
CHAPTER EIGHT

COMMUNITY DEVELOPMENT OBJECTIVES AND STRATEGIES

8.1 INTRODUCTION

Chapter Eight highlights various conclusions that were derived from the previous analyses of demographic and economic trends, land use trends, opportunities for future land use expansion, community infrastructure, recommended community land use plan map and major street plan, and land use management. Each conclusion is followed by one or more strategies that are recommended to address each conclusion.

Each recommended strategy includes one or more community development objectives, a recommended task to address each objective, the responsibility for implementation, and a project schedule. The project schedule identifies the year, or multi-year period, when the recommended task is to be completed.

8.2 REFINEMENT AND PRIORITIZATION OF OBJECTIVES

Pedersen Planning Consultants briefly discussed preliminary community development objectives and strategies with the Thayne Town Council and selected municipal staff on June 10, 2009. Comments received from those attending this meeting led to a refinement in the scope of some preliminary objectives and strategies. PPC also distributed a matrix evaluation sheet that was eventually used by members of the Town Council to individually assign priorities for each of the refined community development objectives.

Individual scores were calculated and combined to determine an average cumulative average score for each community development objective. Higher cumulative average scores for each community development objective reflected a higher priority; lower average scores received a lower project priority. The community development objectives derived from the matrix evaluation process are summarized in Table 8-1.

The priorities determined by the Town Council for each community development objective guided the determination of project schedules for tasks supporting each objective.



**CUMULATIVE SCORE SHEET
PRIORITY RANKING OF COMMUNITY DEVELOPMENT OBJECTIVES
TOWN OF THAYNE
MUNICIPAL MASTER PLAN**

Objective No.	Community Development Objective	Average Score	Priority Ranking
1	Prohibit land development within the 100-Year flood plain of the Salt River and Flat Creek drainages	1.0	18 (2-way tie)
2	Make natural resource considerations during the review and approval of future residential and commercial development projects	4.8	14
3	Encourage future residential expansion along portions of the U.S. Highway corridor	1.8	17
4	Encourage future residential expansion north and south of Dana Street between King Street and Muddy String Road	7.5	7
5	Ensure that new subdivisions are developed consistent with municipal standards	10.0	1 (2-way tie)
6	Annex future residential and commercial subdivisions north and south of Dana Street between King Street and Muddy String Road	4.0	15
7	Encourage more commercial investment and development along the U.S. Highway 89 corridor	9.5	2
8	Increase the visual attractiveness and appeal of commercial facilities to both resident and visitor consumer markets	8.0	6 (3-way tie)
9	Enhance Thayne's community gateway along U.S. Hwy 89 Corridor	10.0	1 (2-way tie)
10	Promote Development of a Business Park	5.0	13 (2-way tie)
11	Encourage some commercial development along Dana Street	5.0	13 (2-way tie)
12	Encourage incorporation of a small museum within the Star Valley Cheese Factory	3.0	16
13	<i>Deleted: duplicate, same as Objective #25</i>		
14	Develop a community center at Holdaway Elementary School	1.0	18 (2-way tie)
15	Eliminate hazards along the perimeter of the new Thayne Elementary School site	7.3	8
16	Extend community pathway system throughout the community	6.0	11
17	Improve municipal ball fields and related support facilities	7.0	9
18	Maintain a level of service along U.S. Highway 89 not less than C	9.0	3
19	Incorporate Flat Creek Road into the municipal road network	6.3	10
20	Conserve water resources	8.0	6 (3-way tie)
21	Replace older sections of the water distribution system	8.3	5 (3-way tie)
22	Reduce inflow and infiltration into the wastewater collection system	8.3	5 (3-way tie)
23	Redevelop the municipal sewer lagoon	8.8	4
24	Increase capacity of Freedom Substation	Not rated	
25	Develop a combination fire station and emergency medical services facility or re-model existing fire and ambulance service facilities	5.3	12
26	Incorporate fire protection considerations into municipal zoning regulations	8.3	5 (3-way tie)
27	Consolidate and expand existing land use regulations into one chapter of the Municipal Code of Thayne	8	6 (3-way tie)
28	Reduce the workload of the Thayne Town Council associated with land use management	Not rated	

8.3 CONSTRAINTS TO FUTURE LAND USE EXPANSION

8.3.1 Conclusions

8.3.1.1 *Flood Hazards*

Available flood hazard information suggests some constraint to future land use expansion on:

- private lands west of the municipal boundary that are situated along the Salt River and Flat Creek drainages;
- privately-owned lands along the western boundary of the West Thayne subdivision and the recently annexed Hokanson Ranch subdivision.

In general, available flood hazard information suggests some constraint to future land use expansion. The presence of the 100-year floodplain along the Salt River and Flat Creek drainages limits the extent of future land use expansion west of Thayne's municipal boundary. Any future structural development along portions of the Flat Creek or Salt River drainage will need to raise building floor elevations above base flood elevations, or limit the extent of structural development, to avoid the risk of potential human injuries and property damages.

8.3.1.2 *Suitability of Soils to Support Future Land Use Expansion*

General interpretations of soil suitability by the Natural Resources Conservation Service (NRCS) suggest that the construction of homes with or without basements is generally suitable on most lands inside the present municipal boundary. In contrast, surface soils within the Town of Thayne generally contain significant limitations for the installation and operation of onsite wastewater disposal systems, e.g., septic tanks and drainfields, that rely upon soil-based wastewater treatment.

There are, however, a few important exceptions that bear further consideration. NRCS mapping indicates that lands in the northeast part of Thayne, which are presently used for agricultural pasture, or generally undeveloped, contain soils from the Turson soil series. The Turson soils series contains, or is located in the vicinity of, a saturated soil zone. For this reason, NRCS considers these soils to be "very limited" for the construction of dwellings with or without basements, as well as the installation and operation of onsite wastewater disposal systems, e.g., septic tanks and drainfields. These interpretations suggest that Turson soils in northeast Thayne may pose significant limitations upon the construction of building foundations and onsite wastewater disposal systems that rely upon soil-based wastewater treatment.

Soils from the Turson soil series are also located in portions of the Hokanson Ranch subdivision. Consequently, the future development of proposed homes in this area may encounter building foundation problems. The same soil characteristics would also make the installation of septic tanks and drainfields undesirable as soil characteristics would probably not enable adequate soil-based wastewater treatment.

