

**DRAFT**

# 2025 MASTER PLAN UPDATE

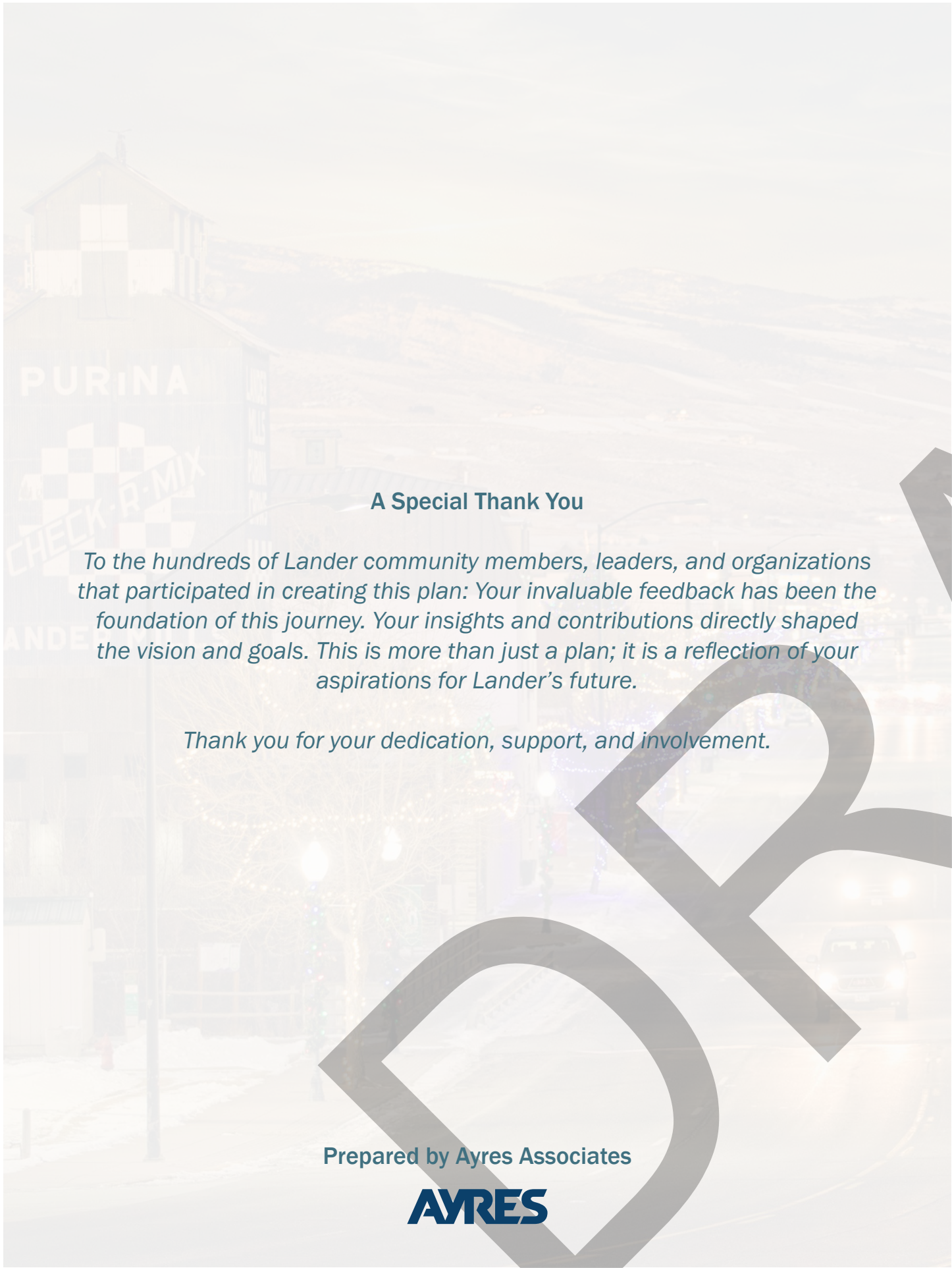
**LANDER, WYOMING**

**AYRES**

**DRAFT**







**A Special Thank You**

*To the hundreds of Lander community members, leaders, and organizations that participated in creating this plan: Your invaluable feedback has been the foundation of this journey. Your insights and contributions directly shaped the vision and goals. This is more than just a plan; it is a reflection of your aspirations for Lander’s future.*

*Thank you for your dedication, support, and involvement.*

Prepared by Ayres Associates



**TABLE OF CONTENTS**

**INTRODUCTION . . . . .4**  
WHAT IS THE MASTER PLAN UPDATE? . . . . . 5  
HOW TO USE IT? . . . . . 6  
HOW CAN I USE THE MASTER PLAN? . . . . . 6  
ACCOMPLISHMENTS. . . . . 7  
PROCESS . . . . . 8

**COMMUNITY SNAPSHOT . . . . .10**  
COMMUNITY CONTEXT . . . . . 11  
REGIONAL CONTEXT . . . . . 11  
HISTORY. . . . . 12  
COMMUNITY STATISTICS . . . . . 14

**VISION. . . . .16**

**COMMUNITY GROWTH . . . . .18**  
LANDER GROWTH MAP. . . . . 19  
PRIORITY AREAS . . . . . 20  
PRIORITY FACTORS . . . . . 20  
GOAL AND OBJECTIVES . . . . . 22

**ECONOMY. . . . .24**  
PEAKS OF PERSPECTIVES . . . . . 26  
GROWTH GUIDELINES . . . . . 27  
GOALS AND OBJECTIVES . . . . . 28

**HOUSING . . . . .30**  
PEAKS OF PERSPECTIVES . . . . . 32  
GROWTH GUIDELINES . . . . . 33  
GOALS AND OBJECTIVES . . . . . 34

**INFRASTRUCTURE. . . . .36**  
PEAKS OF PERSPECTIVES . . . . . 38  
GROWTH GUIDELINES . . . . . 39  
GOALS AND OBJECTIVES . . . . . 40

**PARKS AND RECREATION . . . . .42**  
PEAKS OF PERSPECTIVES . . . . . 44  
GROWTH GUIDELINES . . . . . 45  
GOALS AND OBJECTIVES . . . . . 46

**TRANSPORTATION. . . . .48**  
PEAKS OF PERSPECTIVES . . . . . 50  
GROWTH GUIDELINES . . . . . 51  
GOALS AND OBJECTIVES . . . . . 52

**APPENDIX . . . . .54**  
PUBLIC ENGAGEMENT SUMMARY - JULY 2024 . . . . . 55  
SURVEY SUMMARY. . . . . 62  
SOURCES. . . . . 69





# 01

## INTRODUCTION

### WHAT IS THE MASTER PLAN UPDATE?

This Master Plan Update serves as a comprehensive, long-term strategic framework guiding the City Council, Planning Commission, staff, residents, and land developers in decision-making for future development in Lander.

The update builds upon the 2012 Master Plan and incorporates the updated vision and goals of the community. While some goals from the previous Master Plan were successfully achieved, others remain relevant today and will be carried forward into the new plan.

Community feedback played a core role in the Plan’s process, ensuring community involvement and identifying opportunities and challenges within the community. Themes identified are based on community input and address areas of focus for Lander’s future.

A Community Snapshot summarizes the current state of the community, setting the context for core planning themes.

The Master Plan includes a growth map, growth guidelines, and theme-related goals and objectives.

The Implementation Matrix outlines actions needed to achieve plan goals and objectives. It informs programs, policy, code change recommendations, and other community actions.

This structure allows the plan to serve as a guiding framework for the community, facilitating regular reviews and updates every five to ten years and informing related studies and future projects.



HOW TO USE IT?

The primary intent of the Master Plan Update is to provide a shared vision with goals that reflect our community’s aspirations, facilitating informed decision-making for future developments and policies. The Master Plan Update can be used for various purposes, including guiding development through establishing policies, zoning regulations, infrastructure planning, budget allocations, and more. Elements throughout the plan are built from what was heard from community members, staff, and stakeholders.

HOW CAN I USE THE MASTER PLAN?

The Master Plan Update is a useful document.  
Note the ways in which various individuals may find this document useful!

- **City Council Member:** Use the Blueprint to align development policies, budget decisions, zoning decisions, and infrastructure investments with the community’s long-term goals.
- **City Staff Member:** Reference the Blueprint in day-to-day decisions to ensure projects, permits, and policies align with the City’s vision.
- **Nonprofit Organizations:** Identify areas where your goals align with city priorities to strengthen external funding proposals, shape policy, and collaborate effectively.
- **Developers:** Use the Blueprint to design projects that meet city expectations, align with community goals, zoning decisions, and streamline the approval process, reducing risks and delays.
- **Community Members:** Gain insights into community priorities and planned improvements. The action plan helps clarify which projects are being prioritized, their timelines, and potential funding sources.

ACCOMPLISHMENTS

The previous 2012 Master Plan had many goals and objectives for our community. Since the creation of the previous plan, Lander has accomplished several of the aspirations identified.

The Master Plan Update identifies new goals based on what the residents identified as priorities for the community.



EXAMPLE 1: BUSINESS PARK  
Previous plan: 1-12

Goal: Develop a new business park adjacent to the current City limits.

Accomplishment: A business park was created to help improve commerce in the Lander area. The brochure below details some of the benefits that this business park provides.

<https://www.landerwyoming.org/media/66#:~:text=The%20purpose%20of%20the%20Lander,at%20307%2D332%2D2870.>

EXAMPLE 2: COMMUNITY CENTER  
Previous plan: 1-17

Goal: Explore the feasibility of creating an all-season public recreational center.

Accomplishment: A 19,000 sf community/event center was developed for Lander after the original (pictured left) burned.

<https://landercommunityconvention.com/>



EXAMPLE 3: LANDER ART DISTRICT  
Previous plan: 1-19

Goal: Consider establishing a theatre/art district in the downtown area.

Accomplishment: A city block in Lander is now dedicated to art-related and creative businesses.

