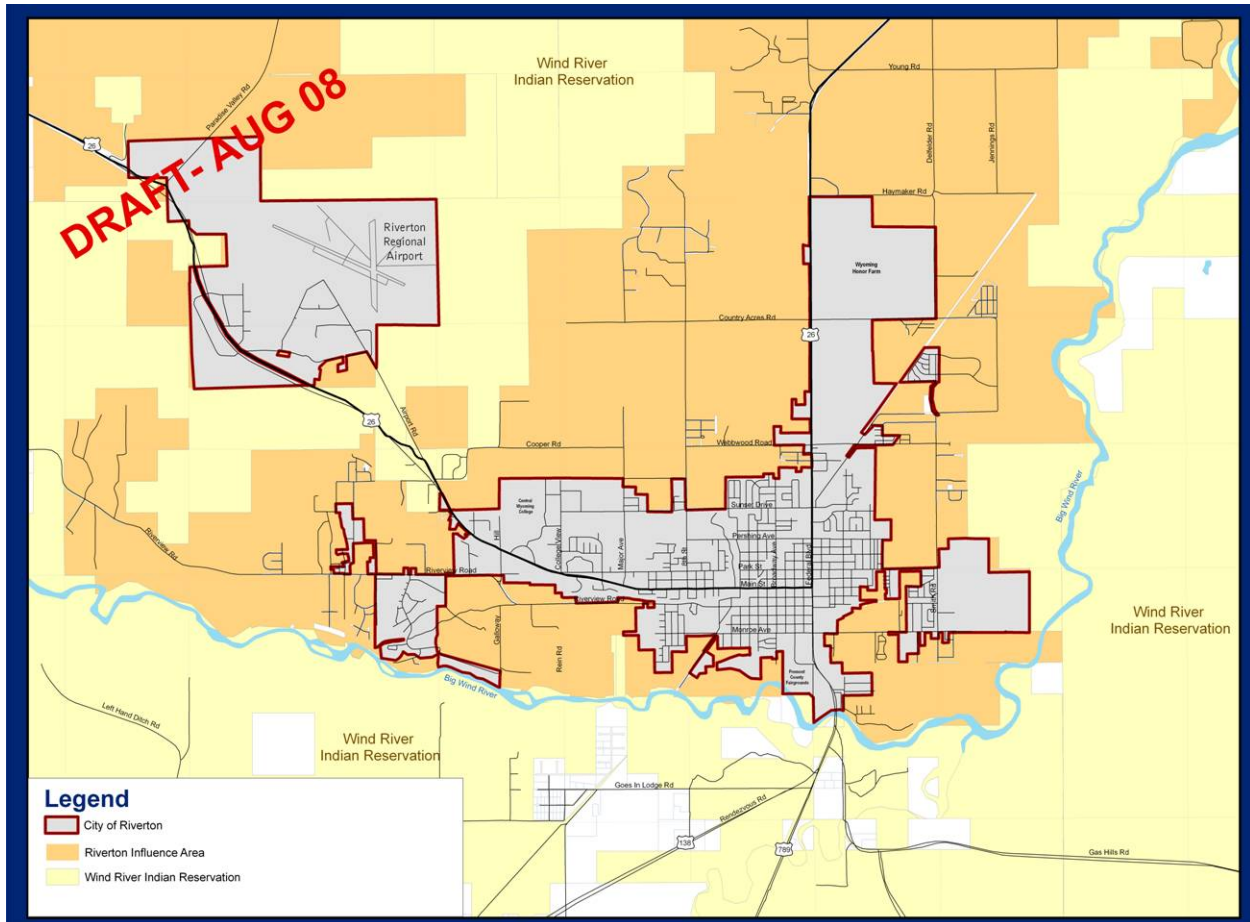


Development Capacity Analysis: City of Riverton

Introduction



This report is intended to assess the amount and types of new development that could be accommodated within the City of Riverton and in the city's Influence Area (as defined on the above map). This analysis is based on an inventory of existing land use patterns and current zoning and includes such factors as preserving areas that are restricted from development due to environmental constraints; and projected demands for land to meet the region's needs for housing, employment, and other types of uses. Each of these factors will need to be carefully considered as the master plan process moves into its next stages of preparing and evaluating land use scenarios for the future. This capacity analysis is based on the city's current zoning designations. Future land use designations that result from the planning process may ultimately change the capacity for development on vacant lands and underutilized lands.

