

# Master Plan for the Town of Riverside 2010





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McCool Development Solutions, LLC



McCool Development Solutions, LLC

Technology Associates  
International Corporation

**Technology Associates**  
International Corporation

Special thanks to the citizens, business owners, landowners of Riverside and interested citizens in the surrounding area who participated in the master plan update process.

**ADOPTION**

The *Riverside Master Plan, 2010*, was approved by  
The Town Council

On \_\_\_\_\_ 2010

By: \_\_\_\_\_

Sherry Flauding, Town Mayor

## INTRODUCTION

### Community Vision

Riverside citizens wish to maintain the serene, quiet atmosphere of a small town. The Town will strive to foster their strong sense of community, remain safe and affordable and ensure access to recreational amenities, while encouraging quality, well-managed growth and economic prosperity.

- Riverside Town Council

### Historic Perspective

The Town of Riverside began as a shipping center for the copper mines that used to dot the landscape of the nearby Sierra Madre Mountain Range. In the late nineteenth and early twentieth century's, Riverside was the scene of considerable growth stemming from copper mining and timber cutting for railroad ties.



The small town was not always known as Riverside. First, it was called Swan (for one of the largest land-owning families in southeastern Wyoming), then Doggett (from one of the earliest families in the area and founders of the town). Riverside Addition to the Town of Doggett was formed in 1900. The Town of Riverside (which included Doggett) was incorporated in August of 1902. With town's changing demographics, potential for growth based on energy development over the coming decade, Riverside residents are faced with many challenges in preserving the small town atmosphere and quality of life while maintaining public services in the face of changing needs of the town, bolstering and diversifying the local economy, and creating a distinctive community identity.

### Purpose of the Comprehensive Plan

The legislative authority given to the Town to adopt a Master Plan is in Wyoming Statutes Sections 15 - 1 - 501 through 15 - 1 - 512, inclusive. The purpose of the Master Plan is to articulate Riverside's vision for the community and form the comprehensive strategy for guiding physical development in a manner that is consistent with their vision. It is a citizen-based document intended to serve as a guide for the Town Council, developers, and citizens to achieve the goals set forth in this Plan while also providing direction to other municipalities and governmental entities within its extraterritorial boundaries.



## Town Planning Process

The Town of Riverside prepared its first Comprehensive Plan in 1977. Due to changes in the town's economic conditions, conditions in the town and the planning discipline itself, the town updated the Plan in 1990. The 2010 Riverside Master Plan is the product of cooperative visioning founded upon a citizen-driven planning effort between the following groups:

- *Riverside Town Council,*
- *Riverside Citizen Advisory Committee,*
- *Riverside Administration and Staff, and*
- *Property owners within Riverside's Planning Area*

The Planning Team, McCool Development Solutions, LLC (MDS) and Technology Associates International Corporation (TAIC) facilitated the effort to develop the Plan. The process initiated in May, 2009. First, members of the Planning Team inventoried and analyzed all available information. Community input is the heart of the Plan wherein the Planning Team used a variety of techniques to learn about Riverside's citizen's vision for their community.

- The **Riverside Community Survey**, in which residents and stakeholders shared their opinions about the town's existing vision for the future. Refer to Appendix B for the survey results.
- A **Citizens' Advisory Committee (CAC)** was formed to help facilitate the planning process and represent citizens and stakeholders throughout the town.
- **Stakeholder Interviews** were conducted in late August. The Town aimed to engage all members of the Riverside community in an objective process in which citizens will help affect the future of the community. Toward that end, the Town identified key stakeholders to be interviewed and asked a series of questions to provide background information regarding issues and concerns affecting Riverside's future. Refer to Appendix C or the survey results.
- A **Planning Booth** was hosted at the Concert in the Park. Although the venue changed and the crowd was a bit smaller than expected due to the weather – the Planning Booth was informational and brought awareness of the project to the community.
- The **'Community Consensus' Workshop** was a community planning meeting wherein approximately 12 Riverside residents, landowners, business owners, Citizen Advisory Committee (CAC) members, Town Council and Staff joined together to review three Land Use Plan Map alternative scenarios. From the three scenarios, the participants' created a **Draft Land Use Plan Map (Land Use Scenario #4)** based on input received throughout the public engagement process. Refer to Appendix D for workshop summary results.



## Implementing the Plan

Implementation of *The Riverside Master Plan* requires a commitment by the Board of Trustees to use it as a daily decision-making guide for Town growth, development, and design. Individual citizens must also support the Plan by following its direction in the choices that they make as residents of Riverside. This combined, committed effort will allow the citizens' vision for their community to become a reality.



The Master Plan is organized by goals, policies and strategies (Action steps), all of which stem from the vision of the Master Plan.



- ✓ A **Goal** is a broad statement of values or aspirations needed to achieve the vision.
- ✓ A **Policy** provides more precise directions and guides the actions of staff, developers and policy makers necessary to achieve the goal.
- ✓ An **Action** is a specific task/process used to implement a policy and work toward achieving the goals.

The Plan is implemented by following the policies and carrying out the actions contained in the Plan. Regulatory tools such as zoning, subdivision regulation, and capital improvements programs transform policy into actuality. For these tools to effectively implement the Plan, they must be updated to reflect the goals, policies and actions contained within the Plan.

## Amending the Master Plan

This Comprehensive Plan is a citizen-driven document for the Town Council to use to direct decision making for the Town. As the community grows, the Plan must be able to adapt accordingly. The Town Council should re-evaluate and update the Plan in response to major changes in the community every three to five years.



Citizens may also request amendments to the Plan. Both the written and graphic components of the Master Plan may be amended.

The Town Council must review all requests to amend the Plan. If an amendment is suggested, the Town Council must determine if the suggested change is in the best interest of the Town and hold a public hearing regarding the amendment. An amendment to the Master Plan must be done by an adopted resolution of the Town Council.

The Master Plan may be amended provided the following criteria are met:

- The amendment improves the implementation of one or more of the goals, policies, and strategies of the Master Plan.
- The amendment will not pose a detrimental impact on existing or planned Town facilities, services, or transportation facilities.
- Significant community concerns regarding the proposed change have been adequately addressed.



## PLAN ELEMENTS

### Land Use and Growth of the Town



The Town of Riverside is located in Carbon County, the third largest county in Wyoming. For decades, Carbon County has been an area which is very subject to increases and decreases in countywide population that is the direct result of changes in the local economic base: mining, energy development, and agriculture. Riverside is a very small, rural community nestled between the Sierra Madre and Snowy Range mountain ranges along the banks of the Encampment River. The Town's boasts a beautiful natural setting, with rivers and the Medicine Bow National Forest in close proximity attracting people who enjoy a plethora of outdoor activities including hunting, fishing, camping, cross country skiing, and snowmobiling.

In the late nineteenth and early twentieth century's, Riverside and the adjacent area was the scene of considerable growth and activity due to copper mining and timber cutting for railroad ties. The Town of Riverside has not experienced growth pressure as the town's population has remained flat for the last decade; however, a number of significant energy-related projects that could impact the entire County are in varying states of the approval process. It is very difficult to predict what will actually occur with these projects over time but, the long term needs of the permanent workforce should be planned for as well as short term needs for services and housing on behalf of a very sizable temporary, transient population. This coupled with changes in the town's demographics as many Riverside property owners are non-residents/second home owners visiting for a few days or weeks during the year to take advantage of the ample outdoor recreational opportunities and retirees attracted to the slow pace and beautiful setting present Riverside with challenges due to the pace, location and nature of potential future growth.

The intent of the Land Use and Growth of the Town element is to guide future development while allowing flexibility for land owners and developers, to accommodate long-term growth without imposing huge burdens on existing residents, and to shape growth in a way that maintains and enhances Riverside's unique identity. This element presents *Riverside's Land Use Plan Map*, which identifies land use designations associated with specific physical areas of town, reflecting the town's goals for future development in different areas that will help the Town and developers in determining what land uses are appropriate in specific locations.



**Goal 1: Encourage a reasonable pace of growth with the intent to keep the rural, small-town community character of Riverside.**

**Policy A1: Grow in a connected pattern in order to maintain the small-town character of Riverside.**

Action A1.1: Encourage development that is adjacent to downtown and areas with existing infrastructure.

Action: A1.2: Ensure that future proposals for development follow the land use designations indicated in the *Land Use Plan Map* and complement the character of those areas.

Action: A1.3: Foster cooperation with the adjacent municipality of Encampment and with Carbon County, in establishing and/or updating intergovernmental agreements relating to issues such as new commercial development within the community buffer zone, revenue sharing, and provision of public facilities and services.

**Policy A2: Ensure that annexation requests conform to the adopted Master Plan.**

Action A2.1: Develop annexation review criteria to ensure that it encourages annexations that are adjacent to the town limits, provide economic benefits to the town, and promotes efficient provision of public facilities and services.

Action A2.2: Require annexation applications to include concept plans plan that conforms to the intent of the *Land Use Plan Map* before annexing property into Riverside.

**Policy A3: Encourage development where it can be adequately served by town infrastructure in a cost-effective, efficient manner.**

Action A3.1: Require development to pay its “fair share” or proportionate share of extending public facilities and services. Establish a standard for the level of service that should be provided for all public facilities and services (dedication of water shares, sewer, storm water, parks, streets, trails, police, and fire protection) prior to consideration of annexation of new properties.

Action A3.2: Develop fair and equitable cost sharing or reimbursement policies between property owners for situations in which the installations of public facilities directly benefit an adjacent property.



Action A3.3: Regularly review public dedication standards/requirements and impact fees to ensure that they include adequate land for all public facilities including parks, trails, open space, schools, and fire stations.

Action A3.4: Develop, implement and annually review a program that will identify the Town's future public improvement priorities.

**Goal 2: Create a healthy balance of housing, employment, availability of goods and services, recreation and cultural opportunities as the town grows.**

Policy A4: Encourage new development that will help diversify the existing mix of land uses.

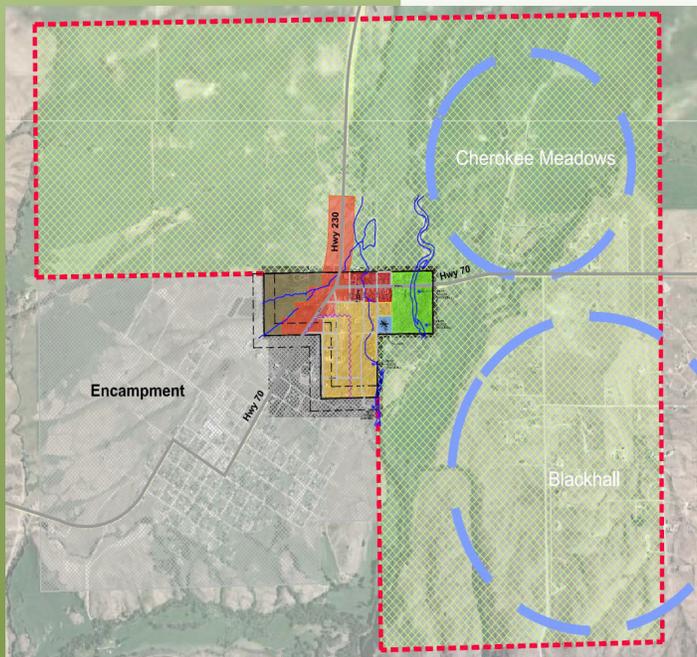
Action A4.1: Become proactive about seeking desirable commercial, mixed-use and residential development (i.e., senior housing, convenience commercial, etc).

Action A4.2: Utilize incentives and programs to attract job-generating developments.

Policy A4.3: Evaluate new development with respect to magnitude, scale and diversity of project type so that no one project or combination of projects overtakes the character of the existing community.

Action A4.4: Use the *Land Use Plan Map* as a general guide to land use decision-making. Ensure that new development proposals provide a balance of land uses and adhere to the land use designations as depicted on the *Land Use Plan Map*.

Action A4.5: Develop and adopt *Community Design Principles* for the Town that fosters diverse, creative designs. Require all new development to comply with said principles.



**Policy A5: Promote cooperation of governmental entities to ensure the healthy growth and development of the entire area.**

Action A5.1: Adopt policies that promote Riverside as taking a leadership role in the overall development of the Riverside-Encampment-Cherokee Meadows-Blackhall area.

Action A5.2: Promote activities to foster working relationships between adjacent government entities.

Action A5.3: Establish an intergovernmental agreement with Encampment regarding development, community design and/or land use changes for properties within the 250-foot community buffer area as depicted on the *Land Use Plan Map*.

## LAND USE CHART

Land Use Designation	Description/Characteristics	Locational Criteria
Agricultural/Rural Residential	Provides a setting for generally large-lot single family housing on a variety of lot sizes. Typically includes large parcels of land that are used to cultivate crops and nursery stock, to raise animals and to provide agricultural-related products. Residential development should be clustered to maintain significant areas of open space.	Located near the edge of the community, near existing rural development and sensitive areas such as river corridors, wildlife habitat and natural areas.
Low Density Residential	Represents the traditional development pattern in Riverside. Provides a setting for single-family residential development of mixed styles but of low density. In addition to residential uses, accessory units (mother-in-law units, etc.) and limited public and quasi-public uses would be permitted.	Typically located south of downtown Riverside.
Recreation Commercial	Provides a setting for a mix of uses related to tourism, and recreation. Uses may include hospitality, retail shops, bike and kayak rentals, equestrian, visitor centers or additional park facilities and river access. Public uses as well as low density residential development would be permitted.	Areas along the Encampment River corridor. The Town would be responsible for ensuring that new development within approximate Zone A areas is constructed using methods that will minimize flood damages.



