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Chapter 1: Introduction

Master Plan Overview

Purpose of this Master Plan

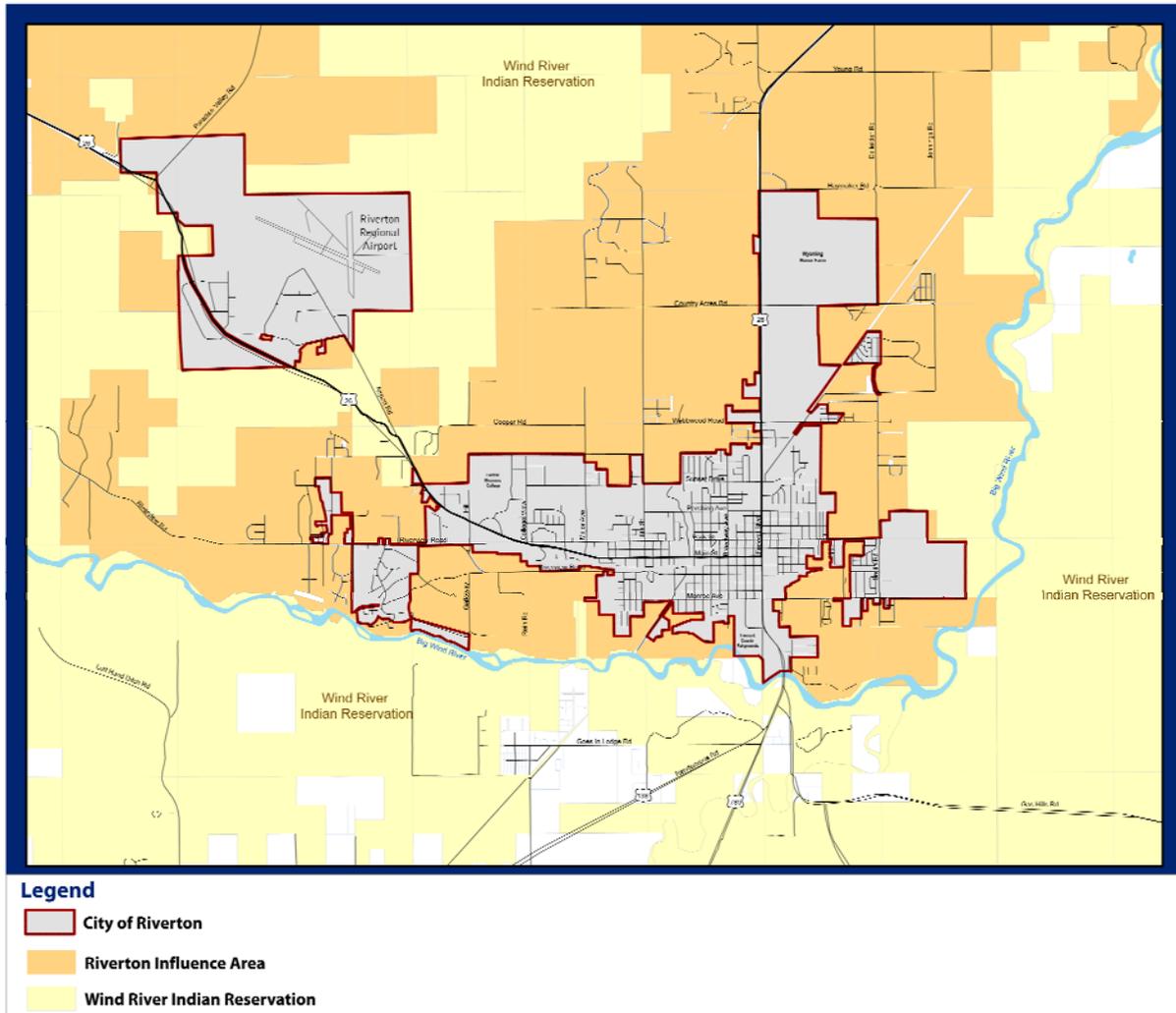
The Riverton Master Plan is an advisory document adopted by the city that outlines the community's future vision and goals for the next twenty years (through 2030) and provides guidance for elected and appointed officials in making choices regarding the short-term as well as long-range needs of the community. The goals, policies, and strategies of this Master Plan, along with the Future Land Use Plan map, provide guidance for decisions affecting growth and annexation, the use and development of land, protection of agricultural areas, and the expansion of public facilities and services. The policy recommendations and maps contained in this Master Plan are interrelated and should be used in conjunction with other elements of the Plan, as applicable.



Planning Area

This Master Plan is based on a Planning Area comprised of the city's incorporated limits as well as a larger, unincorporated Influence Area. This combined Planning Area encompasses over 22,500 acres (see map on following page). Of these 22,500 acres, the City of Riverton encompasses approximately 6,250 acres. Lands within the Influence Area encompass an additional 16,300 acres which currently fall under the jurisdiction of Fremont County. Although located outside of the city's incorporated limits, development within the Influence Area has impacts on the City of Riverton. As a result, it is subject to review and comment by the city if it occurs within one-mile of the city limits. Lands on the Wind River Indian Reservation are under Federal jurisdiction and are not included in the Influence Area.

Figure 1: Riverton Planning Area



Compliance with State Requirements

This plan complies with Wyoming Statutes Section 15-1-503, Master Plan, Adoption, Concurrent Action (for cities and towns). According to section 15-1-503, the Planning Commission is required to certify the plan to the City Council and the City Council is responsible for adopting the plan and taking concurrent action with the county.

How Does Zoning Relate to the Master Plan?

City zoning regulations consist of both a zoning map and a written ordinance that divides the city into zoning districts, including various residential, commercial, and industrial districts. The zoning regulations describe what type of land use and specific activities are permitted in each district, and also regulate how buildings, signs, parking, and other construction may be placed on a lot. The zoning regulations also

provide procedures for re-zoning and other planning applications. The zoning map and zoning regulations provide the property “entitlements” to development, while the Master Plan provides a guide for the future development of the property. When changing the zoning of a particular property, it should be consistent with the Future Land Use Plan map. That is to say, the Land Use Map contained in this Master Plan should guide future re-zoning decisions.

Planning Process and Community Involvement

Ensuring equal and fair representation of the diverse interests of Riverton’s population and providing adequate opportunity for community involvement were two key components of the planning process. City staff, elected and appointed officials, the Project Team, the committees, and the public collaborated over a period of 9 months, from May of 2008 to January of 2009 to develop the Riverton Master Plan. The Project Team, consisting of the consultant and planning staff from the city, were guided by elected and appointed officials, and provided numerous opportunities for members of the community and other stakeholders to participate throughout the process of developing the Master Plan.

The Master Plan process built directly on the *Community Assessment Report* work completed by the Wyoming Rural Development Council in November 2007. Over 500 Riverton residents participated in the many public meetings held as part of the Community Assessment process and expressed many ideas and issues which served as a foundation for the Master Plan.

Public Involvement Opportunities

Following is a summary of public involvement opportunities that were presented during the planning process:

Project Website

A dedicated project website, www.myrivertonplan.com, was unveiled early in the planning process. The site provided 24-hour a day, 7-days a week access to meeting materials, schedules and summaries, interim work products, maps, on-line polls and questionnaires, and other important information about the process. The website also offered a direct e-mail link to the project team through which comments could be submitted.

Displays and Local Events

Materials about the planning process and questionnaires were distributed at heavily attended local events, such as *Day in the Park*, to help increase awareness about the Master Plan and solicit feedback.



Numerous public meetings were held to assist in the development of the Master Plan

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In addition, posters were occasionally placed in City Hall, the library, and other high traffic locations to advertise upcoming meetings and solicit feedback on specific elements of the plan.

Media

The planning team provided regular project updates for the local media through periodic press releases and meeting notices in the *Riverton Ranger*, and through interviews on local radio, [KCWC 88.1 FM](#), [KVOW 1450 AM](#). Media representatives also attended Master Plan events during the process and published public interest articles about the planning effort.



Community Meetings

The city hosted three community meetings to provide opportunities for residents and other stakeholders to work together and identify solutions on specific aspects of the Master Plan. Events occurred at key milestones during the planning process. Community meetings were supplemented by the multi-day charrette, described below.

Community Charrette

The city, in conjunction with the Fremont County Board of Realtors, sponsored a two-day community charrette in August 2008. Nearly 100 people attended the event which featured small group discussions on a variety of topics, food provided by local organizations, and a fun, interactive environment. The event served as an opportunity for participants to refine and confirm the community's vision and to begin to define more specific parameters for housing, transportation, parks, and other Master Plan elements.



Public input helped to shape a vision for the future

Interviews and One-on-One Meetings

Planning team members conducted informal interviews with numerous community members, community and civic groups, elected and appointed officials, and other representatives early in the process to discuss the overall project goals, issues and opportunities. The team also conducted follow up meetings and additional coordination.

Groups That Contributed to the Plan

In addition to the numerous opportunities for input from the general public outlined above, the following groups met with the project team regularly throughout the process:

Citizens Advisory Committee

A Citizens Advisory Committee (CAC) was appointed to serve as a sounding board for the project team. The CAC was comprised of representatives with diverse viewpoints that included businesses, citizens, youth, organizations, and neighborhoods. The group met 6

times to review interim materials and provide recommendations for appointed and elected officials.

Technical Advisory Committee

A Technical Advisory Committee (TAC) operated informally and involves city department officials and other agencies to verify technical accuracy of data and information in the plan. Participants included representatives from schools, utilities, tribes, public safety, other departments of the city, federal, and state agencies, Central Wyoming College, and the hospital. The technical group met 6 times during the process to review interim materials and provide recommendations.

City Council and Planning Commission Study Sessions

The project team conducted several joint study sessions with the City Council and Planning Commission to provide updates, get input, and ensure that policy direction of the two groups was well-coordinated. Members of the public were also invited to attend these sessions.

Plan Organization

The Master Plan is organized around seven “big ideas”, which serve as a framework for the implementation of the community’s vision and the related goals, policies, and strategies contained in each chapter. In addition to this introductory chapter, the plan is comprised of the following:

- **Chapter 2: A Community-Based Vision**—contains an overview of the seven “big ideas” which comprise the community’s Vision and serve as a framework for the rest of the Plan.
- **Chapter 3: Land Use Plan**—contains a description of the city’s Land Use Plan and accompanying Future Land Use Plan map and land use categories illustrated on the map.
- **Chapter 4: Economic Sustainability and Jobs**—contains goals policy statements, and strategies aimed at ensuring Riverton’s long-term economic stability.
- **Chapter 5: Neighborhoods and Housing**—contains goals policy statements, and strategies pertaining to the city’s commitment to neighborhood stability and the availability of housing in Riverton.
- **Chapter 6: Community Design and Image**—contains goals, policy statements, and strategies to guide the design of new development and public spaces in Riverton. It also contains Design Principles for Commercial and Mixed-Use, Industrial, Neighborhood, and High-Density Residential development.
- **Chapter 7: Parks, Recreation, and Natural Resources**—contains goals, policy statements, and strategies to guide the location,

Chapter 1: Introduction

quantity, and type of parks and recreation facilities that will be needed to serve future development. It also guides natural resource conservation.

- **Chapter 8: Transportation**—contains goals, policy statements, and strategies to guide the location of future roadways and improvements to existing roadways in the future. It also addresses the expansion of the city’s multi-use pathway, trails network, and future transit service.
- **Chapter 9: Services and Utilities**—contains goals, policy statements, and strategies to guide the provision of public services in the community.
- **Chapter 10: Regional Coordination**—contains goals, policy statements, and strategies to promote coordination between the City of Riverton and its regional partners.
- **Chapter 11: Action Plan**—contains a discussion of recommended priority actions to be taken to implement this Plan so the city may allocate the appropriate resources. This chapter also establishes criteria and a process for amendments to the Plan.
- **Appendix A: Background and Context**—contains a summary of background data used to develop the plan. The Community Profile addresses the following subject areas: Land Use; Housing; Transportation; Parks, Recreation, and Natural Resources; Economy; Schools; Community Services and Facilities, and Population. It also includes inventory maps and a Capacity Analysis that served as the basis for the development of alternative land use scenarios. A summary of alternative land use scenarios considered in the development of the Future Land Use Plan is also provided.

Chapter 2: A Community-Based Vision

This chapter represents the ideals expressed by the community for its continued growth over the next ten to twenty years and serves as a foundation for this Master Plan. Each of the seven “big ideas” summarized below is supported by a series of goals, policies, and strategies in the chapters that follow.

These ideas build on ideas expressed during the *Community Assessment Report* work completed by the Wyoming Rural Development Council in November 2007, meetings with planning committees, and the multiple Community Meetings held between June and November 2008. They also represent the strong “can-do” and partnering spirit in the community, and seek to balance competing interests and protect citizen and property owner rights.

Idea 1. Economic Sustainability and Jobs

Riverton will expand and diversify its businesses and industry, leading to long-term economic stability and a variety of jobs, including jobs with livable wages.

Idea 2. Neighborhoods and Housing

Riverton will have a variety of housing options to serve immediate growth needs (i.e., in the next five years) and to provide great neighborhoods that retain their value and are livable for the long-term.

Idea 3. Community Design and Image

Riverton will promote a high standard of design for new private and public development to strengthen the physical appearance of the city and its desirability as a place to live, work, and play.

Idea 4. Parks, Recreation, and Natural Resources

Riverton will have a parks and recreation system that serves residents’ current and future recreation and open space needs.

Idea 5. Transportation

Riverton will have a well-connected system of streets that offer opportunities for driving, bicycling, walking, and transit use. The city will also have a system of connected off-street recreational pathways.



Where the community sees itself over the next ten to twenty years is an important element in creating goals, policies, and strategies for the future.

Idea 6. Efficient Quality Services and A Safe, Healthy Community

Riverton will continue to efficiently provide quality public services (i.e., water, wastewater treatment, police, solid waste, maintenance of parks and streets, and general government services), and coordinate to ensure high quality private utilities and services contributing to a safe and healthy community.

Idea 7. Regional Coordination

Riverton will coordinate with Fremont County, state agencies, and the tribes to plan for the needs of current and future workers and residents to accomplish mutual goals and unify the community.

Chapter 3: Land Use Plan

Background

This chapter is intended to be used in conjunction with the Future Land Use Plan map as a tool for elected and appointed officials, city staff and administrators, and the community at large for evaluating and making decisions regarding the location of different land uses in the City of Riverton and its Influence Area. Defining characteristics for each land use category identified on the Future Land Use Plan map are provided and include appropriate mixes of uses, preferred location of uses, variety of housing types, appropriate density ranges, and other considerations. The land use categories and other information defined by this chapter should be used in conjunction with the policies and design principles contained in Chapter 6: Community Design and Image, as well as other policies contained in this Plan.



The Land Use Plan will guide location, mix, and density of all future development in and around Riverton

Land Use Plan

Riverton's Land Use Plan places a strong emphasis on the retention of the city's small-town character and agricultural heritage, through strategically-managed growth. The Land Use Plan and accompanying Future Land Use Plan map are based on the following assumptions:

- Expansion of the city's existing geographic footprint will be modest, and future growth will be focused within the Urban Services Area boundary.
- The city will periodically evaluate the Urban Services Area boundary to ensure it maintains a sufficient supply of land for expansion.
- "Leap frog" development into unincorporated areas of Fremont County beyond the Urban Services Area boundary will be discouraged through ongoing coordination with the county.
- Infill and redevelopment will be encouraged within the city's existing limits in accordance with the goals and policies contained in this plan.
- Expansion of utilities and services will be prioritized for development that is located within the Urban Services Area boundary.

Chapter 3: Land Use Plan

Each of the chapters in this plan contains goals, policies, and strategies that support these assumptions.

Future Land Use Plan Map

The Future Land Use Plan map on the following page identifies locations within the city and its Influence Area where different types of land uses may occur during the next 20 years (through 2030) and beyond and where the city would support the development of these uses (see Figure 1). The map establishes broad guidelines for land use patterns and should be applied in combination with the goals, and policies, and design principles contained in this Master Plan. The land use categories illustrated on the Future Land Use Plan reflect the community vision and “big ideas” outlined in Chapter 2. These concepts emerged during the planning process and served as the foundation for the Master Plan goals and policies. They represent the community’s commitment to a more compact pattern of development for the city’s future.

Insert Future Land Use Plan map

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Land Use Categories

Table 1 summarizes each of the land use categories identified on the Future Land Use Plan map. The table is intended as a quick reference guide to be used in conjunction with the Future Land Use Plan and the policies contained in this Master Plan.