Soils on lands adjacent to the community also pose some significant limitations upon both structural development and the installation of soil-based wastewater treatment systems. For example, Willow Creek-Bozeman-Robana soils within a mile north of the municipal boundary contain steeper ground slopes, as well as shrink and swell potential. NRCS interpretations of soil suitability suggest that this soil series poses significant limitations to the construction of buildings with and without basements, as well as the construction of onsite wastewater disposal systems that rely upon soil-based wastewater treatment.

Soils from the Robana-Turnerville soil series are located south and east of the municipal boundary. Steeper ground slopes, as well as shrink-swell potential associated with this soil series, may pose significant limitations upon residential construction, as well as the installation and operation of onsite wastewater disposal system that rely upon soil-based wastewater treatment.

Soils from the Mundos-Osmund and Turson soil series are also located southwest of the municipal boundary and north of Hokanson Ranch subdivision. Slow groundwater movement associated with the Mundo-Osmund soil series and the proximity of the Turson soil series to a saturated soil zone may pose significant limitations upon the installation of onsite groundwater disposal systems, which rely upon soil-based wastewater treatment. The proximity of the Turson soil series to a saturated soil zone could also adversely impact the construction of building foundations.

8.3.1.3 Wetlands

Wetlands represent an important natural resource to the community because they provide multiple benefits. Wetlands filter surface waters along the Salt River, Flat Creek, and other local drainages and, thereby, help improve surface water quality. Since a portion of surface waters and precipitation also recharge into groundwater aquifers, wetlands also help improve the quality of groundwater that is obtained from Flat Creek Spring, as well as municipal and private groundwater wells. Surface water and plant life in the wetlands also provide habitat for various aquatic species and wildlife.

The National Wetland Inventory, which was developed and currently maintained by the U.S. Fish and Wildlife Service, identifies and classifies several wetland areas in the vicinity of Thayne. Several smaller wetlands are scattered along the northern municipal boundary. These areas have been classified by the U.S. Fish and Wildlife Service as palustrine, emergent, and intermittently exposed wetlands.

8.3.1.4 Wildlife

Available seasonal range maps, which are prepared by the Wyoming Game and Fish Department, indicate that the Salt River drainage and lands in the vicinity of Thayne, provide important habitat for elk, moose, and mule deer and other wildlife. The Salt River drainage and upland areas east of Thayne are particularly important as they represent crucial winter range for these animals.

8.3.2 Recommended Strategies

Objective 1: Prohibit Land Development Within the 100-Year Flood Plain of the Salt River and Flat Creek drainages

Priority 18 (2-way tie)

Task 1-A: Establish an overlay district for flood hazards into the recommended Thayne land development code. An overlay district is an additional zoning requirement that is applied to a geographic area but does not change underlying zoning requirements.

Responsibility for Implementation: Thayne Planning Commission, Thayne Town Council, and planning consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 2: Make natural resource considerations during the review and approval of future residential and commercial development projects

Priority 14

Task 2-A: Incorporate provisions in the recommended land use development code that will, in part, require consideration of soil suitability, as well as potential impacts upon local wetlands and wildlife habitat. Such provisions will require developers to:

- consider general soil characteristics associated with proposed residential and commercial subdivision projects and propose appropriate mitigative measures for addressing potential impacts upon the structural foundations of residential and commercial facilities;
- identify wetlands that may be on proposed development sites and propose plans to avoid potential destruction of existing wetlands and the impairment of wetland functions; and,
- identify significant wildlife habitat on proposed development sites and propose plans to minimize potential impacts upon wildlife habitat.

Responsibility for Implementation: Thayne Planning Commission, Thayne Town Council, and planning consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

8.4 RESIDENTIAL EXPANSION

8.4.1 Conclusions

Future land use expansion in the vicinity of Thayne will ideally occur on lands within, or in close proximity to, the Town of Thayne's existing municipal boundary and supporting water and wastewater systems. A more concentrated land use development pattern

would enable the extension and delivery of municipal utilities on a more cost-effective basis.

The most promising opportunities for future land use expansion include a limited amount of vacant properties within the existing municipal boundary, the redevelopment of some areas of the community, as well as undeveloped properties adjacent to the Town of Thayne. More promising land use expansion opportunities are located on properties that are north, east, and southwest of the municipal boundary.

Portions of the existing commercial area, within one or two city blocks of U.S Highway 89, could be redeveloped to include a combination of mixed commercial and residential structures. Small commercial stores and other retail establishment would ideally be constructed at ground elevation while residential uses, e.g., residential apartments or condominiums, could be built on the second floor. The presence of seasonal or full-time residents could help create a small consumer market in the vicinity of various small businesses along U.S. Highway 89. The authorization of mixed commercial-residential development would help provide some financial incentive to landowners who need to achieve a reasonable return-on-investment to justify any re-development of their properties.

Some 175 acres of existing and former agricultural pasture lands north of Dana Street (between King Street and Muddy String Road) also hold promise for residential expansion. Soils are generally suitable for the construction of residential dwellings. The area topography is generally less than five percent except for the prominent bluff which is about one half mile north of Dana Street.

The planned Meadows of Star Valley Subdivision, which is situated north of Dana Street and Bear Hollow Subdivision, represents a portion of the existing and former agricultural lands between King Street and Muddy String Road. The first phase of this project is to include about 32 lots. However, the developer of this subdivision owns about 36 acres of land in this area.

However, southwest of the Lost Creek Road/Muddy String Road intersection, there are about 200 acres of agricultural land that could be converted to residential use. The soils associated with these lands are suitable for land use development. However, anticipated land use demands do not suggest a need for the development of these properties during, at least, the next decade.

South of Dana Street and immediately east of the Bear Hollow subdivision, roughly 55 acres of undeveloped land could also accommodate some future residential expansion. Any subdivision in this area would desirably not extend much further south than the neighboring Bear Hollow Subdivision in light of soils that could pose significant limitation upon building foundations.

8.4.2 Recommended Strategies

Objective 3: Encourage future residential expansion along portions of the U.S. Highway Corridor

Priority 17

Task 3-A: Establish a mixed commercial-residential zoning district in municipal zoning regulations. Concurrently make appropriate revisions to the municipal zoning map.

