

**TOWN OF BASIN, WYOMING
2012 MASTER PLAN**

PROJECT PARTICIPANTS

Basin Town Council

Amy Kania, Mayor

David Cooper	Heath Hopkin
Lyle King	Deb Rathbun

Master Plan Committee

Carl Olson, Chairman

Becky Allred	Andreau DeGraw
Ken Fink, PE	Mary Fisher
Barbara Anne Greene	Mark Hillman
Lyle King	Karla Pomeroy
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Town Planning Commission

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Robert Kampbell	Carl Olson
Keith Pederson	Deb Rathbun

Town Staff

Sherman Allred, PE, Town Engineer
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Funding Assistance

The Wyoming Business Council

Resolution No. 2012-0612-01

A RESOLUTION ADOPTING TOWN MASTER PLAN

WITNESSETH

WHEREAS, the Town of Basin Council applied for and received grant funding in order to complete update to 1977 Town Master Plan; and

WHEREAS, the Town of Basin Council appointed a Master Plan Committee to complete planning functions; and

WHEREAS, the Master Plan Committee, Planning Commission and consultant have completed comprehensive planning functions and have produced a document titled Town Master Plan dated 2012 including a Future land Use Map; and

WHEREAS, the Master Plan was made for the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the town which will best promote the general welfare as well as efficiency and economy in the process of development; and

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE TOWN OF BASIN; Adopt the 2012 Town Master Plan including a Future Land use Map as of this date.

PASSED, APPROVED AND ADOPTED THIS 12th day of June, 2012 .



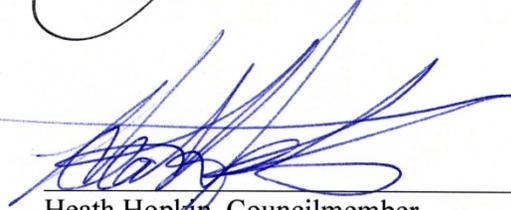
(Name & Title) Amy Kania, Mayor

Attest:


(Name & Title) Danielle Chapman, Town Clerk



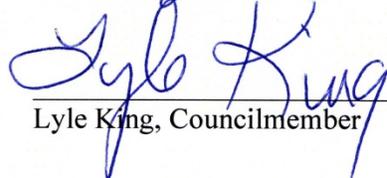
Dave Cooper, Councilmember



Heath Hopkin, Councilmember



Deb Rathbun, Councilmember



Lyle King, Councilmember

TOWN OF BASIN PLANNING COMMISSION

A RESOLUTION ADOPTING THE TOWN OF 2012 BASIN MASTER PLAN AND
CERTIFYING THE PLAN TO THE BASIN TOWN COUNCIL

WHEREAS, in 2011, the Basin Master Plan Committee began efforts to prepare a new master plan for the Town of Basin; and

WHEREAS, in April 2012, the Master Plan Committee prepared a draft master plan, entitled the 2012 Town of Basin Master Plan consisting of 75 pages of text and maps and supplemental Appendices of 36 pages; and

WHEREAS, in preparing the Master Plan, the Master Plan Committee made careful and comprehensive surveys and studies of the existing conditions and probable future growth of the town and its environs; and

WHEREAS, the Master Plan was made for the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the Town which will best promote the general welfare as well as efficiency and economy in the process of development; and

WHEREAS, the Master Plan Committee forwarded the 2012 Basin Master Plan to the Planning Commission with the recommendation that the Commission adopt the Master Plan; and

WHEREAS, the Planning Commission held public hearings on April 24, 2012 and May 10, 2012 for the purpose of taking public comments on the master plan; and

WHEREAS, the Planning Commission has thoroughly reviewed the Master Plan and concurs with the Master Plan Committee recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the Basin Planning Commission does hereby adopt the 2012 Town of Basin Master Plan and certifies it to the Basin Town Council.

DATED: May 29, 2012.

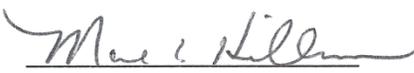
THE TOWN OF BASIN PLANNING COMMISSION:


Ken Fink, P.E., Chairman


Robert Kampbell


C.J. Duncan


Carl Olson


Mark Hillman


Deb Rathbun

BASIN MASTER PLAN COMMITTEE

A RESOLUTION RECOMMENDING THE 2012 BASIN MASTER PLAN FOR ADOPTION BY
THE BASIN TOWN PLANNING COMMISSION

WHEREAS, the Basin Master Plan Committee was appointed for the purposes of preparing a new master plan for the Town of Basin; and

WHEREAS, in preparing the master plan, the Committee made careful and comprehensive surveys and studies of the existing conditions and probable future growth of the town and its environs; and

WHEREAS, the Committee prepared a draft master plan, entitled the Town of Basin Master Plan including a Future Land Use Map; and

WHEREAS, the Committee conducted a community survey and held two public informational meetings for the purpose of obtaining public input; and

WHEREAS, the plan was made for the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the town which will best promote the general welfare as well as efficiency and economy in the process of development; and

NOW, THEREFORE, BE IT RESOLVED, that the Basin Master Plan Committee does hereby recommend the 2012 Town of Basin Master Plan to the Basin Town Planning Commission for adoption by the Planning Commission.

DATED: April 9, 2012



Carl Olson, Chairman



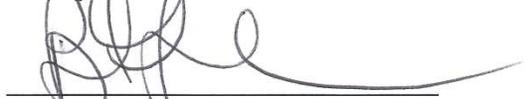
Ken Fink



Becky Allred



Mark Hillman



Barbara Anne Greene



Lyle King



Andreau DeGraw



Karla Pomeroy



Mary Fisher

PREFACE

How does a small, rural community make their town and the local economy strong enough for the next generation to grow up and have a good life there? That is the overriding question that the Town of Basin Master Plan's seven chapters or Parts attempt to answer.

The Basin Master Plan is built upon the vision of making the town and the local economy strong enough for the next generation to grow up and have a good life here. It is a vision of maintaining and improving the town so that Basin's young people have more reasons to stay. It is a vision where stagnation is not acceptable and progress is essential.

The Basin Master Plan elaborates on this vision in Part 3 by laying out a series of community development goals—goals that were devised with extensive public input (that input is documented in Part 2). Next, the Plan moves into two main planning approaches. The first is a Future Land Use Plan (Part 4), which maps and describes the town's desired future land use pattern. The Future Land Use Plan will give renewed direction to the Town's zoning ordinance. The second approach is the Priority List (Part 5), which is a narrative strategic plan that identifies actions and policies the town should pursue to advance the vision. Both the Priority List and the Future Land Use Plan are carefully constructed to help achieve Basin's vision and goals. Finally, the Master Plan Map Series (Part 6) and the Basin Profile (Part 7) provide important factual bases for the entire Master Plan.

So how does Basin make the town and the local economy strong enough for the next generation to grow up and have a good life here? The answer is by building on the progress achieved by its citizens and community leaders, progress that has continually improved the town, making the town an ever more desirable place to live, visit, and have a business. The Basin Master Plan's ambition is to be the road map to this future.

The Basin Master Plan Committee

April, 2012

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PART 1: INTRODUCTION TO THE BASIN MASTER PLAN

Purpose of the Master Plan

This Town of Basin Master Plan has been created for the purpose of making Basin and the local economy strong enough for the next generation to grow up and have a good life here -- by building on the progress achieved by our citizens and community leaders -- progress that has continually improved our town -- making Basin an ever more desirable place to live, visit, and have a business.

This Master Plan will serve as:

- A general blue-print for community development. The Plan gives direction to public agencies and private interest about how the town should develop. The Plan provides guidance on the location and character of future development. On a regular basis, the town officials and boards make decisions that affect the growth and development of the town. These include decisions on zoning, infrastructure, subdivisions, and other development-related matters. The Master Plan is intended as a general guide to help make such decisions in the best interest of Basin. All community development proposals should be evaluated with respect to the Master Plan.
- A foundation for land use regulations. The municipal zoning ordinance, subdivision ordinance, and other land use regulations need to be focused on specific purposes. The Master Plan sets out those purposes and shows what the land use regulations are supposed to achieve. By law, the Town's Zoning Ordinance should be consistent with the Master Plan.
- A means for involving citizens in the future of their community. The planning process includes several opportunities for a large cross-section of the community to be involved in determining the future of the town. The Master Plan serves as a record of community preferences as expressed through the planning process.

Planning Process

The 2012 Master Plan process was initiated when the Town of Basin applied for and was awarded a Wyoming Business Council planning grant. In 2011, the Town hired city planning consultants MMI Planning to prepare the new master plan. The Master Plan Committee and consultants met for ten monthly work meetings from July 2011 to April 2012 to prepare the Plan. At each meeting, the Committee reviewed plan components that the consultants had prepared. The consultants then revised the plan components in response to the Committee's input.

In preparing the plan, the Committee took several steps to involve the general public:

- In October 2011, the Committee conducted a Citizen Survey which gathered the views of 279 town citizens on planning and community issues.
- In December 2011, about midway through the process, the Committee hosted a public open house meeting where preliminary components of the Master Plan were presented for public review and comment.

- In March 2012, the Committee held a second open house meeting where the Master Plan's Priority List and Future Land Use Plan were presented for public review and comment.

The Master Plan Committee finalized the Plan in April 2012 and recommended its approval to the Town Planning Commission. In accordance with state law, the Town Planning Commission conducted public hearings on the master plan before approving it and certifying it to the Town Council.

Wyoming Planning Statutes

The state laws of Wyoming specify how a town prepares its master plan, what the plan should contain, how the town adopts the plan, and the effect of the plan once it is adopted. These laws are the City and Town Planning statute (Wyoming Statutes § 15-1-501 to 512) and the Land Use Planning Act (Wyoming Statutes § 9-8-101 to 302).

This Town of Basin Master Plan conforms to those laws and is intended as a policy statement and roadmap for the future development of the town. This Plan is not regulatory and does not have the force and effect of law. However, the Town's zoning should be consistent with the Plan.

Time Horizon

This Master Plan is intended as a framework for growth and development of the town over the next 20 years. This means that the goals, strategies, and future land use recommendations of the Plan are intended to direct and accommodate the foreseeable growth and development that Basin is likely to experience between now and 2032.

While it is expected that the Plan will remain valid for the next 20 years, periodic review of the Plan is advisable. Conditions will change and the Plan should be reviewed and updated as necessary every five years.

Organization of the Master Plan

The Master Plan is organized in eight main parts:

1. Plan Background: This part provides the general context for the plan and the process used to produce this Master Plan.
2. Community Issues Identification: This is a review of all the efforts that have been undertaken in the past to identify the planning and community development issues that are important to Basin. This part also provides detailed results of the Town's 2011 Planning Survey, which is an important foundation of this Master Plan.
3. Plan for the Future: This part introduces the Town's Vision Statement and Goals, which describe what Basin should strive to be in the future.
4. Future Land Use Plan: This part includes Future Land Use Plan that provides a geographic representation of the desired future of the town.
5. Implementing the Master Plan: This part presents the Priority List, a list of specific actions the Town should take to carry out the plan.
6. Master Plan Map Series: This part presents the future land use map and other maps that were prepared as part of the planning process.

7. Basin Profile: This part is an inventory of existing conditions and trends in Basin necessary to Plan preparation. Community development topics were reviewed including the following:

- Economy
- Parks and Open Space
- Population
- Natural Resources
- Housing
- Transportation
- Public Services
- Land Use and Development
- Infrastructure
- Parks and Open Space
- Natural Resources
- Transportation
- Land Use and Development

8. Appendices: This part consists of several sections that are referenced in the Master Plan:

- Master Plan Survey Results.
- Basin Streetscape Plan.
- Details involved in creating the Priority List.
- A review of the current Basin zoning and subdivision regulations.
- Sources used for obtaining data used in the plan.
- Information resources

PART 2: COMMUNITY ISSUES IDENTIFICATION

Introduction

This Chapter identifies the issues, concerns, and priorities of Basin residents, which are the foundation of this Master Plan. Through a variety of means, the Master Plan Committee has analyzed the citizens' views on community development matters. This Chapter summarizes each of these efforts and the important findings that resulted. This Chapter also includes a discussion of the previous Town Plan and the Big Horn County Land Use Plan, both of which identify community development issues for Basin and the surrounding area.

Efforts to Identify Citizens' Issues

The Town of Basin has taken several steps in the past year to understand the views of Basin residents. Most of these efforts were part of the Master Plan process while the "Community Assessment" (described below) was conducted shortly before the Master Plan process began. The specific efforts included the following:

- Town Officials Survey — this was a survey of Basin Town Council, Planning Commission, Master Plan Committee and select Town staff. It was conducted at the beginning of the Master Plan process.
- Master Plan Open House Meetings — these meetings were hosted by the Master Plan Committee as part of the Master Plan process. The meetings were attended by about 50 interested citizens. Attendees could review displays concerning the Plan and were invited to complete a comment form. The Committee considered the comments in preparing the Plan.
- Student Photo Essay — this involved about ten Basin school students photographing things they like and dislike about Basin. The resulting photos were assembled on two display boards, one of "like" photos and one of "dislike" photos. The boards were displayed at the Open House meetings. The Student Photo Essay helped bring the views and ideas of young people into the planning process.
- 2011 Community Assessment — the Wyoming Rural Development Council conducted this wide ranging process to listen to community concerns and provide observations and suggestions from volunteer community development professionals. This was a follow-up to a similar assessment conducted in 2003. Results of the Community Assessment are also summarized in this Chapter.
- Master Plan Survey — this survey was conducted as part of the Master Plan process and the results are presented immediately below.

Master Plan Survey

The 2011 Master Plan Survey was intended to gather opinions of Basin citizens about community development concerns and specific issues in town. Part of the survey's purpose was to understand what town citizens think about Basin's infrastructure and services. Another purpose was to understand their opinions towards growth, economic development, and needs in the community. The results of the survey were used to develop the Master Plan's goals and strategies and also helped guide many other aspects of the Plan.

Survey Methods

Survey was sent to a random sample of 544 registered voters and utility customers in Basin, which is about two-thirds of all voters and utility customers. 279 surveys (or 51 percent) were completed and returned. By achieving this response rate, the survey avoided the possibility of being biased by a small or unrepresentative group of citizens.

Survey results are accurate to plus or minus 5 percent or less. This means for example if 60 percent of the survey respondents answered "yes" to a question, then the same question was asked to everyone in town, between 55 and 65 percent would give the same answer.

Nearly one-third of the surveys included additional written comments which were read by the Master Plan Committee.

Survey Results

Basin citizens expressed clear views about a variety of issues and priorities for the town. These survey results have given the Master Plan Committee a solid basis of public opinion as a foundation for the Master Plan. Key results include:

When asked to rate features of Basin as good, fair or poor, most survey respondents rated the following items as "good":

- The raw water system (89%)
- Emergency services (fire and ambulance) 80%
- Drinking water system (79%)
- Bike and walking paths (67%)
- Town parks (58%)
- Law enforcement and crime control (56%)

Most survey respondents said that Basin needs more of the following:

- Employment opportunities (91%)
- Economic development (75%)
- Hotels or motels (70%)
- Population growth (65%)
- Affordable housing (64%)
- New housing including rentals (63%)
- Assisted living facilities for seniors (62%)
- Promotion of tourism (56%)

When asked about the relative priority of various possible improvements in Basin, the top priority was "eliminating weeds and junk vehicles" (75% of respondents thought this should be a high or medium priority). Other relatively high priorities included:

- Removing or restoring dilapidated buildings (71%)
- Improving the electrical system (70%)
- Making downtown more attractive (61%)
- Improving streets (61%)
- Improving sidewalks (57%)

With regard to specific issues, most survey respondents agreed with the following:

- New developments should have adequate streets, sidewalks and utilities (84% agreed).
- Downtown should remain Basin's main business district (78% agreed).
- Basin's long term goal should be to encourage growth (74% agreed).
- Basin's police force is adequate for our needs (73% agreed).

Graphics representing the complete survey results are provided in the Appendix section.

2011 Community Assessment

The Wyoming Rural Development Council provided a resource team to assist the Town of Basin in evaluating the community's assets and liabilities and in developing suggestions for improving the environment, social and economic future of Basin. The Resource Team visited Basin over a two-day period on June 6 & 7, 2011. The team conducted listening sessions in which 52 people attended and provided their ideas. The team concluded the process by making recommendations on the issues that were identified during the listening sessions. The issue themes were the following:

- Programs and Services
 - Activities for all age groups
 - Expand recycling program
 - Farmers Market/Local Foods program
 - Comprehensive community plan
- Infrastructure
 - Sewer
 - Water lines
 - Curb and gutter
 - Transportation
- Economic Development
 - Retail
 - Services
 - Lodging
 - Restaurant/Food service
 - Downtown
 - Streetscape
 - Beautification
 - Have a reason for people to stop
- Recreation
 - Recreation/Community Center
 - Multi-age, multi-purpose, with a gym and pool
 - Expand and promote outdoor recreation

The Resource Team returned to Basin in September, 2011 for a "Priority Setting" meeting where community members review the issue themes and determine what projects they think are most important. The priorities resulting from this meeting were the following:

- Economic Development
 - Economic Development Organization
 - Streetscape/Beautification

- Lodging, Restaurants, Food Service
- Affordable, multi-bedroom rentals
- Recreation
 - Multi-Use Facility for all ages to include pool & skate park
- Infrastructure
 - Inventory and Analysis of existing
 - Repairs to current system
 - Upgrades and expansion
 - Water and sewer
 - Utilities to all
- Tourism
 - Get travelers to stop
 - Develop historical story of Basin

1977 Town of Basin Plan

The Town of Basin’s 1977 Plan was the Town’s first official plan. At 21 pages, the Plan is quite basic. Indeed, the Plan states that it is “only a foundation for future planning” and “setting general directions and identifying problems on a fairly broad scale.”

The plan summarizes Basin’s settlement history with the following statement:

“Basin had its birth in the year 1896, being announced as a candidate for the county seat of Big Horn County even before the streets and blocks were laid out. Basin won the election and its history, economy, and its land use patterns have been based on government – local and State – ever since.”

The Plan also includes a “Policy Framework” that emphasizes several planning goals:

- As the community grows, maintain small town values and nurture the sense of community;
- Maintain the spaciousness of town and the agricultural open space surrounding the town;
- Maintain the economy and tax base without rapid growth or big industries;
- Maintain high quality public services and facilities, especially parks; and
- “Manage community change - don’t ignore or resist it.”

To carry out the plan, four tools were “designed to give substance to the policy framework”:

- The Urban Line beyond which services (sewer, water, etc.) will not be extended. The line was drawn to allow future development west of the Big Horn Canal which was considered the best place for growth.
- A Major Street Plan which designated certain town streets as “collectors” – more heavily used streets that should have high priority for maintenance.
- Utility Planning focusing on finding supplemental sources of water to supply the Town’s treated water needs and on studying the need to improve the sewer system.
- Recreation Planning focusing on developing Meloney Park, which was new at the time.

The Plan included two types of land use controls – subdivision regulations and a zoning ordinance. Both were adopted at about the same time as the plan. The Plan included an early version of the Town’s zoning map.

The Plan was not updated, amended or replaced until 2012. It has remained in effect for 35 years.

2010 Big Horn County Land Use Plan

The Big Horn County Plan was adopted by the Big Horn Planning and Zoning Commission in 2009 and by the County Board of County Commissioners in 2010. The 108-page Plan established eleven planning goals including two of particular relevance to towns:

“Encourage residential and business development to locate close to towns and other developed areas.”

And

“Support the logical *expansion* and improvement of the County’s towns to help make the towns more attractive to new residents and businesses.”

The Plan identified a number of strategies to help achieve these two goals:

- Locate higher density residential development and intense commercial development in defined growth areas in or near the incorporated towns.
- Support infrastructure improvements that enable the towns to grow.
- Support a variety of housing types in and near towns to accommodate the need for affordable housing.
- Improve the appearance of entrance ways to towns.
- Pursue alternative uses of state or federal lands within defined growth areas or potential growth areas around towns that supports logical expansion, such as roads and other infrastructure and new development.
- Enhance the planning capabilities of the incorporated towns.
- Increase County-town coordination on planning near incorporated towns.
- Support community improvement projects in the towns.

The Plan’s Future Land Use Map designated a “Town Expansion Area” around Basin. This area is where the Town is likely to annex and expand to accommodate future growth. The Plan states that growth in the Expansion Area should be at town density and that public water and sewer service would be required for new developments. The area consists of all land in the County within one-half mile of the Town limits; this was intended as a generalized designation. The Plan states that the exact extent of the Expansion Area should be defined by agreement between the Town and the County.

The Plan specified twelve implementation actions that the County should undertake. Only one specifically pertains to towns: “Create county-town agreements on annexation and development reviews”. The Plan goes on to explain:

“The County and towns should work out cooperative agreements for reviewing developments that are proposed in the county but next to town. By state law, town approval is required of any county subdivision within one mile of town. Wyoming Statute §18-5-308 (b). The County and towns should work out in advance specific procedures and standards for such projects. Topics to include in an agreement would include review procedures, development standards (standards for streets, sidewalks, street lights, drainage, and utilities), and annexation procedures.”

PART 3: PLANNING FOR THE FUTURE

Vision Statement

This Master Plan is a comprehensive, long-range plan intended to guide Basin's growth and development. In this Master Plan "Vision" means the overall image in words that describes what the town wants to be and how it wants to look at some point in the future and that has been formulated with the involvement of the town's citizens. The "Vision Statement" is the formal expression of the vision that depicts in words what the town is striving to become and that serves as the starting point for the creation and implementation of the local master plan.

Below is Basin's Vision Statement:

"Making Basin and the local economy strong enough for the next generation to grow up and have a good life here -- by building on the progress achieved by our citizens and community leaders -- progress that has continually improved our town -- making Basin an ever more desirable place to live, visit, and have a business."