Table 1: Summary of Land Use Categories

Land Use Category	Range of Density/Size	Uses	Characteristics	Zone Districts
NEIGHBORHOODS				
COUNTY RESIDENTIAL (CR)	Lots are typically between 1 and 20 acres, although some may be as large as 40 acres or as small as 4,000 square feet in existing mobile home parks.	<i>Primary:</i> Single-family residential <i>Secondary:</i> Minor accessory uses and small scale agricultural uses.	<ul style="list-style-type: none"> ▪ Typically found in rural settings outside of city limits. ▪ Lot size and layout varies. ▪ Not served by urban utilities. ▪ Large portions of the lot remain undeveloped, reinforcing rural character. ▪ This category is intended to capture primarily existing county residential development. New county residential is discouraged within the city's Future Urban Services Area boundary. 	Located in county—not zoned
ESTATE RESIDENTIAL (ER)	0.3-4 dwelling units per acre; Lots are typically between 1 and 3 acres, although some existing ER subdivisions have lots as small as ¼ acre.	<i>Primary:</i> Large-lot, low-density single family residential. <i>Secondary:</i> Barns as an accessory building, livestock, pasturage, or production of crops.	<ul style="list-style-type: none"> ▪ Rural characteristics, such as barns as accessory buildings as well as one livestock unit per half-acre and crop production. ▪ Served by urban utilities. ▪ Clustering of residential units is encouraged as a means of conserving open spaces, and developments should contain pathways that connect to the city's recreational pathway network. 	Residential BGA

Chapter 3: Land Use Plan

Land Use Category	Range of Density/Size	Uses	Characteristics	Zone Districts
TOWN RESIDENTIAL (TR)	5-15 dwelling units per acre	<p><i>Primary:</i> Detached single-family homes on small lots; as well as a range of attached units (duplex, triplex, townhomes) and apartments or condominiums.</p> <p><i>Secondary:</i> May also include small-scale retail and office uses in neighborhood activity centers.</p>	<ul style="list-style-type: none"> Includes many of Riverton’s established neighborhoods. Neighborhoods should contain a mix of housing types and recognizable neighborhood foci such as park/recreation and community neighborhood-scale commercial areas. Developments should contain connective green spaces that unify the neighborhood development and provide transitions between other areas and uses. Site design should allow for and encourage the use of alternative travel modes. Parks, trails, and recreational facilities are typically integrated within each neighborhood. 	Residential A Residential B
HIGH-DENSITY RESIDENTIAL (HDR)	16-24 dwelling units per acre.	<p><i>Primary:</i> Predominantly apartments, condominiums, townhomes, four-plexes and duplexes.</p> <p><i>Secondary:</i> Parks, trails, and recreational facilities are typically integrated within each neighborhood.</p>	<ul style="list-style-type: none"> Mix of medium to high density housing types in a neighborhood setting. Transitions must be provided to adjacent single-family neighborhoods either through changes in height and building massing or by placing lower-intensity housing types (e.g., duplexes, townhomes) along shared edge. Includes existing mobile home parks. 	Residential C, MHP
COMMERCIAL/EMPLOYMENT				
COMMUNITY COMMERCIAL (CC)	0.35-1 FAR	<p><i>Primary:</i> Neighborhood, community and regional shopping centers, hotels and motels, car sales, restaurants, entertainment, and similar uses.</p>	<ul style="list-style-type: none"> Mix of retail and commercial services in a concentrated and unified center and along principal arterial streets. Existing small-scale, auto-oriented, “strip” commercial activities along Federal Boulevard and Main Street will continue to occur in many areas; however, a more coordinated pattern of development with increased design controls is desirable for new development. 	C-H, C-1, C-P

Land Use Category	Range of Density/Size	Uses	Characteristics	Zone Districts
EMPLOYMENT (EMP)	0.20-1 FAR	<p><i>Primary:</i> High-quality employment facilities, such as professional offices, research and development, light manufacturing, and medical facilities.</p> <p><i>Secondary:</i> Retail permitted as an ancillary use within an office complex.</p>	<ul style="list-style-type: none"> Concentrated areas of employment such as planned industrial or office parks. May include smaller office complexes consisting of a single building or several buildings not located in a typical office park setting. Activities typically take place indoors, and outdoor storage or other industrial types of uses must adhere to more stringent screening requirements. 	C-O, I-1
INDUSTRIAL (IND)	0.15-1 FAR	<p><i>Primary:</i> Light and heavy manufacturing, warehousing and distribution, indoor and outdoor storage, and a wide range of other industrial services and operations.</p>	<ul style="list-style-type: none"> Uses typically involve more intensive work processes, and may involve manufacturing or basic resource handling. Transitions in land use from industrial areas should be appropriately buffered and particular attention should be paid to screening views of such sites from rights of way in order to retain community character and aesthetics. Outside of gateway areas, design controls are less extensive as in the Employment category. 	I-2
COUNTY COMMERCIAL/ INDUSTRIAL (CNTY-COM)	0.15-.5 FAR	<p><i>Primary:</i> Uses include commercial and industrial uses that serve rural residents, such as equipment and livestock sales, and other similar uses.</p>	<ul style="list-style-type: none"> Includes all existing commercial and industrial uses outside of Riverton’s city limits. Typically not screened from surrounding residential uses. Additional County Commercial/Industrial uses are discouraged within the city’s planning area. 	Located in county—not zoned
MIXED USE				
DOWNTOWN MIXED-USE (DT-MU)	Typical floor area ratios (FARs) of between 0.5 and 3.	<p><i>Primary:</i> Variety of civic, cultural, retail, commercial, business, hotel, professional offices, financial institutions.</p> <p><i>Secondary:</i> Medium/high density housing.</p>	<ul style="list-style-type: none"> Intended to reinforce the character and vitality of Downtown Riverton. Includes residential areas to the north and south of Main Street where existing homes have been converted to office and retail uses over time. Higher density housing (either above storefronts or as part of a larger development) is encouraged downtown to increase activity and support local businesses. 	C-1, C-P

Chapter 3: Land Use Plan

Land Use Category	Range of Density/Size	Uses	Characteristics	Zone Districts
MIXED-USE (MU)	Typical floor area ratios (FARs) of between 0.5 and 2.	<i>Primary:</i> Variety of retail, commercial, professional offices, financial institutions, and high-density residential, including live-work units.	<ul style="list-style-type: none"> ▪ Mixed-use developments provide residential opportunities with easy access to a variety of goods, services and employment opportunities. ▪ The mix of uses may be horizontal or vertical and will tend to have a more compact land use pattern. ▪ These areas should incorporate pedestrian-friendly design elements through management of location, scale and orientation of parking facilities, driveways, connective sidewalks and trails, public plazas, and storefronts. 	C-1, C-P (Note: existing zone districts would need to be modified or replaced.)
PUBLIC/INSTITUTIONAL				
PUBLIC/QUASI-PUBLIC (P-Q/P)	N/A	<p><i>Primary:</i> Government offices, community centers, fire stations, libraries, cemeteries, churches, and other places of worship. Also includes facilities needed for essential public services such as electrical substations, water and wastewater facilities, and other industrial uses.</p> <p><i>Secondary:</i> N/A</p>	<ul style="list-style-type: none"> ▪ Provided by the city, special districts, or by a quasi-public organization. ▪ Includes large public utility-type uses and light industrial uses. 	C-0
AIRPORT (AIR)	N/A	<p><i>Primary:</i> Airport activity, aviation-related businesses. Does not include commercial and industrial uses around the airport.</p> <p><i>Secondary:</i> N/A</p>	<ul style="list-style-type: none"> ▪ Applies to the Riverton Municipal Airport and the additional area covered by the Riverton Municipal Airport Hazard Zoning Ordinance. 	AP

Chapter 3: Land Use Plan

Land Use Category	Range of Density/Size	Uses	Characteristics	Zone Districts
EDUCATION (EDU)	N/A	<p><i>Primary:</i> Education and support services and facilities, as well as student housing and other CWC related activities.</p> <p><i>Secondary:</i> N/A</p>	<ul style="list-style-type: none"> Applies to all existing and proposed public and private schools, colleges, and universities. Includes area addressed by the Central Wyoming College Master Plan. 	C-0
PARKS, RECREATION, AND OPEN LANDS				
PARKS AND OPEN SPACE (P&OS)	Varies, ranging from as small as 1-3 acres to 40+ acres for regional facilities.	<p><i>Primary:</i> Parks, trails, and other recreational facilities. Also includes passive open space.</p> <p><i>Secondary:</i> N/A</p>	<ul style="list-style-type: none"> Intended to provide for the active and passive recreational needs of the community. Generally provided by the city, however, privately operated facilities which also serve recreational needs, such as golf courses, are also included. 	BGA, RA, RB, RC
AGRICULTURE (AG)	N/A	<p><i>Primary:</i> Farming, ranching, and other agriculturally related uses.</p> <p><i>Secondary:</i> Very low density residential.</p>	<ul style="list-style-type: none"> Areas are not anticipated to be developed within the 20-year planning horizon. Continuation of agricultural uses is encouraged within the context of both market demand and the desires of individual property owners. Residences are typically limited to those for owners/operators of the agricultural enterprise. 	AG (within the City of Riverton)
OPEN RANGE (OR)	N/A	N/A	<ul style="list-style-type: none"> Includes portions of the Wind River Indian Reservation that surround the city and its Influence Area. 	N/A

Chapter 3: Land Use Plan

Distribution of Land Uses

Table 2 provides a breakdown of existing and potential development by land use category and location, based on the Future Land Use Plan map. An estimate of the number of housing units is provided for residential categories, along with square footage estimates for commercial/employment categories. This Master Plan is intended to guide development in Riverton for the next 10 to 20 years and provides 2-3 times the amount of land necessary to accommodate projected growth for that time frame. Complete buildout of the Future Land Use Plan map may take significantly longer depending on actual growth rates, market demand, density of new development and other factors.

Table 2: Existing and Future Development

Land Use	avg	RIVERTON				INFLUENCE AREA				Total ²	
		Existing Development	Potential Development	(Acres)	(Units)						
	(du/ac)	(Acres)	Housing (Units) ¹	(Acres)	(Units)						
County Residential (CR)	0.20	0	0	0	0	3,316	531	35	0	35	0
Estate Residential (ER)	1.00	558	446	46	37	138	110	914	731	960	768
Town Residential (TR)	4.00	589	1,885	171	547	12	38	414	1,325	585	1,872
High-Density Residential (HDR)	12.00	160	1,536	56	538	15	144	31	298	87	835
Downtown Mixed-Use (DT-MU) ³ (20%)	12.00	0	0	52	125	0	0	0	0	52	125
Mixed-Use (MU) ⁴ (75%)	12.00	0	0	0	0	0	0	38	365	38	365
Planned Unit Development	4.00	28	90	0	0	0	0	0	0	0	0
Residential Subtotal		1,335	3,957	325	1,246	3,481	823	1,432	2,718	6,573	8,745
COMMERCIAL/EMPLOYMENT	(FAR)	(Acres)	(SF)	(Acres)	(SF)	(Acres)	(SF)	(Acres)	(SF)	(Acres)	(SF)
Community Commercial (CC)	0.25	270	2,499,255	9	83,309	26	240,669	0	0	9	83,309
Employment (EMP)	0.20	532	3,939,566	51	377,665	161	1,192,237	0	0	51	377,665
Industrial (IND)	0.15	45	249,926	71	394,327	325	1,805,018	0	0	71	394,327
County Commercial/Industrial (CNTY-COM)	0.15	20	111,078	0	0	37	205,494	0	0	0	0
Downtown Mixed-Use (DT-MU) (80%)	0.50	52	906,048	0	0	0	0	0	0	0	0
Mixed-Use (MU) (25%)	0.50	0	0	0	0	0	0	42	228,690	42	0
Commercial/Employment Subtotal		919	7,705,873	131	855,301	549	3,443,418	42	228,690	1,641	12,233,282
PARKS, RECREATION, AND OPEN LANDS		(Acres)		(Acres)		(Acres)		(Acres)		(Acres)	
Parks and Open Space		147		1				133		281	
Agriculture		18				10,524				10,542	
Parks, Recreation, and Open Lands Subtotal		165		1		10,524		133		10,823	
OTHER		(Acres)		(Acres)		(Acres)		(Acres)		(Acres)	
Education		238		0		0		37		275	
Airport		1,338		0		0		0		1,338	
Public/Quasi-Public		983		0		390		0		1,373	
Right of Way		643		0		211		0		854	
Vacant		0		0		69		0		69	
Other Subtotal		3,202		0		670		37		3,909	

Sources:

¹Future Land Use Plan map (Clarion Associates, City of Riverton, 2009)

Notes:

¹Development potential reduced by 15-20% to allow for development efficiencies.

²Includes existing and future development in the City of Riverton and the Influence Area.

³Downtown Mixed-Use assumed to be comprised of 80 percent non-residential uses and 20 percent residential.

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

Strategies for Land Use

Strategies to guide future land use decisions in different areas of Riverton are addressed throughout this Master Plan. The application of goals and policies contained in other chapters of this Master Plan are applied and accompanying strategies are implemented, this chapter and the Future Land Use Plan map should be consulted for additional guidance on specific land use categories proposed in different areas of the community and the suggested boundaries of those uses.

Chapter 3: Land Use Plan

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Chapter 4: Economic Sustainability and Jobs

Background

Riverton's economy in 2008 has been strong, resisting downward economic trends in many parts of the country. Riverton is also the trade center for west central Wyoming and is the agricultural center of the county. The largest employment sectors are education and health services and retail. In addition, the growing energy industry in Wyoming is having impacts on Riverton's economy, increasing demands for services and housing. This growth is expected to be strong through 2015 as several active energy companies continue exploration, drilling, and business development. The JobCorps federal facility will provide 100 new jobs by 2011 and training courses for 500 people.

The policies in this chapter guide the city in working with organizations and business partners that lead the economic development charge, continuing to diversify the Riverton's economy to cover the "Big Six Strategies" for economic development often used by other mid-sized cities such as Riverton throughout the Rocky Mountain West, including:

1. **Expand existing and retain and recruit specialty manufacturing firms** whose high value-added products are not affected by Riverton's geographic distance from major consumer markets.
2. **Focus on potential entrepreneurs and home-grown small businesses** by enhancing Riverton's education and training sector to attract students and trainees regionally.
3. **Expand Riverton's health care sector** to retain more health care spending locally and attract regional health care demand.
4. **Promote tourism and recreation**, thus attracting more outside dollars into Riverton especially for lodging and restaurants.
5. **Target retirees** who can relocate with their financial assets by emphasizing Riverton's low cost of living and high quality of life.
6. **Reduce retail leakage** and keep more Riverton dollars at home by offering more local shopping diversity.



Idea 1. Economic Sustainability and Jobs

Riverton will expand and diversify its businesses and industry, leading to long-term economic stability and a variety of jobs, including jobs with livable wages.

Goals and Policies

Goal 1.1: Support a Community-Driven Economic Development Strategy

1.1a – The city will support the goals of the Strategic Plan for Riverton Economic Development, as updated from time-to-time, including its goals to: (a) retain and expand businesses, (b) expand the infrastructure and essential services, (c) promote training and education, (d) cooperate—government and private industry, and (e) respond to business opportunities.

1.1b - The city will continue to work with IDEA, Inc. and the broader business community to support economic development planning and job creation. Coordination with other organizations such as the Chamber of Commerce, Riverton Economic and Community Development Association (RECD), Work Force Center, Wind River Visitors Council, Central Wyoming College, Jobs Corp, the Depot Foundation, Airport Board, the tribes, and others, will also occur as appropriate.

Goal 1.2: Revitalize and Improve Business Mix in Commercial Areas

1.2a - Riverton will continue to revitalize its commercial corridors, so they are economically vital, attractive, and meet the daily needs of residents; infill and redevelopment of underutilized properties will be encouraged along the North Federal, South Federal and West Main corridors to:

- Enhance corridor and gateway appearance;
- Improve vehicle access controls;
- Increase pedestrian comfort and safety;
- Promote a broader mix of businesses, and
- Improve access to adjacent neighborhoods, parks, and trails.

1.2b – Provide incentives for business development to reduce the need for out-of-town shopping trips and help keep local dollars in the community and support local businesses that are the heart of the community.

1.2c – Conduct a retail leakage study to determine how much and what type of consumer expenditures are leaving Riverton, and use the findings for targeted recruitment of new retailers to fill the identified niches.



Increasing the diversity of business in Riverton will reduce need for out-of-town shopping trips

Goal 1.3: Promote Continued Downtown Revitalization

1.3a – Seek membership in the Wyoming Main Street Program to supplement existing resources and promote ongoing coordination between downtown merchants on events, advertising, hours of operation, and other revitalization strategies.

1.3b – Encourage the location of activity-generating uses in downtown, such as restaurants and retail shops.

1.3c – Promote the integration of high-density residential in downtown to increase activity levels and the “critical mass” of potential patrons for downtown businesses. Housing is encouraged as part of mixed-use developments above retail or office storefronts, as well as in the form of freestanding residential development on the blocks north and south of Main Street.

Goal 1.4: Plan Locations for Jobs and Economic Development

1.4a - The Future Land Use Plan map identifies locations for current and future commercial, retail, industrial, and office uses to serve planned residential development. Priority areas for these uses are outlined in policies 1.4b and 1.4c, below.

1.4b –New industrial and employment uses should occur in the following locations:

- **Airport Industrial Park:** Riverton will continue to expand the Airport Industrial Park, as designated through the Airport Master Plan. Expansion of the industrial park may also occur south of Country Acres Road to help offset the gradual transition of existing industrial areas south of West Monroe into residential uses.
- **East Monroe/Smith Road Areas:** New industrial uses will continue to be accommodated along Monroe Avenue east of Federal and along Smith Road.
- **Jobs Corp/Northern Growth Area:** New employment will occur as part of the planned JobCorps facility. The city encourages the incorporation of complementary employment uses in the vicinity of the JobCorps to promote synergy and leverage employment activity.

1.4c – New commercial, office, and mixed-use development should occur in the following locations:

- **North and South Federal Corridor:** This area will continue to be home to most of the city’s larger commercial and retail services. The city will emphasize and encourage the redevelopment or adaptive re-use of vacant buildings to increase the overall business



Downtown streetscape enhancements will help serve as catalyst for new development

Chapter 4: Economic Sustainability and Jobs

mix and improve the appearance and level of activity along the corridor.

- **Downtown:** New small-scale mixed-use development that includes retail, office, restaurants, and other activity-generating uses will continue to be encouraged in downtown.
- **North College View/Cooper Activity Center:** Creation of a new, mixed-use activity center that includes retail, office, and residential uses is encouraged in this location to serve Central Wyoming College, the Hospital, and the future Job Corps site. Concentrating some daily needs services in this location will also help alleviate the need for cross-town trips to visit businesses along Federal.

Goal 1.5: Enhance Tourism Opportunities and Awareness

1.5a - The city will continue to enhance opportunities and attractions and entertainment and market the city as an attractive destination to increase tourism, through support of festivals, the Fremont County fair, history and culture of the region.

1.5b - The city will work with the School District, Central Wyoming College and other agencies to explore increased opportunities to host multi-day regional and statewide high school sporting events to increase awareness of Riverton as a destination and to bring tourism dollars into the community.

Goal 1.6: Airport as Economic Driver

1.6a – The city will use the Airport Master Plan, as updated from time to time, to guide future investments and ensure that airport functions and operations are supportive of the city’s desire to expand commercial flight service.

1.6b – The city will continue to support expansion of the Airport Industrial Park and lands to the south, as described in policy 1.4b. Opportunities to market such sites to air-dependent businesses throughout the country and the west will be pursued in conjunction with other economic development efforts as outlined in this chapter.

Goal 1.7: Support Continued Farming and Ranching In the Region

1.7a - The city will support continued farming and ranching in areas outside the city through the implementation of its Future Land Use Plan map. The city will work with Fremont County, the tribes, and landowners to ensure future development in the city’s Influence Area is consistent with this policy.



The City will continue to support the airport, and adjacent industrial park, as an economic driver

Strategies for Economic Sustainability and Jobs

Strategies to promote economic stability and job creation are outlined in Table 3 below. Definitions of entries provided in the type and timing columns is provided in Chapter 11: Action Plan.

