



# Lander Master Plan Community Planning Charrette Comments

## Lander Master Plan Charrette October 25, 2011

### Lander Transportation Issues Summarization of Notes

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1. TRANSPORTATION HAZARDS/BOTTLENECKS
2. Hazardous areas were identified and prioritized as follows:
  - a. Intersection of Hwy 789 and Hwy 287
  - b. Main Street from 9<sup>th</sup> Street to Baldwin Creek
  - c. Baldwin Creek
  - d. Safeway Entry
  - e. Blind Corner north/west of 9<sup>th</sup> and Main Street
  - f. Main Street and 1<sup>st</sup> Street
  - g. Main Street and 2<sup>nd</sup> Street
  - h. Main Street and 3<sup>rd</sup> Street
  - i. Offset intersection at 9<sup>th</sup> Street and Sweetwater Street/Starrett
3. Comments by attendees include:
  - i. Installation of a roundabout at intersection of Hwy 789 and Hwy 287 would make intersection safer for traffic and pedestrians/bicyclists
  - ii. Second and main is busy and may need a turning signal; phasing/timing issue; line of sight issues
  - iii. Third and Main has a lot of pedestrian traffic, visibility is poor due to street parking, and traffic signal timing.
  - iv. Roundabouts in residential areas- citizen funded
  - v. Speed limits are appropriate, but enforcement is an issue
  - vi. Main Street is unsafe because of people running red lights
  - vii. Maintain current surfaces of streets
  - viii. More sidewalks
  - ix. East Washakie is not paved (2 homes)
4. SCHOOL TRANSPORTATION
  - a. Few of the charrette attendees participate in the in-town bussing program.
5. Some have children that attend elementary schools in Lander but were not
6. aware of the program. Others have children that attend themiddle school and
7. high school which are not bussed in town.
  - b. Comment from attendees include the following
  - c. School zones being consolidated. Schools zones are too close to majorroads.
  - d. On the south side town when the new Gannett Peak elementary open intown busing system may get more use
  - e. Send home a brochure about the bus system to explain system
8. PUBLIC TRANSPORTATION
  - i. A majority of the attendees did not feel an in-town public transportation servicewould be utilized by more than senior citizens.
  - ii. Comments from attendees are as follows:
    - i. Bus systems should run intercommunity (Lander, Hudson, Riverton) on Friday, Saturday and Sunday evenings
    - ii. WRTA and the senior citizen bus system should be combined to be more effective and efficient.
    - iii. Could be better publicized and have more convenient routes (ie.Walmart)
    - iv. Buses should be converted to natural gas



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- v. Not enough demand to self support
- vi. Hansen's are willing to sponsor a bus station stop shelter at the One Stop
- vii. Potential Bus Stop Locations:
  - 1. Post Office
  - 2. Lander Bar
  - 3. City Park
  - 4. Hospital
  - 5. Ace Hardware
  - 6. Safeway
  - 7. Senior Center
  - 8. Shoshone Casino

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## 9. PATHWAYS

- i. A majority of the charrette attendees want an expanded pathway network. This was the highest priority with respect to transportation.
- ii. Comments from attendees included:
  - i. Bike routes need to be better marked
  - ii. Alternatemarkings on main street (i.e. shared lane)
  - iii. Difficult to bicycle on Main Street; most travel on Garfield and Lincoln.
  - iv. Bicyclist (particularly from Catholic College) riding their bikes on the sidewalk, particularly on Main street.
  - v. Bike routes better marked
    - 1. Alternatemarkings on main street (i.e. shared lane)
    - 2. Using Lincoln and Garfield as East and West bound Bicycling lanes and making them no parking on one side of the street. Convenient due to commercial zoning.
  - vi. Baldwin Creek curb by Bike path and West Elementary; possible signage around the curb
  - vii. Using Lincoln and Garfield as East and West bound Bicycling lanes and making them no parking on one side of the street. Convenient due to commercial zoning.
  - viii. Baldwin Creek curb by Bike path and West Elementary; possible signage around the curb
  - viii. Hazard riding on streets
    - 1. Get bikes off main street
    - 2. Enforce the ordinance that people cannot ride on the sidewalks
    - 3. Signage is poor for bike routes, confusing and pointless
    - 4. Size of the ROW and shoulder on Hillcrest Dr.
    - 5. Put pathway under bridge near Maverick
  - ix. Crossing Main at 1<sup>st</sup> Street
    - 1. Purchase easements
    - 2. Potentially shut off 3<sup>rd</sup> Street from Main to Lincoln and make a park area that can be used to hold farmers markets, or the like