<https://www.facebook.com/LanderArtDistrict/>



PROCESS



SPRING 2024

- Project Kickoff
- Community Engagement Preparation
- Created MPU Outline



SUMMER 2024

- Airport and Cemetery Memos
- Utility and Infrastructure Review
- Bullseye Workshop
- Community Feedback Analysis
- Produced Engagement Summaries



FALL 2024

- Community Survey
- Data Collection and Analysis
- Content Development
- Staff Meetings



WINTER 2025

- Draft Review



SPRING 2025

- Final Plan Adoption

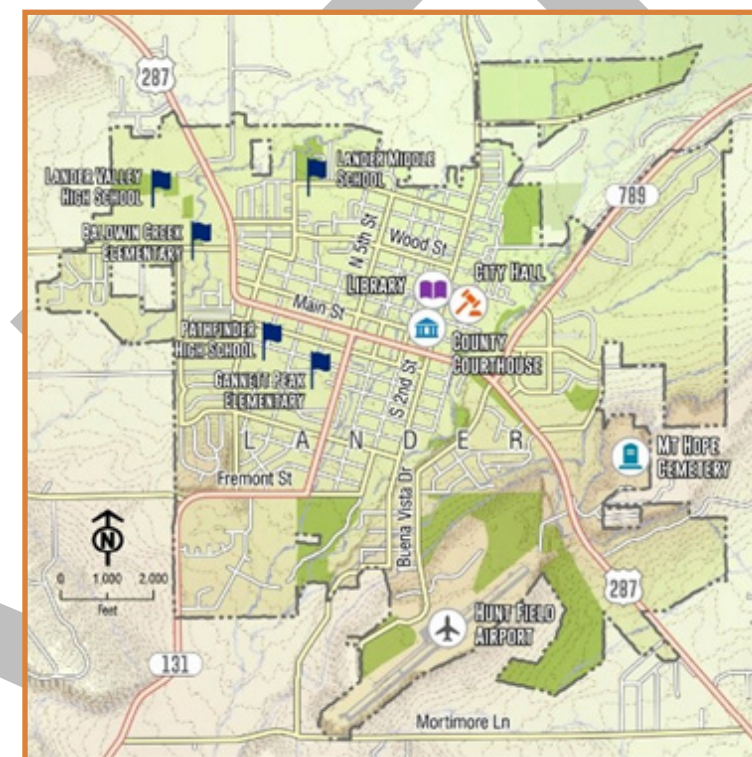




# 02

## COMMUNITY SNAPSHOT

### COMMUNITY CONTEXT



Lander is located at the base of the Wind River Range, along the Middle Fork of the Popo Agie River, experiencing a semi-arid climate. U.S. Highway 287 and Wyoming Highway 789 connect the town to surrounding areas.

Major employers in Lander include Fremont County School District #1, SageWest Health Care, and National Outdoor Leadership School (NOLS). Nearby natural attractions, such as Sinks Canyon State Park and the Shoshone National Forest, make Lander a gateway for hiking, climbing and other outdoor recreational activities in Wyoming.

### REGIONAL CONTEXT



Lander sits in Fremont County in central Wyoming, and functions as the county seat. Lander sits directly south of the Wind River Indian Reservation. Major highways, U.S. Highway 287 and Wyoming Highway 789 connect Lander to neighboring communities such as Hudson and Riverton, as well as connect the city to Yellowstone and Grand Teton National Parks.

As a regional hub, Lander provides the region with essential services such as healthcare and education, while also drawing visitors and outdoor enthusiasts to its natural attractions and recreational opportunities.



# HISTORY

## 19TH CENTURY

Before the establishment of Lander, the land was used as summer hunting grounds for various Native American tribes such as Shoshone and Arapaho. These tribes utilized the rich natural resources in the area to sustain their communities.

1875

The residents of future Lander recognized the need for their improved communication and connectivity with the outside world prompting them to apply for their first post office. The addition of a post office represents a commitment to the growth and development of Lander through its connections to broader networks.

1884

The Eighth Wyoming Legislative Assembly split the former Sweetwater County into Fremont County and made Lander the county seat. This establishment of Fremont County led to increased investment in public services and infrastructure such as government buildings and roads.

1890

The town site for Lander was built in 1890, named after General Frederick W. Lander, a notable early explorer. The town was made to accommodate miners and settlers heading to nearby mines. Its location made it an ideal trading post, providing goods and services to residents and travelers.

The 1890s were a transformative period for Lander, with significant growth in cattle ranching and agriculture. The town became known for its production of hay, cattle, sheep, horses, and attracting diverse settlers. As Lander's population grew, so did its infrastructure, including roads, schools, and churches. The first schoolhouse was built in 1895.

1894s

Established in 1894, the Pioneer Days Rodeo is one of the oldest in the U.S. It has become a cherished local tradition to celebrate Lander's cowboy heritage and deepening its cultural roots.



Heebe-tee-tse, Shoshone Indian, (1899)



DISTRICT - LANDER, WYO

## 20TH CENTURY

1900s

By 1900, Lander marked a significant economic milestone by establishing its first bank. This provided essential financial services, enabling residents to invest in homes and businesses, thus contributing to the town's continued growth and prosperity.

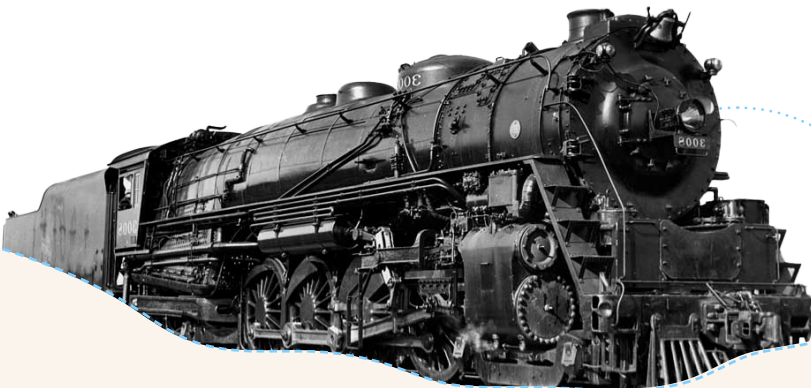
In the early 1900s, the Chicago and Northwestern Railroad extension connecting Casper and Lander was completed, facilitating coal and mineral mining operations in the region. Though coal mining declined by 1922, oil exploration began to rise, driving Lander's industrial development. However, the railroad ceased operations in 1972.

1953

Following WWII, the urgency to develop nuclear weapons spurred economic growth in Lander. In 1953, just east of Lander, the Lucky Mc mine was established and became one of the richest mines in the state. This mine brought new settlers and industries to the Lander region, further diversifying its economy.

1962

By 1962 U.S. Steel established an iron-ore mine near Atlantic City. Most of the mine workers lived in Lander and commuted to the mine for work. This development reflected Lander's ongoing evolution as a center for resource extraction, contributing to its economic stability and growth.



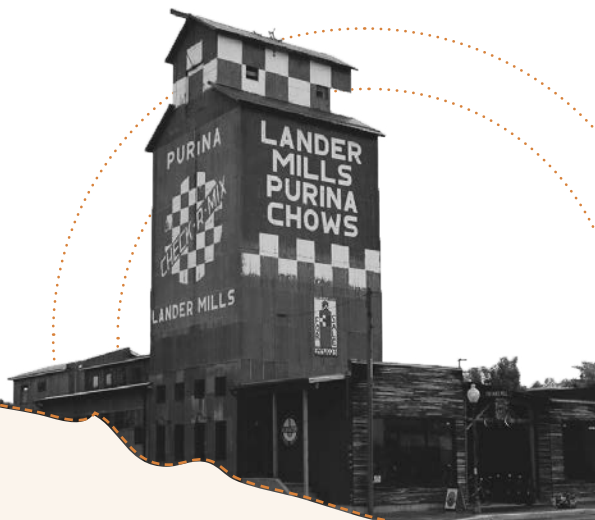
Chicago and Northwestern Railroad train (1949)



HOTEL - WYOMING

## 21ST CENTURY

Lander remains a vital regional hub, providing essential services and amenities to residents while sustaining its economy through a blend of rich cultural history and the natural beauty of its surrounding landscapes. Its heritage, combined with its appeal to visitors, continues to shape Lander's identity in the 21st century.

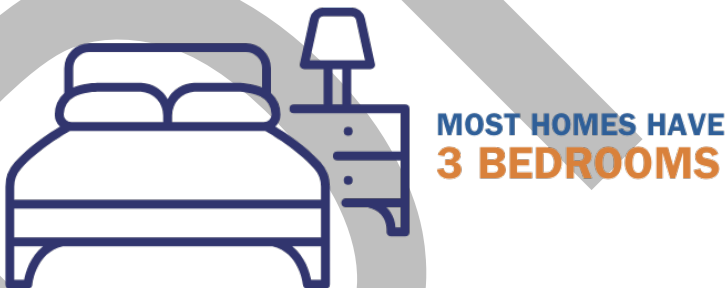
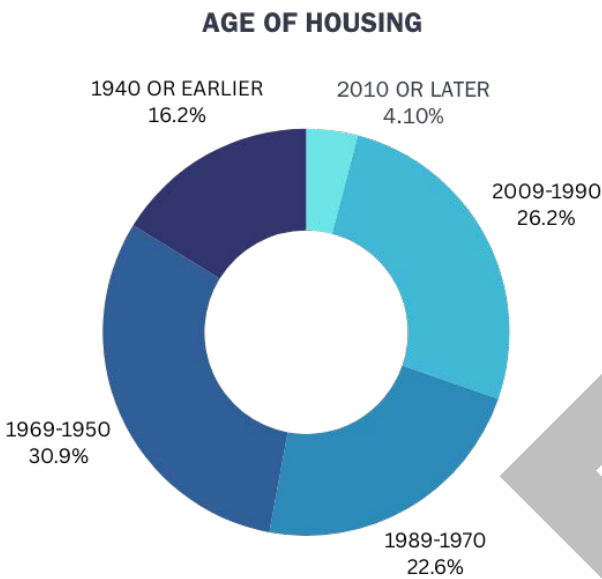
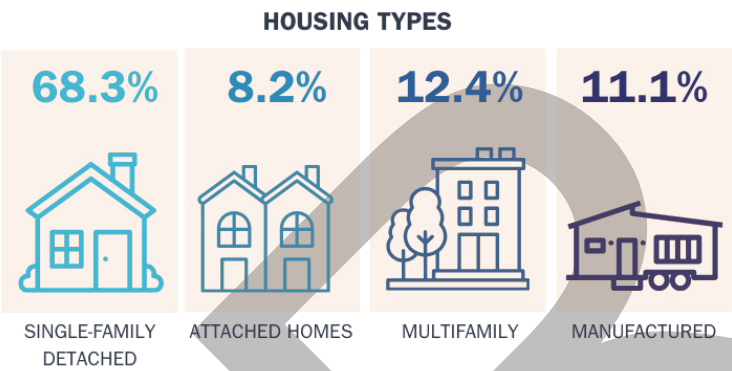
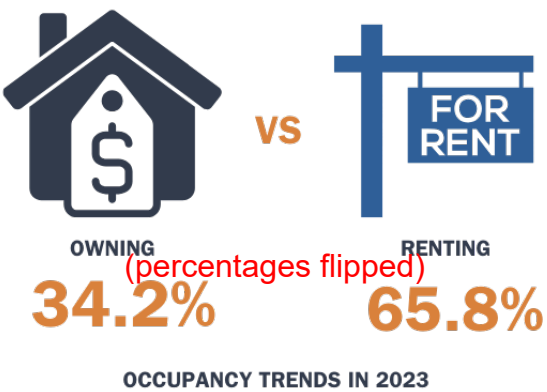
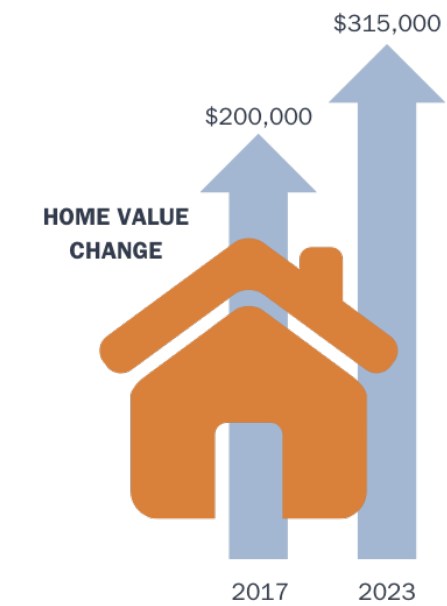