Table 3: Strategies for Economic Sustainability and Jobs

Policy #	Strategy	Type	Responsibility	Timing
GOAL I.1: SUPPORT A COMMUNITY-DRIVEN ECONOMIC DEVELOPMENT STRATEGY				
1.1a	Continue to work with partners to add more detail to and implement the Economic Development Strategy, including recruiting businesses.	Policy Decision	CA, IDEA, Inc.	Ongoing
1.1b	Provide incentives for commercial expansion or infill or redevelopment (e.g., waived fees, expedited review, reduced taxing, etc.).	Code Reform	CA, PW, IDEA, Inc.	2
1.1c	Establish commercial and mixed-use design standards based on the Design Principles contained in this Master Plan so that businesses develop in a way that fits Riverton’s small town character.	Code Reform	CD w/PC	1
1.1d	Use the Capital Improvements Program to prioritize recommended improvements in this plan.	Programs	PW	Ongoing
GOAL I.2: REVITALIZE AND IMPROVE BUSINESS MIX IN COMMERCIAL AREAS				
1.2a	Continue to pursue private/public partnerships for new development.	Programs	CA, IDEA, Inc.	Ongoing
1.2a	Update development code to streamline process for achieving desired development patterns and provide incentives for development that exceeds requirements.	Code Reform	CD, PC	2
1.2b	Pursue grants and financing to accomplish commercial projects.	Programs	PW, CA	2
1.2c	Implement recommendations that result from the retail leakage study to target recruitment of new retailers to fill identified niches.	Program	CA, IDEA, Inc.	2
GOAL I.3: PROMOTE CONTINUED DOWNTOWN REVITALIZATION				
1.3a	Seek membership in the Wyoming Main Street Program to expand support and resources available for downtown businesses.	Program	CA, PW	1
1.3b	Provide incentives (e.g., waived fees, expedited review, tiered utilities fees, reduced taxing, etc.) for infill and redevelopment projects in downtown. Remove regulatory barriers in current commercial zoning districts (including C-I, C-P) and determine if review processes can be streamlined for downtown projects.	Code Reform	CD, PW, PC	2
1.3c	Provide incentives (such as shared parking or increased densities) for the incorporation of higher-intensity housing in downtown (both on Main Street as part of vertically mixed-use developments and in the adjacent neighborhoods to the north and south).	Code Reform	CD, PC	2

Chapter 4: Economic Sustainability and Jobs

Policy #	Strategy	Type	Responsibility	Timing
GOAL I.4: PLAN LOCATIONS FOR JOBS AND ECONOMIC DEVELOPMENT				
1.4a	Complete a fiscal impact analysis so that Riverton can evaluate which proposed developments are likely to create a budget surplus and thus potentially qualify for economic development incentives.	Policy Decision	CA	1
1.4b	Ensure adequate industrial, employment, and commercial lands are designated, as shown on the Future Land Use Plan map.	Policy Decision	CD	Ongoing
1.4c	Provide an inventory of commercial, industrial, and office sites for prospective developers.	Programs	CA, IDEA, Inc.	2
1.4d	Develop industrial standards to encourage industrial development where appropriate and locate or screen incompatible uses away from rights-of-way and residential areas. This applies to industrial districts (including I-1 and I-2) and commercial districts along major arterials.	Code Reform	CD, PC	2
GOAL I.5: ENHANCE TOURISM OPPORTUNITIES AND AWARENESS				
1.5a	Continue to support the efforts of the Chamber of Commerce, Fremont County and other organizations who sponsor major events within the community.	Programs	CC	Ongoing
1.5b	Work with the School District, CWC, and other entities to promote Riverton as a host for high school sporting events.	Programs	CC, Mayor	2
GOAL I.6: AIRPORT AS ECONOMIC DRIVER				
1.6a	Update the Airport Master Plan.	Programs	PW	2
1.6b	Monitor growth in the Airport Industrial Park and evaluate the need to rezone lands to the south to accommodate future expansion.	Programs	CD, PW	Ongoing
GOAL I.7: SUPPORT CONTINUED FARMING AND RANCHING IN THE REGION				
1.7a	Work with Fremont County, the tribes, and landowners outside of the Urban Services Area to retain operational farms and ranches. Development decisions should be consistent with and account for investments in farming and ranching.	Programs	CD	Ongoing

For "Type" key, see page 77; "Responsibility" key, see page 78, for "Timing" key see page 79.

Chapter 5: Neighborhoods and Housing

Background

Riverton has many great neighborhoods and a fairly diverse supply of housing for different needs. The community has also seen increases in home values in recent years, which is beneficial for homeowners. However, the demand for housing is outpacing the supply, particularly for housing that is affordable for the workforce. Much of the housing stock is older, with the average year of construction being 1970. Affordability is becoming more challenging for a wider segment of people.

The goals and policies in this chapter are based on Idea 2, at right, which aims to increase the diversity of housing supply, particularly for workforce, seniors, students, and other groups who need it most. Some of the existing neighborhoods and housing stock are in need of revitalization, as identified in the Fremont County Workforce Housing Assessment. In addition, the community has numerous lots that could be used for infill, and the downtown could become a mixed use area with housing. The Future Land Use Plan directs housing to areas where it can best be served with utilities and health and safety services, and become part of the community. Housing should be in great hometown neighborhoods that contain parks, schools, sidewalks near places where people work, shop, and recreate.

Goals and Policies

Goal 2.1: Accommodate Housing in Neighborhoods with Urban Services and Quality of Life Features

2.1a - The city's Future Land Use Plan accommodates a variety of housing in new and existing neighborhoods within the Urban Services Area boundary. Most new housing will be in city neighborhoods with urban services and utilities, such as water, sewer, parks, paved streets, stormwater, and sidewalks.

2.1b - New neighborhoods should include a variety of housing types, densities, and price points and include quality of life features, such as parks and pedestrian connections to surrounding areas. The design of new neighborhoods will be guided by the Design Principles contained



Idea 2. Neighborhoods and Housing

Riverton will have a variety of housing options to serve immediate growth needs (i.e., in the next five years) and to provide great neighborhoods that retain their value and are livable for the long-term.

Chapter 5: Neighborhoods and Housing

in Chapter 6. Significant new neighborhood development will be encouraged in the following locations:

- **Northern Growth Area:** Higher-density housing such as townhomes and apartments will be encouraged north of Central Wyoming College between the future JobCorps site and Major Avenue, and within the new mixed-use center located along College View south of Cooper Road. This housing will be convenient to the college and provide opportunities for students.
- **Riverwalk Area:** Higher density housing and mixed-use development (e.g., mix of live-work, housing, and some businesses) will be encouraged south of Monroe Avenue as underutilized industrial lands turn over—creating a new “riverfront” neighborhood for Riverton. Reinvestment will be encouraged in established neighborhoods north of Monroe and south of downtown along with targeted residential infill and redevelopment to further activate the Riverwalk Area.
- **Rails-to-Trails Corridor:** Vacant parcels and existing industrial along the Rails-to-Trails Corridor should be converted over time to a mix of housing types (including some apartments and workforce housing) to increase housing options and enhance the safety and daily use of the trail. Large vacant parcels within close proximity of the corridor, such as east of the northern trail terminus, provide other opportunities for housing.

2.1c – The city will work with the School District on the siting of new schools to serve future development. In addition, the city will keep the School District abreast of development submittals for major new neighborhoods and other plans that have the potential to impact future enrollments.

Goal 2.2: Revitalize Existing Neighborhoods

2.2a - Riverton will promote compatible infill and redevelopment and improvements to existing homes to strengthen and improve established neighborhoods. Focus areas for revitalization efforts include:

- **Core Area Neighborhoods:** The city will promote infill development on larger vacant lots in core area neighborhoods north and south of Downtown with a mix of housing that fits the character and scale of surrounding neighborhoods.
- **East Side Neighborhoods:** The city will promote infill development on larger vacant lots with housing that fits the character and scale of nearby neighborhoods. Some existing industrial uses along the Rails-to-Trails corridor may convert to a mix of housing types, including some apartments and workforce housing.



Improvements to existing homes will strengthen the character of established neighborhoods

- **Downtown:** The city will promote new residential development as part of mixed-use infill and redevelopment along Main Street, where an active street level is desired. Single-use residential developments will be encouraged in all other locations designated as Downtown Mixed-Use on the Future Land Use Plan map.

2.2b – The city will work with the School District on the transition of obsolete school facilities (such as the Ashgrove School and Lincoln School) to new uses as opportunities arise. Recreation facilities, parks, housing, and other neighborhood-supportive uses are the highest priority for these sites.

Goal 2.3: Accommodate a Variety of Housing for a Diverse and Aging Population

2.3a - The city will continue to support and encourage a variety of housing types to meet the needs of a diverse and aging population (e.g., senior housing and assisted living, students, families, workforce and affordable and other housing). Housing types should include a vibrant and compatible mix of single family on different lot sizes, townhomes, condominiums and apartments, and mixed-use development projects designed to fit the context of nearby housing and serve a mix of incomes.

Goal 2.4: Workforce and Affordable Housing Fits Community

2.4a - The city will encourage the incorporation of workforce and affordable housing as part of new neighborhoods and infill development projects to meet job growth pressure demands.

2.4b – Use the Fremont County Workforce Housing Assessment as a guide to addressing local housing programs. Priority strategies recommended in the Assessment include:

- **Local Partnerships:** Working with other local housing partnerships in Fremont County.
- **Regional Community Housing Development Organization:** Creating a broad-based regional housing organization and network to do development, management, and political navigation and supplement the long-term capacity of Riverton and community-based groups.
- **Specific Projects to Increase Housing Stock:** Funding and developing affordable housing projects to increase the affordable housing stock.

2.4c – Pursue grants and funding by the State of Wyoming to facilitate workforce and affordable housing.

2.4d – Address short-term, temporary housing needs associated with fluctuations in Oil and Gas activity in the region.



A variety of housing types is encouraged to meet the needs of Riverton's diverse and aging population



Large lot residential development will continue, but is not encouraged without urban services

Goal 2.5: Continue to Accommodate Rural Housing Options

2.5a –Estate Residential and existing County Residential development will continue to provide housing options for area residents; however, the city will not encourage large lot residential without urban services. Opportunities for new Estate Residential development will be focused in the Riverview Road Area and other areas within the Urban Services Area boundary where a pattern of large lot development has already been established.

Strategies for Housing and Neighborhoods

Strategies for neighborhoods and housing are outlined in Table 4 below. Definitions of entries provided in the type and timing columns is provided in Chapter 11: Action Plan.

Table 4: Strategies for Housing and Neighborhoods

Policy #	Strategy	Type	Responsibility	Timing
GOAL 2.1: ACCOMMODATE HOUSING IN NEIGHBORHOODS WITH URBAN SERVICES AND QUALITY OF LIFE FEATURES				
2.1a	Implement recommendations of the Fremont County Workforce Housing Assessment, including forming local partnerships and participating in a regional Community Housing Development Organization.	Policy Decision	CA, CD	Ongoing
2.1a	Update residential zone districts to encourage a mix of housing types. Adopt neighborhood design standards based on the Neighborhood Design Principles contained in this Master Plan.	Code Reform	CD, PC	2
2.1a	Discourage non-residential development in locations identified as priorities for neighborhood development in Policy 2.1b.	Policy Decision	CD, PW	Ongoing
2.1b	Work with the School District on the siting of new schools and development plans that may impact significantly impact future enrollments.	Policy Decision	CA	Ongoing
GOAL 2.2: REVITALIZE EXISTING NEIGHBORHOODS				
2.2a	Improve code enforcement in neighborhoods. Consider consolidation or reorganization of code enforcement functions to increase efficiency between departments.	Code Reform	CD, PW	2
2.2a	Establish incentives and small grants for neighborhood rehabilitation for hundreds of units that may qualify for rehabilitation programs.	Programs	CD, CA, CHDO	1
2.2a	Work with neighborhoods to identify infrastructure deficiencies and make improvements (e.g., sidewalks, stormwater drainage, water and sewer, and landscaping).	Policy Decision	PW	2
2.2a	Provide incentives for neighborhood infill or redevelopment (e.g., waived fees, expedited review, reduced taxing, etc.).	Programs	CD	2
2.2a	Develop guidelines or standards for infill in existing neighborhoods to ensure compatibility.	Programs	CD, PC	2
2.2b	Work with the School District on the transition of obsolete school facilities in existing neighborhoods.	Programs	CA	Ongoing
GOAL 2.3: ACCOMMODATE A VARIETY OF HOUSING FOR A DIVERSE AND AGING POPULATION				
2.3a	Amend the code and zoning districts to allow Mixed-Use developments and granny flats in downtown to increase housing options.	Code Reform	CD, PC	2

Chapter 5: Neighborhoods and Housing

Policy #	Strategy	Type	Responsibility	Timing
2.3a	Remove regulatory barriers in current residential zoning districts that impede desired housing types (e.g., minimum lot sizes, variety of housing).	Code Reform	CD, PC	2
2.3a	Work to establish a Regional Community Housing Development Organization in conjunction with Fremont County, neighboring communities, the tribes, and other regional partners.	Programs	CA	1
2.3a	Work with the Wyoming Housing Network, USDA Rural Development programs, Wyoming Community Development Authority, and other programs and entities to secure grants and low cost loans for new housing and housing rehabilitation projects in Riverton.	Programs	CA, CHDO	1
GOAL 2.4: WORKFORCE AND AFFORDABLE HOUSING FITS COMMUNITY				
2.4a	Monitor housing prices and home ownership in community. Explore the use of incentives, such as density bonuses or reduced open space requirements, for projects that include a percentage of workforce and affordable housing.	Policy Decision	CD, CA	1
2.4b	Work with regional partners in the implementation of the Fremont County Workforce Housing Assessment. Identify potential sites for projects in Riverton.	Programs	CA, CHDO	Ongoing
2.4c	Support specific affordable housing projects.	Programs	CD	Ongoing
GOAL 2.5: CONTINUE TO ACCOMMODATE RURAL HOUSING OPTIONS				
2.5a	Provide areas for Estate Residential on the Future Land Use Plan map.	Policy Decision	CD	Ongoing

For “Type” key, see page 77; Responsibility” key, see page 78, for “Timing” key see page 79.

Chapter 6: Community Design and Image

Background

The Riverton community takes pride in the small town character, neighborhoods, history, rolling hills, mountain views, and natural beauty afforded by the Wind River valley. The city's traditional main street-style downtown is a significant community's asset as well. However, Riverton's gateways and corridors do not always reflect the beauty that is elsewhere in the community and do not help draw people into the community to shop or spend time or orient them to other destinations.

The goals and policies contained in this chapter are based on Idea 3, at right, which addresses the appearance of private and public development, ensuring new buildings and projects fit the community and neighborhoods. Idea 3 also addresses the appearance of the community's gateways and corridors. Residents have expressed the desire to improve the image and appearance repeatedly in the Community Assessments and this planning effort. Beautifying the community, improving way finding, showcasing history and culture, and ensuring that development is appropriate for the community will help make Riverton a destination and will increase pride in ownership and promote long-term economic viability.

Goals and Policies

Goal 3.1: Beautify Community Gateways

3.1a - The city will beautify its gateways and major corridors through the application of the gateway and corridor design principles contained in this chapter, as well as through the following area-specific actions recommended by the community:

- **West Main/Highway 26 Gateway:**
 - ✓ Incorporate enhancements within the public right-of-way, such as consistent lighting, streetscape, and targeted landscaping enhancements along Airport Road as part of future roadway reconstruction efforts.
 - ✓ Facilitate clean up and/or screening of outdoor storage.
 - ✓ Extend sidewalks past Central Wyoming College on West Main.



Idea 3. Community Design and Image

Riverton will promote a high standard of design for new private and public development to strengthen the physical appearance of the city and its desirability as a place to live, work, and play.

Chapter 6: Community Design and Image



Enhancements to the bridge over Wind River will make it a prominent gateway feature



Protection of the rural character found at the North Federal Gateway will be encouraged

- ✓ Prevent additional billboards and gradually phase out existing billboards.
- ✓ Ensure the JobCorps facility enhances the appearance of the gateway through thoughtful design and attractive landscaping.

■ **South Federal Gateway:**

- ✓ Enhance appearance of the bridge over the Wind River with decorative lighting, long-lasting, quality materials, and other features to announce visitor's arrival in Riverton.
- ✓ Facilitate the clean up of debris and trash along the river bank and on surrounding properties.
- ✓ Extend median and streetscape enhancements completed along Main Street to South Federal Boulevard.
- ✓ Explore opportunities to relocate the Sale Yard to allow for Fairground expansion and improve the gateway's appearance.
- ✓ Develop increased standards for the location and screening and re-use or redevelopment of vacant buildings and lots.
- ✓ Promote the strategic use of landscaping, consistent with the gateway and corridor design principles contained later in this chapter.

■ **North Federal Gateway:**

- ✓ Maintain a distinct northern gateway to the city by preserving aspects of the rural, agricultural character provided by the Honor Farm and adjacent farmlands and discouraging uncoordinated commercial development at the edge of the city.
- ✓ Require street trees and landscaping for new development.
- ✓ Coordinate with WYDOT on scheduled roadway improvements to explore opportunities to establish sidewalks, consolidated curb cuts, and other streetscape enhancements.

Goal 3.2: Ensure New Development Fits Riverton

3.2a - New development and infill development in Riverton will be of quality design to improve the image and appearance of the city's corridors and neighborhoods. The design principles contained in this chapter will be used to guide future development until such time that design standards are implemented as part of the city's code.

Goal 3.3: Showcase Riverton's History and Culture

3.3a - Riverton will preserve its history, showcase cultures of the region, and increase awareness about these aspects of the region and city.

3.3b - The city will foster communication and cooperation between the city and tribes to define common goals, enhance the region and community's image, and highlight cultural diversity. Engaging in dialogue about shared issues and goals and collaboration can result in a more unified community.

3.3c - The city will support public art that showcases Riverton's culture and history.

Goal 3.4: Promote Community Events and Culture

3.4a - Riverton will continue to promote and support year-round community events and culture importance to Riverton residents and visitors, such as: 1838 Mountain Man Rendezvous, Riverton Rendezvous, Hot-Air Balloon Rally, and the Fremont County Fair.

3.4b - The city will coordinate with Fremont County Fairgrounds to increase presence of the events and use of the facility and continue to support improvements.

Goal 3.5: Improve Wind River Access

3.5a - Riverton will improve access to the Wind River, work with adjoining property owners to clean up debris, restore native vegetation, and make the river a positive asset and symbol of the community. The city will continue to pursue expansion of the trail system to and along the river, as illustrated on the Recreational Paths and Trails map in Chapter 8.



Community facilities, such as the Riverton Museum, help educate residents and visitors about Riverton's history

Design Principles

Introduction

These design principles are intended to promote a strong community character for Riverton as the city grows. Design principles address key considerations to improve the quality and character of future development and should be used as a foundation for future amendments to the city's zoning code and/or the creation of design standards for different types of development.

Commercial and Mixed-Use Design Principles:

The following principles are intended to guide the design of new commercial and mixed-use development so it achieves a high level of quality, distinctive character, and compatibility with nearby neighborhoods.



Commercial and mixed-use developments should be organized to create pedestrian-friendly spaces and streetscapes.

