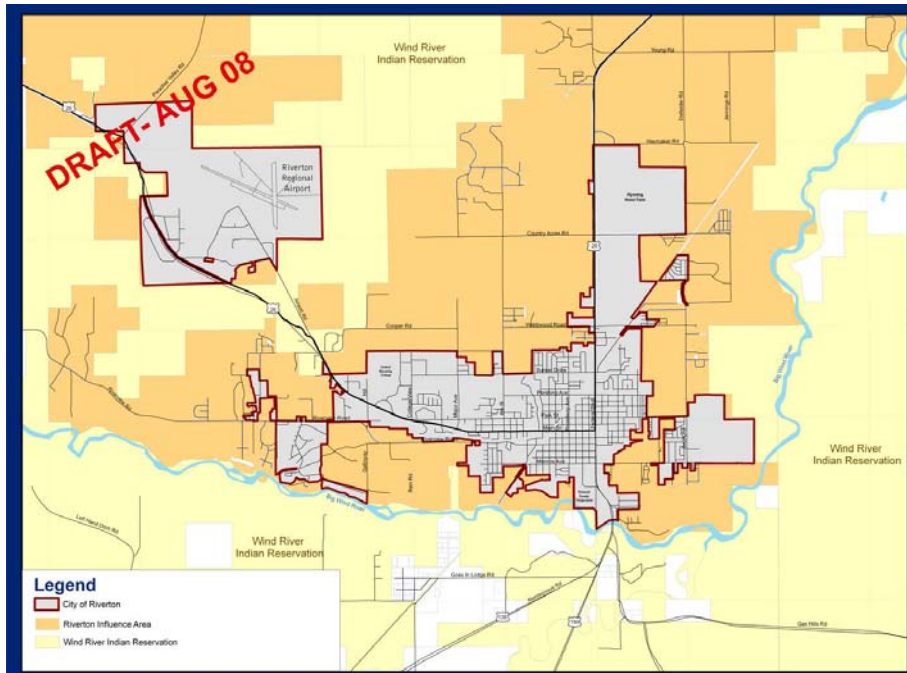


Land Use

Planning Area Overview

FIGURE 1: RIVERTON PLANNING AREA



The planning area for the Riverton Master Plan is comprised of the incorporated City of Riverton and its Influence Area, as defined on the map above. The planning area consists of 22,566 acres: 6,251 acres within the incorporated city limits and 16,315 acres immediately around the city not part of Wind River Indian reservation.

City of Riverton

The City of Riverton consists of 6,251 acres. Of that total:

- 2,249 acres are currently developed or have development applications pending.
- 2,794 acres are in active use for parks, schools, utilities, and other major public facilities.
- 1,208 acres are comprised of vacant lands, agricultural uses, and right-of-way.

Influence Area

- There are 16,315 acres of public and private land in the immediate vicinity of the city that are not part of Wind River Indian Reservation. This area is referred to as the "Influence Area" for the city.
- In the Influence Area, only 4,347 acres (27%) are currently developed or actively used for public purposes.



KEY TRENDS

Riverton City Limits

- Approximately 95% of the land in the incorporated city limits is already developed.
- Despite the fact that Riverton is nearly built out, a substantial portion of the city's projected housing need in the next 10-20 years could be accommodated on vacant or agricultural lands within the existing city limits.
- However, some new growth will likely need to occur outside of existing city limits in the Influence Area.

Influence Area

- The Influence Area contains approximately 16,315 acres, the majority (73%) of which is currently in agricultural use.
- Lands within the Influence Area are located in unincorporated Fremont County, which does not have zoning.
- The amount of land within the Influence Area needed to accommodate future residential growth will be dependent on a variety of factors, including housing types and densities, market demand, and property owner willingness to sell.

Sources:

Current Zoning Map (Clarion Associates, City of Riverton, Fremont County Assessor's Data, 2008); Fremont County Tax Assessment Records; Fremont County Housing Study (2008), Land Capacity Analysis Map (Clarion Associates, August 2008)

Existing Land Use

Ownership

- Nearly half (45%) of the land in the City of Riverton is public/quasi-public. The remaining 55% is privately owned.
- The high proportion of public lands in the city is largely attributable to Central Wyoming College, the State Honor Farm, the airport, and the Rendezvous site.
- By contrast, almost all (96%) of the land in the Influence Area is private, with only 4% in public/quasi-public ownership.

Existing Land Use

- Public/Quasi-public (41.8%) and parks and open space (2.9%) uses comprise roughly 45% of the city's total land area.
- The next largest uses are low-density residential (9.7%), rural residential (7.7%), and agriculture (7.4%).
- In the unincorporated Influence Area, agriculture is the single largest use (71.2%) followed by rural residential development (19.1%).
- In both the city and the Influence Area there is very little vacant land not being used for some other purpose.