Land Use Designation	Description/Characteristics	Locational Criteria
Light Industrial	Parcels of land designated to light industrial uses. Typical uses may include manufacturing, assembly, storage facilities, wholesaling, vehicle repair, RV/boat repair, oil and gas supportive businesses.	Lands located in the west side of town including lands within the community buffer area.
Employment	Provides locations for a variety of workplaces including commercial, office, research and development and institutions in the pursuit of providing for jobs or commercial services to the residents in town. This land use designation is also intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, convenience shopping, and childcare. Administrative offices that support manufacturing and wholesaling are included. Higher density residential uses are allowed as a secondary use to offset job growth and the balance of housing.	Along Highway 70 thereby limiting traffic impacts on residential areas.  Employment sites should have adequate access to one or more major arterial and highway access capable of handling heavy truck traffic.
Civic/Public	Uses include public lands such as parks, public gathering places, open space, recreational lands, conservation easements, libraries, cultural facilities, museums, schools, civic buildings and government offices.	Located in central locations that are highly visible and easily accessible by automobile, bicycle, and on foot.
Downtown Commercial	Provides a setting for Downtown or Main Street Riverside, consisting of a linear commercial district with complementary residential (including ADU's) and civic uses that are primarily oriented to Main Street. Specific design guidelines would apply to maintain character of the town and combat/eliminate blighted properties.	Along Main Street. Downtown between 3 <sup>rd</sup> and Fields Avenue.
Community Buffer	The community buffer area represents the area of town where actions of one community directly affect the community adjacent to it. The intent of the buffer zone is to facilitate intergovernmental cooperation between Riverside and Encampment as it relates to development and land use changes. If property within the 250-foot buffer zone is developed, there must be careful attention to design to help define each community's identity.	250-feet along the southern and western boundary of town.



## Image and Design

The image that is valued most by Riverside residents is its rural, small-town atmosphere, which they characterize as including the following aspects:

- Physical beauty/scenery
- Abundant open space
- Peace and quiet
- Friendly community
- Safe and secure
- Rural
- Slower paced, relaxed environment

Although many residents value the physical beauty of the area and the friendliness of the people, they voiced concerns about dilapidated buildings, trash, abandoned cars, overhead utility lines, and propane tanks scattered across the town. Many residents are in support of improving the general appearance of Riverside as thirty-four percent of the survey respondents stated that it was important to them that Riverside improve its appearance and fifty percent said it was somewhat important. The Town's intent is to enhance and promote Riverside's image through a variety of design and clean up efforts to ensure that a strong sense of community and appreciation for the natural setting is conveyed through design elements that will contribute to a sense of pride in Riverside.

**Goal 1: Create a strong sense of place and unique identity in Riverside while preserving and enhancing its small town, rural character.**

**Policy B1: Require new development to meet design standards that reflect Riverside's small-town community character and create a welcoming environment for citizens and visitors.**

Action B1.1: Develop design guidelines for new development that reflect and respond to the character of the town.

Action B1.2: Attractive landscaping will be incorporated throughout the Town, and provide visual interest, screening of unsightly areas, enhance views, cover for wildlife, shade from the summer sun, and protection from the winter wind. Regionally appropriate plant materials will be encouraged, while the expansive use of mulches and non-living plant material should be discouraged.

**Policy B2: Improve and maintain the appearance of the environment throughout Riverside for visual as well as health and safety purposes.**

*In **Maintaining the Spirit of Place**, Harry Launce Garnham references the components that contribute to any small-town's identity.*

*Unique characteristics or strong sense of place is often based upon such items as:*

- *Architectural style*
- *Climate, particularly quality and quantity of light, amount of rainfall, and variation of temperature*
- *Unique natural setting*
- *Memory and metaphor, what the place means to people who experience it*
- *The use of local materials*
- *Craftsmanship*
- *Sensitivity in the siting of important buildings and bridges*
- *Cultural diversity and history*
- *People's values*
- *High quality public environments which are visible and accessible*
- *Town-wide activities, daily and seasonal*





Action B2.1: Review or adopt, and consistently enforce, Town ordinances to ensure public nuisances such as the storage of derelict, inoperable vehicles, unscreened outdoor storage, refuse, litter, weeds, blighted or deteriorated properties or any nuisance creating a hazard to public health and safety are abated.

Action B2.2: Adopt and enforce the 2006 International Building Code.

Action B2.3: Revise land use regulations to prohibit large livestock on properties in key commercial areas as depicted on the *Land Use Plan Map*.

Action B2.4: Adopt and enforce the 2006 International Property Maintenance Code.

Action B2.5: Solicit redevelopment plans for properties within the blighted concentration areas as depicted on the *Land Use Plan Map*.

Action B2.6: Promote a community clean up day to several times a year, and provide dumpsters for junk and debris.

Action B2.7: Maintain public rights-of-way and property by removing litter, weeds and other unsightly materials.

Action B2.8: Explore state and local mechanisms (including grants and other funding mechanisms), to create incentives for removal of blighted or unsightly conditions.

**Policy B3: Preserve and enhance significant buildings or public spaces that contribute to Riverside's unique identity, such as civic institutions, parks, and historic landmarks.**

Action B3.1: Explore grant opportunities and other funding mechanisms to utilize the Old Town Hall as a museum or visitor's center with the mission of preserving the history of Riverside and to educate the public about the town's history.

Action B3.2: Explore grants opportunities and other funding mechanisms to purchase properties within the blighted concentration areas as depicted on the *Land Use Plan Map* so that the Old Town Hall could be relocated and prominently displayed along Riverside Avenue.



Action B3.3: Explore the option to designate historically significant buildings in Riverside. Designation brings financial incentive for property owners and creates stable environment for investment.

Action B3.4: Explore opportunities with the State Highway Department for street improvements and enhancements along Hwy 70 and Hwy 230.

**Goal 2: Develop a highly visible community identity that expresses Riverside's values and character.**

**Policy B4: Promote local attractions, amenities, cultural and historical sites, natural features and recreational activities through a cohesive signage system using town logos, themes and icons.**

Action B4.1: Inventory the variety of destinations for both residents and visitors in the Riverside area.

Action B4.2: Create a town logo that conveys the unique characteristics of Riverside.

Action: B4.3: Develop themes and icons that convey an attractive, community-based image of Riverside and assist visitors in discovering local attractions.

Action B4.4: Establish a system for utilizing themes, icons, and other signage in a consistent and highly visible way throughout the community to effectively direct pedestrian and vehicular traffic flows.

**Policy B5: Develop and maintain gateway entries that announce the Town of Riverside to visitors and residents at highly visible, appropriate locations.**

Action B5.1: Form partnerships with landowners and businesses to enhance the gateway entries into Riverside as identified on the *Land Use Plan Map* by adding signage, lighting, banners and landscaping that is reflective of community values and character.

Action B5.2: Collaborate with adjoining landowners, the Saratoga/Platte Valley Chamber of Commerce, Wyoming Department of Transportation, and Carbon County to design and implement improvements for each gateway.



**Goal 3: Incorporate the historical legacy of Riversides into its public image.**

Policy B6: Convert the Old Town Hall into a visitor's center or museum to be relocated to a highly visible, highly accessible location. The center or museum should highlight local history and direct visitors to walking tours, amenities, other significant destinations in the Riverside area.

Action B6.1: Investigate the feasibility of moving the Old Town Hall to a more visible location along Main Street.

Action B6.2: Develop a program for the visitor's center or museum, which might include such features as living farm exhibits and other attractions.

**Goal 4: Develop and Adopt Mechanisms for Eliminating Blighted Conditions within the Town Boundaries.**

Policy B7: Promote redevelopment within the blighted areas as identified on the *Land Use Plan Map* and develop mechanisms for property owner improvement or for acquisition, clearance, and disposition. Blighted properties shall not be limited to unsightly conditions, but shall also include properties burdened by legal and illegal subdivisions, floodplains, or other physical or legal conditions.

Action B7.1: Adopt blight conditions definitions as defined in Wyoming Statute 15-9-101 in the Town Code.

Action B7.2: Perform an inventory of blighted properties and develop comprehensive lists of property owners, blight conditions present and preliminary actions to be taken.

Action B7.3: Develop and adopt forms, checklists, and formal proceedings to declare properties blighted. Incorporate various examples from surrounding communities within Carbon County and follow Wyoming Statute 15-9-101 as closely as possible.

Action B7.4: Develop programs to afford maximum opportunity to the rehabilitation or redevelopment of any property deemed blighted by private enterprise.

Action B7.5: Explore funding mechanisms and grant opportunities for purchasing or rehabilitating blighted properties as depicted on the *Land Use Plan Map*.



## Economic Development



The Town of Riverside and the surrounding areas has been affected by the regional impact of energy development for decades. It started with gold and then a rich vein of copper ore was discovered in 1897 that resulted in dramatic population increase for the entire Encampment River Valley. When the copper mining industry failed and the railroad was completed - the mines were abandoned and the population decreased. Over time, the area economy has gone through typical boom-bust cycles stemming from the lumber and petroleum industries. Agriculture and related industries have played a major role in the economy with tourism and recreation showing potential.

Today, natural gas drilling, and related activities, have accelerated rapidly as there are a number of significant energy-related projects in Carbon County that are in varying stages of the approval process. It is anticipated that gas development as well as wind energy development will be ongoing for the next several decades. The problem is that it is difficult to forecast energy exploration and development activity because of the changing market conditions and price levels as well as fluctuations in local retail sales, employment and fiscal conditions. Although the unpredictability of the energy development presents challenges, it also presents opportunities for the community to diversify its economy.



All economic sectors are necessary for a sustainable economy and are dependent upon one another. Encouraging a diverse economy results in a wider range of employment opportunities for residents, increases local shopping opportunities, strengthens existing businesses that benefit from an economically vibrant setting, and heightens the local tax base. The vast majority of citizens that participated in the community workshops or sent in surveys spoke of their support to maintain the town's small-town feel while creating employment areas (attracting jobs), promoting tourism (become a visitor destination), and attracting young people with children.

**Goal 1: Promote a balance between existing community character and the development of economic vitality for the Town.**

**Policy C1: Take a pro-active approach to attracting desirable economic development to Riverside.**

**Action C1.1: Explore collaboration with the Wyoming Business Council, Carbon County Economic Development Corporation, and Wyoming Department of Workforce Services or other organizations to establish a small business loan program in support of the mission of developing economic opportunities in town.**





**“Commercial growth is important to the future of the town.”**

- Survey Respondent



**Promote Main Street revitalization by identifying properties that are ripe for redevelopment.**

Action C1.2: Encourage the development of businesses in Riverside that will provide convenience goods and services desired by the citizens.

Action C1.3: Amend the Official Zoning Map to be consistent with the existing and planned land uses as depicted on the *Land Use Plan Map*.

Action C1.4: Provide incentives for development that conforms to the Master Plan and provides employment opportunities within the town.

**Policy C2: Ensure that economic development in Riverside does not detract from the small town atmosphere.**

Action C2.1: Encourage the development of businesses that could provide support to people who want to live in Riverside and telecommute.

Action C2.2: Develop criteria for preferred commercial development in the area, including locally owned non-corporate businesses that provide highly needed goods and services.

Action C2.3: Promote infrastructure development that will allow an evolving workforce to function efficiently within the area.

**Goal 2: Promote an economically vibrant Main Street area that serves as the heart of the Riverside.**

**Policy C3: Encourage investment in and small-scale mixed use development of Main Street that develops and enhances its character as the heart of the Riverside area.**

Action C3.1: Identify community partners to attract small-scale commercial development which meet the needs of local residents and other local services along Main Street.

Action C3.2: Provide development incentives for businesses that locate along Main Street.

Action C3.3: Evaluate and zone properties consistent with Main Street uses.

Action C3.4: Develop design guidelines for infill along Main Street that ensure new development contributes to the character of the area.



**Goal 3: Diversify the economy and attract a broad range of employment types.**

**Policy C4: Encourage new businesses and retain existing businesses that provide needed local services and municipal revenues.**

Action C4.1: Collaborate with the business community to facilitate growth, development, and infrastructure improvements that benefit residents and businesses.

Action C4.2: Work with the Saratoga/Platte Valley Chamber of Commerce, Wyoming Tourism, Carbon County Economic Development Corporation, Wyoming Business Council and the business community to encourage activities, tourism, and other events that will draw visitors to the Town.

Action C4.3: Work with the Saratoga/Platte Valley Chamber of Commerce and town business owners to create an eye-catching business directory to be posted on the town's website.

**Policy C5: Establish partnerships with public and private entities to benefit the community.**

Action C5.1: Encourage the private sector to participate in partnerships with nonprofit or public agencies to provide community benefits and services.

Action C5.2: Work closely with the Saratoga/Platte Valley Chamber of Commerce, Carbon County Economic Development Corporation, and the Wyoming Business Council to attract businesses and industry as well as to promote Riverside as a tourist destination.

Action 5.3: Strengthen tourism potential by working collaboratively with organizations throughout the community to capitalize upon Riverside's environmental resources, wildlife habitat, and unique recreational and cultural assets.

*"We need to keep/attract young people and children. We need jobs, opportunities for youth and talent to stay home."*

- Survey Respondent



## Natural Resources and Environment

Riverside is situated in a spectacular natural setting that serves as the gateway to numerous outdoor activities, including hunting, fishing, cross-country skiing, snowmobiling, camping, biking and hiking. In addition to the numerous outdoor activities, citizens enjoy clear air, scenic views, large expanses of undeveloped land, and observe wildlife such as deer, elk mule deer, black bear, wild turkeys and pheasants.