This Master Plan envisions Basin of the future as a place that has retained much of what is currently best about the town:

- a quiet, peaceful and friendly town that is especially safe for children;
- with neighborhoods of pleasant homes on tree lined streets;
- with a downtown of appealing retail and service businesses;
- with abundant open space and agricultural land surrounding the town; and
- with an economy providing diverse opportunities and an affordable cost of living.

Basin of the future will have:

- a growing population base;
- new subdivisions with completed streets and utility systems where new homes are being built;
- established residential neighborhoods with a variety of attractive, affordable housing types and free from blighted buildings and lots;
- downtown and commercial corridors that have an improved appearance and appeal with more trees, sidewalks, and a more inviting streetscape; and
- public parks, open space, and recreation areas that contribute to Basin's image as a special place.

Basin of the future will be committed to:

- having a small responsive, town government;
- encouraging business development;
- maintaining and improving streets and utility systems;
- providing adequate public services including schools, recreation, emergency services, and medical services;
- having up-to-date and streamlined land use and development regulations that promote economic development while protecting and improving the town's best features; and
- doing all these things in a cost-effective and efficient manner.

This Master Plan is intended to advance this vision of the town's future.

Basin Master Plan Goals

The Vision Statement is a brief declaration of the overall goal or purpose of the Master Plan and of what the town should strive to be. The following goals further define what the Plan is attempting to achieve.

The goals are organized by the major topics that should be addressed in a Master Plan (economy, infrastructure, etc.). In addition, a "context" statement is also provided with each goal to explain the goal's rationale and why it is important to have such a goal.

Economy

GOAL: Improve Basin's economic competitiveness and expand employment opportunities with an emphasis on retaining major employers that contribute to Basin's diversified economy.

CONTEXT: For the long term, it is important for Basin to improve its competitiveness and increase its employment opportunities. The citizen survey identified employment opportunities and economic development as the greatest needs in Basin. The survey results suggest that Basin people would like to see enhanced economic development efforts. The survey also showed broad support for additional motels and promotion of tourism.

As a small town, Basin is fortunate to have a relatively diverse and stable local economy. Adding to the economy are numerous and important businesses, professional services and government facilities including the Big Horn County Courthouse, jail and other county facilities, WYDOT facilities, the State Retirement Home, the communications company TCT, the South Big Horn County Hospital, the School District. Because of these employers, Basin has seen modest population growth in recent years while other towns in the Big Horn Basin have lost population. It is important to retain the existing major employers in Basin.

Infrastructure

GOAL: Maintain and improve Basin infrastructure to provide affordable service, to meet applicable regulatory standards, and to prepare for future growth.

CONTEXT: To be competitive in economic development, Basin must provide affordable utility services. At the same time, Basin needs to improve its facilities, especially the wastewater treatment system, in

order to stay current with regulatory standards. To capitalize on economic development opportunities, Basin needs to have its infrastructure in good condition with capacity to handle additional growth. These are significant challenges for small towns.

The citizen survey showed the three-quarters of the population felt Basin's long term goals should be to encourage growth. Furthermore, a majority said that improving the electrical system, the streets, sidewalks and street lighting, and the sewers and sewage treatment should be high or medium priorities for the Town. With substantial demands for infrastructure improvements and limited funds available, it will be increasingly important for the Town to prioritize its efforts.

It is imperative that Basin carefully and diligently plan all infrastructure improvements. This must include making sure that town residents support planned improvements. It also must include assuring that town residents can afford those improvements.

Development Pattern

GOAL: Locate new development within or near town to maintain an efficient land use pattern that reflects Basin's character, conserves property values, and facilitates orderly development.

CONTEXT: For several reasons, the existing town is the best location for future development and for investments in infrastructure that supports development:

- The town will be more prosperous when growth occurs in town and near town instead of in remote locations.
- The Town and other public entities can provide many public services more efficiently and at lower cost when development geographically concentrated rather than dispersed.
- When rural areas are not disrupted by development, scenic views, wildlife habitats, and agricultural lands can be retained.

Consistent with this, the citizen survey showed that over three-quarters of the population felt that downtown should remain Basin's main business district and over 60% felt that making downtown more attractive is a high or medium priority. In addition, 84% felt that new developments should have adequate streets, sidewalks, and utilities. Most people also felt that new developments have been beneficial. The survey also showed little support for annexation of additional land into the town.

Together, these results suggest support for further growth and development in and very near town. Such a development pattern would be the most efficient and beneficial way for Basin to grow in the future. Such a development pattern is feasible in Basin because there are ample vacant land and redevelopment opportunities within or immediately adjoining the current Town limits.

Downtown

GOAL: Improve downtown as Basin's business heart and an attraction for visitors.

CONTEXT: Basin has many elements of a great small town downtown. The attractive county courthouse, other historic buildings, and the many downtown businesses contribute to making Basin's downtown the business heart of the Basin area. As the citizen survey indicated, Basin people overwhelmingly believe downtown should remain the main business district while almost two-thirds of citizens support improving the appearance of downtown. There are challenges, as the survey indicated--citizens felt the overall appearance of town was lacking and the downtown is not meeting

all their retail needs. Overall improvement of downtown will not only benefit the businesses and their customers, but will enhance the image of Basin in the region as a place to live, visit, and have a business.

Commercial Corridor

GOAL: Promote business development in the commercial corridor while also improving the corridor's appearance.

CONTEXT: The citizen survey identified the three greatest needs in Basin as employment opportunities, economic development, and new lodging businesses. Basin's commercial corridor includes some of the town's best locations for new business development. While Basin citizens felt strongly that the downtown should remain the commercial center of town, some businesses cannot fit downtown and would be appropriate in the commercial corridor. Planning for the future should ensure that the corridor is ready to accommodate new business development. The commercial corridor is also important because it is the first part of Basin that visitors see and helps establish the image of the town. The citizen survey revealed a strong desire for improvement of the town's appearance. Improving the commercial corridor's appearance will have the multiple benefits of making the corridor more attractive for new business development, improving visitors' perceptions of the town, and satisfying residents yearning for a more attractive town.

Neighborhoods

GOAL: Protect and maintain Basin's peaceful and attractive residential neighborhoods.

CONTEXT: One of the most basic aspects of economic competitiveness for cities and towns is having a desirable and attractive community. This includes having desirable neighborhoods where people will want to live and raise families. Basin already has peaceful, quiet, and well-kept residential areas that provide nice living situations. Protecting and enhancing the existing residential neighborhoods is important as is improving neighborhoods where possible. In the citizen survey, the highest rated priorities identified by town citizens were eliminating weeds and junk vehicles and removing or restoring dilapidated buildings.

Housing

GOAL: Promote a sufficient supply of sound housing to meet the needs of all ages and income levels.

CONTEXT: In the citizen survey, about two-thirds of citizens said Basin needs more affordable housing, new housing including rentals, and assisted living facilities for seniors. Furthermore, most people consider the condition of Basin's housing stock as only "fair." Having a variety of housing types available is important for retaining existing residents and for attracting new people to the town. To be able to support a growing economy, Basin will need a greater variety of quality housing choices.

Parks and Recreation

GOAL: Provide various recreational opportunities for town residents at reasonable cost and in a manner that adds to Basin's sense of community.

CONTEXT: Basin, for its size, has a good variety of recreation opportunities. Bike paths and town parks were rated highly by town citizens in the survey. Basin's parks and recreation opportunities are

an asset for community attractiveness and economic development. Basin should continue efforts to maintain and enhance these for the future.

Transportation

GOAL: Maintain a safe and efficient transportation system for vehicular travel as well as pedestrian and bicycle travel.

CONTEXT: Basin is relatively free from traffic problems. However, improving existing streets and providing safer facilities for pedestrians will strengthen Basin as a desirable place to live. Regular maintenance of streets is typically more cost-effective than putting off maintenance until more costly repairs are eventually required. The citizen survey showed support for the idea that Basin should encourage alternatives to automobile travel. At the same time, the condition of town streets was only rated "fair" by most town citizens.

Public Services

GOAL: Retain critical public services that support Basin's quality of life.

CONTEXT: It is important for the future of Basin that it maintain critical public services the availability of which make Basin a more viable place to live. Retaining the schools, the hospital and related clinics, and the volunteer fire department are all important for the future prosperity of Basin.

Citizen Participation

GOAL: Inform, involve, and consult the town's citizens in community planning and development decision making.

CONTEXT: Citizen participation is the best way to ensure that growth and development in Basin will be consistent with the values and aspirations of town residents. Citizens should be involved in making long range plans and the review of individual developments. The Town has a website with information on town planning. However, communication between citizens and town government was not rated well in the citizen survey. Efforts for improving communication and participation can be hard to maintain but are worth it in the long run.

PART 4: FUTURE LAND USE PLAN

Introduction

This Part provides a general view of Basin's future land use over the next 20 years. The Future Land Use Plan organizes all the expected future growth, development, and redevelopment into a pattern that is consistent with the Town's Vision Statement, Goals, and Strategies. These statements provide direction, such as encouraging commercial development in certain areas and housing development in other areas. This chapter gives more definition to these statements through a Future Land Use Map and the Future Land Use Designations.

The Future Land Use Map shows the general location and extent of various areas. The areas on the map are called Future Land Use Designations and represent different types of areas (commercial, residential, industrial, and etc.). Each of the Future Land Use Designations is described in detail in this chapter. Together, the Future Land Use Map and the Future Land Use Designations constitute the Future Land Use Plan.

It should be noted that the Future Land Use Plan is intended to be fairly general. The boundaries between different types of areas are not always precise and the development specifications are general as well. The Future Land Use Plan will provide guidance for zoning decisions but it is not as precise as a zoning ordinance. Many details about land uses characteristics in each type of area and the exact boundaries of areas will be worked out when revising the zoning ordinance.

The Town should use the Future Land Use Plan as a guide for all land use decisions including all zoning decisions. The Future Land Use Plan should also be consulted in the planning of public improvements. In addition, the private-sector is encouraged to follow the Future Land Use Plan in the planning of real estate developments.

Definitions for planning terminology used in the Part and the Future Land Use Map are provided at the end of this Part.

Future Land Use Designations

Established Downtown: This area is the downtown of Basin consisting of commercial, public, and residential buildings and includes the Courthouse Square. It is intended that this area would retain much of its present physical character, which is predominantly older and historic buildings arranged in a traditional pattern. Zero or no building setbacks are appropriate here and with the exception of the Courthouse Square it is preferable to have any new buildings built all the way out to the front and side lot lines. Housing is generally not accommodated here except that residences could be located on the second story of any new or existing buildings. Building heights will typically not exceed two stories.

Rigid on-site parking requirements work poorly in downtowns, leading to building demolitions and gaps in the traditional building pattern and streetscape to make way for parking lots. In small downtowns, a better approach is to fully use on-street parking, divert parking lots to the margins of the downtown, and use shared or public lots to meet real parking needs. Downtown has the most pedestrian traffic of any part of town. This traffic should be accommodated and encouraged by having wide sidewalks, signaled cross walks, street furniture, and landscaping.

Uses	Mixed uses: commercial, office, public uses, and residential on upper floors.
Housing	Limited to second story of commercial buildings.
Setbacks	Following historic pattern, no setbacks would be required.
Height	One- and two-story buildings predominate although higher buildings are allowed.
Parking	No on-site parking required;
Pedestrians	Highest levels of pedestrian accommodation -- wide sidewalks, signaled cross walks, street furniture, and landscaping.

Established Residential: These areas are stable, established residential areas that are currently dominated by residential use or are zoned for residential use. These residential areas are suitable for a range of housing types, from single-family units to multi-family units (town houses, condominiums, and apartments). Small multi-family buildings of four or fewer units may be successfully interspersed with single family units in all areas. Larger buildings should be located on select sites based on access, adjacent land uses, and lot size. Manufactured housing can be allowed in all areas especially if basic design standards (covering such things as building width, roof pitch, eaves, siding, etc.) are enacted. These areas can also accommodate special uses that are customarily appropriate in residential areas such as parks, schools, public facilities, and churches.

Under terms of the Basin Zoning Ordinance, multi-family housing is allowed in the "Mixed Residential" (MR) zone and not allowed in the "Residential" (R) zone. Significant change in the current boundaries of the MR and R zones is not intended. However, the Town could zone any Established Residential area as either MR or R, with R being a default zoning. For new developments, rezoning to MR would be granted on request after giving due consideration to existing neighborhood character and zoning, street access, the specific characteristics of the proposed development, and community need for the project.

Uses	Residential uses, home occupations, parks, schools, public facilities, and churches.
Housing	A wide variety of housing types from single family units to apartments.
Setbacks	Setbacks can vary depending on building type and lot size but generally similar to current residential zoning setbacks.
Height	Residential-style building heights -up to two stories.
Parking	Most parking will be on-site.

Pedestrians	High level of pedestrian accommodation (sidewalks and crosswalks), this is not necessary in lower density areas.
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Established Commercial: These areas include a variety of commercial uses including the headquarters of TCT, the Fairgrounds, the Big Horn Co-op, and a variety of commercial enterprises such as wholesaling, storage, and offices but little retail. Similar land uses would be expected in the future without significant change to the character of this area. In addition, the Fairgrounds could accommodate additional development of Fair facilities.

Uses	Commercial and public uses.
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Housing	No additional housing.
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Setbacks	Small to moderate setbacks.
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Height	One- to two-stories except for grain elevators and similar facilities.
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Parking	On-site.
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Pedestrians	A sidewalk connecting Fairgrounds to the Downtown should be provided; otherwise, a minimal level of pedestrian accommodation (no sidewalks) is appropriate.
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Established Institutional: This area is the Wyoming Retirement Center, which is arranged in a campus-like setting. The site is owned by the State of Wyoming and is zoned “Mixed Agricultural”. Further development providing additional capacity or services for the retirement population is encouraged here. Such development should be master planned with a campus setting. Subdivision of this site is not envisioned.

Uses	Retirement Center and related uses.
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Housing	Institutional housing.
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Setbacks	Not specified; to be determined by site master plan.
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Height	Generally one- to two-story with higher buildings allowed on review.
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Parking	On-site.
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Pedestrians	Campus-like internal pedestrian accommodations as necessary.
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Established Open Space: Meloney Park and Mount View Cemetery--these are large open space areas that will continue with the same land use in the future. Additional development may include additional outdoor recreation sites, recreation buildings, and expansion of the cemetery. Site characteristics of new development are not specified and would be evaluated individually for specific projects. Generally, such review would ensure that any new construction minimizes any adverse

impacts, has adequate access, parking, and utilities, and contributes to improvement these public spaces.

Uses	Parks, recreation, and cemetery.
Housing	No housing.
Setbacks	None specified.
Height	Generally one story.
Parking	On-site.
Pedestrians	Parks should have internal pedestrian accommodations, including walking trails and good connections to external sidewalk network.

Transitional Rural: These areas are presently undeveloped and vacant or used for agriculture or very low density home sites and have limited potential for future development. Certain problem site conditions are common here, including steeply sloping land, water problems (including flood plains, other areas with occasional flooding or periodic water saturation of the soil, and groundwater close to the land surface), and soil problems (high shrink-swell characteristics and shallow depths to bedrock or large stones). Most of these areas also have limited access to the street network. While portions of these areas are close to the center of town, the problem conditions limit their potential for accommodating significant amounts of future development.

These Rural Transitional areas are suitable for low density housing and other low intensity land uses like parks and recreation facilities. Isolated locations within these areas may be suitable for more intense or denser development. This should be determined through on-site soil and engineering investigations. If such locations are identified, development techniques like cluster development may be appropriate. In any event, careful site planning with mitigation of problem conditions is warranted for any development here. Overall densities of housing developments should be low, such two-acres per home site.

Uses	Agriculture, low density residential, public facilities, parks, recreational areas, open space.
Housing	Single family detached housing at low densities (two acres per home site).
Setbacks	Larger setbacks.
Height	One- to two-story.
Parking	On –site.
Pedestrians	Minimal pedestrian accommodations.

Transitional Residential: The Transitional Residential areas have potential to change significantly and provide quality housing to serve demand in Basin. One of these areas at the west end of E Street is largely not developed but is well suited for future residential development. Another area north of Richardson Avenue is a platted area and contains many older mobile homes or manufactured homes and lacks sidewalks. Provision of sidewalks is generally encouraged in these areas and should be installed with larger projects like apartment buildings and new subdivisions. Future development or redevelopment should be at a town-type density and not at the lower densities of the Transitional Rural areas. These areas are or could be zoned Residential or Mixed Residential. Areas that are zoned Commercial should revert to Mixed Residential zoning.

Uses	Residential uses, home occupations, parks, schools, public facilities, churches.
Housing	A wide variety of housing types from single family units to apartments.
Setbacks	Setbacks can vary depending on building type and lot size but generally similar to current residential zoning setbacks.
Height	Residential-style building heights -up to two stories.
Parking	Most parking will be on-site.
Pedestrians	Moderate level of pedestrian accommodation (sidewalks and crosswalks at higher pedestrian traffic locations) with connections to existing sidewalk network.

Transitional Mixed Uses: These areas are generally areas of transition between the commercial areas (Downtown and Established Commercial designations) and other types of areas, such as Established Residential. These areas include a variety of land uses, with groupings of residences, interspersed with significant commercial and other non-residential uses. Because of their mixture of uses, these areas will slowly transition to commercial use. However, groupings of homes here are long-established and their conversion to commercial use is not imminent.

With this variety of uses, it is important to allow residential use to continue without excessive impacts from any new commercial activities. In addition, because significant commercial uses are also already established here and because many properties here front on U.S. 16/20, new or expanding commercial enterprises should be encouraged. Furthermore, the high visibility of many properties in the Mixed Uses areas suggests that new commercial uses should be designed to help improve the appearance of the commercial corridor.

The Transitional Mixed Uses areas would benefit from new zoning specifications that would accomplish several specific objectives:

- Allow residential uses to continue as if in a residential zone. This means expansion, rehabilitation, housing unit replacement, or new home construction would be encouraged with the same setbacks and other specifications of a residential zone.
- Commercial uses to continue as if in a commercial zone including expansion, rehabilitation, commercial redevelopment, and new commercial construction on presently vacant sites.

- New commercial construction located next to established residential areas should be designed to respect the existing residences. This means using setbacks, landscaping, and fencing to reduce potential impacts to the residences. Parking areas should be located away from the residences. Consideration should also be given controlling the impacts of commercial lighting and signs.
- New commercial construction not next to residences will have fewer compatibility issues. Such sites should still have small to moderate building setbacks (not zero setbacks as in the Downtown) and should employ the basic site planning considerations of the Transitional Commercial area (see next section).

One more important dimension to development in the Transitional Mixed Uses area is the conversion of residential building to commercial use. The best outcome is respectful rehabilitation of homes, particularly the older, more historic homes as offices, specialty shops, and other commercial uses that retain and reinvigorate the property's site and architectural features. This involves retaining the building's original exterior architectural features. It also involves retaining residential-style site features such as front yards, trees, landscaping, and sidewalks (instead of paving them over for parking). Signs and outdoor lighting should be understated. On-site parking should be kept to a minimum. Larger and more intensive home businesses than presently allowed would be appropriate in this area as both residential and commercial uses are already present and intermixed.

Uses	Commercial and residential uses.
Housing	A wide variety of housing types from single family units to apartments.
Setbacks	Setbacks can vary depending on building type and lot size but generally similar to current residential zoning setbacks.
Height	One- to two-story.
Parking	On –site generally, but on street parking allowance may reduce extent of on-site parking.
Pedestrians	High level of pedestrian accommodations (sidewalks and signaled crosswalks).

Transitional Commercial: The Transitional Commercial areas are clearly developing as commercial-type areas but are for the most part vacant. These areas are all fronting on U.S. 16/20 and are highly visible. The manner in which these areas develop will have a strong impact on Basin's community image. With attention to basic site planning considerations, new commercial development here will contribute positively to the goal of improving the commercial corridor's appearance. Basic site planning considerations could include:

- Use of small to moderate building setbacks.
- Landscaped areas (specified minimum amount as a percent of lot).
- Copious use of lilacs for landscaping and screening.

- Use of full cut-off or down-cast light fixtures.
- Use of pedestal signs instead of pole signs.
- Limited number and width of curb cuts.
- Landscaped separation area between on-site parking areas and the public sidewalk.
- Landscaping/hardscaping of large parking lots.

(Note: there is only one designated Transitional Commercial area shown on the Future Land Use Map—the area across from the Fairgrounds; however, these recommendations should also apply to any commercial development located in the U.S. 16/20 commercial corridor, other than the designated Downtown.)

Uses	Commercial uses as allowed per Basin’s Commercial zone.
Housing	No housing.
Setbacks	Small to moderate setbacks.
Height	Generally one- to two-stories
Parking	On –site generally, but on street parking allowance may reduce extent of on-site parking.
Pedestrians	High degree of pedestrian accommodation to connect these areas to the core of town.

Transitional Industrial: The lone Transitional Industrial area is completely Town-owned and encompasses the sewage lagoons and the land between the lagoons and the railroad tracks. The vacant land within the area has potential for small industrial or commercial uses that do not require extensive public access, such as warehousing. Access is constrained by the railroad tracks and this could be a limiting factor for future development.

Uses	Small industrial and commercial uses not requiring extensive access.
Housing	No housing
Setbacks	Small to moderate setbacks.
Height	Generally one- to two-stories.
Parking	On-site.
Pedestrians	Minimal pedestrian accommodations.

Primary Expansion: These areas are well suited for future development and are first-priority areas for future development, primarily residential development. When there is a need for development sites and infill or redevelopment is not the answer, outward expansion of the town will be necessary. Ideally, such outward expansion should be compact, with development densities similar to the established parts of town and not at lower densities.

