

CHAPTER SEVEN

COMMUNITY LAND USE PLAN



7.1 BACKGROUND

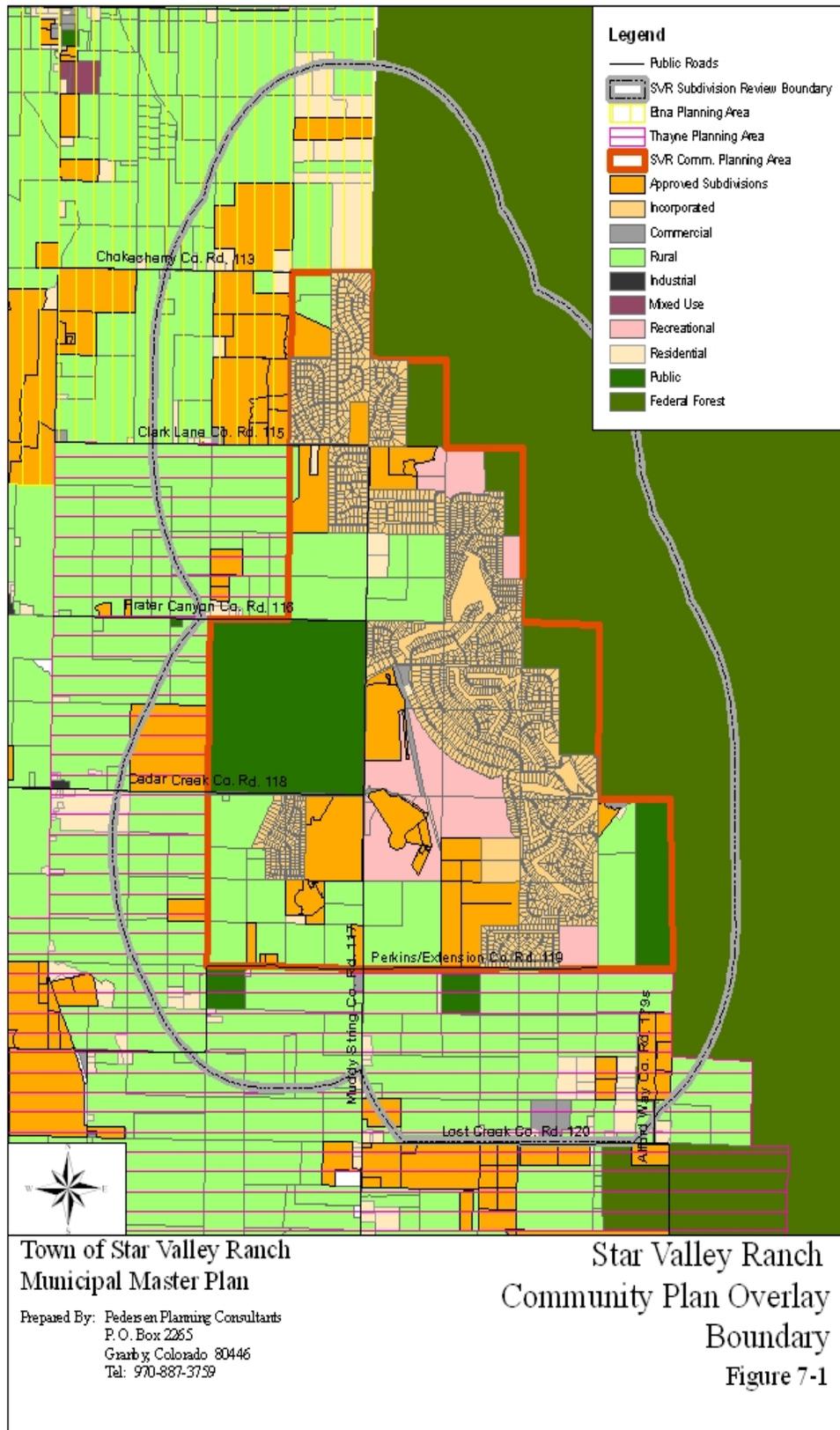
One component of most municipal plans is the identification of a community's preference toward future land uses within and adjacent to the municipal boundary. Such preferences are typically expressed in graphic form and accompanied with a narrative that provides the rationale for preferred general land 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.