The existing open space and opportunities for recreation in and around Riverside currently contribute to a high quality of life for its citizens. Hikers, snowmobilers, bird watchers, hunters, backpackers, and outdoor enthusiasts use the surrounding mountains, including Medicine Bow National Forest, extensively. In addition, the community enjoys a town small park nestled among tall cottonwood and aspen trees. Sixty-four percent (64%) of community survey respondents indicated that the reason they live in Riverside is for the scenery/surroundings and recreational amenities and are satisfied with the existing facilities. Constructing a trail system did not seem to be a priority for residents.



Cultivating the natural resource and environment opportunities has the potential to contribute to the attractiveness of Riverside as a tourist destination. The Encampment river frontage in particular holds great promise for acting as a gateway to a wide variety of local recreational activities. All the people who participated in the comprehensive planning process spoke of their strong desire for more public access to the Encampment River. In combination with the natural beauty of the river, the development of this area as a high quality local and regional shopping and entertainment destination would result in a stunning focal point for the Town.

**Goal 1: Protect Riverside's unique natural setting and resources by considering the needs of both the human and natural environment.**



**Policy D1: Protect prime agricultural lands, wildlife habitat, sensitive lands, and open space.**

Action D1.1: Promote compact development towards the town center and cluster development in rural residential areas via expedited approval processes.

Action D1.2: Work with citizens to evaluate opportunities to upgrade parks and acquire additional public river access and develop a funding strategy that takes advantage of all available resources for park development and improvements as well as land acquisition.

Action D1.3: Provide density bonuses in growth areas to maintain significant open space areas.



**Policy D2: Preserve and protect significant scenic vistas, natural features, and wildlife habitat in and around Riverside.**

Action D2.1: Identify and protect local migration corridors and significant wildlife habitat areas.

Action D2.2: Require new development to preserve, minimize, and/or mitigate impacts of development on significant natural features, wildlife habitat and corridors, and important view sheds.

Action D2.3: Implement building height requirements to preserve significant view sheds pursuant to the view shed buffer zone as depicted on the *Land Use Plan Map*.

**Goal 2: Promote Riverside as a tourism destination for our citizens & visitors.**



**Policy D3: Promote the wide variety of attractions in and around Riverside, including camping, Indian Bathtubs, Cherokee Trail, kayaking and rafting, hunting, fishing, picnicking, historic interest, festivals and celebrations.**

Action D3.1: Advertise/promote the wide variety of natural features, sightseeing opportunities, and back country access available to residents and visitors, such as the Encampment

River, Encampment Museum, local outfitters, and Medicine Bow National Forest.

Action D3.2: Encourage celebrations and events associated with seasonal recreational activities in and around Riverside.

Action D3.3: Develop highly visible, cohesive way finding signage for vehicles and pedestrians that directs visitors to activities and destinations of interest.

Action D3.4: Promote businesses that will serve visitors taking advantage of recreational opportunities in Riverside, such as Main Street restaurants.

Action D3.5: Promote access to all outdoor recreation destinations in and around Riverside, including public access to the Encampment River.

**Policy D4: Promote Riverside's historical and cultural legacy as a local and regional attraction.**

Action D4.1: Coordinate recreational opportunities and events with a variety of local and regional recreation providers.

Action D4.2: Coordinate marketing resources and efforts at state, regional, and local levels to promote Riverside's unique identity and assets.

Action D4.3: Coordinate statewide, regional, and local efforts to direct tourism to Riverside.

Action D4.4: Encourage coordination of marketing efforts among local businesses and organizations.

Action D4.5: Utilize and promote the Town's website as a highly visible mechanism for disseminating tourism information about Riverside.

**Goal 3: Promote and interpret the natural features of the area as a high quality local and regional attraction.**

**Policy D5: Develop unique aspects of the Encampment River Corridor as a regional destination.**

Action D5.1: Work with landowners, citizens, Saratoga-Encampment-Rawlins Conservation District and other State and



Federal government entities to develop an Implementation Plan for the Encampment River Corridor to facilitate bank stabilization, management of river flows and to facilitate additional public access as well as acquire the funding necessary to purchase said access and execute the Implementation Plan.

Action D5.2: Develop and adopt development standards for the Encampment River corridor that addresses elements including, but not limited to, building heights, public access, setbacks, landscape features, parking, circulation, lighting, and signage.

Action D5.3: Work with landowners, citizens, Saratoga-Encampment-Rawlins Conservation District, and other State and Federal government entities to identify viable locations for a regional attraction along the river and develop a program for the parcel, such as creating a kayak center or providing river access to swimming, fishing, and picnicking.

Action D5.4: Inventory sensitive lands and potential environmental impacts of development around the riverfront to determine areas to protect and areas best suited to development, including such considerations as flood plains, riparian areas, view sheds, and wildlife habitat.



## Housing



The predominant housing type in Riverside is single-family residential housing. Many property owners are non-residents wherein twenty-seven percent of the housing stock is vacant or used for seasonal, recreational or occasional use. Many visit for just a few days or weeks during the year to take advantage of hunting, fishing, snow-mobiling, or other recreational opportunities. Due to the town's scenic beauty, unrivaled natural resources and recreational opportunities, seasonal homes (or second homes) are likely to continue to appear in town. The concerns associated with seasonal homes center around the potential negative impact on the local economy. The main issues that create controversy are twofold. First, there is the argument that seasonal home owners drive up prices in rural areas, pushing them out of the reach of local people and exacerbating the problem that there is not enough affordable housing for local families. The second common concern is that seasonal homes are unoccupied for a large part of the year and this deprives local businesses of potential customers, sometimes badly affecting their viability. Another aspect of this is that local schools can become short of children, sometimes forcing local schools to close. These concerns are aggravated by future energy development in Carbon County and the need for affordable housing for the workforce serving those industries and avoiding the temporary housing that appears near many towns (man-camps). In the community workshops and survey responses, citizens expressed the need for affordable housing. The purpose of the *Housing element* is to provide an approach to help Riverside provide diversity in its housing supply thereby addressing affordable (attainable) housing needs of the community.

**Goal 1: Ensure a diverse balance of attainable housing choices that are accessible to all citizens.**

**Policy E1: Promote a variety of housing types, densities, styles, and prices to accommodate a variety of lifestyles and income levels.**

Action E1.1: Coordinate with the local non-profit housing programs to ensure diversity of housing types in Riverside.

Action E1.2: Ensure that a variety of lot sizes and different residential types and styles are included in every new neighborhood.

Action E1.3: Encourage higher density housing development in the Downtown Commercial area as designated on the *Land Use Plan Map* to promote a compact urban core.

Action E1.4: Create policies that discourage temporary or mobile housing within the Downtown Commercial area.



**Policy E2: Develop an attainable housing policy that also addresses housing for special population groups.**

Action E2.1: Encourage new development to include an attainable housing component.

Action E2.2: Explore outside funding sources from regional, state, and federal levels that can be applied to affordable housing projects (for example, down payment assistance).

Action E2.3: Promote requirements for building accessible housing for lower income groups, elderly, and disabled persons.

Action E2.4: Collaborate with the Wyoming Community Development Authority to ensure quality housing is provided for all residents. Create and adopt affordable housing policies and guidelines.

**Goal 2: Encourage higher density residential housing within the Downtown Commercial area.**

**Policy E3: Support the preservation and improvement of the Town's existing homes.**

Action E3.1: Coordinate with residents to identify unique attributes of specific improvement needs.

Action E3.2: Actively research funding sources to eliminate blighted properties.

Action E3.3: Consider creating a Historic Preservation Board and work with interested citizens to encourage historic preservation through State, Federal, and local funding initiatives.

Action E3.4: Revise the town land use regulations as necessary to encourage accessory dwelling units, such as mother-in-law apartments and carriage units, especially near downtown.

**Policy E4: Promote residential growth that maintains Riverside's small town atmosphere.**

Action E4.1: Encourage master plans/concept plans that support clustering new neighborhoods and connectivity throughout the community.



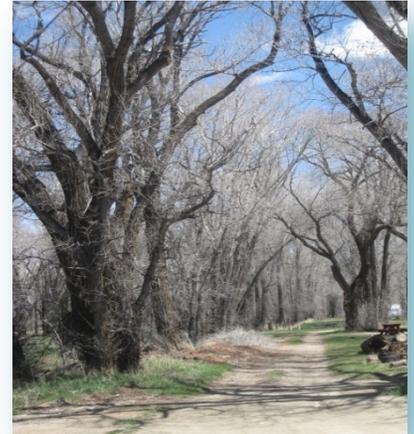
Action E4.2: In rural residential areas as designated on the *Land Use Plan Map*, encourage rural subdivisions and cluster development that preserve and protect natural resources, scenic resources, agricultural lands and open space.



Example of rural subdivision with clustered development

## Public Services/Infrastructure/Transportation

Public improvements are the facilities and systems that provide municipal services, such as fire and police protection, schools, parks as well as street maintenance, drainage, potable water, and sanitary sewerage systems. Riverside citizens ranked the issues of water quality/quantity and affordable utilities as the top issues of general importance in Riverside. They also identified public safety, water and sanitation infrastructure, streets and drainage maintenance as top service priorities.



Currently, fire protection is provided by the Encampment/Riverside Volunteer Fire Department. Law enforcement is provided by a Memorandum of Understanding (MOU) between the Town of Encampment and Riverside. The agreement MOU establishes the terms and conditions which certified peace officers of Encampment may provide law enforcement assistance within the municipal limits of the Town. Carbon County Sheriff's Department and the Wyoming Highway Patrol also work in the area and assist when the need arises. Education facilities are located in the Town of Encampment, serving grades K-12 within the Carbon County School District #2.

The town's water system was built in 1994 and is operated by the Sierra Madre Water and Sewer Joint Powers Board. Converse to Encampment where water supply is pulled from the river, the town's water is provided from two existing wells. The ground water is of good quality as the system is sized for a population of 350 people by 2040. Due to one shallow well that could be subject to surface contamination, the town secured funding to put in a new well and plans to keep the shallow well as backup. Funding for the water improvements is from the Specific Purpose Tax as they are anticipated to start construction in the summer of 2010.

The town's sanitary sewage system consists of a network of gravity sanitary sewer mains, a lift station, a forcemain and a lagoon treatment system. The system was built in the mid 80's and is close to capacity during the irrigation season. The town hired PMPC to review the existing system and explore expansion opportunities. Based on the study, the lagoon's hydraulic capacity is the limiting factor to accommodating future growth, but if the recommended maintenance items are completed, the sanitary system should be able to handle an increase in population of about 10 to 15 homes. The town is proposing to do some maintenance on the existing system to address the infiltration issues. The town is also considering lagoon dredging and upgrades to the disinfection system as well. Lands to the





west of the highway and some residential areas to the south of Highway 230 are not served. The town has identified these lands where they would like to see future commercial, light industrial development that provides a variety of workplaces in addition to high density residential uses to offset job growth and the balance of housing and low density residential south of Highway 230.

Developing transportation infrastructure concurrently with growth allows the Town to maintain connectivity. There are many Town streets and alleys that are platted but not developed. There are also some that are currently fenced and being used by adjacent property owners; however, these street and alleys are still owned by the town and are subject to be developed as the Town sees fit in order to ensure the connectivity of the transportation infrastructure. Overall, Riverside residents emphasized the charm of their small town and are satisfied with the existing roadways and maintenance of said roads.

Long-term planning for a town's growth must take into account both improvements to existing infrastructure and the provision of new infrastructure to accommodate future development. The town's participation in extending sewer service to unserved areas east of the highway and west of the river and then extending it down platted streets west of the highway where future development is anticipated is a good first step to meeting the town's economic development goals and maintaining Riverside's appealing quality of life.

**Goal 1: Provide and maintain a desirable level of affordable community services and infrastructure that keeps pace with growth.**

**Policy F1: Ensure cost effective provision and development of public facilities and services.**

Action F1.1: Develop, implement and annually review a capital improvement program that will identify the Town's future public improvement priorities.

Action F1.2: Require all utilities infrastructure within new subdivisions or developments in Riverside to be installed underground.

Action F1.3: Require developers to install all public improvements necessary to serve their development.

Action F1.4: Explore partnering opportunities with private developers for expansion of existing infrastructure to service new development provided the cost-benefit of such a partnership will favor the Town in long-term through increased sales or property tax revenue.





**Policy F2:** Ensure public safety is maintained through adequate police and fire response and protection for Riverside residents.

Action F2.1: Maintain fire and police resources to ensure public safety of Riverside residents.

Action F2.2: Regularly update and enforce town ordinances related to health and safety issues, including uniform building codes, nuisance ordinances, etc.

**Goal 2: Leverage existing public facilities and infrastructure to grow efficiently.**

**Policy F3:** Provide incentives for new development to locate adjacent to and tie into existing infrastructure.

Action F3.1: Ensure sewer service expansion to unserved areas where future growth is anticipated as depicted on the *Land Use Plan Map*.

Action F3.2: Carry out recommended maintenance of the existing sewer system in conformance with the *Sanitary Sewer System Investigation* report provided by PMPC.

Action F3.3: Utilize grant funding currently available to extend sewer service to unserved areas of town that are currently developed.

**Goal 3: Provide and maintain a roadway network, which meets Riverside's circulation and access needs in a safe, economical and efficient manner**

**Policy F4:** Ensure that the transportation system is compatible with adjacent land uses to ensure a high level of mobility.

Action F4.1: Time improvements to the transportation system to coincide with new development.

Action F4.2: Create an integrated network of safe and efficient pedestrian, vehicular and bikeway paths throughout town and the surrounding area.

Action F4.3: Identify and prioritize existing needs for road improvements, including roadway and paving priorities.

**Goal 4: Maintain a high quality of small town life for Riverside residents by supporting and expanding cultural, historical, and human service opportunities.**

**Policy F5: Promote, support, and fund a variety of seasonal events and social gatherings that contribute to a sense of community.**

Action F5.1: Develop new social venues that build community, such as community gardening and sports activities that bring together citizens of different ages and backgrounds.

