

APPENDIX A

<p style="text-align: center;">PROJECT: TOWN OF THAYNE MUNICIPAL MASTER PLAN REVISION</p>
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SUMMARY OF DISCUSSION AND COMMENTS PUBLIC INFORMATION MEETING

Date: Thursday, September 11, 2008
Location: Thayne Town Hall Council Chambers
Participants (18): *Town of Thayne*
Don R. Aullman, Mayor
Lorell Woolley, Councilman
Joan Jensen, Clerk-Treasurer
Kirk Dana, Planning and Zoning Commission Member
Town Consultants
Jim Pedersen, Pedersen Planning Consultants
Sandy Pedersen, Pedersen Planning Consultants
General Public
Ken Dana
Robert Hood, Sunrise Engineering
Lisa Miller McDonald, GCM Family Limited DTNSP
Howard McKim
Ron McKim, Prestonhands, LLC
Thea Simpson
Ray Wheeler, Howling Elk Taxidermy
Scott White
Matt Whitwell
Len R. Woolley
Grover Young, GCM Family Limited, DTNSP
Linda Miller Young, GCM Family Limited, DTNSP

Opening (7:05 p.m.): Mayor Don Aullman opened the meeting and requested a moment of silence in recognition of the 7th anniversary of 9-1-1. He then turned the meeting over to the Town's consultant for preparation of the master plan revision, Pedersen Planning Consultants (PPC).

Presentation: Jim Pedersen, Principal Planner for PPC, made a 30-minute Power Point presentation entitled, "Town of Thayne, Municipal Master Plan Revision: An Opportunity to Define a Vision." The presentation explained the purpose and scope of a municipal master plan, as well as why a master plan is important. The presentation also provided information concerning whom to contact for information and other opportunities for participation in the planning process.

Discussion/Comments: Following the presentation, Pedersen asked the participants to provide any comments or recommendations concerning issues that should be addressed in the master plan. The following summarizes the discussion.

Len Woolley: Thayne needs things to generate more sources of income in the local economy so that residents don't have to travel to work in other communities. Plan should also identify economic development opportunities that are compatible with what is already here. Will there be some marketing strategies identified in the report?

Jim Pedersen: Yes, marketing strategies will be discussed. In that regard, we will also look at public/private partnerships for pursuing future economic development opportunities.

Ron McKim: What is the length of time for the master plan process?

Jim Pedersen: It will take about a year for the plan to be completed.

Len Woolley: I have worked with planning a lot. Do you have resources to help pay for these projects; will you be identifying sources of funding?

Jim Pedersen: Yes, that's part of our scope of work.

Robert Hood: One thing I like about Thayne, which is different from other Star Valley communities, is that it is not all one long commercial corridor. Is that good or bad?

Jim Pedersen: This is an advantage that Thayne has. In order to attract expenditures from visitors, Thayne needs more concentrated commercial retail areas where shoppers can conveniently walk to a wide variety of commercial retail shops. The long highway corridor in Star Valley does not offer this opportunity. The primary market for Star Valley communities are people from Salt Lake City, Ogden, Logan and other nearby communities. Concentrated retail areas must be equal to, or be more attractive, than what these shoppers see in the communities where they live, work and visit, e.g., Park City, UT.

Ray Wheeler: How far do you think the commercial corridor for Thayne will go?

Jim Pedersen: That is one of the issues that we are considering in the master plan that will answer that question. Clearly there are some vacant and undeveloped properties along the Highway 89 corridor, as well as potential areas where existing commercial areas might be further expanded.

Len Woolley: Have you done planning where different segments of the community are grouped to gain more specific insights from various interests? I have been involved in planning projects where we met in community groups that had different interests, and they met to discuss their particular interests. By the time we finished the project, there was consensus and little or no opposition to the plan that was eventually developed.

Jim Pedersen: Yes, PPC has used this approach on various projects. However, to be honest, we are unable to do that due to funding limitations. With this constraint, we've chosen to conduct one-on-one interviews with community and business leaders. We have used this approach on various municipal master plan projects and found the approach very effective to gain community insights and recommendations. For some projects, we've have completed up to 50 individual interviews.

Ron McKim: Will you be interacting with Lincoln County in the course of the project?

Jim Pedersen: Yes. We've already had contact with Lincoln County. One output of the plan will be a community land use plan map which will communicate a vision for the type and location of future land uses within a one mile radius of Thayne. PPC recently presented this kind of information to the Lincoln County Board of Commissioners. This meeting was arranged and coordinated with John Woodward, Lincoln County Planner. During that meeting, John Woodward suggested that the master plan for Star Valley

Ranch be incorporated into the Comprehensive Plan for Lincoln County. This is an option that the Lincoln County Board of Commissioners and Planning and Zoning Commission will consider. I envision that similar coordination will take place with the master plan for the Town of Thayne.

Ken Dana: Before we take off and start building, we need to look at the water and sewer lines. Much of our system is old. We need to determine if our systems are adequate to handle future growth.

Jim Pedersen: In fact, the Town of Thayne is in the process of completing water and sewer master plans through its contractor, Sunrise Engineering. Maybe Sunrise engineer, Robert Hood, who is here tonight, can elaborate further on the scope and status of these projects.

Robert Hood: Our goal is to have the system upgraded by 2010. We have prepared a 20-year master plan. The plan calls for funding to be secured in early 2009 with construction to occur in 2010. Subsequently, periodic upgrades will take place in order to keep up with the changing demands.

Jim Pedersen: Because of the work we've done in other communities in Star Valley, we already have a good working relationship with Sunrise Engineering. Our firm has shared population and land use forecasts for Afton that were incorporated into the assumptions used for hydraulic capacity analyses. Sunrise has shared spatial data and other information with PPC. For Thayne, PPC will again share its population forecasts with Sunrise so that anticipated water demands and system capacities can be re-evaluated using assumptions that may differ somewhat from those used by Sunrise Engineering.

Kirk Dana: I think it's great that Pedersen Planning Consultants is working with all the communities in Star Valley. Each town has its own personality and because of the knowledge they've gained from each of the communities, PPC is able to help each town with their individual needs and style. It's great to have their help.

Closing (8:00 p.m.): As there were no further questions or comments, Pedersen thanked everyone for coming and asked them to fill out a comment sheet if they preferred to make further comments. Comments can also be mailed or emailed to Pedersen Planning Consultants or left at the Town Hall with Town Clerk Joan Jensen. He then closed the public meeting.

Recorded by: Sandy Pedersen
Senior Planner
Pedersen Planning Consultants