## 10. Additional Comments Received After Charrette

- i. Tweed Lane is unsafe, several deadly car accidents on the sharp corner
- ii. Sidewalks in Lander are intermittent – sometimes they are present and sometimes they are not. This makes it difficult to walk on them.
- iii. Most of the streets were constructed in the 1960s. They are all deteriorating quickly and we need a strategic plan to replace them or they will all need replaced at once.
- iv. Main Street is not safe to cross for elementary students
- v. The airport seems exclusive and not public. It is understandable that it needs to be secure, but if a person in the general public needs to get in touch with the FBO or



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- airport manager – how do they know where to go or who to call? There is no office the public can walk into at the airport and talk to the manager like at other GA airports around the state. There is not even a sign outside with a phone number.
- vi. Many of the sidewalks on Main St. are not shoveled in the winter and this creates ice and a hazard. This is not conducive to providing an environment successful for businesses or friendly for tourists to spend their \$ in Lander.
  - vii. Lander needs more wayfinding signs – how to get to the courthouse, Sinks Canyon, etc.
  - viii. There needs to be traffic control at Main St/Baldwin Cr. Intersection after large school events.
  - ix. The City needs to develop more space for snow dumps.

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## Land Use Post-In Note Comments

Where will Lander grow residentially?

- a. Restrict development in floodplain
- b. Infill development within City limits
- c. R1, R2 on Hwy 287 north of Lander
- d. Infill development and growth outward, west and northwest
- e. R1 and R2 – west of high school on Baldwin Creek Road
- f. Downtown
- g. Where water and sewer are available
- h. Consider State land for R1 and R2, if it becomes available (located at Wyoming Life Resource Center)
- i. Yes
- j. West – Baldwin Creek Springs; Northwest – Hwy 287 to Fort, N. 2<sup>nd</sup>
- k. Outside city limits
- l. More infill in city limits
- m. New housing should be encouraged within city limits if possible
- n. Look at adding housing in town first, then outside town limits
- o. North 287 and 2<sup>nd</sup> St. Hopefully not in a ‘sprawling’ manner (i.e. not dice up the mountains into ranchettes)
- p. Encourage cluster development on large lots within the Planning Boundary to maintain wildlife habitat and open space (320 acre minimum for development site)
- q. Homes that back up to open space – do by clustering building sites or incorporate green land as part of the development)

Where will Lander grow commercially?

- 1. Parking issue in commercial areas on Main St., also around NOLS
- 2. Need guidelines for how the community businesses/commercial areas look
- 3. Development of new business park is very appealing and well done
- 4. WLRC hill and Hwy 287 to Dubois
- 5. Yes
- 6. Government
- 7. In city limits
- 8. Tons of vacant space on Main Street as we speak!
- 9. Rustic Wyoming look is what matters – maintain integrity and hold to our roots
- 10. Delay/restrict commercial development along highways at City limits. Avoid extending water/sewer line beyond City limits along the three major arterials. This



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would encourage commercial development in existing commercial zones closer to downtown and avoid the traffic delays caused by unrestricted development.

Lander should not end up like Riverton or Afton.

11. Why is real estate so expensive on Main Street? Rents are high.
11. Downtown and north end of Main Street
12. Downtown business district should be expanded to include one block in both directions off Main Street

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Where will Lander's industries go?

1. Affordable lots needed
2. Business park – small manufacturing
3. Small
4. Within the planning boundary but outside the city
5. Industrial part south of town
6. Some development along Hwy 789 is appropriate
7. Small \_\_\_\_ based
8. Light manufacturing would be good – snow machine product, etc. Add to diversity of jobs

What kind of housing is needed?

1. Affordable, quality single unit housing
2. Less subdividing 3-5 acre lots, more residential 1/3 acre lots
3. 3-5 acre lots in planning boundary (unincorporated area) – larger lots outside of the boundary
4. More affordable housing – not only trailers
5. Mixed use on Main Street – more upper story housing
6. Need more Section 8/low income housing
7. Residential lots may be costing too much
8. Affordable rental space on Main St. or near Main St.
9. Duplexes needed – good example 1<sup>st</sup> and 2<sup>nd</sup> St. on Wood
10. Multifamily in town
11. Use city standards for new developments that are created in the planning boundary area
12. Affordable housing
13. Favor denser housing in city limits – protect open space outside of town
14. Rentals – either not available or very expensive
15. Need affordable units – right now too expensive for multi-family. Make affordable units an attractive place to live
16. Mixed residential uses (single family, duplex, apartments) in the same development
17. Cluster development with open common areas (Sonoran Institute ideas)
18. Need low income housing to house workers to support local business – can't pay rent, can't keep a job, can't stay in town
19. Single family homes – four bedroom, two bath
20. New affordable – subsidized senior/or younger housing
21. High density is an opportunity
22. Mixed use development – Main Street and Garfield/Lincoln
23. Bozeman example – developments have shared open space, water conservation measures, small lots and large common areas

Other?