Action F5.2: Ensure that public buildings and parks are available for citizens or organizations that want to facilitate new community events.

Action F5.3: Enhance regional relationships with neighboring towns and the County by continuing to promote local events, such as Woodchipper's Jamboree and Rodeo, Grand Encampment Cowboy Gathering/Living History Days, and Concert in the Park.

Action F5.4: Support/fund local civic institutions that benefit the surrounding neighborhoods.

**Policy F6: Preserve and make visible the local town history.**

Action F6.1: Support, and fund historic preservation and interpretation efforts.

Action F6.2: Support, fund, and expand as appropriate the Old Town Hall.

**Policy: Develop services that cater to youth, elderly, and the home bound.**

Action F6.3: Encourage the community to develop or support programs that donate time, money, food, clothing, and/or other resources to those in need.

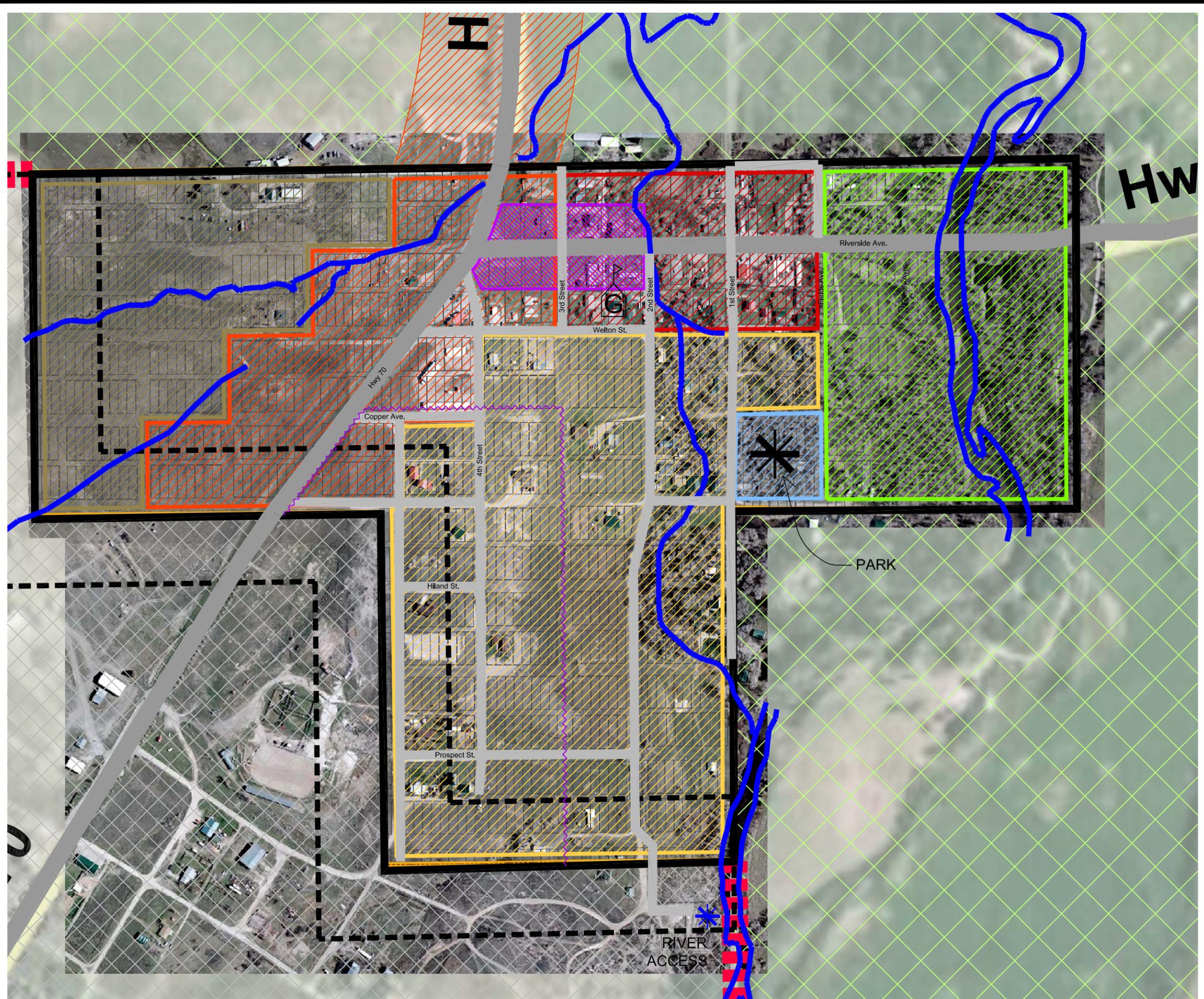
Action F6.4: Examine where additional services or activities are needed to better meet the needs of local senior citizens and develop programs accordingly.



Action F6.5: Initiate discussions with surrounding communities regarding ways for the Towns to cooperate and pool resources to efficiently and effectively meet the financial and social needs of citizens in the region.



MAPPING – LAND USE PLAN MAP



**JURISDICTIONAL/PUBLIC FACILITIES**

- TOWN BNDRY
- ENCAMPMENT BNDRY
- ADJACENT COMMUNITY
- PLANNING AREA BNDRY
- RIVERS / CREEKS
- COMMUNITY PARKS
- TOWN HALL
- EXISTING RIVER ACCESS

- VIEWSHED BUFFER ZONE
- 250'-COMMUNITY BUFFER ZONE

- PUBLIC
- BLIGHT CONCENTRATION AREAS

**LAND USE**

- DOWNTOWN COMMERCIAL
- EMPLOYMENT
- LIGHT INDUSTRIAL
- RECREATION COMMERCIAL
- LOW-DENSITY RESIDENTIAL
- AGRICULTURAL / RURAL RESIDENTIAL

**TRANSPORTATION**

- EXISTING PAVED ROADS
- EXISTING GRAVEL / DIRT ROADS



NOT TO SCALE

TOWN OF RIVERSIDE, WYOMING  
**LAND USE PLAN MAP**  
 RIVERSIDE MASTER PLAN

DATE
NOV. 4, 2009
NOV. 11, 2009
NOV. 24, 2009
MARCH 3, 2010
MARCH 12, 2010
JULY 8, 2010

McCool Development Solutions, LLC

Technology Associates International Corporation

MAP 1.1

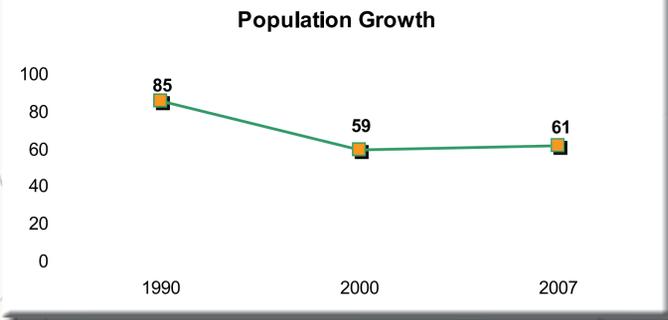
APPENDIX A – RIVERSIDE DEMOGRAPHIC INFORMATION

# Riverside Demographics

Strategic planning for the Town of Riverside presents the opportunity to direct growth in an economically and environmentally sustainable way

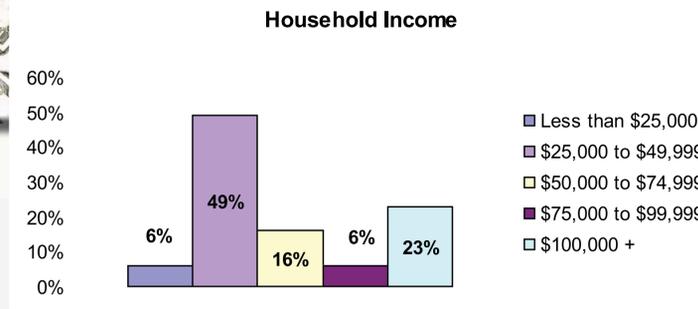


## Population Growth



Source: U.S. Census Bureau, year 2000 census

## Income



Source: U.S. Census Bureau, year 2000 census

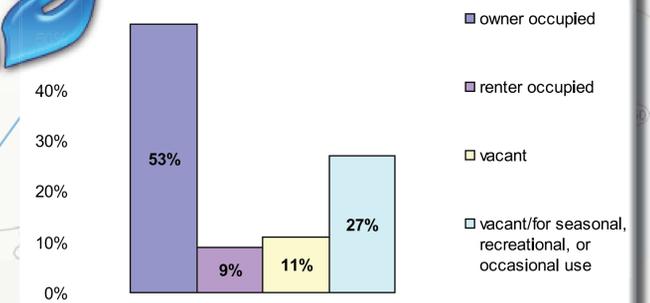
Riverside has a median household income of \$48,125

Zero households in Riverside have incomes below poverty level

## Housing



### Housing Characteristics



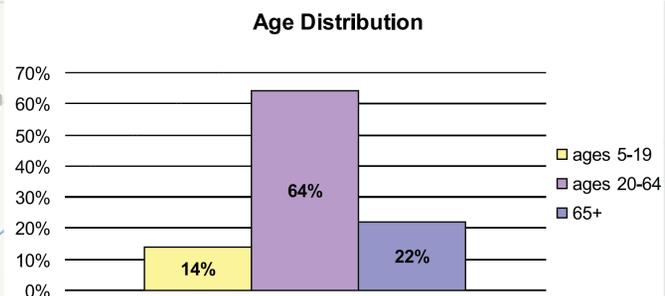
Source: U.S. Census Bureau, year 2000 census

- In Riverside, the median value of a single-family home is \$99,000
- Riverside has 28 households, with an average size of 2.11 people
- Riverside has approximately 45 housing units, of which about 62% are occupied full-time

## Age



Riverside's median age is 49.6 years old

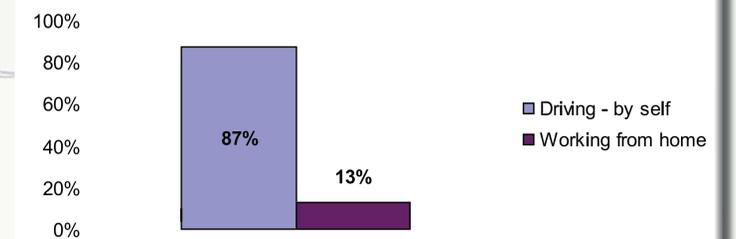


Source: U.S. Census Bureau, year 2000 census

## Commute



### Commuting Mode

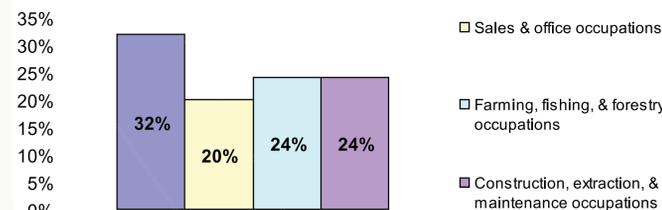


Mean commute time to work is 17.3 minutes

## Occupation



### Occupation of Employed Persons over 16 Years of Age



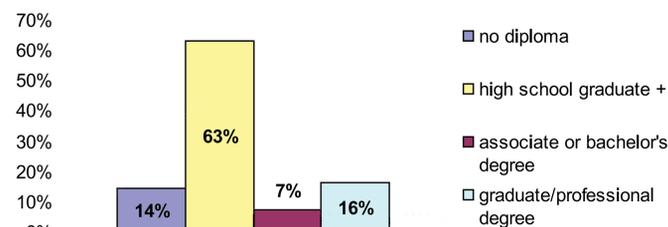
Source: U.S. Census Bureau, year 2000 census