This analysis is designed to identify opportunities and constraints to development, and answer the following questions:

- How much potentially developable land is there in the City of Riverton and in the city's Influence Area?

- How much potential development can be supported within the City of Riverton based on the city's current zoning designations?
- How much additional land within the city's Influence Area may be needed for future development based on projected population and employment growth?

Answers to these questions will assist the community and planning team as they develop alternative land use scenarios for future growth, as well as in recommending policies regarding public infrastructure and services, transportation, zoning, and the environment.

Development Opportunities and Constraints

Flood Prone Areas/Steep Slopes/Airport Restricted

Riverton's Influence Area contains areas that are not suitable for development due to constraints such as floodplain and steep slopes (typically on hillsides with slopes of 15% or greater), and approach zones for the Riverton Regional Airport. Development constraints within the current city limits are limited and have not been mapped. Within the city's Influence Area, constraints include the Wind River floodplain (much of which is located on the Wind River Indian Reservation), steep slopes along the bluffs northwest of the city and around the airport and restricted areas surrounding the airport. Specific impacts of such constraints would need to be determined at the time of development.

Infrastructure and Services Capability

The primary services that define the location and pattern of urban development include wastewater collection and treatment, and potable water treatment and distribution that can be provided with adequate fire protection flows. Potential future water and wastewater supply needs facing the city include:

- Potential annexations outside the current city limits to serve new development;
- General need to upgrade small lines to improve service capacity;
- Annexation of and extension of water and sewer to existing county developments with septic system problems;

Potential capacity identified within this report may be reduced (or the timing of future development extended) by the availability of new infrastructure or the need for improvements to existing infrastructure. As future growth areas are identified during the master plan process, the planning team will coordinate with the city's Public Works Department to ensure potential expansion areas can be adequately served.

Land Availability

The supply of land that could potentially be available for various uses within the city's Influence Area is affected by a number of factors. These include physical considerations and constraints, such as flood prone areas; existing development patterns, which influence the potential future use of adjacent lands, and the location and availability of infrastructure and services needed to support development. Previous sections of this analysis have addressed the physical and infrastructure considerations. The purpose of this section is to analyze the supply of land within the city's Influence Area that is potentially available for development.

This analysis compares three primary factors that will affect potential development within the city's Influence Area:

- *Existing Development (City of Riverton and Influence Area)*—A determination of the areas that are not available for development either because they are already developed. Analysis of existing development includes an evaluation of existing land uses and current zoning.
- *Development Capacity (City of Riverton)*—the supply of vacant land and agricultural land within the city limits that is zoned for a different land use in the future.
- *Potential Development Capacity (Influence Area)*—the supply of vacant land and agricultural land within the city's Influence Area, some of which may be available for future development.

Each of these factors is discussed briefly below. Additional development capacity within the City of Riverton may be achieved through redevelopment of existing, underutilized uses, but has not been quantified in this report.

Potential Development Capacity

Existing Development (City of Riverton and Influence Area)

CITY OF RIVERTON

The City of Riverton contains a total of 6,251 acres. Of that total, approximately 2,249 acres are currently developed (or have development pending) for residential, commercial, or employment uses. Another 2,794 acres are in active use for parks, schools, utilities, and other major public facilities, such as the Riverton Regional Airport and the Honor Farm. The remaining 1,208 acres is comprised of vacant lands, agricultural uses, and right-of-way. Table 1 below summarizes existing land uses in the city and the Influence Area.

INFLUENCE AREA

The city's Influence Area (as defined on the map on page 1) contains a total of 16,315 acres. Of that total, approximately 4,347 acres are currently developed or are in active use for a range of public purposes. Much of the remainder of the Influence Area is in active use for agricultural production.

