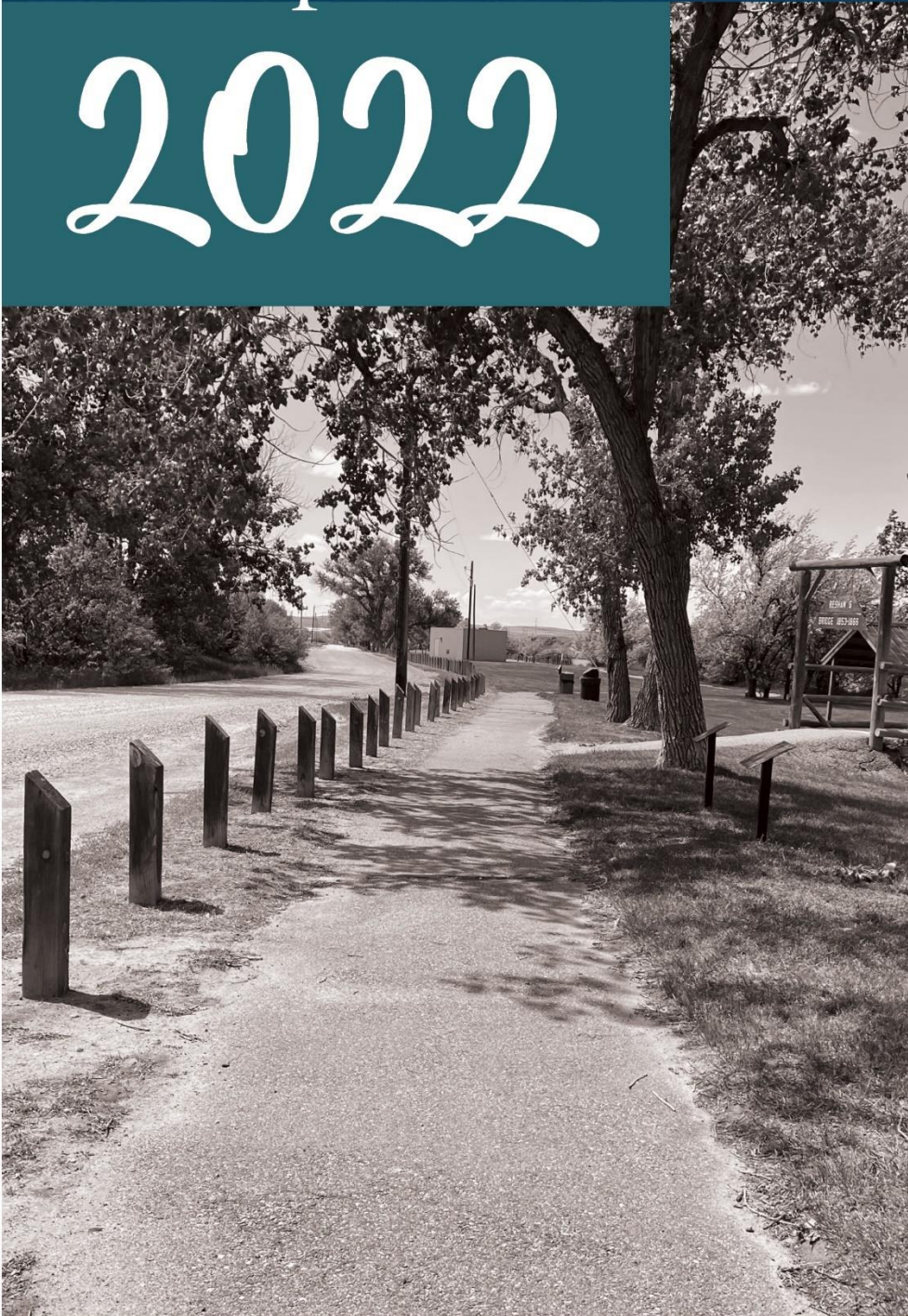


# *Engage* Evansville



## Comprehensive Plan

# 2022



## Acknowledgements

Evansville extends its warmest gratitude to the following individuals who made this project a success. Additionally, we wish to thank the many individuals who provided comments online and attended public open houses and hearings.

### *Evansville Town Council*

*Chad Edwards*, Mayor

*\*Joseph Knop*, Council Member

*Candace Machado*, Council Member

*Michael Scott*, Council Member

*Dacia Edwards*, Council Member

### *Evansville Staff*

*Janelle Underwood*, Town Clerk

*Shane Porter*, Town Engineer

### *Steering Committee*

*Chad Edwards*, Mayor

*Janelle Underwood*, Town Clerk

*Michael Scott*, Council Member

*Robert Lewellen*, Public Works Director

*Leo Malsom*, Fire Chief

*Mike Thompson*, Police Chief

*Mike Stypa*, P&Z Member

*Penny Van Holland*, Resident

*Crystal Rogers*, Resident and Business Owner

### *Consultants*

Logan Simpson Design

### *Funding Assistance*

Wyoming Business Development Council

*\*Thank you to Councilman Joseph Knop for his public service on the Town Council throughout the planning process, who passed away on September 21, 2022.*





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# Chapter 1: Introduction

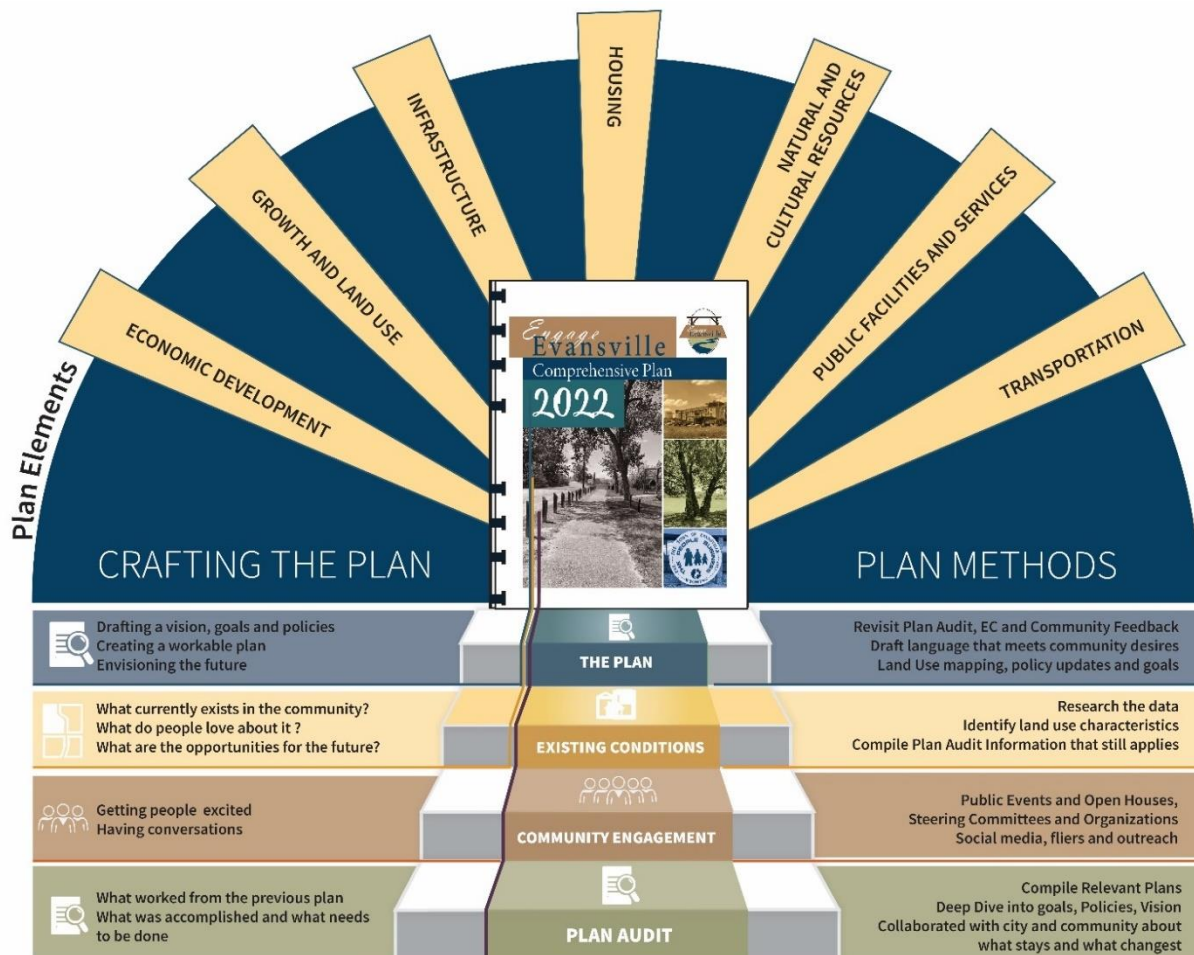
*This Chapter introduces what a comprehensive plan is and provides information about the process of developing this Plan, how to use it, and its legal basis. The Engage Evansville Comprehensive Plan is an official policy document of the Town of Evansville, Wyoming. It establishes a consistent statement of the Town's plans and policies for future development and is meant to be a living document that is updated over time to respond to changing conditions and the evolving needs of the community.*



## Project Background

In 2003, the Evansville Town Council applied for and received a Community Development Block Grant from the Wyoming Business Council to hire a consultant to work with the Town and prepare a Community Development Plan. The purpose of the Community Development Plan was to look at community development from a land use, infrastructure, and organizational standpoint, while putting forth goals and strategies that aligned with community desires. The result was an implementation plan, adopted in 2005, that guided subsequent growth patterns and resulted in community achievements for the next ten years.

Since 2005, Evansville's proximity to I-25, the Old Yellowstone Highway, the BNSF railroad, and an oil refinery have led to increased commercial, residential, and industrial growth. In 2022, the Town decided that an update of the original Community Development Plan should take place to assist in the development and implementation of new, modern strategies for Evansville's community development. This Comprehensive Plan addresses how Evansville can balance residential and commercial development while preserving the small-Town quality of life that residents cherish. In addition, it determines how future growth can be strategized, with the recognition of limitations due to the various geographic and infrastructure constraints. This updated Plan will assist the Evansville community by providing goals, strategies, and actions to increase opportunities to grow existing businesses, attract new businesses, and expand employment opportunities through recruitment and entrepreneurial tools. The goals, strategies, and actions identifies and addresses housing needs, and plans for transportation, open space, land use, and public services and facility improvements and expansions.

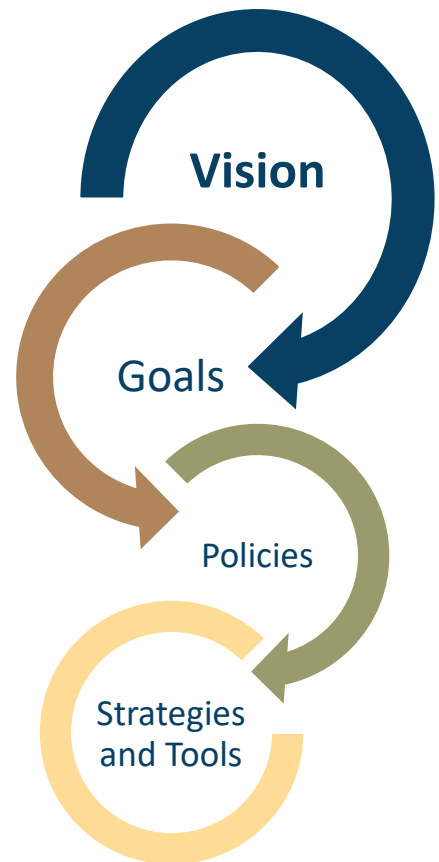


## Purpose of the Plan

A comprehensive plan is a tool used by governing bodies to take actions that the community has determined to be the most beneficial and supportive of the community's vision for the future. It is a strategic document for managing change over time and setting goals and strategies that align with community desires.

This Plan is based off a community vision, one that was developed in concert with the Evansville community. The vision is a guiding phrase that encapsulates the spirit of the Town and its people, in which goals, policies and strategies for the future are based upon.

This Plan also considers tools for managing growth, such as zoning and Town ordinance updates. The Engage Evansville Comprehensive Plan is intended to guide decisions related to land use, redevelopment, and growth; Town programs and services; coordination with Natrona County, Casper, and other agencies; and budgeting, and capital improvements over the next ten to twenty years.





## Planning Process and Public Outreach

Evansville community members were instrumental in developing the updated 2022 Comprehensive Plan. This Comprehensive Plan update built off of the 2005 plan, addressing goals and policies that have not yet been achieved and adding new ones based on the desires and needs of the community today. The engagement process for this Plan was designed to generate ideas and gather feedback from Town residents, business owners, and other community members. Throughout the planning process there were opportunities for various levels of engagement, including participation on the Steering Committee, attendance at open houses and community events, and participation in online questionnaires, and community interviews. During community events and online questionnaires people were able to give input, ask questions, and discuss what they wanted for the future of their community. This input was recorded and integrated throughout each Chapter of this Plan.

The public engagement process took place over three distinct phases, each building upon the other. The first phase focused on identifying the key features, characteristics, and values of the community, as well as opportunities for improvement. The second phase took those identified values, vision, and opportunity, and developed a draft vision, future land use map, and preliminary goals and policies to achieve that desired future character. The final phase offered the draft plan for public review and comment.

### OUTREACH BY THE NUMBERS



**40**

*Community Workshop  
Attendees and Interviews*



**4**

*Steering Committee Meetings*



**130**

*Online Questionnaire  
Respondents*



**30**

*Tag the Map Comments*

#### *Steering Committee*

A Steering Committee of community members was involved at regular intervals throughout the process to guide the development of the Plan and workshop concepts prior to public events. They provided input for goals, policies, and actions throughout the process and acted as plan advocates to garner support throughout the Town.

### *Community Interviews and Workshops*

In June of 2022, during the first phase of public engagement, a series of community interviews were held to identify what residents love about Evansville—and where they felt it could be improved. The interviews were also an opportunity to learn more about the process, timeline and ask questions.

On June 22, 2022, the Town of Evansville hosted the first open house to discuss an aspirational vision for the future of the community as well as to identify key challenges and opportunities to address in the Plan. The public event involved explanations of the comprehensive plan process along with opportunities for residents to provide feedback regarding Evansville’s future. The attendees were able to offer suggestions and talk with local officials, fire staff, police, and consultants about what they would like to see in Town.

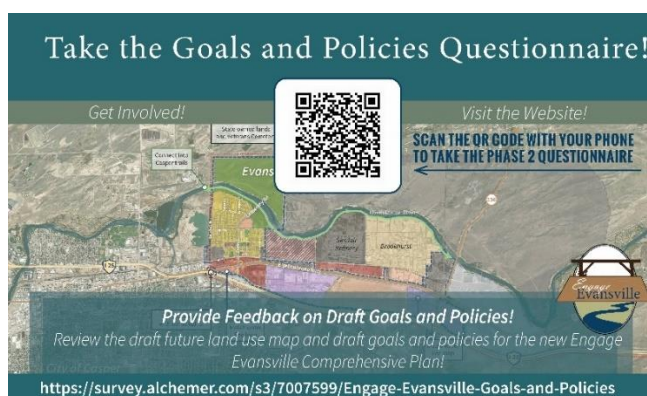
On August 30, 2022, the Town of Evansville hosted a second open house to workshop and comment on the draft future land use map and preliminary goals and policies for the new Engage Evansville Comprehensive Plan. Attendees were able to provide feedback regarding goals, policies, and the future land use map to guide implementation of Evansville’s vision.

### *Online Questionnaires*

For those unable to attend the public open houses in person, online questionnaires were available to both view the material from the events and provide comment. The first questionnaire was available from June 1 to August 5 in coordination with the Open House. The second questionnaire was available from September 17 to October 10 to provide an opportunity to review and comment on the draft future land use map and preliminary goals and policies.