Responsibility for Implementation: Thayne Planning Commission, Thayne Town Council, and planning consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 4: Encourage future residential expansion north and south of Dana Street between King Street and Muddy String Road

Priority 7

Task 4-A: Determine costs required to construct a new storage tank, transmission line, and booster station to serve the area north of Dana Street (between King Street and Muddy String Road). Seek and obtain grant funds for the planning, design and construction of these improvements.

Responsibility for Implementation: Thayne Town Council, Town Clerk, and engineering consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 4-B: When financial resources become available, plan and design a new water storage tank, transmission line, and booster station.

Responsibility for Implementation: Thayne Town Council, Water/Sewer Superintendent, and engineering consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 4-C: Prepare construction bid documents and solicit bids from construction contractors. Select preferred contractor and construct water system improvements. Inspect improvements during the course of construction and prior to final acceptance of all constructed improvements.

Responsibility for Implementation: Thayne Town Council, engineering consultant, and construction contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 4-D: Require future subdividers of properties between King Street and Muddy String Road to construct these improvements. The responsibilities for these road improvements will be incorporated into development agreements with future subdividers.

Responsibility for Implementation: Thayne Town Council, Town Clerk, and engineering consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 4-E: Determine costs required to extend the municipal wastewater collection system to serve the area north of Dana Street (between King Street and Muddy String Road). Seek and obtain grant funds for the planning, design and construction of these improvements.

Responsibility for Implementation: Thayne Town Council, Town Clerk, and engineering consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 4-F: When financial resources become available, plan and design an extension of the wastewater collection system.

Responsibility for Implementation: Thayne Town Council, Water/Sewer Superintendent, and engineering consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 4-G: Prepare construction bid documents and solicit bids from construction contractors. Select preferred contractor and construct road improvements. Inspect improvements during the course of construction and prior to final acceptance of all constructed improvements.

Responsibility for Implementation: Thayne Town Council, engineering consultant, and construction contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 4-H: Require developers of residential and commercial projects north of Dana Street (between King Street and Muddy String Road) to participate in the costs associated with required municipal water system and wastewater system improvements.

Responsibility for Implementation: Thayne Town Council, engineering consultant, and construction contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 5: Ensure that new subdivisions are developed consistent with municipal standards

Priority 1 (2-way tie)

Task 5-A: Require developers to design and build onsite water system, wastewater collection system, and street improvements in accordance with municipal development standards. Coordinate these requirements with the Lincoln County Planner.

Responsibility for Implementation: Thayne Planning Commission, Thayne Town Council, and planning consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 6: Annex future residential and commercial subdivisions north and south of Dana Street between King Street and Muddy String Road

Priority 15

Task 6-A: Require developers of subdivisions, which desire to connect their subdivisions to the municipal water system, wastewater system and road network, to file a written request to annex their subdivisions into the Town of Thayne. Prepare a proposed annexation report required in W.S. 15-1-402© that will be paid for by the developer. Advertise and hold a public hearing in accordance with W.S. 15-1-405. If conditions required by W.S. 15-1-402 exist and required annexation procedures are completed, annex the subdivision into the Town. File a map of the area to be annexed, as well as a copy of the ordinance approving the annexation, with the Lincoln County Clerk.

Responsibility for Implementation: Subdivision developers, Town Clerk, and Thayne Town Council

Project Schedule: [To be determined in Municipal Master Plan final report](#)

8.5 COMMERCIAL EXPANSION

8.5.1 Conclusions

8.5.1.1 *Main Street: The U.S. Highway 89 Corridor*

The most viable location for retail trade in Thayne continues to be along the east and west sides of the U.S. Highway 89 corridor where vehicular traffic passes through the community. The presence of commercial businesses along this corridor enables retail merchants to attract and serve both residents and visitors. For this reason, the Town of Thayne needs to encourage greater commercial development along both sides of the highway corridor where there is considerable visibility to Star Valley residents and visitors.

An expansion of commercial facilities along and near the U.S. Highway 89 corridor will bring greater recognition to consumers that a variety of goods and services can be obtained closer to home. The concentration of retail outlets, eating establishments, and commercial offices in one or more centralized commercial areas also brings greater convenience to residents as they make trips to and from home and work. Ultimately, the availability of a greater range of household goods such as groceries, pharmaceutical products, and building materials, as well as professional and technical services, can gradually help reduce the amount of retail expenditures made by residents outside of the community.

For visitors, an expanded range of commercial facilities, particularly retail establishments, eating establishments and visitor accommodations, encourage more visitors to stop and possibly stay overnight en route to other regional destinations. Visitors from more urbanized communities often view the opportunity to leisurely shop as a form of relaxation and recreation. For these consumers, the highway corridor and related

shopping areas must be attractive and appear interesting to create a desire to stop and shop. Otherwise, they will wait until they discover an attractive shopping opportunity in another nearby community, or reach their primary destination.

In order to expand the range of commercial retail outlets and commercial services along U.S. Highway 89, Thayne needs to encourage more commercial development along the U.S. Highway 89. More lands along the corridor should be designated for commercial development. Reasonable development standards should also be adopted for commercial development to ensure the visual attractiveness and appeal of commercial facilities to both resident and visitor consumer markets.

In view of the size of the potential commercial market, future commercial investments along the U.S. Highway 89 corridor will likely continue to be owned and operated by self-employed individuals, or small, family-owned business enterprises. For this reason, some properties along the highway corridor will desirably include some mixed commercial and residential development that incorporates ground floor retail with second floor apartments of condominiums. This approach enables landowners to either reside on the property where their business is located, or to gain an additional source of potential revenue from the lease of their commercial property. In either case, the landowner has a greater opportunity to derive a favorable return-on-investment.

8.5.1.2 *Business Park*

Land conveniently accessible to the U.S Highway 89 corridor is also needed to provide potential sites for commercial and light industrial businesses that are not associated with retail trade, visitor accommodations, or eating establishments and do not require visibility to vehicular highway traffic. Such businesses could represent a wide variety of commercial enterprises that each might employ 10 or less employees.

In order to attract the relocation or establishment of some new or existing businesses to the community, a business park would ideally be located on a property that ranges from 40 to 50 acres in size. This assumes that commercial lots within the business park would ideally range between one and three acres (Hoopes, 2008) and that roads and utility easements would consume about 20 to 25 percent of the property.