Lands within the Influence Area currently fall under the jurisdiction of Fremont County, which does not have zoning; however, the city has retained its ability to exercise zoning control over lands which surround the airport. As land is annexed into the City of Riverton, a zoning designation is assigned. Without existing zoning as a guide, potential development capacity for the Influence Area must be based on assumptions regarding the future use of the land.

DATA SOURCES

Developed lands were identified using parcel-based data supplied by the Fremont County Assessor and were verified using available aerial photography and field-checking. Pending development information was supplied by the City of Riverton.

Table 1: Existing Land Use¹-City of Riverton and Influence Area

Land Use	City of Riverton	Influence Area
RESIDENTIAL	(Acres)	(Acres)
Rural Residential (0.25-1 du/ac)	479	3,116
Low Density Residential (2-6 du/ac)	606	100
Medium Density Residential (7-16 du/ac)	252	36
<i>Residential Subtotal</i>	1,337	3,252
COMMERCIAL/EMPLOYMENT	(Acres)	(Acres)
Commercial	298	78
Office	27	2
Industrial	576	414
<i>Commercial/Employment Subtotal</i>	901	494
OTHER	(Acres)	(Acres)
Parks and Open Space	184	39
Public/Quasi-Public	2,610	549
Agriculture	465	11,615
Approved/Pending Development	11	13
Vacant	103	353
Right of Way	640	
<i>Other Subtotal</i>	4,013	12,569

Sources:

¹Existing Land Use Map (Clarion Associates, City of Riverton, Fremont County Assessor's Data, 2008)

Notes:

²In 2008, the City of Riverton contained 4,286 total housing units on the residential acres identified. Of that number, 2,586 were owner-occupied and 1,721 were renter-occupied. (Fremont County Workforce Housing Assessment, 2008)

Development Capacity—City of Riverton

POTENTIALLY DEVELOPABLE LAND—CITY OF RIVERTON

Based on an analysis of lands with an existing land use designation of vacant or agricultural (See Table 1) that are current zoned for development, the city contains approximately 245 acres of potentially developable residential land within its boundary and approximately 89 acres of commercial/employment land. Table 2 below summarizes the amount of potentially developable land in the city and its potential capacity for development based on its current zoning designation. The City of Riverton contains approximately 1,174 acres of land zoned for Agriculture. Of those 1,174 acres, 834 acres are occupied by the Honor Farm, which is assumed to remain agricultural. The remaining 340 Acres zoned for Agriculture were assumed to be suitable for residential development.

TABLE 2: DEVELOPMENT CAPACITY- CITY OF RIVERTON AND INFLUENCE AREA

Current Zoning		City of Riverton			Influence Area		Total Buildout ³	
		2008 Existing Development	Potential Development	Housing (Units) ⁴	Potential Development	Housing (Units)	(Acres)	Housing (Units)
RESIDENTIAL⁴	avg (du/ac)	(Acres)	(Acres)	(Units)⁴	(Acres)	(Units)	(Acres)	(Units)
Residential BGA (BGA)	1.00	814	164	139			978	139
Residential A (RA)	3.00	207	17	43			224	43
Residential B (RB)	4.00	608	243	826			851	826
Residential C (RC)	6.00	57	100	510			157	510
Mobile Home Park (MHP)	8.00	120		0			120	0
Residential Planned Unit Development (PUD)	4.00	28					28	0
<i>Residential Subtotal</i>		1,834	524	1,519			2,358	1,519
COMMERCIAL/EMPLOYMENT	(FAR)	(Acres)	(Acres)	(SF)	(Acres)	(SF)	(Acres)	(SF)
General Commercial (C-1)	0.25	193	33	305,465				305,465
Commercial Highway (C-H)	0.25	267	0	0			267	0
Planned Neighborhood Shopping (C-P)	0.25	2		0			2	0
Office and Institution (C-O)	0.35	205	10	129,591			215	129,591
Light Industrial (I-1)	0.15	536	46	255,479			582	255,479
Heavy Industrial (I-2)	0.15	50		0			50	0
<i>Non-Residential Subtotal</i>		1,253	89	690,535			1,116	690,535
OTHER		(Acres)	(Acres)		(Acres)		(Acres)	
Agriculture ⁵		834			11,615		834	
Airport		1,338						
Right of Way		640					640	
Vacant					353			
<i>Other Subtotal</i>		2,812			11,968		2,812	