### *Facebook Posts and Email E-Blasts*

Links to questionnaires and open house events were shared on the Town of Evansville Facebook page to garner additional community input. Periodically, e-blast updates were sent to community residents who wished to receive project updates including public engagement opportunities, online questionnaires, and draft document releases. The number of subscribers grew throughout the project to a total of **XX** by the end of the process.



## Planning Period

The planning period for the updated comprehensive plan is ten years with annual review and anticipated amendments after five years. The intention is that this Plan is a living document, updated and maintained throughout this timeframe according to the evolving needs of the community. Throughout the planning period, Evansville needs to monitor its activities and the economy to ensure the Town is working towards its goals and meeting its challenges with success. Throughout the duration of the 2005 Plan, the Town successfully chronicled the goals, policies, and strategies that were accomplished leading to a clear direction for this 2022 plan. The Town should continue that work and revisit this Plan annually over the next ten years and record progress. This will allow ease of plan updates and celebrate Plan accomplishments.

## Legal Precedent

Wyoming State Statutes provide the legal structure for planning in Wyoming and make it possible for counties and municipalities in the State to decide if, when, and how they want to plan for their communities. By engaging in the planning process, communities are better situated to respond to changing needs by anticipating future conditions and making decisions to maximize the local economy and ensure a high quality of life for its residents

Municipal planning and the authority to prepare municipal master plans in Wyoming is authorized under Wyo. Stat §15-1-501 through §15-1-512. The Land Use Planning Act requires all counties and municipalities to develop a land-use plan (Wyo. Stat. § 301-8-9). In addition, if a city or town decides to have a planning commission, it must adopt a master plan. Development of the community must conform to the plan (Wyo. Stat. § 15-1-502–506). Under Wyoming Statute, all adopted master plans should include the following elements:

1. Recommendations for the development and general location, character and extent of streets, bridges, viaducts, parks, waterways and waterfront developments, playgrounds, airports and other public ways, grounds, places and spaces;
2. General location of public buildings and other public property;
3. General location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, heat, sanitation, transportation, communication and other purposes;
4. Acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, or change of use of any public ways, grounds, places, spaces, buildings, properties, utilities or terminals;
5. Zoning plan for the regulation of the height, area, bulk, location and use of private and public structures and premises, and of population density;
6. General location, character, layout and extent of community centers and neighborhood units; and
7. General character, extent and layout of the replanning of blighted districts and slum areas.  
(Wyo. Stat. § 15-1-503(a) (i)-(vii)).





# Chapter 2. Existing Conditions

*This Chapter presents a series of existing condition snapshots that provide the background context, highlight issues and needs, and illustrates data trends and land uses. In providing this overview of baseline conditions, we can start to understand how these conditions may influence development of policies and strategies in the Engage Evansville Comprehensive Plan. This is not an exhaustive inventory, but instead focuses on relevant data to inform the planning process.*

## Introduction

The following Chapter describes the history of and existing conditions within the Town of Evansville. This section provides information regarding the following categories to form the foundation for the goals, policies, and strategies in Chapter 3, Policy Framework.

### Chapters



- *History and Context*
- *Population and Demographics*
- *Land Use Planning and Growth*
- *Community Design and Character*
- *Complete Neighborhoods & Housing Diversity*
- *Economic Development and Job Centers*
- *Natural Assets: Mountains, Rivers & Cultural Resources*
- *Transportation and Infrastructure*

## History and Context

Evansville is a community of approximately 2,982 people, located in central Wyoming, adjacent to the City of Casper. The Town has a rich history dating back to the early 1900s, when it was founded as a community for housing workers for the Texaco Refinery. Evansville got its name from the many Town members at the time with the last name Evans. When Evansville was established, it was far enough from Casper to make it unfeasible to live in Casper and work at the Texaco Refinery. This distance established Evansville as an independent community within Natrona County.

2,982  
People in Evansville

Source: 2022 ACS Population Estimates

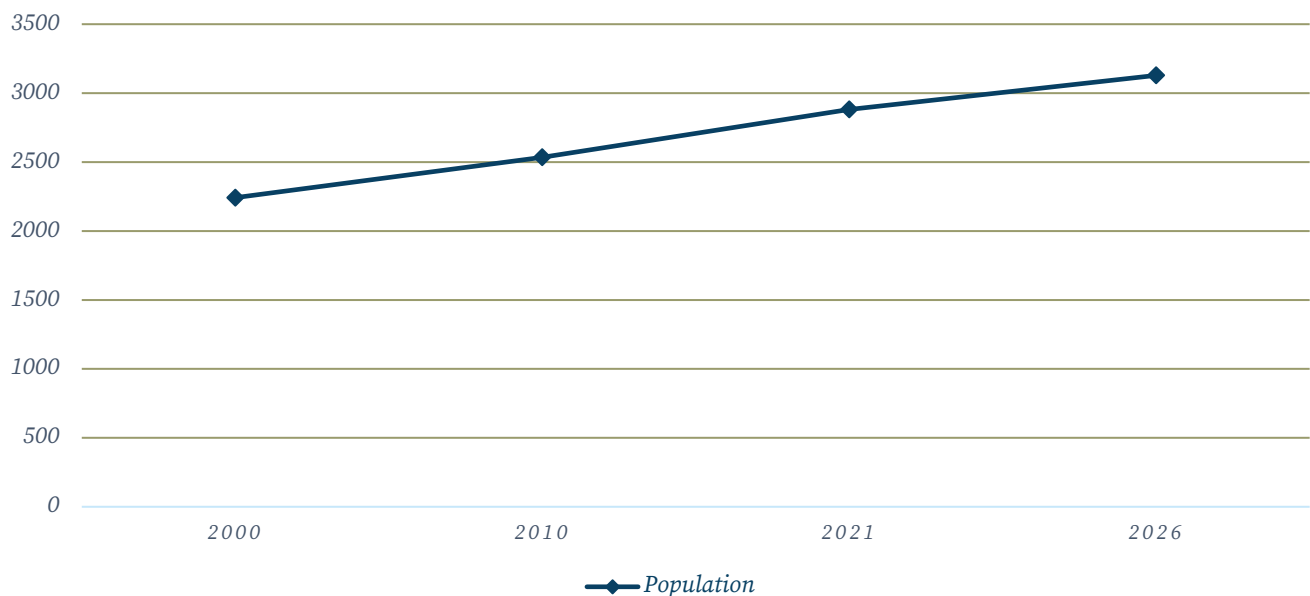
The Texaco Refinery closed in 1982, and the refinery itself was ultimately dismantled. Over time, the City of Casper also expanded, with its geographic boundaries now extending all the way to the southern Evansville municipal boundary. Although the original economic driver and employer of Evansville is no longer operational, the Town remains an affordable place for people to live and work in adjacent communities. The Town offers a combination of residential units, as well as commercial, industrial, and retail development along East Yellowstone Highway. Growth is occurring along Lathrop Road adjacent to I-25, with new motels and restaurants bringing economic development and aesthetic improvements to the community.

# Population and Demographics

## Population

Over the past 20 years, Evansville's population has steadily increased from 2,242 in 2000 to an estimated 2,982 in 2021 according to ESRI Business Analyst. The steady increase in population is a direct result of increasing population throughout Casper and Natrona County, as well as the expanding economic opportunities within the Town. Using ESRI Business Analyst projections, the Town is projected to continue increasing in population through 2026 at a similar rate of about 1.5% annually.

Figure 1. Evansville Population Over Time



Breaking the populations down, the two largest populations by race/ethnicity are white and Hispanic, at about 87% and 17% of the population respectively, and the largest population by age are those between 25 and 34 years old (19% of the population). Evansville is unique in the area for the fact that its population is on average younger than the populations of Casper, Mills, or Bar Nunn. About 28% of the total population is under 18 years old, a decrease from 32% in 2010. Evansville has also seen a slight increase in the percentage of residents over the age of 65, suggesting an overall shift in the age of Evansville residents to slightly older on average than the previous decade. The median age of Evansville residents is 31 with only 9% of the population over 65 years old. About 35% of households have children under the age of 18, and 19% of households have an occupant that is 65 or older. This data can indicate that a focus on resources and housing opportunities for families.

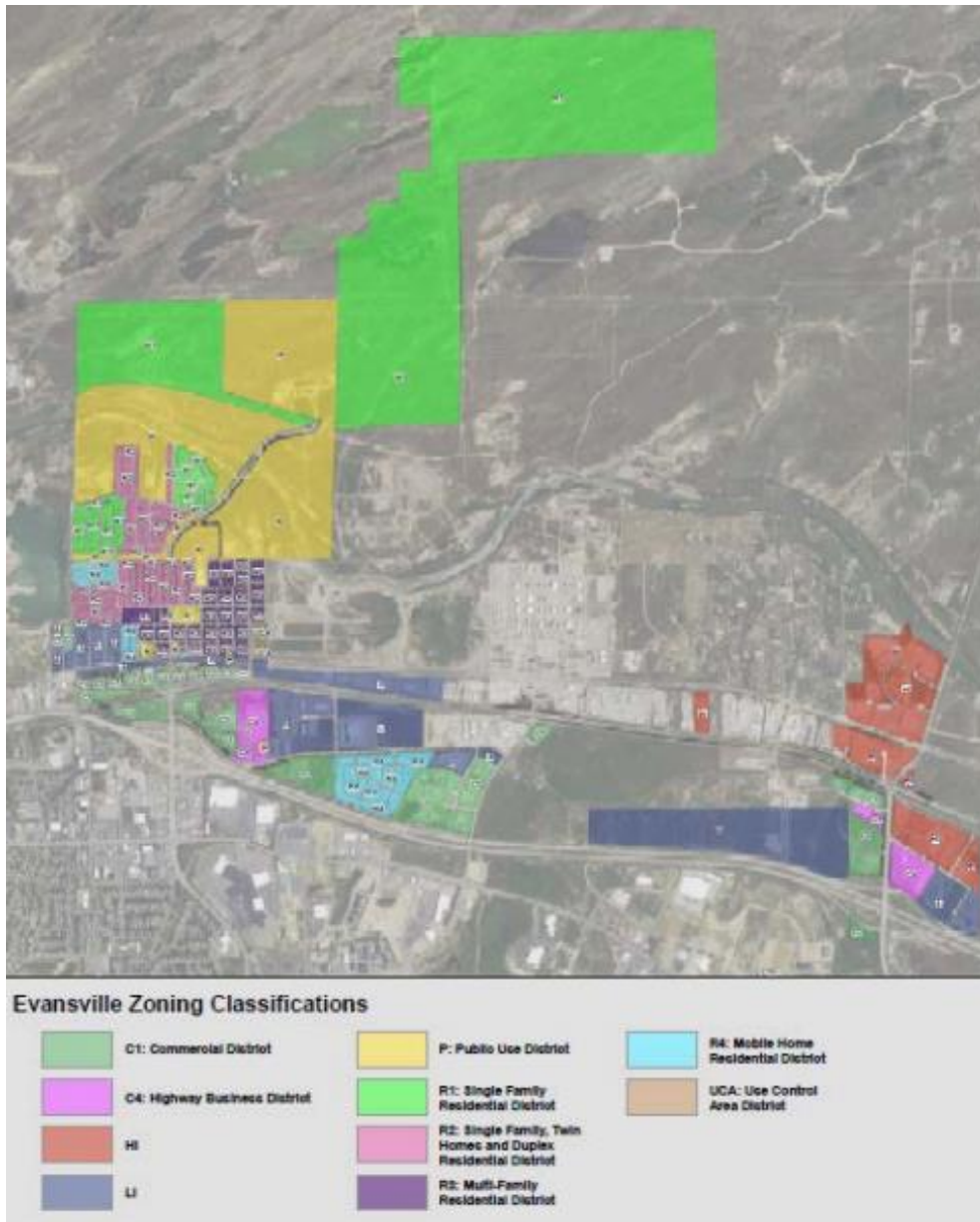
### Educational Attainment.

Taking a look at the population aged 25 and over, 86% of Evansville residents have at least a high school degree, but only 11% have a Bachelor's degree or higher. The educational attainment of the Town is increasing, as shown by an increase in the percentage of people who acquired a bachelor's degree or higher from 7% in 2010 to 11% in 2021, but the educational attainment is still lower than that of Casper.



## Land Use and Growth

Figure 2.      Evansville Existing Zoning



*Existing land use refers to the current use of a property, which is also the basis for property tax rates for commercial, residential, agricultural properties and more.*

Existing land use is often confused with zoning. Land Use is a regulatory designation that looks toward future growth and development potential. The following section refers to the current land uses that have been designated within the Town of Evansville and will be used to guide a future land use map. The new future land use map will inform potential updated zoning designations if the Town deems them necessary.

## Existing Land Use

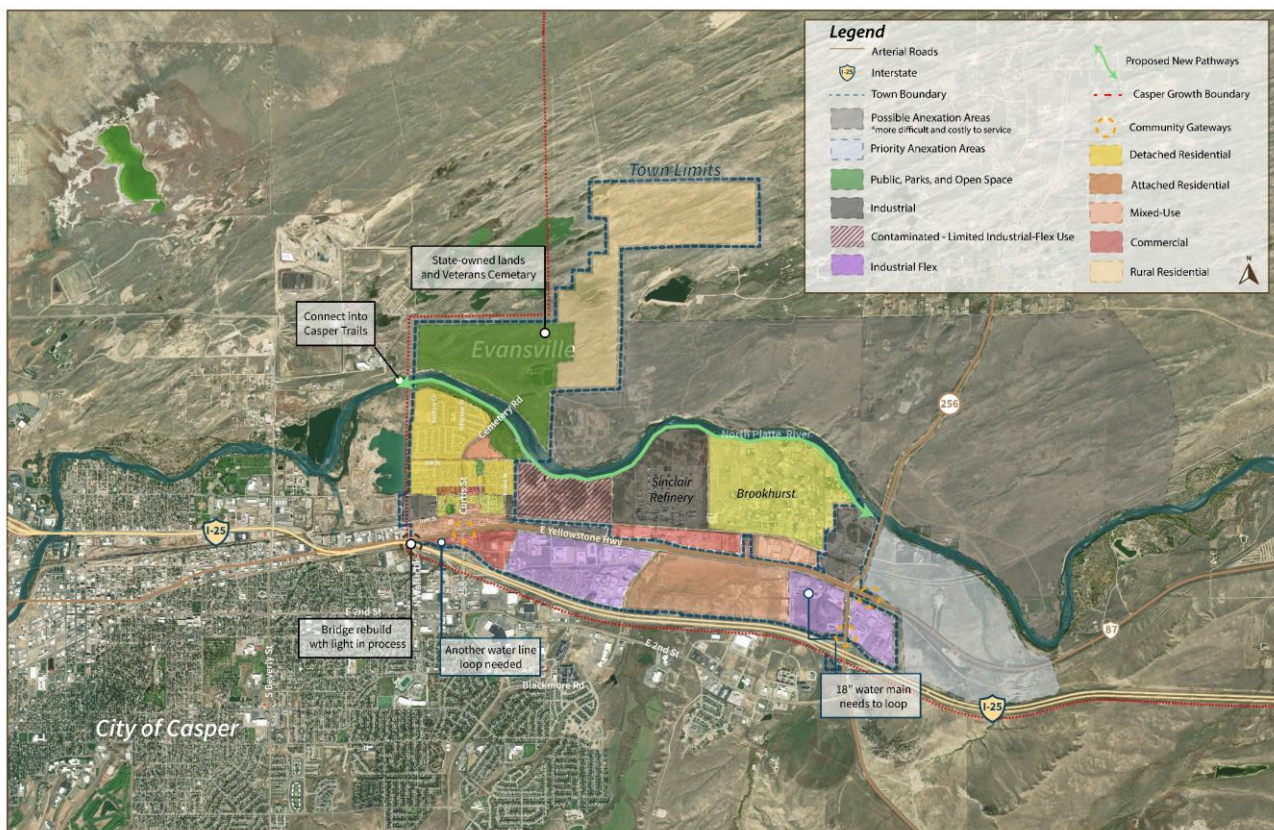
Currently, the Town is comprised of mostly residential land uses, with expanding industrial and commercial areas along key corridors and a significant portion of undeveloped public and open space to the north. Historically, residential uses have taken up the majority of Evansville because the Town was founded as a housing community for employees of the Texaco Refinery. Since the refinery closed in 1982, the Town has expanded its uses to include more commercial and industrial opportunities. As a result, the Town's commercial and industrial presence along the Yellowstone Highway has expanded within the existing Town boundaries and is expected to see more growth in areas that have been annexed for future development.