8.5.1.3 *Dana Street*

A longer-term, commercial expansion opportunity exists for properties on the northwest side of the Muddy String Road/Dana Street intersection, as well as a few properties along the west side of Bear Hollow Subdivision. Potential commercial uses might include a gas station and convenience store.

The former dairy operation at the Muddy String Road/Dana Street intersection could also be renovated and converted into some limited retail space for a general mercantile store that provides some limited groceries, animal feeds, landscaping supplies, and other related merchandise. Interpretation of the historical use of the dairy could be incorporated into any future commercial development. However, the financial feasibility of a commercial enterprise near the east end of Dana Street is largely dependent greater

community growth north of Dana Street and continued housing development within nearby rural residential subdivisions.

8.5.1.4 *Star Valley Cheese Factory Site*

The Star Valley Cheese Factory is a significant historical landmark in the community, particularly to local dairy farmers and their families who supplied milk to the dairy, and those who operated and maintained the cheese factory for many years. As a new owner continues to renovate portions of the Cheese Factory complex, consideration should be given to the incorporation of a small area within the factory that describes the history of the cheese factory and local dairy industry. A series of historical photographs and short descriptions could be prepared and installed on selected wall areas within the factory. Such a visitor area could be designed to enable visitors to take self-guided tours. The recently constructed Aviat Museum in Afton represents a good example of this approach. This addition, combined with the planned re-establishment of cheese production, could help draw more visitor traffic to Thayne and help boost the amount of retail expenditures in the community.

8.5.2 Recommended Strategies

Objective 7: Encourage more commercial investment and development along the U.S. Highway 89 corridor

Priority 2

Task 7-A: Zone a greater amount of property along the U.S. Highway 89 corridor for commercial retail establishments and commercial services.

Responsibility for Implementation: Thayne Planning Commission, Thayne Town Council, and planning consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 7-B: Establish a mixed commercial-residential zoning district in municipal zoning regulations. Concurrently make appropriate revisions to the municipal zoning map. Please note that the recommended strategy for Objective 3 includes the same task.

Responsibility for Implementation: Thayne Planning Commission, Thayne Town Council, and planning consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 8: Increase the visual attractiveness and appeal of commercial facilities to both resident and visitor consumer markets

Priority 6 (3-way tie)

Task 8-A: Prepare and adopt reasonable design guidelines and development standards for new commercial development along U.S. Highway 89. Guidelines and development standards will be incorporated in the recommended land development code.

Responsibility for Implementation: Thayne Planning Commission, Thayne Town Council, and planning consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 9: Enhance Thayne's community gateway along U.S. Highway 89 corridor

Priority 1 (2-way tie)

Task 9-A: Retain contractor to prepare "Welcome to Thayne" signage. Incorporate a slogan with the welcome sign that suggests what the Town is known for and/or why visitors might stop. Install signs at the north and south entries to the community.

Responsibility for Implementation: Thayne Town Council; Sign Contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 9-B: Seek funds for the planning and design of a landscaped median with turn lanes along a portion of the U.S. Highway 89 center lane.

Responsibility for Implementation: Thayne Town Council, Town Clerk, Wyoming Department of Transportation.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 9-C: When funding is acquired, plan and design a landscaped median and related turn lanes between Wright Street and Peterson Parkway. Incorporate crosswalks at each highway intersection to enable residents and visiting shoppers to safely cross the highway.

Responsibility for Implementation: Thayne Town Council, Town Clerk, Wyoming Department of Transportation.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 9-D: Prepare construction bid documents and solicit bids from construction contractors. Select preferred contractor and construct highway improvements. Inspect improvements during the course of construction and prior to final acceptance of all constructed improvements.

Responsibility for Implementation: Wyoming Department of Transportation, engineering consultant, and construction contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 9-E: Embed red cinders around the white letters of the THAYNE sign in cement, or replace the cinders with a red-colored cement.

Responsibility for Implementation: Town of Thayne maintenance personnel.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 9-F: Procure and install several more benches along the landscaped sidewalk area on the west side of U.S. Highway 89.

Responsibility for Implementation: Town Clerk and Town of Thayne maintenance personnel.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 10: Promote development of a business park

Priority 13 (2-way tie)

Task 10-A: Discuss opportunities associated with development of business park with landowners of two prospective properties west of U.S. Highway 89. Determine potential interest of landowners and explore potential incentives that might encourage the development of their lands or the sale of their land to the Town of Thayne or a private developer.

Responsibility for Implementation: Thayne Town Council, planning consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 11: Encourage some commercial development along Dana Street

Priority 13 (2-way tie)

Task 11-A: Zone selected properties along Dana Street for commercial retail outlets and/or commercial services. Through informal discussions with landowners, identify potential opportunity to redevelop and use the former creamery building at the Dana Street/Muddy String Road intersection for commercial purposes.

Responsibility for Implementation: Thayne Planning Commission, Thayne Town Council, and planning consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 12: Encourage incorporation of small museum within the Star Valley Cheese Factory

Priority 16

Task 12-A: Encourage the new owner of the Star Valley Cheese Factory to incorporate a small area within the factory that describes the history of the cheese factory and local dairy industry. A series of historical photographs and short descriptions could be prepared and installed on selected wall areas. Such a visitor area could be designed to enable visitors to take self-guided tours.

Responsibility for Implementation: Star Valley Cheese Company

Project Schedule: [To be determined in Municipal Master Plan final report](#)

8.6 COMMUNITY AND PUBLIC FACILITY EXPANSION

8.6.1 Conclusions

8.6.1.1 30+ Acre Property North of Roberts Street

Potential opportunities for the development of future community and public facilities (excluding recreational facilities) primarily includes some 30 acres of land north of Roberts

Street and west of U.S. Highway 89. Municipal sewer lagoons are already situated on the west side of this property.

The Town of Thayne is already planning its design of a municipal fire station on a portion of this property. The planned fire station will generally include 4 or 5 bays for fire and pumper trucks, a conference room, offices for fire and emergency medical services personnel, as well as restroom and shower facilities. The same facility would also provide an office, as well as training and storage areas, for emergency medical personnel (Erickson, 2008).