Sources:

¹Current Zoning Map (Clarion Associates, City of Riverton, Fremont County Assessor's Data, 2008); Fremont County Housing Study (2008)

²Land Capacity Analysis Map (Clarion Associates, August 2008)

Notes:

¹Existing Development is based upon Current Zoning Map acreages and average densities by categories.

²Potential Development is defined as those properties with an existing land use of agricultural or vacant that are zoned for future. Average densities were then assigned to each Zoning Category and applied to available acreages to determine future

³Total Buildout represents the sum of Existing and Potential Development in the City of Riverton. Due to lands within the Influence Area being unzoned, future uses have not been assigned, but total acres of land with potential for future development are noted (agricultural lands).

⁴Development potential reduced by 15% to allow for development efficiencies.

⁵The City of Riverton contains approximately 1,174 acres of land zoned for Agriculture. Of those 1,174 acres, 834 acres are occupied by the Honor Farm, which is assumed to remain agricultural. The remaining 340 Acres zoned for Agriculture within the City of Riverton were assumed to be developed under one of two residential designations, 209 acres under the Residential B designation and 100 acres under the Residential C designation.

CAPACITY TO MEET PROJECTED HOUSING NEEDS—CITY OF RIVERTON

Based on the potential development figures outlined in Table 2, the city could accommodate 1,519 units on 524 acres. This figure represents an average density of just under 3 dwelling units per acre, which is generally consistent with the city's existing pattern of residential development.

The recent Fremont County Workforce Housing Assessment projects that the City of Riverton will need 1,237 new single-family homes and 314 new apartments by 2030. Based on these figures, the city could potentially meet its projected housing needs within its current boundary, if all lands assumed to be potential development areas were available when they were needed. A larger portion of the city's projected housing need could be met within its current boundary if single-family densities were higher, if a larger portion of developable land were devoted to multi-family housing, and if an emphasis were placed on encouraging infill and redevelopment in established areas of the city to accommodate additional housing (e.g., new higher-density housing could be accommodated as part of mixed-use development along Main Street in Downtown).

A general rule of thumb for communities attempting to develop a long-range plan for the future is to designate 2 to 3 times the amount of land that is projected to be needed for future development. This approach allows for more flexibility in plan implementation, allowing the market some flexibility to determine the location and type of housing that is in demand at any given time.

Potential Development Capacity—Influence Area

POTENTIALLY DEVELOPABLE LAND—INFLUENCE AREA

As indicated in Table 2, the City of Riverton's Influence Area contains approximately 11,615 acres of agricultural land and an additional 353 acres of vacant land that would potentially be suitable for future urban development. Together, these acreages represent nearly double the land area of the city's current boundary. As mentioned above, lands within the Influence Area currently fall under the jurisdiction of Fremont County, which does not have zoning. As land is annexed into the City of Riverton, a zoning designation is assigned. Without existing zoning as a guide, potential development capacity must be based on assumptions regarding the future use of the land.

Due to the wide range of scenarios that could be applied to future growth within the city's Influence Area, a projected capacity has not been assigned at this point, but rather the total amount of land potential available within the Influence Area identified. As the master plan process progresses, potential locations for future development within the city's Influence Area will be explored along with the types of development that would be appropriate in different locations.

CAPACITY TO MEET PROJECTED HOUSING NEEDS—INFLUENCE AREA

Based on the rule of thumb estimate discussed above, the City of Riverton may need an additional:

- 500 to 1,000 acres of residential land (depending on density of development)

Based on existing conditions described, the city's potential needs for additional residential and commercial/employment land could be readily accommodated within the city's Influence Area, subject to property owner willingness to sell and the provision of urban services.