The Primary Expansion areas shown on the Future Land Use Map encompass about 70 acres. Converting these areas to residential development at a density comparable to older residential neighborhoods in Basin (2.5 homes per gross acre) could yield 175 new housing units. This amount of new housing would be more than four decades worth of growth at the rate Basin grew in the 2000s (41 new homes 2001-2010).

The Primary Expansion areas will contain ample room for growth provided densities are not too low. If densities fall to one home per acre, these areas could fill up in as little as 15 years. This would be an inefficient development pattern with higher infrastructure and land costs for each housing unit. In addition, the next round of development would have to be located farther from the center of town, which leads to more land consumption and a sprawling development pattern.

While the majority of the Primary Expansion areas should be dedicated to future residential use, some portions could be reserved for commercial development. This is in particular reference to portions of a Primary Expansion area along the west side of U.S. 16/20 on the north end of town. The area is presently zoned commercial, fronts on a five-lane highway section, and could be reserved for future business development sites.

Uses	Residential uses, home occupations, parks, schools, public facilities; Commercial uses at locations fronting on U.S. 16/20.
Housing	A wide variety of housing types from single family units to apartments.
Setbacks	Setbacks can vary depending on building type and lot size but generally similar to current residential zoning; Setbacks for commercial development should be moderate but not zero setbacks which are only appropriate for the Downtown.
Height	Building heights -up to two stories.
Parking	Most parking will be on-site.
Pedestrians	High level of pedestrian accommodation.

Secondary Expansion: While Primary Expansion areas are the first-priority area for outward growth, the Secondary Expansion areas are longer range or alternate sites. The latter areas are farther from the center of town and existing infrastructure service, and are generally outside the current town limits. These areas should be seen as long-range growth reserves that would be developed after the Primary areas are filled or otherwise unavailable to meet demand. A more efficient development pattern will result if the Town delays annexing these areas for development until the Primary areas are fully utilized.

As with the Primary Expansion areas, the Secondary areas will accommodate mostly residential development at town densities. In addition, portions of these areas could potentially accommodate other uses, such as commercial and industrial. Since these areas are not likely to be developed during the time horizon of this Master Plan, the Town should update the Master Plan whenever development demand for these areas increases and particularly if non-residential uses are envisioned. That way, the Town can make a more specific and up-to-date plan that reflects needs and priorities of that future time.

Uses	Residential uses, home occupations, parks, schools, public facilities; Commercial and industrial uses at select locations as determined by future Master Plan update.
Housing	A wide variety of housing types from single family units to apartments.
Setbacks	Setbacks can vary depending on building type and lot size but generally similar to current residential zoning; Setbacks for commercial development should be moderate but not zero setbacks which are only appropriate for the Downtown.
Height	Building heights -up to two stories.
Parking	Most parking will be on-site.
Pedestrians	High level of pedestrian accommodation.

One-Mile Jurisdiction: By law, the Town has approval authority over subdivisions in the county that are within one-mile of the Basin town limits. Conformance with the Town Master Plan is necessary for such rural subdivisions.

Rural subdivisions near town pose certain challenges. One is making sure that subdivision infrastructure such as roads and water supplies are compatible with existing town infrastructure. This is an obvious need when rural developments are adjacent to town and annexation is likely. However, even developments further away may someday be surrounded by a growing town; the issue should also be addressed in these situations. Another challenge is ensuring that low-density rural development does not preclude the logical and orderly development of the town. This can happen when subdivisions of typically with one- to ten-acre lots are platted in areas where town density development would be more appropriate in the future. Town density development can then be pushed to less suitable areas.

In Basin’s one mile jurisdiction area, it would be appropriate to discourage low density developments in those portions of the jurisdictional area that are designated as Primary or Secondary Expansion Areas in this Master Plan. Town sewer service should not be extended to these areas until far in the future when it is time to develop these areas at town densities.

Uses	Very low density housing (10 acre or more per home site), agriculture, public facilities, parks, recreational areas, open space.
Housing	Single family housing.
Setbacks	None.

Height	Generally one- to two-stories.
Parking	On-site.
Pedestrians	No pedestrian accommodations.

Planning and Development Terminology

Commercial corridor: The business district on both sides of U.S. 16/20 extending from Big Horn Avenue to Hart Avenue but not including the Downtown area.

Curb cut: The opening along the curb line at which point vehicles may enter and leave the roadway.

Full cut-off lighting: A type of outdoor lighting fixture that reduces light escaping above the plane of the horizontal. Light released above the horizontal may sometimes be lighting an intended target, but often serves no purpose.

Hardscaping: The inanimate elements of landscaping, especially any masonry work or woodwork such as walls, fences, benches, patios, pathways, decks, lamp posts, arbors, and ornaments made out of hard materials like stone, concrete, metal, and wood.

Housing density: The number of housing units per acre of land. (See *Town Density*, below.)

Infill: The development of new housing or other buildings on scattered vacant sites within a built-up area.

Master planned: In the context of developing a large parcel owned by one entity, the creation of a unified and coordinated development plan that integrates the various components of the project site including new and existing buildings, traffic circulation, open space, and other development features with the purpose of guiding development of the site over several years or project phases.

On-site parking: Parking provided for a specific building on the same lot as the building.

Pedestal sign: A sign structure with its entire base in contact with the ground and with the entire sign no higher than a specified height such as five feet.

Pole sign: A sign mounted on a freestanding pole.

Redevelopment: Demolishing existing buildings or expanding an existing building to create a newer and/or larger building.

Rezoning: A legislative action by the Town Council to change the zoning designation of a specific property or group of properties.

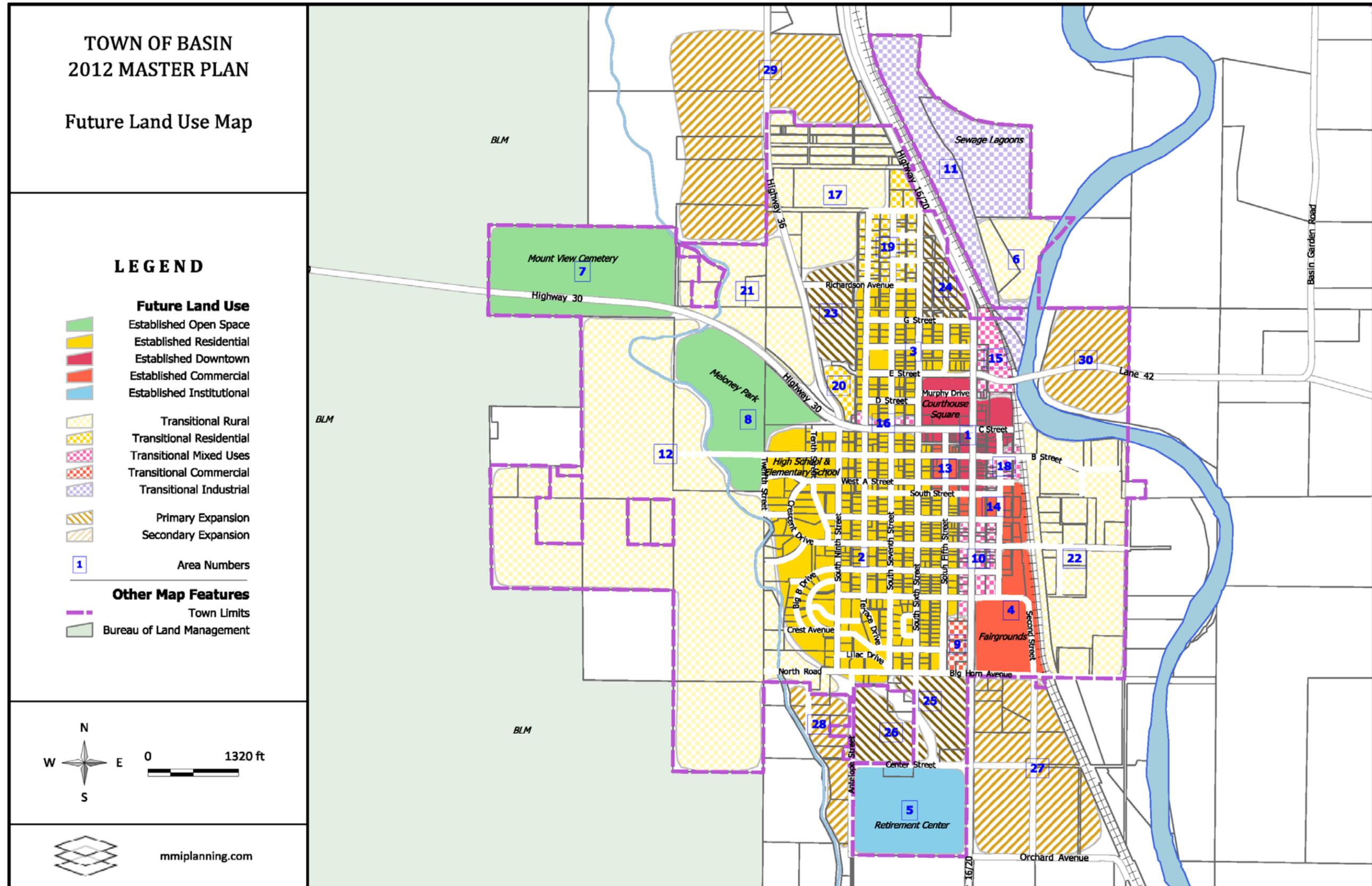
Setback: The distance between a building and its lot line.

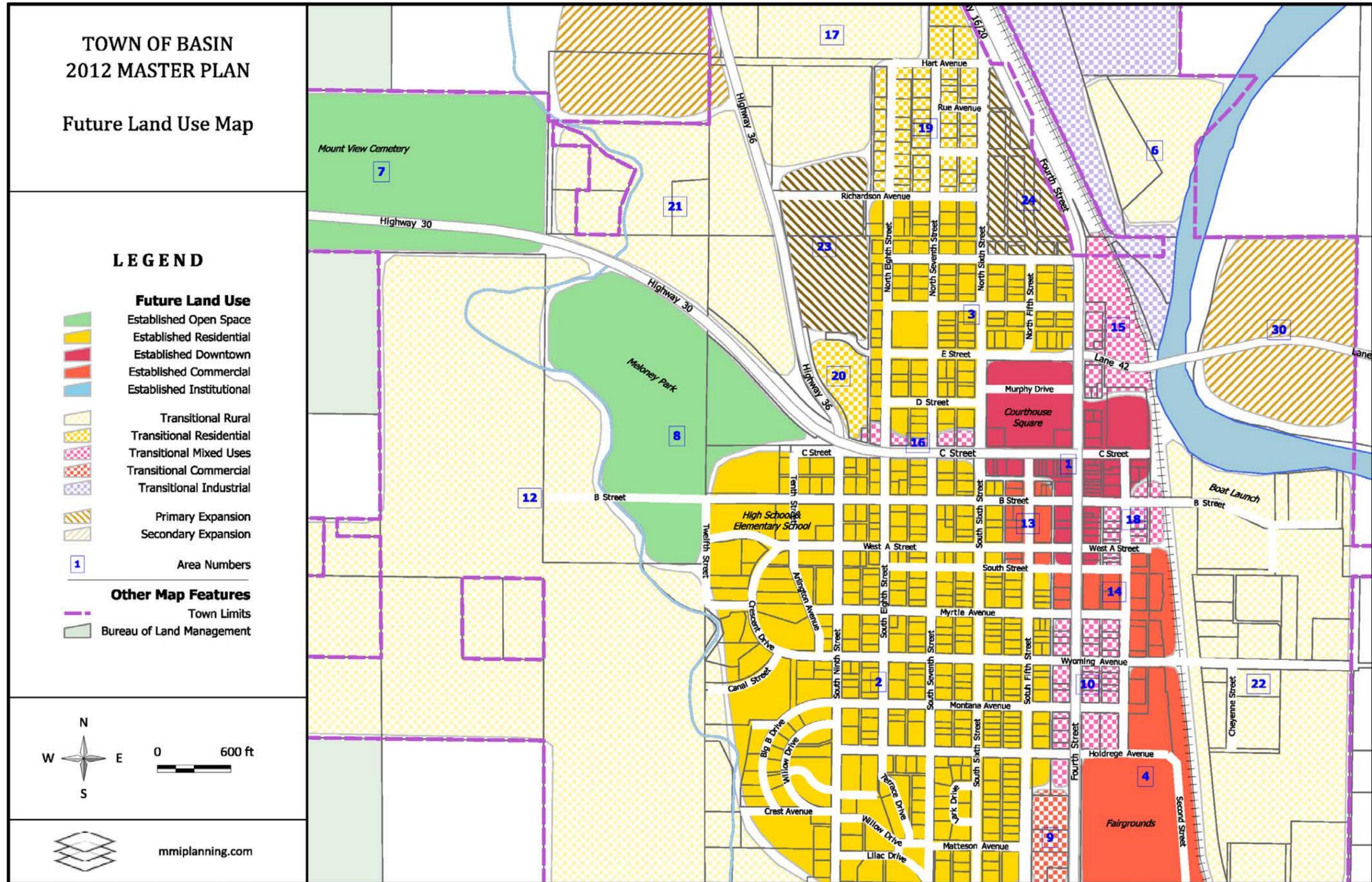
Streetscape: All the physical elements of a street that define its character including building fronts, street paving, street furniture, landscaping, trees, plantings, awnings, marquees, signs, and lighting.

Town density: For the Town of Basin, the minimum appropriate housing density equal to about 2.5 housing units per gross acre.

Future Land Use Area Number Key

Area Number	Area Type
1	Established Downtown
2	Established Residential
3	Established Residential
4	Established Commercial
5	Established Institutional
6	Transitional Rural
7	Established Open Space
8	Established Open Space
9	Transitional Commercial
10	Transitional Mixed Uses
11	Transitional Industrial
12	Transitional Rural
13	Established Commercial
14	Established Commercial
15	Transitional Mixed Uses
16	Transitional Mixed Uses
17	Transitional Rural
18	Transitional Mixed Uses
19	Transitional Residential
20	Transitional Residential
21	Transitional Rural
22	Transitional Rural
23	Primary Expansion
24	Primary Expansion
25	Primary Expansion
26	Primary Expansion
27	Secondary Expansion
28	Secondary Expansion
29	Secondary Expansion
30	Secondary Expansion





PART 5: IMPLEMENTING THE MASTER PLAN

Introduction

This Part concerns actions and policies the Town can use to implement or carry out this Master Plan. An action is simply something done to accomplish the Plan while a policy is a specific guiding principle that, if followed, will help accomplish the Plan.

The Master Plan Committee has reviewed a long list of proposed actions and policies that could be used to carry out the plan. The actions and policies were generated by the Master Plan Committee members and the Town's planning consultant. Additional ideas were contributed by the general public through various outreach efforts including the citizen survey, the open house meeting, and the student photo essay.

The Master Plan Committee used a ranking system to rate each proposed policy and action. Each Committee member individually rated each action or policy and their rating were all averaged together. The resulting priority list (Appendix 3) was useful for discussing priorities of individual actions and policies. But the list lacked coherence and did not correspond well to the results of the citizen survey.

Therefore, a new Priority List was developed. The new list is shorter, with only the most important actions and policies. The new list better reflects citizen input and provides a more logical road map for implementing the Master Plan.

Basis for the Priority List

This section contains the Committee's recommended Priority List, which identifies the highest-priority actions and policies the Town of Basin should pursue to carry out the Master Plan. The Priority List is designed to achieve the Master Plan's Vision Statement which is:

"Making Basin and the local economy strong enough for the next generation to grow up and have a good life here -- by building on the progress achieved by our citizens and community leaders -- progress that has continually improved our town -- making Basin an ever more desirable place to live, visit, and have a business."

Furthermore, the Priority List is organized to reflect the results of the Citizen Survey. The survey provided a lot of information but the most loud and clear messages expressed by a large majority of Basin people were the following:

- Employment opportunities, economic development and adding more visitor accommodations are the town's top needs.
- Cleaning up junk/ weeds and removing or rehabilitating dilapidated buildings are two of the highest priorities.
- Communication between the Town and its citizens needs improvement.
- Downtown should remain Basin's main business district.

- Basin's long-term goal should be to encourage growth.

Flexible Priorities

Basin will need to take a flexible approach with regard to the Priority List. The Priority List is ambitious. Yet the Town should pursue all the listed items to effectively implement the Master Plan.

Several factors will limit the Town's ability to accomplish the Priority List and implement the Master Plan. Funding availability is a major constraint and pursuing these recommendations is contingent on available funding. The Town's administrative capacity is small and this needs to be considered when pursuing these actions and policies. Similarly, the ability of the community at large to consider proposals and adjust to change has limits--pursuit of priority actions and policies must proceed at a pace that allows for formation of a community consensus about issues and solutions.

Taking a flexible approach means holding back on the more difficult actions until resources and community sentiment supports moving ahead. Smaller, easier tasks can be accomplished in the meantime. Achieving the Master Plan's vision for Basin's future will not happen in months or a few years—it is a long-term project.

Basin's Priority List

The Priority List is organized by community development topics. These topics are ones that the Master Plan Committee and general public identified as Basin's most important topics--the economy, housing, the town's appearance, infrastructure, the development pattern, recreation, and citizen involvement. Each of these topics is covered below. It should be noted that many actions and policies would impact more than one of the topics; for example, cleaning up unsightly properties obviously helps Basin's appearance and this in turn helps with economic competitiveness. Similarly, appointing a citizen committee to study infrastructure issues addresses infrastructure and advances citizen involvement.

The Priority List is as follows:

ECONOMY: The Master Plan seeks to improve Basin's economic competitiveness and expand employment opportunities. To accomplish this, the Town should use the following five strategies (in bold type) and the corresponding actions and policies:

Strategy 1) Retain existing major employers

- Keep an open line of communication with major employers.
- Work with major employers on issues or problems with town services, infrastructure, zoning, etc.

Strategy 2) Increase the town's competitiveness and attractiveness as a location for new businesses.

- Create an inventory of available, ready-to-build commercial and industrial sites and use it to market Basin to potential businesses.
- Review the zoning and subdivision regulations to ensure they work smoothly and efficiently and do not impose unnecessary requirements on business development.

Strategy 3) Increase visitor accommodations in Basin.

- Facilitate development of additional restaurants and lodging establishments. (Recommended means of facilitating this are detailed in the 2011 Community Assessment.)

Strategy 4) Encourage additional retail and service businesses, especially those that provide for the needs of town residents.

- Facilitate additional shopping opportunities. (Recommended means of facilitating this are detailed in the 2011 Community Assessment.)

Strategy 5) Expand Basin's economic base

- Evaluate feasibility of recruiting an assisted living facility. Such a facility would be an excellent addition to the Town's economic base. The Town can advance this by working with the Wyoming Business Council to evaluate feasibility.

HOUSING: The Town should do its part to promote a sufficient supply of sound housing to meet the needs of all ages and income levels. To do this, the Town should employ the following two strategies and related actions and policies:

Strategy 1) Encourage the development of a variety of housing types, sizes and costs. (single-family, multi-family, senior housing, etc.)

- Review zoning ordinance to ensure that it allows a variety of types, sizes and costs of housing units.

Strategy 2) Promote the rehabilitation or replacement of substandard housing units.

- Promote awareness of available housing rehabilitation programs. The State of Wyoming and the Town of Basin each sponsor programs that Basin property owners could use to improve housing quality.
- Work with property owners to encourage rehabilitation of existing housing.
- Create an inventory of existing housing units that would be good candidates for rehabilitation.
- Consider a higher standard for manufactured homes, such as the 1994 HUD standard instead of the 1976 HUD standard. This would gradually improve the housing stock by specifying that newly installed manufactured homes should be 1994-vintage or newer.

TOWN APPEARANCE: Basin should intensify its beautification efforts thereby increasing the town's desirability as a place to live, work, and visit by using the following three strategies and the corresponding actions and policies:

Strategy 1) Support residents' efforts to improve their neighborhoods.

- Sponsor town clean up days to help residents remove brush and unwanted items.
- Clean up town properties on east end of B Street. These sites were identified by the public. The Town can lead by example here.

Strategy 2) Remove or restore blighted buildings in the Town's residential areas.

- Work with property owners to encourage restoration or removal of blighted buildings.
- Consider adopting an ordinance to regulate abandoned or dangerous buildings. Such an ordinance would prevent blighted buildings from degrading their neighborhood.
- Strengthen the enforcement of existing town codes on nuisance conditions (weeds, junk vehicles, and etc.).

Strategy 3) *Protect residential areas from encroachment by intensive commercial activities or other incompatible land uses.*

- Review zoning regulations to ensure they provide adequate protections for established residential neighborhoods from incompatible land uses.

INFRASTRUCTURE: The Town must maintain and improve its infrastructure to provide affordable service, to meet applicable regulatory standards, and to prepare for growth. The following four strategies and corresponding actions and policies are recommended to help the Town achieve this goal:

Strategy 1) *Coordinate improvement of wastewater treatment system, sewer lines, and groundwater seepage problem.*

- Appoint a citizen advisory committee to review issues, alternative solutions and their costs, and funding options.
- Consult with an engineer specializing in waste water treatment.
- Conduct an engineering evaluation of the sewer lines.

Strategy 2) *Continue to improve and update the Town's infrastructure.*

- Work with the fire district to ensure adequacy of fire hydrants and fire flows.
- Develop a multi-year Capital Improvements Program and update it annually.

Strategy 3) *Ensure that the construction and operation of all infrastructure improvements are the most cost-effective possible.*

- Vigorously pursue grant opportunities to assist with funding improvements to town infrastructure.
- Conduct a cost assessment on all major infrastructure improvement proposals to evaluate both construction costs and operating costs.

Strategy 4) *Require new developments to provide necessary public utilities, streets and sidewalks that meet town codes.*

- Develop a written development specifications manual that includes street and utility construction standards.
- Require developers to provide at their expense all utilities in all new subdivisions.