- Appearance of Commercial and Mixed-Use Buildings:** The visual scale of commercial and mixed-use buildings should be reduced by:
 - Breaking large structures (e.g., more than 30,000 square feet) into multiple building masses with roofline height variations and providing recesses and step-backs on upper floors (for multi-story buildings);
 - Incorporating a variety of architectural elements, including recessed and protruding building elements to give building facades some dimension and avoid blank walls;
 - Providing visual interest with display windows or other elements at the street level and active uses, such as shops and restaurants to invite pedestrian activity; and
 - Locating storage areas and loading areas away from street frontages and screening them with decorative walls and landscaping.
- Site Planning:** Buildings should be organized to enclose and frame streets, parking lots, pedestrian walkways, outdoor gathering spaces, transit stops, and other site features. Site plans should demonstrate a visual relationship to the street and sidewalks and clearly define the primary entrance.
- Parking:** Parking should be located to the side or rear of buildings and away from primary street frontages.
- Landscaping:** Landscaping, including street trees, should be used to screen parking from the street, provide shade for sidewalks, and enhance the overall character of the city's corridors.

- **Relationship to Surrounding Neighborhoods:** Impacts to surrounding neighborhoods should be minimized by:
 - Concentrating tallest buildings at the center of the site or along primary street frontages;
 - Providing gradual decreases in building height and mass so that structures have a comparable scale as adjacent homes along the shared lot line or street frontage;
 - Incorporating lower-intensity housing types, such as townhomes and duplexes along a shared street frontage in mixed-use developments; and
 - Mitigating noise, odor, lighting and other impacts.
- **Comfort and Access for People:** Commercial and mixed-use areas should provide safe, inviting places for people and encourage walking by:
 - Providing direct pedestrian connections between buildings and to adjacent uses, including surrounding neighborhoods; and
 - Providing outdoor seating, squares, and other public gathering spaces to encourage pedestrian activity.
- **Signage:** A hierarchy of signage should be provided that addresses both vehicles and pedestrians and is integrated with the overall character of the development.



Commercial mixed-use developments should provide inviting places that encourage walking

Industrial Design Principles:

The following principles are intended to guide the design and location of new industrial development to promote compatibility with nearby uses and neighborhoods.

- **Location:** Heavy industrial uses and activities with outdoor storage should occur in the following locations: In existing industrial areas east of Smith Road, in the Airport Industrial Park, and in existing industrial areas along East Monroe Avenue. New industrial uses are strongly discouraged along and south of West Monroe Avenue and along the Wind River.
- **Outdoor Storage:** Storage and service areas should be oriented to the rear of buildings or screened with landscaping, walls, or opaque fences.
- **Noise, Odor, Traffic:** Odor, noise, and traffic impacts should be mitigated through engineered measures and hours of operation.

Neighborhood Design Principles:

Neighborhoods are the building blocks of the community. The purpose of these principles is to make neighborhoods livable, attractive, vital places for people to live and to create long-lasting value for the city and owners. Design principles include:



New neighborhoods should have a mixture of housing creating a blend of price points



Shared common space can serve as a focus of activity



Neighborhoods should be designed around unique topographical features

- Mix of Housing:** New neighborhoods should include a mixture of housing types (e.g., single-family, duplex, townhomes, accessory dwelling units, condominiums) and price points that are blended throughout the neighborhood.
- Quality and Character:** Neighborhoods should convey a high level of quality and distinctive character by providing variety in the design and placement of homes, and incorporating landscaping, sidewalks, a variety of architectural styles and placement of features such as garages, that will help distinguish neighborhoods and avoid “cookie cutter” development.
- Neighborhood Streets:** Neighborhood streets and landscaping should be designed to provide comfort, safety, and enjoyment for pedestrians. Ideally detached sidewalks with street trees should be incorporated to enhance neighborhood character and encourage people to walk to nearby destinations.
- Alleys and Narrow Streets:** New neighborhoods should include alleys to shift garage and parking access away from primary streets, allowing for narrower street cross-sections and reducing pedestrian/vehicle conflicts. Neighborhoods without alley access should incorporate a variety of garage orientations to reduce “cookie cutter” appearance.
- Focus of Activity:** Each neighborhood should have activities and amenities for its residents. Neighborhood foci may include a mix of commercial development, parks, open space, and other community facilities, where appropriate, to serve the needs of neighborhood residents. Direct pedestrian connections should be provided to existing commercial areas or foci such as schools or parks.
- Parks:** New neighborhoods should incorporate parks in accordance with the goals and policies for Parks, Recreation, and Natural Resources contained in Chapter 7 of this Master Plan.
- Natural Features:** Neighborhoods should be designed around and preserve natural features, such as streams and ditches, significant trees, steep slopes, and other unique topographic features.
- Energy-efficiency:** New neighborhoods are encouraged to incorporate energy-efficient home designs, materials, and construction techniques and be designed to maximize solar and wind access (for energy) and reduce water consumption.

High-Density Residential Design Principles:

All residential development should be designed in accordance with the neighborhood design principles outlined above; however, additional considerations apply for high-density residential. The following principles are intended to guide the design of high-density residential developments so they achieve a high level of quality, distinctive character, and compatibility with nearby uses, especially neighborhoods with single family housing.

- **Location:** High density residential development should generally be located within or adjacent to commercial and mixed-use areas, parks, and schools and services, and along major streets with transit, and provide opportunities for residents to walk to shops, services, and jobs. Targeted areas identified on the Future Land Use Plan map include: the College View corridor south of Cooper Road, West Monroe adjacent to the Rails-to-Trails corridor, and as well as several locations along Sunset Drive.
- **Site Planning:** Buildings should be organized to enclose and frame streets, parking lots, pedestrian walkways and outdoor gathering spaces.
- **Appearance of Buildings:** The visual scale of multi-family buildings should be reduced by incorporating a variety of architectural elements on all sides of a building and avoiding the appearance of blank walls. Architectural elements may include: windows and door openings, balconies, prominent entry features, variations in materials and color, variations in roof form and building height, dormers, projected or recessed building walls, and covered porches among others.
- **Service Areas:** Service areas, such as dumpsters and recycling collection areas should be located away from street frontages and screened with landscaping or decorative walls.
- **Amenities:** Neighborhood amenities such as play structures, pocket parks, or community gardens should be included in multi-family neighborhoods and should be centrally located.
- **Parking:** Parking should be located away from primary street frontages, either to the side or rear of buildings or within a central parking court for multi-building developments. Landscaping should be used to screen surface parking from the street, soften the appearance of surface parking lots, and enhance the overall character of the development.
- **Relationship to Surrounding Development:** High-density residential development should be integrated as part of an overall mix of housing in a neighborhood, rather than “walled-off” from single-family homes. Using similar building orientations and incorporating lower-intensity development and variations in



Visual scale of multi-family buildings should be reduced by using architectural element on all sides of buildings



Neighborhood amenities, such as play structures, should be centrally located

building height and mass along shared property lines are some ways in which a more integrated approach can be accomplished.



Gateway features can include monumentation, as in this example, over roadway and on bridges



Landscaped medians enhance the character of the city's gateways and corridors

Gateway and Corridor Design Principles:

The purpose of community gateways is to strengthen the visual character of the city's corridors and entryways to improve Riverton's identity and image. Riverton's gateways are identified on the Future Land Use Plan map. These areas are the highest priority for public resources and future investment. Gateway design principles include:

- Character:** An improved appearance through a combination of physical improvements and the protection of natural features is desired for the city's gateways, extending from the highway right-of-way to public and private lands on either side.
- Parking/Outdoor Storage:** Parking and loading areas and outdoor storage should be located away from the gateway corridor where possible and should be screened using a combination of berming, trees and shrubs, and/or decorative walls or fencing.
- Landscaping:** Landscaping should be used strategically to screen outdoor storage and parking and improve the overall appearance of gateways. Landscaping should be selected for its xeric properties and be concentrated where it will have the most impact. Turf grass and other high-water, high maintenance treatments should be avoided.
- Bridge Enhancements:** Invest in bridge treatments, such as decorative lighting and signage to celebrate the river as a defining feature of the South Federal gateway. Similar treatments should be incorporated into new bridges in the future.
- Medians:** Landscaped medians should be explored as part of future roadway improvements along North and South Federal and West Main to enhance the character of the city's gateways and corridors.
- Signage:** Signs should be limited to low profile monument signs and should be consolidated for larger developments to minimize visual clutter. A consistent and well-designed program of public informational signage should be developed to reinforce Riverton's character and help tourists and local people find destinations.

Strategies for Community Design and Image

Strategies for community design and appearance are addressed in Table 5 below. Definitions of entries provided in the type and timing columns is provided in Chapter 11: Action Plan.

Table 5: Strategies for Community Design and Image

Policy #	Strategy	Type	Responsibility	Timing
GOAL 3.1: BEAUTIFY COMMUNITY GATEWAYS				
3.1a	Establish a gateways and corridors program to plan for and design the gateways.	Programs	CA, PW	2
3.1a	Pursue Wyoming Department of Transportation (WYDOT) Enhancement Grants for gateway, bridge, and corridor improvements. Coordinate with the appropriate agencies to instigate gateway treatments for priority corridor identified in this Master Plan.	Programs	CA, PW	2
3.1a	Continue to support regular right-of-way clean-up and town beautification programs (e.g., Riverton Beautification, Adopt-a-Gateway).	Programs	PW	Ongoing
3.1a	Place new and existing utilities underground, to the extent possible, as development or redevelopment occurs. (Note: This means city or developer might need to share the cost)	Code Reform	CD, PW	Ongoing
GOAL 3.2: ENSURE NEW DEVELOPMENT FITS RIVERTON				
3.2a	Develop design guidelines or standards to achieve new development that is consistent with the design principles contained in this Master Plan.	Code Reform	CD, PC	1
GOAL 3.3: SHOWCASE RIVERTON’S HISTORY AND CULTURE				
3.3a	Start a Riverton Art-in-Public places program to showcase Riverton’s history and culture and work of local artists. Work with businesses, Central Wyoming College, the tribes, and other public and private organizations to promote the arts, culture and heritage of the community.	Programs	CA	3
3.3b	Continue to support festivals and events and to promote them.	Programs	CA, CC	Ongoing
GOAL 3.4: IMPROVE WIND RIVER ACCESS				
3.4a	See Chapter 7: Parks, Recreation, and Natural Resources strategies.		CA, PW	

For “Type” key, see page 77; Responsibility” key, see page 78, for “Timing” key see page 79.

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Chapter 7: Parks, Recreation, and Natural Resources

Background

The Riverton neighborhood parks system and open space is one of the community's gems and a legacy for its future. The city's seven parks are beautifully maintained and frequently used. For a community the size of Riverton, the per capita quantity of parkland is a bit lower than recommended national standards. However, the Wind River and future Riverwalk Area also provides great opportunities for residents to have expanded access to natural areas and outdoor recreation, which will increase the livability, economic opportunity, and attractiveness of Riverton.

Despite generally favorable reviews, the parks and open space system could be better. Riverton in the future aims for all its neighborhoods to have parks nearby and for facilities in parks to provide for the needs of residents and to be well-maintained. In addition, the city will continue to plan for and seek funding for a multi-purpose recreation center--which the community has repeatedly cited as desirable but has not voted to fund. The ideas in this chapter aim to make sure that Riverton in the future will continue to have a quality parks system, that the open space system is expanded to provide connections to existing and future parks and that nearby agricultural lands are conserved. The community should also have opportunities for recreation -- to contribute to health and wellbeing of residents.

What is Riverton's Parks Level of Service?

In 2008, the City of Riverton owned and maintained approximately 46 acres of developed neighborhood park land. This equates to a ratio of 4.7 acres of parks per 1,000 residents, which is lower than recommended national guideline of 10 acres per 1,000 residents (National Parks and Recreation Association.).



Idea 4. Parks, Recreation, and Natural Resources

Riverton will have a parks and recreation system that serves residents' current and future recreation and open space needs.

Goals and Policies

Goal 4.1: Maintain Quality Parks at Current Service Levels

4.1a - The city will maintain its high quality parks in neighborhoods and current ratio of parkland to meet the needs of current and future residents as city growth occurs.

4.1b - New neighborhood parks should be distributed throughout parts of the city where they will provide play areas and sports facilities for existing and new neighborhoods. They should also be accessible by foot and car, be visible from public areas, and be designed for safety.

4.1c –To maintain current level of service, Riverton should construct neighborhood parks to accommodate projected 2030 growth and Future Land Use Plan buildout according to the following schedule:

Table 6: Recommended Developed Parks and Land to Maintain Current Service Level

Riverton Location	To Accommodate 2030 Projected Growth ¹	Total for Future Land Use Plan At Buildout ²
NORTH OF MAIN/WEST OF FEDERAL	7.3 acres One neighborhood park	16.9 acres One additional or enlarged neighborhood park
SOUTH OF MAIN/ WEST OF FEDERAL	6.4 acres One neighborhood park. A possible site is the Old Grainery on Pershing (accessible from the trail and to neighborhoods).	14.9 acres One additional or enlarged neighborhood park
EAST OF FEDERAL	3.4 acres One neighborhood park	7.8 acres Enlarged neighborhood park
CITYWIDE	17.1 acres Two to three neighborhood parks.	39.7 Four to six neighborhood parks

¹ Based on projected growth of approximately 3,600 new residents by 2030, assuming 2.3 people per household.

² Based on future land uses depicted on the Future Land Use Plan map.



What are Neighborhood Parks?

Neighborhood parks (5 to 30 acres in size), serve as a social and recreational focal point for neighborhoods. They are the basic units of the city’s park system, although the city maintains a few smaller parks.

Many include a playground and playfields as well as informal recreational space. The community has expressed desire for additional parks facilities, including:

- Additional land and play fields South of Main Street to supplement Monroe Park facilities,
- A fenced dog park (with waste pick-up stations), and
- Community Garden(s).

4.1d – New neighborhood parks should be co-located with schools whenever possible to leverage parks facilities.

4.1e – The city will explore opportunities with the school district to convert former school sites into parks.

4.1f – The city promotes pocket parks in new neighborhoods to supplement the neighborhood park system. Homeowner or other groups will maintain pocket parks.

Goal 4.2: Expand Natural Areas (Riverwalk Area/Wind River)

4.2a - The city will improve the Riverwalk Area to provide the following amenities and attractions:

- Recreation paths, access to and across the river, and connections to the Rails-to-Trails corridor,
- Restoration of natural areas, and -
- Interpretive signage and education programs to teach residents and visitors about the Riverwalk area’s historic value and importance.

The city will work with the tribes to establish a Cooperative Management Agreement that addresses river access and use for boating and fishing, tribal land allotments, fishing licenses, river crossings, and other considerations of mutual benefit.

4.2b -The city will restore natural areas along the Wind River as the opportunity arises and will conserve natural resources in and around the community to the extent possible.

Goal 4.3: Expand Recreation Opportunities

4.3a - The city will continue to explore options to partner to develop and maintain a Multi-Use Recreation Center to serve the community’s needs.

Goal 4.4: Natural Resources

4.4a – The city will continue to conserve natural areas and open space as possible to help shape the city’s development pattern, connect parks and open spaces, and retain spaces to provide relief from built areas and land for wildlife and natural system functions (e.g., flooding or aquifer recharge).

4.4b - The city will work with Fremont County and landowners north of the city’s Urban Services Area boundary to conserve large intact and irrigated agricultural lands. The farms and ranches should continue to function for agricultural purposes to the extent possible.

4.4c – The city will minimize future development in the Wind River floodplain if it can not be mitigated from flood hazards.



The Riverwalk area can be a major amenity for the community



The Rails-to-Trails corridor will serve as the backbone of the city’s recreational path and trails system



The city will support continued farming and ranching in its planning area

Chapter 7: Parks, Recreation, and Natural Resources

4.4d - The city will support water conservation initiatives, encourage reduction of water use, and support drought-tolerant planting on public and private properties.

Parks and Recreation

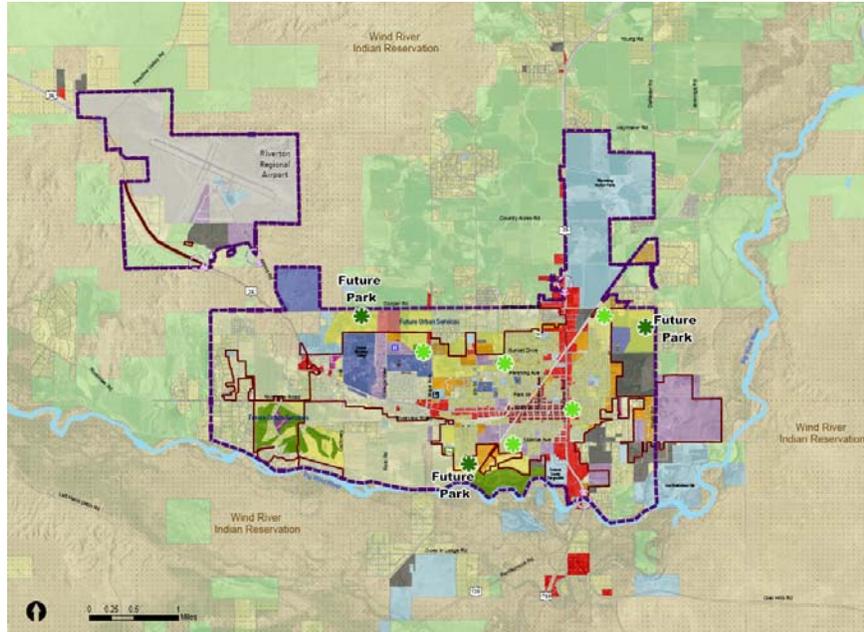


Figure 3: Future Neighborhood Parks

See Figure 5: Existing and Future Recreational Paths & Trails in Chapter 8.

Strategies for Parks, Recreation, and Natural Resources

Strategies for parks, recreation, and natural resources are listed in Table 7 below. Definitions of entries provided in the type and timing columns is provided in Chapter 11: Action Plan.