From Curtis to Texas between 2nd and 3rd is a public facility area, including the Town Hall, Fire Hall, and Post Office. Much of the Town is a mix of mobile home parks, mobile homes on single lots, and some single-family homes in moderate condition. Lands west from Copper to Western Avenue are commercial and industrial type large lot developments for machining and other purposes, as well as a significant storage unit area along Western. The area between East Yellowstone Highway and the railroad is a mix of residential uses, bars, commercial and retail uses, and industrial buildings interspersed with vacant land. There are many nuisance characteristics in this neighborhood, poor access, and several unimproved roadways.

### *Infill and Annexations*

While Evansville is an incorporated Town with its own identity, the fact is that the Town adjoins the City of Casper and is influenced by the land use decisions that Casper, Natrona County, and the Town itself makes. The need for participation in regional discussions is very critical to the Town's well-being and future development potential. The Town's growth boundary includes adequate land for development for years, assuming that build-up north of the river will be gradual and based on obtaining the legal access to the land and ability to provide water and sewer service. The growth boundary will be subject for periodic review, and when the time comes that much of the available land is on track for development, then the boundary may need to be adjusted outward in anticipation of future growth.

**Figure 3. Opportunities and Constraints Map**





### *Evansville Growth Boundary*

The Evansville growth boundary shows the area within which Evansville is open to expansion through annexation. The southern growth boundary, 1-25, is shared with the City of Casper. The western growth boundary is also shared with the City of Casper and further constrained by the Knife River Inc. gravel pit. The northern boundary includes all the land that has already been annexed to Evansville and land north of the river. The eastern and western boundaries take in existing development and areas where further annexation may one day occur, provided there are willing parties to do so. In general, infill development is proposed within all of the existing areas: residential, commercial, and industrial. In addition, new residential locations are shown immediately north of existing housing and north of the North Platte River. Open space and parkland is proposed for both sides of the river, which takes advantage of the history of the area and also recognizes the fact that much of the land is within the floodplain and has limited development potential.

### *Annexation Opportunities*

Retail and commercial expansion has occurred along the East Yellowstone Highway, as described in the “Economic Development” section of this Plan. Areas along East Yellowstone that have been annexed by the Town include lands east of the Aspens Mobile Home Park with service from Blackmore Road and lands to the east of Blackmore Road to Hat Six. These areas have been annexed but have not yet seen development. The Town has also seen increased development along Lathrop Road just east of Curtis Street, North of 1-25. Additional discussions regarding the annexation of the Little America refinery just outside the Town boundary and the Brookhurst subdivision have occurred, but no agreements have been made to-date. To the east of the mobile home park is another commercial or industrial area with service from the new Blackmore Road. Lands to the east of Blackmore Road to Hat Six are primarily industrial in nature and could be developed as industrial in the future.

### *Residential Infill Opportunities*

While expansion to the south and west is limited by Casper and 1-25, Evansville has considerable land already within its municipal boundaries to the north of the Platte River as well as areas south of the river which provide potential land for annexation. The most cost-effective method of growth for any community, including Evansville, is to promote infill development and build on lots within the Town. It's cheaper to build where services already exist, than to extend services to undeveloped land. New development outside the built-up area also costs the Town in maintenance of additional water, sewer, and streets. However, there is a limited amount of infill that can occur to handle future growth.

Lands currently within the Town boundary include a portion of land surrounding the Oregon Trail Veterans Cemetery, which is one of only two veterans cemeteries in the State of Wyoming. There are potential opportunities for residential and neighborhood-scale commercial growth along the river across the Cemetery Road Bridge. This area was annexed many years ago, when there was to be access on the Cemetery Road. That access has not yet been allowed and the area has not developed. Getting an approved access, infrastructure, water, and sewer to this area would be expensive, but the area would be possibly quite good for residential development. Additionally, in August 2021 the cemetery received a grant of up to 2.7 million dollars to expand and will likely be a factor for determining land use in the coming years.



The area just north of the Burlington Railroad is a prime infill opportunity, as there is a mixture of mobile homes and detached single-family houses mixed with some commercial and industrial properties. These areas are not ideal for commercial and industrial development, as lots are small, and access is limited. Existing residential development is comprised of small houses on parcels that include multiple lots held under one ownership, making them not easy to split and sell for redevelopment. In addition, at the east end of Evansville and north across the railroad is the Brookhurst area and the Cole Creek parcel. This is a vacated industrial subdivision that was rezoned by the current owner to residential and could be annexed given much of the area is on Town water.

## Economic Development

### Commercial and Industrial Expansion

Evansville's assets lend themselves to targeted economic development in several areas, commercial and industrial redevelopment, expanding existing businesses, and area clean up. The Town's proximity to I-25 has given rise to a number of service industries for the tourists, visitors, businesses, and other travelers passing through the area. Four hotels/motels and several chain restaurants are located near the Town's interchanges, providing accommodations for both residents and travelers. Area restaurants, lodging, service stations, and mini-marts have seen success as a result of the steady stream of traffic going by on I-25. In addition, there are areas of commercial development along Hat Six Road, including the Eastgate Travel Plaza, and with the installation of the regional sewer interceptor line, additional commercial development is anticipated.

Opportunities for commercial and industrial growth include all areas between East Yellowstone and Lathrop and East Yellowstone and I-25 at the east end of Evansville. The commercial and industrial land areas are significant and can accommodate additional industrial and commercial development. However, the growth of the area will most likely create pressure for development of these lands. The former Texaco Refinery, adjacent to the built-up area east of Evans Street, is proposed for redevelopment by Chevron-Texaco as a commercial and industrial area, along with an open space area by the river at the northwest corner of the site. Chevron-/Texaco is in discussion regarding the potential for annexation into the Town. Between East Yellowstone and Lathrop Road is a large parcel of vacant land, formerly owned by Texaco. There is an existing mobile home park located between Lathrop and I-25 at the south end of the Town which is currently undergoing substantial improvements and has expressed interest in expanding.

**Figure 4.** *Evansville Commercial and Industrial Expansion Along Lathrop Road*



# Employment Industries

The workforce population over the age of 16 in the Town has remained consistent, around 1,600 people, since 2000. According to 2020 US Census ACS 5-Year Estimates, the most common job groups, by number of people living in Evansville, are Office & Administrative Support Occupations (15%), Production Occupations (10%), and Installation, Maintenance, & Repair Occupations (8%). However the majority of Evansville residents do not work within the Town itself.

Figure 5. Evansville Employment Sectors



Looking at employment industries, for those who live within Evansville, the most common employment sectors are Retail Trade, Health Care & Social Assistance, and Manufacturing. It should be noted that census data is identified by a residential address not a work address. Therefore, some residents may live in the Town and work somewhere else. It is important to note that the industry is the type of activity at a person's place of work, whereas the occupation is the kind of work a person does to earn a living.

# Median Income

\$69,250  
Median Household Income

Source: 2020 ACS 5 Year Estimates

According to 2020 US Census ACS 5-year estimates, the median household income in Evansville is \$69,250, which is less than the median household income across the State of Wyoming. In addition, the poverty rate in Evansville is 8.5%, compared to 10% across Wyoming. To determine poverty level, the U.S. Census Bureau uses a set of income thresholds that vary by family size and composition. If a family's total income is less than the family's threshold than that family and every individual in it is considered to be living in poverty. It is important to consider the percentage of individuals living in poverty when discussing economic development, as a high percentage of individuals and especially youth living below the poverty level can lead to additional health and nutrition concerns and negatively impact the economy of the area.



# Commuting

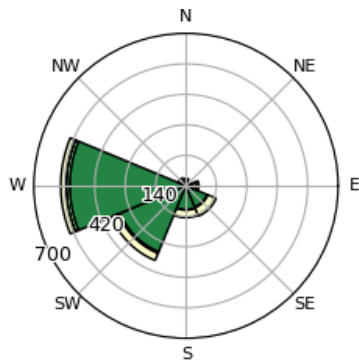
Figure 6. *Evansville Inflow-Outflow Commuting*



Only 4% of the population lives and works in Evansville according to 2019 LEHD Census data, the number of workers commuting into Evansville from outside the Town (live outside) is only slightly greater than the number of residents commuting elsewhere for work (employed outside). About 65% of the population of the Town lives within 10 miles of their workplace and about half of the population (52%) work in Casper. However, almost a quarter of Evansville residents (24%) live greater than 50 miles from their job. The Town’s proximity and access to I-25 assists in the ease of those commutes. However, the high proportion of commuters within Evansville indicates a potential lack of jobs for the workforce.

One approach for growing a local economy and providing additional jobs for the workforce is to facilitate expansion of existing businesses. Given Evansville’s proximity to Casper, it could be more effective for Evansville to focus on supporting expansion and continued operation of existing businesses rather than seeking new businesses and industry.

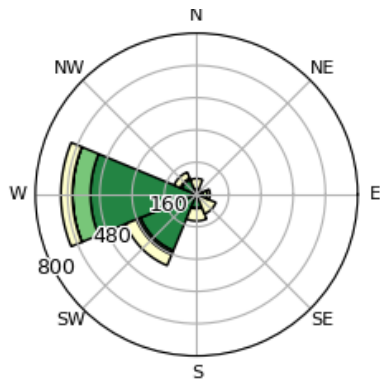
Figure 7. *Evansville Directional Commuting, Live Outside*



Jobs by Distance - Home Census Block to Work Census Block

		2019	
		Count	Share
Total All Jobs		1,386	100.0%
Less than 10 miles		1,126	81.2%
10 to 24 miles		33	2.4%
25 to 50 miles		25	1.8%
Greater than 50 miles		202	14.6%

Figure 8. *Evansville Directional Commuting, Employed Outside*



Jobs by Distance - Work Census Block to Home Census Block

		2019	
		Count	Share
Total All Jobs		1,582	100.0%
Less than 10 miles		1,030	65.1%
10 to 24 miles		135	8.5%
25 to 50 miles		44	2.8%
Greater than 50 miles		373	23.6%

## Housing

### Median Home Price and Cost of Living

According to US Census 2020 ACS 5-Year Estimates, the median home value within the Town is \$222,826, up 31% percent from 2010s median home price of 151,800. Evansville has seen an increase in cost of living alongside the rest of the Country which has contributed to rising home prices.

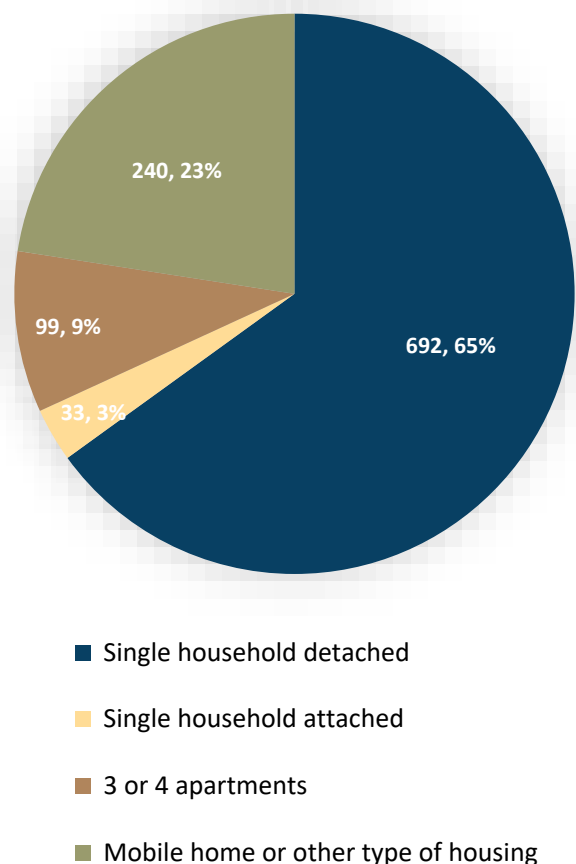
### Housing Types

Historically, Evansville was a bedroom community with historic houses for employees of adjacent communities. The current housing options within the Town are limited to single household units (both detached and attached), small apartment buildings, and mobile homes. According to US Census 2020 ACS 5-Year Estimates, there are no apartment buildings with more than 4 apartments per building, but there are multiple in Casper.

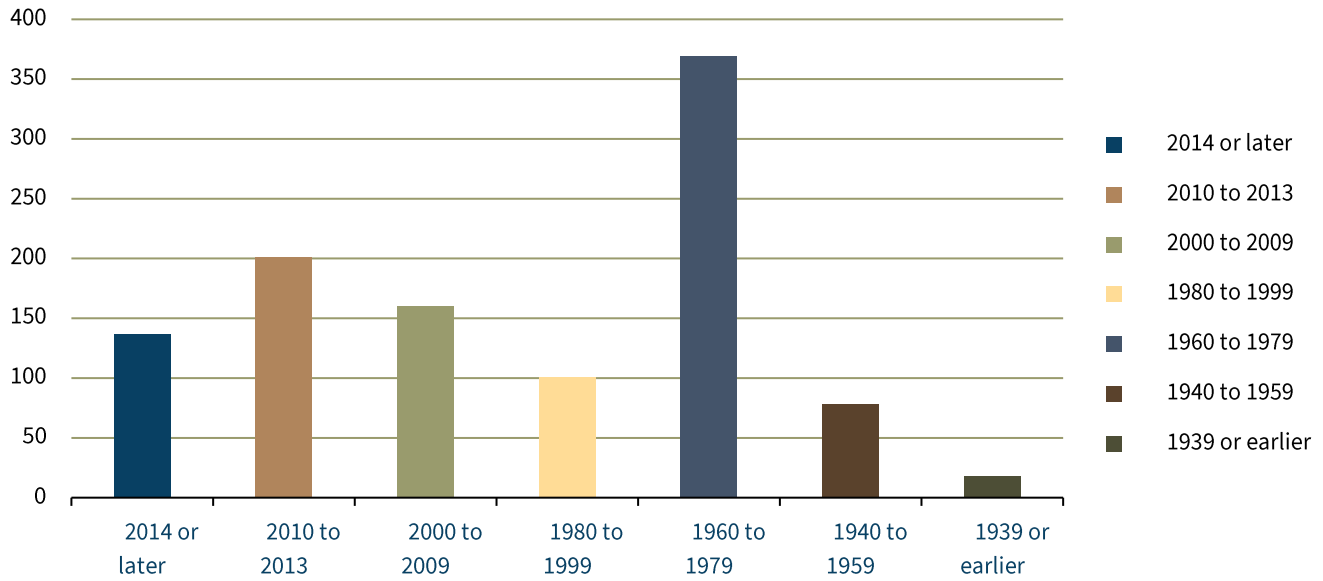
Currently, 22% of the homes in Evansville are mobile homes. There are three mobile/manufactured home parks within the Town limits, the Aspen Community, Rone's RV Park and River's Edge RV Park. The Rone's RV Park and River's Edge RV Parks are classified as RV parks but do accommodate long term stays. South along Sierra Vista, Rio Vista, and Cielo Vista are detached single household homes in moderately good condition, being approximately 40 years of age. To the east of Copper Avenue and north of 3<sup>rd</sup> Street to Albany Street is a significant detached single household residential area, again with homes that are older but in good condition. From 3<sup>rd</sup> Street south to the Burlington Railroad main line, which bisects the Town, is another neighborhood of small, older single household stick-built and mobile home units. To the east of Evansville is the Brookhurst subdivision which is served by Evansville water.