Table 1: Existing Land Use in the Riverton Planning Area

LAND USE	CITY OF RIVERTON		INFLUENCE AREA	
	ACRES	%CITY TOTAL	ACRES	% IA TOTAL
RESIDENTIAL				
Rural Residential (0.25-1 du/ac)	479	7.7%	3,116	19.1%
Low Density Residential (2-6 du/ac)	606	9.7%	100	0.6%
Medium Density Residential (7-16 du/ac)	252	4.0%	36	0.2%
<i>Residential Subtotal</i>	1,337	21.4%	3,252	19.9%
COMMERCIAL/EMPLOYMENT				
Commercial	298	4.8%	78	0.5%
Office	27	0.4%	2	0%
Industrial	576	9.2%	414	2.5%
<i>Commercial/Employment Subtotal</i>	901	14.4%	494	3.0%
OTHER				
Parks and Open Space	184	2.9%	39	0.2%
Public/Quasi-Public	2,610	41.8%	549	3.4%
Agriculture	465	7.4%	11,615	71.2%
Approved/Pending Development	11	0.2%	13	0.1%
Vacant	103	1.6%	353	2.2%
Right of Way	640	10.2%		0%
<i>Other Subtotal</i>	4,013	64.2%	12,569	77.0%
Total	6,251	100%	16,315	100%

Source: Fremont County Tax Assessment Record, City of Riverton, Clarion Associates, 2008

Table 2: Existing Land Use in the Riverton Planning Area

DEVELOPMENT STATUS	CITY OF RIVERTON		INFLUENCE AREA		PLANNING AREA TOTAL	
	ACRES	% TOTAL	ACRES	% TOTAL	ACRES	% TOTAL
Developed	5,672	90.7%	4,334	26.6%	10,006	44.3%
Approved/Pending Development	11	0.2%	13	0.1%	24	0.1%
Agricultural	465	7.4%	11,615	71.2%	12,080	53.5%
Vacant	103	1.6%	353	2.2%	456	2.0%
	6,251	100.0%	16,315	100.0%	22,566	100.0%

Source: Fremont County Tax Assessment Record, City of Riverton, Clarion Associates, 2008

Vacant and Developed Lands

- Land within the incorporated city is almost completely developed (95% when include Honor Farm from agricultural acreage), though this figure does not consider redevelopment potential within the city limits.
- The most significant new development potential for the city comes from the agricultural land supply in the Influence Area. The amount of agricultural land in this area is over 12,000 acres, almost twice the size of the existing city.

Development Capacity

A development capacity analysis was conducted to estimate how much development the city could accommodate in the future. The analysis uses the following conditions and assumptions:

- **Available Land Supply:** vacant and agricultural lands in the city, a total of 568 acres.
- **Zoning of Undeveloped Lands:** current zoning was used to calculate development potential of land in the city.

City of Riverton Capacity

- The city could potentially add 1,519 new housing units on 524 acres of residentially or agriculturally-zoned land, assuming an average density of approximately 3 dwelling units per acre.
- It could also add 690,535 square feet of employment space on the 89 acres of vacant non-residential land.

Influence Area Capacity

- Since the County does not have zoning, undeveloped lands in the Influence Area were not calculated as part of the analysis.
- However, with nearly 12,000 acres of private land that could potentially develop and a need for between 600 and 1,000 acres of additional land for residential development, this potential capacity is an important factor in the city's future.

Table 3: Development Capacity of Riverton

CURRENT ZONING		CITY OF RIVERTON				
		2008 EXISTING DEVELOPMENT	POTENTIAL DEVELOPMENT		TOTAL BUILDOUT ³	
	AVG. DU/AC.	ACRES	ACRES	UNITS	ACRES	UNITS
RESIDENTIAL						
Residential BGA (BGA)	1.00	814	164	139	978	139
Residential A (RA)	4.00	207	17	43	224	43
Residential B (RB)	6.00	608	243	826	672	826
Residential C (RC)	8.00	57	100	510	57	510
Mobile Home Park (MHP)	8.00	120		0	120	0
Residential Planned Unit Development (PUD)	6.00	28			28	0
<i>Residential Subtotal</i>		1,834	524	1,519	2,079	1,519
COMMERCIAL/EMPLOYMENT	FAR	ACRES	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	
Agriculture ⁵		834			834	
Airport		1,338				
Right of Way		640			640	
Vacant						
<i>Other Subtotal</i>		2,812			2,812	

Sources: Current Zoning Map (Clarion Associates, City of Riverton, Fremont County Assessor's Data, 2008); Fremont County Housing Study (2008), Land 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 development. Average densities were then assigned to each Zoning Category and applied to available acreages to determine future development potential.

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.