Early construction estimates for this combined fire and emergency medical services facility suggested a potential development cost of \$8 million. Subsequently, the design of the facility was revised to help lower anticipated construction costs. At the time of this report, the Town of Thayne is seeking grant funds to support a portion of the development costs for this facility.

8.6.1.2 *Former Holdaway Elementary School*

Holdaway Elementary School, which is owned by Lincoln County School District 2, was originally built in 1956 and later expanded in 1983 and 1989. The former school includes approximately 39, 550 square feet of floor space (MGT of America and JUB Engineers, Inc., 2002). A paved vehicular parking area fronts the west side of the building. A small playground area is located on the south side of the school. Two open play fields are situated on the east side of the building.

The former school represents a potential facility that could accommodate a wide variety of uses for both public and private organizations. If the Town owned this facility, it could use the facility for, at least, the following purposes:

- Lease a portion of the facility to small businesses, Lincoln County and State of Wyoming agencies, and non-profit organizations for office space.
- Use or lease of school kitchen and gymnasium for community gatherings.
- Use the gymnasium to provide opportunities for various types of indoor recreation, as well as lease the gym to one or more basketball or volleyball leagues in Star Valley.
- Use existing playground and open play areas to provide outdoor recreational opportunities for younger children and youth of the community.

8.6.1.3 *Fencing along Thayne Elementary School Boundary*

A stretch of older horse fencing existing between the new Thayne Elementary School parking lot and the Town rodeo arena south of the school. This fence is in disrepair and represents a potential safety hazard to school children. The fence should be removed

There are two parallel fences along the west boundary of the new Thayne Elementary School. These fences are owned by Lincoln County School District 2. The newer fence was evidently installed as part of new school construction. The older fence, which is about one foot apart from the new fence, should be removed to eliminate a potential safety hazard.

8.6.2 Recommended Strategies

~~Objective 13:~~ Deleted, duplicate – same as Objective 25

Objective 14: *Develop a community center at Holdaway Elementary School*

Priority 18 (2-way tie)

Task 14-A: Evaluate structural condition of the facility. Prepare order-of-magnitude estimate for renovation of the school facility. Seek and obtain Community Facilities Grant funds from the State Lands and Investment Board for the acquisition of the Holdaway Elementary School from Lincoln County School District 2. The grant application should also include funds necessary for the subsequent planning, design and construction of a community center in the former Holdaway Elementary School complex.

Responsibility for Implementation: Thayne Town Council, Town Clerk, architectural consultant

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 14-B: When funds are obtained, plan and design the renovated facility. Prepare floor plans and other structural construction drawings in close coordination with Thayne Town Council, Town Clerk, Recreation Director and other municipal staff. Proposed plans should provide floor space for indoor multi-purpose room/gymnasium, commercial kitchen and stage area supporting community events, as well as office space that can be leased to other public and non-profit agencies. The renovation should make every attempt to maintain existing interior partitions to reduce the cost of renovation.

Responsibility for Implementation: Thayne Town Council, Town Clerk, Recreation Director and other municipal staff, architectural and engineering consultants

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 14-C: Prepare construction bid documents and solicit bids from construction contractors. Select preferred contractor and renovate the school facility for a new community center. Inspect improvements during the course of construction and prior to final acceptance of all constructed improvements.

Responsibility for Implementation: Thayne Town Council, architectural and engineering consultants, and construction contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 15: *Eliminate hazards along the perimeter of the new Thayne Elementary School site*

Priority 8

Task 15-A: Remove a stretch of older horse fencing existing between the new Thayne Elementary School parking lot and the Town rodeo arena south of the

school. This fence is in disrepair and represents a potential safety hazard to school children.

Responsibility for Implementation: Thayne maintenance personnel

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 15-B: There are two parallel fences along the west boundary of the new Thayne Elementary School. The newer fence was evidently installed as part of new school construction. The older fence, which is about one foot apart from the new fence, should be removed to eliminate a potential safety hazard.

Responsibility for Implementation: Lincoln County School District 2

Project Schedule: [To be determined in Municipal Master Plan final report](#)

8.7 RECREATION AND CONSERVATION

8.7.1 Conclusions

8.7.1.1 *Former Holdaway Elementary School*

The most promising opportunity for the expansion of indoor recreational opportunities would be the acquisition of the former Holdaway Elementary School. As stated earlier, the former school includes a gymnasium that is designed to support, at least, basketball and volleyball activities. At the same time, the adjacency of the gymnasium to the school kitchen and a small stage enables the gymnasium to support various indoor recreational activities and community events. Other nearby classrooms could also be used to support art classes, a small fitness center, and other indoor recreational opportunities. Consequently, this portion of the school could accommodate a wide variety of indoor recreational activities and programs, as well as other community events.

8.7.1.2 *Community Pathway*

Development of an extended community pathway would establish a recreational amenity, encourage healthy exercise, as well as provide an alternate means of travel within the Town of Thayne. The existing bikeway along Dana Street and the related pathway along the north side of the Town's existing recreational facilities could be extended throughout the community using municipal road right-of-ways. Extension of a community pathway to the west side of U.S. Highway 89 would desirably include a new easement and pathway along one side of the East Side Canal. Approximately 50 feet along either side of the Canal is needed for periodic maintenance of the Canal. For this reason, the existing easement could not be used for the community pathway.

8.7.1.3 *Potential Conservation Areas*

Various areas of the community are recommended for potential conservation. These include the 100-year flood plain along the Flat Creek drainage, the municipal spring area, and existing wetlands.

Future structural development should be prohibited within the 100-year flood plain to minimize future property damages. However, agricultural uses, e.g., pasturing of livestock, should continue to be permitted within these areas.

A surface water protection area should be established in the vicinity of the municipal springs. While fencing does keep the public away from the spring, no land uses should be permitted within a 100-foot radius of the spring to minimize potential impacts upon surface and groundwater quality in the immediate vicinity of the spring.

Structural development within wetland areas should also be prohibited. Soils in wetlands often pose significant limitations upon the cost of construction. More importantly, wetlands provide a natural filter for surface water. While wetlands should be conserved, wetlands can be integrated within residential subdivisions or other land development projects. These undeveloped areas can be used for recreational purposes.