For more information please visit the project website at:

[www.LanderMasterPlan.wordpress.com](http://www.LanderMasterPlan.wordpress.com)





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1. Theatre district downtown
2. People want nice views
3. Building should not take place in the floodplain as has happened in the past
4. Recreation center is needed
5. People need to come down with their expectations
6. Parks should be expanded in floodplain areas rather than residential or commercial building
7. Recreation Center – YES!!!
8. Water delivery to West and Northwest capability
9. Need to simplify code to allow lot reconfiguration for small lots/minor subdivisions
10. Infill and building on vacant lots may take replat, combined lots
11. No one working on right of way acquisition for parks, trails, open space – needs focus and resources
12. Trails and walk paths should be repaired and expanded
13. Be knowledgeable about what land is coming up for sale
14. Get City to buy land in planning boundary, take what they need out of it for parks/trails/snow dumping, and sell the rest. Be proactive.
15. Recreation Center
16. Land next to City Park is vacant to the west – can that be acquired for the park?
17. What are the plans for the Catholic College? Could it impact zoning and development?
18. Trails – connectivity around town and outside of town (Squaw-Baldwin) and connect to Fort Washakie, Riverton and beyond – for pedestrians and bikes
19. Main Street Park – Excellent that camping (tent and RV parking overnight) is allowed. Possible expansion to the west? Also, return to another outdoor swimming pool.
20. Rodeo grounds – study the actual strength of opposition from the Dillon Subdivision. I say place the new rodeo grounds there. Do not cave to a handful of people.
21. Development standards need to be reworked for quality development
22. Need way finding signage in downtown district
23. Recreation center with outdoor pool – no place to shoot hoops or take kids in winter
24. Plan for next annexation
25. First Street should be city park and floodplain. Eventually this will save lives one day.
26. Open spaces – parks in neighborhoods
27. Annex new areas to quantify city services
28. Downtown parking in city lot behind grain elevator
29. Improve medical hospital etc.
30. Skyline laws – viewshed considerations
31. Need recreation center
32. Family – youth recreation, new bowling/roller rink ☺
33. Need commercial parking in downtown district
34. Put rodeo grounds around SE or NW
35. Focal point for Lander – large water fountain, possibly has ice skating there in winter. Granite with bronze. ?? Beautification statement...go Lander
36. Why do we need to upgrade the airport to handle larger aircraft when Riverton Airport is so close? Do we need to spend federal \$ on this project?
37. Neighborhood character isn't always cohesive – doesn't feel like a 'neighborhood'



# Lander Master Plan Community Planning Charrette Comments

## Verbal comments made about land use

1. Important to have large residential lots for wildlife, visual
2. Have a combination of housing types within city
3. What makes Lander nice is the lack of big box stores etc. except the trade off is there may not be jobs for local population
4. Northside Park and schools – extremely high density housing (trailers) and low income
5. Gannett School reuse
6. Need recreation center. Not selling the One Cent Tax the right way. Six months of winter here and a center is needed. Convey the message better: a recreation center is good for kids. Question asked by people thinking about moving here: “What is available for my kids?”
7. First Stop Help Center – October 1, 2010 to September 30, 2011: 309 total families in need of housing assistance. 224 female headed households, 85 male headed. 5 own houses, 204 rent, 20 are homeless, and 80 are either doubling up with others or on verge of eviction).
8. One bedroom efficiency is \$475. Trailers are \$600+ and horrible. People living in campers. Need close-in apartment buildings for Section 8 housing, about 30 units
9. Move away from isolation attitude
10. Clearly label parking
11. Create opportunities to bump into each other – gather places. Downtown can be unifying location
12. Crosswalks are lousy. Move ATV and oil change businesses from downtown to outside of town. Add to historic walk so downtown can all be on foot.
13. Made inconvenient to stop in Lander so people drive by.
14. Make historic district stronger and an area where foot traffic is happening. ‘Inviting walk.’ Promote drop-in businesses with more promotions such as one hour special etc.
15. Be nice to have a place to play basketball and inside sports. Not a great place for spontaneous activities.
16. Get miniaturized version of theatre district
17. Empty buildings on Main – need to be filled
18. Partner communities: Riverton and Lander. Each can offer something different.
19. Affordable housing needed
20. Value wide open spaces: Have adequate space for dogs
21. Indian Lookout Subdivision – good type of subdivision design
22. Opportunity to expand from Tweed to Baldwin Creek – annex to City. N. 2<sup>nd</sup> St. has same opportunity
23. Newly developing land can be site for reasonably priced houses – north and west of town, also southeast
24. Put multi-family units in town
25. Residential development started in northeast – build on what has been started
26. City can buy land, take what they need out of it for park/paths/snow dump site, and sell the rest
27. One mile jurisdictional area for subdivision review: City Council accepts simple subdivisions with no discussion when they could be accepted with easements. Mistake not to look at them more closely. Lack of utilization of regulatory framework for review.
28. Plan for the one mile area with regard to where services are going to go, which is essential
29. Remember Rapid City flood of 1972 when hundreds were killed. Look into acquiring water rights not being used on Popo Agie and use river more for fishing