Lander Mill (2016)

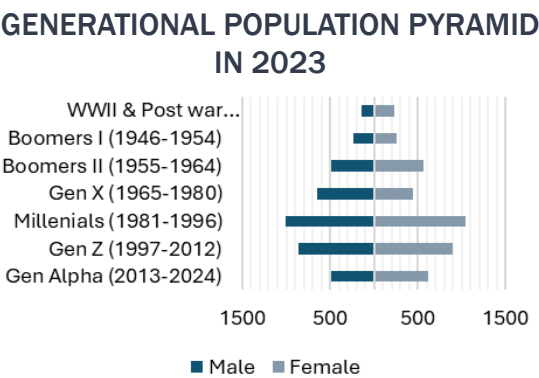
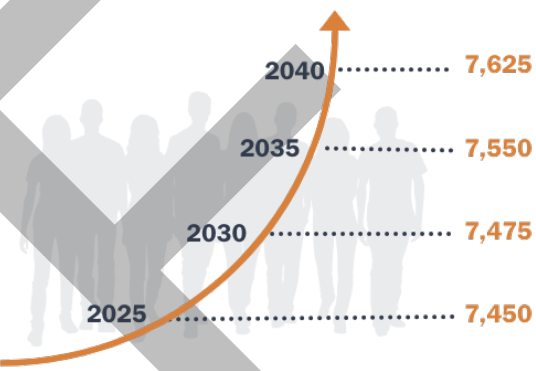
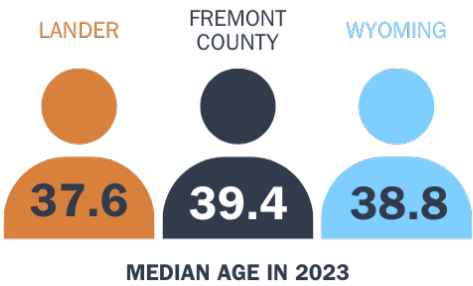


COMMUNITY STATISTICS

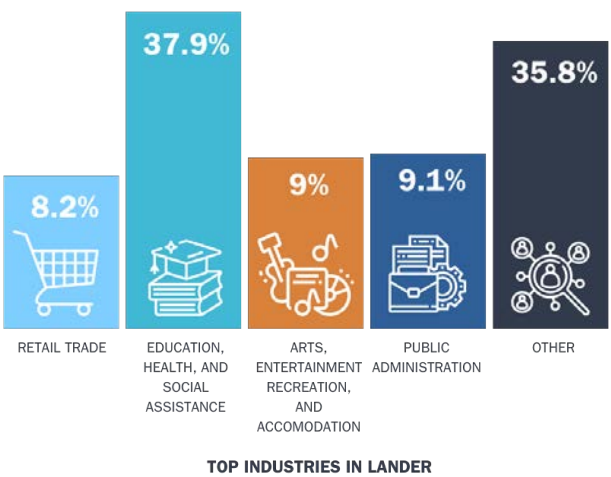
HOUSING



DEMOGRAPHIC



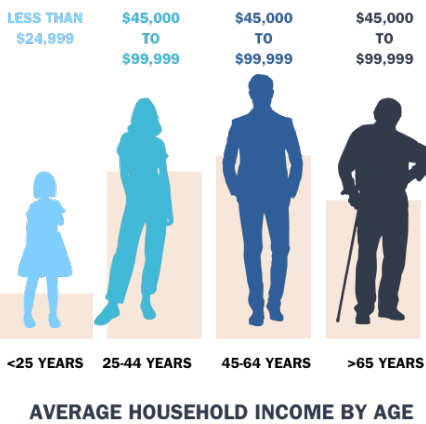
ECONOMIC



THE MAJORITY OF LANDER RESIDENTS DRIVE ALONE TO WORK



IN 2023, 9.8% OF LANDER LIVED BELOW THE POVERTY LINE







03

VISION

“A MELTING POT OF MANY PEOPLE, IDEAS, CULTURES, AND BACKGROUNDS”

“WALKABLE AND BIKEABLE”

“A GREAT MIX OF PEOPLE, IDEAS, AND TRADITION”

“BEAUTIFUL PEOPLE IN A BEAUTIFUL PLACE”

“BEAUTIFUL NATURE AND WILDLIFE”



“A GREAT PLACE TO RAISE KIDS”

“WARM AND WELCOMING CULTURE”

“GREAT ACCESS TO GREEN SPACES”

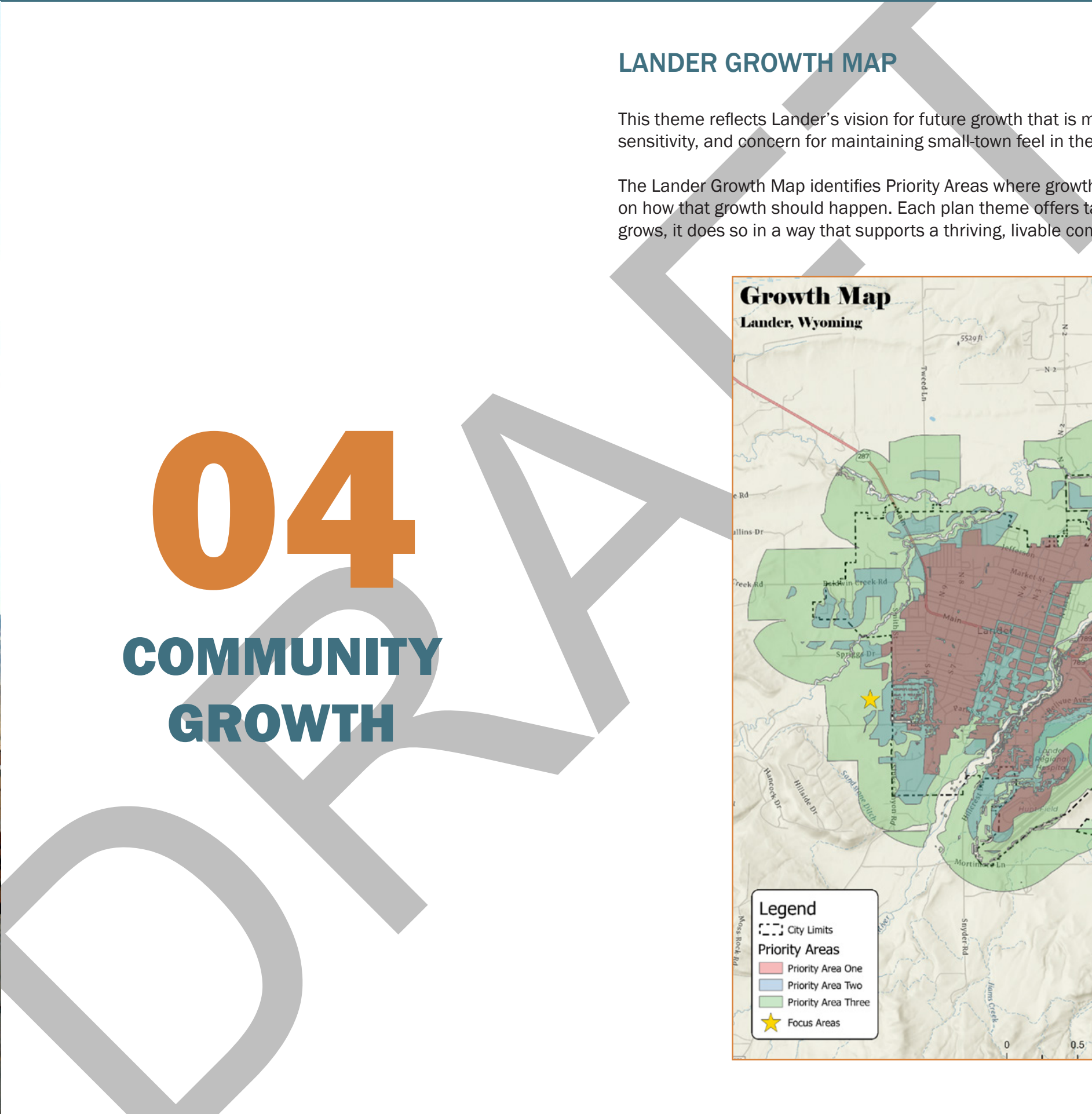
“COMMUNITY SPIRIT”

“SAFE AND SMALL TOWN FEEL - WE ALL KNOW OUR NEIGHBORS”





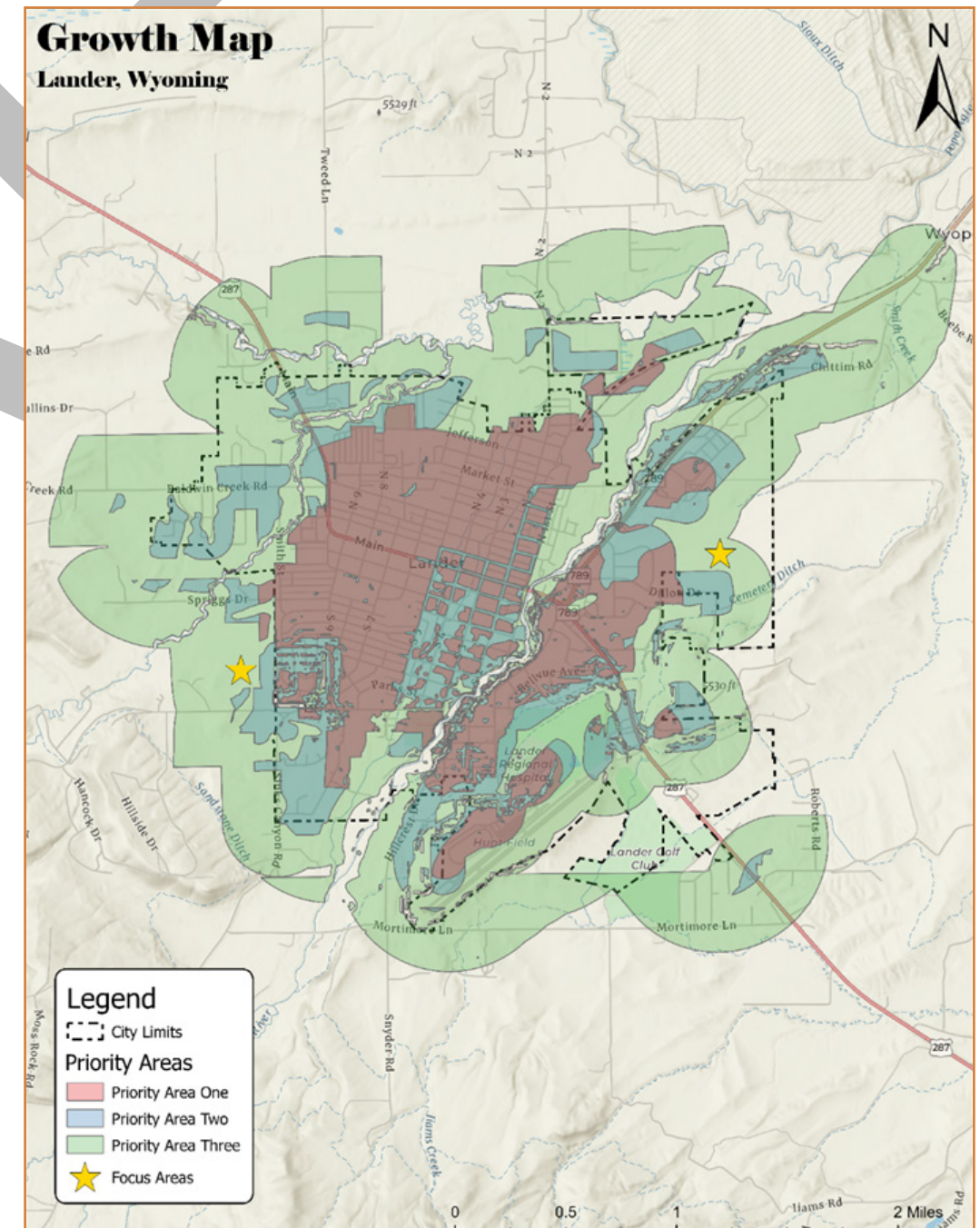
# 04 COMMUNITY GROWTH



## LANDER GROWTH MAP

This theme reflects Lander's vision for future growth that is mindful of existing geography, environmental sensitivity, and concern for maintaining small-town feel in the form of the Lander Growth Map.

