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## CHAPTER ONE INTRODUCTION

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### 1.1 BACKGROUND

Recent land development in Lincoln County's Star Valley area has generated significant private investments and related land use expansion. The Town of Thayne is one of several communities in the region that has experienced considerable growth (Figure 1 and Figure 2). This growth has been prompted by Thayne's accessibility to employment opportunities in Teton County and Lincoln County, available public services, regional recreational amenities, and an attractive residential location.

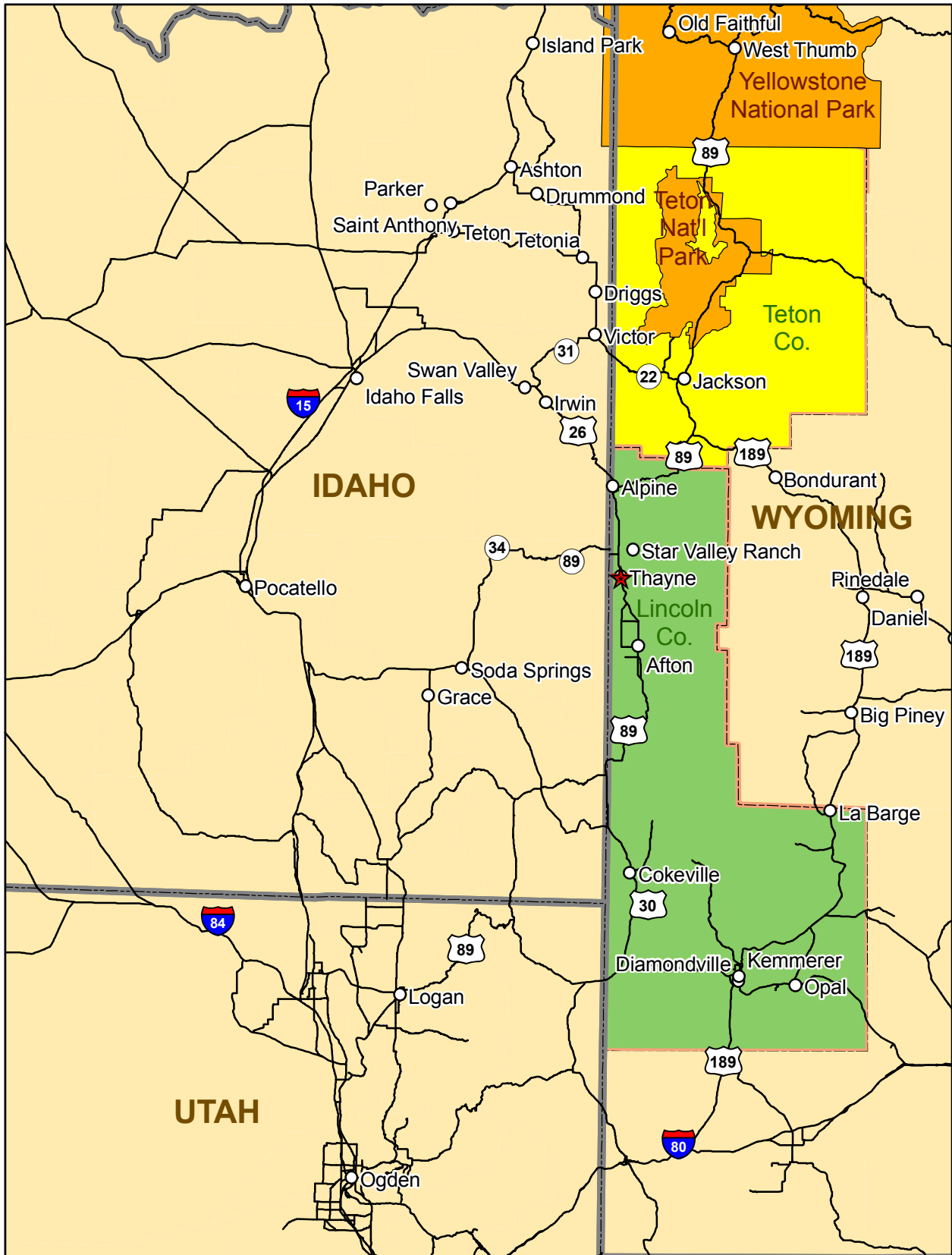


Recent growth in the community represents a turn-around for the Town of Thayne. In the late 1940s and 1950s, there were considerably more commercial enterprises in Thayne. Tours of the former Star Valley Cheese factory attracted many visitors. However, a severe recession caused various businesses in the community to close in the late 1960s and early 1970s (Dana, 2008).