45% of Riverside adults over the age of 16 are in the labor force

## Education



### Education Levels for Population 25 Years +

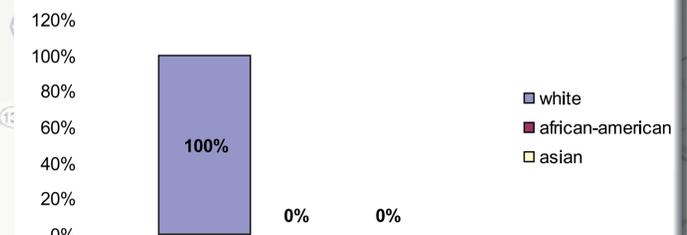


Source: U.S. Census Bureau, year 2000 census

The majority of Riverside residents are at a minimum high school graduates

## Race/Ethnicity

### Race/Ethnicity



Source: U.S. Census Bureau, year 2000 census

TOWN OF RIVERSIDE



Burns Development Solutions, LLC

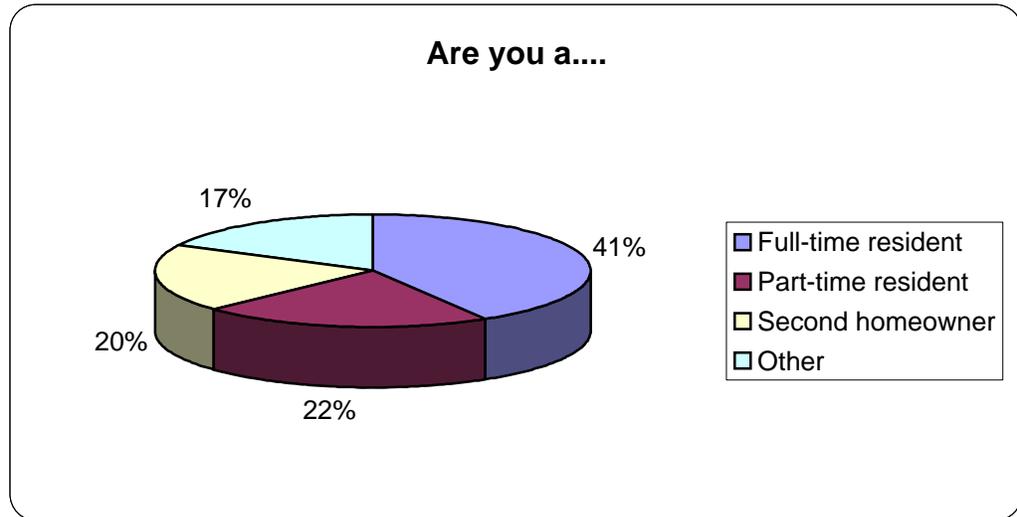
APPENDIX B – COMMUNITY SURVEY SUMMARY

## GENERAL INFORMATION

Note: 44 surveys were returned and compiled

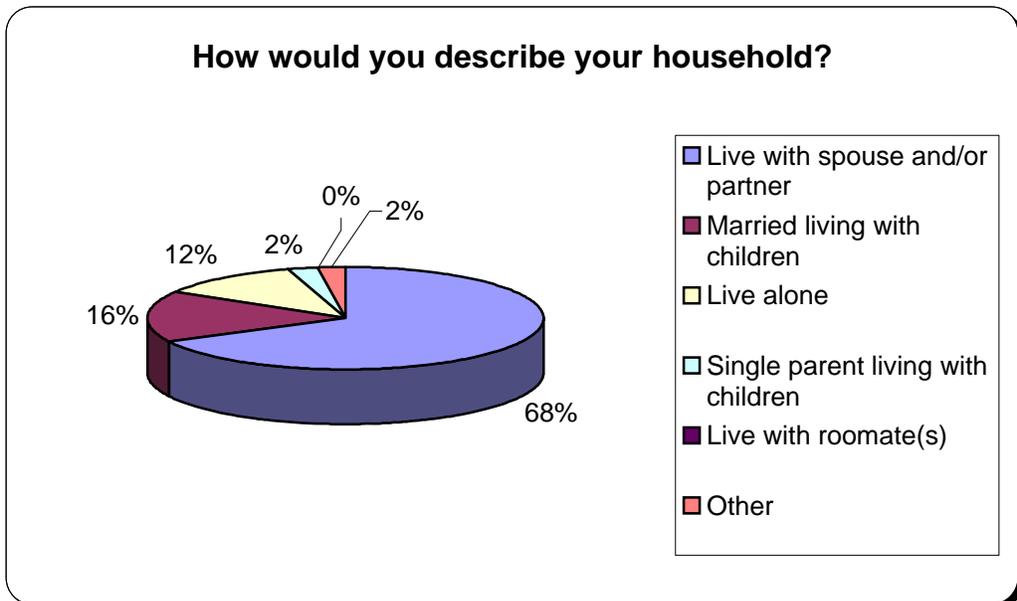
- 1 **How long have you been a Riverside resident?**  
(Answers vary)

2

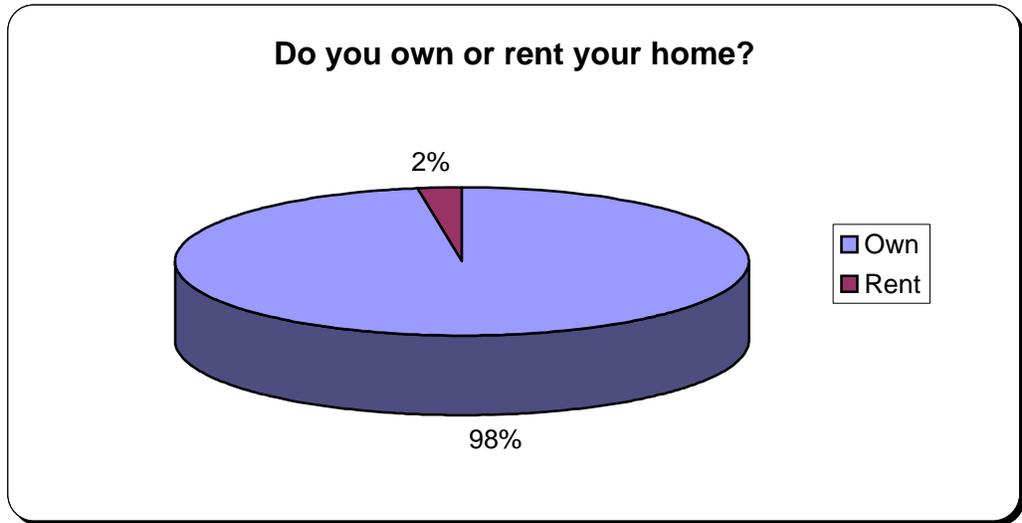


Note: Some respondents checked both part-time and second homeowner

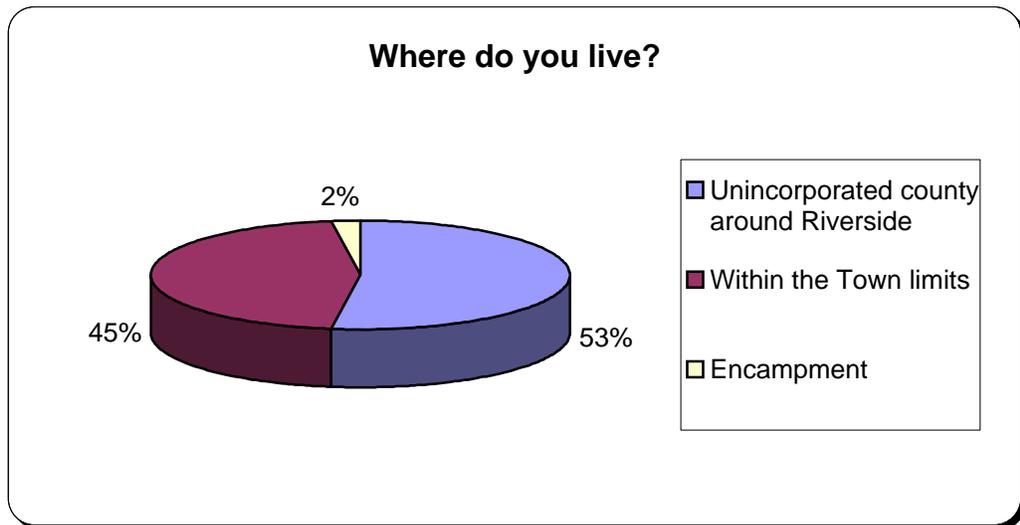
3



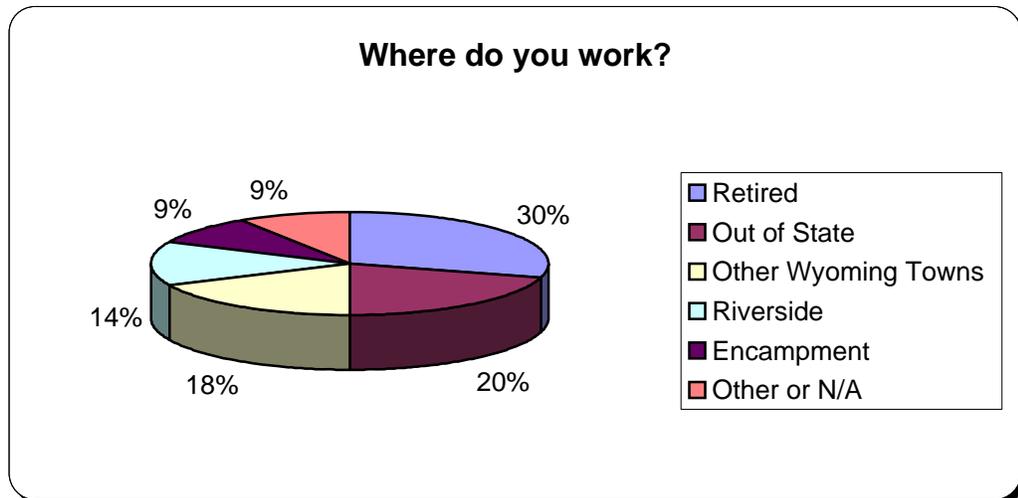
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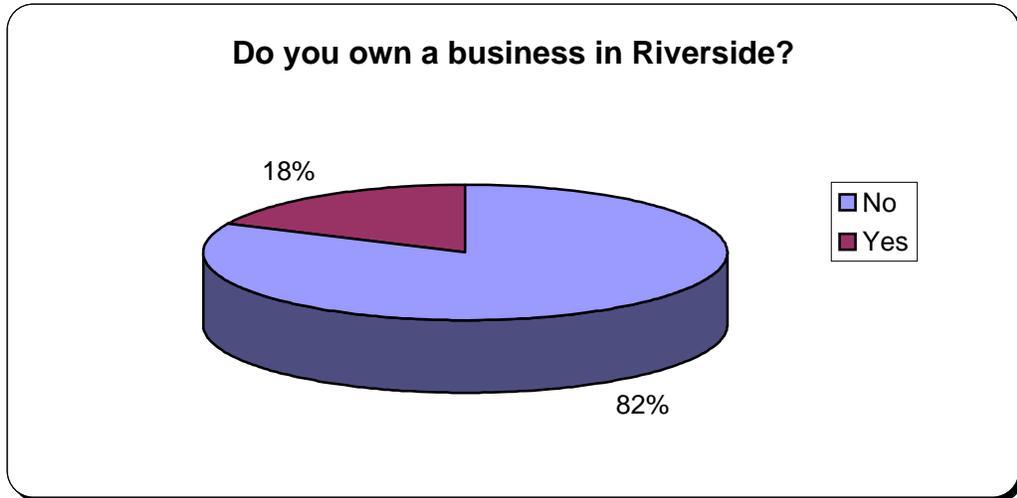
5



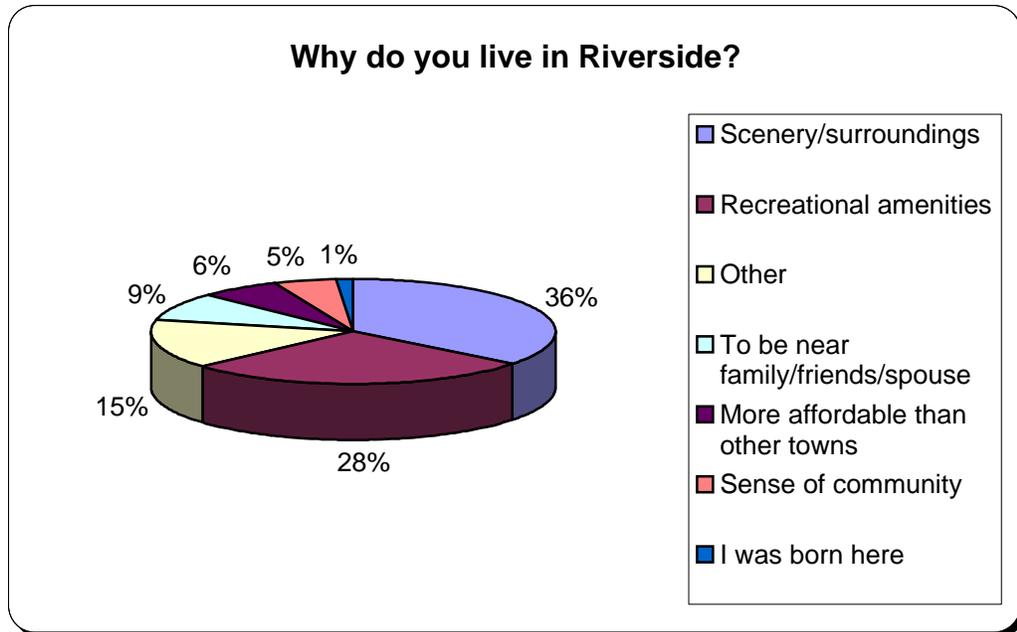
6



7



8

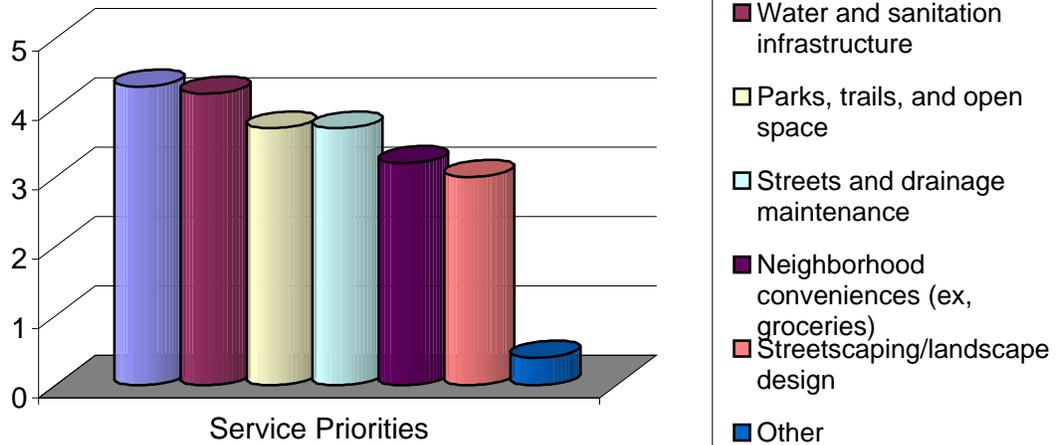


Note: Responses to "Other" included use of Riverside as a vacation get away & a great place to live and raise kids

**TOWN SERVICES**

9

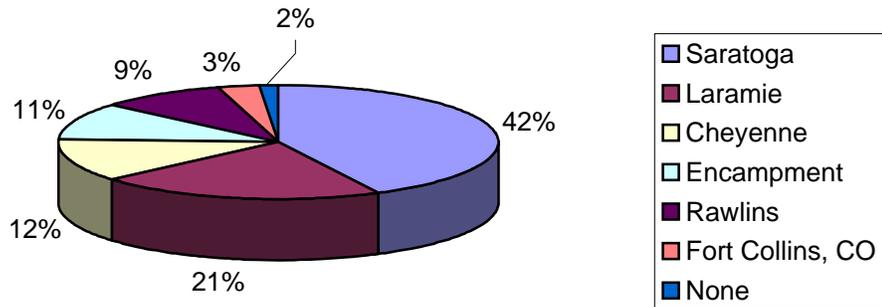
**Ranking of Need for Services in Riverside**



Note: Other services identified as needed in Riverside include: property maintenance, river access, natural gas, verizon service, pet control

10

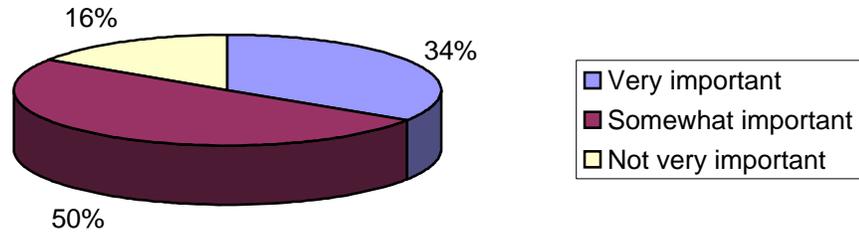
**What (other) local communities do you visit on a regular basis?**



Note: Respondents indicated that they visit these other communities for the following reasons: groceries, farm, and ranch supplies, hardware, shopping, banking, doctor, restaurants, church, dining out, entertainment, visit family, get mail, museums, car repair, choir, local events, work.