According to the 2020 ACS 5-Year Estimates, 43% of Evansville's housing structures were built in 1979 or earlier. Although there have been many homes built since 2000, a significant percentage of the Town's housing stock is over 40 years old. An aging housing stock can indicate upcoming repair and rehabilitation needs. Housing rehabilitation programs are available throughout the State to assist with both regular maintenance and repairs, as well as structure rehabilitation.

*Figure 9. Evansville Housing Units by Type*



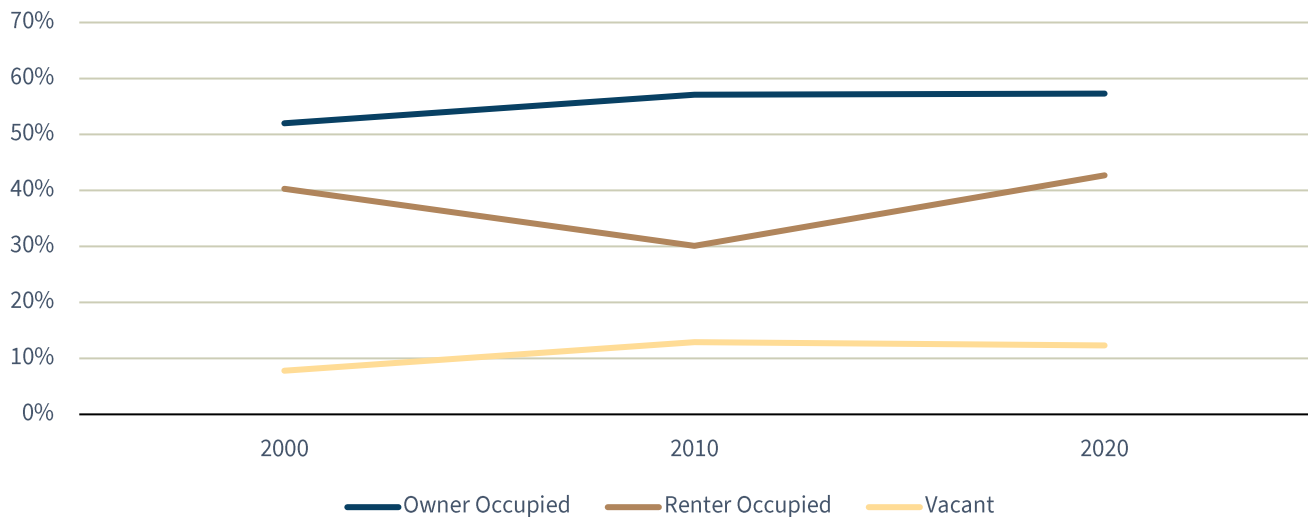
**Figure 10.**      *Number of Housing Units in Evansville*



## Housing Occupancy

The housing stock in Evansville has increased since 2000 to support the growing population. The number of housing units increased about 20% every decade from 2000 to 2020. Among the current housing units in Evansville, about 57% are owner-occupied and 43% are renter-occupied. The Town has seen a decrease since 2000 in the renter-occupied housing units, while the number of owner-occupied units in the area have increased. The household vacancy rate has remained relatively steady over the last 10 years at approximately 12% vacancy across the Town. Together, the number of owner-occupied, renter-occupied, and vacant units indicate that Evansville may have a lack of housing units available for ownership or a mismatch in the types and prices of homes for sale compared to what residents are looking for or can afford.

**Figure 11.**      *Types of Housing Available in Evansville*





## Natural and Cultural Resources

### Cultural and Historic Resources

While technically outside the Town of Evansville, The Edness Kimball Wilkins #1 Site, which is a prehistoric Native American campsite, is designated on the National Register of Historic Places. Radiocarbon dating and diagnosis of artifacts from the Edness Kimball Wilkins Site #1, place the time of occupation of the site at the very beginning of the Protohistoric Period. This site is listed on the National Register of Historic Places because the site is “rare due to the presence of Eastern Dismal River ceramics that are uncommon within the region of Wyoming where it is located,” and “has the potential to provide information about the pre-European contact period in Wyoming,” according to the Wyoming State Historic Preservation Office website listing of the site ([Edness Kimball Wilkins #1 Site \(wyo.gov\)](https://wyo.gov/edness-kimball-wilkins-1-site)). More information about the site can be found at the following link: [Edness Kimball Wilkins #1 Site \(wyo.gov\)](https://wyo.gov/edness-kimball-wilkins-1-site).

Predating the Town’s establishment, the Oregon and Mormon trails brought hundreds of thousands of pioneers through the area on their journey West. The trails followed the North Platte River from eastern Wyoming and diverted to cross the western half of Wyoming through Muddy Gap and on to Utah. Branches of the Oregon and California trails broke off from this route to follow their own more northerly and westerly destinations. The Reshaw Bridge, located just north of Town, was a major crossing of the Platte River for the pioneers and remains an important historic resource for Evansville. Reshaw Park is one of the few parks in Evansville, located north of Platte Park Road, along the riverbanks of the North Platte River. The park includes picnic tables, a trail that extends approximately half a mile along the river and a historic site containing a recreated version of Reshaw’s Bridge. The walking trail has opportunities for improvement, as it does not connect to the greater Casper trail system and is falling into disrepair.

Another historic resource is Camp Payne, a fort created for soldiers assigned to protect the Reshaw Bridge while allowing pioneers to cross during their trek West. The Town has made an effort to recognize this area as a historic resource and make it a useable recreation area for Town residents.

### Natural Resources

The North Platte River runs through the Town on the northern edge of the existing developed land. The river is currently used by the community to kayak, raft and float down, providing a meaningful gathering space and recreation opportunity to the people who live there. Currently the community uses informal access sites to enter the river near Reshaw Park and the river does not have a formal loading zone in Town limits. However, the Town has plans to upgrade the existing boat ramp area in the near future. The river also gives community members and visitors a great fishing experience along the banks.



## Recreation

Evansville's location is a significant resource for the community, providing the Town with transportation accessibility, natural resources and proximity to the second largest City in Wyoming. Its proximity to Casper provides Evansville residents with the cultural amenities of a City while still having the respite of a small town.

The Town is also within a 30-minute drive to Casper Mountain, a landmark of central Wyoming that contains camping sites, trails, winter recreation and more. The annexed land to the north of North Platte River is currently undeveloped open space that provides opportunities for development of community amenities in the future. The shooting range and landfill however provides noise constraints to the area.

Other parks in the Town include Stoneking Park on the corner of Holmes and Iron Street and one along Pony Express Trail Road near 7<sup>th</sup> Street. The Town is currently constructing a dog park and open space within the floodplain east of Veterans Cemetery Road.

**Figure 12.**      *Rendering of the Potential Dog Park*





# Transportation

## Roadways

Evansville is well serviced by regional, local, and statewide roads as its proximity to Casper allows the Town to benefit from adjacent infrastructure. The Yellowstone Highway and I-25 function as the only regional roads accessing the Town, with Curtis Street being the primary access to those regional roads. Western Avenue, Curtis Street and Evans Street were the only access points into the Town itself, up until a new access road called Memorial Way was added in 2021 on the northern side of Reshaw Bridge. The previous roadways in and out of Town all crossed the railroad tracks to the south. This meant that passing or stopped trains along the track caused issues for emergency access in and out of town when trains would pass or stop. Memorial Way was completed north of Reshaw Bridge extending a mile west to Metro Road to mitigate these concerns. This effort was a coordination between The City of Casper and the Town of Evansville. The funding for the project was secured in 2017, through a Wyoming Business Council Community Development Block Grant and was later matched with \$475,000 of countywide consensus funds for the roadway. Alternatives would have cost the Town upwards of \$3 million, so the partnership was an economic solution for the Town.

One consideration for transportation access within Evansville is ensuring that Curtis Street is wide enough to handle traffic to the north for new residential development. The area does not see traffic volumes high enough to be considered an unacceptable level of service currently, however amending this area is a consideration for the future if new development comes in. In addition, a connection for the Town has been platted for Williams Street to connect to Cemetery Road and provide additional access through to residential areas to the north.

The remainder of the streets in Evansville are mostly arranged in a grid, separated into east and west sections of the Town by Curtis Street. Curtis Street extends north across the North Platte River to the Veterans Cemetery, however, is discouraged from public use due to the private ownership of the Veterans Administration of the road. This roadway is a key connection to developing new residential areas north of Town.

The 2017 Evansville Transportation Plan has some defined transportation projects that are priorities for the Town in the coming years. They include extensions of several roads to improve connectivity and access to Evansville, the development of a gateway along Curtis Street and Hat Six Road, improved truck access along Curtis Street, areas defined for road repairs and increased sidewalk and path connections. The Town’s proximity to two highways provides quick access to Casper and other metropolitan areas. However, the frontage road directly north of the Yellowstone Highway has been identified as a roadway with safety concerns and its removal has been a consideration of the Town. An opportunity exists to transition the space to a greenway or other community amenity.

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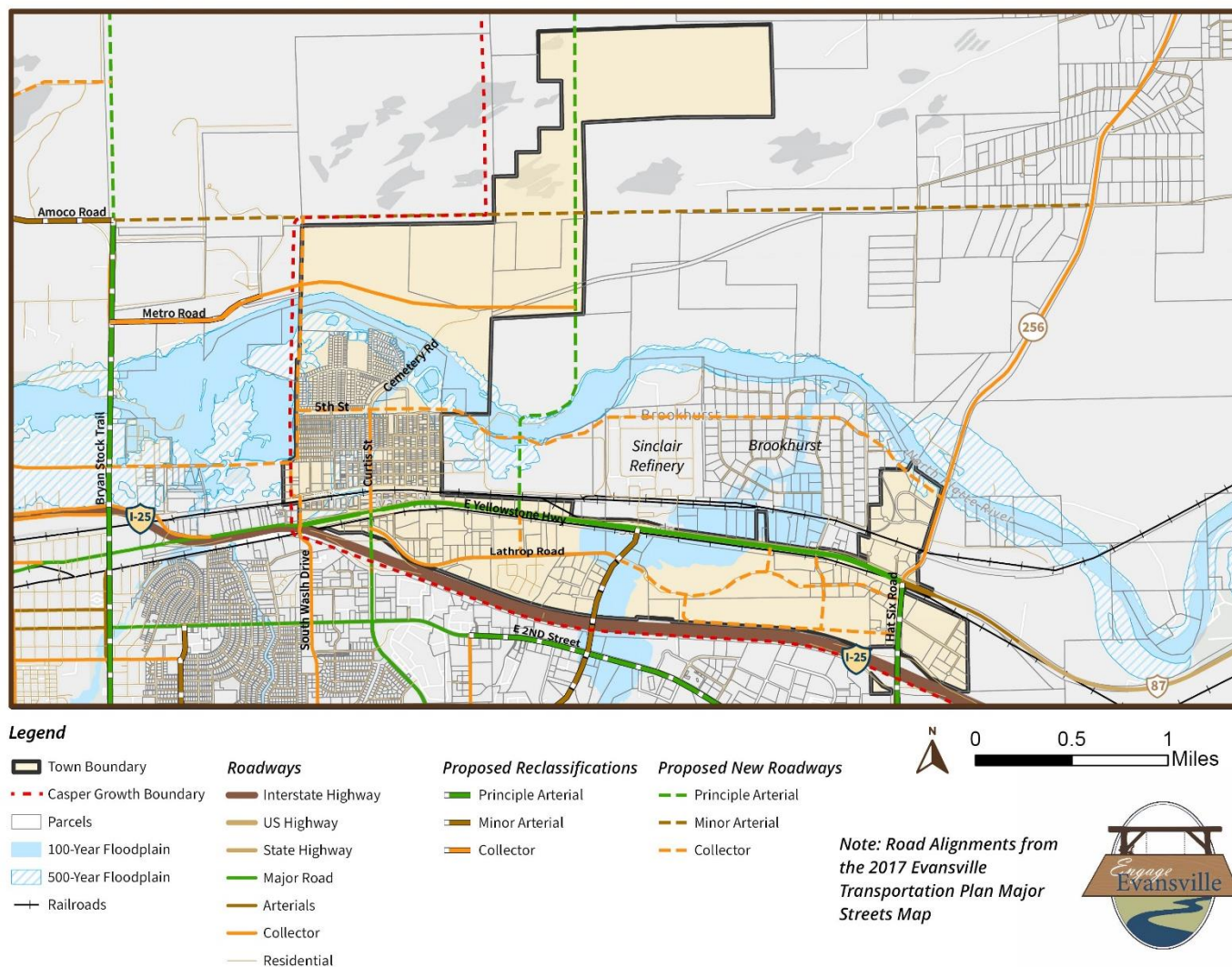
### RELEVANT PLANS

- 2019 Casper Area Transportation Plan
  - 2017 Evansville Transportation Plan
-



Other major roadways found in the Plan include obtaining the right-of-way of Texas Street in the new retail area and connecting East Yellowstone with Lathrop Road. This proposal is currently being studied through a Casper Area MPO-funded project. Proposed roadways in the industrial area east of Blackmore would be necessary for development. Ultimately, improved access should be provided from the Cemetery Road east into the north residential area.

**Figure 13.      *Evansville Major Streets Map***

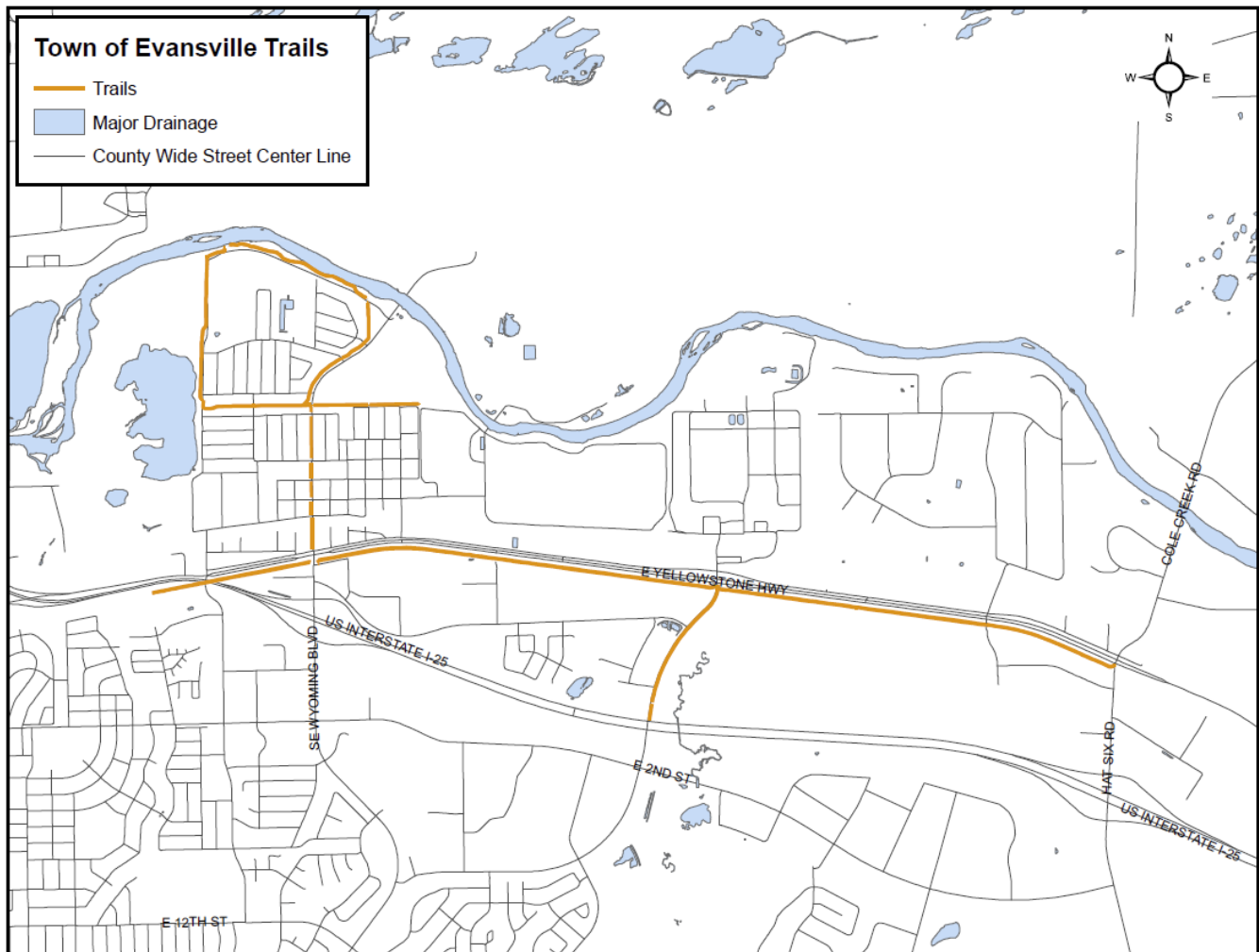


## Pathways and Transit

The 2017 Transportation Plan survey revealed that about 27% of the community uses both a car and bike to get around while 33.3% use a car and walk. This indicates that bike and pedestrian infrastructure is a key piece of the transportation network in Evansville. Evansville has pathways in the park along the river which provide an area for walks. The Town has a goal to connect this pathway system south along Platte River Park Road and Western to East Yellowstone. This would connect to the Rails to Trails trail along the Old Chicago and Northwestern rail line. Due to the Town's population and area, walking is a way that community members can get to their local community amenities and centers. The community currently appreciates the slow traffic speed limits within the Town that increase safety walking as well as driving.

