



Town Bulletin #25
SEPTEMBER 2012

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Planning and Zoning
Overlay Zones

The Town of Star Valley Ranch is in the process of finalizing the goals and policy section of its Community Overlay Zone. Community Overlay Zones were established by Lincoln County when Land Use Regulations were adopted. These Overlay Zones or Districts are used in combination with regular county zones, e.g. Mixed, Rural, Industrial, Residential, Recreational, etc., to establish and maintain the heritage and character of the unique areas of Lincoln County as well as protect its resources. Whenever an Overlay District is used with Zones, the more restrictive land use provisions required by the Overlay prevail for the area involved.

When Lincoln County developed its Land Use Regulations, the Town of Star Valley Ranch had not yet been created. At that time the “Ranch” was only a community that promoted seasonal recreational use and therefore had no specific policies to define its unique character and heritage. Now, development within Star Valley Ranch’s Overlay Zone can and will impact the Town’s ability to thrive and grow in an orderly and safe manner. The development of goals and policies must be created and finalized. The first step in the adoption process has been completed. A preliminary set of goals and policies were presented to the Lincoln County Planning and Zoning Commission. The draft goals and policies were accepted by the Commission on July 25, 2012. The next step will be a county conducted public comment period followed by a public hearing scheduled for later on this year.

The Town will be contacting all the property owners in and around the Overlay Zone to get their input into the desired goals and policies for this area. The Town will then use this input to determine a set of land use restrictions that best meet the community’s expectations and foster the orderly and safe development of our community. The town’s goal is a plan that meets the needs and desires of all members of our unique area.

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Be Bear Aware

Just a reminder that in the past bear “sightings” are high in September and October

- Store garbage and pet food inside
- Clean barbecue grills and grease traps after each use
- Bears love pet food and bird seed, keep those areas picked up and clean
- Keep your trash cans inaccessible until the morning of garbage pickup

Town Economic Development Board

As we informed you in May, there are a large number of state, county and private organizations, dedicated to economic development. We anticipate utilizing these resources in any way possible. We will also share information concerning them with you. This month we will focus on the Wyoming Economic Development Association.

Wyoming Economic Development Association (WEDA)

The Wyoming Economic Development Association (WEDA) is a non-profit professional association representing nearly 200 economic development members and organizations with over 5000 affiliate members. It provides support to its members' efforts to create, attract and retain jobs in their individual and collective localities. WEDA partners with and helps coordinate the economic efforts of the Wyoming Business Council, the Wyoming Chamber of Commerce Executives (WCCE), the Wyoming Association of Municipalities (WAM), the Wyoming Business Alliance (WBA) and Workforce Development.

WEDA holds two conferences each year for educational and networking purposes. The WEDA fall conference also serves as the annual membership meeting. The location for this meeting is rotated around Wyoming. Last year it was held in September in Casper. The WEDA winter conference is held jointly with WCCE in February in Cheyenne during the legislative session. Jim Vandell attended both of those meetings. The Town of Star Valley Ranch plans to have representation at all of these two annual meetings.

WEDA provides a voice through an organized lobbying effort at the State Legislature to advocate and support legislation that has an effect on economic development in the state. It, in general, tries to keep Wyoming's elected representatives informed by developing white papers and updates and hosting a Legislative Reception during the winter conference in Cheyenne. The Town of Star Valley Ranch, while recognizing the need to keep the legislatures informed, feels it is inappropriate to utilize town funds for lobbying purposes. It therefore, elected the WEDA membership option that excludes funds for lobbying.

The TED Board, as we become more familiar with all aspects of economic development, anticipates a close and expanded association with WEDA. We feel WEDA provides us the opportunity to gain further insight into economic development practices, issues and possibilities through its networking and informational programs. At present the annual dues are \$425.

The Town Economic Development Board (TED) meets the second and fourth Thursdays of every month at 6:30 PM in the town hall. These meetings are open to the public and attendance is welcomed and encouraged.

Respecting Everyone's Property Rights

We live in a beautiful area. We have an abundance of recreational opportunities to suite most everyone's desires, many of them right here in Town.

We live in Wyoming!

The Way the West "Used to Be".....almost!

The vast majority of all the property in the Town of Star Valley Ranch (excluding our public roads) is private property. If you are riding a four-wheeler, a side-by-side or a dirt bike (or snowmobile), please limit your travel to lawful areas.