The Lander Growth Map identifies Priority Areas where growth is most feasible, the remaining themes focus on how that growth should happen. Each plan theme offers targeted strategies to ensure that, as Lander grows, it does so in a way that supports a thriving, livable community.



PRIORITY AREAS

The priority areas are created based on availability of infrastructure, proximity to the core, environmental constraints, and other factors described in further detail below.

By focusing on optimal areas for development with a set of objective criteria, the Master Plan provides a framework for case-by-case evaluation of development requests. The Priority Areas do not inform specific recommendations for types of development, or the specific uses that may occur, as this may greatly vary as Lander grows with time.

Use-specific decisions, such as initial or changes to zoning classification, fall to the elected leadership of Lander with recommendation from Planning Commission. This review not only determines compliance with municipal code but can be administered in a way that balances progress with preserving the community’s character.

PRIORITY FACTORS

The priority growth matrix below contains the 7 development feasibility factors used in the Lander Growth Map. This matrix is intended to take precedence over the Lander Growth Map when determining Master Plan compliance of a land use-related request, as the matrix will be relevant, even as infrastructure in Lander changes over time.

The score of development feasibility ranges from favorable to unfavorable.

Favorable: 15 – 21

Moderate: 8 – 14

Limited: 1 – 7

Unfavorable: 0

PRIORITY GROWTH MIX				
FACTORS	POINT RATING			
	Priority Area 1 3 Points	Priority Area 2 2 Points	Priority Area 3 1 Points	0 Points
City Proximity	Adjacent	Within 1/4 mile	Within 1/2 mile	Beyond 1/2 mile
Water Lines (Lander)	Adjacent (in the street)	1/4 mile	Within 1 mile	Beyond 1 mile
Sanitary Sewer Lines (Lander)	Adjacent (in the street)	1/4 mile	Within 1.2 mile	Beyond 1/2 mile
Flood Risk (FIRM rating)	X or D (limited or unknown)	0.2% annual chance (500 yr)	1% annual chance (100 yr)	Floodway
Steep Slope	0% to 2%	2% to 5%	5% to 10%	>10%
Soils (NRCS Building Limitation Rating)	None	Low	Moderate	High

PRIORITY AREA 1

Priority Area 1 includes the most development-ready locations within and around city limits. The areas identified are directly connected to existing infrastructure, with water and sewer lines already in place or easily accessible. The terrain is also stable, with minimal flood risks and gentle slopes, making these sites ideal for various uses such as but not limited to high-density residential, commercial, or mixed-use developments.

Development here is cost-effective and efficient, requiring little additional investment to integrate into the city’s core. Growth in this priority area supports Lander’s vision of maintaining a compact, connected community while reducing the strain on resources and preserving surrounding open spaces.

PRIORITY AREA 2

Priority Area 2 offers strong potential for development but requires some investment in infrastructure and planning. These areas are within a reasonable distance from water and sewer lines and adjacent to paved or maintained roads, though they may need improvements or extensions to fully support new developments.

The terrain is slightly more challenging in these areas, with moderate slopes or minimal floodplain concerns while still being manageable for developments like medium-density housing or light commercial developments. This priority area provides opportunities to expand Lander’s footprint while ensuring that new development aligns with the community’s long-term goals.

PRIORITY AREA 3

Priority Area 3 represents areas that are less practical for immediate development but may become viable with investment in infrastructure and environmental management. These locations are farther from city services and may feature more challenging terrain, like steep slopes or higher flood risk.

For now, the priority area would be best suited for low-density uses, such as agricultural operations, or open space preservation. If future growth demands expansion into these areas, careful planning will be necessary to address infrastructure gaps and environmental challenges.

FOCUS AREAS

Focus Areas do not currently fall into a Priority Area 1 or 2 category according to the Priority Growth Matrix but have been identified as desirable locations for development. They are denoted on the map as stars. If city or developer resources, depending on the intended end user, are focused in these areas, such as extending water service, building or improving roads, or stabilizing soils, these areas could be considered prime for development.



## GOAL AND OBJECTIVES

**DRAFT**

### GOAL: GROW RESPONSIBLY

#### Objective 1: Objectively Review Development Requests

- Consider allaying development procedure rigor to the Priority Growth Matrix.
- For example, implement an administrative or expedited review of projects located in Priority Area 1 that align with Lander goals and objectives. Conversely, require a more thorough review of projects found outside a Priority Area.

#### Objective 2: Guide Infrastructure Investment

- Incorporate into capital improvement plans those locations in Lander that should be in Priority Growth Area 1 based on demand, landowner will, or topography; but lack water, sewer, or paved roads fostering shovel-ready sites.

#### Objective 3: Update Review Tools Frequently

- Review the scoring criteria regularly to ensure they accurately capture Lander priorities and so the Lander Growth Map represents up-to-date infrastructure location and status.







# 05

## ECONOMY

This theme focuses on fostering a resilient and thriving local economy that benefits all residents. It aims to support small businesses, attract new industries, address workforce challenges, and promote tourism while preserving our identity and ensures long-term sustainability.





# PEAKS OF PERSPECTIVES

Outreach efforts revealed strong considerations, concerns, and aspirations regarding Lander’s economic future.

Our community vocalized interest in a broader range of businesses and greater support for local businesses. Residents raised concerns about the availability of local commercial spaces, alongside the growing challenges with wages and the rising cost of living. The community noted a heavy reliance on outdoor recreation for economic development, as well as concerns on limited local businesses. Residents emphasized the importance of preserving our unique small-town character as we experience growth and development, while also advocating for a greater variety of retail and dining options. The community expressed a powerful desire to revitalize downtown areas to enhance businesses and tourism related draws, while calling for better local business support and diversification of the economy.



DRAFT



# GROWTH GUIDELINES

Strategic land use is critical for fostering economic growth. Priority Area 1 provides the opportunity for new growth and mixed-use developments that attract visitors and support local businesses. Priority Area 2 allows for thoughtful expansion into areas that can accommodate industries needing larger spaces, such as light manufacturing or logistics. Areas near the city core in Priority Area 1 can support vibrant, visually appealing streetscapes, while outer areas can integrate natural aesthetics to blend with the surrounding landscape. The Lander Economic Plan ensures that these developments align with Lander’s character, supporting small businesses while encouraging economic diversity.



## GOALS AND OBJECTIVES

### GOAL 1: STRENGTHEN AND DIVERSIFY THE LOCAL ECONOMY

#### Objective 1: Promote Business Growth

- Partner or promote programs that attract businesses that bring external revenue (e.g., outdoor rec, tourism, and remote work hubs).

#### Objective 2: Support Small Businesses

- Partner or promote grants or low-interest loans for startups and existing businesses to expand, particularly along Main Street.

#### Objective 3: Leverage Economic Development Funds

- Continue to partner with the Wyoming Business Council and the Lander Economic Development Association (LEDA) to provide funding assistance for community infrastructure to facilitate the start-up, retention, expansion, or location of a specific committed business.

### GOAL 2: ENHANCE MAIN STREET VITALITY

#### Objective 1: Revitalize Vacant Properties

- Partner and promote using vacant Main Street buildings for retail, restaurants, or community spaces.

#### Objective 2: Expand Retail and Dining Options

- Partner with LEDA to encourage businesses to keep evening hours, especially restaurants; and to offer unique retail experiences.

#### Objective 3: Promote Main Street Foot Traffic

- Promote walkability on Main Street through improved pedestrian-friendly infrastructure

### GOAL 3: ADDRESS WORKFORCE CHALLENGES

#### Objective 1: Enhance Childcare Accessibility

- Expand services that support childcare programs for working families, such as recreational or educational programming, to encourage more childcare businesses.
- Simplify applications for new childcare homes.

#### Objective 2: Support Job Creation

- Encourage job training programs and partnerships with industries that align with Lander's economic strengths
- Promote the creation of diverse workforce opportunities

### GOAL 4: FOSTER A RESILIENT COMMUNITY

#### Objective 1: Promote Local Tourism

- Promote TAD Grant program to invest in public events (e.g., farmers' markets, rodeos) to boost tourism and local spending.

#### Objective 2: Support the Lander Economic Development Association

- Promote the existence and opportunities of the Lander Economic Development Association through efforts to raise awareness of its resources.

#### Objective 3: Promote Economic Opportunities with LEDA

- Explore opportunities to support the growth and expansion of LEDA as a resource for economic growth in Lander.

### GOAL 5: ENHANCE THE BEAUTY OF MAIN STREET

#### Objective 1: Promote Local Tourism

- Promote TAD Grant program to invest in public events (e.g., farmers' markets, rodeos) to boost tourism and local spending.

#### Objective 2: Support the Lander Economic Development Association

- Promote the existence and opportunities of the Lander Economic Development Association through efforts to raise awareness of its resources.

#### Objective 3: Promote Economic Opportunities with LEDA

- Explore opportunities to support the growth and expansion of LEDA as a resource for economic growth in Lander.







# 06

## HOUSING

This theme addresses our community's need for diverse housing options. It aims to improve housing accessibility for all income levels, revitalize aging homes, and support efficient neighborhood development, meeting the needs of current and future residents while maintaining the community's unique character.





PEAKS OF PERSPECTIVES

Our community expressed various considerations, concerns, and aspirations regarding housing needs in Lander during our engagement opportunities. The community expressed a need for diverse, accessible, and sustainable housing options to accommodate all residents.

A common theme heard for housing was the rising cost of living, which is financially straining for many residents, along with concerns about shortages of rental properties. The lack of attainable housing options has made it difficult and, in some cases, impossible for residents to find ideal housing options. There is a strong desire for transitional housing options that support various stages of life, as well as more attainable housing solutions and increased housing stock in general.