The community is also served by the orange route of the Casper Area Transit fixed route bus service. The route services the Town during the weekdays from 7:00 am - 6:00 pm but suspends service on Saturday and Sunday. A bus stop along the orange route in Evansville, previously located near the Baymont Hotel, was relocated in March to Miracle Street next to Murdoch Ranch and Home Supply in March of 2022.

**Figure 14.** Existing Trail Network - Evansville Transportation Plan 2017



## **Public Services and Facilities**

A critical element of any community's quality of life is its infrastructure: the community's water, sewer, and solid waste disposal. These physical aspects in addition to the quality-of-life services and facilities such as a community center, post office and Town Hall serve individuals and the Town as a whole. In addition, the human provided services within Evansville such as police protection and a volunteer fire department provide vital community services which support the Town.

### **Water**

The Town has a water treatment plant along the North Platte River adjacent to the Veteran's Cemetery Road. After water is treated, it is pumped to the 1.5 million gallon storage tank along Lathrop to a 1.0 million gallon storage tank on Scott Hill along East 2<sup>nd</sup> Street in Casper. The water treatment plant has received multiple updates in recent years including adding a third filter to the water treatment plant which increased the plant's capacity by 50% which gives the Town capacity for future growth as well as the opportunity to make repairs and upgrades while still meeting the community's water demand.

Evansville provides water to all lands which are annexed, including properties on Hat Six Road in the industrial park. In the next five years the Town is looking to provide an alternate water source through an emergency inter-connect with the City of Casper. The Town currently has an ARPA Grant Application submitted to complete this emergency connection.

In terms of water rights, the Town's water rights have average seniority for the area, however, if there is a call on the North Platte River by the State Engineer, Evansville and the other municipalities along the North Platte must buy water from the Bureau of Reclamation to meet the community's water demands due to a junior status. According to the 2009 Evansville Water Master Plan, the Town has current water rights to support a population of 5900 and is in active conversation with neighboring industries to obtain additional water rights to support the community. The vast majority of water main projects from the 2005 Comprehensive Plan have been completed over the past 10-15 years. The next focus of water improvements in the Town is to complete a new dedicated Transmission Main from the Treatment Plant to the Lathrop Storage Tank.

### **Sewer**

Generally, the municipal collection system for sewer is in adequate shape with no major upgrades necessary. However, the Town's main lift station is nearing its useful lifespan and will need major improvements and upgrades in the next five years to adequately serve the growing population.

The Town's sewer system has received updates in recent years including completion of a sewer trunk line which serves the original regional 201 sewer project extending from Hat Six Road west along East Yellowstone, through the built up area, and on to the regional 201 sewage treatment plant operated by the City of Casper. The completion of this trunk line allows many properties located on East Yellowstone to obtain sewer service.



## Community Services and Facilities

### *Telecommunications and Broadband*

In 2020 The Town of Evansville passed an ordinance partnering with Mountain West Technologies to provide a telecommunications system to be installed in Public Ways. Fiber cable was agreed to be placed under streets and telecommunications services are being offered to the Town to support its general government operations.

### *Community Center*

In 2010 Evansville completed construction of a community center just south of the Town Hall. This facility serves not only as a public meeting and gathering space, but also as small community library and museum. The community center contains a community hall, two smaller community rooms, a senior center, a senior activity room, commercial and general-purpose kitchens, restrooms, an office, and houses the Historic Center. It also serves as a space for public meetings, and was utilized for open houses in the creation of this Plan.

### *Schools*



The Evansville Elementary School has been a cornerstone of the community from the very early days of the Town. The old school, built in the 1920s, just north of the railroad tracks on Curtis Street, was a two-story brick facility which ultimately served as the Town Hall from the 1960s until the new Town Hall was built in 1983. The new school, located at the intersection of 4<sup>th</sup> Street, Texas Street, and Albany Street was constructed in the 1960s, with additions in the 1970s and 1980s.

The Natrona County School District has determined that the Evansville school needs to be reconstructed under the new school facilities program. The school owns land to the north of the existing school, as well as the land the school is on. The Town has Plans to extend Williams Street north and west to the Veterans Cemetery Road to provide better access to the new school. With a potential land swap, the current school site could be traded back to Evansville for construction of new housing, which would support the school enrollment.

## Municipal and Emergency Services



### *Public Works*

In 2006, the Town completed construction of a new public works facility on three acres at Williams Street and 5<sup>th</sup> Street. The new facility houses the Town's public works vehicles, enables on-site maintenance of these vehicles, and serves as a parking facility for the Town's equipment. As this building is relatively new, major upgrades and improvements are not anticipated in the near future.

### *Town Administration, Police, Fire, and Emergency Medical Services*

The police department is currently located in the basement of Town Hall in an area that is too small for the current size of the department. With the continued growth of the Town, the police department is in need of larger updated facilities and updated technology to continue serving the community.

The Evansville Fire Department is considered a combination fire department, providing both fire and emergency medical (EMS) services to the Town. The once voluntary department has grown to a full-time department currently housed in the basement of Town Hall. Like the police department, the fire department has grown and is in need of space to expand staffing as population and the service area grows.

It has also been noted that weather forecasting for the Town of Evansville and the greater Casper area are unreliable as the nearest weather radars are located in Cheyenne and Riverton. Neither weather station can provide accurate weather forecasting for the community, posing a potential safety concern, especially in the winter. Siting a weather radar and station within or adjacent to Evansville would require a cooperative effort between Evansville, Casper, Mills and Natrona County, but could provide significant safety and public information improvements to the residents.

In order to continue providing quality services and public safety, Town needs new public facilities to support growing populations and full-time nature of each of the departments. The Town does have a concept developed for a revisioning of the existing Town Hall to expand into a series of municipal buildings with separate Town Hall, Fire Department, and Police Department (pictured below). The new municipal buildings concept would provide both security improvements to separate the police department and courthouse from the public and Town Hall administration building, as well as improved emergency power and technology. Currently, all three departments share a single back-up generator which is challenging for provision of emergency and back-up power in the event of a blackout. The technology upgrades associated with a new municipal buildings concept would allow all three departments to continue to serve the community effectively and efficiently. Lastly, the provision of on-site living quarters for both Fire and Police Department personnel associated with the expansion of the facilities for those departments allows for continued protective services for Evansville.

**Figure 15.** *Evansville Municipal Facility Building Concept*







# Chapter 3: Policy Framework

*This Chapter establishes goals and policies for a balanced mix of development and redevelopment. These goals and policies express intents and actions to maintain the quality of life, values, and character of Evansville while enhancing, improving, and planning for future needs.*



## Introduction

Throughout the 2022 planning process, the Evansville's Steering Committee met in frequent intervals to assist in defining the Town's goals and policies as well as establish a vision for Evansville's future. The group, along with the feedback from the community and officials, developed a vision that represents the aspirational outlook for the future of Evansville. The vision forms the basis for the goals, policies, and strategies.

The Vision represents the aspirational statement that defines the core values and community priorities for Evansville. The vision establishes the direction that all the goals, policies, and actions work towards to fulfill the needs and desires of the community. Developing a cohesive vision for Evansville's future offers an opportunity for community members to be heard—and the assurance that the Town's Plan reflects a collaborative vision shared by the community. The Engage Evansville Vision represents their strong voice about what they value in this community and an equally strong mandate for what they want for the future.

### *Vision Statement*

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*The Town of Evansville is a unique small town that values closeness and local communication and participation. We wish to grow and strengthen the Town through:*

- ✓ *Enhancing local communication and participation,*
  - ✓ *Improving the physical appearance of Evansville,*
  - ✓ *Providing adequate and safe housing, and*
  - ✓ *Supporting our established businesses while creating opportunities for new business and industry.*
- 



# Goals & Policies

Within this Comprehensive Plan it is important to understand that the goals, policies, and implementation actions are limited to the extent that they are feasible and appropriate for the Town to carry them out and to the extent legally permitted by Federal and State law. For example, policies and measures which indicate that the Town will “provide,” “support,” “enhance,” or otherwise require or carry them out do not indicate an irreversible commitment of Town funds or staff resources to those activities, but rather, that the Town will support them when the Town deems that it is financially feasible and appropriate to do so. In some cases, the Town will carry out various policies and measures by requiring development, infrastructure, and other projects items in a Capital Improvement Program, budget, or other implementation mechanism, as the Town deems appropriate.

## Definitions

### Goals



Goal statements are expressions of community ideals. They are broad directions that establish ideal future conditions toward which policies are focused.

### Policies



Policies are intended to make statements that guide decision-making and give clear indication of intent. It is important to note that policies are guides for decision-makers, not decisions themselves. Policies must be clear to be useful. However, they may range in terms of commitment of resources, importance, and expected results.

### Strategies



Strategies are the action-oriented steps that the city and associated persons can take to implement the defined goals and strategies.

## Community Character



Rendering of potential gateway improvements heading into the Town

One of the primary components of the 2005 Comprehensive Plan was improving community character and the physical appearance of the Town. Many of the goals and policies identified in that 2005 Plan have since been achieved. The following community character goals and policies build upon the successes of the previous Comprehensive Plan and seek to further engage the public and emphasize the Town's character and history.

*Goal 1. Create an active community with participation by residents and business owners in community groups and the governing of the Town.*

1. Encourage community participation.
2. Create opportunities for Evansville citizens to participate in Town matters.
3. Promote Evansville's place in history and as a separate Town within the larger region.
4. Establish a network of service and community clubs and social opportunities.
5. Use transportation infrastructure to help create attractive neighborhoods.

*Goal 2. Improve community appearance through clean-up of public and private property.*

1. Create new and improve existing gathering spaces in Town that attract families, visitors, and residents of all ages.
2. Explore the opportunity for creation of design standards for new development.
3. Establish gateway features, signs, landscaping, or land uses to promote a positive first impression of the Town.
4. In tandem with other vegetation enhancement, mitigate invasive plant species within the Town.

*Goal 3. Preserve and celebrate the Town's history, culture and setting.*

1. Identify and document historic buildings and promote historic preservation efforts to restore such buildings.



2. Encourage and expand local events that foster a sense of community and reinforce social and civic connections. These events might include but are not limited to music in the park, farmer's markets, clean-up days.
3. Preserve and maintain wildlife corridors and access along the river.

## Land Use and Growth



As Evansville has a limited area within the Town's boundaries, its use has a critical impact on how the community functions, lives, works and plays. The land use patterns of the Town have lasting impact and can greatly benefit the community when efficient use of the area is prioritized. Growth should be thoughtful and take into consideration lands which provide efficiencies in services provision such as infill around the existing Town boundary, industrial and commercial areas along East Yellowstone, and residential development in the Brookhurst and Cole Creek areas where annexation could benefit both the landowners and the Town. The goals and policies within this section are intended to promote the Town's desired land development pattern and character in a way that encourages infill and discourages expansion without service provision.

### *Goal 1. Guide the location, intensity, and pattern of desired development through the Future Land Use Map.*

1. Maintain a Town vision for physical development and conservation through implementation and maintenance of the Future Land Use Map.
2. Align future rezoning of properties with the Future Land Use Map.
3. Regularly review the Future Land Use Map to ensure it maintains relevancy and update as necessary.
4. Encourage annexation with willing landowners and where services are already/can be easily provided.

### *Goal 2. Review ordinances, policies, procedures, and permits to ensure that Evansville is a strong, well-planned community.*

1. Review and update the Code of Ordinances as it pertains to zoning to align with the Plan.
2. Review and update the adopted Floodplain Administrative Ordinance to reflect changing environmental conditions to protect homes and property along the North Platte River.

### *Goal 3. Coordinate future development with provision of services and infrastructure.*

1. Direct new development to areas near existing public services for maximum efficiency.
2. Require new development to finance a proportionate share of infrastructure improvements (water, sewer, transportation, stormwater) through development impact fees, as appropriate.
3. Develop master plans for any proposed expansion of infrastructure to ensure that efficiency and growth are accounted for, particularly in newly-annexed areas.

## Public Facilities and Services



Facilities like schools, parks, libraries, and community centers contribute to the identity of a community and its quality of life. In addition to these facilities, public services including municipal services, police, fire, and EMS are important considerations for long-term planning. Evansville is committed to maintaining efficient service, maintaining existing infrastructure, and being cost efficient with upgrades. Public facilities and utilities are also critically important to economic development and should be improved or expanded where possible to accommodate expected growth and continue providing quality services to the residents of Evansville.

These goals and policies provide guidance to identify future needs for public facilities and their locational requirements. They do not provide specific locations, the necessary equipment acquisition, personnel needs or other service-related expenditures. While it is important to plan for public facilities, it is also important for Evansville to remain flexible so it can respond to growth and service needs in a fiscally sustainable manner and provide services when and where they are needed.

### *Goal 1. Maintain or improve existing public utilities and local services to meet resident and business needs.*

1. Facilitate routine upgrade of Evansville's existing utility program and expansion for new areas to be served.
2. Continue with scheduled replacements of aging infrastructure and identify problem areas to replace prior to failure.





An important ingredient to a high quality of life for Town residents, businesses, and property owners, is a strong local economy. The Plan’s vision touches on the Town’s economy specifically reflecting the community’s desire to support local business while still providing opportunity for new businesses and industries. Nearly every element of this Plan—from housing to land use, to transportation and community character—play critical interconnected roles ensuring economic strength. Given that economic prosperity is ultimately tied to private sector ideas and efforts, the role of the Town beyond providing the basic framework is limited to supporting and encouraging existing efforts.

***Goal 1. Increase economic diversity to support the retention and expansion of existing and new businesses.***

1. Encourage local business attraction, development, and expansion.
2. Support economic expansion throughout the community, including a diversity of retail and commercial uses.
3. Pursue industries and businesses that meet local employment needs to reduce the need for residents to commute outside of the community for employment.



Given the age of Evansville’s existing stock, a large portion of Evansville’s housing stock will need to be either replaced or rehabilitated in the near future. Evansville is a strong market for renters, manufactured housing, and families with children. Assuming these trends continue, the development of a variety of housing types for both renter and ownership options is needed to accommodate current and future residents. Although the data does not yet show a need for more housing for the elderly in Evansville, the overall trend throughout Wyoming is that our population will continue to age and over time more services will be necessary for aging residents.

The goals and policies within this section are intended to strengthen housing development standards, facilitate adequate and affordable housing, and encourage a wide range of housing to support the community. With this approach, Evansville can build upon its history and meet the needs of current and future residents.