DEVELOPMENT PATTERN: The Master Plan recommends the Town maintain an efficient land use pattern that reflects Basin's character, conserves property values and facilitates orderly development. To accomplish this goal, the Town should:

Strategy 1) Ensure that new developments are well-planned and beneficial additions to the town.

- Review all proposals for land development, annexation, and town utility extension in light of the recommendations of the Master Plan and approve only those that comply with the plan.
- Review all subdivision proposals outside of town within the Town's one-mile planning jurisdiction.
- Review the Town's zoning and subdivision regulations and revise them as necessary so that they conform with guidelines of the Master Plan's Future Land Use Plan.

Strategy 2) Concentrate the location of future development in town to avoid strip development along U.S. Highway 16/20.

- Work with Big Horn County to ensure that Basin's entranceways remain attractive and free from detrimental land uses.
- Work with property owners to improve the appearance of vacant lots and unoccupied buildings.

Strategy 3) Improve the commercial corridor streetscape.

- Work with WyDOT to install sidewalks and streetlights along the commercial corridor.
- Review the zoning ordinance's performance standards to ensure that new development positively contributes to corridor improvement.

Strategy 4) Promote and retain downtown Basin's architectural style.

- Promote the preservation of important historical buildings including the courthouse and post office.
- Work with building owners to explore ways of improving commercial building facades and awnings, especially in the Downtown.

RECREATION: The Town should continue to work the other organizations to provide various recreational opportunities for town residents at reasonable cost and in a manner that adds to Basin's sense of community.

Strategy 1) Continue providing and improving a variety of parks and recreational facilities that serve a wide range of ages and interests.

- Support the Recreation District's efforts to expand recreation activities for all age groups.
- Encourage the Recreation District to work with the School District and County Fair Board to cultivate opportunities for development of a recreation center.

CITIZEN INVOLVEMENT: The Town should pursue the following two strategies and related actions and policies to inform, involve, and consult the Town's citizens in decision making:

Strategy 1) Increase opportunities for citizen involvement in town affairs.

- Consider using more ways to involve citizens including creating advisory committees, periodic surveys, community newsletter, public hearings, etc.

Strategy 2) Ensure that affected residents are given an opportunity to comment on development proposals.

- Review the public notice and public comment rules of the zoning and subdivision regulations to make sure they provide adequate notice and comment opportunities.

OTHER POTENTIAL ACTIONS AND POLICIES: As mentioned in the Introduction of this Chapter, the Master Plan Committee reviewed a long list of potential actions and polices for implementing the Master Plan. Many of those actions and policies (all of which are listed in Appendix 3) have not been included on the final Priority List but still have merit. While the Town's attention should be focused on the Priority List, the Master Plan does not discourage the Town from pursuing these other actions and policies. Unforeseen opportunities and changing conditions could increase the importance and feasibility of these other actions and policies; if that occurs, the Town should adapt its priorities accordingly.

PART 6: MASTER PLAN MAP SERIES

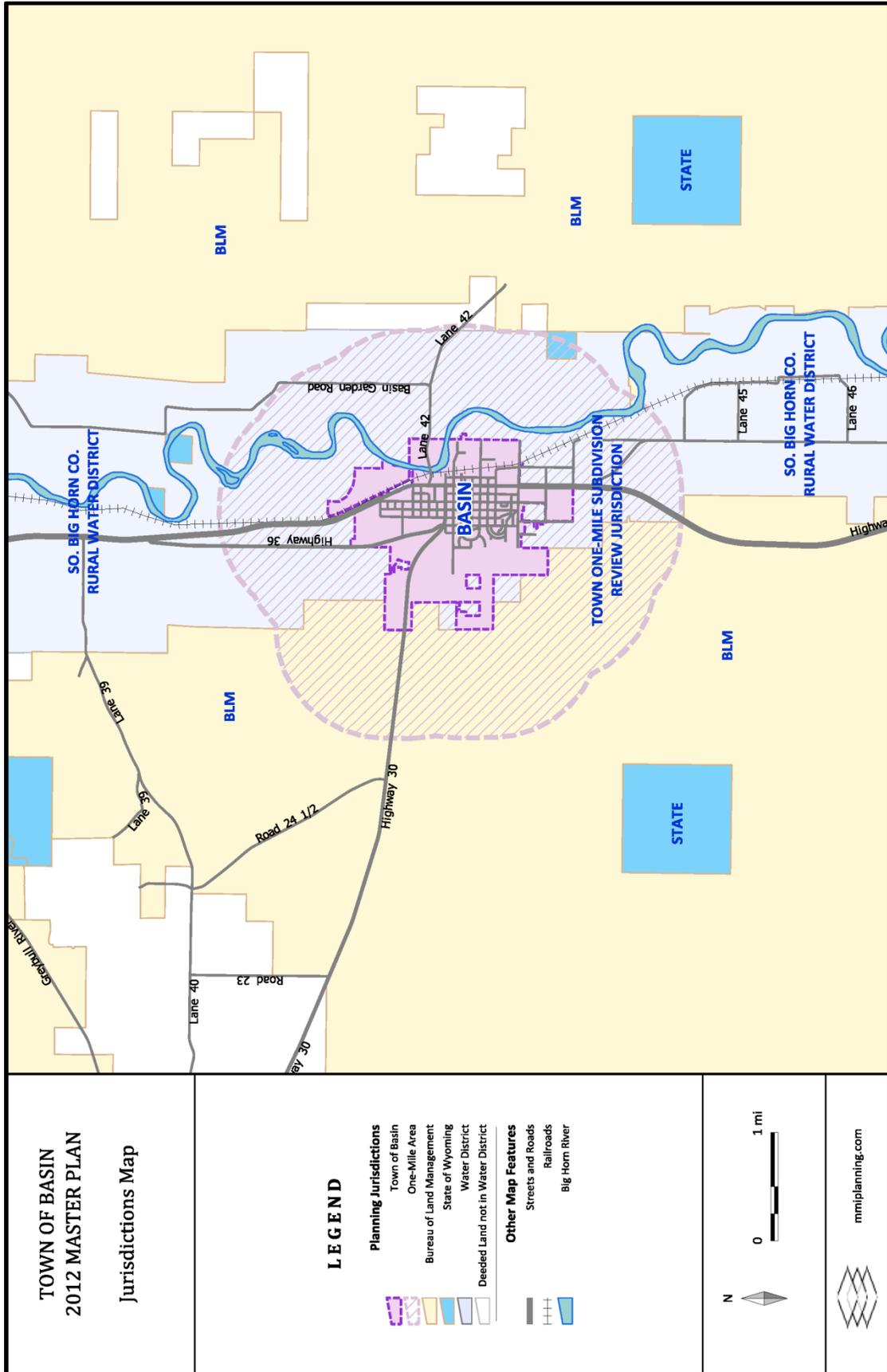
The Master Plan Map Series is a set of 15 maps that were prepared as part of the Master Plan process. The first 10 maps are presented on the following pages because they illustrate specific features that are discussed elsewhere in the Plan. The final five maps have not been included in the Plan but the Town has retained copies of them.

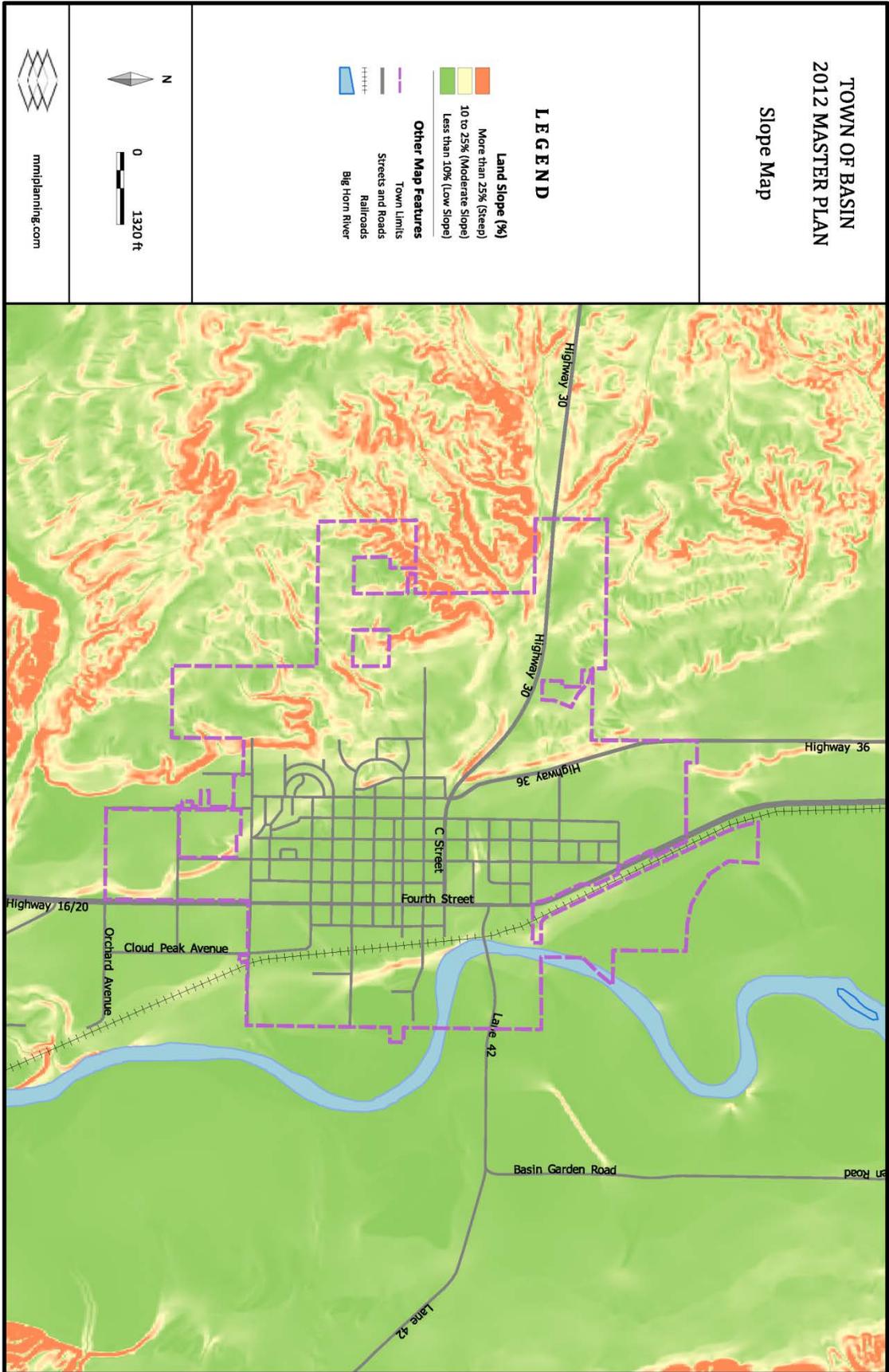
Maps included in the Plan:

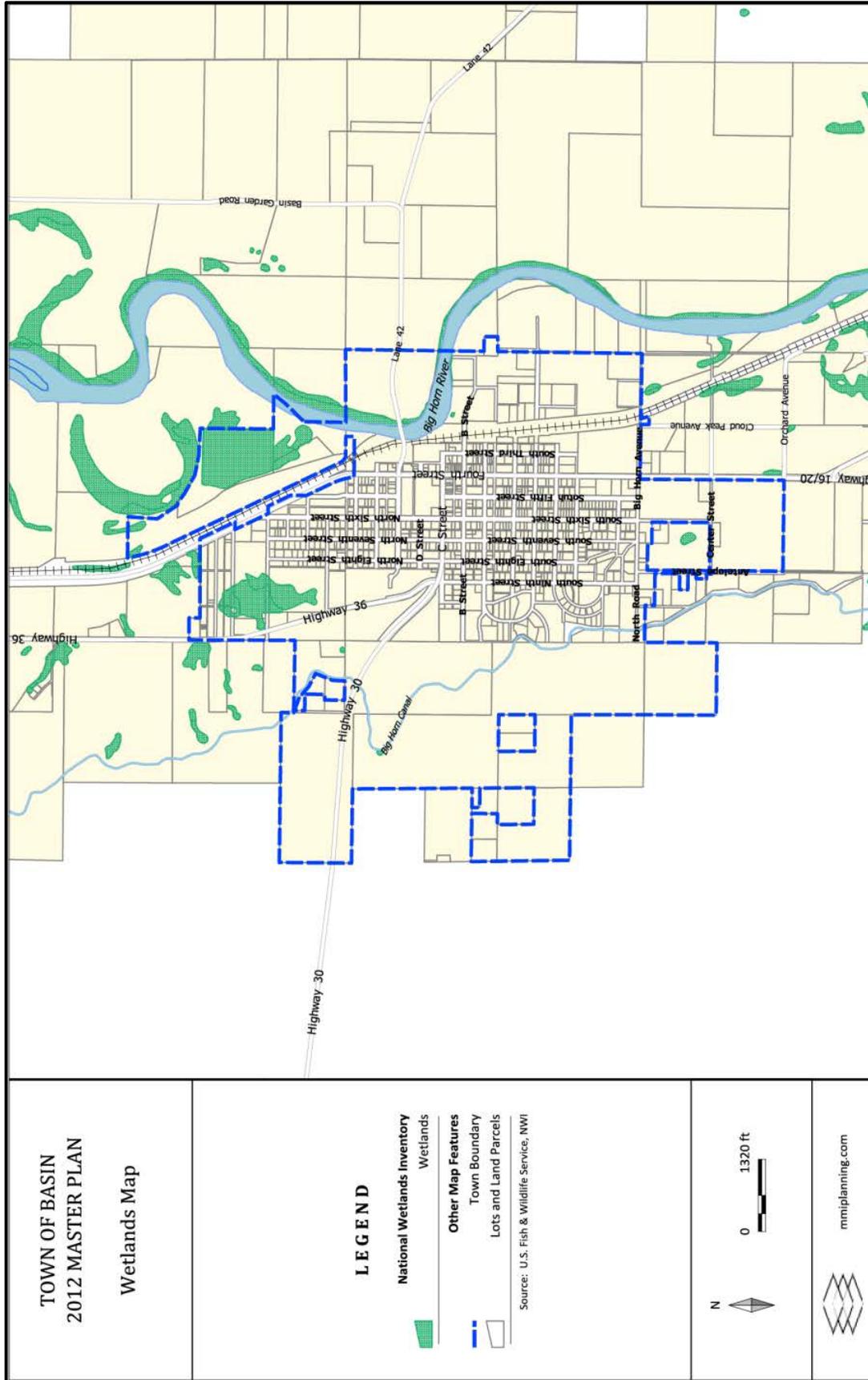
1. Jurisdictions
2. Land slope
3. Wetlands
4. Soil limitations
5. Subdivisions
6. Current land use
7. Parks
8. Water system
9. Raw Water system
10. Sewer System

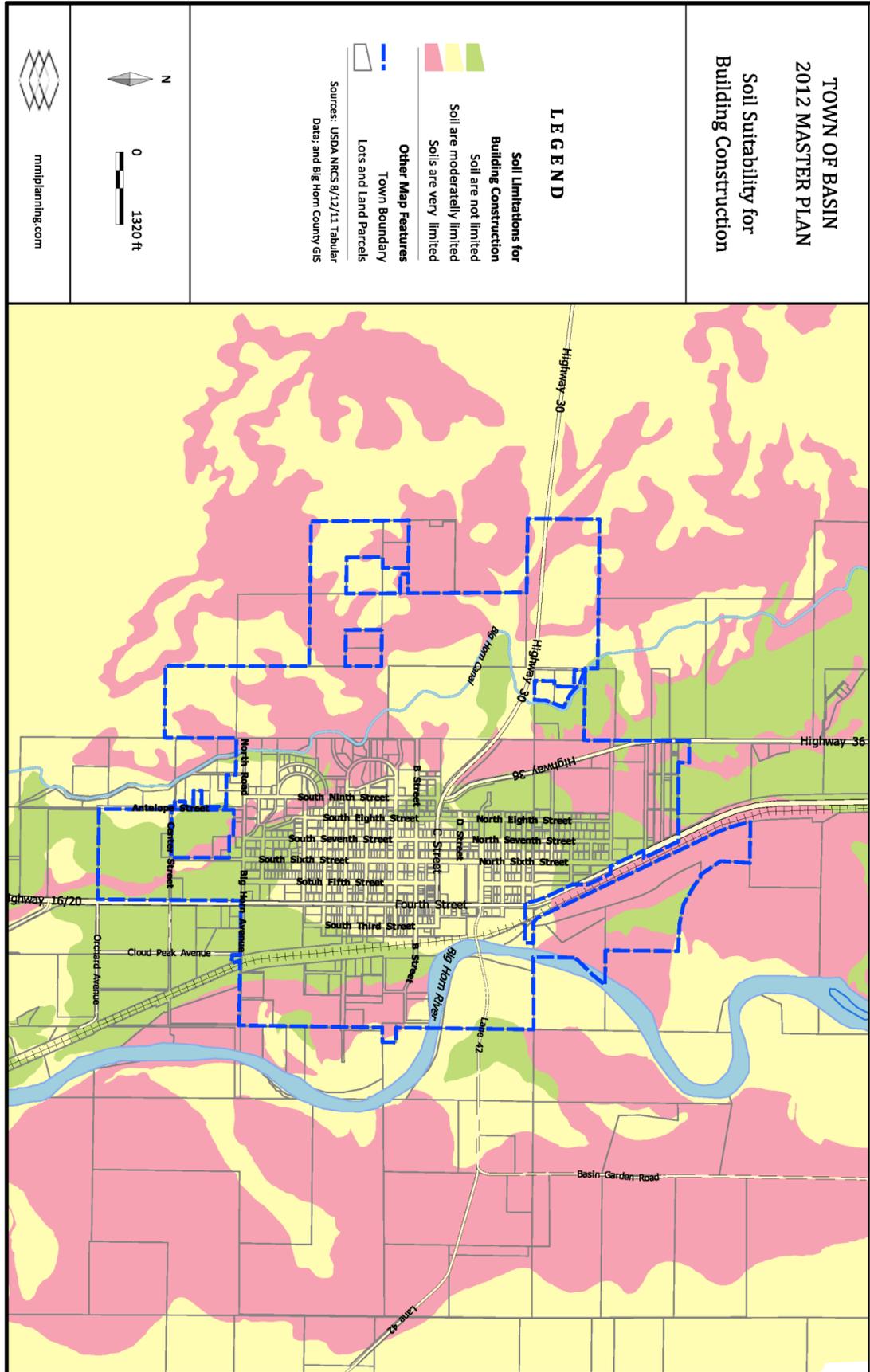
Maps produced but not included in the Plan:

11. Aerial photo
12. Highways and streets
13. Parcels
14. Property values
15. Zoning









**TOWN OF BASIN
2012 MASTER PLAN
Soil Suitability for
Building Construction**

LEGEND

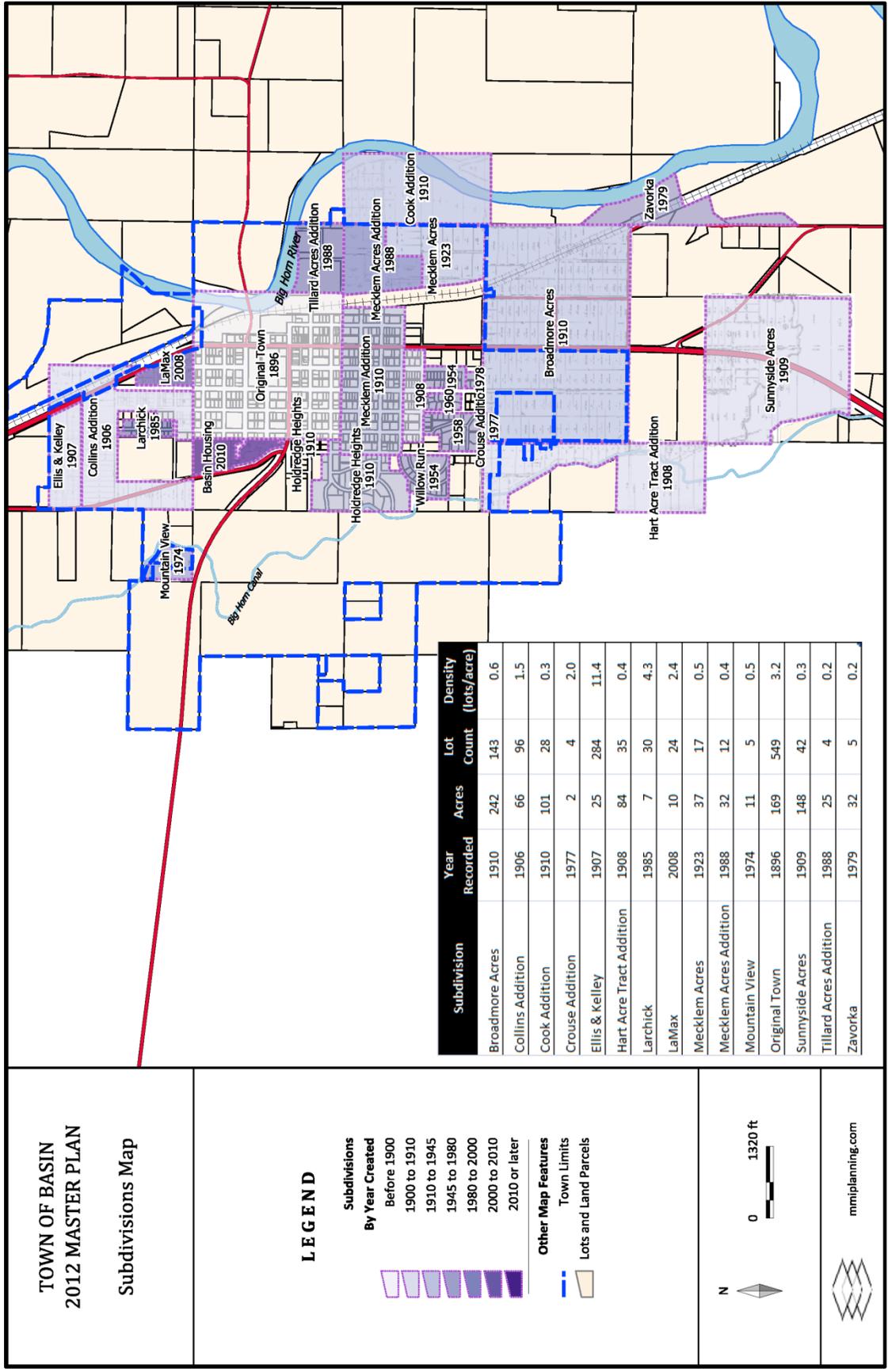
- Soil Limitations for Building Construction
 - Soil are not limited
 - Soil are moderately limited
 - Soils are very limited