Since that time, commercial investments along the U.S. Highway 89 corridor and Petersen Parkway have gradually expanded the range of commercial services in the community. A private investor is seeking to re-establish the Star Valley Cheese Factory operation. Recent public investments include the completion of a new Thayne Senior Center and Town Hall complex in 1999 and the construction of a new Thayne Elementary School in 2007. These and other public investments have concurrently attracted greater residential development within and adjacent to the Town of Thayne.

Municipal water, wastewater, sewer, fire protection, and emergency medical services serve not only the Town of Thayne, but other nearby communities such as the Town of Star Valley Ranch and portions of the unincorporated area of Lincoln County. The demands for these services grow with the development of planned residential subdivisions within and near the Town of Thayne.

In the context of ongoing community growth and potential economic expansion, the Town of Thayne recognized the need to prepare a municipal master plan. The Town retained Pedersen Planning Consultants to prepare a municipal master plan in June 2008

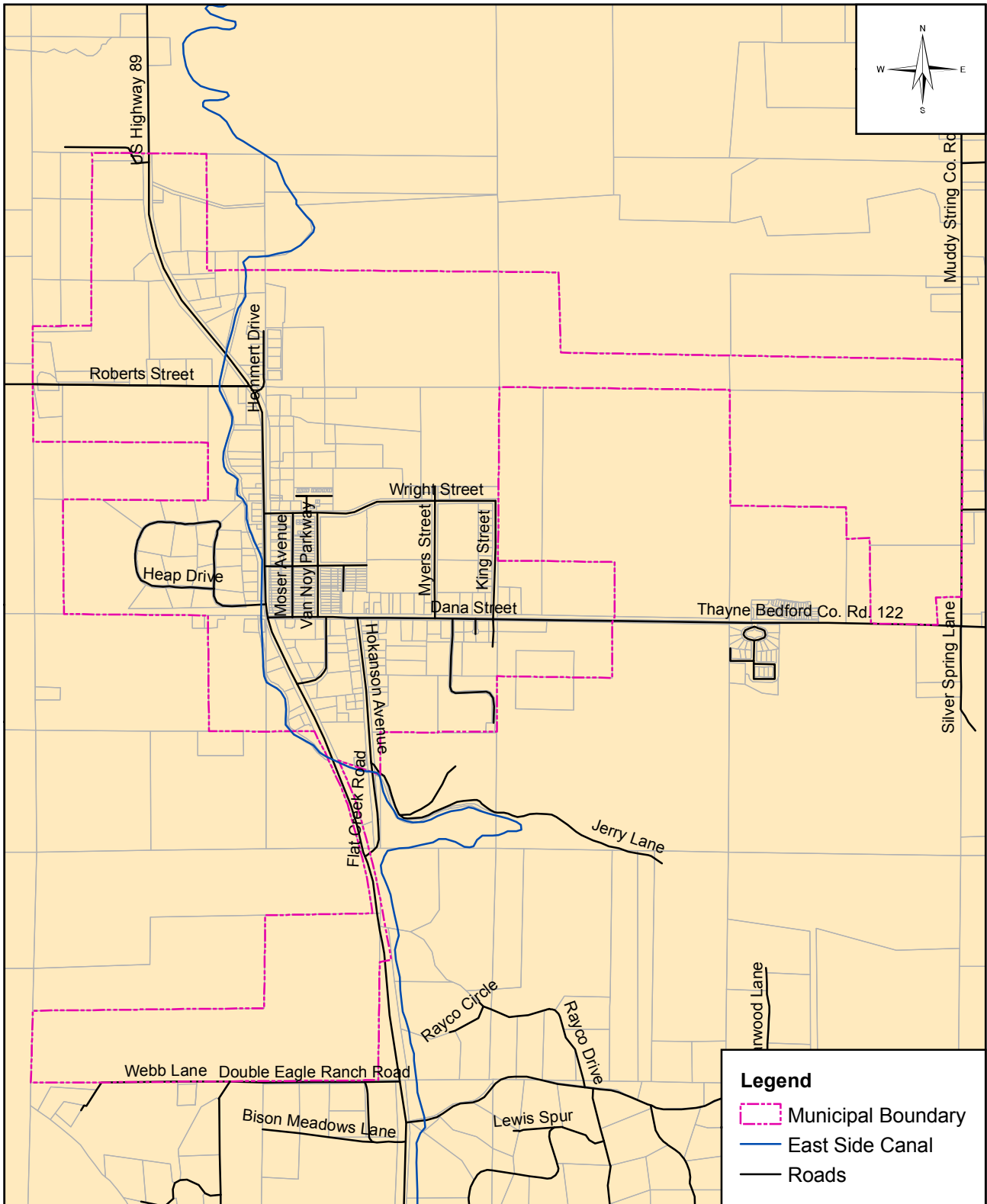


Town of Thayne  
Municipal Master Plan

Regional Location  
Town of Thayne, WY

Prepared By: Pedersen Planning Consultants  
 P O Box 66  
 Encampment, WY 82325  
 Phone: 307-327-5434  
 Web: www.pedersenplanning.com

Figure 1-1



Town of Thayne  
Municipal Master Plan

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Town of Thayne

Figure 1-2

## 1.2 PURPOSE

The municipal master plan is intended to communicate a community vision concerning future community development in Thayne. Community development encompasses various considerations such as housing, economic development, community infrastructure, community and public services, land use management, as well as the potential annexation of adjoining land areas. For this reason, it is envisioned that the overall master plan will be used by the Town of Thayne to communicate:

- Community preferences concerning the type and location of future land use development;
- Potential opportunities for future annexation;
- Potential economic development opportunities;
- Infrastructure needs;
- Community and public service needs;
- Potential recreational opportunities;
- Needed changes to municipal management of land uses in the community and the Town of Thayne's participation in decisions concerning lands within a one-mile radius of the community; and,
- Strategies and priorities for achieving various community development objectives.

While the master plan will primarily serve as a guide to residents and community leaders in Thayne, the community vision reflected in the master plan will also provide valuable information and opportunities to corporate and small business interests, potential investors, as well as Lincoln County and state agencies that own land or provide services to the community.

## 1.3 SCOPE

The master plan report examines various community development issues and opportunities. Conclusions concerning these issues and opportunities are followed by a series of recommended community development strategies.