Table 7: Strategies for Parks, Recreation, and Natural Resources

Policy #	Strategy	Type	Responsibility	Timing
GOAL 4.1: MAINTAIN QUALITY PARKS AS CURRENT LEVEL OF SERVICE FOR RESIDENTS				
4.1a	Develop a parks development and maintenance schedule. Establish dedicated funding for parkland acquisition, development, and maintenance. (See also 4.1c.)	Programs	PW	3
4.1b	Establish guidelines or standards for new neighborhood parks so they are built to be useful and accessible.	Code Reform	PW	2
4.1c	Establish a Level of Service standard for parkland dedication or fee in lieu (i.e., 4.7 acres per 1,000 people) for new development, plus land set aside for open space.	Code Reform	PW	1
4.1d	Establish standards for parks location (i.e., co-location with schools).	Code Reform	CD	2
4.1e	Coordinate with the School District to convert former schools sites into parks when possible.	Policy Decision	CA	Ongoing
4.1f	Establish neighborhood design guidelines to encourage pocket parks in new neighborhoods.	Code Reform	CD, PW	3
GOAL 4.2: EXPAND NATURAL AREAS (RIVERWALK AREA/WIND RIVER)				
4.2a	Seek additional state, federal, and private funding to make improvements to the Riverwalk Area (for trails, interpretation, and restoration).	Programs	CA, PW, Tree Board	2
4.2a	Work with the Bureau of Indian Affairs and the tribes to develop Cooperative Management Agreement for the river corridor.	Programs	CA, PW	1
4.2b	Identify additional open space or natural areas in the city. Support volunteer programs to clean up and restore the Riverwalk and other areas.	Programs	CA, PW	Ongoing
GOAL 4.3: EXPAND RECREATION OPPORTUNITIES				
4.3a	Continue to explore shared opportunities for a multi-use recreation center, including opportunities to retrofit an existing building for use as a recreation center	Programs	CC	Ongoing
GOAL 4.4: NATURAL RESOURCES				
4.4a	Identify other potential natural areas for conservation or open spaces that will connect parks and create a network of open space.	Programs	CD, PW	2

Chapter 7: Parks, Recreation, and Natural Resources

Policy #	Strategy	Type	Responsibility	Timing
4.4b	Work with county and landowners to support continued agricultural operations north of the city's Future Urban Services Area boundary.	Programs	CA	Ongoing
4.4c	Work with the tribes and the Federal Emergency Management Agency (FEMA) to obtain updated mapping and identify if future development areas are in the Wind River 100-year floodplain. Develop standards for floodplain hazard avoidance and mitigation for new development as relevant.	Code Reform	PW	3
4.4d	Develop water conservation guidelines and reduce city water use	Programs	PW	3

For "Type" key, see page 77; Responsibility" key, see page 78, for "Timing" key see page 79.

Chapter 8: Transportation

Background

Riverton maintains an extensive network of streets, sidewalks, alleys, and recreational paths as part of the transportation system. Most residents travel to and from their destinations in private vehicles, but transit and alternatives are also available. Wind River Transportation Authority offers transit in and around Riverton and the Riverton Senior Center also offers public transportation service. The airport is also an important component of Riverton’s transportation—conveniently providing a link between Riverton and region destinations.

The city has been replacing and upgrading streets so they have bicycle lanes and sidewalks and crosswalks and will continue to do so. Peak traffic volumes along Federal Boulevard and Main Street are very high—higher than the average for a town the size of Riverton. Part of the reason is because of the lack of east-west connector streets. Access controls and pedestrian safety along Federal will be improved when the Wyoming Department of Transportation (WYDOT) plans and builds improvements for that highway. Additional streets are also in need of better pedestrian and transit facilities.

The goals and policies outlined below aim to improve and connect streets as growth occurs (as designated on a plan), design all future streets to accommodate not only vehicles, but also pedestrians, bicycles, and transit and better connect the recreation paths and trails. Providing a system that serves multiple modes of travel helps reduce traffic and get people where they need to go more quickly, efficiently, and safely. Finally, the policies in this section also address the role of the airport as a major component of the city and region’s transportation system.

Goals and Policies

Goal 5.1: Improve and Connect Streets As Growth Occurs

5.1a - The city will follow its Major Streets and Highways Plan, which identifies future street connections necessary to alleviate traffic bottlenecks and serve future growth areas through strategic



Idea 5: Transportation

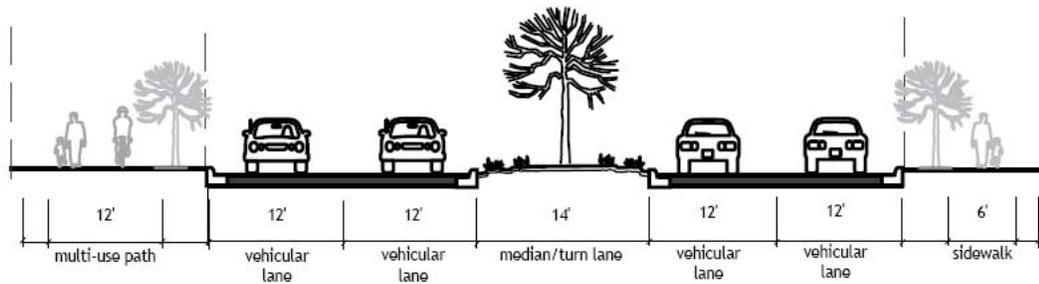
Riverton will have a well-connected system of streets that offer opportunities for driving, bicycling, walking, and transit use. The city will also have a system of connected off-street recreational pathways.

Chapter 8: Transportation

investments along existing roads and a connected collector network as shown on Figure 3: Major Streets and Highways Plan.

5.1b - Riverton will continue to coordinate with WYDOT on improvements to local highways and arterials to make sure that these “backbone” streets meet Riverton’s future needs and community goals as growth occurs. Specifically, the city should evaluate:

- Federal Boulevard;
- Main Street;
- Cooper Road;
- Webbwood Road;
- Monroe Avenue; and
- Riverview Road



Potential cross-section: Cooper and Webbwood Road, demonstrating “complete streets” concept.

5.1c – Riverton will continue to work with Fremont County, WYDOT, and affected property owners to identify and preserve multimodal transportation corridors as shown on Figure 3: Major Streets and Highways Plan.

5.1d – Riverton will begin to work with Fremont County and WYDOT to identify opportunities for a second bridge crossing over the Wind River to provide redundancy in the street system for emergency access and accommodate future growth. Potential crossing locations are identified on Figure 3: Major Streets and Highways Plan; however, additional study is needed.

5.1e – Riverton will continue to coordinate regional transportation planning issues with Lander, Fremont County, WYDOT and the Tribes.

Goal 5.2: Design Streets for Vehicles, Bicycles, Pedestrians, and Transit

5.2a - The city will continue to improve its existing streets, sidewalks, cross-walks, and bicycle lanes to accommodate vehicles, pedestrians, bicycles, and transit.

5.2b - New streets should be designed as “complete streets” for vehicles, pedestrians, bicycles, and transit. They should contain sidewalks, cross-walks, and ramps that meet standards for accessible design (Americans with Disabilities Act) and include bicycle lanes and transit stops.

5.2c – The city will improve downtown pedestrian crossings and signals.

5.2d – The city will improve sidewalk connections and crosswalks especially near public schools and Central Wyoming College and crossings along Federal Boulevard.



A “complete street” is one that can accommodate multiple modes of travel

Goal 5.3: Connect and Extend Recreation Paths and Trails

5.3a - The city will maintain and improve its existing recreation paths and trails to serve as a recreation and alternative transportation network. Existing pathways and trails that are less than ten feet in width will be upgraded over time, provided sufficient right-of-way exists.

5.3b - The city will continue to extend and connect its recreation paths and trails system, as shown on Figure 4: Existing and Future Recreation Paths and Trails, to serve as a recreational and alternative transportation network.

5.3c - The city will work with the tribes to extend trail connections across the Wind River, providing connections to established trails and to other destinations of cultural or historical interest, such as St. Stephen’s Mission.



Maintain, improve, and expand existing recreational paths and trails to serve as alternative transportation network

Goal 5.4: Link Destinations with Efficient Transit Service

5.4a - The city will coordinate with the Wind River Transportation Authority and senior bus service providers to expand transit to efficiently serve the existing and future city and county population, as shown in Figure 5: Existing and Future Transit.

5.4b – The city will work with WYDOT, the Wind River Transportation Authority, and senior bus service providers to improve transit stops to provide shelters, adequate signage, and safe sidewalk connections.

Goal 5.5: Expand Air Service

5.5a - The city will continue to support Riverton Regional Airport as an economic driver of the region and seek to increase air service and implement the short- and long-term goals of the most current Airport Master Plan (as it is updated from time-to-time). (See also, Chapter 3: Economic Sustainability and Jobs.)

Major Streets and Highways Plan

The Major Streets and Highways Plan map identifies locations where new roadways and improvements are planned in the future to accommodate future growth. Two-tiers of roadway improvements are planned to support future growth in Riverton:

- **Tier 1**—Improvements are intended to serve the city's existing population along with future growth anticipated to occur within a 10 to 20 year timeframe. Tier 1 improvements are located within the Urban Service Area Boundary.
- **Tier 2**—Corridor preservation is needed outside of the city's Urban Service Area boundary to ensure sufficient right-of-way will be available if roadway connections are needed in the future to serve growth or enhance regional connectivity. Improvements in Tier 2 areas are not anticipated during the next 10-20 years.

The city will need to conduct outreach with property owners in locations identified as missing links and corridor preservation and survey right-of-way needed to ensure that planned improvements may be implemented when they are needed.

Elements identified on the Major Streets and Highways Plan map and described below include:

- Arterial Roadways
- Collector Streets
- Local Streets
- Potential Future River Crossing
- Corridor Preservation

Arterial Roadways

Arterial roadways are thoroughfares that provide citywide connectivity and access to state highways. The right-of-way should also include sidewalks and bicycle lanes that are safe, convenient, and direct. In the future, the city will evaluate existing arterial streets and construct missing links for locations shown on the Major Streets and Highways Plan map. Arterial Streets should be designed using "complete streets" best practices.

Collector Streets

Collector streets provide connectivity between neighborhoods in the city and connect local streets to arterial roadways. The right-of-way should also include pedestrian and bicycle facilities that are safe, convenient, and direct. In the future, the city will evaluate existing collector streets and construct missing links for locations shown on the Major Streets and Highways Plan map. Collector Streets should be designed using "complete streets" best practices.

Local Streets

Local streets provide connectivity within a neighborhood and connect to collector streets. The right-of-way should also include sidewalks and bicycle facilities.

Corridor Preservation

Areas where corridor preservation is needed are identified on the Major Streets and Highways Plan map. As discussed above, improvements in these locations are not anticipated during the next 10-20 years, but corridors have been identified to guide future land use decisions. The city will coordinate with WYDOT, Fremont County, and property owners to avoid development patterns that would preclude future connections as identified, should they be needed in the future.

Potential Future River Crossing

Potential locations for a second bridge crossing over the Wind River are identified on the Major Streets and Highways Plan map. As noted in policy 5.1d, the city will explore these opportunities over time as part of its long-term vision, in partnership with Fremont County, WYDOT, and the tribes. Locations identified on the map are intended as conceptual scenarios only.

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Insert Major Streets and Highways Plan map

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Recreational Pathways and Trails

The Recreation Paths and Trails map identifies existing and planned recreational pathways, trails, bike routes, and bike lanes, as described below. Planned recreational pathways and trails are located in areas where increased access is desirable, such as along the Wind River, as well as in areas where connections between existing pathways or trails are needed. Planned improvements are intended to improve multimodal access and recreational opportunities for Riverton residents, as well as for visitors to the area. Over time, each area of the city will have access to the system.

Trails will provide the backbone of the pathways and trails network with interchanges provided between trails, bike lanes, and bike routes, as well as sidewalks. This will be similar to an arterial/collector/local system for roads with trails serving the arterial role.

Recreational Paths and Trails

Separated concrete or crushed gravel paths separated from motor vehicle traffic by a curb, landscaping, or large setbacks. Trails are different than sidewalks as they provide additional space for bicyclists, runners, and other non-motorized trail users. Due to the interaction of multiple users on the trails, the minimum width of new trails should be 10' wide. Potential trail links are shown on the Recreation Paths and Trails map. As improvements to existing trails are made, widths should be increased to 10' where right-of-way width allows.

There are currently several trails in Riverton. These are located along Riverview Road, 8th Street West, Sunset Drive, Federal Boulevard, and the former railroad right-of-way through Riverton. Planned trails are designed to be the core of the paths and trails network. They will be the most efficient way for bicyclists and pedestrians to move around Riverton because of their separation from traffic and lack of intersections.

Bike Routes

Bike routes should be located on designated streets that have traffic volumes and design features that are compatible with novice bicyclists. Bike routes are typically signed and can include the use of ground markings to remind vehicles to share the road.

Bike routes are typically located on roads with a low volume of bicyclists or vehicles and lower speed limits where collisions would therefore be less likely. Limited right-of-way width may also necessitate the need for bike routes as opposed to bike lanes.



Recreation paths and trails should be located in areas that are easily accessible and link different areas of the community

Chapter 8: Transportation

Bike routes can connect to bike lanes or trails at to allow people to reach their destination more efficiently.

There are currently no bike routes in Riverton. Routes are planned for the periphery of Riverton. Bike routes were chosen for these areas because of their distance from central Riverton and the associated diminished traffic. The use that bike routes would receive in these areas is not sufficient for them to be upgraded to a bike lane or off-street trail but connections to trails and bike lanes will be provided.

Bike Lanes

Bike lanes are striped space in the street that provides separation from motor vehicle traffic for bicyclists. The lanes are located between the roadway curb or parking lane and the outer travel lane with a minimum width of 5' for streets with curbs or parking and 4' for streets without a curb.

Bike lanes are typically located on roads with higher volumes of both bicyclists and vehicles or on roads with higher speed limits where collisions are of greater concern. Bicyclists have an exclusive lane that may only be crossed by vehicles that are turning or parking. Bike lanes can become bike routes or trails at warranted locations to provide a continuous route to a destination. Bike lanes are generally preferred to bike routes due to their exclusive nature as opposed to the shared nature of bike routes.

Bike lanes are planned for areas of central Riverton that are expected to have significant bicycle traffic. They will provide a connection from the bike routes at the periphery of Riverton to central Riverton.

Insert Recreational Paths & Trails map.

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Existing and Future Transit

Transit is an integral part of any community and essential to any complete streets plan. Transit provides a means for people who cannot drive, or choose not to drive, to travel from one place to another, especially over distances that are too far to walk. These include, but are not limited to, the elderly, students, the disabled, and those that cannot afford automobile ownership. Transit also reduces the environmental impact of transportation and helps to contain outward growth.

The Existing and Future Transit map identifies existing and future transit routes for Riverton. The following types of service are identified on the map:

Existing Bus Route and Stops

Existing bus routes and stops include those provided by the Wind River Transportation Authority and senior bus service providers.

Future Bus Route (Regular)

Future bus service should be expanded to improve access to and between major destinations in Riverton and the region. Suggested modifications to the existing bus route are identified on the Existing and Future Transit map and are based on feedback from the community on the types of improvements that would be desirable.

Future Bus Route (On-Demand)

On-demand service could be used to supplement regular routes in the future. This type of service will allow buses to deviate from the regular route “on demand” to pick up or drop off passengers. Suggestions for an on-demand route are identified on the Existing and Future Transit map, based on feedback from the community on where additional service is needed in Riverton.



Future bus routes should be expanded to improve access between destinations in Riverton and the region

Chapter 8: Transportation

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Insert Recreational Pats & Trails map.

Chapter 8: Transportation

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Strategies for Transportation

Transportation Strategies are identified in Table 8 below. Definitions of entries provided in the type and timing columns is provided in Chapter 11: Action Plan.

Table 8: Strategies for Transportation

Policy #	Strategy	Type	Responsibility	Priority
GOAL 5.1: IMPROVE AND CONNECT STREETS AS GROWTH OCCURS				
5.1a	Make strategic investments along existing streets to serve new development.	Program	PW	1
5.1b	Work with WYDOT to coordinate the design of scheduled highway improvements.	Policy Decisions	PW	1
5.1c	Work with Fremont County, WYDOT, and property owners to preserve right-of-way corridors needed for future roadways.	Program	CD	2
5.1d	Work with Fremont County, WYDOT, and the Northern Arapaho Tribe to identify a second crossing over the Wind River.	Program	PW, CD	3
5.1e	Work with Lander, Fremont County, WYDOT and the Tribes on regional transportation planning issues.	Program	PW, CD	2
GOAL 5.2: DESIGN STREETS FOR VEHICLES, BICYCLES, PEDESTRIANS, AND TRANSIT				
5.2a	Begin a public education campaign about "sharing the road", & "school zones".	Program	PD, CD	3
5.2b	Update current roadway design standards and conduct corridor studies for Sunset Drive, Pershing Avenue, Federal Boulevard, and Main Street.	Program	PW, CD	2
5.2c	Work with WYDOT to implement pedestrian safety improvements at major intersections along Main Street and Federal Boulevard.	Program	PW	2
5.2d	Apply for technical assistance grants from WYDOT's Safe Routes to Schools Program.	Program	PW	Ongoing
GOAL 5.3: CONNECT AND EXTEND RECREATION PATHS AND TRAILS				
5.3a	Establish a regular trail maintenance program.	Program	PW	2
5.3b	Appoint a citizen committee to prioritize future trail connections.	Program	CA	2
5.3b	Seek outside funding to complete the trail system identified on the Recreational Pathways and Trails map.	Program	CA, PW	2
5.3c	Work with the tribes to develop trail connections across the Wind River	Program	CA, PW	2

Chapter 8: Transportation

Policy #	Strategy	Type	Responsibility	Priority
GOAL 5.4: LINK DESTINATIONS WITH EFFICIENT TRANSIT SERVICE				
5.4a	Coordinate with Wind River Transportation Authority on new local service & Appoint a citizen committee.	Policy Decisions	CA	2
5.4b	Jointly apply for Federal Transit Administration (FTA) grants to improve capital facilities (i.e., shelters, signage, additional buses, additional service hours, etc.).	Policy Decisions	PW, WRTA, SC	1
GOAL 5.5: EXPAND AIR SERVICE				
5.5a	Update the Airport Master Plan.	Program	PW	2

For "Type" key, see page 77; Responsibility" key, see page 78, for "Timing" key see page 79.

Chapter 9: Community Health, Services and Utilities

Background

This section addresses the broad variety of services and utilities that contribute to a safe and healthy community, including:

- Water and sewer,
- Stormwater drainage,
- Solid waste and landfill,
- Energy utilities,
- Police and public safety,
- Fire protection and Emergency Medical Service (EMS),
- Health care and human services. and
- Learning and education.

The city provides some of the services listed above, but not all, so this idea identifies polices ranging from maintaining and increasing level of service of utilities and services as growth occurs, to coordinating with other entities to provide quality services. It also will include a map showing the Urban Services Area boundaries—where the city will provide water, sanitary sewer, stormwater drainage, police, and other s in the future. Simultaneously planning for services and growth is fiscally responsible, helps prioritize resources, and ensures that new development does not diminish service levels for existing businesses and residents.

Goals and Policies

Goal 6.1: Design Water and Wastewater Systems to Serve Current Needs and to Expand Efficiently into Urban Growth Areas

6.1a - Riverton will plan its water collection, storage, treatment, and distribution facilities to adequately serve intended city growth areas and to serve the needs of current and future residents. The city must continue a regular schedule of repair and upgrades for the distribution system.