Lawful areas are primarily roads in the summer and golf courses in the winter.

- ✓ Because you do not know the rules, is not a legitimate excuse.
Unsure? Do NOT go there; ask before you proceed.
- ✓ Because someone else has abused the property rights of others and created a trail or pathway across private property
does not make it "OK" for the next person to follow.
- ✓ Because some of us do not have a problem with others crossing your property
does NOT give us the right to travel across someone else's property.
- ✓ Because a piece of land is vacant and open with no dwellings
does NOT mean it is open for everyone's use.
- ✓ Because "no one is at home"
does NOT mean we have permission to cross the property.
- ✓ Because we live in Wyoming,
does not mean we are exempted from respecting our neighbor's rights.

Please be a good neighbor and a good citizen. Please ensure both your family, friends and guests are properly informed. Safety and Property Rights are the primary issues. Please use your good judgment, legal licensed drivers only, and use lawful areas for your personal fun and enjoyment.

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Prater Canyon Spring Redevelopment

Kilroy LLC was awarded the contract based on a bid price of \$144,950.00. Work will begin on the redevelopment of Prater Canyon Spring the first week in September. We expect the work to be completed in October.

The project will included constructing an underground (dam) collection system to reclaim as much of the spring water as possible. Upon completion of the collection system a membrane will cover the entire area to protect the spring water from surface water contamination.

Thanks to Everyone!

We appreciate everyone's patience during our construction activities. The contractor has been doing a very good job of managing the installation of our new water pipes and the traffic. The project is on schedule and progressing within budget. The road restoration over the new pipe will be the last phase of the project. They hope to have this all completed this fall.

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Association's Corner

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Star Valley Ranch Association

SVRA Corner – Sept. 2012

Robert Lujan has been appointed to the Director's position vacated by Alicyn Culbertson in July. Bob was a CPA for the IRS for 36 years and has served our community and association in many capacities. He will serve on the Board until the Election and General Meeting on June 22, 2013.

H&E Event Proposal Forms needed BEFORE Wed. Sept. 5 --The H&E Steering Committee recommends an annual schedule of SVRA events and budget to the Board in the fall. We will evaluate this year's events and review new requests for inclusion in 2013. Sponsored events are advertised and may have fees waived. If you have an event in mind, please complete the form so we have a clear understanding of your idea and your needs and can get back to you as soon as possible.

Saturday, Sept. 15 -- Community Garage Sale, Junk in the Trunk at the Barn and Hazardous Waste Day at the Landfill Clean out those garages and basements and get ready for fall with garage sales at individual homes and Junk in the Trunk outside the Barn for those wishing to sell from their vehicles. A map and list of participants will be handed out to drivers at the main gate. Sellers must sign up at the SVRA Office from Tuesday Sept. 4 to Friday noon Sept. 14 to receive a balloon to mark their house/vehicle and be listed.

Also on Sept. 15, 9:00-3:00 residents can dispose of hazardous waste and tires free at the Thayne Landfill. Hazardous waste that can be accepted includes acids, paint thinner, cleaners, fluorescent light bulbs, pesticides/herbicides. Cans of latex paint need to be dried out before disposal. In addition, the first 3 bags of household waste and the first 3 bags of construction and demolition waste are free on Sept. 15.

And disposal is free anytime for the following residential items:

- Clean fill, brush, yard waste that is not bagged
- Residential e-waste (computers and TVs)
- Household quantities of used motor oil (less than 5 gallons)
- Household quantities of used cooking oil (less than 5 gallons)
- Residential appliances including refrigerators

Saturday, Sept. 15 -- Final 9 Dine Dance – Choose your own event! Play in a 9 hole scramble - \$8. Enjoy a full chuckwagon dinner with dessert catered by the Cedar Creek Grill for \$12. Dance to the music of Jackie Marie for free! *Your sign up for dinner at the Pro Shop or at the Grill by Wed Sept. 12th is very important so we have enough food for all.*

August thanks to Shawna Crittendon, 36 fine crafters and the SVRA Office for the 19th Arts and Crafts Fair and to JC Colley and friends for the sell-out return of dinner shows on the Ranch. And the 3rd Nine, Dine and Dance on the 18th with the Linfords Band was a rompin' stompin' success..

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