The master plan report is organized into nine chapters that generally contain the following information:

Chapter One outlines the purpose and scope of the master plan, opportunities for community participation, and the general approach used to complete various project tasks. Chapter One also includes a summary of persons that were consulted during the master plan process.

Chapter Two analyzes demographic and economic trends that are expected to influence future growth of the Town of Thayne during the next decade. This chapter

also includes a forecast of the anticipated resident population for the 2009-2018 period.

Chapter Three evaluates land use trends and potential land use needs associated with residential, commercial, industrial, public and community facilities, and recreational land uses. Future land use needs are quantified, to the extent feasible, for each general type of land use. Land use trends were determined through the correlation of information gained from a September 2-4, 2008 land use inventory, municipal building permit records, and U.S. Census data. Land use needs presented in this chapter primarily reflect insights obtained from various community leaders and residents, small business owners, municipal staff, other consultants serving the Town of Thayne, as well as the experience of Pedersen Planning Consultants (PPC).

Chapter Four examines potential opportunities for future land use expansion and annexation. This evaluation initially considers the implication of various factors, e.g., soil suitability and flood hazards, influencing future development of the Town of Thayne, as well as potential land use expansion on properties near the municipal boundary. Subsequently, opportunities were evaluated for the potential expansion of residential, commercial, industrial, community and public facilities, as well as recreation and conservation. Potential land use expansion areas were identified to determine areas of the Town where future land use needs and related development opportunities could be supported. Some areas adjacent to the municipal boundary, which are considered suitable to support future land use expansion, were also recommended for future annexation.

Chapter Five examines various types of municipal infrastructure that will be needed to support future land use expansion in the Town of Thayne. This evaluation focuses upon municipal roads, water, sewer and electrical distribution systems, as well as fire suppression and emergency medical services. Anticipated infrastructure needs are based, in part, upon discussions with municipal representatives and recent evaluations completed by other consulting firms.

Chapter Six presents a community land use plan map for lands within the municipal boundary, as well as lands within a one-mile radius of the community. The rationale for the recommended type of location of future land uses is also included to clarify land use recommendations.

Chapter Six also includes a major street plan. This plan communicates a vision of the major road network that will support existing land uses and future land use expansion during the next decade.