Idea 6: Efficient, Quality Services and a Safe, Healthy Community

Riverton will continue to efficiently provide quality public services (i.e., water, wastewater treatment, police, solid waste, maintenance of parks and streets, and general government services), and coordinate to ensure high quality private utilities and services contributing to a safe and healthy community.

6.1b – Riverton will plan its wastewater collection and treatment system to accommodate current and future growth needs. The city must continue its schedule to upgrade the collection system and expand it to new areas.

Goal 6.2: Improve Stormwater Drainage

6.2a – Riverton will improve its current drainage system by updating piping and creating drainage for normal and excessive stormwater runoff, as suggested through the Storm Drainage Master Plan.

Goal 6.3: Reduce Solid Waste and Address Long-Term Landfill Disposal Needs

6.3a - Riverton will continue to plan for solid waste and recycling, monitoring the recommendations of the Fremont County Solid Waste Disposal District Plan and tracking development of district implementation.

6.3a – The city will continue to work towards a goal of recycling 30 percent of its solid waste stream through ongoing expansion of its recycling, yard waste, and composting programs.

Goal 6.4: Ensure Adequate Energy Capacity to Serve Growth

6.4a – The city will coordinate with gas and electric providers to ensure growth and capacity are commensurate. Current providers are Source Gas and Rocky Mountain Power.

6.4b – The city will pursue energy conservation and efficiencies in city facilities.

Goal 6.5: Maintain or Improve Public Safety and Police Service Levels as Growth Occurs

6.5a - Riverton’s police will continue to provide a high level of service and response times that meet national standards.

6.5b – Continue to participate in statewide efforts to upgrade communications systems and technologies as part of the WyoLink program.

Goal 6.6: Maintain or Improve Fire Protection and Emergency Medical Services

6.6a – The city will ensure that new development is coordinated with Riverton Volunteer Fire Department and Fremont County Fire District to allow for the efficient distribution and acquisition of equipment to serve the community.



The City will continue to expand its recycling, yard waste, and composting program

Goal 6.7: Increase Access to Quality Health Care and Human Services

6.7a – The city will coordinate with private providers and districts to ensure high quality health and human services and utilities, including but not limited to:

- Riverton Memorial Hospital, health services including Hospice & Oncology Clinic;
- County Health and Human Services, including substance abuse and Detox center;
- Wind River Community Health Services;
- Senior Center (including Meals on Wheels program) ;
- Domestic Violence Shelter;
- Unemployment services;
- Services for the homeless and mentally ill; and
- Emergency services.

Goal 6.8: Provide Life-long Learning Opportunities

6.8a – Riverton will work with Fremont County School District #25 (K-12) to provide schools in neighborhoods.

6.8b – Riverton will work with the colleges to provide life-long learning opportunities and workforce training: Central Wyoming College, University of Wyoming (extension) and the Tribal College.

6.8c – The city will work with Fremont County Library, Riverton Branch, to ensure a quality community library.

6.8d – The city will continue to work towards the development of the JobCorps to provide additional work-based learning opportunities.

Utilities Urban Service Area Plan

Public investment in the ongoing maintenance, upgrading, and expansion of the city's urban services will be focused within the Urban Services Area boundary, as illustrated on Figure 1: Future Land Use Plan map. Future expansion of the boundary may be needed to accommodate long-term growth for Riverton; however, expansion is not anticipated to be necessary or desirable within the life of this Master Plan.

Chapter 9: Community Health, Services, and Utilities

Strategies for Community Health, Services and Utilities

Strategies for community health, services, and utilities are identified in Table 9 below. Definitions of entries provided in the type and timing columns is provided in Chapter 11: Action Plan.

Table 9: Strategies for Community Health, Services, and Utilities

Policy #	Strategy	Type	Responsibility	Timing
GOAL 6.1: DESIGN WATER AND WASTEWATER SYSTEMS TO SERVE CURRENT NEEDS AND TO EXPAND EFFICIENTLY INTO URBAN GROWTH AREAS				
6.1a	Update the Regional Water Master Plan to address current needs and planning for growth and to be consistent with the growth areas established through this plan. Replacement and upgrade schedule.	Program	PW	2
6.1a	Prioritize investment in infrastructure and facilities as part of the CIP. Invest in improvements, operations, and maintenance before expanding facilities to serve new development and to provide incentives development to occur where it is desirable.	Policy Decision	PW	Ongoing
6.1b	Establish standards to require all new developments that are annexing connect to municipal water and sanitary sewer facilities.	Policy Decision	CD	1
6.1b	Establish a tiered fee system, so that parcels inside city limits have reduced tap fees (to encourage infill and redevelopment and efficient utilities system).	Policy Decision	CD	1
6.1b	Establish a Wastewater Plan replacement schedule.	Policy Decision	PW	Ongoing
GOAL 6.2: IMPROVE STORMWATER DRAINAGE				
6.2a	Amend Stormwater Drainage guidelines for future planning and design (as recommended in Storm Drainage Master Plan).	Policy Decision	PW, CD	2
GOAL 6.3: REDUCE SOLID WASTE AND ADDRESS LONG-TERM LANDFILL DISPOSAL NEEDS				
6.3a	Continue to work with the Fremont County Solid Waste Disposal District on implementation of its plan, monitoring and responding to potential impacts on services currently provided to Riverton residents.	Policy Decision	PW	Ongoing
6.3b	Continue to expand recycling programs as resources and collection facilities allow. Increase awareness of existing programs through advertising and other public outreach.	Program	PW	Ongoing
GOAL 6.4: ENSURE ADEQUATE ENERGY CAPACITY TO SERVE GROWTH				
6.4a	Coordinate with gas and electric providers regarding future growth area plans and timing of growth.	Policy Decision, Programs	PW	Ongoing

Chapter 9: Community Health, Services, and Utilities

Policy #	Strategy	Type	Responsibility	Timing
6.4b	Conduct audits of city facilities to identify potential energy saving measures. Invest in improvements demonstrated to provide a return on investment within 3-5 years.	Program	PW	Ongoing
GOAL 6.5: MAINTAIN OR IMPROVE PUBLIC SAFETY AND POLICE SERVICE LEVELS AS GROWTH OCCURS				
6.5a	Pursue funding for upgrades for WYOLINK.	Programs	PD, AM	2
6.5b	Provide consistent funding for law enforcement to service planned growth.	Programs	PD	Ongoing
GOAL 6.6: MAINTAIN OR IMPROVE FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES				
6.6a	Review and amend, as necessary, land dedication standards for fire protection, water, sanitation, streets, parks, school land dedication, and other facilities and utilities, so that adequate facilities and utilities are provided at the time of development.	Policy Decision, Code Reform	CD	2
GOAL 6.7: INCREASE ACCESS TO QUALITY HEALTH CARE AND HUMAN SERVICES				
6.7a	Continue to work with public and private organizations that provide health care and human services in the community through participation with the Housing Committee and other groups.	Program	CA	Ongoing
GOAL 6.8: PROVIDE LIFE-LONG LEARNING OPPORTUNITIES				
6.8a	Continue to work with the School District on school land dedication and the location of future schools.	Program	CA	Ongoing
6.8b	Work with area colleges to improve life long learning and workforce training opportunities in Riverton.	Program	CA	Ongoing
6.8c	Continue to work with Fremont County on ongoing enhancement of library services.	Program	CA	Ongoing
6.8d	Continue to work towards the development of the JobCorps.	Program	CA, PW, CD, Idea, Inc.	Ongoing

For "Type" key, see page 77; Responsibility" key, see page 78, for "Timing" key see page 79.

Chapter 9: Community Health, Services, and Utilities

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Chapter 10: Regional Coordination

Background

Many of the issues that Riverton and this Plan will address over time do not stop at city borders. Water, land use and growth, transportation, public safety and other issues are going to require a partnership approach for the city to address with its neighbors—Fremont County, the State, and Wind River Indian Reservation. This section addresses a regional coordinated approach to achieving mutual goals.

Goals and Policies

Goal 7.1: Cooperatively Resolve Regional Issues that Affect Riverton and Neighboring Jurisdictions

7.1a - The city will coordinate with Fremont County on land use and growth, transportation, water, police/sheriff, and issues of mutual concern to identify opportunities for partnerships and ensure growth occurring outside of the city's Urban Services Area boundary is compatible with the goals and policies of this Master Plan.

7.1b - The city will coordinate with WYDOT and the state on issues of mutual concern, such as the Honor Farm, State parks and historical sites, and major roads and highways.

7.1c - Continue to work with Washington Congressional delegation to obtain federal appropriations for infrastructure and other community needs.

Goal 7.2: Cooperatively Resolve Issues that Affect Riverton and the Wind River Indian Reservation

7.1a - The city will coordinate with the Northern Arapaho and Shoshone Tribes on land use, transportation, services, and other growth-related issues of mutual concern to identify opportunities for partnerships and ensure growth abutting the city's Urban Services Area boundary and within its Influence Area is compatible with the goals and policies of this Master Plan.



Idea 7. Regional Coordination

Riverton will coordinate with Fremont County, state agencies, and the tribes to plan for the needs of current and future workers and residents to accomplish mutual goals and unify the community.

Chapter 10: Regional Coordination

Strategies for Regional Coordination

Strategies for regional coordination are identified in the Table 10 below. Definitions of entries provided in the type and timing columns is provided in Chapter 11: Action Plan.

Table 10: Strategies for Regional Coordination

Policy #	Strategy	Type	Responsibility	Timing
GOAL 7.1: COOPERATIVELY RESOLVE REGIONAL ISSUES THAT AFFECT RIVERTON AND NEIGHBORING JURISDICTIONS				
7.1a	Work with Fremont County to develop intergovernmental agreement (joint powers) to address development within the city’s planning area and annexation criteria. The agreement should address consistent development review (town will review in conjunction with the county in the growth area, and annexation should occur if properties meet annexation criteria. Urban development in the county should comply with city standards.) Refer to and honor the Future Land Use Plan map.	Policy Decision, Code Reform	CA, PW	1
7.1b	Establish regular meeting schedule with Fremont County to address issues of mutual concern, including future development, services provision, and transportation.	Policy Decision	CA	1
7.1c	Coordinate with public safety and hazard mitigation agencies for information sharing, planning, education, and training.	Programs	AM	Ongoing
7.1d	Participate in Legislative sessions as appropriate to increase awareness of Riverton’s funding needs.	Programs	CA, PW	Ongoing
GOAL 7.2: COOPERATIVELY RESOLVE ISSUES THAT AFFECT RIVERTON AND THE WIND RIVER INDIAN RESERVATION				
7.2a	Work with the tribes to development an intergovernmental agreement to address development on tribal lands adjacent to the city.	Policy Decision, Code Reform	CA, PW	1
7.2a	Establish regular meeting schedule with tribal business councils to address issues of mutual concern, including future development, trails, river access, services provision, and transportation.	Policy Decision	CA, PW	Ongoing

For “Type” key, see page 77; Responsibility” key, see page 78, for “Timing” key see page 79.

Chapter 11: Action Plan

A key aspect of any plan is how it is carried out after it is adopted. The Action Plan states how the city may best accomplish the vision and goals outlined in this Master Plan. This chapter describes components of the strategies outlined in Chapters 3 through 10 and highlights priority actions to implement this Plan. It also explains the Plan Amendment Process.

Strategies

To achieve this Plan's goals, it is necessary to identify the types of actions that will be required, determine the responsible parties, and determine the priority and timing of the actions so the city is able to allocate necessary resources. A table of detailed strategies is provided at the end of each chapter outlining priority actions needed to implement particular aspects of the Plan. Each table indicates the type of actions that will be required to implement the policies, and the priority of the actions to be initiated. City staff and planning officials will need to update the strategies periodically, to keep the responsibilities and actions current. Table 11, below, provides an overview of major plan topics and the location of relevant strategies. A summary of priority actions is provided starting on page 79.

Table 11: Strategy Location by Topic

Chapter	To find strategies for:	Table #	Page
3	Land Use Plan	n/a	
4	Economic Sustainability and Jobs	3	25
5	Neighborhoods and Housing	4	31
6	Community Design and Image	5	41
7	Parks, Recreation, and Natural Resources	7	47
8	Transportation	8	64
9	Services and Utilities	9	70
10	Regional Coordination	10	74

Types of Actions

The tables in earlier chapters identify three possible categories of actions in the "Type" column. They are:

- **Code Reform**, requiring amendments to the city's development regulations.

- **Policy Decisions**, to be implemented during day-to-day policy decisions by staff, Planning Commission, and City Council.
- **Programs**, to be implemented by new or ongoing programs needed to carry out the goals of the Plan.

These types are described below.

Code Reform

The city's development regulations will need to be consistent with the goals and policies of this Master Plan for it to be realized. The city may need to revise the development regulations and standards in some instances to achieve these goals and policies. For example, this Plan recommends the adoption of Infill Development Design Guidelines, to address contextual issues of infill and redevelopment within neighborhoods. The city will need to revise the Land Development Regulations with new standards for such development. Generally, revisions to the Land Development Regulations should occur soon after plan adoption.

Policy Decisions

This Plan identifies a number of actions that will be carried out during day-to-day policy decisions made by city planning staff, the Planning Commission, and City Council. The City Council will continually make decisions regarding development proposals and plan amendments. The Plan serves to guide such policy decisions that will occur throughout the life of the Plan.

Programs

The Master Plan establishes a foundation for new programs to carry out the goals of this Plan. For example, some strategies involve participating in planning efforts with other jurisdictions or agencies, such as ongoing efforts with Fremont County, WDOT, and the tribes. Other policies may require the initiation of other planning efforts or the identification of new financing options, such as the policy that supports establishing incentives and small grants for neighborhood rehabilitation. Programs have varying levels of priority, depending on the issues involved.

Responsibility

The "**Responsibility**" column of the tables lists abbreviations for city leaders, departments, and partners responsible for each strategy. Abbreviations used are to be interpreted as follows:

- Mayor;
- City Council (CC);
- Planning Commission (PC);

- City Administrator (CA);
- Public Works (PW);
- Community Development (CD);
- Police Department (PD);
- Assets Management (AM);
- IDEA, Inc. (IDEA, Inc.);
- Senior Center (SC);
- Wind River Transportation Authority (WRTA);
- Tree Board (TB); and
- Community Housing Development Organization (CHDO).

Timing

The “**Timing**” column lists four possible time frames for implementing actions: **(1) - Immediate Priority**, to be implemented with adoption of the Plan or soon thereafter. **(2) - High Priority**, to be initiated as soon as possible and completed within one to two years after Plan adoption. **(3) - Medium Priority**, to be completed within three to five years after Plan adoption. **(O) - Ongoing**, are actions that occur continually.

Summary of Priority Actions

This Summary of Priority Actions is intended to focus the city’s efforts on actions that will play a critical role in the implementation of this Master Plan’s implementation and that the city will pursue will be taken within two years of plan adopting this Plan. The city should review this list on an annual basis and reassess priorities.

Recommended priority actions are described on the following pages below. Actions are organized by type and are listed in order of importance within each category. The two year list (not necessarily in order of priority within that time period) includes:

- Formalize the Major Streets and Highways Plan;
- Establish Parks and Open Space Set Aside Requirements;
- Complete Targeted Code Amendments;
- Establish Agreements with Fremont County and the Tribes;
- Explore Development Incentives;
- Coordinate with WYDOT on Scheduled Improvements to North Federal;
- Pursue Housing Initiatives;
- Pursue Economic Development Initiatives; and
- Pursue Improvements to Riverwalk area.

Code Reform

Formalize Major Streets and Highways Plan

Chapter 8 of this Master Plan establishes a Major Streets and Highways Plan map for the City of Riverton. In accordance with Wyoming Statutes Section 15-15-1-508, Major Street Plan, official map; contents; procedure; effect; recording ordinance, the city must take steps to adopt an ordinance formalizing its Major Streets and Highways Plan map.

To ensure the Major Streets and Highways Plan map may be enforced, the city will need to act quickly following the adoption of this Master Plan to establish right-of-way needs for high priority “missing links” and adopt an ordinance creating the official map of record.

Missing Links identified as the highest priorities are listed below in order of priority:

- Cooper Road connection from Major Avenue to North 8th Street West;
- North Hill Street to Cooper Road connection;
- Sunset Road to Smith Road connection;
- Galloway Road; and
- Smith Road to Delfelder Road.

Establish Parks and Open Space Set Aside Requirements

In order for the city to maintain its current Level of Service for parks (4.7 acres per 1,000) and ensure new neighborhoods include parks, the city should incorporate standards for parkland dedication or fee-in-lieu for new development, plus a land set aside requirement for open space. This will enable the city to provide clear guidance for future development about what is expected as new neighborhoods are built and allow the city to better anticipate where its limited parks resources should be focused.

Chapter 7 of this Master Plan establishes projected needs for different areas of the community as a foundation for this discussion and the creation of new standards. The Neighborhood Design Principles outlined in Chapter 5 also provide guidance on the integration of parks as part of new neighborhoods.

Complete Targeted Code Amendments

To ensure that Riverton’s regulations are supportive of this Master Plan, the need for a number of targeted amendments to the city’s development code have been identified. These include recommendations for new design standards for commercial corridors

and increased flexibility of residential districts to accommodate the broader mix of housing types that the community desires.

The Design Principles outlined in Chapter 5 should be used as a starting point for the creation of new standards. These principles provide policy guidance on the desired characteristics of different types of development and in many cases; they may be readily translated into regulatory form. This approach will be particularly effective for the creation of new commercial and residential design standards. In terms of the need for increased flexibility in the city's residential districts, several approaches could be considered:

- **Revise existing zone districts**—this approach would require the city to evaluate each of its residential districts in terms of the minimum lot sizes, setbacks, and other requirements against the types of housing that would be anticipated or are desired. Regulations would then need to be adjusted accordingly to remove existing regulatory obstacles to achieving this Plan. This approach would potentially be the most time-consuming and potentially complex due to the need to inform and engage property owners in the process of revisions to their current zoning.
- **Create new flexible residential district**—A more streamlined approach would be to create a new “floating” residential zone district that allows for a mix of housing types and a more compact pattern of development. This new zone district could then be requested by applicants wishing to use a more flexible approach. Locational criteria would need to be established about where the district could be applied based on the Future Land Use Plan map. This approach would allow for the flexibility needed and would simplify the review process and approval times for applicants and staff, since the range of options allowable would be pre-defined. This approach would also limit the need for extensive property owner engagement and outreach since properties would be re-zoned by request at the time of development.
- **Continue to use existing tools**—A third option the city could choose to take would be to continue to work with individual property owners on a case-by-case basis on applying multiple zoning classifications as needed to larger developments or using the Planned Unit Development tool to implement Master Plan concepts. While this approach would allow the city to continue to use its existing tools, it would require the most staff time and would increase the length of time needed to complete a project. Ultimately, drawn-out timelines may make some projects infeasible due to the increased costs required for processing. This approach could also be used as a short-term strategy until the city is ready to tackle one of the other options outlined above.