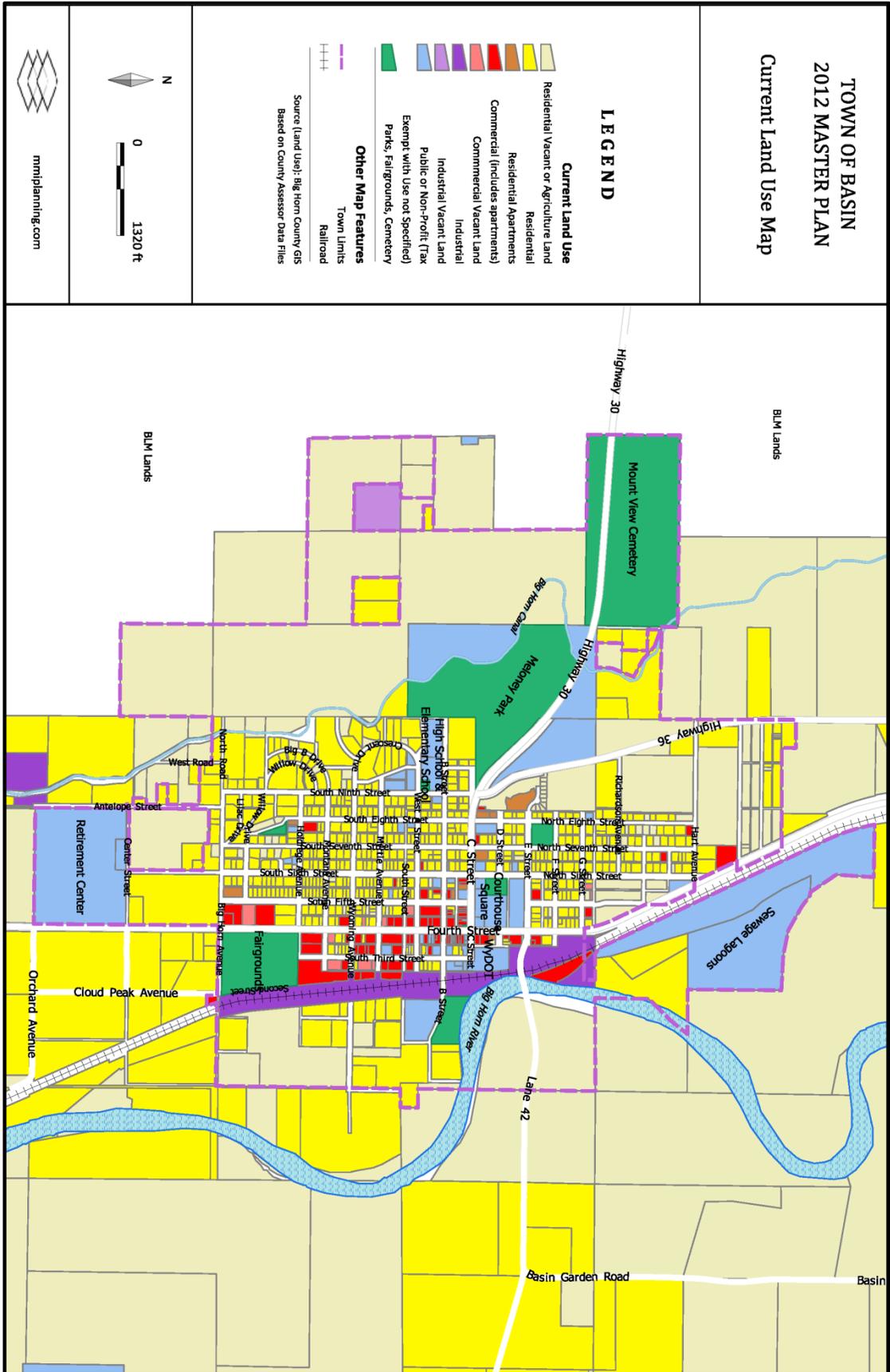
- Other Map Features
 - Town Boundary
 - Lots and Land Parcels

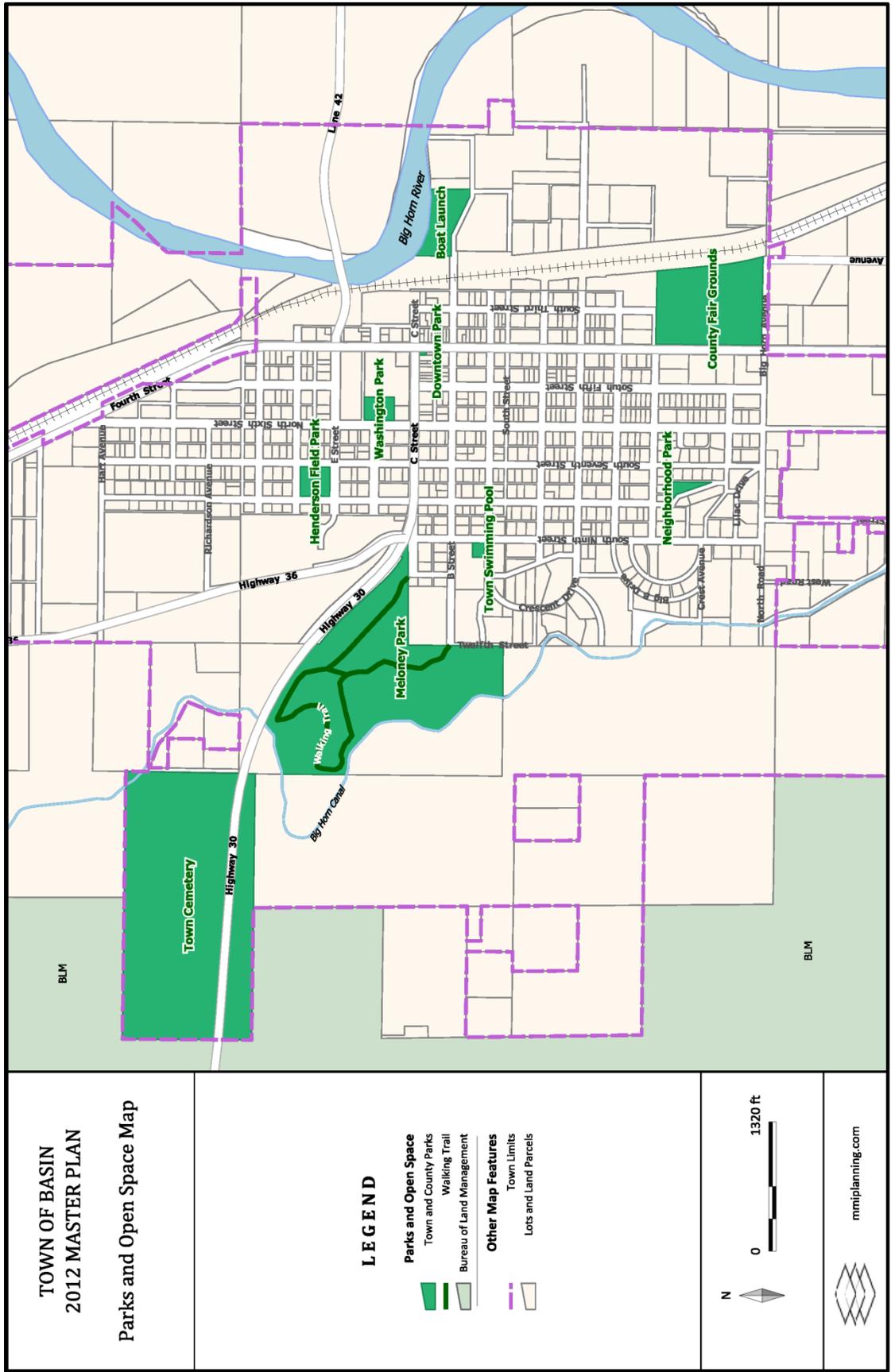
Sources: USDA NRCS 8/12/11 Tabular Data, and Big Horn County GIS

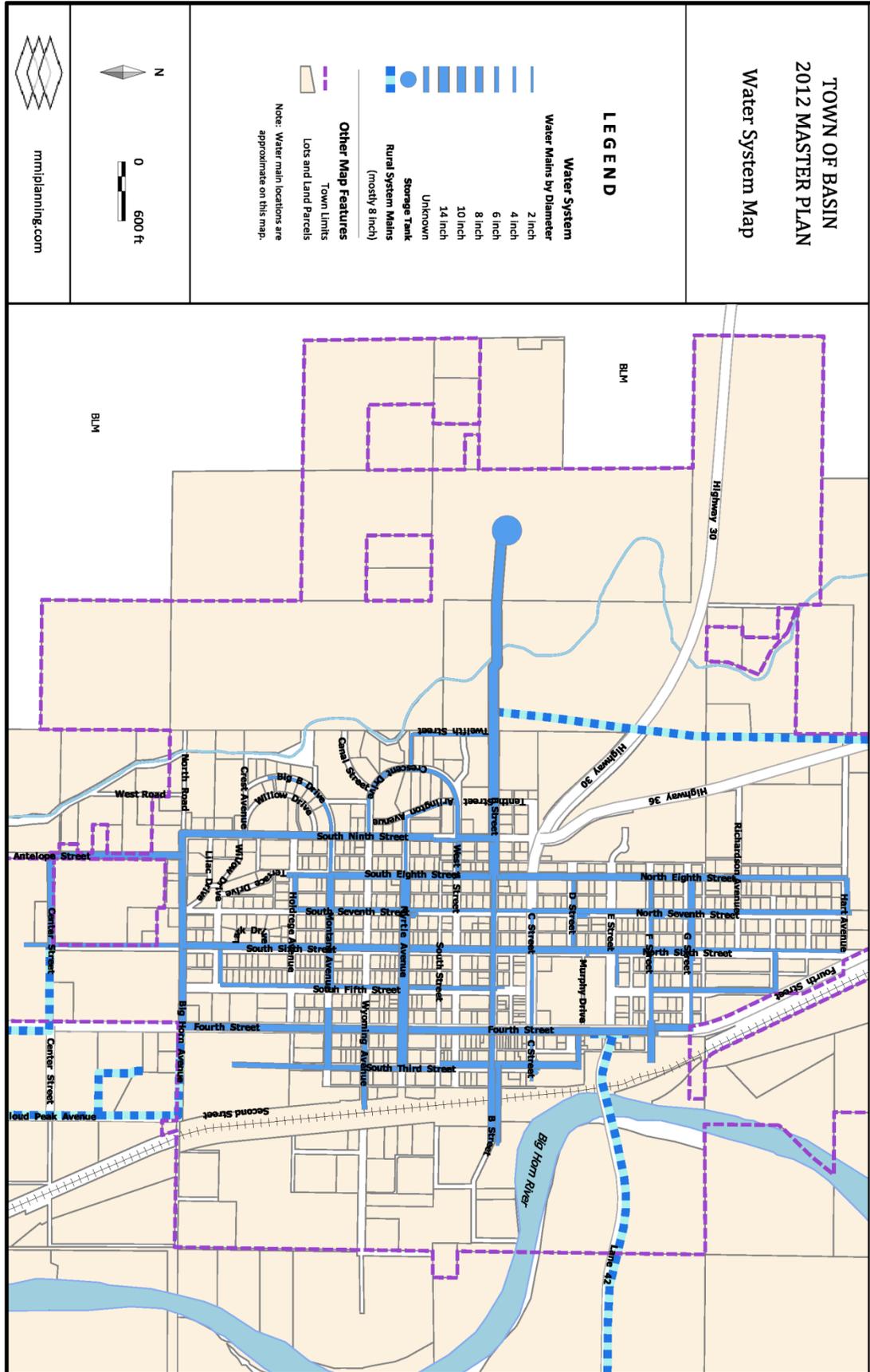


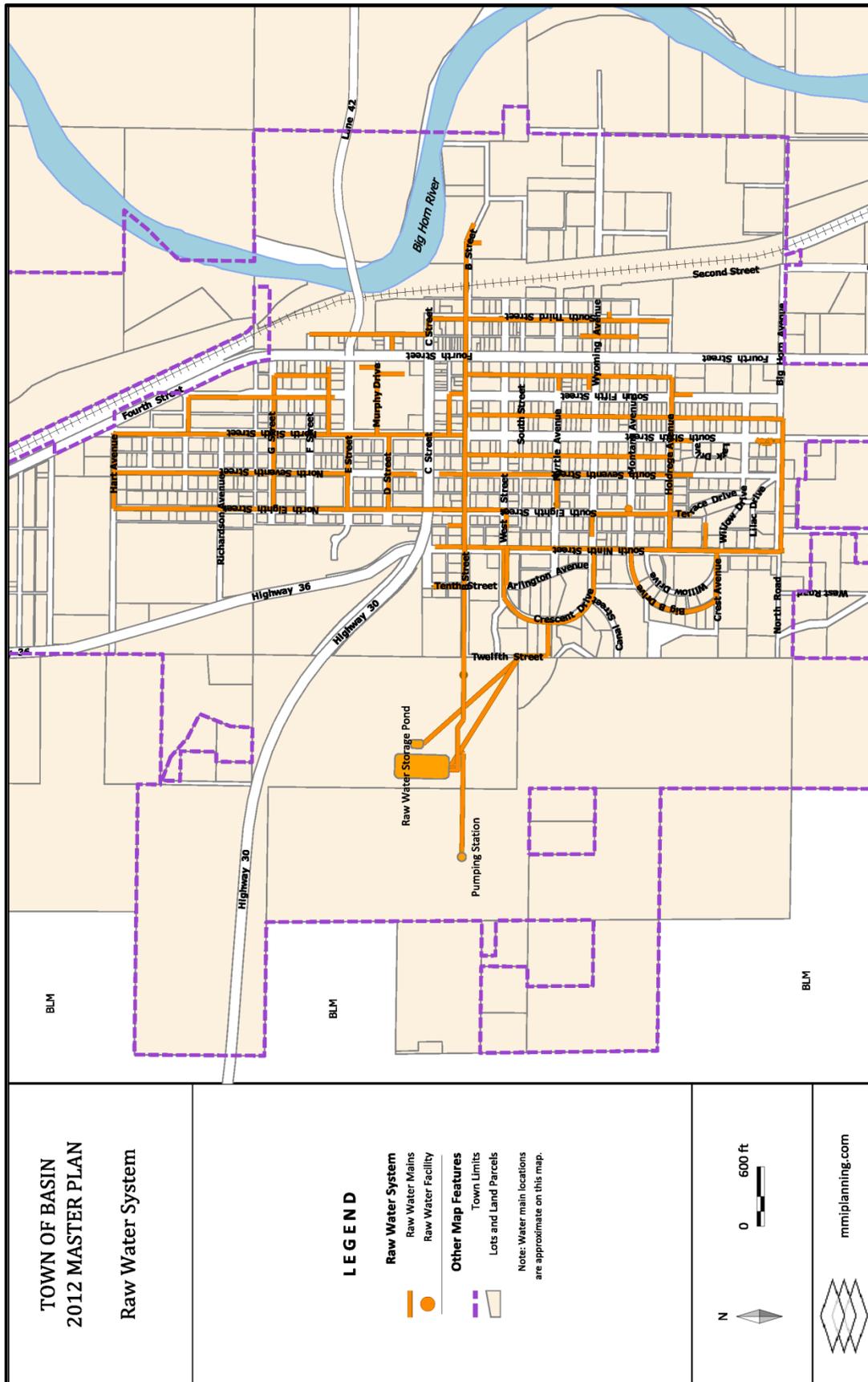
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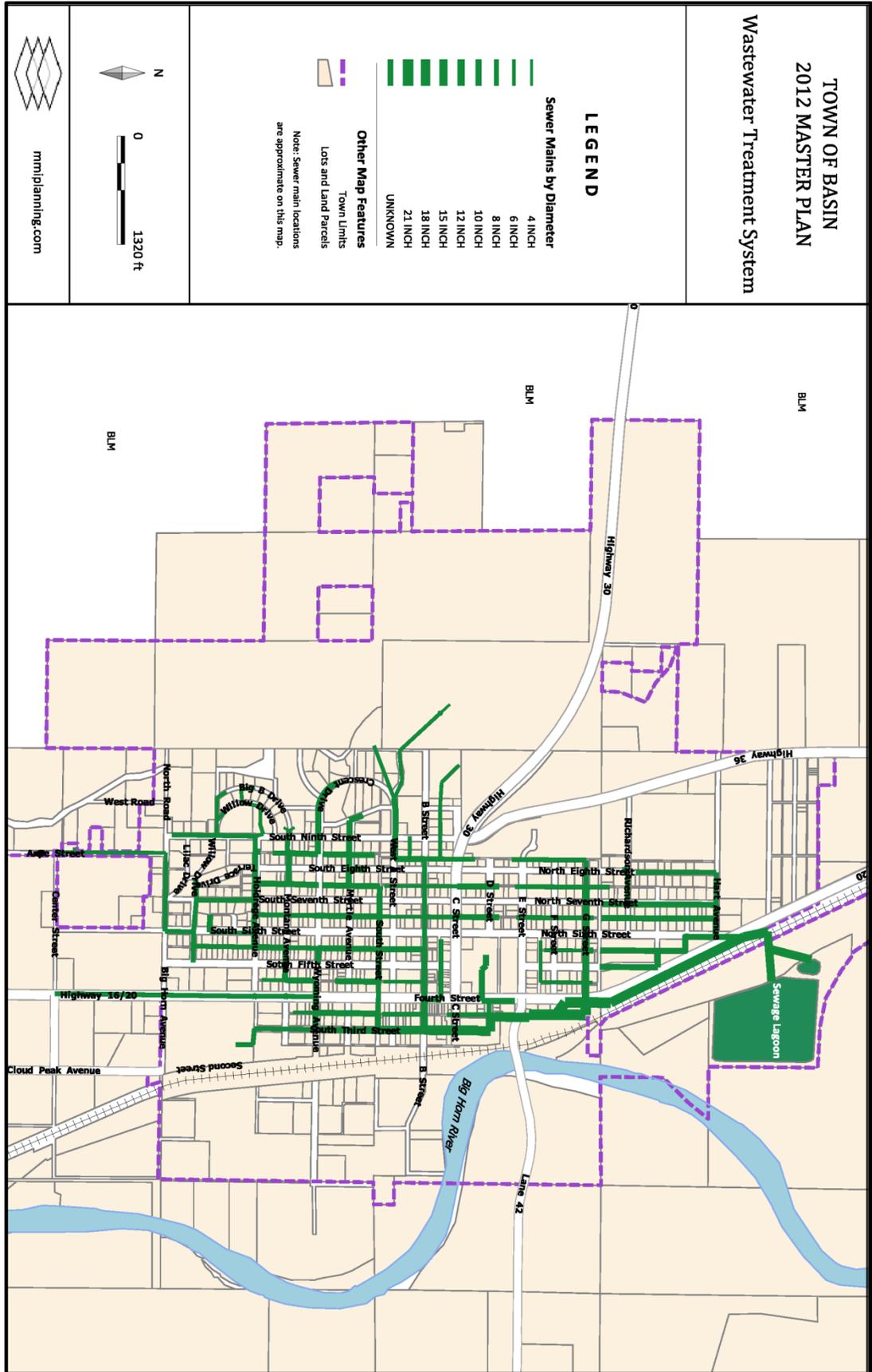












PART 7: BASIN PROFILE

This Part of the Master Plan consists of seven reports that the consultants prepared and presented to the Master Plan Committee. Each of the reports covers topics that are typically important considerations in creating a town Master Plan. The seven topic reports presented in this Part are:

1. Economy
2. Population
3. Housing
4. Public Services
5. Infrastructure
6. Natural Environment
7. Land Use and Development

ECONOMY

Introduction

Basin is looking ahead to strengthen its economy. The following section discusses the Basin area economy in terms of businesses, resident workforce, and personal income.

Data for the following discussion come from a variety of sources. The U.S. Department of Commerce, Bureau of Economic Analysis collects county-level information from businesses. The most recent data available from BEA is for the year 2009. The most recent detailed data for the town of Basin is the five year average of the American Community Survey for 2005-2009, conducted by the U.S. Census Bureau. The American Community Survey is a random sample survey of residents.

These data may paint a somewhat bleaker picture of the economy than the current picture in 2011. As noted in the Wyoming Economic Summary for the first quarter of 2011, "After a short, but severe recession, Wyoming's economy has turned around since the beginning of 2010, thanks to the robust rebound of the energy industries. (Economic Analysis Division, 2011)

Business and Industry

Basin has several advantages for a diversified economy, especially for a town with population of approximately 1300 persons. Basin is the county seat and county operations are significant to the local economy and include operation of the county jail. Basin is also the location for two major state facilities -- the Wyoming Department of Transportation District offices and the Wyoming Retirement Center (located just south of town). Other major employers in the Basin area include Big Horn County School District #4 (with facilities in Manderson and Basin), South Big Horn County Hospital, and TCT West.