11

### How important is it to you that Riverside improve its appearance?



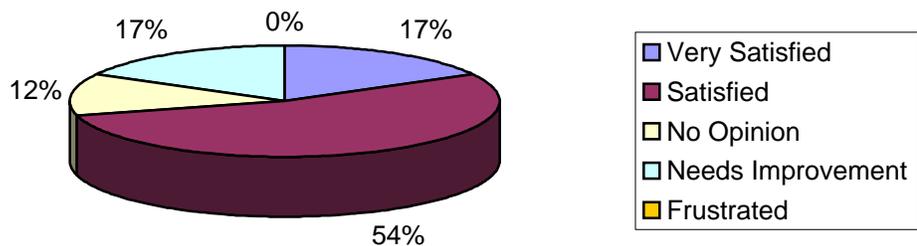
Note:

People who responded Very Important focused on the need to ensure that there is no junk, trash, old cars, etc. on Riverside properties. They think Riverside should maintain its appearance in order to provide a lasting impression and keep up the town's image.

People who responded Somewhat Important indicated that they generally like the way Riverside looks now. They also said they would like to see junk and run down properties cleaned up and better maintained.

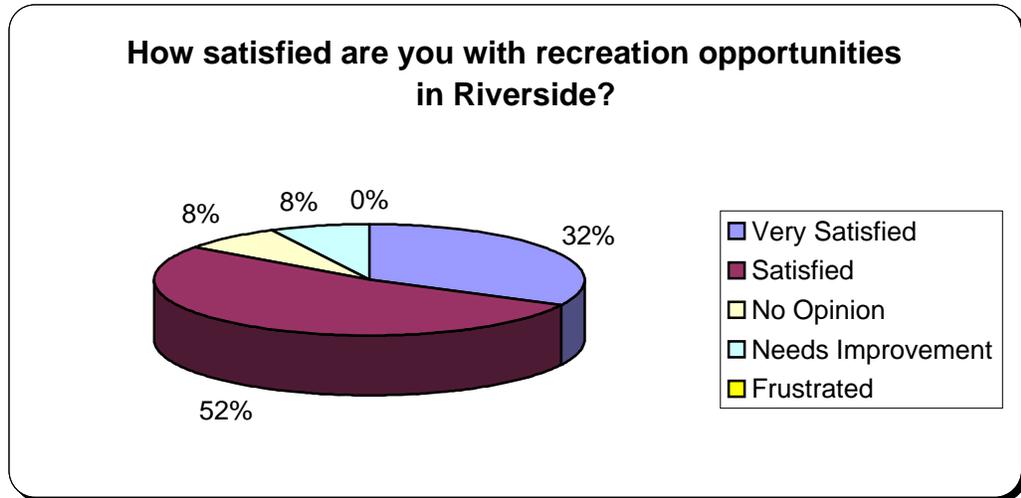
12a

### How satisfied are you with entertainment opportunities in Riverside?



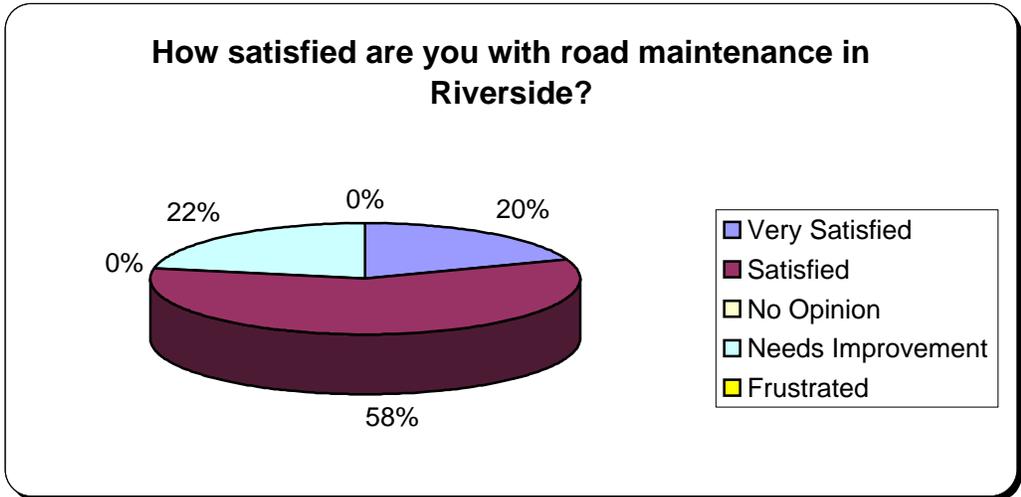
Comment: Would like a country western band in the park

12b

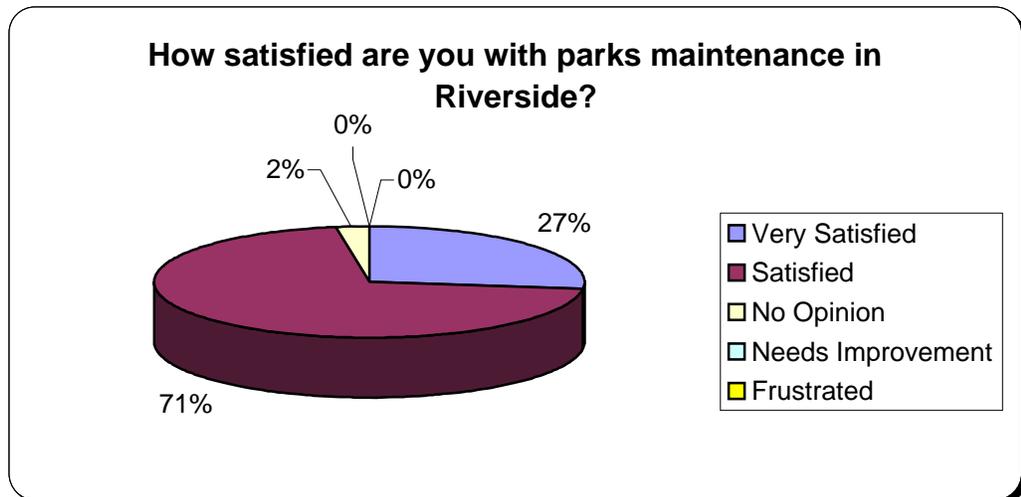


Comment: Could use a few more opportunities; Need better river access

12c

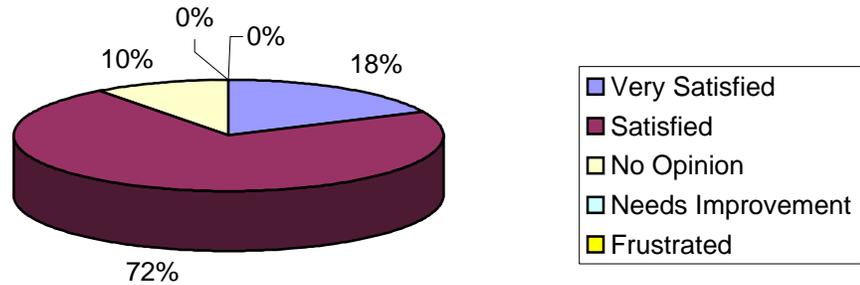


12d



12e

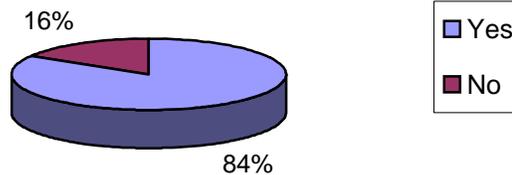
### How satisfied are you with maintenance of utilities in Riverside?



Comment: Satisfied, but we need natural gas; Wish the water didn't taste like chlorine

13

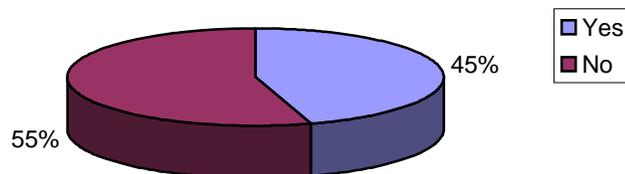
### Should Riverside require that all the cost of new growth be paid by the developer (e.g., water, roads, sewer) - even though the price of real estate could increase?



Comments: If you cannot obtain funding to run main - developer should pay;  
Realty/developers need to share much of cost of development;  
Incentives yes, free rides no.

14

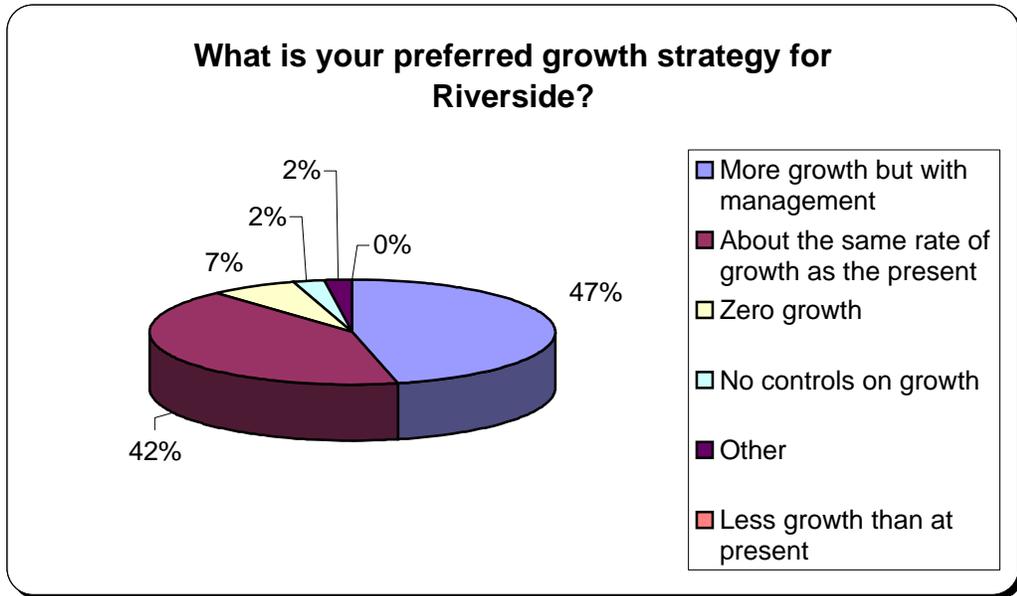
### Would you be in favor of a property tax increase to sustain and/or provide additional town services?



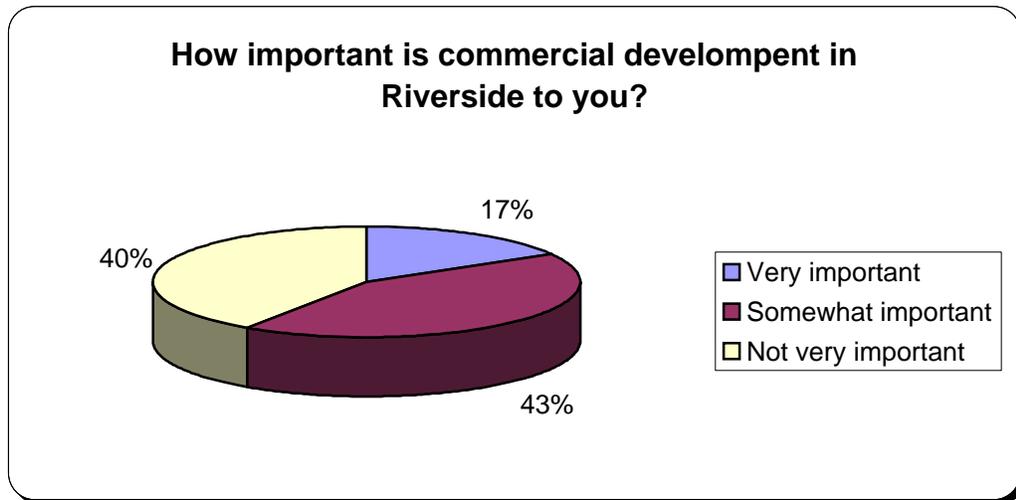
Comments: Probably, if it improves current home values; Yes, as long as the funds for services are designated; Only if they are truly necessary.