8.7.1.4 Ball Fields

The municipal ball fields need to be improved through the replacement of the hard, gravel material that is contained within the infield of both ball fields (Lysager, 2008). This material poses a hazard to baseball players who will occasionally fall on this surface material.

The bleacher area at both ball fields is located on rocky soil material and is not landscaped. The bleacher areas should be grassed to increase their attractiveness. Any new planting of grass will need to be supplemented by the installation of a sprinkler system (Lysager, 2008).

A long and rather narrow vehicular parking area is located on the north side of the ball fields. This area should be paved and striped to help sustain the parking capacity of this area (Lysager, 2008).

A maintenance building east of the municipal tennis courts needs to be replaced with a new and wider facility to support the storage of maintenance equipment. The building should be located adjacent to one of the existing bleachers. The existing maintenance building could be retained to support the storage of recreational equipment (Lysager, 2008).

8.7.2 Recommended Strategies

Objective 16: Extend community pathway system throughout the community

Priority 11

Task 16-A: Seek TEAL Grant funds from Wyoming Department of Transportation for the planning, design and construction of an extended community pathway system within the Town of Thayne.

Responsibility for Implementation: Thayne Town Council, architectural and engineering consultants, and construction contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 16-B: When funds are obtained, plan and design the community pathway system. Prepare design drawings in close coordination with Thayne Town Council, Recreation Director and representatives of East Side Canal. Concurrently seek to obtain an easement along one side of the East Side Canal.

Responsibility for Implementation: Thayne Town Council, planning and engineering consultants.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 16-C: Prepare construction bid documents and solicit bids from construction contractors. Select preferred contractor and construct extensions to the community pathway. Inspect improvements during the course of construction and prior to final acceptance of all constructed improvements.

Responsibility for Implementation: Thayne Town Council, engineering consultants, and construction contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 17: Improve municipal ball fields and related support facilities

Priority 9

Task 17-A: Procure and install appropriate material for the replacement of the infield surface on both municipal ball fields. Re-grade infield surface.

Responsibility for Implementation: Thayne Town Council, landscaping contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 17-B: Procure grass seed or sod, and plant grass in the bleacher areas of both municipal ball fields. Install an irrigation system to support the maintenance of these areas.

Responsibility for Implementation: Thayne Town Council, Town maintenance personnel.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 17-C: Pave and stripe the existing vehicular parking located on the north side of the ball fields.

Responsibility for Implementation: Thayne Town Council, building contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 17-D: Design and construct a new maintenance building adjacent to one of the existing bleacher areas.

Responsibility for Implementation: Thayne Town Council, building contractor.

Project Schedule: To be determined in Municipal Master Plan final report

8.8 TRANSPORTATION

8.8.1 Conclusions

8.8.1.1 U.S. Highway 89

With a gradual increase in average annual daily traffic, the Wyoming Department of Transportation forecasts that the future level of service of U.S. Highway 89, between Afton and Alpine, will gradually decline to a level of service D by 2027 in the absence of any future highway improvements. Level of service D is characterized by restricted traffic movement, high passing demand, and very little passing opportunity. The anticipated decline in level of service will be further exacerbated if a greater number of vehicular access points are developed along this segment of U.S. Highway 89.

8.8.1.2 Extend Municipal Road Network

As new residential subdivisions are developed on lands between King Street and Muddy String Road, Wright Street and Roberts Street should gradually be extended east to Muddy String Road to support anticipated land use expansion and future vehicular traffic flows north of Dana Street. These road extensions will gradually become necessary to accommodate increased traffic generated from future subdivisions. The costs associated with these future road extensions should be paid by the developers of residential subdivisions via provisions that could be incorporated into a development agreement with the Town of Thayne.

Flat Creek Road is a minor local road that extends from the south end of Hokanson Avenue to U.S. Highway 89. This roadway, which is privately owned, should be acquired from the present landowner. The incorporation of this roadway into the municipal road network will ensure that this important connection to U.S. Highway 89 remains available to the general public. However, the Town of Thayne should not pursue acquisition of the roadway until Lincoln County repairs the bridge and brings the bridge into a safe, structural condition.

8.8.2 Recommended Strategies

Objective 18: Maintain a level of service along U.S. Highway 89 not less than C

Priority 3

Task 18-A: Secure funds for the planning, design, and construction of a five-lane highway through the Town of Thayne.

Responsibility for Implementation: Wyoming Department of Transportation

Project Schedule: To be determined in Municipal Master Plan final report

Task 18-B: When funds are obtained, plan and design highway improvements that would generally include two 12-foot lanes in each direction, a 12-foot center lane to accommodate two-way left turns, and two 8-foot shoulders. The 12-foot center lane should include a landscaped median and crosswalks to increase the attractiveness of adjacent shopping opportunities on both sides of the highway corridor, help slow traffic speeds, and provide safe crossings for pedestrians.

Responsibility for Implementation: Wyoming Department of Transportation, engineering consultants

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 18-C: Prepare construction bid documents and solicit bids from construction contractors. Select preferred contractor and construct highway improvements. Inspect improvements during the course of construction and prior to final acceptance of all constructed improvements.

Responsibility for Implementation: Wyoming Department of Transportation, and construction contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 19: Incorporate Flat Creek Road into the municipal road network

Priority 10

Task 19-A: Convey to the Lincoln County Board of Commissioners the Town of Thayne's intent to seek ownership of Flat Creek Road if Lincoln County repairs the bridge and brings the bridge into a safe, structural condition. When these repairs are completed, request the landowner of Flat Creek Road to dedicate the road to the Town of Thayne in exchange for long-term road maintenance.

Responsibility for Implementation: Thayne Town Council and Town Clerk

Project Schedule: [To be determined in Municipal Master Plan final report](#)

8.9 WATER SYSTEM

8.9.1 Conclusions

8.9.1.1 *Reduce Water Consumption*

The Town of Thayne needs to install water meters for all residential and commercial connections in order that all local residents, commercial businesses, and agricultural operations can become aware of the extent of their water consumption. At the time of this report, the Town of Thayne is seeking potential grant funds for the installation of water meters (Town of Thayne, 2009).

As meters are installed and, at least, one year of consumption data is obtained, the Town Engineer should have informal conversations with residents, businesses, and ranch operations where excessive water consumption is occurring. These discussions should

focus upon constructively identifying the potential cause of excessive consumption, potential leaks in residential and commercial connections, and how water resources can be better conserved.