GROWTH GUIDELINES

The Housing theme focuses on meeting the diverse needs of Lander’s residents. The Priority Areas are intended to result in residential growth that aligns with infrastructure availability and environmental considerations. Priority Area 1 supports higher-density housing to provide attainable options near the community’s core. Priority Area 2 offers opportunities for moderately dense neighborhoods with a mix of housing types. While Priority Area 3 could support low-density or rural housing for those seeking larger lots or agricultural uses.



## GOALS AND OBJECTIVES

### GOAL 1: IMPROVING HOUSING ATTAINABILITY AND ACCESSIBILITY

#### Objective 1: Develop Workforce Housing

- Encourage the development of affordable housing options for teachers, nurses, police officers, and other essential workers by partnering with developers and local industries like the school district or hospital.

#### Objective 2: Support “Missing Middle” Housing

- Promote diverse housing types through flexible zoning codes, such as duplexes, townhomes, and cottage developments, to provide attainable options for young families, first-time homebuyers, and retirees.

#### Objective 3: Expand Affordable Rentals

- Promote the increase the inventory of affordable rental housing through relaxed zoning for accessory dwelling units (ADUs) and incentives for multi-family developments, utilizing the planning commission process to update and review the code.

#### Objective 4: Establish Deed-Restricted Housing Initiatives

- Promote initiatives for deed-restricted housing to create attainable homeownership and rental opportunities for future generations.

### GOAL 2: REVITALIZE AGING HOUSING STOCK

#### Objective 1: Establish a Housing Rehabilitation Program

- Promote organizations that create grant or low-interest loan programs to help homeowners repair and modernize homes, with focus on pre-1960 properties.

#### Objective 2: Capitalize on Existing Programs

- Utilize programs like EPA Brownfield to finance cleanup and revitalization efforts of vacant homes which are dilapidated and uninhabitable.

#### Objective 3: Identify and Encourage Adaptive Reuse Opportunities

- Explore with the planning commission the expansion of housing opportunities by reviewing code changes that could allow for the rehabilitation of vacant or underused structures.

### GOAL 3: ENCOURAGE WELL-PLANNED, EFFICIENT, AND BALANCED NEIGHBORHOOD DEVELOPMENT

#### Objective 1: Focus on Infill Development

- Prioritize the development within city limits to prevent urban sprawl and capitalize on existing infrastructure.

#### Objective 2: Protect Neighborhood Identity

- Preserve and enhance neighborhood character by supporting cohesive design, historic integrity, and community identity.

#### Objective 3: Encourage Workforce Housing Opportunities

- Support housing developments that include a mix of affordable and market-rate units.

### GOAL 4: EXPAND HOUSING OPPORTUNITIES TO MEET FUTURE NEEDS

#### Objective 1: Facilitate Transitional Housing

- Adopt flexible zoning codes that allow development of housing options for all life stages, including starter homes, family-sized housing, and senior living communities.

#### Objective 2: Address Short-Term Rentals

- Implement policies to regulate short-term rentals, such as Airbnb listings, to reduce their contribution to the housing shortage and long-term rental cost inflation.

#### Objective 3: Support Higher-Density Housing

- Revise zoning policies to allow for multi-family dwellings, tiny home communities, and ADUs in appropriate area while preserving low-density neighborhoods where desired.
- Explore through the Planning Commission the potential for developing second floor residential spaces above downtown establishments.

#### Objective 4: Partner on Annexation for Housing

- Annex adjacent land for higher-density housing developments, such as condominiums and apartments, while limiting large-acreage, single-home subdivisions.

#### Objective 5: Balance Development and Zoning

- Review zoning policies to accommodate diverse housing and business development while maintaining Lander’s character.





# 07

## INFRASTRUCTURE

This theme ensures our long-term resilience by addressing core infrastructure needs while embracing sustainability and innovation. The theme focuses on modernizing water, roadways, stormwater systems, expanding broadband access, and promoting renewable energy. By improving community safety, accessibility, and disaster preparedness, the theme also supports a foundation for growth and enhances the quality of life for all residents.

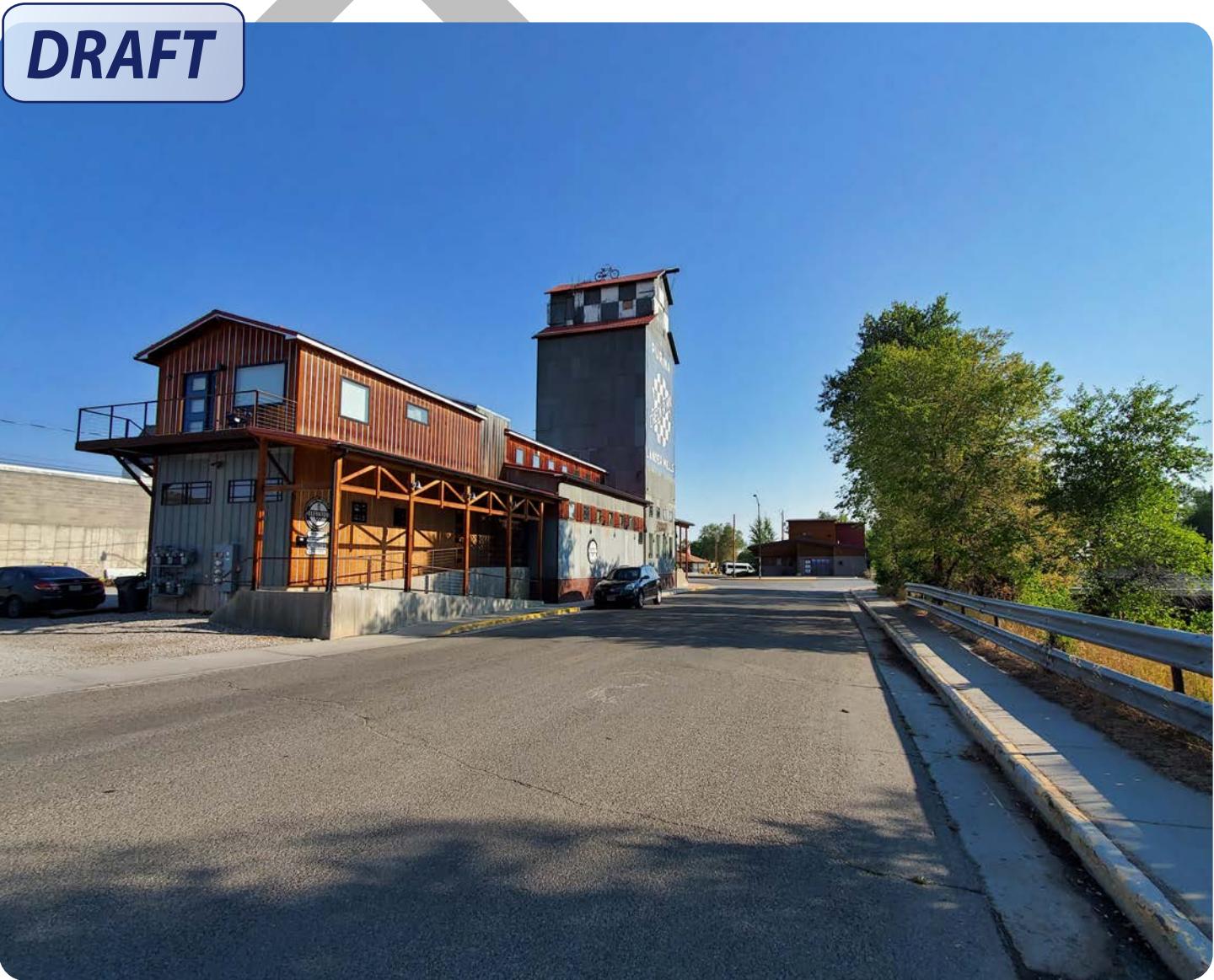




# PEAKS OF PERSPECTIVES

Our community expressed ideas for considerations, concerns, and aspirations throughout engagement opportunities regarding the future of Lander’s infrastructure. The community vocalized the need for sustainable infrastructure. The community also emphasized the need for maintaining efficient and updated utilities and general infrastructure, including better management of water lines and enhancing internet capabilities to support local businesses and personal connectivity.

Road condition was often mentioned in community feedback. Proactive maintenance will result in infrastructure longevity. The community highlighted outdated water lines and general infrastructure. Stakeholders requested updates to the snow removal process and more effective communication about public infrastructure. The community aspires for resilient and efficient infrastructure, increased use of renewable energy sources within the community and improved drainage systems, sidewalks, and public amenities to create a safer and more inclusive community.



# GROWTH GUIDELINES

Infrastructure is the backbone of Lander’s growth, and its availability is a key factor in the Priority Growth Matrix. The infrastructure plan theme prioritizes efficient use of existing systems in Priority Area 1, while addressing extensions and upgrades needed in Priority Areas 2 and 3. This ensures new developments have access to water, sewer, roads, and utilities, all while considering long-term sustainability.



# GOALS AND OBJECTIVES

## GOAL 1: ENHANCE AND MAINTAIN CORE INFRASTRUCTURE

### Objective 1: Support Comprehensive Street Maintenance

- Continue implementing the existing street maintenance plan with a consistent and prioritized repair schedule to address potholes and deteriorating roads, ensuring long-term roadway durability.

### Objective 2: Upgrade Water Lines

- Implement the 2022 Water Master Plan to replace aging and shallow water lines, prevent freezing, ensure adequate fire-fighting pressure, and enhance the reliability of water delivery for all.

### Objective 3: Create and Maintain a Water Infrastructure Database

- Use the Water Master Plan to create a prioritized database of water infrastructure.

### Objective 4: Improve Stormwater Management

- Create and adopt a stormwater master plan for the city.

## GOAL 2: IMPROVE COMMUNITY SAFETY AND ACCESSIBILITY

### Objective 1: Enhanced Snow Removal Operations

- Develop a strategic snow removal plan to improve the safety of streets and sidewalks during winter months, prioritizing high-traffic areas and neighborhoods most impacted by accumulation.

### Objective 2: Sidewalk and Crosswalk Connectivity

- Expand sidewalk networks and install pedestrian-friendly infrastructure, including push-button crosswalk lights at key intersections, to improve safety and accessibility for all residents, especially in schools, parks, and downtown areas.

### Objective 3: Smart and Efficient Street Lighting

- Enhance public safety by upgrading streetlights to energy-efficient models that minimize light pollution, preserve dark skies, and ensure adequate lighting.

## GOAL 3: PREPARE WITH RESILIENT INFRASTRUCTURE

### Objective 1: Disaster-Resistant Infrastructure

- Weather-proof infrastructure for floods and other hazardous events.
- Keep backup systems for emergencies.

### Objective 2: Underground Utility Installation

- Incorporate utility line burial into new developments and infrastructure upgrades to improve aesthetic quality, reduce maintenance, and enhance resilience against environmental hazards.

### Objective 3: Broadband Access Expansion

- Encourage broadband infrastructure to ensure reliable, high-speed internet access is available to all households and businesses, fostering inclusivity and economic growth.

### Objective 4: Expansion of Infrastructure

- Expand infrastructure to new areas suitable for residential development in accordance with the 2022 Water Master Plan and the 2020 Long Range Transportation Plan.

### Objective 5: Adopt Construction Standards

- Oversee contractors to ensure construction meets town standards.