## DEVELOPMENT AND GROWTH

15



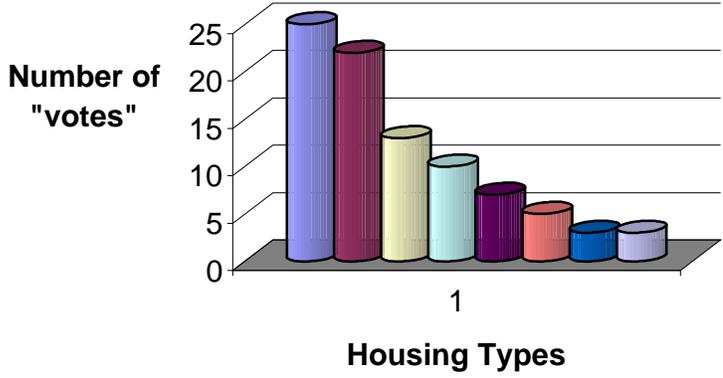
16



Comments: Commercial development is needed to create more jobs;  
We have property that could be developed as commercial areas;  
We need to keep/attract young people and children; We need to be a progressive community. Commercial growth is important to the future of the town;  
Jobs, opportunities for youth and talent to stay home; Expand the tax base, bring in employers/employees; Need commercial closer than Saratoga;  
I am satisfied with the town as is; We are presently the business hub.  
We should keep a balance; We're more a residential community.  
Most developer's want the town to pick up tab or they want to ignore our ordinances;  
Commercial is already available nearby; Not necessary for a small town;  
We are moving there because it hasn't gone commercial;  
Most needed is a hardware store; If the town can sustain itself under the current plan, we don't need commercial development.

17

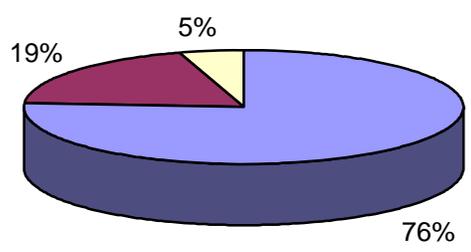
### Which types of housing would you like to see in Riverside?



- Affordable homes
- Single family homes on larger lots
- Single family homes on smaller lots
- Senior/multigenerational housing
- Mixed-use (first floor retail with office/apt above)
- Townhomes
- Apartments
- Mobile homes

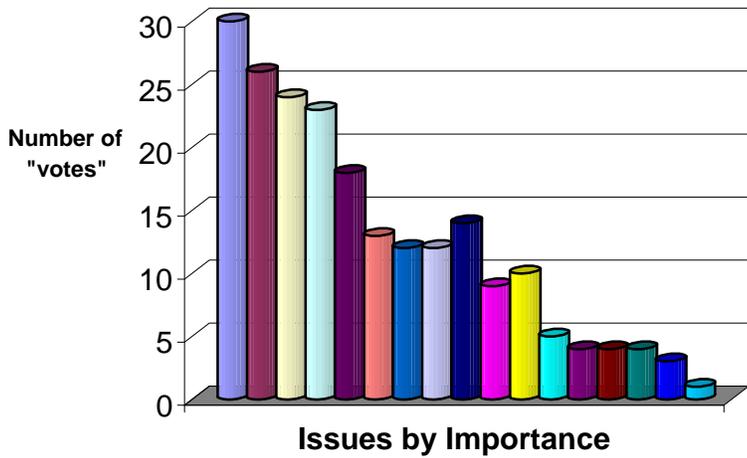
18

### How important is protecting Riverside's small town character?



- Very important
- Important
- Not important

**Many issues will challenge Riverside in the years to come.  
Which 5 are the most important to you?**



- Keep small-town community character
- Water quality/quantity
- Appearance of town
- Financial stability of the Town
- Affordable utilities
- Environmental protection
- Commercial development in town (grocery, restaurant)
- Open space and trails
- Public safety
- Sense of community
- Jobs available locally
- Affordable housing
- Develop Main Street
- Educational opportunities
- Investment in cultural attractions
- Public transportation
- Traffic circulation

APPENDIX C –STAKEHOLDER SURVEY SUMMARY

TOWN OF RIVERSIDE  
MASTER PLAN UPDATE 2009  
SUMMARY OF STAKEHOLDER INTERVIEWS

As part of the public engagement phase of the 2009 Master Plan update for the Town of Riverside, McCool Development Solutions (MDS) and Technology Associates International Corporation (TIAC) interviewed four stakeholders within the Town. Stakeholders include residents within the area of influence of the Town of Riverside, property owners in Riverside, and business owners in Riverside. They were interviewed on a variety of topics related to their vision for the future growth of Riverside. A summary of stakeholder responses follows.

**Town of Riverside**

Stakeholders variously described the Town of Riverside as a quiet, scenic area, with the friendly atmosphere that accompanies a small rural town. The Town was also characterized as “kind of dull” (in a good way), a rural ranching community, and a tourist destination with basic services. When asked to identify the Town’s best assets, stakeholders mentioned the Town’s location amidst beautiful scenery and along the Encampment River, the friendliness of the people, its small town atmosphere/rural character, and the seclusion provided by the Town setting.

**Priorities and Concerns**

Stakeholders next discussed their top priorities for and concerns about issues facing Riverside. In terms of top priorities, stakeholders focused on the opportunity for Riverside and Encampment to cooperate and combine into one town, in order to cut costs on sewer and water, and other services. Several stakeholders mentioned the need to attract high-paying jobs that allow people to make a living within the community. Another top priority was the need for affordable and high quality law enforcement/police protection in the Riverside area. Additional priorities included enhancing basic services in Town, such as bringing in a bank and grocery store, and maintaining or increasing revenues while bringing taxes down.

Other primary issues that were raised during the interview included the need for planned/managed growth, keeping utilities affordable, general problems with the governing body, and providing housing and services for the senior population as people in the community age. Secondary issues discussed by stakeholders included the eventual need for a new dump/landfill, the need for a new motel to adequately serve the summertime population, and the need to expand access to Encampment River.

When asked to choose from a list of issues facing Riverside, stakeholders selected the following:

- Affordable Housing
- Appearance of the Town
- Commercial development in Town
- Affordable Utilities
- Financial Stability of the Town
- Jobs available locally
- Keep small town character
- Sense of Community
- Water quality/quantity

## **Riverside in the Future**

Stakeholders were next asked what Riverside might or should look like ten years into the future, and generally agreed that the Town would remain essentially the same, without much change. They expressed a strong desire for cooperation between the Riverside and Encampment Town Councils. Several stakeholders thought there would be some growth in population, both of retirees and in the outlying areas. Stakeholders also said they would like to see a continuity of the businesses that serve the town, and controlled growth that allows the Town to maintain its rural environment.

## **Development and Growth**

Finally, stakeholders responded to a series of questions about how Riverside should grow and develop in the future. All of the stakeholders said that they would support Town extension of the utilities system to encourage development in areas the Town would like to see developed. They said they would support this policy only if done with proper planning, and on a limited basis with developers “paying their fair share.” One stakeholder mentioned that this type of extension would keep the cost of utilities down for everyone.

Stakeholders expressed differing ideas regarding where development should be directed within the town. The South/West side of town from 6<sup>th</sup>-9<sup>th</sup> was mentioned, as was the East/North side of town and up the hill towards Encampment (past the visitor’s center). Stakeholders differed as well on the issue of the quality of current housing developments in Riverside. Responses ranged from thinking that existing developments are fine as they are or are of fair quality to finding that current developments lack quality.

All of the stakeholders felt that the Encampment River should be preserved and protected from development. Other areas that individual stakeholders wanted to see protected from development included the South side of town, Badger Creek, access to the National Forest, and views from Encampment on the hill. One stakeholder felt that Badger Creek could be utilized as part of an open space and trails system, while others mentioned that there is not a strong need for walking or biking trails in Riverside. The Stagecoach Stop, though privately owned, was identified as a potentially historic building in the area. Finally, the agricultural character of the area was brought up as worth preserving.

TOWN OF RIVERSIDE  
MASTER PLAN UPDATE 2009  
SUMMARY OF STAKEHOLDER INTERVIEWS

**1. How would you describe the Town of Riverside?**

- Pretty
- Quiet
- Kind of dull
- Scenic
- Small town
- Rural ranching community
- Little
- Friendly atmosphere
- Problems with governing body
- Problems with cost of police protection
- Tourist destination with basic services (2 gas stations, 2 restaurants, houses)
- Riverside and Encampment should combine into one town, to cut costs on sewer and water, and other services [2]

**2. What are Riverside's best assets?**

- Location
- People - friendliness
- Love the 'place' - people who want to stay make it work
- Small town atmosphere appeals to a certain kind of person
- Encampment River, though it has limited access
- Physical beauty/Scenery
- Seclusion
- Rural character

**3. What are the three biggest issues facing Riverside in the next 5 years?**

- Police protection/coverage
- Keeping utilities - water and sewer - affordable (need grants/loans) and making improvements to the systems
- Minor issue - will need a dump/landfill within a few years
- An opportunity was lost by not connecting with Encampment system
- Jobs (people don't make a living based on the community) [3]
- Housing (permanent, attractive)
- Planned/managed growth [2]
- Don't have many - will stay the same size, won't shrink or grow much, few economic impacts
- Needs a motel - lodging is always booked in the summer
- Could develop more second homes
- Growing retirement - assisted living/provided services for senior population as people age

**4. What do you think the Town will be like in 10 years? Or what would you like Riverside to be like in 10 years?**

- The same: don't see much change in 10 years [3]
- Would like to see continuity of businesses
- Cooperation with Encampment [3 brought this up]
- Growth in population in outlying areas, but without a "boom"
- Depends on national economy
- Growth in retirees
- Would like to see some controlled growth while maintaining the rural environment

**5. If you were in charge of the Town of Riverside, what would be your top priorities?**

- Bringing in infrastructure to support the Town
- Enhancing basic services (bank, grocery store)
- Maintaining or increasing revenues while bringing taxes down
- Working with an Economic Development Council to attract high-paying jobs
- Combining utility systems with Encampment (water/sewer) [3]
- Police protection [2]

**6. What do you think is the biggest issue currently facing the Town?**

- Lack of jobs
- State offered to pay to connect water systems, Riverside declined. Should combine water/sewer.
- Encampment and Riverside Councils not working together
- Law enforcement - not getting quality that we need [2]

**7. If the Town utilized the extension of its utilities system to encourage development in areas the Town feels it would like to see developed - would you support this policy?**

- Yes. This would keep the cost of utilities down for all and is more cost effective.
- Yes, would support with proper planning.
- Yes, would benefit commercial development along the highway.
- Yes, on a limited basis. Tie in should pay their fair share.

**8. Where within the Town do you think development should be directed? What areas within Riverside should be protected from development?**

**Direct development:**

- From 6th-9th on the South/West side should be developed.
- Up the hill towards Encampment (past the visitor's center)
- Direct development East & North

**8. continued: Where within the Town do you think development should be directed? What areas within Riverside should be protected from development?**

**Protect from development:**

- If anything, Badger Creek should be protected. Could put in dams, create ponds, and create walking trails as part of a parks and open space system. Otherwise - it isn't far to public lands from Riverside
- Encampment River/along the river. [2]. But needs more public access
- Protect the South side of Town

**9. What are your opinions regarding the QUALITY of existing development in Riverside?**

- The new development is nice. Shouldn't allow new tract houses
- Fair quality
- Fine as is.
- Lack of quality

**10. What are Riverside's natural or built features that you think are worthy of preserving and/or enhancing?**

- Encampment River [4]
- No need for walking/biking trails
- Easy access to the River Trail by car
- Badger Creek
- Proximity/Access to Sierra Madres/National Forest (already protected within trees)
- Views from Encampment on hill
- Agricultural character of the area
- Outlying area - Stagecoach Stop might be historic, but is privately owned
- Not sold on recreational economy

**11. From the following list of topics, which three contain those issues that most concern you regarding Riverside's future?**

- Affordable Housing [2]
- Affordable Utilities [1]
- Appearance of the Town [2]
- Commercial development in Town [2] (currently there is no real Main Street)
- Financial Stability of the Town [1]
- Jobs available locally [1]
- Keep small town character [1]
- Sense of Community [1]
- Water quality/quantity [1]

APPENDIX D – WORKSHOP SUMMARY RESULTS

## 'COMMUNITY CONSENSUS' WORKSHOP RESULTS



The '*Community Consensus*' *Workshop* was a community planning meeting wherein approximately 12 Riverside residents, landowners, business owners, Citizen Advisory Committee (CAC) members, Town Council and Staff joined together to review three land use plan alternative scenarios. The three alternatives were based on input received throughout the community engagement process including: community survey's, stakeholder interviews, the CAC balloon ride planning exercise and input received at the Planning Booth. A tremendous amount of input was received on all three land use scenarios. Each scenario was examined as the participants indicated what they liked and disliked about each land use scenario as well as what the impacts of those land use choices could be. The participants' decided that a fourth land use scenario should be created that encompassed all of the input from the workshop. The following goals and objectives emerged as the core values of the Master Plan update:

- Maintain open space and wildlife habitat/minimize impact on natural systems
- Promote/maintain downtown vitality and eliminate blight (deteriorated properties)
- Promote/Enhance Riversides' image and design
- Promote tourism by capitalizing on the Town's outdoor attractions/recreational opportunities (Encampment River, etc)
- Promote walkability/pedestrian-friendly neighborhoods and connectivity to surrounding recreational opportunities
- Promote infill/redevelopment which should be the first priority for future growth
- Promote a range of attainable housing choices/Promote reinvestment
- Diversify the economy and create jobs/designating specific places as employment areas
- Leverage existing public facilities and infrastructure and grow efficiently
- Promote opportunities to work cohesively with the Town of Encampment in order to function and grow more efficiently.