***Goal 1. Provide safe and affordable housing to meet current and anticipated needs.***

1. Improve the quality of housing stock and appearance of older neighborhoods.
2. Encourage the development of affordable multi-family and missing middle housing options close to employment, transportation, schools, and parks.

***Goal 2. Support housing opportunities for all ages.***

1. Offer opportunities for residents to age in place.
2. Expand housing options in existing neighborhoods by encouraging:
  - a. Compatible infill development on vacant and underutilized lots.
  - b. Construction of duplexes, townhomes, and clusters of small single-family houses if they are compatible with the building scale of adjacent properties.
  - c. Encourage development of housing for populations with special needs, including residences for people with disabilities, the elderly, populations requiring group homes or other specialized facilities, and other vulnerable populations.

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### DEFINITIONS

***Missing Middle Housing***

describes the range of housing types with multiple units that are compatible in scale with single-family homes.

Examples include duplexes, townhomes, live/work units etc.

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## Natural and Cultural Resources



The Town of Evansville benefits from its proximity to natural resources such as the North Platte River, park land, tree canopy and views of Casper Mountain. It is important to the community that access and enjoyment of these resources can be maintained and enhanced over time. It is also a desired sentiment in the community for wildlife access along the Platte River be protected and observed.

*Goal 1. Foster health and safety by creating convenient and safe opportunities for physical activity and outdoor enjoyment.*

1. Coordinate the locations of future parks with growth and the needs of new neighborhoods.
2. Work with community members to determine what recreational programs are needed.
3. Provide opportunities for multi-season recreation activities.
4. Develop and/or widen pathways that link Evansville to Casper and make use of natural features such as the North Platte River corridor.
5. Ensure ADA accessibility within walkways, pathways and building access.
6. Maintain and enhance existing parks, including installing a new boat ramp along the North Platte River.





Transportation infrastructure creates the bridge that connects Evansville residents, visitors, and businesses. A well designed and maintained transportation system promotes safe and efficient mobility both within the Town and between Evansville and neighboring communities. The Town of Evansville, Natrona County, The Wyoming Department of Transportation and Casper Area MPO are the primary public agencies responsible for planning, designing, constructing, and maintaining the transportation network in Evansville. Regional coordination amongst these agencies is crucial to achieve the Town's goals. To better guide the type and location of desired improvements, in 2017 Evansville updated its Transportation Master Plan. Building from the Future Land Uses, the transportation goals and strategies described in this section address how these elements interact to enhance the quality of life for Town residents based upon the 2017 Evansville Transportation Plan.

***Goal 1. Improve mobility, connectivity, and access for all people.***

1. Improve connectivity for vehicular, transit, bicycle, and pedestrian users.
2. Consider pedestrian connectivity in the review of development proposals and regulations.
3. Expand local public transportation service to those areas in need.
4. Address highly congested areas along Lathrop Road and Curtis Street.

***Goal 2. Identify funding opportunities for transportation improvement projects.***

1. Select projects that can be efficiently funded and maintained.
2. Prioritize transportation projects that enable active, healthy communities.
3. Prioritize projects by recognizing funding limitations and reliance on additional sources.
4. Identify potential sources of funding.

***Goal 3. Promote improved safety.***

1. Emphasize safety in all elements of transportation planning.
2. Address safety and efficiency issues at intersections.
3. Improve the safety for all users of the system.



# Chapter 4. Future Land Use Plan

*As a long-range Plan to guide development in Evansville, one of the strongest tools of the Comprehensive Plan is the Future Land Use Plan. It establishes the desired development pattern and mix of uses throughout the Town and should be used closely with the Goals and Policies in Chapter 3 to make land use, service, and infrastructure decisions.*



# Introduction

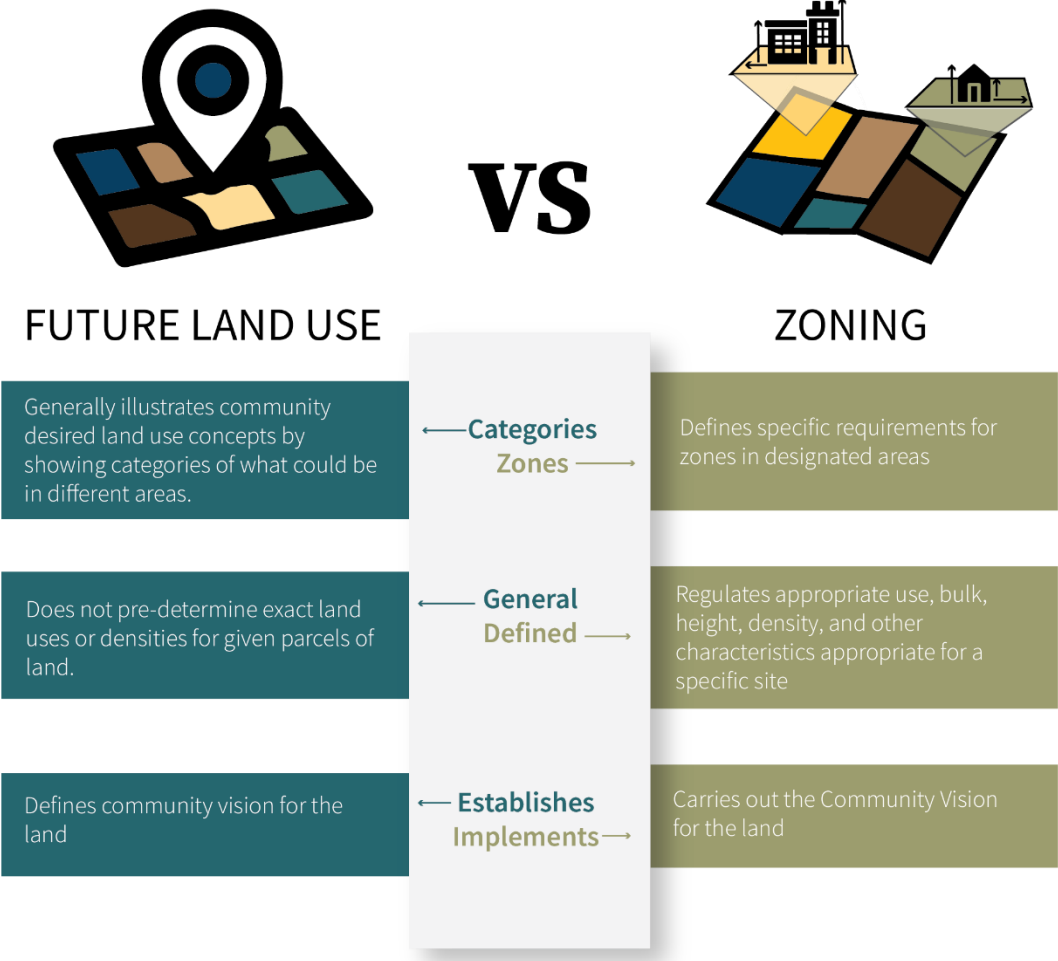
The Future Land Use Plan embodies the community vision, illustrating the desired mix, character, and location of future land uses. The Future Land Uses for the Town of Evansville are shown on the Future Land Use Map. Each Future Land Use Category, described below, includes defining characteristics, primary and secondary uses, and a guideline for residential density.

The Future Land Use Map establishes the long-term physical growth strategy for the Town; however, it does not pre-determine exact land uses or densities for given parcels of land. The intent is to generally illustrate land use concepts, interrelationships, and categories with preferred location, density, and design characteristics to achieve the Town’s community vision for future development.

## What is the difference between Future Land Use and Zoning?

The Future Land Use Map and Category descriptions, coupled with the goals and policies of the Plan, help direct development patterns and infrastructure improvements to achieve the overall community vision. The Future Land Use Plan is advisory and does not inherently change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses.

Zoning refers to entitlements and requirements that regulate appropriate use, bulk, height, density, and other characteristics appropriate for a specific site. The general recommendations of the Future Land Use Plan form the basis for zoning and Town code regulations and updates. For example, if a property is zoned for a certain residential density or land use or if a property has rights granted those rights are not changed by this Plan or its policies. However, rezoning applications should align with this Plan’s goals, policies and Future Land Use Plan.





## Future Land Use Categories

### Rural Residential

#### Description

Low-density residential neighborhoods that consist primarily of larger lot single-family homes adjacent to agricultural and open spaces. These neighborhoods are rural in nature with fewer trails and sidewalks along the edges of Town. Lots should be larger than other areas of Town with greater permeability and open space to soften the Town boundary and blend it to the neighboring farm and pastureland in the County. Clustered residential development that maintains a high percentage of open space is encouraged.

#### Key Characteristics

- **Primary Uses:** detached single-family, backyard cottages, cottage courts, clustered development
- **Secondary Uses:** civic uses, parks, and open space
- **Suggested Residential Density Range:** 1- to 5-acre lots

### Detached Residential

#### Description

Detached residential neighborhoods that consist primarily of single-family homes, with some mobile homes. These neighborhoods are served by a highly connected street pattern, centered around schools, public facilities, neighborhood amenities or parks, and connected by trails. A neighborhood center and/or park should be integrated within every neighborhood.

#### Key Characteristics

- **Primary Uses:** detached single-family, backyard cottages, cottage courts
- **Secondary Uses:** civic uses, schools, parks, and open space
- **Suggested Residential Density Range:** 3 – 10 units per acre net density

### Attached Residential

#### Description

Attached residential areas provide a buffer between detached residential and commercial areas. These areas support a variety of housing options with varying densities in proximity to commercial, civic, and employment uses.

#### Key Characteristics

- **Primary Uses:** apartments, townhomes, attached single-family, backyard cottages, cottage courts, duplexes, and condominiums
- **Secondary Uses:** civic uses, schools, parks, and open space
- **Suggested Residential Density Range:** 10-15 units per acre net density

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### DEFINITIONS

**Net Density** describes the total number of dwelling units per acre of land excluding the land area taken up by public uses such as sidewalks, streets, parks etc.

**Floor Area Ratio** describes the total area which may be built upon, including all floors, in relation to the parcel or lot that it is located on.

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## Mixed-Use

### Description

Mixed-use areas contain flexible, yet compatible development patterns that support a variety of housing options and commercial, civic and employment uses. These areas are primarily commercial with residential uses focused in walkable areas and along major corridors.

### Key Characteristics

- *Primary Uses: restaurants, retail, office, entertainment, artisan uses, and employment*
- *Secondary Uses: live-work units, apartments, and townhomes*
- *Suggested Commercial Floor-Area Ratio (FAR) and Residential Density Range:  $\leq 1.0$  FAR, 10 - 20 units per acre net density*

## Commercial

### Description

The commercial category provides for a range of commercial uses, including shops, restaurants, grocery stores, gas stations, offices, repair services and entertainment, which serve the needs of the community and travelers passing through. Retail and services should be located at major intersections along high-traffic transportation corridors. Commercial buildings and parking areas should be complementary in scale and design to the adjacent neighborhoods they are serving.

### Key Characteristics

- *Primary Uses: restaurants, retail, office, entertainment, artisan, service commercial*
- *Secondary Uses: neighborhood parks and civic space*
- *Suggested Commercial Floor-Area Ratio (FAR):  $\leq 1.0$  FAR*

## Public, Parks, and Open Space

### Description

Public, Parks, and Open Space includes schools and civic uses such as government buildings and community centers as well as open space, active and passive parks, community gardens, multi-purpose trails, recreational facilities. Park spaces include the North Platte River and its associated floodplain, wetland, and habitat areas to be preserved, while allowing for passive recreational access including a greenbelt system, river access points, wildlife viewing areas, etc. Greenways of linear pathways and connections between neighborhoods to open space areas.

### Key Characteristics

- *Primary Uses: schools, civic uses, plazas, recreation uses such as parks and trails, undeveloped, natural open space; drainageways/floodplain areas*
- *Suggested Residential Density Range: N/A*

## Industrial

### *Description*

Generally, industrial uses are not compatible with residential uses. Heavier industrial uses that create noise, smoke, dust, and/or odor should be oriented away from existing residential areas. Industrial uses with a large employment base should be located adjacent to rail or major transportation corridors, with infrastructure that supports heavy truck traffic.

### *Key Characteristics*

- *Primary Uses:* heavy manufacturing, gravel and mineral extraction, processing, assembly, warehouses, truck terminals
- *Secondary Uses:* storage, warehousing, heavy manufacturing, light manufacturing
- *Suggested Commercial Floor Area Ratio (FAR):* N/A

## Industrial Flex

### *Description*

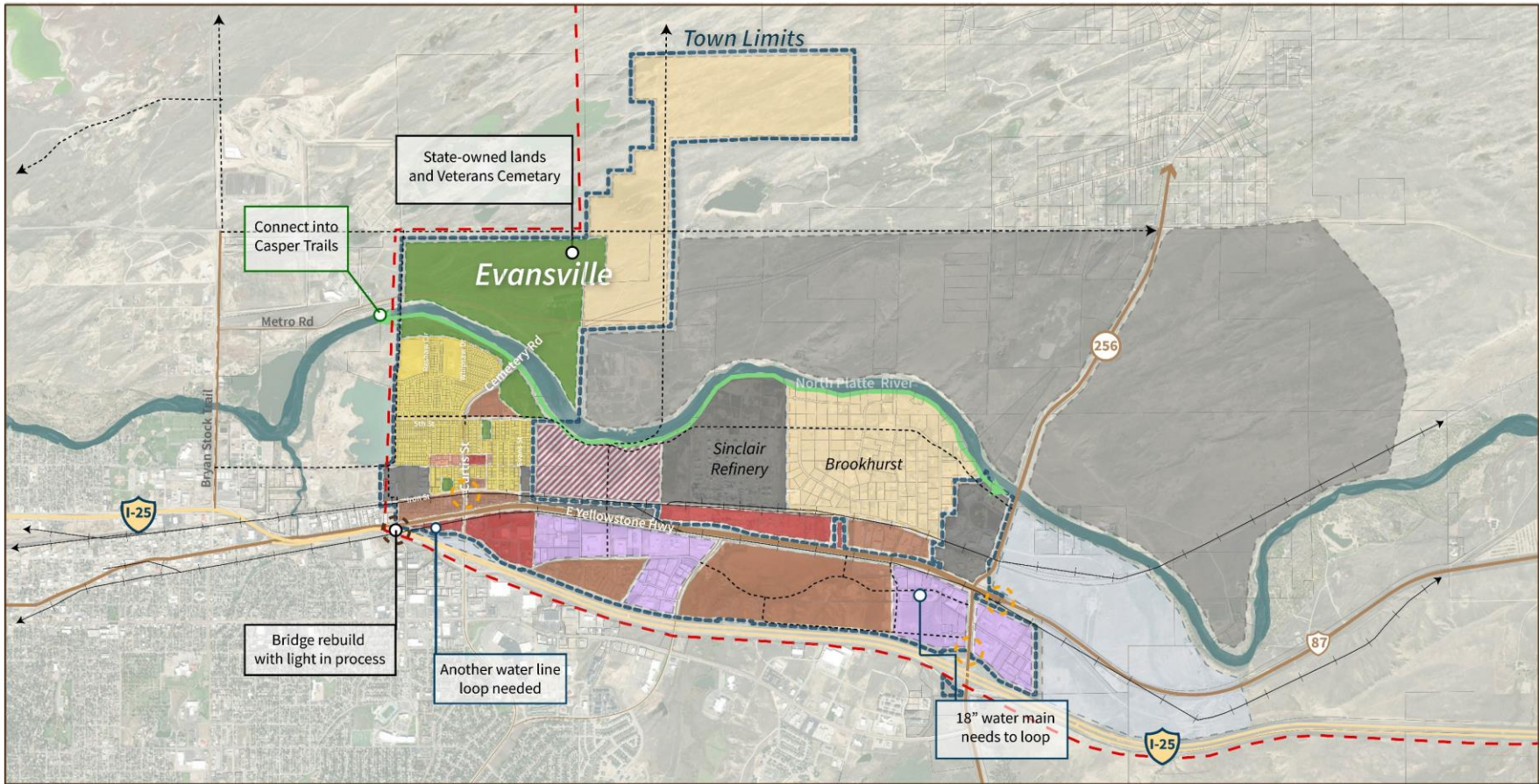
Industrial Flex includes commercial areas with a variety of office, retail, and light industrial uses, integrated with essential services, and supported by immediate access to highway corridors. Building types may include free-standing, mid-rise, retail, and office of high-quality design and integrated pathways and open space.