8.9.1.2 *Replace Older Portions of the Distribution System*

Based upon the insights and experience of the Town Water and Wastewater Superintendent, the Town of Thayne should replace older segments of the water distribution system between Dana and Wright streets, as well as some 2-inch line along Hemmert Street.

8.9.1.3 *Expand Water Storage Capacity*

In its evaluation of future water system needs, Sunrise Engineering recommended the construction of a new 500,000 gallon water storage tank. It is envisioned that the new storage tank would be built adjacent to the existing storage tank or on other nearby sites.

The construction of a second water storage tank would bring greater system reliability. Concurrently, added storage capacity would bring the Town of Thayne into compliance with WDEQ regulations for water systems having an average day demand of more than 500,000 gallons per day.

The availability of expanded storage capacity would enable the Town of Thayne to support future land use expansion north and south of Dana Street, between King Street and Muddy String Road. Such demands will increase drinking water demands that will be generated from planned and future residential subdivisions, as well as some anticipated commercial expansion along Dana Street.

8.9.1.4 *Extend Water Transmission Lines Along Dana Street*

An existing water transmission line along Dana Street will need to be extended to serve the planned Meadows of Star Valley Subdivision and other future residential subdivisions north of Dana Street. The construction of a booster station will also be needed to achieve adequate system pressures to planned and future subdivisions in this area.

8.9.2 Recommended Strategies

Objective 20: Conserve water resources

Priority 6 (3-way tie)

Task 20-A: Continue to seek grant funds or loans for the purchase and installation of water meters for all service connections.

Responsibility for Implementation: Thayne Town Council, Town Clerk, engineering consultant

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 20-B: When funds are secured, prepare and solicit bids from construction contractors for the installation of water meters. Select preferred contractor and install water meters. Inspect improvements during the course of construction and prior to final acceptance of all constructed improvements.

Responsibility for Implementation: Thayne Town Council, Town Clerk, engineering consultant, construction contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 20-C: After one year of consumption data is obtained, initiate informal conversations with residents, businesses, and ranch operations where excessive water consumption may be occurring. These discussions should focus upon constructively identifying the potential cause of excessive consumption, potential leaks in residential and commercial connections, and how water resources can be better conserved.

Responsibility for Implementation: Thayne Town Council, Town Clerk, engineering consultant

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 21: Replace older sections of the water distribution system

Priority 5 (3-way tie)

Task 21-A: Procure materials required for pipe replacement. Replace older segments of the water distribution system between Dana and Wright streets, as well as some 2-inch line along Hemmert Street.

Responsibility for Implementation: Thayne Town Council, Town Clerk, Water and Wastewater Superintendent

Project Schedule: [To be determined in Municipal Master Plan final report](#)

8.10 WASTEWATER SYSTEM

8.10.1 Conclusions

8.10.1.1 Wastewater Generation

Under the moderate growth scenario discussed in Chapter Two, Thayne's resident population is expected to rise to about 641 persons in 2019. If per capita wastewater generation rates continue at the present rate, PPC estimates that the average daily flow anticipated in 2019 would be roughly 96,791 gallons per day. With added inflow and infiltration, average daily flows in 2019 would increase to roughly 121,957 gallons per day. Peak flows would represent about 200,009 gallons per day.

Sunrise Engineering estimates that average daily flows will rise to roughly 240,000 gallons per day in 2028 (including inflow and infiltration). Peak daily flows in 2028 were estimated to increase to about 320,000 gallons per day (Sunrise Engineering, 2008).

8.10.1.2 Wastewater Collection

The main interceptor line is capable of carrying flows up to 376 gpm at 50% flowing full. Consequently, pipe sizes in the collection system are adequate to serve current average and peak flows (Sunrise Engineering, 2008).

Recent studies conducted by Sunrise Engineering, Inc. indicate that about 26 percent of average daily flow is derived from inflow and infiltration (I&I) flows into the collection system. The rate of inflow and infiltration in 2008 was almost three times the amount that would be expected for a collection system containing five to six miles of 8 and 12-inch sewer pipe (Sunrise Engineering, 2008).

8.10.1.3 Treatment

There is an immediate need to redevelop and expand the capacity of the municipal sewer lagoon to accommodate rising wastewater volumes, anticipated wastewater flows during the next 10 to 20 years, as well as meet related requirements of the Wyoming Department of Environmental Quality. This infrastructure improvement is essential to support future land use expansion in the community.

A completely mixed aerated lagoon with mechanical pre-treatment is needed to adequately treat anticipated wastewater flows during the next 20 years and, concurrently, meet requirements of the Wyoming Department of Environmental Quality. It was estimated that development of the improved sewer lagoon would require an expenditure of \$1.65 million for construction and related professional services, as well as \$16,500 for annual operation and maintenance (Sunrise Engineering, 2008).

8.10.2 Recommended Strategies

Objective 22: Reduce inflow and infiltration into the wastewater collection system

Priority 5 (3-way tie)

Task 22-A: Inspect the wastewater collection system via the application of closed-circuit television (CCTV) to locate sources of inflow and infiltration, as well as other deficiencies in the collection system. Supplement these inspections with onsite visual inspections of all manholes to determine potential opportunities to reduce inflow and infiltration.

Responsibility for Implementation: Thayne Town Council, Water and Wastewater Superintendent

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 23: Redevelop the municipal sewer lagoon

Priority 4

Task 23-A: Seek and obtain grant funds for the planning, design, and construction of improvements to the municipal sewer lagoon.

Responsibility for Implementation: Thayne Town Council, Town Clerk, Water and Wastewater Superintendent

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 23-B: When financial resources become available, plan and design needed improvements to the sewer lagoon.

Responsibility for Implementation: Thayne Town Council, Water/Sewer Superintendent, and engineering consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 23-C: Prepare construction bid documents and solicit bids from construction contractors. Select preferred contractor and construct sewer lagoon improvements. Inspect improvements during the course of construction and prior to final acceptance of all constructed improvements.