APPENDIX E ACTION PLAN

# Riverside Action Plan

Riverside's Master Plan is intended to be a dynamic, living document that responds to changing conditions and continues to reflect the community's values and vision over time. To do so, it must change as the community changes. Periodic reviews, refinements, and updates will be necessary. Major updates of the Riverside Master Plan should be done within five years, or more frequently if necessary, to reflect changes in community goals and needs. Minor changes to the Master Plan (such as clarifications and changes that do not alter the intent of the Plan), may be requested more frequently than major updates by a citizen, property owner, or Town official. For efficiency, such requests should be consolidated for review by the City Council at specified times of the year. It is important that the Town regularly dedicate funds for future Plan updates.

## Annual Review/Monitoring

To assess the Plan's effectiveness in responding to changing conditions, the Town will need to monitor actions affecting the Plan. Staff and Council members should submit an annual monitoring and evaluation report on the progress of implementing the Plan prior to the initiation of the budget process each year. The annual monitoring and evaluation report should include the following:

- Detail the accomplishments of the previous year;
- Provide an evaluation of whether or not the Plan's objectives are being met;
- Measure the Town's success in achieving plan goals through the recommended action steps;
- Evaluate the impact of the Plan on service provision and proposed programs to help achieve the Plan's goals;
- Identify unlisted strategies that will achieve Plan goals;
- Propose action items to be pursued under the coming year's budget;
- Document growth trends and compare those trends to plan projections; and
- Identify any difficulties in implementing the Plan.

## Plan Implementation Program

The following Action Plan Matrix (table 1) is an initial list of implementation measures recommended to achieve the goals and policies in Riverside's Master Plan and is intended to guide the Town Council and Staff as they develop work programs during the life of the Plan. The matrix indicates the type of strategy/action required, the party or parties primarily responsible for implementing the strategy/action, and the priority of the action to be initiated. The priority column lists suggests immediate (implemented after adoption), short-term (initiated within one to two (1-2) years after Plan adoption), long-term (to be completed within three to five (3-5) years after Plan adoption), and ongoing timeframes for each strategy/action.

**Table 1. Action Plan Matrix**

Action	Strategy/Action	Responsible Party/Parties	Priority
1	<p>Update the Riverside Zoning Ordinance for consistency with the Land Use Plan Map as well as goals and policies of the Master Plan:</p> <ul style="list-style-type: none"> <li>• Adopt a Town of Riverside Official Zoning Map that is consistent with the <i>Land Use Plan Map</i></li> <li>• Revise the Zoning Ordinance to create the following zone district classifications:               <ul style="list-style-type: none"> <li>○ Add a Rural Residential zone district (lands in the Agricultural/Rural Residential land use designation on the <i>Land Use Plan Map</i>)</li> <li>○ Delete the industrial zone district and replace it with a Light Industrial Zone district classification</li> <li>○ Delete the Limited Use zone district and replace with a Recreation Commercial zone district classification</li> <li>○ Delete the Multiple Use zone district classification and replace with a Downtown Commercial zone district</li> <li>○ Create an Employment zone district classification</li> <li>○ Establish criteria for accessory dwelling units and encourage near Main Street</li> <li>○ Create a Civic/Public use zone district classification</li> <li>○ Revise land use regulations to prohibit large livestock on properties in key commercial areas as depicted on the <i>Land Use Plan Map</i> i.e, Downtown Commercial, Employment, etc.</li> <li>○ Adopt regulations for home occupation regulations</li> </ul> </li> <li>• Adopt Subdivision Regulations (Site Plan regulations should be included in the Subdivision Regulations).               <ul style="list-style-type: none"> <li>○ Adopt conservation subdivision regulations that encourages clustering and conservation of open space, agricultural lands, and protection of natural and scenic resources</li> <li>○ Adopt adequate public facility standards for water, sewer, storm water and</li> </ul> </li> </ul>	<p>Town Council/Land Use Code Task Force/Public Works</p>	<p>Immediate</p>

Action	Strategy/Action	Responsible Party/Parties	Priority
	<p>transportation facilitates</p> <ul style="list-style-type: none"> <li>○ Adopt public dedication standards/requirements and impact fees</li> <li>○ Include regulations for undergrounding all utilities infrastructure with new subdivision or development</li> <li>○ Require developers to install all public improvements necessary to serve their development</li> </ul> <ul style="list-style-type: none"> <li>● Consider adopting Oil and Gas Drilling and Production regulations**</li> <li>● Adopt a Pride, Health &amp; Safety Ordinance (Nuisance Ordinance similar to Rawlins that include abatement – Court action authorized)</li> <li>● Adopt annexation Regulations <ul style="list-style-type: none"> <li>○ Include annexation review criteria</li> <li>○ Require a concept plan to the annexation application submittal requirements</li> </ul> </li> <li>● Consider adopting a Unified Land Development Code that includes: zoning, subdivision regulations, vested property rights, community design principles and development standards, enforcement, sign regulations, floodplain areas, oil and gas drilling and production, RV and manufactured home park development standards, lighting, historic landmarks and historic districts and annexation regulations</li> <li>● Update Chapter 6.2 Signs - Set forth standards for specific types of signs i.e., freestanding, awning, wall, projecting, etc.</li> <li>● Adopt blight conditions definitions in Code</li> <li>● Require new development to preserve, minimize, and/or mitigate impacts of development on significant natural features, wildlife habitat and corridors, and important view sheds.</li> <li>● Implement building height requirements to preserve significant view sheds</li> <li>● Develop development standards for the Encampment River corridor.</li> <li>● Adopt design vocabulary</li> <li>● Include review criteria that require consistency with the Master Plan for all land use proposals</li> <li>● Set forth appropriate setbacks from the river, public access and open space dedication requirements</li> <li>● Update land use regulations to ensure that a variety</li> </ul>		

Action	Strategy/Action	Responsible Party/Parties	Priority
	of lot sizes, residential types and styles are included in new neighborhoods, higher densities are encouraged in the Downtown Commercial area and policies are adopted to discourage temp or mobile housing in the downtown area.		
2	Establish an intergovernmental agreement (IGA) with Encampment and with Carbon County relating to issues such as new commercial development within the community buffer zone (design and/or land use changes), revenue sharing, and provision of public services.	Council Appointed Person/Engineer	Immediate
3	Establish a standard level of service that should be provided for all public facilities and services (dedication of water shares, sewer, storm water, parks, streets, trails, police, and fire protection).	Town Staff/Public Works/Engineer	Immediate
4	Develop cost sharing or reimbursement policies between property owners for situations in which the installation of public facilities directly benefit an adjacent property.	Town Staff/Public Works/ Engineer	Immediate
5	Review and revise public dedication standards/requirements and impact fees.	Town Staff/Public Works	Immediate
6	Draft and adopt a <b>Utilities Master Plan</b> to serve as a planning tool to guide the development of capital improvement programs and expansion of the Town's utilities.	Public Works/ Engineer	Immediate
7	Develop a capital improvement program that identifies the Town's future public improvement priorities	Town Staff/Public Works/ Engineer	Short Term
8	Annually review the capital improvement program	Town Staff/Public Works/ Engineer	Ongoing
9	Develop an incentive program/policies to attract job-generating development.	Town Staff	Immediate
10	Develop and adopt <i>Community Design Principles/Guidelines</i> for the Town.	Town Staff/Council	Short Term
11	Draft and adopt policies that promote Riverside as taking a leadership role in the overall development of the Riverside-Encampment-Cherokee Meadows-Blackhall area.	Town Council	Short Term
12	Review, adopt and consistently enforce town ordinances to ensure public nuisances creating a hazard to public health and safety are abated.	Town Council	Immediate
13	Adopt and enforce the 2006 International Building Code and International Property Maintenance Code	Town Council	Immediate

14	Promote <b>Clean Up Day</b> up to several times a year. Allocate town funds for dumpsters for junk and debris on an annual basis.	Community Dev/Public Works	Ongoing
15	Explore state local mechanisms to create incentives for removal of blighted or unsightly conditions	Town Council/Staff	Short Term
16	Obtain grants to utilize the Old Town Hall as a museum or visitor's center	Town Council	Long-Term
17	Obtain grants and explore other funding mechanisms to purchase properties within the blighted concentration areas so Old town Hall could be relocated and prominently displayed along Riverside Avenue	Town Council	Long-Term
18	Designate historically significant buildings in Riverside	Town Council	Long-Term
19	Develop and adopt a <b>Corridor Implementation Plan</b> to enhance community gateways and leverage highways frontage.	Town Council	Short-Term
20	Inventory destinations for both residents and visitors of Riverside	Town Council	Short-Term
21	Create Town logo and develop themes and icons that convey an attractive image for Riverside – Establish a unified theme	Town Council	Immediate
22	Form partnerships to enhance Riverside gateways. Collaborate with adjoining landowners, the Chamber, County and WDOT	Town Council	Short-Term
23	Perform and maintain a blighted properties inventory	Town Council	Immediate
24	Develop and adopt forms, checklists, and formal proceedings to declare properties blighted.	Town Council	Immediate
25	Develop rehabilitation or redevelopment of blighted properties	Town Council	Immediate
26	Explore funding mechanisms and grant opportunities for purchasing or rehabilitating blighted properties	Town Council	Immediate
27	Collaborate with partners to establish small business loan program	Town Council	Short-Term
28	Develop an incentives program for development that conforms to the Master Plan and provide employment opportunities	Town Council	Short-Term
29	Develop criteria for preferred commercial development in the area.	Town Council	Short-Term
30	Collaborate with partners to encourage activities, tourism, and other events that will draw visitors to the Town	Town Council	Short-Term
31	Create eye-catching business directory	Town Council	Immediate
32	Host public workshops to engage citizens to evaluate opportunities to upgrade parks and acquire additional public river access	Town Council	Short-Term
32	Collaborate with the School District, historical organizations and other parties to educate the public about the value of	Town Council	Ongoing

	the river corridor, its history and the role it plays in the community. Support educational programs in schools, interpretive signage, and by supporting public environmental education programs.		
33	Map migration corridors	Town Council	Long-Term
34	Promote the wide variety of natural features, sightseeing and back country access available on the Town's website	Town Council	Short-Term
35	Promote access to all outdoor recreation destinations including public access to the Encampment River	Town Council	Short-Term
36	Host monthly meetings with local businesses to brainstorm ideas on how to promote and disseminate tourism information	Town Council	Immediate
37	Develop an <b>Implementation Plan</b> for the Encampment River corridor	Town Staff/SERCD/ Citizens	Short-Term
38	Collaborate with landowners, citizens, and SERCD and other State and Federal government entities to identify viable locations for a regional attraction along the river	Town Council/SERCD	Long Term
39	Conduct a sensitive land inventory	Town Council	Long Term
40	Coordinate/set up quarterly meetings with local non-profit housing programs to ensure diversity of housing types	Town Council	Mid Term
41	Host monthly meetings with the Saratoga/Platte Valley Chamber of Commerce and business community to develop strategies to promote Riverside as a tourist destination.	Town Council	Ongoing
42	Actively pursue outside funding sources that can be applied to attainable housing projects	Town Council	Mid Term
43	Create and adopt an affordable housing policy and guidelines	Town Council	Short-Term
44	Schedule a series of meetings with private developers for discussions about expansion of existing infrastructure	Town Council	Immediate
45	Conduct a cost-benefit analysis of partnership opportunities to ensure they will favor the Town in the long-term through sales or property tax revenue	Town Council	Short-Term
46	Carry out recommended maintenance of the existing sewer system	Public Works	Ongoing
47	Utilize grant funding currently available to extend sewer service to unserved areas of town that are currently developed	Public Works	Immediate
48	Support the formation of a <b>Community Events Commission</b> to promote, support and fund a variety of seasonal events and social gatherings	Town Council	Immediate
49	Support the formation of a <b>Historic Preservation Committee</b> with the mission to preserve and make visible the local town history: <ul style="list-style-type: none"> <li>Support and fund historic preservation and interpretation efforts.</li> </ul>	Town Council	Short-Term

	<ul style="list-style-type: none"> <li>Support, fund the expand as appropriate the Old Town Hall</li> </ul>		
50	Develop programs that donate time, money, food, clothing, and/or other resources to those in need	Town Council	Ongoing
51	Host a series of meetings with local seniors to assess their needs and develop programs accordingly	Town Council	Ongoing
52	Initiate discussion with surrounding communities regarding ways to cooperate/pool resources with Encampment and County to meet the financial and social needs of citizens in the region	Town Council	Ongoing
53	Create a <b>Tourism Committee</b> to work with businesses, Chamber, as well as adjacent jurisdictions, State and Federal landowners, agencies and organizations to support and direct tourism to Riverside with focus on the Encampment River Corridor as a regional destination	Town Council	Short
54	Encourage the CAC to participate on various citizen committees and promote citizen leadership to carry out the Master Plan	Town Council	Immediate

\*\* Like other states, Wyoming cities and counties have zoning and planning authority that can be used to regulate oil and gas development. The authority of Wyoming counties is more restricted than that of its cities and towns. Cities can regulate construction or use of buildings and land for various reasons, including promoting health and general welfare and encouraging the most appropriate use of land throughout the city or town. Zoning regulations for the City of Gillette, for example, define oil, gas and mineral exploration and production activities as "permitted uses" within the agricultural or heavy industrial districts within the city. Gillette requires a permit to drill wells which the city will issue if it is satisfied that there will be no hazard to the general public and that no undue nuisance will be created.