## GOAL 4: ESTABLISH SUSTAINABLE PRACTICES

### Objective 1: Solar Energy Expansion

- Explore rooftop solar installations on public buildings using incentives and support for implementation, making Lander a leader in renewable energy.

### Objective 2: Electrification of Municipal Assets

- Transition city-owned fleet vehicles to electric or alternative fuels to reduce greenhouse gas emissions and align with broader sustainability goals.

### Objective 3: Energy Efficient Retrofits

- Retrofit municipal buildings with energy-efficient systems, such as upgraded HVAC, insulation, and LED lighting, to reduce energy costs and set a community example for sustainable infrastructure.

### Objective 4: Promote Sustainable Material Use

- Encourage selection of quality materials that maximize the longevity of infrastructure improvements, such as providing educational materials on available sustainable products.





08

PARKS AND RECREATION

This theme highlights enhancing Lander’s outdoor spaces to improve accessibility, usability, and environmental management. By connecting our parks with pathways, diversifying recreational facilities, and preserving natural areas, the theme reflects our commitment to fostering outdoor enjoyment and strengthening its identity as a hub for recreation and natural beauty.

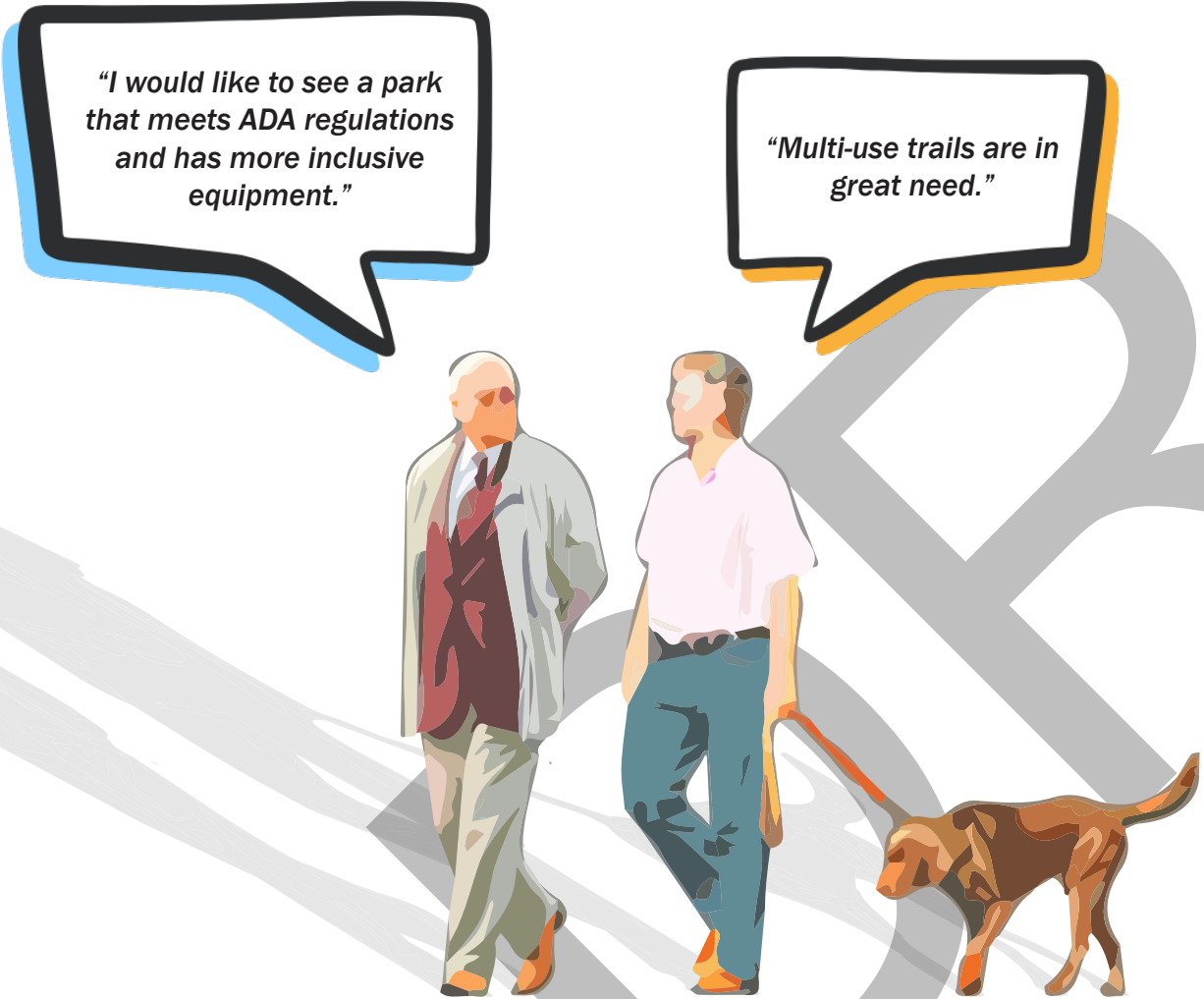




PEAKS OF PERSPECTIVES

The community expressed ideas and hopes regarding parks and recreation in Lander throughout engagement opportunities. Community members recommended enhancing our parks and recreation spaces by focusing on expanding access and improving amenities. Key interests included maintaining free or reasonably priced camping, increased pool capacity, and better connectivity, maintenance, and safety of trails.

The community expressed concerns about balancing growth with the natural character of Lander parks, ensuring growth does not impact Lander’s natural beauty. The community emphasized the need for accessible parks and recreation facilities for all age groups, physical capabilities, as well as proper maintenance. Residents envision enhanced accessible and safe trails, parks and recreation facilities with diverse amenities.



GROWTH GUIDELINES

Open spaces and recreational opportunities are vital to Lander’s identity. The Parks and Recreation goals and objects aim to provide connections to Lander parks from all Priority Areas, whether through pathways, green spaces, or recreational facilities. Priority Area 1 offer opportunities to enhance walkable connecting to existing parks, while Priority Areas 2 and 3 can incorporate new natural areas and trails to maintain access to nature as the community grows.



## GOALS AND OBJECTIVES

### GOAL 1: ENHANCE CONNECTIVITY AND ACCESSIBILITY

#### Objective 1: Develop a Network of Recreational Pathways

- Create a comprehensive system linking neighborhoods to all parks, open spaces, and the river corridor, such as a town loop or Popo Agie River pathway.

#### Objective 2: Implement Pathway Improvements

- Use staff to collaborate with property owners and stakeholders to address pathway access challenges and advance pathway development.

#### Objective 3: Improve Multi-Modal Access in Parks

- Provide safe, level, and accessible paths to and within recreational areas, such as City Park and new park lands.

### GOAL 2: EXPAND AND DIVERSIFY RECREATIONAL OPPORTUNITIES

#### Objective 1: Increase Shade and Weather Protection

- Enhance park usability by adding shade trees and shelters to provide relief during extreme weather events.

#### Objective 2: Develop New Community Facilities

- Build amenities, such as natural playgrounds or ball fields, to cater to youth, families, and sports enthusiasts.
- Develop a plan to replace aging pool infrastructure with the school district and other community partners.

#### Objective 3: Restore Parks and Recreation Programs

- Reintroduce affordable and inclusive recreational activities for all residents, emphasizing opportunities for youth, families, and seniors.

### GOAL 3: PRESERVE NATURAL AND GREEN SPACES

#### Objective 1: Protect Riparian Buffers and Natural Areas

- Maintain streamside buffers and incorporate native features to support sustainability and reduce erosion.

#### Objective 2: Designate Underdeveloped Open Spaces

- Preserve specific areas for natural enjoyment, incorporation compact dirt pathways, benches, and scenic views.

#### Objective 3: Improve Maintenance and Infrastructure

- Replace aging maintenance equipment and infrastructure needed for efficient park maintenance and to extend the usable season.
- Address invasive species with both educational materials and enforcement and by removing invasive species from city-owned properties.

### GOAL 4: FOSTER SUSTAINABLE LANDSCAPING AND PUBLIC SPACES

#### Objective 1: Promote Native Landscaping

- Encourage the use of native plants on city-owned property to promote water efficiency, sustainability, and environmental health.

#### Objective 2: Plant More Trees

- Expand tree planting programs and improve existing greenery in public spaces for shade and aesthetic value.

#### Objective 3: Protect Local Nature

- Promote and protect public access to public lands and rivers.
- Minimize developments along riparian areas and rivers.





# 09

## TRANSPORTATION

This theme aims to create a more connected, safe, and sustainable mobility network in our community. By enhancing walkability, investing in bike-friendly infrastructure, and improving transportation options, the theme supports transportation and accessibility for all residents. The theme addresses traffic concerns, integrated public and alternative transit, and ensure future developments align with Lander’s transportation goals.





# PEAKS OF PERSPECTIVES

The community expressed ideas and hopes regarding parks and recreation in Lander throughout engagement opportunities. Community members recommended enhancing our parks and recreation spaces by focusing on expanding access and improving amenities. Key interests included maintaining free or reasonably priced camping, increased pool capacity, and better connectivity, maintenance, and safety of trails.

The community expressed concerns about balancing growth with the natural character of Lander parks, ensuring growth does not impact Lander’s natural beauty. The community emphasized the need for accessible parks and recreation facilities for all age groups, physical capabilities, as well as proper maintenance. Residents envision enhanced accessible and safe trails, parks and recreation facilities with diverse amenities.



**DRAFT**



# GROWTH GUIDELINES

Efficient and safe transportation ties all themes together. Priority Area 1 focuses on enhancing pedestrian-friendly streets and connectivity to existing networks. Priority Area 2 emphasizes upgrading roads and adding pathways to integrate new developments, while Priority Area 3 considers long-term opportunities for major transportation improvements. The Transportation goals and objectives aim to provide safe and efficient travel with Lander and connections to the State highway system for travel beyond the city.



## GOALS AND OBJECTIVES

### GOAL 1: PROMOTE SAFE AND ACTIVE TRANSPORTATION

#### Objective 1: Invest in Safe Routes for Multi-Modal Transportation

- Create a comprehensive system linking neighborhoods to all parks, open spaces, and the river corridor, such as a town loop or Popo Agie River pathway.

#### Objective 2: Focus on Safety Enhancements for Pedestrians

- Use staff to collaborate with property owners and stakeholders to address pathway access challenges and advance pathway development.

**DRAFT**



### GOAL 2: ENHANCE CONNECTIVITY AND SUSTAINABLE MOBILITY

#### Objective 1: Maintain the Street Network

- Require new developments to integrate into the existing street patterns.

#### Objective 2: Develop New Community Facilities

- Expand public transportation options, provide better connections to the airport, and encourage EV-friendly hubs at key locations.
- Explore expansion of public transit to provide better airport connections.
- Encourage electric vehicle charging stations in key locations, such as Main Street areas, major roadways, public parking lots, and public facilities.

#### Objective 3: Address Parking and Traffic Concerns

- Find solutions to alleviate downtown traffic, optimize parking space usage, and balance pedestrian and vehicle needs.

#### Objective 4: Promote Collaborations with WYDOT

- Partner closely with WYDOT to balance safety and accessibility of major roadways on Main Street.