The city should consider these options and determine which would be most effective in light of other priorities outlined in this Action Plan.

Policy Decisions

Establish Agreements with Fremont County and the Tribes

Chapter 10 of this Master Plan outlines a number of strategies related to regional coordination. The importance of these strategies in the implementation of this Master Plan can not be overstated. Without regional coordination, the city will have a diminished ability to manage and direct growth that is proposed outside of its limits, but within its Influence Area. Formal agreements with Fremont County and the tribes (in that order) should be pursued quickly following the adoption of this Master Plan.

If an agreement can not be reached with Fremont County, the city should re-consider its previous decision not to exert its half-mile jurisdiction. Prior to pursuing this option, the city should seek legal guidance on the logistics of how this approach would be applied in day-to-day decision making and what the implications would be, if any, on police and other services.

Explore Development Incentives

The city should explore a range of incentives to encourage development to locate in growth areas identified on the Future Land Use Plan map. Incentives will need to be tailored to different types of development. A range of options should be explored, including the creation of a tiered-fee system that would apply lower fees to development within Riverton's core areas than it would to development farther from existing services. Given the city's modest fees, an evaluation of the overall fee structure will be necessary if the city decides to pursue this option. Alternatively, the city can provide an indirect incentive for development by targeting its short-term infrastructure improvements in the location where development is most desirable to reduce upfront costs for development. Regulatory incentives, such as density bonuses or reduced parking requirements, can also be effective particularly in areas such as downtown. Regulatory incentives tend to be most effective when combined with clear development standards.

Coordinate with WYDOT on Scheduled Improvements to North Federal

The city should continue to work closely with WYDOT on plans for scheduled improvements to North Federal. In particular, goals and policies in this Master Plan related to gateway and corridor improvements should be considered. Opportunities to complete

targeted improvements outside of state highway right of way as part of planned improvements should be explored and potential State or Federal funding sources pursued. In addition, the city should work with WYDOT on a temporary access plan for businesses during construction to minimize disruption and potential loss of revenue.

Programs

Pursue Housing Initiatives

Despite a slowing economy, the city and region continue to face workforce housing shortages. Several of the priority actions described support the housing initiatives outlined in this Master Plan in an indirect way; however, the city should continue to play an active role in the Regional Community Housing Development Organization and to seek grants and low cost loans for new housing and housing rehabilitation in Riverton. In addition, the city should seek opportunities to attract new housing through development incentives and other strategies as described in this Master Plan.

Pursue Economic Development Initiatives

The city has been active in its pursuit of opportunities to attract new businesses and employers to Riverton. Chapter 4 outlines numerous strategies for economic sustainability and jobs. The cities on going efforts and work with IDEA, Inc., and other groups to should remain a high priority following adoption of this Master Plan. In particular, efforts focused on the JobCorps, downtown revitalization, and increasing the city's retail base should continue to be a focus.

Pursue Improvements to Riverwalk Area

The continued enhancement of the Riverwalk Area is an important component of the community's vision for Riverton in the future. The city should continue to actively seek additional state, federal, and private funding to provide trail access, complete restoration of vegetation, and make other improvements along the river.

Plan Amendment Process

For this Master Plan to be effective, Riverton decision-makers must be able to be review, revise, and update it on an as-needed basis to respond to significant trends or changes in the economic, physical, social, or political conditions. This section addresses how to revise or this Plan. Revisions to it will follow two distinct and different procedures:

- (1) Plan Updates (Every Five Years) and
- (2) Plan Amendments

Updates and amendments to this Master Plan shall be in accordance with the requirements of Wyoming Statutes Section 15-1-503, which require the Planning Commission to certify the plan to the City Council and the City to adopt the plan.

Plan Updates

Updates to this Plan should occur at a minimum of every five years. The purpose of a plan update is to reevaluate the goals, policies, and strategies contained within this Plan—changing or removing those that are out-of-date, and developing new policies if necessary so the plan will continue to be effective.

The process for plan updates is as follows:

- A directive for an amendment by a governing body or a citizen request occurs.
- Staff reviews the amendment proposal and makes a recommendation and files a staff report.
- The Planning Commission shall hold a public hearing and make a determination.
- Finally, the amendment request goes to the City Council for action.

This sequence of review steps is to ensure plan consistency. The City Council shall subsequently approve, approve with conditions, or deny the amendment based on its consideration of the recommendations and evidence from the Planning Commission and public hearings.

Plan Amendments

A separate process is included to handle Plan Amendments. The city may amend the plan twice a year (or more frequently if directed by City Council). Plan amendments may include revisions to one or more sections of this Plan because of adoption of other plans or a specific issue/policy plan (e.g., changes to the Master Streets Plan), a request from a citizen, or a directive from the City Council. Plan amendments may include changes to the Future Land Use Plan map. Other plan amendments may be as small as correcting text or map errors. The process and criteria for making these amendments is described below.

Criteria for Plan Amendments

A Plan Amendment may be approved if the City Council makes specific findings that:

- The proposed amendment is beneficial to the city or addresses issues not foreseen during the planning process;

- The proposed amendment is compatible with the surrounding area, and the goals and policies of this Plan;
- The proposed amendment will address and mitigate impacts on transportation, services, and facilities;
- The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;
- The proposed amendment is consistent with the logical expansion of the Urban Services Area boundary;
- Strict adherence to the Plan would result in a situation neither intended nor in keeping with other goals and policies of this Plan; and
- The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of this Plan.

Appendix A: Background and Context

Community Profile

Profile summaries of existing conditions and trends were prepared as a foundation for the Master Plan process. Profile summaries are provided for the following topic areas: Land Use; Population; Housing; Economy; Transportation; Community Services and Facilities; Parks, Recreation, and Resources; and Schools, Education, and Cultural Facilities. A brief overview of topics addressed is provided below.

Land Use

Provides an overview of existing land use and development capacity for the City of Riverton and its Influence Area.

Population

Provides an overview of current population characteristics, as well as past growth rates and future growth projections.

Housing

Provides a summary of housing mix, trends, projections, and future housing needs of the community.

Economy

Provides an overview of the current economic health of the city and its potential for job growth in the future.

Transportation

Provides a summary of different modes of transportation being utilized in Riverton and a discussion of key trends.

Community Services and Facilities

Contains facts and figures about the city's police, medical, recycling and solid waste services and identifies improvements are being planned for the future.

Parks, Recreation, and Resources

Provides a summary of the city's current parks level of service and cultural resources and identifies opportunities the city has to expand its existing system over time.

Schools, Education, and Cultural Facilities

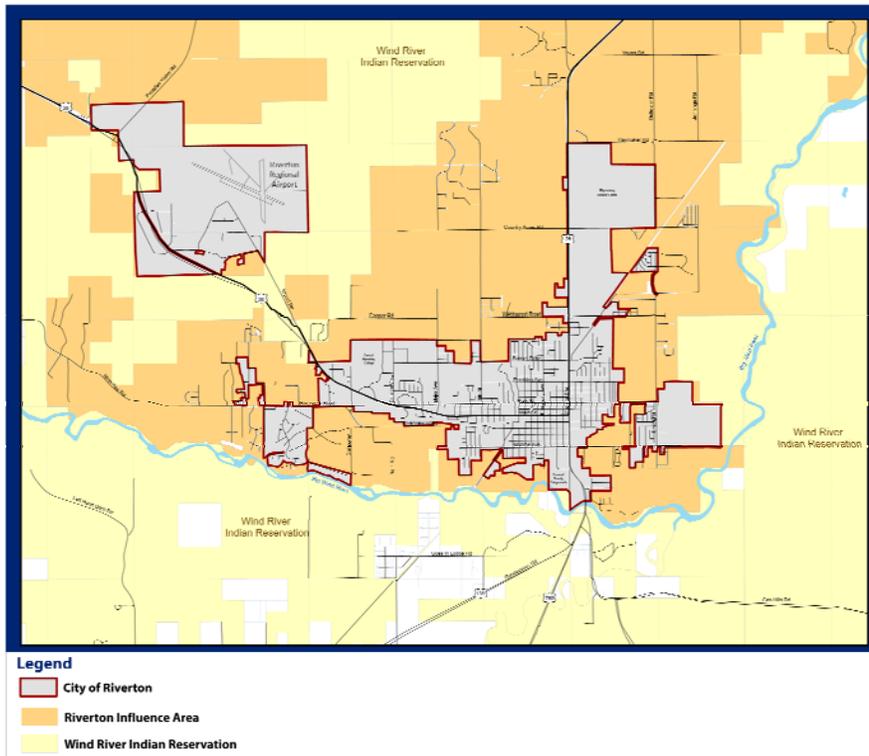
Contains facts and figures related to area schools including school type, enrollment, and test scores.

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.

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)

- In the Influence Area, only 4,347 acres (27%) are currently developed or actively used for public purposes.

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 (City of Riverton)

CURRENT ZONING		CITY OF RIVERTON				
		2008 EXISTING DEVELOPMENT	POTENTIAL DEVELOPMENT		TOTAL BUILDOUT ³	
	AVG. DU/AC.	ACRES	ACRES	UNITS	ACRES	UNITS
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.

Population

Overview

- **Total Population:** Riverton is home to 9,728 people (2007).
- **Past Growth Rates:** The city recovered from a slight population loss in the late 1980s to grow by 1% from 1990-2000. The city's growth increased further in this decade, growing over 4% from 2000-2006.
- **Future Growth Projections:** The city expects to see rapid growth (20%) in the next seven years, largely related to the energy sector. This would mean 2% growth each year, comparable to what was experienced during the boom of the 1970s.

Year	Population	CAGR
1970	7,995	----
1980	9,562	1.81%
1990	9,202	-0.38%
2000	9,310	0.12%
2006	9,728	0.74%
2015*	11,697	2.07%

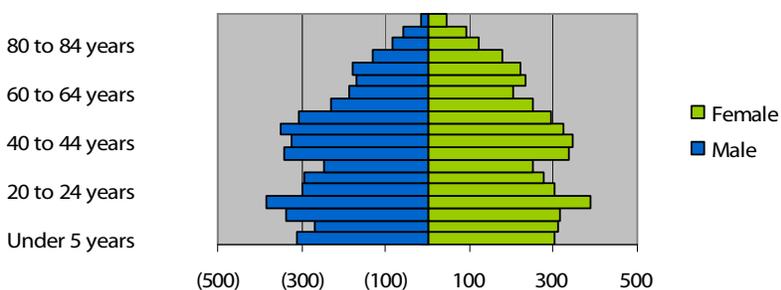
Source: US Census for all years except 2015.

*2015 population is derived from the projected housing demands in the Fremont County Workforce Housing Assessment and multiplying the number of units by the average household size at the 2000 census. This value was then added to the 2006 value.

Age, Race, and Gender

- **Median Age:** The median age in Riverton is 37.8 years. This is slightly older than the county (37.7 years) and also older than the state overall (36.2 years).
- **Race:** The population of Riverton is predominantly white (86.8%). The next largest minority populations include Native American (8.1%) and Hispanic (2.6%).
- **Gender:** The gender breakdown is 52% female and 48% male.

Riverton Population by Age and Gender



KEY TRENDS

Population

- Riverton has grown faster than projected – already exceeding projected levels for 2010.
- Riverton is expected to add nearly 2,000 people by 2015.
- The ability of the community to offer housing choice to new employees, particularly in the energy sector, will contribute to their choosing to stay in the community for the long term

Income and Poverty

- **Median Household Income:** \$31,531*
- **People in Poverty:** Nearly 15.7% of the Riverton population lives below the poverty line. These tend to be working age adults (53.7%) and children under 18 (35%).

*Note: Updated data pending, to be added when available.

Sources:

2000 US Census
Fremont County Workforce
Housing Assessment (2008)

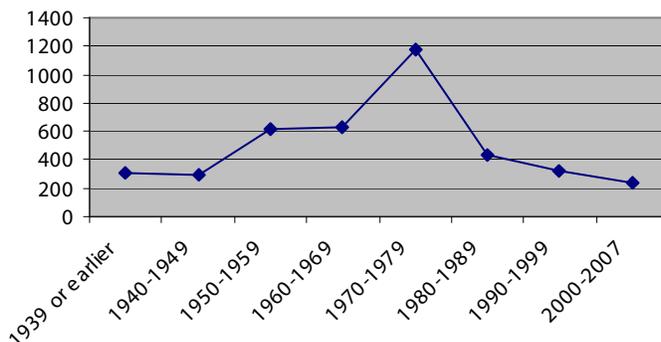
Housing

Overview



- **Total Households:** Riverton had 3,816 households at the 2000 U.S. Census, or 28% of all households in the County.
- **Average Household Size:** Riverton had an average household size of 2.33 people, smaller than in Fremont County (2.58) and the state (2.48).
- **Occupancy:** Sixty percent (60%) of the housing in Riverton is owner-occupied, 30% is renter-occupied, and 10% is vacant.
- **Median Home Value:** \$138,112 (2007)
- **Average Rent:** \$507/mo (2007)
- **Housing Affordability:** Nearly 12% of homeowners and 30% of renters pay more than 30% of their monthly income towards housing costs.
- **Age of Housing Stock:** The median year of construction for housing in Riverton is 1970. Eighty four percent of the housing in Riverton was constructed before 1980.

Residential Construction Trends



Housing Mix and Construction

- **Housing Variety:** The housing in Riverton is fairly diverse, with only 60% single-family homes and nearly 23% apartments and 10% mobile homes.
- **Senior Housing:** 37% of the apartment rental market is senior housing.

KEY TRENDS

Home Values

- Riverton has seen a 66% increase in home values over in the past eight years (8.25%/yr).

Future Needs

- Riverton is expected to need 1,237 new single family homes and 317 new apartments by 2030.

Workforce Housing

- Currently, hotels/motels serve as temporary living quarters for workers and others unable to obtain other housing.
- Two apartment complexes could potentially add 120 new apartment units over the next 1-2 years.

Infill Potential

- There are an estimated 280 vacant lots in existing Riverton neighborhoods that offer infill potential.

Sources:

2000 US Census
Fremont County Workforce
Housing Assessment (2008)

Table 1: Ownership Status of Occupied Housing Units

Housing Type	Owner Occupied	% Total Occupied	Renter Occupied	% Total Occupied
Single Family	2,157	82.8%	449	17.2%
Townhomes	99	70.7%	41	29.3%
Duplex	6	4.4%	129	95.6%
Apartments	7	0.7%	976	99.3%
Mobile Homes	296	70.1%	126	29.9%
Total Housing Units	2,565	59.8%	1,721	40.2%

Fremont County Workforce Housing Assessment, 2008

- **Condition of Housing:** The Fremont Workforce Housing Assessment found:
 - 40% of single-family homes are in need of some degree of rehabilitation to address observable structural repairs to the exterior of the home.
 - The majority of apartments in the city were constructed prior to 1970 and tend to suffer from deferred maintenance.
 - The majority of mobile homes in mobile home parks are in need of some level of upgrade or rehabilitation.



Housing Trends and Projections

- **Fremont County Growth:** The majority of Fremont County housing growth since 2001 has occurred in rural areas. Prior to 2002, there were only 1,925 lots in 86 subdivisions in the county. That number has ballooned 51% since then to 2,907 lots in 237 subdivisions. 1,470 of these lots are still undeveloped.
- **Recent Development Trends:** The city added 245 units from 2000-2007, with 2006 representing the peak. While single-family construction in 2007 and 2008 has been on the decline, there is currently a 40-unit apartment project under construction and another 80-unit project in the planning phases.
- **Future Housing Needs:** It is anticipated that the city will need an additional 611 single-family units and 234 apartment units by 2015. With 120 apartment units at various planning and development stages, the city would only need to add 114 more apartment units to meet this projected need.
- **City Development/Infill Potential:** The city has limited greenfield land remaining to accommodate new residential growth within the existing city limits. However, there is significant infill potential. Preliminary assessments estimate approximately 280 vacant lots exist in existing neighborhoods.

Economy

Overview

- Riverton is the trade center for west central Wyoming.
- The city is also the agricultural center of the county and plays host to the only livestock auction service in a 250 mile radius.
- Tourism is a large economic driver for the city and helps support local retail in the downtown. See the Parks, Recreation and Resources profile for a description of Riverton’s events and attractions.
- The largest employment sectors are education and health services and retail, as indicated by the table below, comprising approximately 45% of Riverton’s employment.
- Energy sector employment has played an increasing role in the local economy not reflected in 2000 census numbers.

Top 10 Employers	Type	Employees
School District 25	Education	450
Wal-Mart	Retail	275
Central Wyoming College (CWC)	Education	228
Riverton Memorial Hospital	Healthcare	218
Community Entry Services	Social Services	120
City of Riverton	Government	117
Pertech	Manufacturing	90
Safeway	Grocery	85
BTI	Trucking	78
K-Mart	Retail	75

Source: Riverton Chamber of Commerce

Employment by Sector	% Total Employment	Average Median Wage
Transportation Warehousing	4.5	\$29,840
Information	2.7	\$29,835
Construction	6.4	\$28,150
Education & Health Services	29.8	\$27,413
Mining, Ag, Forestry & Fisheries	4.7	\$27,389
Professional & Business Services	5.2	\$25,843
Public Administration	6.2	\$25,572
Finance, Insurance & Real Estate	3.2	\$23,478
Services	7.5	\$22,103
Manufacturing	4.3	\$21,631
Wholesale Trade	3	\$19,603
Retail Trade	14.4	\$16,694
Leisure & Hospitality	8.2	\$13,439
Overall Average Median Wage		\$23,922

Source: Riverton Chamber of Commerce



KEY TRENDS

Economic Health

- Riverton’s economy in 2008 is strong. The growing energy industry in the state is having impacts on Riverton’s housing supply and is increasing demand for services.
- The community wants to plan for a diverse and sustainable economy to be prepared for the “downside” of an economic boom.

Future Job Growth

- JobCorps, a federal facility, will provide 100 jobs by 2011 and training courses for 500 students.
- Energy-related job development is anticipated to continue to be strong through 2015 as several active energy companies continue exploration, drilling, and business development phases.

Sources:

2000 US Census
 Fremont Workforce Housing Assessment (2008)
 Riverton Chamber of Commerce

Future Job Growth

- JobCorps, a federal facility, will provide 100 jobs by 2011 and training courses for 500 students.
- Energy-related job development is anticipated to continue to be strong through 2015 as several active energy companies continue exploration, drilling, and business development phases.