## Lander Design - Authentic Lander Summarized Comments of Participants

1. What is the most loved place in Lander
  - a. Backyard
  - b. Downtown
  - c. City Park
2. What is your favorite part of Lander?
  - a. Coulter Block x11 (Lander Bar)
  - b. Unique Shopping
  - c. Independently owned shops
  - d. Historic buildings
  - e. City Park (Parks) x14
  - f. Eagle Bronz
3. What are some downtown needs and opportunities?
  - a. Minimize auto business downtown
  - b. More dining, family restaurant
  - c. Diversified retail, Retail
  - d. Buyer for the book basket
  - e. Antique Store
  - f. Arts Center, Unified arts community, Arts infrastructure, More Galleries, Public Art, Public Art at the Gateways, Public Art (Bronz)
  - g. More independent businesses
  - h. Better bike/share the road lanes, Bike Friendly Crossings, Bike racks
  - i. Signs for parking areas, Better parking management III
  - j. Outside seating
  - k. Better Crosswalks x4
  - l. Gateway features
  - m. Incentives for unified feel
  - n. Trees, Canopies for shade, Shade, More trees DT
  - o. Walking dining block 3<sup>rd</sup> street to NOLS
  - p. Lower Rents, Better economics
  - q. Additional Pocket Parks
  - r. Crossing at Main Street and 1st
  - s. Boardwalk
  - t. Manage Downtown Parking x2
  - u. Investigate diagonal parking
  - v. Wayfinding and signage
  - w. Much More Beautification
  - x. More seasonal color downtown
4. Opportunities
  - a. CRA Funds at Bank
  - b. WYDOT Urban Funds
  - c. 20 percent Income Tax Credit
  - d. Voluntary Standards
  - e. Become a Main Street Community
  - f. Develop Façade Improvement loans
  - g. Support Local Businesses



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- h. Connect Eagle Bronz/McDonalds Main Street
- i. Promote Historic District
- 5. What additional events would you like to see downtown?
  - a. Farmers Market x3
  - b. Street Dances/Partiesx2
  - c. More Interaction
- 6. Other General Comments Included:
  - a. Recreation Center x7
  - b. Recreation Center in Ben Franklin x2
  - c. New Pool
  - d. Improve Centennial Park
  - e. Connect Pathways , Connect the Greenwaysx2
  - f. Pool
  - g. Rodeo Grounds/Arena/Sports Center
  - h. Enhanced River front and use (water park) x3
  - i. Greenway Connectivity
  - j. Safe Bikeways
  - k. Performing Arts Center
  - l. Green Spaces
  - m. Doesn't need a steam boat look
  - n. Economic Development based on outdoors
  - o. Lighting Standards
  - p. Mixed Use
  - q. Greenspace connections to new neighborhoods

## Environment

### What natural features are most important in Lander and why?

1. Access to great hiking, fishing and hunting and other outdoor opportunities; open space
2. Access to public land (BLM & USFS& state park) without degrading what we have there
3. Access to public lands are a draw to the community as well as an economic draw (Climbers Fest/other)
4. Access to the outdoors: camping, hunting, fishing, mountain biking, etc.
5. City park
6. City parks and open spaces for recreation in town
7. City parks; open spaces for recreation in town
8. Clean air
9. Clean air and water
10. Middle fork (Popo Agie) through Lander
11. Middle fork of the Popo Agie
12. Mix open space with development
13. Open space and mountain views
14. Open space on surrounding hillsides
15. Open spaces around town
16. Our outdoors; mountains; rivers
17. Our trees
18. Popo Agie River
19. Popo Agie; recreation
20. Preserve wetland and habitat areas
21. Rivers