## PUBLIC ENGAGEMENT SUMMARY - JULY 2024

**DRAFT****2024 MASTER PLAN UPDATE  
PUBLIC ENGAGEMENT #1 SUMMARY****AYRES**

Ayres Associates collaborated with the City of Lander to conduct a series of community engagement activities with residents and stakeholders from July 18th to July 20th, 2024.

The engagement activities focused on gathering input for the 2024 Master Plan Update. The goal was to hear from as many residents, stakeholders, and visitors as possible, capturing diverse perspectives from people across different walks of life. This public engagement event received a total of 1,385 responses, offering valuable feedback that will be considered as the project moves forward.

**10**  
**APPENDIX**



2024 MASTER PLAN UPDATE

Lander, WY



OVERVIEW

WHAT IS PUBLIC ENGAGEMENT?

At its core, public engagement is involving individuals and communities in the decision-making, planning, and implementation of projects or policies that affect them. It includes activities such as informational sessions, public consultations, and participatory decision-making.

Public meetings, such as this one, benefit a project by ensuring diverse perspectives are considered, leading to more inclusive and effective outcomes. Involving the community helps build trust and transparency, fostering a sense of ownership and commitment among stakeholders. It can also identify potential challenges early on, allowing for proactive problem-solving and reducing the risk of conflict later. Ultimately, effective public engagement enhances the relevance, acceptance, and success of a project.



SCHEDULE OF EVENTS

JULY 18th

- Drop in session at the Lander Community Center (2:00pm-4:00pm)
- Booth at Lander Presents Music Festival (5:00pm-9:00pm)

JULY 19th

- Open House at Lander Bake Shop (7:30am-10:30am)
- Open House at Lincoln Street Bakery (7:30am-10:30am)
- Open House at Lander Senior Center (11:00am-1:00pm)
- Drop-in session at the Lander Library (2:00pm-4:00pm)

JULY 20th

- Booth at Pig Roast in City Park (11:00am-4:00pm)

DRAFT

2024 MASTER PLAN UPDATE

Lander, WY



THOUGHT WALL FEEDBACK

2024 MASTER PLAN UPDATE  
Lander, WY

**THOUGHT WALL**

Overview  
The six major trends outlined below and on the back of this page can profoundly shape our community's trajectory in the coming years. Please share your perspectives in a few short words or phrases on the opportunities and challenges for each within the boxes below. Be creative!

**HOUSING ACCESS**

**COMMUNITY AESTHETICS**  
(parks, trails, neighborhood beautification, etc.)

**PARKS, RECREATION, AND OPEN SPACES**

**TRANSPORTATION AND MOBILITY**  
(bikes, sidewalks, connections, etc.)

**ECONOMIC HEALTH AND DIVERSITY**

**INFRASTRUCTURE AND UTILITIES**

**OTHER**

Thought Wall Exercise  
July 2024

AYRES Public Engagement #1

The Thought Wall activity was featured at all events, with a particular focus on the drop-in sessions at the Lander Community Center and Library. This interactive activity sought to gather insights into major elements of the master plan, including challenges and opportunities related to housing access, community aesthetics, parks, recreation and open spaces, transportation and mobility, economic health and diversity, infrastructure and utilities, as well as any other comments that may not be covered in the previous sections. In total, there were approximately 65 responses, reflecting significant community engagement.

Below, each of the thought wall sections will be broken down and the most common themes of each section will be highlighted.

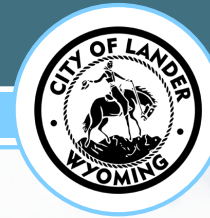
THOUGHT WALL FEEDBACK

TOPIC	MOST COMMON RESPONSES
Housing Access	Affordable housing, diversity in housing types, increase in rental housing
Community Aesthetics	City beautification, green spaces and nature, infrastructure/maintenance
Parks, Recreation, and Open Space	Infrastructure/connectivity, park development, community activities
Transportation and Mobility	Pathways, connectivity, bike infrastructure, public transportation
Economic Health	Economic diversification, local business support, real estate development, healthcare/childcare
Infrastructure and Utilities	Sustainability, renewable energy, road and street maintenance, water infrastructure



# 2024 MASTER PLAN UPDATE

Lander, WY



## MADLIBS FEEDBACK

CITY OF LANDER  
FORMING

MAD LIBS

I am a \_\_\_\_\_  
*Business Owner, Resident, Student, Local Official, etc...*

I would describe Lander as...  
\_\_\_\_\_  
*Adjectives*

and known for its \_\_\_\_\_  
*Be Creative!*

My favorite place in Lander is \_\_\_\_\_  
*Noun*

An opportunity for improvement in City would be...  
\_\_\_\_\_  
*Aspiration / Change you want to make*

When we are done, success looks like...  
\_\_\_\_\_  
*Crystal ball moment*

AYRES

Public Engagement #1

Madlib activities were used during the drop-in sessions at the Community Center and the Library, with occasional distribution at other events upon request. Participants were prompted to fill in the blanks with descriptive words or ideas that came to mind to complete statements about their perspectives on the City of Lander. This exercise aimed to gather diverse viewpoints of the city and identified areas of opportunity for the 2024 Master Plan Update.

In total, 58 participants completed the madlib. Below, each of the madlib prompts are broken down and the most common themes of each section will be discussed.

MADLIBS FEEDBACK	
SENTENCE COMPONENT	MOST COMMON RESPONSES
“I am a...”	Resident, business owner, retiree
“Describe Lander as...”	Community oriented, scenic, beautiful, friendly, small town
“Lander is known for...”	Outdoor recreation, adventure, natural beauty, scenic setting, strong community, quality of life
“Favorite place in Lander...”	City Park, Sinks Canyon, Home, Backyard
“Opportunity for improvement...”	Better infrastructure, development, more trails/paths, affordable housing, economic development
“Success looks like...”	Sustainability, environmental stewardship, community well-being

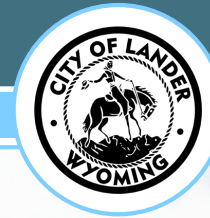
**AYRES**

## Public Engagement #1

***DRAFT***

# 2024 MASTER PLAN UPDATE

Lander, WY



## VISION AND VALUES FEEDBACK

The vision and values board was at all community engagement events, participants were prompted offer feedback to two questions, “what do you love about Lander?” and “what is unique about Lander?”. This activity aimed to gain insights into the elements that are most valued by the community and identify features that contribute to Lander’s uniqueness. There was a total of 55 responses to the first prompt, “what do you love about Lander?” and 50 responses to “what is unique about Lander?”

Below, both questions will be broken down and the most common themes of each section will be discussed.

2024 MASTER PLAN UPDATE

Lander, WY

VISION AND VALUES

WHAT DO YOU LOVE ABOUT LANDER?

Add your thoughts below!

WHAT IS UNIQUE ABOUT LANDER?

Add your thoughts below!

AYRES

Public Engagement

### WHAT DO YOU LOVE ABOUT LANDER?

For the question “what do you love about Lander?”, there was a range of answers that described what residents and visitors love about the community.

1. Community
2. Nature
3. Businesses
4. Biped friendly
5. Recreational activities
6. Weather

## WHAT IS UNIQUE ABOUT LANDER?

For the question “what is unique about Lander?”, a range of answers described what residents and visitors found unique about Lander.

1. Recreational diversity
2. Local culture
3. Small town charm
4. Unique attractions
5. Recreational facilities
6. Local environment

**AVRES**

## Public Engagement #1



DRAFT

2024 MASTER PLAN UPDATE

Lander, WY



COMMENT CARDS

At every event, comment cards were provided. These cards featured 2024 Master Plan Update related prompts on one side and Parks and Recreation Plan prompts on the other. Participants used these cards to share their feedback, concerns, or suggestions for both plans.

A total of 86 participants submitted comment cards related to both the 2024 Master Plan Update and the Parks and Recreation Plan, indicating a strong level of engagement. Below, we break down the responses received and highlight common themes.

2024 MASTER PLAN UPDATE

Lander, WY



COMMENT CARD

Is there anything else you'd like to share with us at this time?

Form area for comment cards with dashed lines for writing.

WANT TO STAY IN THE LOOP?

YOUR EMAIL HERE (optional)



Public Engagement #1

The 2024 Master Plan Update related comment cards reflected a variety of feedback for the new plan. The most common themes are outlined below, listed in order of frequency from most to least mentioned:

- 1. Economic related developments
- 2. Housing opportunities
- 3. Multi-modal transportation infrastructure
- 4. Local recreation
- 5. Sustainable long-term planning



Public Engagement #1

2024 MASTER PLAN UPDATE

Lander, WY



SUMMARY:

In a city of just over 7,000 residents, we successfully gathered around 1,385 community engagement interactions. This high level of participation reflects the community's strong interest and dedication to shaping local projects. The volume of responses underscores the enthusiasm for the future of Lander and offers a significant amount of information. These insights will be crucial in guiding future planning and decision-making, ensuring that community voices are effectively integrated into the development of the city's 2024 Master Plan Update.

Residents and visitors showed strong attendance at each engagement event organized by the City of Lander and Ayres Associates. While there are many different themes in the 2024 Master Plan Update, Parks and Recreation Plan, and supplemental efforts, several key themes emerged throughout the engagement events. Across the seven engagement events, there were roughly 1,385 interactions from the community members engaged with the project's efforts.



KEY THEMES:

Through interaction on boards, conversations with attendees, and information written on comment cards following the event, the desires of the community regarding the 2024 Master Plan Update became clear. The most common themes seen are outlined below in order of how often they were mentioned:

- 1. Infrastructural development
- 2. Community involvement
- 3. Indoor and outdoor recreation
- 4. Environmental sustainability
- 5. Economic prosperity and development

Based on this information, Ayres Associates can confidently move forward with crafting the 2024 Master Plan Update knowing that the community's needs have been clearly identified at this first stage. Emphasis on economic development and new housing will remain central to the project's goals as planning efforts progress.



Public Engagement #1



SURVEY SUMMARY

DRAFT

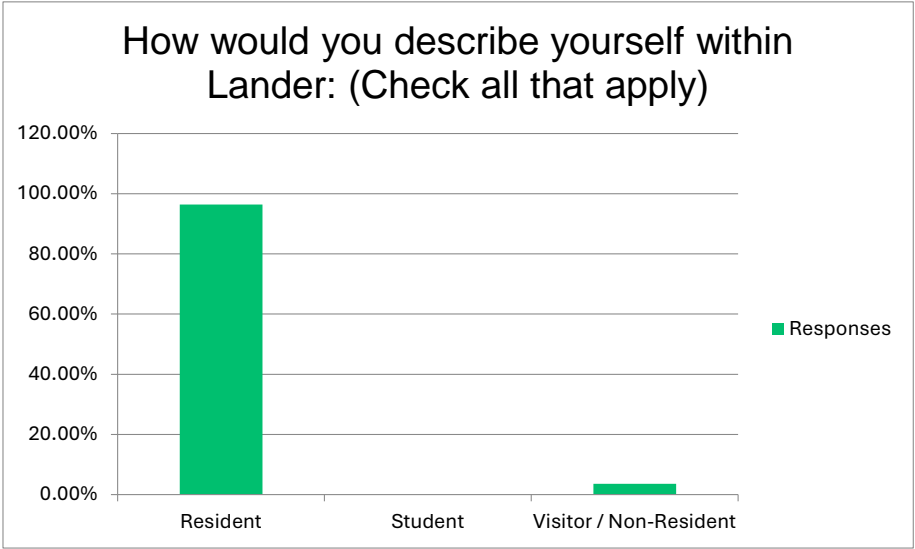
Lander, Wyoming  
Master Plan Update Survey  
12.16.2024

Purpose

The purpose of this document is to provide summarized comments of the Lander Master Plan Survey results. Results may include comments from the community for the Parks & Recreation plan theme. The information below does not summarize findings from the Parks & Recreation Plan survey.