### *Key Characteristics*

- *Primary Uses:* office, light industrial, retail, and service
- *Secondary Uses:* multifamily residential, live-work residential; neighborhood and community parks
- *Suggested Commercial Floor Area Ratio (FAR):* N/A



# Future Land Use Map



### Legend

- Arterial Roads
- Interstate
- Town Boundary
- Casper Growth Boundary
- Local Roads
- Railroads

- Proposed New Pathways
- Proposed Roads (2017 Transportation Plan)
- Community Gateways
- Parcels

### Future Land Use

- Rural Residential
- Detached Residential
- Attached Residential
- Mixed-Use
- Commercial
- Public Parks, and Open Space
- Industrial
- Industrial Flex
- Contaminated
- \*Limited Industrial-Flex Use

- Priority Annexation Areas
- Possible Annexation Areas
- \*More difficult and costly to service

**Disclaimer:**  
The Future Land Use Map is illustrative and for advisory purposes only. This is not a regulatory document or zoning document and locations are generalized to illustrate concepts.





# Chapter 5. Implementation

*This Chapter provides descriptions of priority implementation strategies as well as an overview of how to update and amend this Plan. While many of the implementation strategies may also be referenced in Chapter 4 policies, this section reinforces the key strategies for the Town to consider in implementing the overall direction of the Comprehensive Plan, including zoning and development regulations, new studies, plans or programs, and capital projects.*

# Priority Implementation Strategies

Implementation of the Plan’s Future Land Use Map and associated goals and policies will be key considerations during review of future development proposals within the Town. As new projects are reviewed, it will be the responsibility of the approving authority to balance these needs of the community to meet the intent of the Plan. In addition to its use in development review, this Plan will be used to its fullest practical and applicable extent as a guide to Town-initiated regulatory changes, and with other projects, programs, and relevant funding choices. It is expected that the highest priority recommendations of this Plan will be considered during development of annual budgets and multi-year capital improvement programs. The following categories describe the types of strategies that the Town should consider completing over the duration of this plan.

## Implementation Matrix

Action items detail steps needed to implement the goals and policies as defined in Chapter 3. Actions not listed within this document may be identified later during the annual review process or subsequent public process .

### Timeframe

- **Ongoing/Immediate Actions:** Priority actions that may be completed within 5 years.
- **Short-Term Actions:** Actions which may be completed within 5 years
- **Mid-Term Actions:** Actions which may be completed in 5 to 10 years.
- **Long-Term Actions:** Actions which require 10 to 20 years for completion.

### Cost

- **\$:** Priority actions that may be completed using Town’s General Fund.
- **\$\$:** Actions which may require grant funding or hiring an outside consultant.
- **\$\$\$:** Actions which will require substantial grant funding.

### Action Type

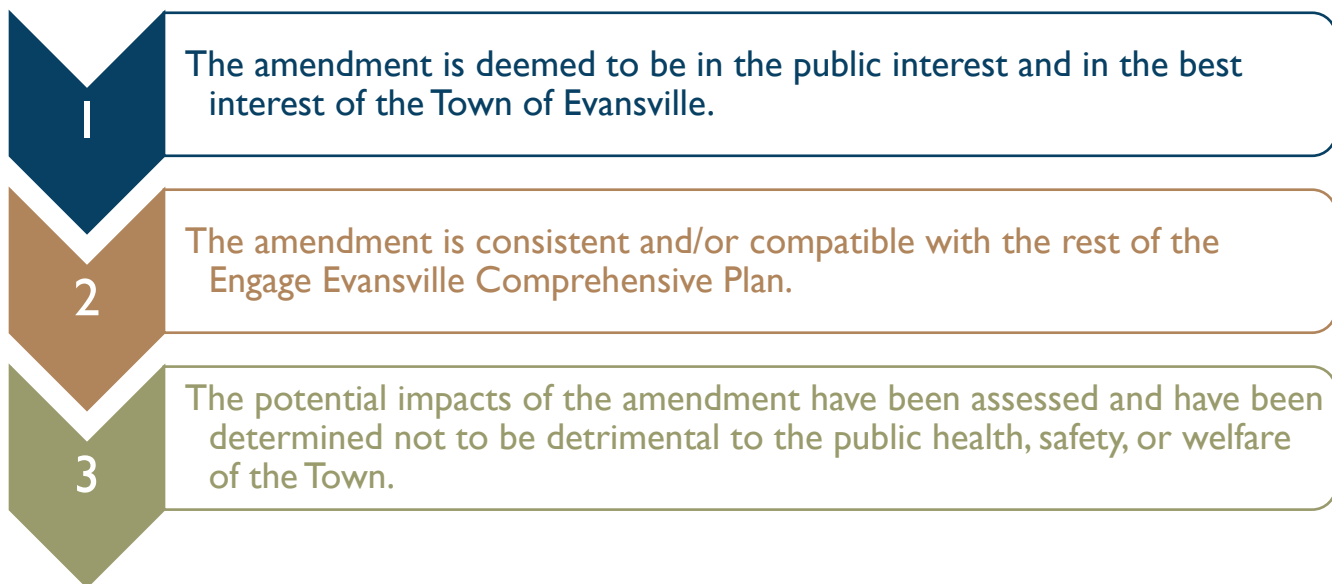
<b>Regulations and Standards</b>	A critical and essential role of this document is to serve as a framework for future updates of the Zoning Code. In addition to the provisions of the Zoning Code most pertinent to land use, other proposed changes should be evaluated for consistency with this Plan, when relevant and applicable
<b>New Studies, Plans, and Programs:</b>	The Comprehensive Plan’s vision and goals can be fortified and realized through the creation of additional plans, studies, and programs.
<b>Capital Improvements:</b>	Specific locations or initiatives that may require additional support and direction at a more detailed level than what is established in this Comprehensive Plan. These include site-specific development guidelines, master and/or subarea plans, and feasibility or funding studies.



Action	Type	Estimated Cost	Timeline for Implementation
► Define specific standards to promote redevelopment and infill (eg. Reduced setbacks, allowances of ADUs, etc.)	Regulations and Standards	\$	Short- term
► Update the Zoning Ordinance to require construction of sidewalks/paths with development.	Regulations and Standards	\$	Short- term
► Update the Zoning Ordinance to incorporate key concepts of connectivity, functional classification, block configuration, and access management.	Regulations and Standards	\$\$	Mid- term
► Update standards for residential development to encourage attainable and missing-middle housing (eg. providing a variety of housing types).	Regulations and Standards	\$\$	Long-term
► Define specific standards for gateway areas including signs, landscaping, and allowed uses.	Regulations and Standards	\$	Long-term
► Conduct an analysis to identify the costs of infrastructure improvements for new development. Following the study, develop impact fees for infrastructure (water, sewer, transportation, stormwater, etc.) for new development.	New Studies, Plans, and Programs	\$\$	Short-term
► Develop and regularly update a Town Infrastructure Plan to identify expansions of Town services, including the undeveloped areas north of the rail line.	New Studies, Plans, and Programs	\$	Short-term
► Monitor water treatment, pressure, and quality throughout the Town.	New Studies, Plans, and Programs	\$	Ongoing
► Develop and regularly update a Parks and Trails Plan to coordinate the locations of future parks, trails, and recreation facilities with growth and the needs of new neighborhoods.	New Studies, Plans, and Programs	\$\$	Long-term
► Conduct a historic resources analysis to identify and document historic buildings and promote preservation.	New Studies, Plans, and Programs	\$\$	Long-term
► Develop a Capital Improvements Plan.	Capital Improvements	\$	Short-term
► Incorporate fiber optic expansion with other utility improvements to increase coverage while mitigating costs.	Capital Improvements	\$\$	Mid-term
► Construct a new Municipal Facilities Building.	Capital Improvements	\$\$\$	Long-term

## Plan Management and Updates

Recognizing the need for the Comprehensive Plan to remain current and reflective of local issues and policies, State Statute allows the Town to periodically amend the Comprehensive Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. Any group or person may petition the Evansville Planning and Zoning Commission for a Plan amendment at any time. On its own initiative, the Evansville Planning and Zoning Commission may also originate an amendment or revision to the Plan. While specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed Comprehensive Plan amendment.



The following procedures are recommended to maintain the validity of the Plan.

1. **Annual Review Process.** An annual report on the Comprehensive Plan performance and implementation is expected to be prepared and presented to the Town Council with the annual budget. This report will evaluate whether goals and policies are being achieved by reporting on progress on recommended Town initiatives, potential capital improvement projects and grant applications, experience with the development review process, and recommendations for realignment of Town priorities related to the Plan. The implementation items are expected to be updated annually as part of the annual review process to ensure that Town goals are being met.
2. **Replacement of Technical Data.** Technical data in the document should be updated as it becomes available. Information such as employment projections, population projects, current employment, and land use inventory information changes on an irregular basis, but major Census and American Community Survey data releases provide opportunities for significant updates to technical data.

3. **Minor Update.** Plan updates provide an opportunity to systematically evaluate the content of this Comprehensive Plan for ongoing relevancy. A limited but systematic update is recommended within five (5) years of adoption, or earlier if sufficient need is indicated based on annual reporting and Plan experience. This review will provide the opportunity to ensure that materials contained within the Plan remain current and pertinent. Minor changes or revisions to the Plan's text, figures, or maps may be processed administratively to reflect updated information or grammatical corrections and are not intended to modify the intent or substantive content of the document, as adopted. Moreover, periodic updates should serve to prolong the useful and relevant life of this document and extend the period before which a more comprehensive and complete revamping of the document is deemed necessary.
4. **Major Update.** Due to changes that occur in communities over time, a major update of the Comprehensive Plan should occur every ten to fifteen years. A major update process allows the community to reflect on what has worked and what has not, and make significant adjustments to the Plan at once, if necessary.
5. **Amendment Process.** The Comprehensive Plan is a flexible document that can and should be amended when conditions warrant. After reviewing a proposed amendment, the Planning Commission and Town Council will hold a public hearing on the proposed amendment. The Planning Commission will make a recommendation to the Town Council. Council's recommendation can be made on the same date as the public hearing.