Also important to Basin's economy are agriculture and mineral development in the county. In Big Horn County in 2009, farm employment as a percentage of total employment ranked it third in the state, behind Niobrara and Goshen Counties. (Wyoming Regional Economies Assessment Project, 2009) Although Big Horn County is not a significant player in the energy-related industries that are the major driver of the Wyoming state economy, there is

some oil and gas activity near Basin. The Bureau of Land Management's 2011 Draft Resource Management Plan indicates future potential of the Fritz field near Basin. (U.S. Department of the Interior, 2011) Bentonite is very important to the Big Horn County economy, less so to the Basin economy because the deposits and operations lie north or south of Basin. Bentonite deposits in Wyoming comprise approximately 70% of the world's known supply. The six mines in the Bighorn Basin employ 132 persons, and another 360 persons are employed at the milling –processing

Major Employers in Basin Area: 2011	
	# of Full and Part-Time Employees
Big Horn County	115
Wyoming Retirement Center	85
Big Horn County School District #4*	85
South Big Horn County Hospital	72
TCT West	54
Wyoming Department of Transportation	44
<i>* Number of employees in Basin only</i>	
<i>Sources: calls to each organization made in July-August 2011</i>	

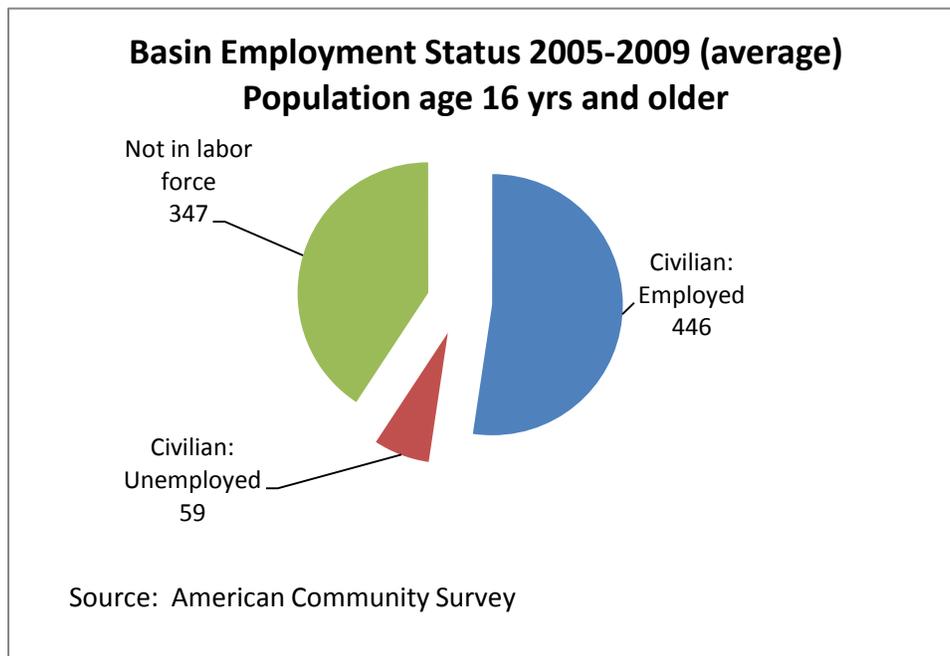
facilities at six different mills--one in the Worland area, two near Greybull, and three near Lovell. (U.S. Department of the Interior, 2011)

Despite proximity to recreation opportunities on the Big Horn River, Big Horn Mountains, and national forest system and lands managed by the federal Bureau of Land Management, there are virtually no businesses geared to these activities in Basin, nor lodging or restaurants to serve visitors.

Although there are a number of high-wage jobs in the county, the average wage per job in 2009 in Big Horn County was \$32,650, which was less than the state and national averages by one-quarter or more. (Wyoming Regional Economies Assessment Project)

Resident Labor Force

The following information presents information on the residents of Basin, some of whom work in Basin and others who work outside of Basin.



Between 2005 and 2009, the civilian labor force in Basin over the age of 16 consisted of approximately 852 people, of whom 446 were employed, 59 were unemployed and 347 were not in the labor force. The majority of residents work in education, health care or social assistance. Approximately one-third of employed residents work for the government sector (county, schools, state departments).

TOWN OF BASIN: Employment of Residents by Industry and Class 2005-2009		
INDUSTRY	Estimate	Margin of Error
Civilian employed population 16 years and over	446	+/-91
Agriculture, forestry, fishing and hunting, and mining	53	+/-36
Construction	24	+/-21
Manufacturing	17	+/-19
Wholesale trade	9	+/-13
Retail trade	29	+/-19
Transportation and warehousing, and utilities	11	+/-12
Information	9	+/-15
Finance and insurance, and real estate and rental and leasing	23	+/-20
Professional, scientific, and management, and administrative and waste management services	36	+/-23
Educational services, and health care and social assistance	165	+/-50
Arts, entertainment, and recreation, and accommodation and food services	28	+/-26
Other services, except public administration	13	+/-13
Public administration	29	+/-22
CLASS OF WORKER		
Civilian employed population 16 years and over	446	+/-91
Private wage and salary workers	247	+/-71
Government workers	154	+/-60
Self-employed in own not incorporated business workers	45	+/-27
Unpaid family workers	0	+/-119
<i>Source: American Community Survey 2005-2009</i>		

Residents' Income

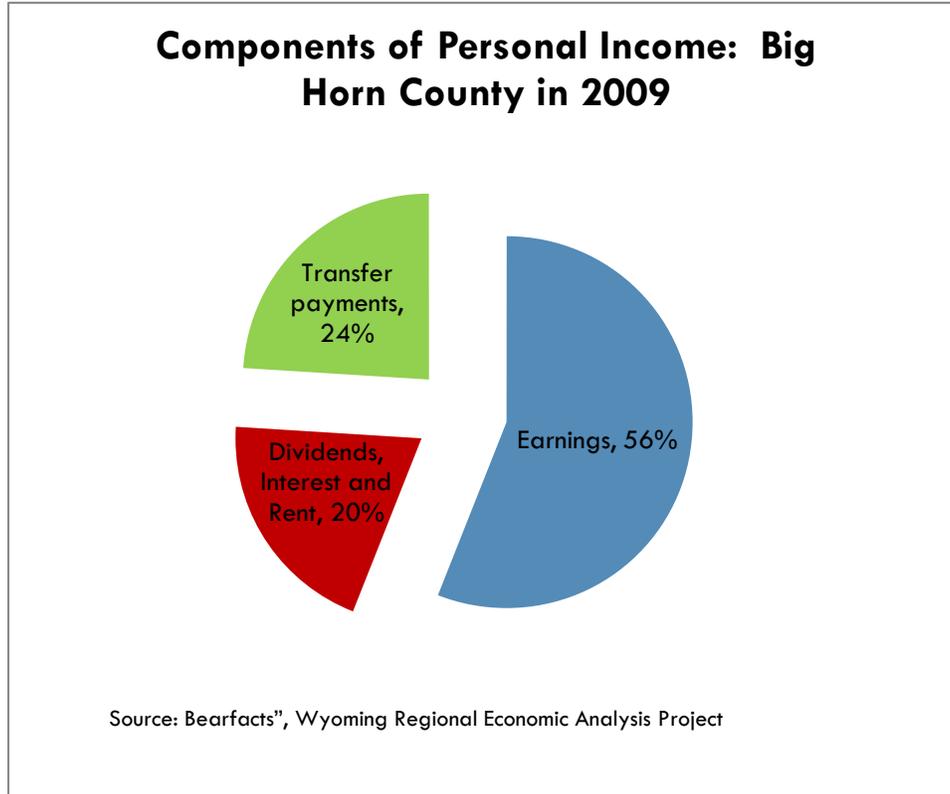
Residents' personal income is a significant factor in the overall economy, directly affecting the ability to pay taxes, make improvements to personal property, and contribute to the local economy through purchases and contributions.

Components of Personal Income

Personal income comes from the following sources:

- Earnings (either as wages or business income)
- Dividends, interest, and rent (e.g., investment income)
- Transfer payments (primarily government payments such as Medicare, Social Security, unemployment compensation, disability insurance payments, and welfare)

Big Horn County has a greater reliance on transfer payments than does the state or nation. In 2009, 24% of all personal income in Big Horn County came from transfer payments, compared to 13% for the state of Wyoming and 18% for the nation. This is a reflection of the significant proportion of Big Horn County that is 65 years or older and receiving Social Security and Medicare payments.



Per Capita Income, Household Income, Family Income

According to the American Community Survey's random sample survey of Basin residents conducted in the five year period 2005-2009, per capita income (total income divided by total population) was estimated at \$20,131. The estimate had a margin of error of +/- \$3,180, indicating a possible range of per capita income at between \$16,951 and \$23,311.¹ Basin's per capita income is low compared to the state and nation.

¹ The American Community Survey replaces the decennial census "long-form" survey that provided detailed information on housing, income, employment, etc., once every 10 years. The American Community Survey is an on-going random sample survey of the population, intended to provide more frequent updates on the population than the decennial census. For towns the size of Basin, the random sample survey results are released every five years and represent an average over the five-year period, rather than a count at a specific point in time. Because the surveys are based on a random sample, the results are presented with margins of error based on a 90% confidence level. The margins of error represent the brackets of reliability for the results. For example, an estimate of \$20,000 for per capita income, with a margin of error of +/- \$3,000 indicates that there is a 90% likelihood (confidence level) that the actual per capita income falls somewhere between \$17,000 and \$23,000. All random sample surveys have some sort of margin of error, although it is not always presented with the estimates. The American Community Survey results display the margins of error for each estimate.

Household income is income for each household, regardless of how persons living there are related. Family income is income for each family. Household income is used to determine affordability of housing by the federal Housing and Urban Development (HUD).

The American Community Survey 2005-2009 estimate for Basin’s median household income was \$30,647. Median is the number at which half of the total fall below that number and half are above that number. The American Community Survey estimate for median family income was \$36,563.

The following table displays per capita income, and median household and family income for the town of Basin, State of Wyoming and the United States. The table includes the margins of error for each estimate. Margins of error tend to be larger for smaller sample sizes, such as the town of Basin’s. Even with the large margins of error, income levels in Basin fall well below state and federal numbers.

Income Estimates for Basin, State of Wyoming, U.S.						
	Town of Basin		State of Wyoming		United States	
	2005-2009		2009		2009	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Per capita income	20,131	+/-3,180	26,778	+/-756	26,409	+/-52
Median household income	30,647	+/-5,487	52,664	+/-1,877	50,221	+/-74
Median family income	36,563	+/-14,299	65,532	+/-2,400	61,082	+/-109

Source: American Community Survey, 5 year estimate for Basin, one-year estimates for Wyoming and U.S.

Poverty

Despite lower income in the town of Basin, the community has lower poverty rates than the state or the nation. The 2005-2009 poverty rate for all persons in Basin was estimated at 8.4%.

Percentage of Persons Below Poverty Level					
Town of Basin		State of Wyoming		United States	
2005-2009		2009		2009	
Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
8.40%	+/-4.9	9.80%	+/-1.0	14.30%	+/-0.1

Source: American Community Survey, 5 year estimate for Basin, one-year estimates for Wyoming and U.S.

Issues, Challenges, and Opportunities

The town of Basin is assessing its overall economy and planning ahead for the future. As part of that effort, the town is working with the Wyoming Rural Development Council, which in July 2011 released an update to the 2003 Community Assessment. (Wyoming Rural Development Council, 2011) The town also initiated the 2011 master plan. Both efforts dove-tail to some degree and both involve considerable public involvement. Based on the information collected from the 2011 Community Assessment and comments from the community received at the time this report was prepared, it is

clear there are a need and a desire by Basin to create a stronger local economy while retaining the positive small town attributes.

Challenges include the need to create more jobs with a livable wage, increase personal income and reduce the high proportion of fixed income (such as social security and retirement) to overall income. Specific related issues include downtown appearance, lack of diversified downtown type businesses (particularly restaurant, hotel), infrastructure needs, and town budget constraints.

Basin has a number of quality features with opportunity to strengthen the local economy. These include recreation facilities (hiking trails, open space, public pool), Basin City Art Center (with facilities as cultural center and community meeting place), Basin Area Chamber of Commerce, county fairgrounds (and current efforts to develop a year-round indoor arena), and special events (e.g., Lilac Days). There is also, as mentioned, a very strong set of major employers for a town of its size.

At the time this report was written, the Wyoming Rural Development Council was planning to meet again with Basin residents in the Fall of 2011 to set priorities, establish goals, and priorities. The report released in July 2011 had very specific recommendations on how to proceed on a number of action items, such as a restaurant, retail store, etc.

Conclusions

The town of Basin has had a relatively flat economy for some time and generally lags behind the state and the nation in terms of income overall, and income from employment specifically. This is related to the large portion of the population that is older and on fixed incomes. Critical to the long-term sustainability of the local economy will be the ability to attract more workers to the town. Basin is acting now to do that by working with the Wyoming Rural Development Council and by preparing this master plan.

POPULATION

Introduction

How the town of Basin will change in the future depends a great deal on population numbers and characteristics such as age. Population change in immediately surrounding areas (such as within one mile of Basin) can also have a significant impact on the municipality, particularly if growth outside the town limits exerts pressure for annexation. At the current time residential development in a one-mile buffer area around Basin is relatively limited and scattered and is not included in the following analysis. This section examines historic trends as well as future population forecasts for the municipality of Basin, using data specific to the town of Basin wherever possible, supplemented with county-wide data.

Recent Trends

With a population of 1,285 per the 2010 census, Basin is the third largest municipality in Big Horn County. Lovell (population 2,360) is the largest and Greybull (population 1,847) is second largest.

Over the past 100 years, Basin's population peaked in 1980 at 1,349. Between 1980 and 1990, the population declined by 13% to 1,180 persons. Since 1990 population has been on a slow rise, with a net gain of 105 persons between 1990 and 2010.

Basin's growth in the past two decades has been steady; with increases of 4.9% between 1990 and 2000 and 3.8% between 2000 and 2010. By contrast, Big Horn County was more erratic, growing by nearly 10% between 1990 and 2000, and then slowing to 1.8% between 2000 and 2010. Big Horn County had the fourth lowest population change of all Wyoming counties during the 2000-2010 decade. Basin's net gain of 47 persons between 2000 and 2010 accounted for nearly one-fourth of the total net population gain in Big Horn County.

Population change occurs in three ways – births, deaths, and movement in or out of the area of study. Referred to as “components of population change,” these statistics are collected annually as estimates and finalized with decennial census data every 10 years. The final counts for the 2010 census were not yet available at the time this report was written (Liu, 2011). Data are tracked by county. In the ten years from 2000 to 2009, natural increase (births minus deaths) accounted for a cumulative increase of 88 persons. Net migration accounted for an additional 13 persons in the ten year period. There was significant net out-migration in the first four years (2000-2003), but in the last three years (2007-2009) there was positive net in-migration with annual estimates ranging from 78 to 132 persons.

Big Horn County: Components of Population Change 2000-2009											
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total 2000- 2009
Births	147	125	149	127	151	152	138	147	144	148	1,428
Deaths	133	138	137	104	122	143	141	149	156	117	1,340
Natural Increase	14	-13	12	23	29	9	-3	-2	-12	31	88
Net Migration	-33	-215	-59	-107	129	-51	30	132	78	109	13
Net gain/loss	-19	-228	-47	-84	158	-42	27	130	66	140	101
<i>Source: Wyoming Economic Analysis Division</i>											
<i>Net Migration is defined as the difference between in-migration and out-migration.</i>											
<i>Net Migration was derived by Wyoming Economic Analysis Division based on U.S. Census Bureau's population estimation and vital stats above.</i>											

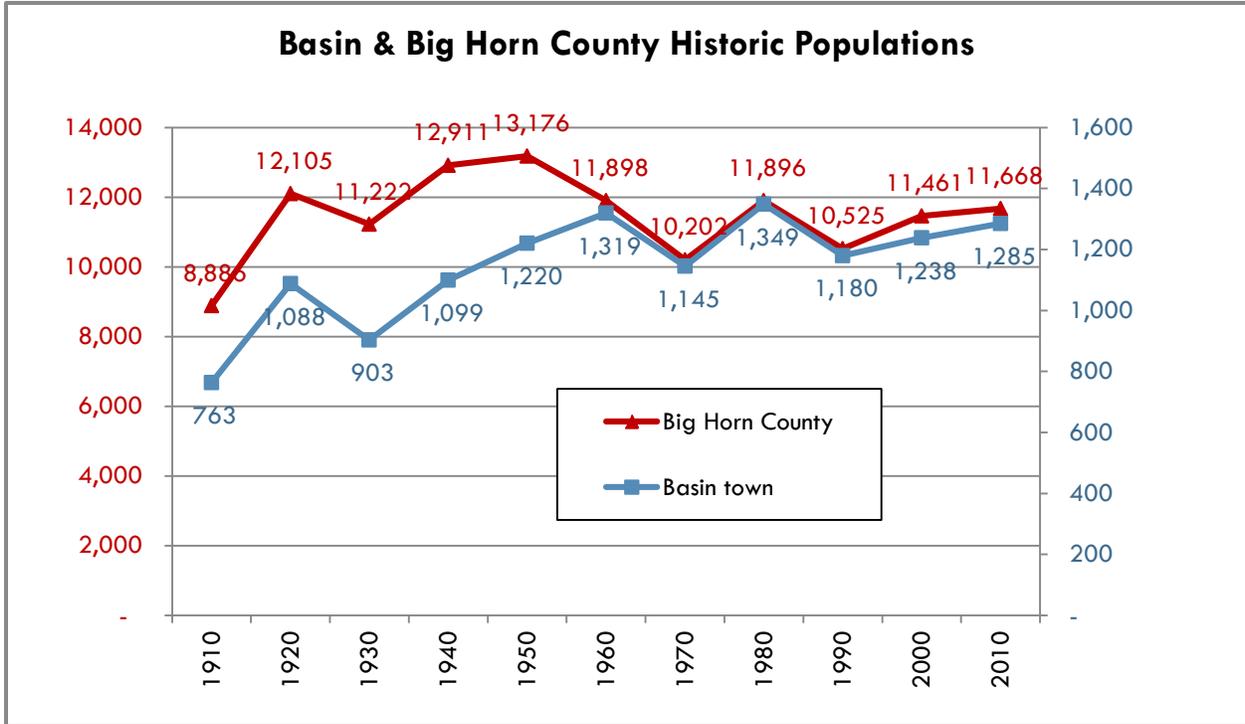
Big Horn Basin Growth Comparisons

	Census 2000 Population	Census 2010 Population	% Change
Big Horn County	11,461	11,668	1.8
Cowley town	560	655	17.0
Burlington town	250	288	15.2
Manderson town	104	114	9.6
Byron town	557	593	6.5
Basin town	1,238	1,285	3.8
Greybull town	1,815	1,847	1.8
Deaver town	177	178	0.6
Lovell town	2,281	2,360	0.0
Frannie town (pt.)	180	138	-23.3
Balance of Big Horn County	4,299	4,210	0.0
Other Big Horn Basin			
Powell	5,373	6,314	17.5
Cody	8,835	9,520	7.8
Worland	5,250	5,487	4.5
Thermopolis	3,172	3,009	-5.1
Meeteetse	351	327	-6.8
<i>Source: Wyoming Division of Economic Analysis</i>			

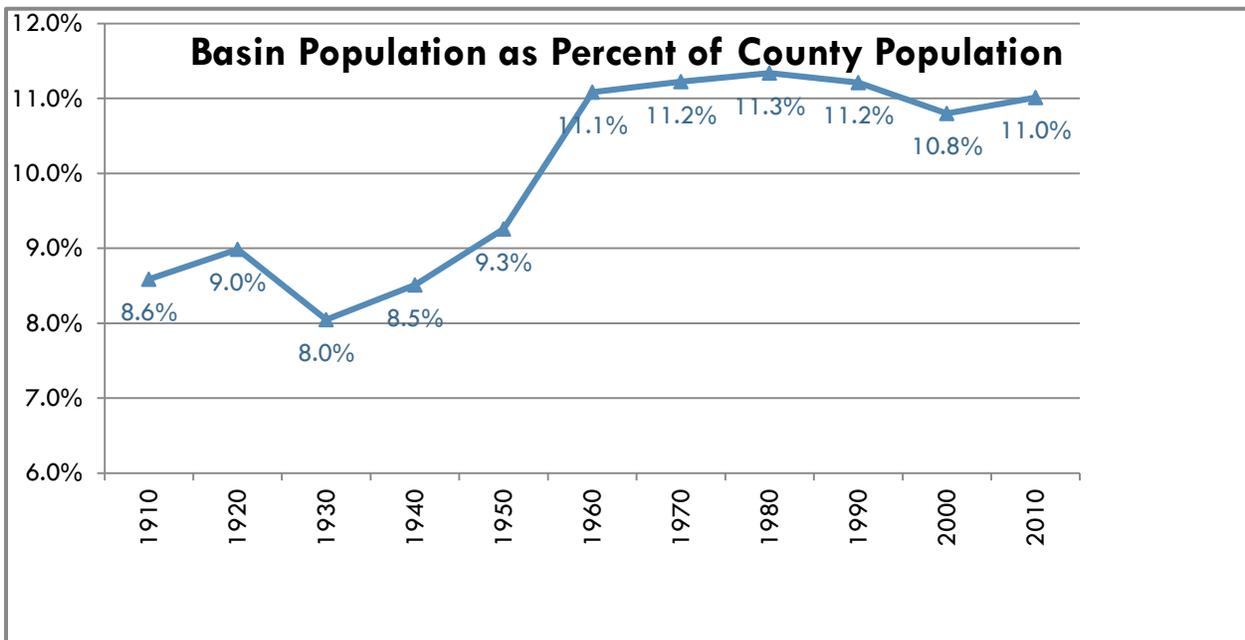
Over the past decade, Basin has grown at a faster rate than Big Horn County as a whole and faster than Greybull, Deaver, Lovell, Frannie, Thermopolis, and Meeteetse. Other area communities, notably Cowley and Powell, have grown faster.