Responsibility for Implementation: Thayne Town Council, engineering consultant, and construction contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

8.11 ELECTRICAL ENERGY SYSTEM

8.11.1 Conclusions

8.11.1.1 *Freedom Substation*

Lower Valley Energy operates and maintains an electrical substation near Freedom along the southeast side of U.S Highway 89/Lincoln County Road 116 intersection. This substation has a carrying capacity of 12.432 megawatts (MW). Four feeders from this substation provide electrical energy to the communities of Thayne, Etna, Freedom, and Star Valley Ranch.

Lower Valley Energy periodically evaluates the capacity of its distribution system to meet the anticipated electrical energy needs of its residential and commercial customers. Peak loads during the winter of 2008-2009 were about 10,710 kilowatts, or about 10.7 MW. Lower Valley Energy estimates that peak demands in the service area supported by the Freedom Substation are expected to increase to about 12.200 MW by 2011-2012.

8.11.1.2 *Electrical Distribution Needs*

Lower Valley Energy representatives are cognizant of the need for increased substation capacity to serve the growing electrical energy demands from the Town of Thayne and other surrounding communities served by the Freedom Substation. In recent years, Lower Valley Energy has investigated potential sites for a new substation. At the time of this report, Lower Valley Energy is contemplating continued use of the Freedom substation site to provide expanded substation capacity (Jones, 2009).

8.11.2 Recommended Strategies

Objective 24: Increase capacity of Freedom Substation

Not rated

Task 24-A: Continue to correlate electrical energy consumption with capacity of Freedom Substation.

Responsibility for Implementation: Lower Valley Energy

Project Schedule: To be determined in Municipal Master Plan final report

Task 24-B: Plan, design and install improvements to Freedom Substation as necessary. Future improvements should consider, in part, anticipated land use expansion in the vicinity of Thayne and future growth in electrical energy demand.

Responsibility for Implementation: Lower Valley Energy

Project Schedule: To be determined in Municipal Master Plan final report

8.12 FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

8.12.1 Conclusions

8.12.1.1 *New Fire Station/Ambulance Service Building*

The Thayne Volunteer Fire Department needs a new fire station to support the operations of the Volunteer Fire Department and Thayne Ambulance Service. Both of these operations require more floor space for administrative functions, training activities, as well as the storage of equipment and supplies.

8.12.1.2 *Building Heights*

Building heights in the Town of Thayne should not exceed 35 feet because TVFD has no ladder trucks. Pumper trucks operated by TVFD can apply 1,000-1,500 gallons per minute of water at fire flames. But their applications of water only shoot water up to flames rather than where water applications are needed for effective fire suppression (Erickson, 2008).

8.12.1.3 *Fire Wells in Future Residential Subdivisions*

The Thayne Volunteer Fire Department would like to see requirements for the construction of a fire well in each new residential subdivision. The incorporation of this requirement into municipal subdivision regulations would enable the TVFD to connect to a dedicated water supply within each subdivision. However, if future water system improvements are made that improve system pressures, the fire wells probably would not be necessary.

8.12.2 Recommended Strategies

Objective 25: Develop a combination fire station and emergency medical services facility or remodel existing fire and ambulance service facilities

Priority 12

Task 25-A: Continue efforts to secure funding for the planned fire station and emergency medical service facility that will support the operations of the Thayne Volunteer Fire Department and Thayne Volunteer Ambulance Service.

Responsibility for Implementation: Thayne Town Council, Town Clerk

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 25-B: When financial resources become available, complete design of the planned fire station and emergency medical service facility.

Responsibility for Implementation: Thayne Town Council, Water/Sewer Superintendent, and engineering consultant.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Task 25-C: Prepare construction bid documents and solicit bids from construction contractors. Select preferred contractor and construct the planned fire station and emergency medical service facility. Inspect site and facility improvements during the course of construction and prior to final acceptance of all constructed improvements.

Responsibility for Implementation: Thayne Town Council, architectural and engineering consultants, and construction contractor.

Project Schedule: To be determined in Municipal Master Plan final report

Task 35-D: If adequate funds cannot be secured for construction of a new fire/ambulance facility, the Town of Thayne will re-model existing fire station and ambulance facilities.

Responsibility for Implementation: Thayne Town Council, architectural and engineering consultants, and construction contractor.

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 26: Incorporate fire protection considerations into municipal zoning regulations

Priority 5 (3-way tie)

Task 26-A: During the planned preparation of revised land use regulations, incorporate provisions that: 1) limit the height of buildings to 35 feet; and, 2) require the construction of a fire well in each new residential subdivision until improved water system pressures are available in the water distribution system.

Responsibility for Implementation: Thayne Town Council, planning consultant

Project Schedule: [To be determined in Municipal Master Plan final report](#)

8.13 LAND USE MANAGEMENT

8.13.1 Conclusions

8.13.1.1 *Prepare and Adopt a Municipal Land Development Code*

Existing land use regulations are presently scattered throughout various chapters of the Municipal Code of Thayne. The scope and inter-relationship of these regulations lend themselves to the establishment of a unified land development code within one chapter of the municipal code. Such an approach would foster greater understanding of municipal land use regulations by a wide variety of users.

The land use development code would generally contain, at least, the following sections:

- General Provisions
- Land Use Review and Approval Procedures
- Zoning Regulations
- Development Standards
- Annexation Process
- Appeals and Enforcement
- Definitions and Rules of Interpretation

8.13.2 Recommended Strategies

Objective 27: Consolidate and expand existing land use regulations into one chapter of the Municipal Code of Thayne

Priority 6 (3-way tie)

Task 27-A: Prepare and adopt a municipal land development code that brings together general provisions, land use review and approval procedures, zoning regulations, development standards, the annexation process, appeals and enforcement provisions, as well as definitions and rules of interpretation into one chapter of the Municipal Code of Thayne.

Responsibility for Implementation: Thayne Town Council, planning consultant

Project Schedule: [To be determined in Municipal Master Plan final report](#)

Objective 28: Reduce the workload of the Thayne Town Council associated with land use management

Not rated

Task 28-A: Once revisions to the land use regulations are completed, reactivate the functions of the Town of Thayne's Planning Commission. Give the Planning Commission the primary responsibility to process and review proposed land use and subdivision applications, receive public comments, and provide recommendations to the Thayne Town Council.

Responsibility for Implementation: Thayne Town Council, Thayne Planning Commission, planning consultant

Project Schedule: [To be determined in Municipal Master Plan final report](#)