Retail and Downtown

- **Riverton Business Mix:** The regional retail destination for central Wyoming, Riverton offers a range of goods and services including arts, farm/ranch supplies, clothing, jewelry and specialty gifts, and outdoors equipment.
- **Business Districts:** Riverton has two principal business districts:
 - **Downtown:** The downtown business district is focused along Main Street between Federal and Fifth Street.
 - **North Federal:** The North Federal business district extends the length of Federal within Riverton’s city limits and offers a range of goods and services.
- **Recent Investment in the Downtown:** Downtown Riverton recently received significant investment to improve the streetscape, including: new sidewalks with decorative elements, landscaped center medians, benches, street trees, and flower planters.

Economic Development

- The **Strategic Plan for Economic Development** defines five main goals for Riverton’s economy:
 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.
- Key players planning for Riverton’s economy include (but are not limited to): The City of Riverton, Fremont County, IDEA, Inc. (An Economic Development Organization), REEDA, Chamber of Commerce, Work Force Center, Wind River Visitors Council, Airport Board, and industry.

Transportation

Streets

- The Riverton Master Street Plan classifies Riverton's Arterials (U.S. Highway 26/W. Main and U.S. Highway 26/N. Federal), Collectors, and Sub-Arterials within the Urban Systems Boundary. Because of the emphasis on the east-west and north-south arterials, traffic bottlenecks are severe on N. Federal and W. Main Street.
- The City of Riverton has 68.07 miles of streets and 14.18 miles of alleys within the city limits that the Streets and Alleys employees maintain.
- In the downtown area, Riverton has been replacing older streets and replacing them with street sections with bike lanes and sidewalks.



Transit

Wind River Transportation Authority

Wind River Transportation Authority offers a variety of services in and around Fremont County and Central Wyoming. This includes fixed bus routes (Local Transit), airport shuttles, and special group excursions. The fixed route morning and afternoon bus service allows for commuting to jobs, schools and Central Wyoming College.

Public Transportation Service for Riverton (RPTS)

The Riverton Senior Center offers the Public Transportation Service for Riverton (RPTS). RPTS brings riders into Riverton to shop for groceries, go to medical appointments, beauty shop appointments, to the Senior Center, meet with friends, and other activities. Expanded service includes a "medi-bus" that takes people to dialysis treatment, cardiac rehab, and therapy in nearby Lander.

Recreational Paths and Trails

There are approximately 8 miles of recreational paths within the city. A significant portion of this mileage has come from the city's Rails to Trails program which bisects the community from southwest to northwest and includes an arboretum along its length which showcases tree species suitable to Riverton's climate. An off-street trail also follows Highway 28 from the Wind River south to the Wind River Indian Reservation. Opportunities for future connections will be identified as part of the master plan process.



KEY TRENDS

Traffic Counts

- Average daily traffic counts along Federal Boulevard in 2007 ranged from 9,416 on the north end of town to 22,331 at the intersection of Federal and Main.
- Traffic counts on Main Street range from 6,911 west of town to 14,553 at the intersection of Main and 8th.
- Riverton's limited east-west street connections increase traffic pressures on Federal and Main.

Roadway Improvements

- Riverview Road is a county and city road that is in need of significant upgrades for safety purposes. This effort will require cooperation between the city, county, and WYDOT.
- North Federal Boulevard is slated for reconstruction by WYDOT in 2013.

Recreational Paths and Trails

- Riverton is working toward a connected bike lane and sidewalk system—providing "complete streets"—as it builds new and replaces old collector streets.

Sources:

City of Riverton
Wind River Transportation Authority
Riverton Airport Master Plan Update (2000)
www.flightaware.com



Riverton Regional Airport

- The Riverton Regional Airport is a passenger terminal located three miles northwest of Riverton that serves the region with Great Lakes service flying daily to and from Denver.
- The airport averages 15 Aircraft operations per day, six of which are commercial flights.
- The airport had 16,000 enplanements in 2007. The Airport Board continues to work towards the expansion of service to another major market, such as Salt Lake City, in the future.

KEY TRENDS

Air Service

- The Riverton Regional Airport is a major asset to the region—the airport had 16,000 enplanements last year. Year to date numbers indicate a 20% increase over those numbers.
- Recreational trips represent a large portion of this increase—20 % of the airport’s summer enplanements come from National Outdoor Leadership School’s students.

Community Services and Facilities

Health and Safety

Police

- **Riverton Police** provides services police protection to the community out of city hall, 24-hours a day.
- The agency has 26 sworn officers and 14 civilian employees.
- To the extent it can, the department provides pro-active, community-oriented services, but the department would like to offer more programs and community-oriented policing.
- Riverton Police has agreements with the **Fremont County Sheriff's Office** to respond to calls outside city limits on an as-needed basis.
- Riverton's response times meet national standards. The police department would like to add cars and equipment.

Fire and Emergency Medical Services

- **Riverton Volunteer Fire Department:** 314 E Washington Ave provides volunteer fire and EMS service.
- **Fremont County Fire District** has a fully trained volunteer force in firefighting and has Emergency Medical Technicians, Confined Space Rescue Squad, High Angle Rescue Squad, and a Haz-Mat Team.
- **Fremont County Ambulance** also serves Riverton.
- **Fremont County Search and Rescue** provides specialized rescue services for local backcountry enthusiasts.

Medical

- **Riverton Memorial Hospital** is a 70-bed acute care facility with 50 member physicians and 24-hour emergency care. The award-winning health care provider serves Riverton and surrounding areas.
- The hospital offers a variety of in-patient and out-patient health care services. Mobile Health Testing Services are available at CWC.

Utilities

Gas and Electric

- **KN Energy:** Provides natural gas to residents if Riverton. System capacity for the service area is at 13,000 mcf. This far exceeds the current peak demand of 6,268 mcf.
- **Pacific Power:** Provides electricity with a base monthly rate of \$8.46/month for the first 20 kWh and 5.329 cents per additional kWh.

Water Collection and Distribution

- Riverton provides drinking water to approximately 9,900 residents inside city limits.



KEY TRENDS

Police

- Demands for police services are increasing as the community grows. Future considerations may include developing a joint facility for use by Riverton Police and the Fremont County Sheriff's office.

Medical

- Riverton's Memorial Hospital currently undergoing a \$9 million expansion and renovation to better serve the community.
- The hospital will be adding to additional operating rooms and its own oncology clinic—offering patients an alternative to being bused to Casper for treatment.

Solid Waste and Recycling

- The city's Yard Waste Program is a model for recycling. In 2007, approximately 37,000 cubic yards of collected yard waste translated into a huge savings of landfill space and dramatically cut down the number of 22-mile trips the city's garbage trucks made to the Riverton/Sand Draw landfill.

Sources:

www.trashmatters.org

<http://www.riverton.wyoming.com>

[Interviews with Riverton Memorial Hospital staff and Riverton Police.](#)



KEY TRENDS

Solid Waste and Recycling

- The Fremont County Solid Waste Disposal District (FCSWDD), in cooperation with the City of Riverton, offers mulch, wood chips, compost and fertilizer for sale in bulk—all of which come from the collection of yard waste within the community.
- The City of Riverton offers residents weekly curbside pickup by type of recyclables and also provides centralized recycling stations throughout the community.
- The City of Riverton's Yard Waste program won the FCSWDD's group recycling award in 2007. Since 2002, the blue bin program has meant substantial savings to the FCSWDD by diverting 40% of the waste going into the landfills during the summer months.

- The City received an Environmental Protection Agency award in 2007 for the rehabilitation of its water treatment plant, which will keep its system in compliance with new surface water treatment requirements.
- The water treatment system consists of a Water Treatment Plant, thirteen water wells, one booster station, and five reservoirs. The five reservoirs can store as much as five million gallons of water for reserves.
- The Water Treatment Plant operates during peak times of the year (May thru Sept.). Its design capacity is 4 million gallons per day. The average production during the summer peak usage is 3.5 million gallons per day.
- The water wells are located in various locations through out the City and at the Airport. Each well produces an average of 230 gallons per minute. These wells are used primarily in the off peak season (Oct. thru Apr.) when the average demand on the system is about 1.6 million gallons per day.

Wastewater Treatment and Collection

- The Riverton Wastewater Treatment Plant was designed to treat 4.9 million gallons of waste per day. At present, the incoming waste flow averages 1.8 million gallons per day.
- The plant was built in 1986 and has averaged 95% removal of the incoming pollutants each day. The by-product of the treatment process is class A Biosolids (sludge). The Biosolids are then sold to the public as a soil amendment for lawns and gardens. The last three years, the Wastewater Treatment Plant has sold an average of 250 cubic yards per year.

Water Collection and Distribution

- The Water Collection and Distribution Department is responsible for replacing curb stops, cleaning of sewer lines and manholes, sewer line and water line repairs, water meter installation and repairs, and reading in excess of 4,000 water meters each month for generation of utility bills, storm drain cleaning and maintenance, and maintenance of many miles of irrigation ditches

Sanitation: Solid Waste and Recycling

- Riverton Sanitation Department collects and transports residential and commercial solid waste, yard waste, as well as special pickups, roll-off container rental and handling, construction dumpster rental and handling, and dumpster delivery and pickup in city limits.
- Riverton is primarily served by the Sand Draw Landfill located 14 miles east of Riverton off of Gas Hill Road. The landfill is estimated to have a 20 year capacity. Potential expansion beyond the landfills existing 80 acres in the future will require a 20-year plan and additional funding sources.

Parks, Recreation and Resources

Parks and Recreation

Parks

- **Parks:** The city owns and maintains seven parks totaling 137 acres of parkland. The Rails to Trails Recreational Path also functions as a park facility with its extended right-of-way.
- **Level of Service:** The city's park acres/1,000 people ratio is 14 acres/1,000. The recommended national average is generally considered to be 10 acres per 1,000 people (according to National Parks and Recreation Association (NRPA)).
- **Natural and Historic Areas:** The city is also home to two significant natural and historic areas: The Riverwalk Area, which is currently in the planning stages and the 1838 Rendezvous Site, which is home to the annual Mountain Man Rendezvous reenactment each July.

PARKS AND NATURAL/HISTORIC AREAS	ACRES	AMENITIES
PARKS		
Aspen Park	0.5	Playground
City Park	10.6	Band Shell, playground, tennis
Jaycee Park	14.4	Playground, baseball
Monroe Park	0.5	Basketball, playground
Rein Park	8.6	Baseball, playground
Sunset Park	8.5	Tennis, playground
Teter Memorial Park	2.5	Playground, basketball, baseball
Rails to Trails Recreational Path	92	Recreation path, arboretum
NATURAL AND HISTORIC AREAS		
Riverwalk Area ¹	140+	
1838 Rendezvous Site	189	

Recreation Paths and Trails

There are approximately 8 miles of recreational paths within the city. A significant portion of this mileage has come from the city's Rails to Trails program which bisects the community from southwest to northwest and includes an arboretum along its length which showcases tree species suitable to Riverton's climate. Opportunities for future connections will be identified as part of the master plan process.

Golf

The 18-hole "Riverton" course at the Riverton Country Club facility in Riverton, Wyoming features an 18 hole, semi-private golf course.

¹ The Riverwalk Area is located along the Big Wind on the south end of Riverton. The area is in the process of being transferred to the Riverton Depot Foundation for future development as a natural area for the community offering a range of outdoor activities.



KEY TRENDS

Parks

- The city has highly used and well-maintained park system, however, it does not have a long-range plan for acquisition and expansion.
- The master plan is an opportunity to assess how the parks system as a whole is meeting community needs and to determine facility needs and service levels.

Recreation

- The city is actively pursuing a Capital Facilities tax to fund and build a community recreation center within the next three years.

River and Natural Areas

- The Big Wind River, is a significant asset for the community; although access to the river is currently limited the city is taking an active effort to expand its parks system to include trail connections to the RiverWalk area as well as opportunities for historical interpretation, and passive recreation along the river.

Sources:

City of Riverton, 2008
Riverton Chamber of Commerce, 2008

See Existing Land Use Map for park, trail, and facility locations.

Recreation Facilities

- The City of Riverton does not have a full service recreation facility. Several private gyms operate in the community, and Central Wyoming College’s recreational facilities are available for community use.
- The city is actively pursuing a Capital Facilities tax to fund and build a community recreation center within the next three years.

Recreation and Events

Events include:

- Wild West Winter Carnival (February)
- Memorial Day Gun & Coin Show (May)
- Native American Powwows (June – Sept.)
- 1938 Mountain Man Rendezvous (July),
- Riverton Rendezvous (July),
- Fremont County Fair & Rodeo (July-August)
- Cowboy Poetry Gathering and Art Show and Sale (September)
- Winter Art Fair (November)

Natural and Cultural Resources

Cultural Resources

- **History/Rendezvous Community:** Riverton is the “rendezvous community” of Wyoming, because for centuries, people have chosen the Wind River Valley as a place to come together. It started with the Native Americans who felt it was a special place. Mountain men, prospectors and homesteaders followed.
- **Fremont County Fair and Rodeo:** The annual county fair is held at the Fremont County Fair Grounds in Riverton. The fair typically brings 25,000 people to Riverton during its two and half-week run every July. The fairgrounds are an important facility in the community and are used for a variety of events throughout the year.
- **Sixth Crossing Mormon Handcart Historical Site:** The Sixth Crossing Historical Site is located approximately 30 miles from Riverton and is one of several in Wyoming where the Martin and Willey handcart companies experienced tremendous trials and were rescued by the saints from Salt Lake City. These sites offer families and youth groups with an opportunity to learn and experience the hardships the handcart pioneers endured. Many visitors travel to this site each year.



Natural Resources and Outdoor Recreation

- **Mountains and Outdoor Recreation:** Riverton is close to the Wind River and Absaroka mountains, offering a wide variety of outdoor recreation opportunities.
- **Wildlife Resources:** Fremont County and the region has abundant wildlife for viewing and hunting (moose, pronghorn antelope, mule deer, elk, bighorn sheep, bear, wolves, hawks, and eagles.)

- **Boysen River State Park:** is located 22 miles northeast of Riverton. This reservoir offers camping, fishing, boating, and other water recreation sports.
- **The Big Wind River** is a major asset of Riverton's. The river and riparian forest forms the southern edge of the community, with potential access for open space and recreation, and restoration of natural areas.

Historic Trails

- **Togawatee Trail:** Scenic highway connecting the city to Yellowstone National Park.
- **Sand Creek Massacre Trail**—The Sand Creek Massacre Trail was designated in 2006. The trail is a 600-mile link between the Wind River Reservation and the location of the Sand Creek Massacre in Colorado, where on the morning of November 29, 1864, U.S. Army soldiers brutally killed about 500 mostly women, children and elderly Arapaho and Cheyenne.

Schools, Education, and Cultural Facilities

K-12 Schools

School Facilities

- Riverton has four elementary, one middle, and one high school that are part of the Fremont County School District #25.
- Riverton also has three private schools: Smart Start Academy (PK-K, with 90 students), St. Margaret Catholic School (PK-6, with 110 students), and Trinity Lutheran School (PK-8, with 88 students).
- Riverton and the Wind River Reservation are also served by the Arapaho Charter High School, which was founded in 2005.



Enrollment

- In the 2007-2008 school year, the Fremont County School District #25 had a total enrollment of 2,422 students. At its peak, enrollment in the district was 3,000 students.
- Enrollment trends indicate a continued decline in the school age population.
- Approximately 16% of the District's population is comprised of Native American children. An academic coach is available to assist these children as they transition into the public school system.

Table 1: School Enrollment/Test Scores

SCHOOL	ENROLLMENT (2007-2008)	TEST SCORES	
		Reading	Math
Elementary			
Ashgrove Elementary	279	70%	94%
Jackson Elementary	191	61%	84%
Lincoln Elementary	273	58%	78%
Rendezvous Elementary	339	61%	73%
Middle			
Riverton Middle School	560	69%	76%
High School			
Riverton High School	780	68%	55%
Total Enrollment	2,422		
		Below Average w/ State	Below Average w/ State

Source: www.schooldatairect.org



KEY TRENDS

K-12 Schools

- School District #25 enrollment has been declining slightly in recent years, with anticipated enrollment of approximately 2,300 students in 08-09.
- The new Lincoln Elementary will be Riverton's newest public Elementary School (a replacement school). Ashgrove will also be replaced. The State Facilities Commission will locate the site.

Central Wyoming College

- CWC is an important educational facility in the community, offering a variety of courses as well as arts, theater, and recreational facilities that the larger community uses.
- CWC is currently preparing a Campus Master Plan that will address expansion needs over the coming years.
- A new Intertribal Center is planned to open at CWC in the Spring of 2010.

Sources:

www.schooldatairect.org

www.fremont25.k12.wy.us

www.cwc.edu/

Interviews with School District and CWC representatives.

See Existing Land Use Map for facility locations.

Central Wyoming College (CWC)

Started in the 1970s, CWC offers a range of courses for technical and bachelor's degrees.



- **2007-2008 Enrollment:** Approximately 2,000 students (1,400 in Riverton; 600 distance delivery)
- **Campus Housing:** Approximately 200 students live on the CWC campus during the school year. CWC is planning to add an additional 72 beds as part of its Campus Master Plan.
- **Outreach Centers:** CWC offers distance delivery to students in Jackson, Lander, Thermopolis, and Dubois.
- **Teacher to Student Ratio:** 1:16.
- **Courses of Study:** CWC offers the transfer programs for a variety of occupational areas, career and technical programs, allied health and trade, and pre-professional studies, as well as new programs in construction technology, and fire science.
- **Events at CWC:** CWC hosts 3,000+ events at the college each year, with a philosophy of making the campus open to the community and youth of the region and state. Over 150,000 people come to the campus each year to attend these events.



University of Wyoming Extension Service

Riverton is home to an office of the University of Wyoming, offering research-based information in agriculture and natural resources, consumer and family economics, community and economic development and 4-H / youth development.

Wind River Tribal College

The Wind River Tribal College provides, maintains, and operates a post-secondary institution on the Wind River Indian Reservation that includes educational, vocational, cultural and technical programs.



Arts and Culture

- **Riverton Museum** features a collection of memorabilia donated by area residents to preserve Riverton's history.
- **Wind River Heritage Center** offers a collection of natural and human history artifacts from the region and a gift shop with Native American crafts from the Wind River Indian Reservation.
- **CWC Library** collection in the Main Hall at CWC, has a collection of 40,000 books and 100,000 pieces of resource material.
- **CWC Fine Arts Center** has local artists' creations on display.
- **CWC Theater** (in Robert A. Peck Arts Center) is one of the largest state-of-the-art theaters in the state, with a capacity to seat 900 people.

Fremont County Public Library System

Riverton has a public library, the **Riverton Branch Library**, constructed in 1983. The facility contains meeting rooms, a theatre, and a carved oak Western Americana Room. The collection of books and displays is large, with reference assistance available, free Internet access, over 100 magazine titles, new books arriving daily, and over 1400 video titles.