

agreements for their joint use.

The City of Lander already seeks opportunities to cost share with other local entities. For example, the City does not charge the County for use of the Community Center (elections and employee parties) and in exchange the County does not charge the City for its portion of the election expenses. The City allows the Fremont County School District #1 to use the Community Center for free and the FCSD#1 trades with Lander for use of their facilities in City parks and recreation programs. The City has Memorandums of Understanding on file for emergency use with the Fremont County Jail, Fremont County Public Health and the Lander Valley Medical Center. The City is not charged for use of the Library meeting space. The continuation of this type of cost sharing to include additional facilities will further benefit the City.

FUTURE LAND USE MAP

Plan Map and District Descriptions

Like many communities in Wyoming, Lander's population has fluctuated over the past few decades, and this makes the prediction of future population estimates more difficult. For example, in 1990 Lander had a population of 7,023. By 2000 the total decreased to 6,867, while the number rose to 7,487 in 2010. Many factors can and do impact the city's growth, including regional energy development, college enrollments, housing availability, perceived quality of life of the community, and stability of the local job market.

While no one interviewed in the course of preparing this plan expressed an interest in having zero population growth within the community, there were a number of concerns voiced about the risk of growing too rapidly

and possibly losing the qualities that make Lander so special to its current residents. Ultimately the consensus was that Lander should grow in a manner that is thoughtful and cost effective.

Three future land use scenarios were prepared to illustrate the ability of Lander to absorb various population increases to the year 2030. Each scenario is described below.

Scenario 1 illustrates where additional development capable of accommodating 575 new residents can occur, which is the city's projected population estimate by the year 2030 as prepared by the State of Wyoming Economic Analysis Division. The proposed development is largely focused within the existing city limits, along with an unincorporated area in the northeast corner of the city.

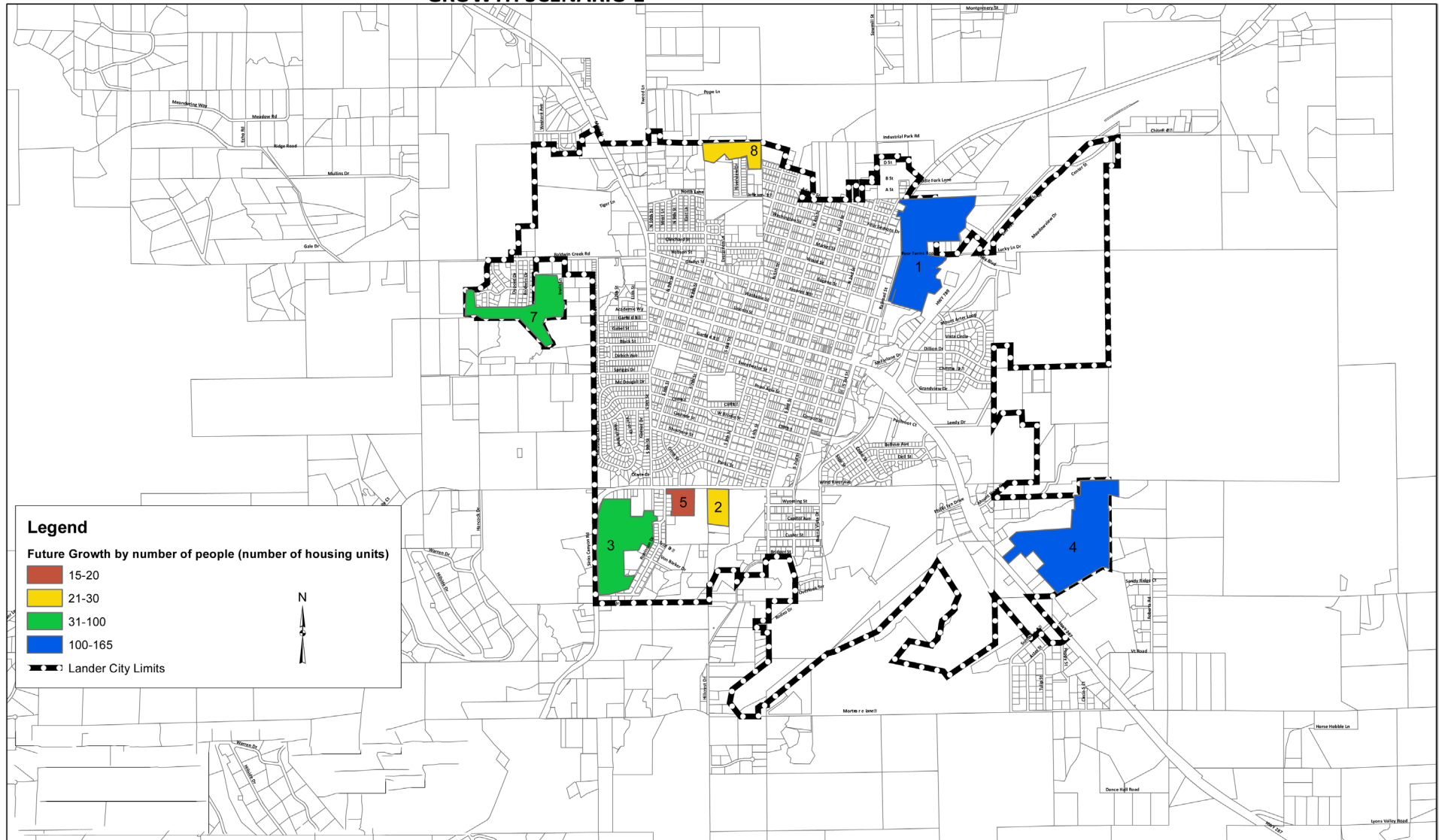
Scenario 2 displays locations where a projected population of 900 new residents may reside. The new growth would occur within the city's planning boundary and consists of a mix of new development inside and outside the city limits. This scenario represents a slightly more aggressive growth in population to the year 2030.