Chapter Seven examines the scope and procedures associated with existing municipal land use regulations. Recommended revisions provide a framework for the organization of future land use management in the Town of Thayne.

Chapter Eight summarizes 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, the recommended community

land use plan map, and land use management. Objectives and strategies are recommended to address various community development issues and opportunities. Each recommended strategy includes one or more tasks that will be pursued and completed to achieve each objective, the responsibility for implementation, and a project schedule.

Chapter Nine recommends an approach for future plan implementation. This portion of the master plan report links recommended development strategies to the future allocation of municipal financial resources, project management, and the annual review and revision of recommended strategies.

Appendix A presents a summary of public comments during the public information meeting held at the Thayne Town Hall on September 11, 2008. A summary of public comments received from the public hearing on the draft master plan held \_\_\_\_\_(scheduled for September 8, 2009) are also presented in Appendix A.

## **1.4 CONSULTATION**

### **1.4.1 General**

Preparation of the master plan was guided by the Thayne Town Council and municipal staff. The Thayne Town Council reviewed a preliminary draft of the master plan report prior to its publication and distribution for public review. The Town Council also participated in the refinement and prioritization of recommended community development objectives and strategies.

Municipal staff also provided insights concerning a variety of land use, infrastructure and community development issues. The Town's insights were supplemented with the perspective and experience of various residents and small business owners in the community.

The following summary presents the names of individuals and representatives from various public agencies, private enterprise, and non-profit organizations that were interviewed or contacted during the planning process.

#### **Town of Thayne**

*Thayne Town Council*

Mayor Don Aullman

Councilman Jim Bartleson

(Former) Councilman Bob King

(Former) Councilwoman Lindsay Spencer

Councilman Terry Titensor

Councilman Lorell Woolley

### *Municipal Staff*

Bob Aullman, Water/Wastewater Superintendent  
Todd Erickson, Fire Chief  
Rebecca Hutchinson, Recreation Director  
Joan Jensen, Town Clerk/Treasurer

### **Lincoln County**

Diane Izatt, Director, Thayne Senior Center  
John Woodward, Lincoln County Planner

### **Lincoln County School District 2**

Steve Rich, Facilities Coordinator

### **State of Wyoming**

Michael Garner, P.E., Resident Engineer, Department of Transportation, Afton, Wyoming

### **Private Enterprise**

Gayland Claysen, Idaho Dairy Owner  
Danette Dana, Co-Owner, Cabin Creek Inn, Thayne, WY  
Kirk Dana, Proprietor, Cabin Creek Inn, Thayne, WY  
Alan Hoopes, President, Silverstar Communications, Freedom, WY  
Warren Jones, Distribution Engineer, Lower Valley Energy, Afton, WY  
Ron McKim, President, Preston Lands LLC, Bedford, WY  
Jim Wheeler, Registered Physical Therapist, Physical Therapy of Star Valley, Thayne, WY  
Kip Wilkes, Owner/Manager, Valley Market, Thayne, WY  
Donald Zebe, Owner, Star Valley Cheese Factory, Thayne, WY

### **Private Landowners**

Jack Hale, landowner, Thayne, Wyoming

### **Other Residents**

Len Woolley, Thayne, Wyoming

## **1.4.2 Public Information Meeting**

A public information meeting was held on September 11, 2008 at Thayne Town Hall. Jim Pedersen, Principal Planner, of Pedersen Planning Consultants presented the purpose and scope of the master plan. Subsequently, he facilitated a discussion with meeting attendees to clarify the community planning process and identify resident concerns regarding future community development in Thayne. 18 persons attended the public meeting. A summary of public comments is provided in Appendix A of this report.

### **1.4.3 Public Hearing on Draft Municipal Master Plan**

(This section will be revised and completed after distribution of the draft master plan report and September 8, 2009 public hearing.)

A draft municipal master plan report was made available for public review and comment through the placement of a digital copy of the draft master plan report on an FTP site maintained by Pedersen Planning Consultants. Copies of the draft report were also made available for public review at the Lincoln County Library in Thayne and the Thayne Town Hall.

Following a period of opportunity for public review of the draft master plan report, a public hearing will be held at the Thayne Town Hall on \_\_\_\_\_(scheduled for September 8, 2009). Jim Pedersen, principal planner of Pedersen Planning Consultants, will present an overview of preliminary conclusions and recommendations, as well as a recommended community land use plan. Public comments will subsequently be received from the general public. These comments will be presented in Appendix A.