Historic Population Trends

Basin and Big Horn County have similar patterns of growth and decline in their historical population levels--as the county grew or declined, so did Basin.



Since 1960, Basin's population has consistently been about 11% of the county's population.



Age Characteristics

The distribution of ages within the population can make significant differences in the range of needed or desired public services. For example a community with a large number of children increases

demand for public schools and recreation facilities such as playgrounds, ball fields, etc.

2010 Population by Age Group for Basin and Big Horn County				
	Basin		Big Horn County	
	#	%	#	%
Total population	1,285	100.0	11,668	100.0
Under 5 years	70	5.4	787	6.7
5 to 9 years	70	5.4	804	6.9
10 to 14 years	71	5.5	871	7.5
15 to 19 years	74	5.8	823	7.1
20 to 24 years	60	4.7	545	4.7
25 to 29 years	86	6.7	595	5.1
30 to 34 years	59	4.6	578	5.0
35 to 39 years	53	4.1	606	5.2
40 to 44 years	79	6.1	639	5.5
45 to 49 years	80	6.2	795	6.8
50 to 54 years	91	7.1	835	7.2
55 to 59 years	94	7.3	880	7.5
60 to 64 years	85	6.6	802	6.9
65 to 69 years	75	5.8	666	5.7
70 to 74 years	79	6.1	519	4.4
75 to 79 years	59	4.6	375	3.2
80 to 84 years	51	4.0	296	2.5
85 to 89 years	32	2.5	157	1.3
90 years and over	17	1.3	95	0.8
Under 18 years	258	20.1	3013	25.8
65 years and over	313	24.4	2108	18.1
Median age (years)	46.4		41.8	

Source: U.S. Census Bureau, 2010 Census Summary File 1, Tables P12, P13, and PCT12.

Proportionately, there are fewer young people and more old people in Basin, when compared to the county, the state, and the nation. Median age is the age at which half of the population is less than that age and half is older. In 2010, the median age in Basin was 46.4 years. Median age in the county was 41.8, in the state 36.8, and in the nation 35.4. (U.S. Census Bureau, 2010 Census, 2010)

In Basin in 2010, approximately 20% of the total population was under the age of 18, compared to 24% 65 years or older. The trend has been for decreasing younger population and increasing older population. This is corroborated in part by recent trends in school enrollment. Enrollment in Big Horn County School District #4, which includes Manderson and Basin, dropped from 363 students in 2003 to 300 in 2011. (Big Horn County School District #4, 2011)

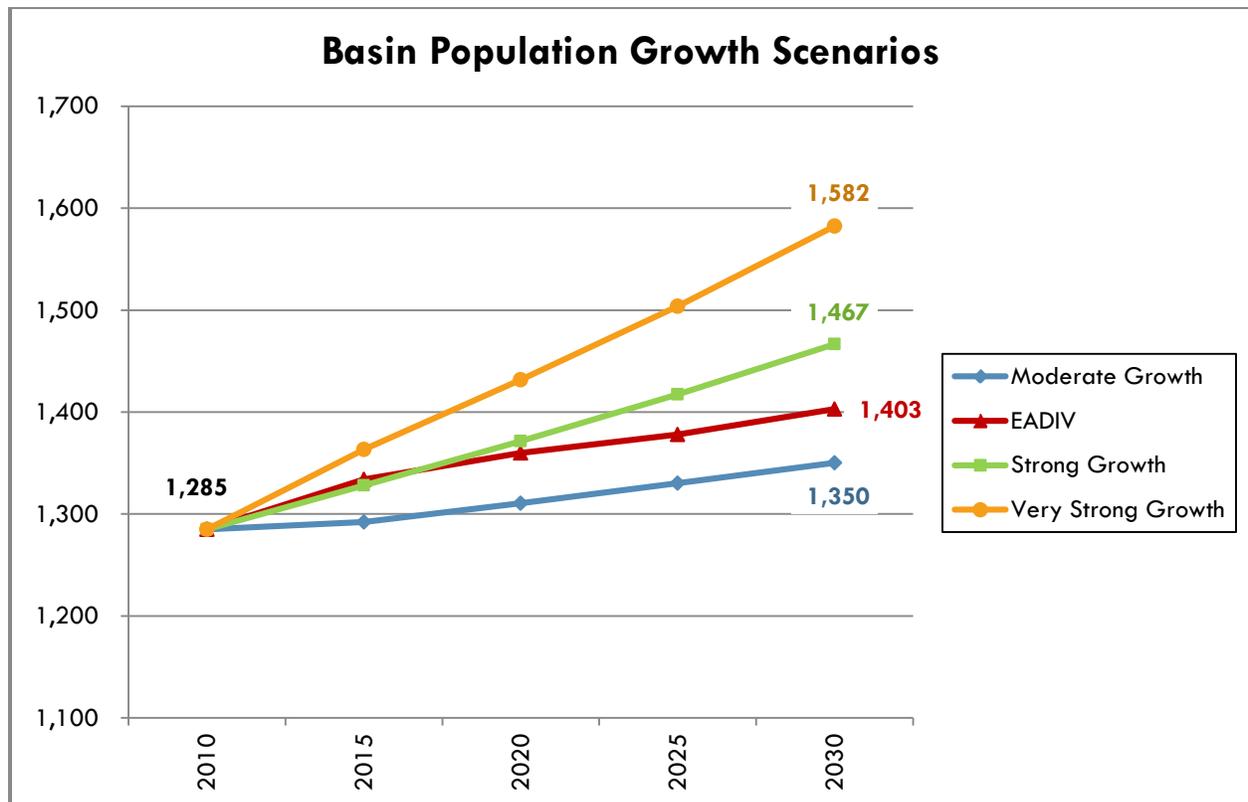
Basin's population is older relative to the U.S., the state, and the county. This is still true even if one does not count the Wyoming Retirement Center.

	Percent of Population 65 years or older
U.S.	13.0
Wyoming	12.4
Big Horn County	18.6
Basin	24.4
Basin w/o Retirement Center	22.4
<i>Source: 2010 Census Table QT-P1</i>	

Population Projections

The State of Wyoming Division of Economic Analysis (EADIV) released a new population projection for the Basin in October 2011. This new projection updates an older projection that predicted virtually no growth in Basin. The new EADIV projection predicts more population growth and is more consistent with the growth that actually occurred since 1990.

The Wyoming Housing Database Partnership also released new population projections in 2011. These projections are given in a range of possible futures: Moderate Growth, Strong Growth and Very Strong Growth. These new projections are for Wyoming's counties and larger communities, but not Basin. However, the projections can be "stepped-down" by equating 11% of the county population as Basin's population.



Conclusions

Basin has had a relatively slow and steady population increase over the past 20 years, at a time when other places, including Big Horn County, had more erratic population changes. Basin has a much higher proportion of residents 65 years and older compared to the county, state, and nation; and the older age group will continue to increase in the future. The aging population is a nation-wide trend and one with implications for housing, transportation, and medical care to name a few. Although actual population numbers can differ from forecasts depending on unique and unforeseen circumstances, current estimates indicate future population growth in Basin. Estimates (which could be low) indicate significant positive net in-migration to the county over the last three years, reversing a trend of outmigration from 2000 to 2005. Based on trends from the last two decades, net population increases of 50 to 70 persons per decade are likely.

HOUSING

Introduction

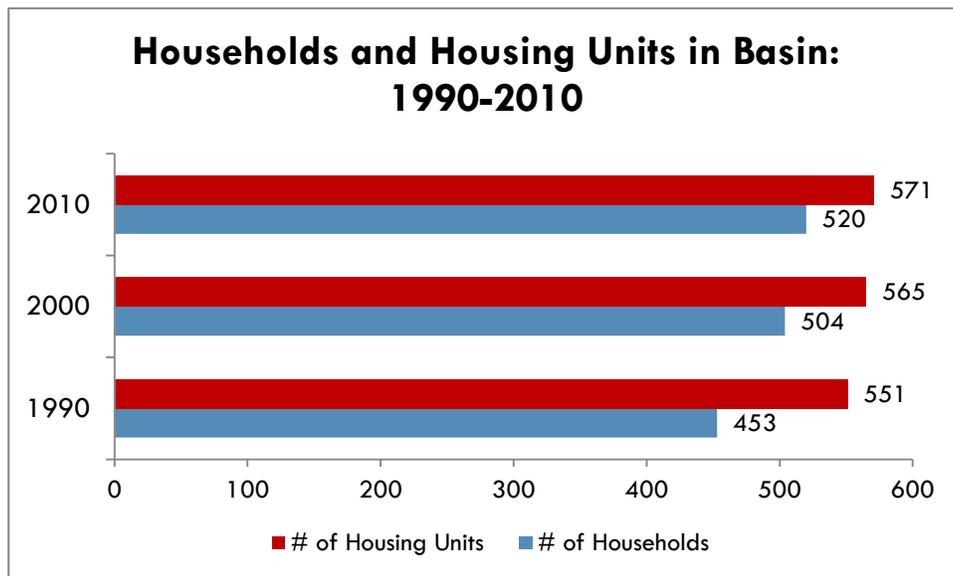
In developing this master plan, comments from the community identified housing issues – need for additional housing units, for rental units, for addressing deteriorating units. To date there has been no specific housing study in Basin. The following presents information on existing housing stock, housing affordability, and provides an elemental forecast of housing needs through 2030.

Existing Housing

The following information for Basin comes from two different U.S. Census Bureau data sources. The 2010 census, which was a survey of 100% of the population, is the source for the information under the heading “Housing Numbers and Occupancy.” The American Community Survey, which is an on-going random sample survey with data released every five years, is the source of the information under the heading “Housing Characteristics – Housing Type, Age, Condition.” (US Census Bureau, 2010 census)

Housing Numbers and Occupancy

Between 1990 and 2010, the number of households increased by 67, however, the number of housing units increased by only about one third of that amount.



The number of households is the same as the number of occupied housing units. Consequently, the number of vacant units in 2010 was 51 (571 total units less 520 occupied units).

2010 Vacant Housing Status in Basin		
	#	%
Vacant housing units	51	8.9
For rent	11	1.9
Rented, not occupied	1	0.2
For sale only	8	1.4
Sold, not occupied	1	0.2
For seasonal, recreational, or occasional use	9	1.6
All other vacants	21	3.7
Homeowner vacancy rate [a]	2%	(X)
Rental vacancy rate [b]	7.30%	(X)
<i>X Not applicable.</i>		
Source: U.S. Census Bureau, 2010 census, Table DP-1		

[a] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[b] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing

the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Basin has a high rate of home-ownership. In 2010, 74% of all occupied housing units were owned and 26% were rental units. A total of 879 persons lived in 382 owner-occupied housing units. A total of 302 renters lived in 138 rental units.

Housing Characteristics – Housing Type, Age, Condition

Of the total housing in Basin between 2005 and 2009, 75 percent was in single-unit structures, 16 percent was in multi-unit structures, and 9 percent was mobile homes. Six percent of the housing units were built since 1990. (American Community Survey, 2005-2009)

Housing condition was identified as an issue through the community involvement process of the 2011 Community Assessment and the master planning process. Census data do not assess housing condition, but information is collected on the age of structures. The following table includes the margins of error for each estimate.² Even with these margins of error, it is clear that much of the housing stock was built prior to 1980. A relative boom of construction occurred between 1970 and 1979, a time of major housing development across the nation, but was a period where many homes were of lesser quality and durability.

² The American Community Survey replaces the decennial census "long-form" survey that provided detailed information on housing, income, employment, etc., once every 10 years. The American Community Survey is an on-going random sample survey of the population, intended to provide more frequent updates on the population than the decennial census. For towns the size of Basin, the random sample survey results are released every five years and represent an average over the five-year period, rather than a count at a specific point in time. Because the surveys are based on a random sample, the results are presented with margins of error based on a 90% confidence level. The margins of error represent the brackets of reliability for the results. For example, an estimate of \$20,000 for per capita income, with a margin of error of +/- \$3,000 indicates that there is a 90% likelihood (confidence level) that the actual per capita income falls somewhere between \$17,000 and \$23,000. All random sample surveys have some sort of margin of error, although it is not always presented with the estimates. The American Community Survey results display the margins of error for each estimate.

Age of Housing Units in Basin		
	Estimate	Margin of Error
Total housing units	584	+/-77
Built 2005 or later	3	+/-6
Built 2000 to 2004	0	+/-119
Built 1990 to 1999	32	+/-35
Built 1980 to 1989	50	+/-27
Built 1970 to 1979	136	+/-51
Built 1960 to 1969	51	+/-27
Built 1950 to 1959	70	+/-26
Built 1940 to 1949	39	+/-26
Built 1939 or earlier	203	+/-61
<i>Source: American Community Survey (2005-2009)</i>		

Housing Affordability

A standard measure for housing affordability is the point at which housing costs exceed 30% of monthly income. Between 2005 and 2009, median monthly housing costs for mortgaged owners was \$792, non-mortgaged owners \$254, and renters \$454. Thirty-four percent of owners with mortgages, 5 percent of owners without mortgages, and 21 percent of renters in Basin town spent 30 percent or more of household income on housing. (American Community Survey, 2005-2009)

Future Housing Needs

The Wyoming Housing Database Partnership produces housing needs forecasts every two years. These analyses do not, however, include specific information for towns the size of Basin. Based on the estimated population projection (in the Population section of this plan) of 50 to 70 additional persons per decade over the next twenty years, and 2010 Basin average household size of 2.27, an additional 44 to 61 housing units would be needed by 2030. Actual demand for specific types of housing (single family, multi-unit) will depend on a number of factors including the characteristics of the new persons (age, family composition, owner/renter preference). In addition, it is possible that there is some existing “pent-up” demand, given the increase in households has far outpaced the increase in housing units over the past 20 years. And of course, there is no crystal ball for the future; forecasts need to be revised on the latest and most detailed information available.

Conclusions

There are many nice homes and neighborhood areas in Basin. There are also some housing challenges – deteriorated housing in need of rehabilitation and possible existing and likely future need for additional housing and/or replacement housing. Although median housing costs appear affordable when compared to other markets elsewhere in the nation, housing cost is still a burden to more than one-third of homeowners and one-fifth of renters.

PUBLIC SERVICES

Introduction

The type and quality of public services are important to the overall well-being of the community. Public services are typically provided by government and include law enforcement, fire protection, parks, schools, and public library. For purposes of this discussion, public services also include health care, senior and youth services, and culture—services that typically are run with some sort of public support. The following describes the existing status of these services in Basin.

Government

Basin Town Government

Town offices are located at 209 South Fourth Street. Basin has a Mayor-Council form of government. There are four council members. The mayor also serves as Chief Executive Officer (Town Administrator). The Town maintains an active website with general information, town ordinances, contacts, budget, and links to other relevant sites.

DEPARTMENTS AND SERVICES

- Utilities – Electric, Purified Water, Raw Water, Sewer, Garbage, Mosquito Control, Public Works (including streets, alleys, parks, recreation), and Cemetery
- Clerk/Treasurer
- Police
- Legal (Town Attorney/Municipal Court)
- Planning and Zoning Commission

The town employs approximately 15 persons. (Town of Basin, 2011)

Big Horn County

Big Horn County offices are located at 420 West C Street in Basin. The county is governed with a Commissioner form of government comprised of three Commissioners. The county has a website with general information, contacts, planning documents, interactive GIS mapping, and links to other sites.

Departments and Services

- Assessor
- County Attorney
- Clerk
- Commissioners
- District Court
- Emergency Management
- Land Planning
- Engineer
- Sheriff
- Treasurer
- County Detention Center
- Coroner
- Public Health (WIC, TANF)
- North and South County Airports
- County Extension

The County also has the following boards: Big Horn County Solid Waste, Byron Solid Waste Disposal District, Fair Board, Health Officer, Land Planning Board, Library, and Weed and Pest.

State

The State of Wyoming’s presence in Basin consists primarily of the District Office for the Wyoming Department of Transportation and the Wyoming Retirement Center.

Federal

The U.S. Post Office is the only federal facility in Basin.

Law Enforcement

Basin has a municipal police department with four full-time officers.

Fire Protection

Basin receives fire protection from Big Horn County Fire District #2, a taxing district. The District’s five-bay fire station is located on 3rd Street in the town of Basin. The station was originally constructed in the 1980s and a two-bay addition was completed in 2009. The station houses the Districts seven response vehicles, which include two Class A pumper trucks, one tanker, and quick response vehicles.

The District has about 17 active volunteer fire fighters that protect Basin and nearby rural areas with a combined population of about 2,100 people. The District is authorized to have up to 25 fire fighters. In 2010, the Fire District has 28 total reported incidents, 10 of which were fires. (Wyoming Fire Report, 2010). However, in recent years the District responds to 30 to 40 calls per year.

The District does not provide ambulance service. That service is provided by a private service through the Rural Health District. The District does have personnel trained for Hazardous Materials incidents response and cooperates with an interagency team to provide this service in the Big Horn Basin.

The District has achieved an Insurance Service Rating (or ISO rating) of 5 which has resulted in lower insurance costs for residents and businesses compared to communities with higher ratings (a lower rating is better). (All information from Hillman, 2011, unless otherwise noted.)

Health Care

The South Big Horn County Hospital is located approximately three to four miles north of Basin. The hospital has six beds, a clinic, and an emergency room. The building complex also includes the Bonnie Bluejacket Memorial Nursing Home.

The Big Horn Clinic is located in the town of Basin. It is staffed five days per week and provides general family health, pre-natal care, immunizations, and walk-in clinic.

Big Horn Basin Counseling provides mental health and substance abuse counseling. There are two locations in Big Horn County, one in Lovell and one in Basin. Staff serving the two locations include two psychologists, five licensed clinical social workers, three licensed counselors, psychiatric nurse practitioner, and a psychiatrist.

Basin also has other health-related services including dental, wellness, and rehabilitation services.

(Note: the information above was obtained from phone calls made to each facility unless otherwise noted)

Senior Services and Youth Services

Basin is part of a taxing district to provide senior services. The district provides senior activities at the senior center in Greybull, including a daily meal program. The Meals on Wheels program delivers meals to Basin seniors who are unable to travel to Greybull.

The Wyoming Retirement Center, a state facility, is located south of Basin, and is open to all Wyoming residents. It provides services to its residents only.

The Bonnie Bluejacket Memorial Nursing home is located on the same grounds as the South Big Horn County Hospital. The Nursing Home has 37 bed capacity.

There are no assisted living facilities in Basin.

There is no youth facility or teen center in Basin. The town of Basin offers summer youth programs through the recreation district.

Recreation/Culture

Basin has several parks. The largest is the 58-acre Meloney Park, much of which is in a natural state with 1.1-mile long, non-motorized trail system that connects to the Big Horn Canal service road. The park also has athletic fields (e.g., baseball, football) and an outdoor ice-skating rink with hockey boards.

Other parks include the 2-acre Henderson Field park, which has two tennis courts; Washington Park, at 1.6 acres, is owned by Big Horn County and operated by the Town; Lark Park, Russell Park, and the Town's outdoor swimming pool next to Riverside High School.

Basin borders the Big Horn River and is surrounded by large areas of federal lands, much of which are available for recreational purposes. The town maintains a boat launch on the Big Horn River at the east end of B Street.

The Basin City Art Center was recently remodeled and includes theater-style seating for movies and performances as well as separate meeting space.

The Big Horn County Fair Grounds are located on the south side of Basin. The 20-acre site includes the rodeo arena, grandstand, various exhibit buildings, and offices.

Education

Big Horn County School District #4 serves the communities of Basin, Manderson and Hyattville. The District operates Laura Irwin Elementary (K-4) and Riverside High School (9-12) in Basin. In Manderson, the district operates Manderson Elementary and Cloud Peak Middle School. Basin middle school students attend Cloud Peak Middle School in Manderson (approximately 11 miles south of Basin). Manderson high school students attend Riverside High School in Basin. Total student population in the district was 304 in 2011, with 111 students at Laura Irwin Elementary, 96 at Manderson elementary and middle school, and 97 students at Riverside High School. (Big Horn County School District #4, 2011)

Post-secondary education opportunities are available through state institutions, the closest of which is Northwest College in Powell, a two-year institution. Other avenues of continued education include telecommuting, such as with sites and coordination through University of Wyoming Extension.

Library

The Big Horn County main library is located in Basin, with branches in Lovell, Greybull, Deaver, Frannie, and Hyattville.

Conclusions

Basin has a considerable breadth of public services for a community its size. Of particular note are the recreation opportunities and health services, both of which are becoming increasingly more important in decisions affecting resident and business relocation.

INFRASTRUCTURE

Introduction

This chapter reviews Basin's infrastructure in terms of its readiness to support growth and development of the town. Infrastructure, including the treat (or drinking) water system, raw water system, wastewater treatment system, drainage system, electrical power, natural gas, telecommunications, streets, and solid waste management are the backbone of the town. When properly maintained and managed, the town infrastructure can provide economical service to town residents and businesses as well as supporting efficient growth and development of the town. Without adequate attention to infrastructure, a community may find itself unprepared to capitalize on a new economic development prospect or may face expensive repairs and rehabilitation to restore infrastructure to serviceable levels.

Treated Water System

Basin's treated water system provides service to about 630 individual water taps in town and 15 taps outside the town limits. (WWDC, 2009). According to the Water Development Commission, the Town's total annual water use is 65 million gallons with the peak day usage of 400,000 gallons and average day usage of 300,000 gallons.