Scenario 3 illustrates where a future population of 1,200 new residents could be accommodated, again both inside and outside the city limits and still within the city planning boundary. Land located in the northern side of the planning boundary would absorb a significant share of the new development. Scenario 3 reflects a more aggressive growth spurt, which could occur if regional uranium mining escalates.

The tables that accompanies each scenario identifies the current zoning, gross and actual development area, open space and roads, number of lots allowed, and the projected number of people and number of units estimated for each scenario. It is assumed that the majority of the new units will be single family structures.



CITY OF LANDER MASTER PLAN LAND USE GROWTH SCENARIO 1



Growth Scenario 1

ID	Zoning	Gross Area (sf)	Open Space (sf)*	Road (length)**	Road (area)***	Actual Development Area	%	# lots allowed	Projected Growth (# of people)	# of Units Required
1	R3	2,867,353.53	573,470.71	7,000.00	280,000.00	2,013,882.82	37%	336	152	22
2	R1	409,427.32	81,885.46	650.00	26,000.00	301,541.85	6%	34	23	7
3	R2	1,936,802.82	387,360.56	3,500.00	140,000.00	1,409,442.26	26%	235	106	30
4	R5	3,202,314.16	640,462.83	6,000.00	240,000.00	2,321,851.33		580	163	16
5	R1	342,043.01	68,408.60	800.00	32,000.00	241,634.41	4%	27	18	5
7	R1	1,323,793.89	264,758.78	200.00	8,000.00	1,051,035.11	19%	119	79	23
8	R3	573,850.50	114,770.10	500.00	20,000.00	439,080.40	8%	73	33	9

* 20% of the total land area per Resolution 892, Section 1 Subsection 13.b.i

** Estimation based on existing roads

*** Based on 40' ROW

Units based on 3.5 people per dwelling in R1, R2, and R3 (single family homes). Units for zoning area R-5 was based on multifamily residences (3 or more dwellings per unit).



Growth Scenario 2

ID	Zoning	Gross Area (sf)	# lots allowed	Open Space (sf)*	Road (length)**	Road (area)***	Actual Development Area	%	# lots allowed	Projected Growth (# of people)	# of Units Required
1	R3	2,867,353.53		573,470.71	7,000.00	280,000.00	2,013,882.82	37%	336	120	48
2	R1	409,427.32	46.53	81,885.46	650.00	26,000.00	301,541.85	6%	34	17	7
3	R2	1,936,802.82	322.80	387,360.56	3,500.00	140,000.00	1,409,442.26	26%	235	81	33
4	R5	3,202,314.16		640,462.83	6,000.00	240,000.00	2,321,851.33		580	134	54
5	R1	342,043.01	38.87	68,408.60	800.00	32,000.00	241,634.41	4%	27	14	6
7	R1	1,323,793.89	150.43	264,758.78	200.00	8,000.00	1,051,035.11	19%	119	56	22
8	R3	573,850.50		114,770.10	500.00	20,000.00	439,080.40	8%	73	24	10
9	R3	9,127,257.39	1,037.19	1,825,451.48	16,250.00	650,000.00	6,651,805.91	122%	1109	256	102
10	R3	7,039,739.28		1,407,947.86	12,750.00	510,000.00	5,121,791.42	94%	854	197	79