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22. Rivers and mountains; close proximity to town; through town
23. Sinks Canyon for various recreation
24. The river and the mountain views
25. The river; many people comment on the city with a river running through it
26. Trees and water
27. Views
28. Views; again a draw to the community
29. Viewshed of mountain range
30. Water; approaching water rights and no conservation incentives
31. Wildlife
32. Wind River viewshed
33. Winds; recreation

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## **What natural features need to be protected?**

1. Avoid economic development that impacts air quality
2. Flood control
3. Green spaces and trail access around town
4. Greenspaces
5. Greenway needs to be a high priority
6. Greenways and pathways
7. Habitat for wildlife
8. Improve flow between water treatment plant and lagoons
9. In-town river access for recreation
10. Low flow in summer
11. Middle fork of the Popo Agie
12. Mix open space with development
13. Preserve natural habitat areas (Strube Memorial Habitat) as Lander grows west
14. Preserve wetland habitat areas
15. Protect our trees throughout town
16. Protect the Popo Agie thru town—need the flow from July-Oct!
17. Protect the viewsheds—no more ridge top building!
18. Protection of the middle fork of the Popo Agie
19. Public lands
20. Red Butte and Table Mountain; habitat for wildlife and recreational access
21. Restoration of middle fork streambed through city park
22. River through town
23. Scenic areas
24. Stream flow in the middle fork during the summer months is too low. This affects dilution of fecal coliform as well as fish and wildlife
25. Trails
26. Trails and paths around town for kids and everyone else
27. Water (Popo Agie); improve discharge
28. Water quality of lagoons
29. Water supply
30. Watershed and floodplain
31. Wilderness, public lands, National Forest, BLM, trail systems
32. Wildlife areas

## **What is the most significant environmental issue facing Lander?**

- Access to drinking water

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# Lander Master Plan Community Planning Charrette Comments

- Attitude of residents toward environment—trash disposal
- Avoid economic development that impacts air quality
- Building in the floodplain
- Concerned about threat of impact for oil, gas, mineral extraction near Lander
- Condensing and channeling this river is a bad and dangerous idea. The floodplain needs more width, more natural turns
- Development impacting our scenic views, wildlife, wild places...sprawl
- Flood control for the city
- Flood mitigation planning
- Flood plan for a flood plain land acquisition plan (long range). Better than waiting for a disastrous flood. Let's learn from other communities that have had flood disasters.
- Lack of an adequate flood plan
- Lack of environmentally friendly planning for the future
- Lack of greenspace
- Landfill is running out of space
- Landfill space
- Middle fork pollution
- More trails dedicated to walk/biking that connect parks
- None
- Our floodplain management is a disaster...remove the hard scape...have natural slopes, vegetation, curves
- Over-restriction or over regulation; truly protecting a multi-use environment
- Pollution of Popo Agie
- Pollution of Popo Agie needs to be resolved
- Pollution of the Popo Agie, waste management, trash, recycling
- Popo Agie River flood issues in confined channel; no floodplain
- Preserving natural habitat
- Prohibit development in future in middle fork floodplain!
- Recycling
- Recycling and garbage disposal
- Solid waste management
- Trash
- Trash disposal
- Waste management
- Water
- Water quality
- Water quality control
- When the Popo Agie drains out from irrigation so no one can go into it, no fishing

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## Other Issues

1. City needs to be a leader in promoting recycling and stewardship. Need to encourage recycling at public events and in city-owned buildings
2. Curbside recycling!
3. Curbside recycling for everyone, discount for smaller trash containers replaced with recycling. Create an environmentally friendly culture
4. Landfill's filling—look at more community recycling stations around town
5. More bike/skate paths along river connecting more recreational areas together; this is economic development

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6. No natural gas fracking
7. Please, more trails and safe pedestrian/bicycle routes—make it safe and easy to commute (within Lander and to neighboring communities) by bike and on foot
8. Protecting and expanding (supplementing) the watershed
9. Sinks canyon, local areas to play, x-country ski, climb, bike, boot, etc.
10. Try to obtain water to maintain a flow for fisheries in the river
11. Walk paths or trails need repaired and expanded
12. Water is big issue in Lander. Shouldn't build on floodplains, shouldn't use excessive amounts of water to irrigate lawns
13. Work to improve fish habitat in the river

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### **Additional Questions**

1. Is Lander pursuing gray water use for irrigation?
2. What should Lander's environmental goals be?