Question 1 – Describe Yourself

When respondents were asked to describe themselves within Lander, 96.38% of respondents said they were residents. The two remaining options were students or visitors, no respondents said they were students while the remaining 3.62% said they were visitors or non-residents.



Question 2 – What Respondents Love Most About Lander

1

Lander, Wyoming  
Master Plan Update Survey  
12.16.2024

Access to Outdoors

Lander's **proximity to outdoor recreation**—mountains, trails, and public lands—was a consistent highlight. Residents value the ability to engage in activities like hiking, fishing, and climbing year-round.

Key Quotes:

- “The community and access to outdoor recreation on public land.”
- “Living in the foothills of one of the most beautiful mountain ranges in the U.S.”
- “Access to public land and family activities—camping, hiking, and fishing are in our backyard.”

Small-Town Feel

Respondents love Lander’s **peaceful, small-town charm**, which includes low crime, little traffic, and a slower pace of life. There is also appreciation for maintaining traditions and local businesses.

Key Quotes:

- “Small-town charm with good local restaurants, shops, and little traffic.”
- “I love the peaceful, calm atmosphere and lack of overdevelopment.”
- “Safe, wholesome town with great access to the outdoors.”

Summary:

Residents deeply value Lander’s **small-town character, tight-knit community, and outdoor opportunities**. These attributes are central to its identity and must be preserved as part of future planning efforts. Many expressed a desire to balance growth while maintaining Lander’s charm and connection to nature.

2



DRAFT

Lander, Wyoming  
Master Plan Update Survey  
12.16.2024

Question 3 – Housing

The survey responses show that the **top priorities** for housing in Lander over the next 10 years are promoting **housing attainability for all income levels** (56.86% rated as 4 or 5), improving the **quality and safety of existing housing** (51.52%), supporting **workforce housing for key professionals** (50.55%), and developing **senior and retirement housing opportunities** (52.19%). Moderately supported strategies include encouraging a **variety of housing types** (44.11%) and creating **low-income housing options** (41.53%). Supporting **additional residential units in the downtown area** received the lowest importance, with only 31.7% rating it a 4 or 5.

Key Takeaways:

- 1. **Top Priorities:** Workforce housing, housing attainability, improving existing housing, and senior housing opportunities align closely with the existing goals.
- 2. **Lower Priorities:** Supporting downtown residential units should be de-emphasized based on community feedback.
- 3. **Adjustments:** Highlight rehabilitation efforts for aging housing stock and refine objectives to better address senior housing and workforce needs.

Question 4 – Transportation

The survey responses reveal that the **highest transportation priorities** for Lander are **improving safety at major intersections** (61.58% rated as 4 or 5) and **increasing pedestrian access and safety** (60.49%). Enhancing **bicycle-friendly connections and infrastructure** received moderate support (45.11%), while **expanding parking availability** in high-demand areas like downtown had the lowest importance, with only 28.14% rating it as a 4 or 5.

Key Takeaways:

- 1. **Top Priorities:** Improving safety at intersections and enhancing pedestrian access align strongly with existing goals and objectives.
- 2. **Moderate Priorities:** Bicycle-friendly infrastructure should remain part of the plan but with less emphasis compared to pedestrian and intersection safety.

Lander, Wyoming  
Master Plan Update Survey  
12.16.2024

- 3. **Low Priority:** Expanding parking availability should be de-prioritized based on minimal community support.

Question 5 – Economy

The survey results reveal that the **highest priorities** for economic development in Lander are **supporting existing local businesses** (61.2% rated as 4 or 5), **creating more jobs** (60.5%), and **attracting young professionals and families** (56.1%). Workforce training and education also received notable support (49.04%). **Promoting tourism** (44.54%) and **diversifying local industries** (44.41%) ranked moderately, while **sustainable development** received the lowest level of importance, with only 40.6% rating it as a 4 or 5.

Key Takeaways:

- 1. **Top Priorities:** Supporting existing businesses, creating jobs, and attracting young professionals align strongly with the goals of strengthening the local economy and addressing workforce challenges.
- 2. **Moderate Priorities:** Workforce training, tourism promotion, and diversifying industries align with existing goals but require targeted strategies.
- 3. **Lower Priority:** Sustainable development received the least support; consider scaling this focus back or tying it to job creation efforts.

Question 6 – Parks & Recreation

The survey results show that the **top priorities** for parks and recreation in Lander are **expanding or adding new youth programs** (61.99% rated as 4 or 5) and **upgrading or improving existing parks and recreation amenities** (61.64%). Adding **new amenities to existing parks for all ages and abilities** (49.31%) was also a notable priority. Expanding **adult and family programs** (46.3%) and **senior/retiree programs** (40.55%) received moderate support. Meanwhile, **improving neighborhood proximity and access to parks** ranked lower, with only 42.11% rating it as a 4 or 5. These results highlight the community's preference for enhancing recreational programs and improving existing park infrastructure over expanding access.



DRAFT

Lander, Wyoming  
Master Plan Update Survey  
12.16.2024

Key Takeaways:

1. **Top Priorities:** Expanding youth programs, improving park amenities, and adding new amenities for all ages align strongly with community feedback.
2. **Moderate Priorities:** Expanding adult and senior programs aligns with survey responses, though less critical than youth-oriented efforts.
3. **Lower Priorities:** Goals related to park connectivity and access should be de-prioritized or reframed to focus on maintenance and program development.

Question 7 – Short answer

This question asked residents to provide an option short answer for the following statement: imagine lander 10 years from now, what additional thoughts do you have regarding housing, transportation, economic development, or parks and recreation.

Housing

The responses highlight the critical need for **affordable and diverse housing** to support young families, essential workers, and retirees. Many respondents expressed concerns about the rising cost of living and housing availability, particularly for lower-income earners.

Key Quotes:

- “We need affordable housing for teachers and service workers... housing prices in the \$75,000-\$150,000 range.”
- “Lander needs more affordable housing options, especially for young families in low to moderate income.”
- “The middle class will be as priced out as the lower class unless housing is protected. We lose potential nurse and teacher applicants because they can’t afford to live here.”

Lander, Wyoming  
Master Plan Update Survey  
12.16.2024

Transportation

There is significant interest in improving **roads, pedestrian safety, and bicycle infrastructure**. Many emphasized the importance of safer pathways and connectivity for walkers, cyclists, and strollers, alongside addressing road maintenance issues.

Key Quotes:

- “Not having a bike path that connects through town is one of Lander’s biggest downfalls.”
- “I’d like to see sidewalks on all streets, bike lanes on major routes, and safer pedestrian pathways.”
- “Fix the roads and do it right... add bike lanes with separation from autos.”

Economic Development

Respondents value supporting **local businesses** and fostering a diverse economy while maintaining Lander’s small-town charm. There is also strong interest in attracting young families and professionals to sustain growth. Concerns were raised about certain institutions limiting downtown opportunities.

Key Quotes:

- “Support local businesses, promote community events, and preserve our natural spaces.”
- “We should revitalize downtown... fewer empty storefronts and more opportunities for small businesses.”
- “Attracting young professionals and families is key. We need affordable housing and new businesses.”

Parks & Recreation

The community supports enhancing existing parks, expanding youth programs, and adding connected pathways to improve access and usability. A recreation center was a recurring suggestion for year-round family activities.



DRAFT

Lander, Wyoming  
Master Plan Update Survey  
12.16.2024

Key Quotes:

- “A multi-function recreation center for our youth, including an ice rink and evening activities for teens.”
- “More pathway integration to connect parks, river corridors, and Main Street.”
- “Parks and pathways are essential for making Lander a vibrant and attractive community.”

Summary:

Across all themes, residents emphasized **maintaining Lander’s identity** while addressing key issues: affordable housing, road and pathway improvements, support for local businesses, and enhanced recreational opportunities. Infrastructure maintenance emerged as a foundational priority before pursuing new developments.

SOURCES

City of Lander. (2024). Images used with permission.  
<https://www.landerwyoming.org/> &  
<https://landercommunityconvention.com/>

Federal Emergency Management Agency (FEMA). (2024). Special Flood Hazard Area data.  
<https://www.fema.gov/about/glossary/flood-insurance-rate-map-firm> &  
<https://www.fema.gov/floodmaps/national-flood-hazard-layer>

Foutz, Traci, Joe Spriggs, Carol Thiesse. (2010). “Lander (Images of America).” Arcadia Publishing.

Fremont County Maps & GIS. (2024). Various shapefiles.  
[https://www.fremontcountywy.org/maps\\_\\_\\_gis/index.php](https://www.fremontcountywy.org/maps___gis/index.php)

Jost, Loren. (2014). “Fremont County, Wyoming.” Wyoming Historical Society.  
<https://www.wyohistory.org/encyclopedia/fremont-county-wyoming>

Lander Art District. (2024). Images used with permission.  
<https://www.facebook.com/LanderArtDistrict/>

Lander Old Timers Rodeo Association (LOTRA). (2024). “2024 PIONEER DAYS RECAP | LOTRA.”  
<https://www.lotra.org/pioneer-days-rodeo-2024-recap>

U.S. Census Bureau. (2017 & 2023). "Selected Economic Characteristics," American Community Survey 5-Year Estimates Subject Tables, Table DP03.  
<https://data.census.gov/table/ACSST5Y2017.DP03> &  
<https://data.census.gov/table/ACSST5Y2023.DP03>.

U.S. Census Bureau. (2017 & 2023). "Selected Housing Characteristics," American Community Survey 5-Year Estimates Subject Tables, Table DP04.  
<https://data.census.gov/table/ACSST5Y2017.DP04> &  
<https://data.census.gov/table/ACSST5Y2023.DP04>.

U.S. Census Bureau. (2017 & 2023). "Demographic and Housing Estimates," American Community Survey 5-Year Estimates Subject Tables, Table DP05.  
<https://data.census.gov/table/ACSST5Y2017.DP05> &  
<https://data.census.gov/table/ACSST5Y2023.DP05>.

U.S. Geological Survey (USGS). (2024). “The National Hydrography Dataset(s).” & “Elevation Contours.”  
<https://www.usgs.gov/the-national-map-data-delivery/gis-data-download>

U.S. Department of Agriculture – Natural Resources Conservation Service (NRCS). (2024). “Web Soil Survey.”  
<https://websoilsurvey.nrcs.usda.gov/>

Wyoming Administration & Information. (2023). “Wyoming Population Estimates.” Economic Analysis Division.  
<https://ai.wyo.gov/divisions/economic-analysis/demographic-information/estimates>