* 20% of the total land area per Resolution 892, Section 1 Subsection 13.b.i

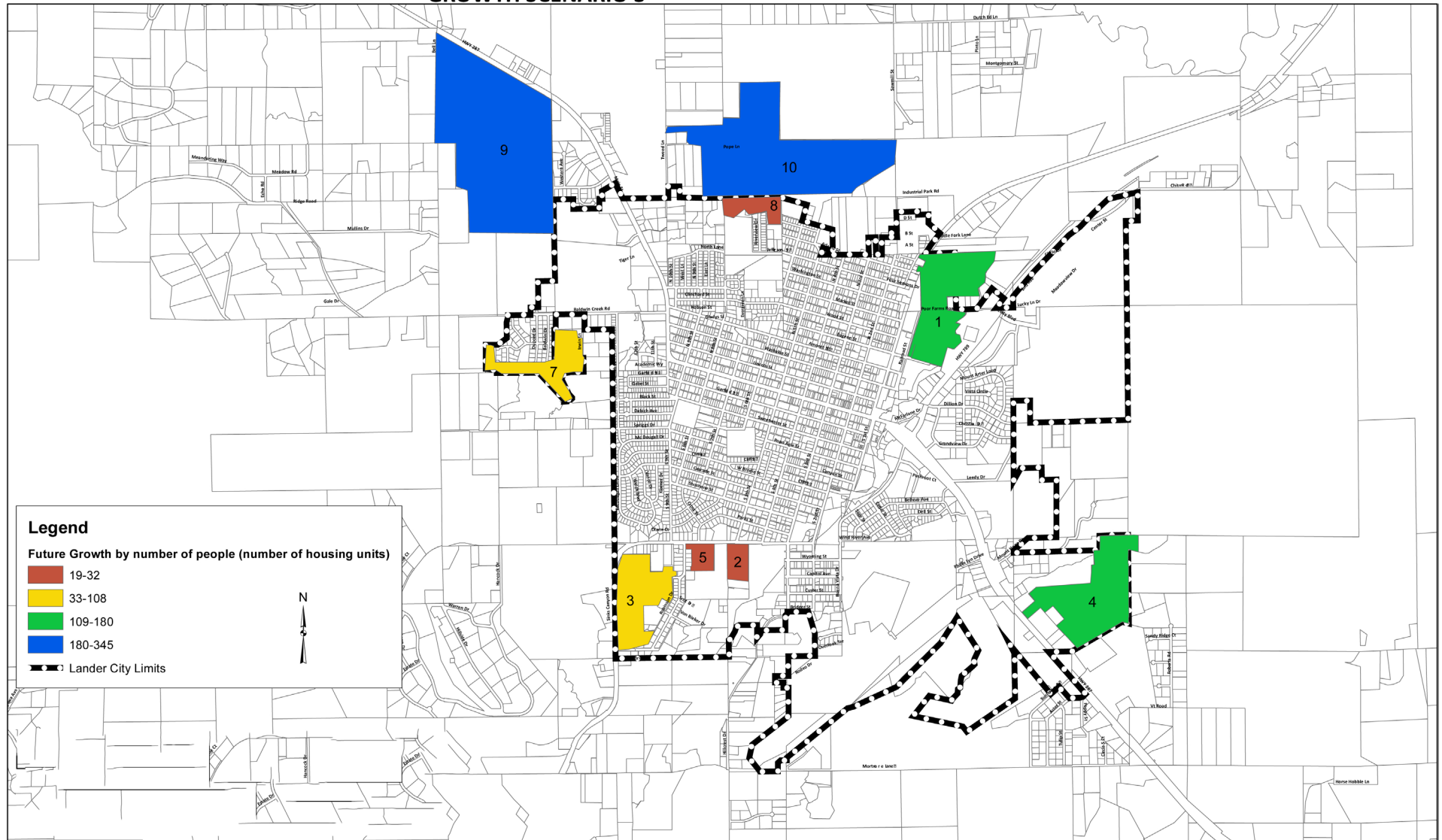
** Estimation based on existing roads

*** Based on 40' ROW

Units based on 2.5 people per dwelling in R1, R2, and R3 (single family homes). Units for zoning area R-5 was based on multifamily residences (3 or more dwellings per unit).



CITY OF LANDER MASTER PLAN LAND USE GROWTH SCENARIO 3



Growth Scenario 3

ID	Zoning	Gross Area (sf)	# lots allowed	Open Space (sf)*	Road (length)**	Road (area)***	Actual Development Area	%	# lots allowed	Projected Growth (# of people)	# of Units Required
1	R3	2,867,354		573,471	7,000	280,000	2,013,883	37%	336	161	64
2	R1	409,427	47	81,885	650	26,000	301,542	6%	34	23	9
3	R2	1,936,803	323	387,361	3,500	140,000	1,409,442	26%	235	108	43
4	R5	3,202,314		640,463	6,000	240,000	2,321,851		580	179	72
5	R1	342,043	39	68,409	800	32,000	241,634	4%	27	19	8
7	R1	1,323,794	150	264,759	200	8,000	1,051,035	19%	119	74	30
8	R3	573,851		114,770	500	20,000	439,080	8%	73	32	13
9	R3	9,127,257	1,037	1,825,451	16,250	650,000	6,651,806	122%	1109	341	136
10	R3	7,039,739		1,407,948	12,750	510,000	5,121,791	94%	854	263	105

* 20% of the total land area per Resolution 892, Section 1 Subsection 13.b.i

** Estimation based on existing roads

*** Based on 40' ROW

Units based on 2.5 people per dwelling in R1, R2, and R3 (single family homes). Units for zoning area R-5 was based on multifamily residences (3 or more dwellings per unit).