The Town has a single 955,000 gallon water storage tank located on high ground on the west side of town. The tank was constructed in 2010 at a cost of \$1.6 million and replaced two smaller tanks. (WWDC, 2010).

Basin's water mains are mostly of older cast iron lines which the Town is gradually replacing with PVC pipe. While water pressures are generally adequate throughout town, water flows for firefighting purposes are a concern. In various locations, small line sizes (such as 4-inch diameter) and very old fire hydrants together create situations where hydrants cannot provide the standard 1,000 gallon per minute flows for firefighting purposes.

The Town has never conducted a water master plan study to evaluate the system of water mains. However, the Town has recently applied for and received a Water Development Commission grant to fund such a study. Typically, such studies inventory the existing system, identify future water needs, evaluate alternative solutions, and prepare preliminary designs and costs. This study should help the Town better understand what improvements it should make to the system of water mains.

As for its water source, the Town obtains its water from the South Big Horn County Water Supply Joint Powers Board (SBCWSJPB). The SBCWSJPB consists of the towns of Basin and Manderson and the South Big Horn County Water District, a rural water district near these towns. The SBCWSJPB supplies member jurisdictions from a well field located seven miles east of Manderson.

The SBCWSJPB is part of the multi-county Big Horn Regional Joint Powers Board. The Big Horn Regional Joint Powers Board consists of the SBCWSJPB, the towns of Basin, Greybull, and Worland, and two water districts in Washakie County. The Board was formed to interconnect separate water systems of Greybull, the SBCWSJPB, and Worland. A new element of the Big Horn Regional system is a pipeline connecting the Town of Greybull water system with the SBHCWSJPB system. This new line, located east of the Big Horn River, acts as a redundant supply line for the original SBHCWSJPB line (located west of the river) and provides backup service to Basin and Manderson. Furthermore, the new Big Horn Regional water system is capable of

providing water to the proposed Otto-Burlington line. The water lines in the Big Horn Regional system are of low enough pressure that individual service connections can be made at most any location along these lines.

With regard to future growth, the new elements of the Big Horn Regional water system were designed to provide enough water for current demand plus one percent annual growth for fifty years into the future. Actual population growth rates in the area have been much lower. The Big Horn Regional water system will be more than adequate to provide for the area's anticipated population growth.

In summary, Basin's treated water system has an excellent water source from the larger regional system. The Town's new storage tank provides enough storage for Basin's long term needs. In contrast, the system of water mains is old and will need more attention. The proposed water system master plan is necessary and timely to help the Town efficiently maintain and improve the system of water mains.

Raw Water System

Basin owns and maintains a raw, untreated water system for irrigating that serves most of the town's developed areas. The system uses water from the Big Horn Canal, which is collected in a reservoir on the hill above the school on the town's west end. The reservoir is stocked by Wyoming Game and Fish and thus also serves as a fishing pond. In the past, raw water was delivered to town residents via open ditches. Now the entire system has been piped and placed underground. The piping makes use of the raw water system easier to use for residents than the open ditch system. Part of the impetus for piping was that seepage from the raw water ditches was presumed to have been contributing to groundwater infiltration into the town's sewer system.

Waste Water Treatment Facilities

The Town of Basin owns and operates a wastewater treatment system that serves the entire town. The wastewater treatment system consists of over seven miles of sewer lines and the treatment lagoons. The system was originally constructed in 1967. The entire system has a rated capacity of one million gallons per day. This is a large-capacity system for a town the size of Basin, much larger than the town's population level would suggest is necessary. However, excess infiltration of groundwater into the sewer system adds a large amount of water to the wastewater treatment system, necessitating the larger system.

Basin's wastewater is treated in a two lagoon facility located in the northeast corner of town. Treated wastewater discharges from the lagoons to the Big Horn River. Over time, the main lagoon has lost capacity and lost treatment effectiveness as sludge has built up on the bottom of the lagoon. The treatment system has periodic failures in meeting wastewater discharge standards and these problems will increase as the system further ages.

The original lagoon (the large one) is near the end of its useful life (Stantec, 2005). In 2008, the Town made improvements to the system to help improve its treatment performance. These improvements included:

- New grinder pump and flow metering system;
- Construction a new anaerobic pretreatment lagoon to the northwest of and adjoining the main lagoon; and
- Installation of ultra-violet light disinfection system where the main lagoon discharges to the river.

Future planned improvements consist of converting the main lagoon from its current configuration as an anaerobic (or facultative) lagoon system to an aerated lagoon system. The future improvements are projected to cost \$2.9 million.

The Town has a system of sewer lines that collect wastewater and deliver it to the treatment lagoons. The entire system operates by gravity flow and so the Town avoids the cost and complexity of sewage pumping stations. About 80 percent of the sewer lines are clay tile lines and 20 percent are newer PVC (polyvinylchloride) pipe. The clay tile lines allow for the easy entry of groundwater into the sewer system. This is a complicating factor in improving the wastewater treatment system.

By collecting groundwater, the clay tile sewers help reduce basement flooding during the irrigation season. However, as the groundwater enters the sewer line, it becomes mixed with sewage and is delivered to the treatment lagoons. This dilution of sewage makes the treatment process less effective. In addition, the excess water requires the construction of larger wastewater facilities (sewers, pumps, lagoon, etc.) than would otherwise be needed.

Upgrading the town sewers with new-style PVC piping would improve the overall function of the wastewater treatment system but would likely lead to higher groundwater in town and new problems of more frequent basement flooding and damp conditions. This groundwater problem needs to be considered in future efforts to improve the wastewater treatment system.

The Town has received a grant from the Water Development Commission to study ways of reducing groundwater flows from the Big Horn Canal. Most of town lies below the canal and seepage from the canal is suspected as the main source of shallow groundwater under the town. The results of this study may lead an improvement in the groundwater situation which would in turn benefit the wastewater treatment system.

In summary, Basin's wastewater treatment system needs relatively expensive improvements in order to comply with existing water quality standards. Both the sewage lagoons and the system of sewer mains are old and not functioning very well. Improvement of the wastewater treatment system is complicated by the shallow groundwater problem. The Town has a plan for improving the sewage lagoons but has not yet addressed the aging system of sewer mains or the groundwater problem.

Storm Water Facilities

With the exception of the Montana Street drain, which drains an open ditch above town, the town of Basin does not have a developed storm water drainage system. Storm water flows downhill to the river or infiltrates into the ground. Storm water overflow is not generally a major issue for most residents. The state highway maintains drainage facilities along the highway.

Electrical Power

Electrical power is provided by the town of Basin. Basin has owned and operated its own electric system since 1910. The town purchases electricity on the market, typically with long-term agreements. In 2006, the town entered into a long-term power agreement with the Municipal Energy Agency of Nebraska. This agreement is tied to power supply bonds and will stay in effect until those bonds retire in 2038. The town has two linemen who operates the system and responds to problems and power outages. (Basin Republican Rustler, 2011)

Natural Gas

The town is served with natural gas through Wyoming Gas Company.

Telecommunications

The town of Basin is served with high speed broadband internet access cable. The town is also home to TCT West, a regional telecommunications provider.

Streets, Roads, Sidewalks

There are approximately 17 miles of town-maintained streets in Basin town limits. Most of these streets in the town of Basin are paved. At one time, all streets in Basin were dirt/gravel with the exception of state-maintained highway. The town of Basin upgraded the streets to pavement in an effort that spanned approximately 10 years. The town does not have a current inventory of street condition.

In 2010, Basin completed a sidewalk inventory as part of the federal "Safe Routes to School" program. Sidewalks are not continuous in many parts of town; a block may have several lots with sidewalks but gaps between where there is no sidewalk. The document identifies location of sidewalks but does not include condition assessment. The Basin Public Works Department is planning on using the sidewalk inventory to identify and prioritize sidewalk needs.

Solid Waste Facilities

The town of Basin provides containers and garbage collection for residents. Garbage is hauled to the Big Horn County landfill, approximately six miles north of Basin. Rates were an issue at the time this report was written. The landfill has raised rates over the past three years, but the city has not raised their collection fees.

The town would like to move from the current multi-family containers to single family containers as a means to better monitor and enforce disposal policies. There have been some issues with non-collectible items (such as mattresses and appliances) being placed with the containers. The town is looking into preparing clear policies about what will be collected and what items will need to be the responsibility of the landowner/resident.

The town of Basin also runs a recycling program, under a volunteer recycle committee. Recycle container bins for paper, plastic, glass, and aluminum are located at transfer sites within town. Approximately every two weeks the materials are hauled to Powell, at a cost of approximately \$50 per load. Revenues are approximately \$13 each trip from the sale of aluminum cans for recycling. The number and frequency of trips could be reduced if the plastics could be compacted. The plastics consume a lot of space, and often the plastics recycle bin in town is overflowing before aluminum or glass bins are full. The town is looking into obtaining a compacter with baler, which could also be used for the other recyclables as well as plastic.

NATURAL ENVIRONMENT

This section concerns environmental features of the Basin area that have a bearing on the future growth and development of the town. These include the predominant natural constraints in the Basin area—flood plains, problem soil conditions, and steep slopes.

FLOODPLAINS

It is generally the best planning practice to avoid creating major developments in floodplains, especially if alternative locations are available. Floodplain development can interfere with the natural flow of rivers during flood events, displacing flood waters to other areas that would not have otherwise flooded. It is often more costly to properly construct buildings and roads in flood plains. Flood events can be unpredictable and development in floodplain has an increased risk of property damage and personal injury. For these reasons, in Basin where there are ample areas not subject to flooding, major development in floodplains is not advisable.

Floodplains in the Basin area were mapped by as part of the National Flood Insurance Program in 1977. However this mapping only identified floodplains outside the town limits of Basin and floodplains inside the town were not mapped. The Federal Emergency Management Agency is currently in the process of creating floodplain maps for Basin, however these are not currently available (as of November 2011).

Since 2000, the Town of Basin has participated in the National Flood Insurance Program. The program makes reduced-cost flood insurance available for properties in Basin provided the Town adopts and enforces a local floodplain management program that meets federal guidelines. Basin's program applies to new buildings or substantial modifications of existing building located within the floodplain. Any such construction project must be "flood-proofed" using specific construction techniques or be elevated to minimize the potential for flood damage. However, the program is currently hampered by the lack of accurate floodplain maps--the Town must rely on other means to determine the boundaries of the floodplain.

The 1977 floodplain maps do show floodplains just outside the town limits, as the boundaries existed in 1977. Since 1977 the Town has annexed areas that have mapped flood plains. Most notably, the Town annexed about 43 acres east of the Big Horn River on either side of Torchlight Road (Lane 42) that includes significant floodplain areas. Future development of this area would be contingent on better delineation of the floodplain and avoiding or mitigating the problems of developing in the floodplain.

Inside the Basin town limits, it is likely that areas at the very east end of B Street, possibly including Tillard Avenue are within the floodplain. North from the East B Street area, the river bank is high enough that there probably is no flood plain in town there. Immediately outside of town, the Cook Addition subdivision contains a significant amount of mapped floodplain (the subdivision is located between the river and County Road 28, at the far east end of Wyoming Avenue).

In all, there is little area in and around Basin that is or is likely to be considered as floodplains. However, there are other water-related conditions, primarily high groundwater conditions, that will impact the future development of Basin--these are discussed next.

SOIL LIMITATIONS

Soil conditions can have a significant bearing on land development. Soil condition problems can generally be overcome by building techniques. However, these add to construction costs and may not completely resolve the problems.

The USDA Natural Resources Conservation Service (NRCS) has mapped soil in Big Horn County and identified several problem soil conditions. In Basin and the surrounding area, the identified problems include soils with:

- occasional flooding
- periodic water saturation
- high shrink-swell characteristics
- shallow depths to bedrock or large stones
- shallow depth to groundwater
- steep slopes

The NRCS has rated all the soil types in the Basin area in terms of their limitations for constructing dwellings and small commercial buildings. The ratings range from "no limitations", meaning soil conditions are very favorable for construction to the other extreme, "very limited" which indicates that the soil has one or more features that are unfavorable for construction and the limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

The Master Plan map series includes a Soil Limitations Map that shows the areas with soils that have no limitations and those with very limited soils. Generally, the problem soil areas in Basin are low areas near the Big Horn River (these areas extend beyond the river floodplain), steep slope areas on the west side of town, and wet areas on the north side of town. Most of Basin where existing buildings have been constructed are generally on soils with few or no limitations for construction of dwellings and small commercial buildings. Similar areas are preferable for future development and areas with very limited soils are much less suitable.

STEEP SLOPES

While much of Basin has land of low to moderate slope, there are a few areas of steep slope that are problematic for future development. The Master Plan map series includes a Land Slope Map that identifies areas with steep slopes. These steep slopes exceed 25 percent grades and would be difficult areas for extensive development. These steep areas include isolated draws and ridgelines and the hills west of town. Generally, Basin has ample land of low or moderate slope for future development and expansion of the town.

LAND USE AND DEVELOPMENT TRENDS

This chapter presents an overview of current land use patterns and recent development activity within the Town of Basin. The town encompasses about 1,462 acres or 2.25 square miles and extends about 11,900 feet north to south and 9,500 feet east to west.

Current Land Use

The current land use pattern of Basin is summarized by the following table. In addition, the Master Plan map series includes a Current Land Use Map that depicts existing land uses in the town.

As the table below indicates, 31.5 percent of the town's land area is classified as vacant or agricultural land. Much of these lands are west of the Big Horn Canal. There are also relatively large vacant or agricultural tracts east of the railroad and at the north end of town where there are older subdivisions that are still largely vacant.

Residential land use is the second largest category, with 21 percent of the town's land area taken up by homes on lots--these are concentrated in the core of town in residential areas north and south of C Street (Highway 30). Public street right-of-ways occupy a substantial part of Basin (15 percent) although not all of

this land area is pavement--sidewalks and boulevard strips are included in right-of-ways.

Land Use Category	Acres	Percent
Vacant or agricultural land	454	31.5 %
Residential	303	21.0 %
Street right-of-ways	217	15.0 %
Town Property - other than parks	160	11.1 %
Town Parks	89	6.2 %
State property	53	3.6 %
Industrial	44	3.1 %
Commercial	37	2.6 %
Big Horn County property	31	2.2 %
Tax exempt (churches, etc.)	21	1.4 %
Big Horn River	17	1.2 %
Public schools	10	0.7 %
Residential - apartments	5	0.3 %
GRAND TOTAL	1,442	100%

Lands owned by the Town of Basin, not counting town parks, constitute another 11.1 percent of the town's land area--these holdings include the sewage lagoons, Mount View Cemetery, undeveloped recreational land west of the Big Horn Canal as well as various town buildings. There are 89 acres of town parks in Basin, which amount to 6.2 percent of the town's land area.

Other smaller land use categories include 37 acres of commercial properties (2.6 percent of the land area), 53 acres of State of Wyoming properties (primarily the

Wyoming Retirement Home), 44 acres of industrial properties (primarily the BNSF railroad), 31 acres of Big Horn County property including the Fairgrounds and Courthouse, 21 acres of tax exempt properties, including churches, the medical clinic, the fire station, and similar facilities, 17 acres of land under the Big Horn River, 10 acres of public school properties, and five acres where apartment buildings are located.

Residential Neighborhoods: Residential land use is the largest active (non-vacant) use of land in Basin. Single family homes, of both site-built and manufactured construction, are the most common form of housing. Multi-family housing is less common with about twelve apartment buildings located throughout the town.

There are a total of 571 housing units in Basin on lots occupying about 308 of residential acreage (not counting streets). This equates to a housing density of 1.9 housing units per acre in the residential areas. Put another way, this equates to an average land area of 23,500 square feet per house (about one-half acre). This is a relatively low density for an incorporated town.

Older parts of town are somewhat denser. For example, the four-block area bounded by 5th and 7th Streets and Holdredge and Wyoming Avenues contains 34 housing units on 48 lots of 7,000 square feet each. This equates to a housing density of 4.4 units per acre or about 10,000 square feet of land per home (some of the lots are vacant or only have a garage).

If the streets and alleys are added into the land area the density is 2.5 units per acre. This density is still on the low side, but is more consistent with the density of an incorporated town.

Overall, Basin's residential densities are fairly low and this gives the town an open and un-crowded character.

(Note: When measuring housing densities, if only the land in lots is counted, the result is called "net density". When the land for streets and alleys is added in, the result is called "gross or overall density".)

Downtown: Basin's downtown is roughly defined as centered on the main intersection of town, where US Highway 16/20 and Wyoming Highway 30 meet and then extending a block north, two blocks west, three blocks south, and one block east. The delineation of the downtown includes buildings and lands listed *Businesses and Land Uses in Downtown Basin* (attached). In general, the downtown is like many downtowns in that it has stores, bars, a bank, offices, public buildings, and some residences.

Two downtown buildings, the Post Office and the Republican Rustler building are on the Nation Register of Historic Places. Many of the other buildings downtown are old, having been constructed in the early 20th century. Some contribute to the downtown's historic ambiance while others have deteriorated or have been remodeled to cover up the original building exterior. The downtown area is generally lacking in trees.

Commercial Corridor: Basin's one commercial corridor extends south from the downtown (transitioning at South Street) to the County Fairgrounds on US 20/16 (4th Street). The corridor extends over one-half mile south from the downtown, past the Fairgrounds, to the town limits.

The northern three blocks of the corridor are not distinctly different from the downtown. The part of the corridor includes various offices as well as the headquarters of the regional communications company TCT West, one of the larger employers in Basin. This area also has a variety of storage buildings, small warehouses and some single family homes.

The next two blocks south has a residential character with about eight single family homes on either side of the corridor as well as a café and a small store building. This area also includes a small RV park.

Further south, the corridor has the Fairgrounds on the east side of the highway and new storage buildings and a few other small buildings. Most of the land across from the Fairgrounds is vacant and could accommodate additional businesses.

Basin is fortunate in that highway commercial activity is contained within the town and has not sprawled out past the town into the county, as occurs in so many other towns. Big Horn Avenue marks the end of the commercial corridor. However, the town limits actually extend another half-mile south to Orchard Street to include the Retirement Center and about 20 acres of largely vacant land on the west side of the highway.

Industrial: Basin has little industrial activity. The major industrial land use of the town is the BNSF railroad and related businesses include grain elevators.

Public and Semi-Public: Basin has a wide range of public and semi-public lands and facilities, including the 47-acre State Retirement Center, the Town wastewater lagoons (37 acres), the County Fairgrounds (20 acres), the Town-owned Mount View Cemetery (about 18 acres), the County Courthouse square (11 acres), public school sites (10 acres), and 89 acres of town parks. Basin also has an assortment of other governmental facilities (fire station and WYDOT), churches and other non-profit activities.

Vacant Land: Basin has a significant amount of vacant land within its borders, 416 acres or 29% of the town.

Some of this is in large tracts that are not imminently developable including over 100 acres on the western side of town above the Big Horn Canal as well as other larger vacant lands include low, wet areas east of the railroad and another wet area north of Richardson Avenue.

More developable, large vacant tracts include the east side of Highway 36 (Golf Course Road) south from Richardson Avenue; the unfinished 24-lot LaMax subdivision, and vacant areas between Big Horn Avenue and the Retirement Center. There are also eleven vacant residential lots in the new subdivision west of E Street.

Within the core of the town, there are few vacant residential lots. Many residential properties in Basin consist of more than one lot--in some case, it would be possible to "infill" such lots, adding homes between existing homes.

BLM Lands: The Bureau of Land Management has custody of extensive federal land holdings west of Basin. These lands are generally available for informal recreation use, grazing, and resource development. The BLM land is far enough from the developed areas Basin that it is not likely that any BLM land will be needed for expansion of the town.

Development Trends

Basin has experienced a very modest amount of development activity in recent years. In the years 2001- through 2010, Basin issued building permits for 41 new, privately owned residential housing units. Most of these were for single family homes although 16 multi-family units were permitted in 2008.

In terms of subdivision activity, there have been only two subdivisions approved in Basin since 2000. The 14-lot "Basin Housing" subdivision on West E Street was approved in 2010 while the 24-lot LaMax subdivision on North 5th Street was approved in 2008.

The Master Plan map series includes a Subdivisions Map showing the locations of the various subdivisions that have formed the current town and surrounding area.

Year	Units
2001	1
2002	0
2003	0
2004	7
2005	4
2006	5
2007	3
2008	16
2009	4
2010	1
TOTAL	41

Town Zoning

Basin has had zoning since the 1970s. The zoning ordinance has been updated from time to time but for the most part, is largely the same as the original ordinance. The ordinance divides the town into several zoning districts or zones:

- **Mixed Agricultural:** allow agricultural activities within the town and very low density single family dwellings; commercial and industrial uses are prohibited.
- **Residential:** single family residential zone where site-built and "modular" construction homes are allowed as well as town houses; commercial and industrial uses are prohibited except home occupations are permitted; multi-family homes are not allowed; lots must be at least 5,000 square feet.
- **Mixed-Residential:** residential zone for multi-family dwellings and mobile homes; commercial and industrial uses are prohibited except home occupations; lots must be at least 5,000 square feet.
- **Recreation:** for public parks and recreational areas open to the general public.
- **Commercial:** all land uses are permitted except industrial uses and keeping livestock.
- **Industrial:** commercial and industrial land uses except commercial livestock operations, oil refineries, power generating stations, rendering plants, and other similar unsuitable uses.
- **Political Subdivision:** for lands of public entities such as the Town, County, School District, Fire District, Retirement Center, etc.; allows existing land uses but requires Planning Commission review of any new uses.
- **Residential Holding:** originally applied to large undeveloped areas within the town; was replaced by the Mixed Agricultural zone.

The Master Plan map series includes a Zoning Map depicting the current locations and boundaries of the various zoning districts.