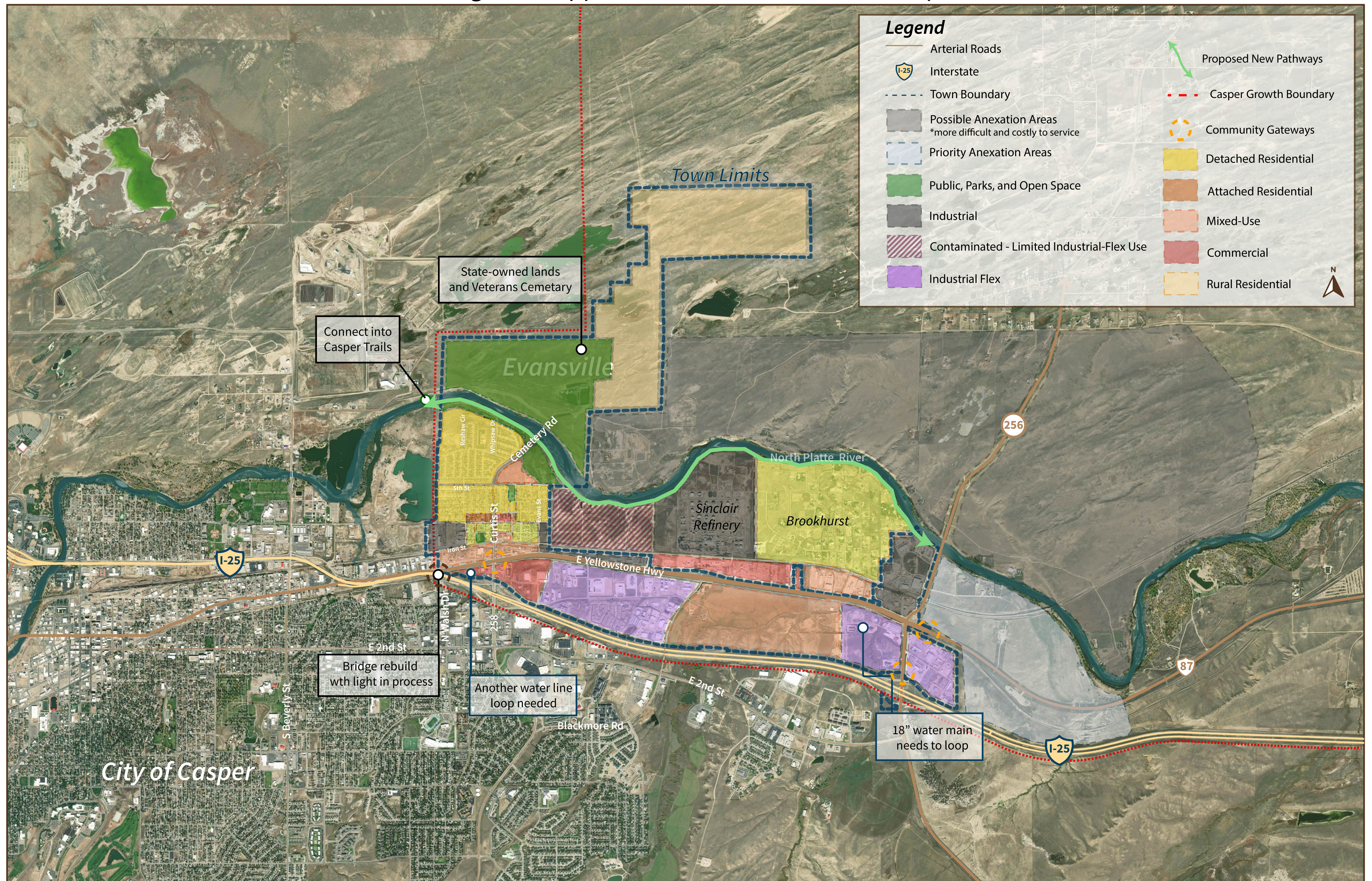


# Appendix A:

## Full Size Maps

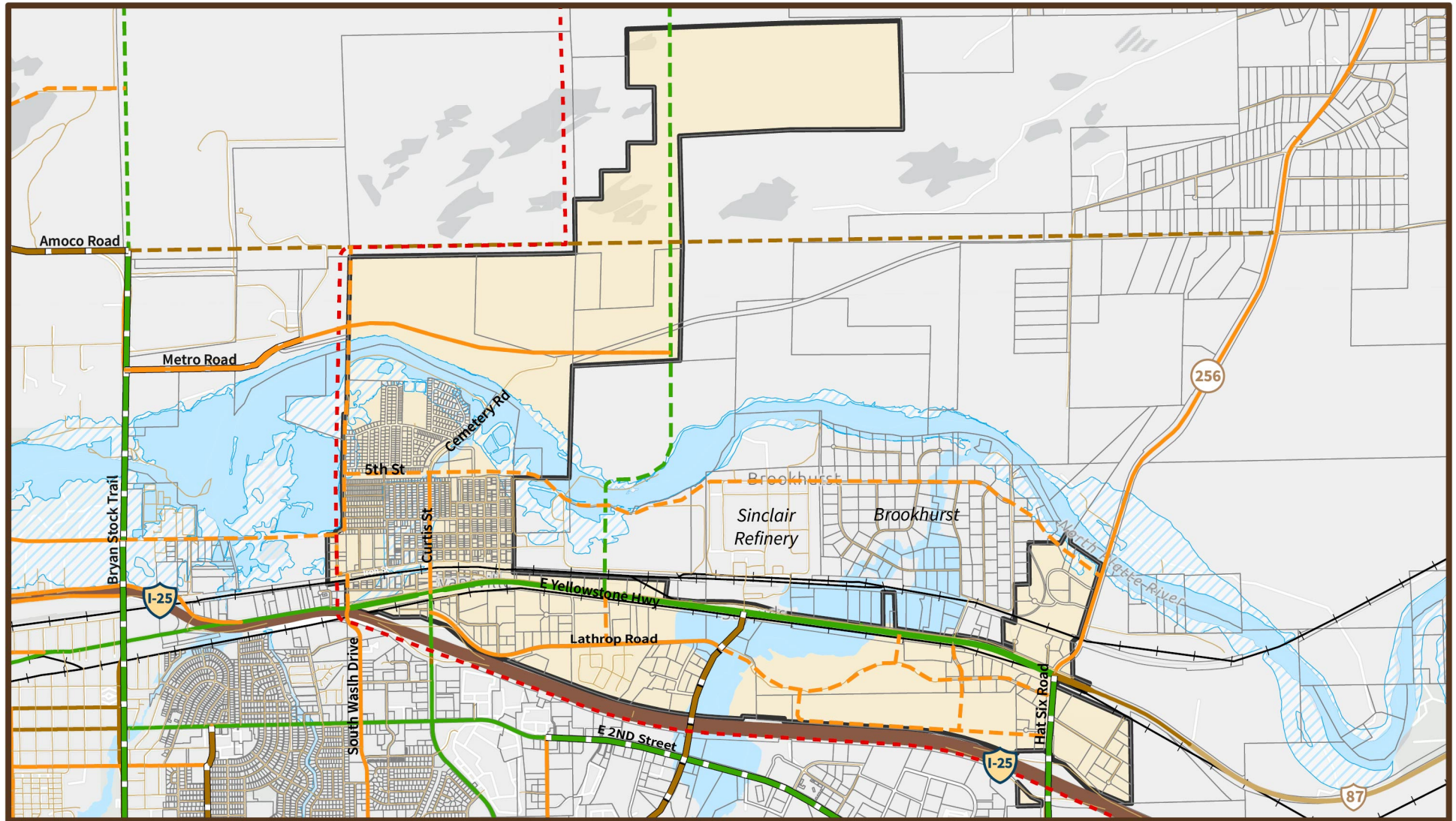


Figure 1. Opportunities and Constraints Map





# Figure 13. Major Street Map



## Legend

Town Boundary

Casper Growth Boundary

Parcels

100-Year Floodplain

500-Year Floodplain

Railroads

## Roadways

Interstate Highway

US Highway

State Highway

Major Road

Arterials

Collector

Residential

## Proposed Reclassifications

Principle Arterial

Minor Arterial

Collector

## Proposed New Roadways

Principle Arterial

Minor Arterial

Collector



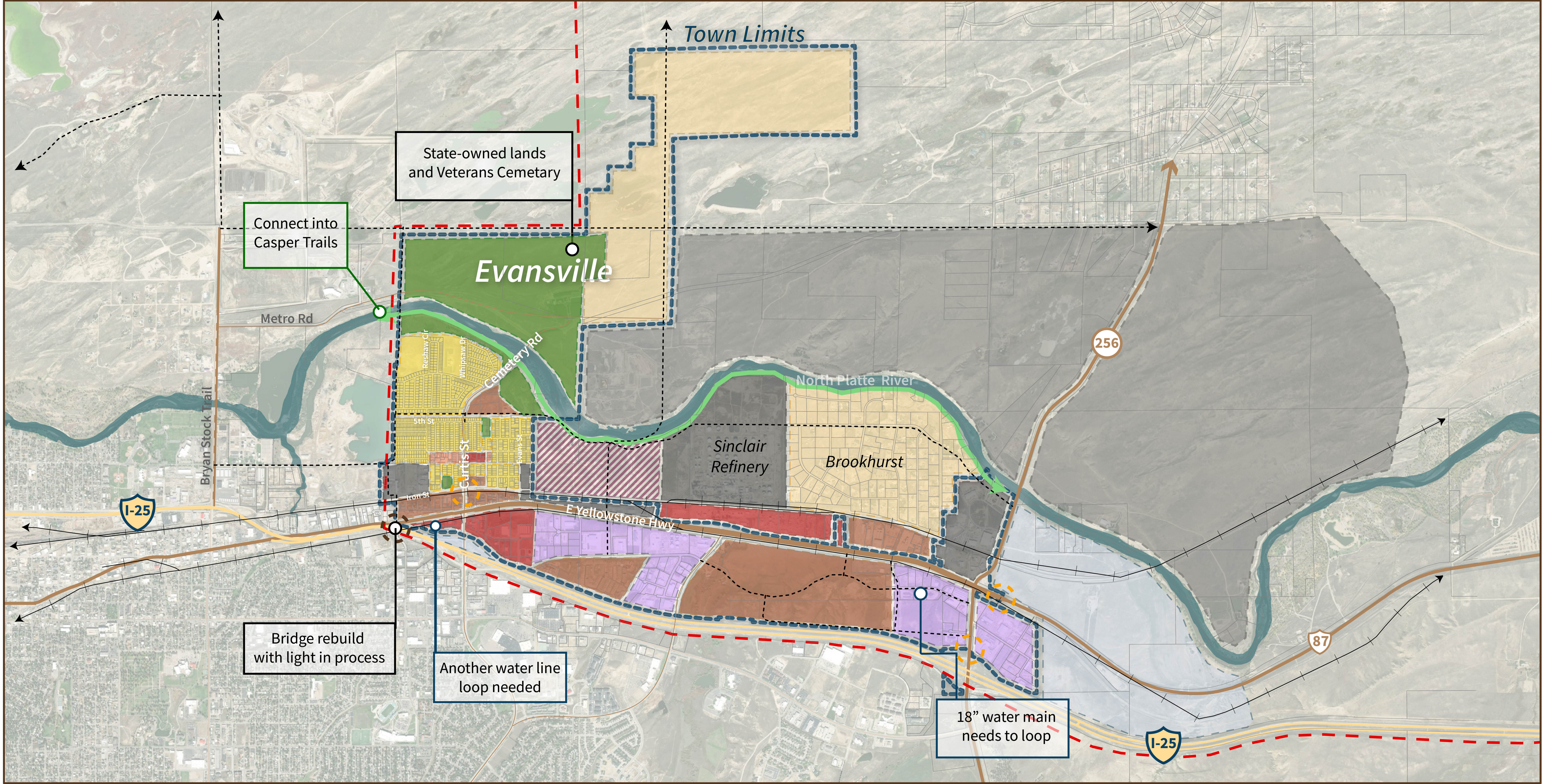
0 0.5 1 Miles

*Note: Road Alignments from the 2017 Evansville Transportation Plan Major Streets Map*





# Future Land Use Map



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\*More difficult and costly to service

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# Appendix B:

## Phase 1 Engagement Summary





# PHASE I PUBLIC ENGAGEMENT SUMMARY

## OVERVIEW

This report provides both an overview of public engagement completed to date and what we have heard during the first phase of outreach. Building upon what we have heard, this report summarizes emerging themes, key issues, and opportunities which have emerged from the public engagement and discussion of the key issues facing Evansville now and in the future.

## OUTREACH BY THE NUMBERS



**35** *Community Workshop Attendees and Interviews*



**2** *Steering Committee Meetings*



**156** *Online Questionnaire Responses*



**30** *Tag the Map Comments*

## ONLINE QUESTIONNAIRE

The Online Questionnaire was launched June 1<sup>st</sup> and available through August 5<sup>th</sup>. The questionnaire focused on multiple topics to help gauge how the Evansville felt about their community. The questions helped inform the aspects respondents loved about Evansville—and where they felt it could improve. If respondents chose “small town feeling” as an aspect they loved about Evansville, they were asked to describe their idea. Some questions were asked at both the Public Open House and the online questionnaire. The responses to those questions were summarized together in the following sections.

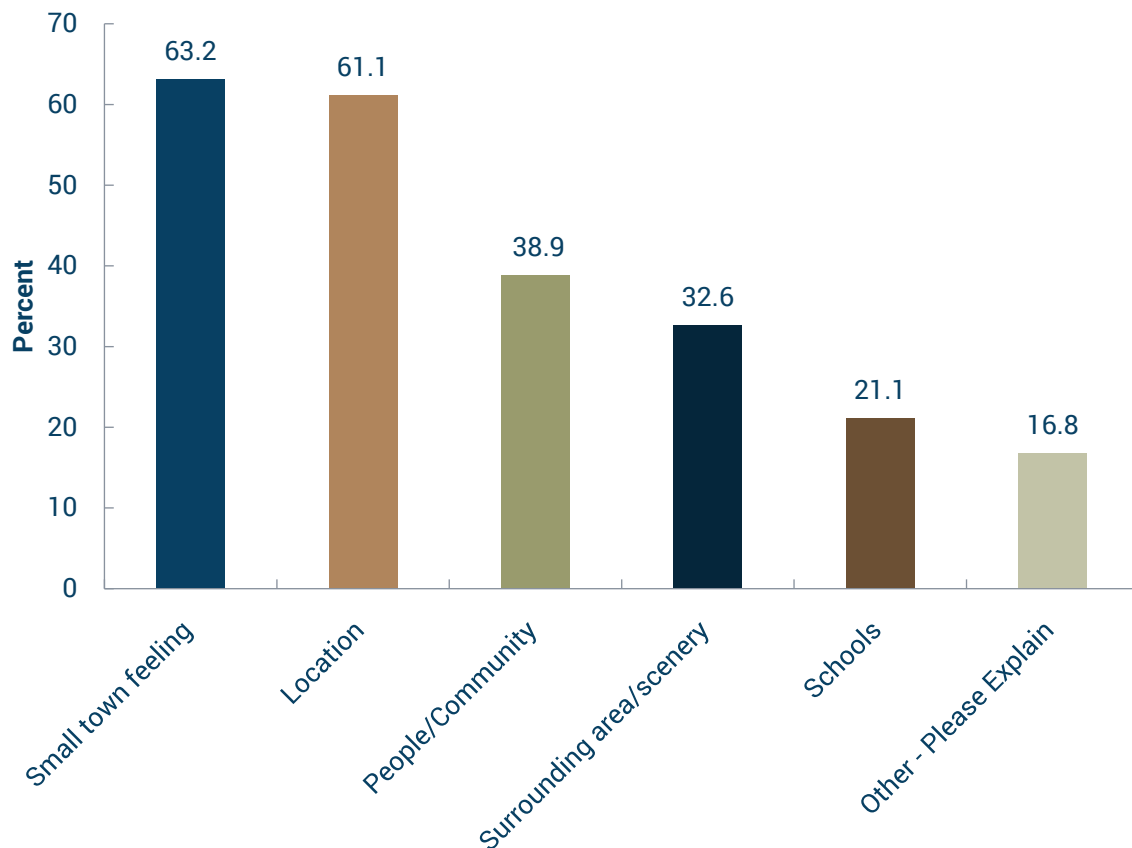
## PUBLIC OPEN HOUSE

On June 22<sup>nd</sup>, 2022, the Town of Evansville hosted the first open house to discuss an aspirational vision for the future of the community as well as to identify key challenges and opportunities to address in the plan. The public event involved explanations of the comprehensive plan process along with boards containing questions posted around the room for residents to provide feedback regarding Evansville’s future.

The following is a summary of what we heard through the first phase of public engagement including the public event, online questionnaire, community interviews.



## What do you love about Evansville?



Participants also responded in person at the Open House—these responses along with the “Other” responses are encompassed below:



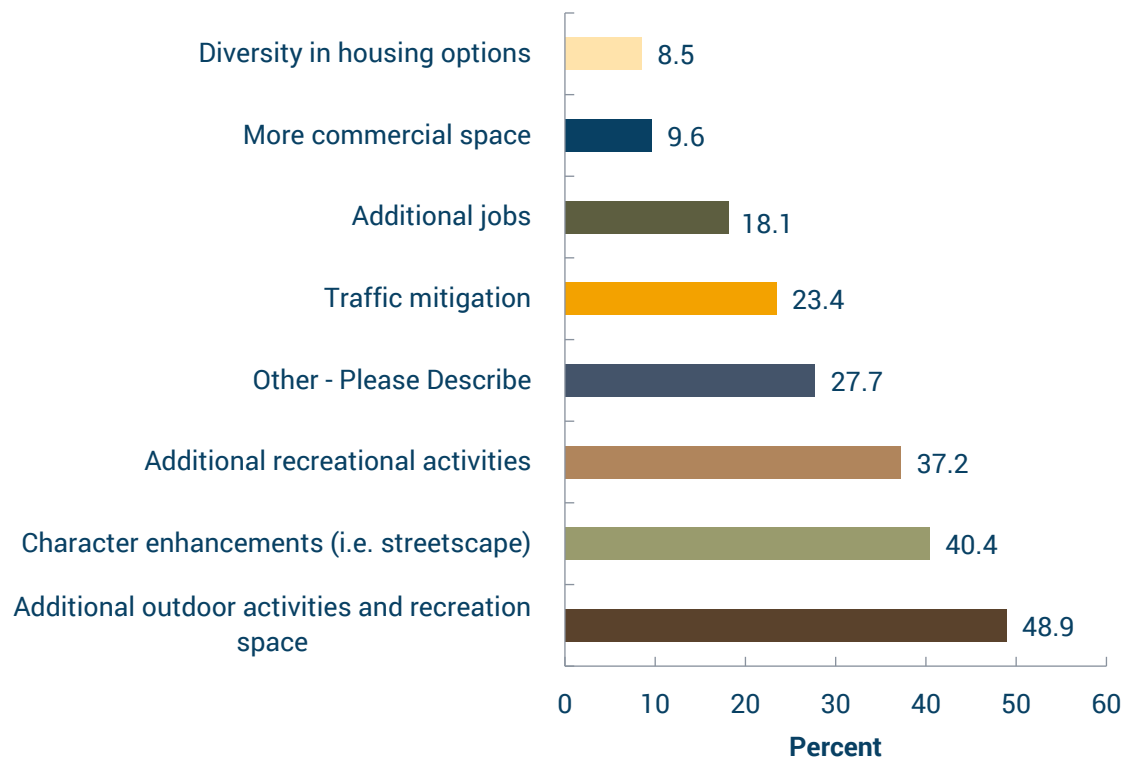


## What does “small town feeling” mean to you?

If respondents chose “small town feeling” as an aspect they loved about Evansville, they were asked to describe their idea.



## What would you improve about Evansville?



Participants also responded in person at the Open House—these responses along with the “Other” responses are encompassed below:



The online questionnaire also asked respondents to identify **additional recreational activities** they would see. Those responses as well as comments from the Open House regarding additional recreational activities are summarized in the following word cloud.





## COMMUNITY INTERVIEWS

During the month of June, the consultant team held a series of interviews with Evansville community members. These interviews were conducted to gain insight into answers and community thoughts on key issues and opportunities for the Town. The project team conducted 15 individual interviews to gain an idea of what attendees felt are the biggest issues and opportunities that the City of Emmett is facing. One on one interviews were held virtually and via phone to provide flexibility for attendance. Attendees included Town staff, Town Council members, Comprehensive Plan Steering Committee members, employers, developers, regional transportation representatives, community groups, and Town and nearby County residents.

## CONSTRAINTS AND OPPORTUNITIES

During the Open House, participants were asked to identify and locate opportunities for improvement as well as development and infrastructure constraints on a map of Evansville. These comments were then compiled and digitized to create the preliminary opportunities and constraints map on the following page.

### Constraints and Opportunities Key Takeaways

The identified locational opportunities and constraints from the Open House generally fell into the following three categories: annexation of potentially developable land; infrastructure extension and repair; and increased parks and community spaces.

#### *Annexation Of Potentially Developable Land*

- Brookhurst
- Sinclair Refinery
- Land east of Town
- Land north of Town

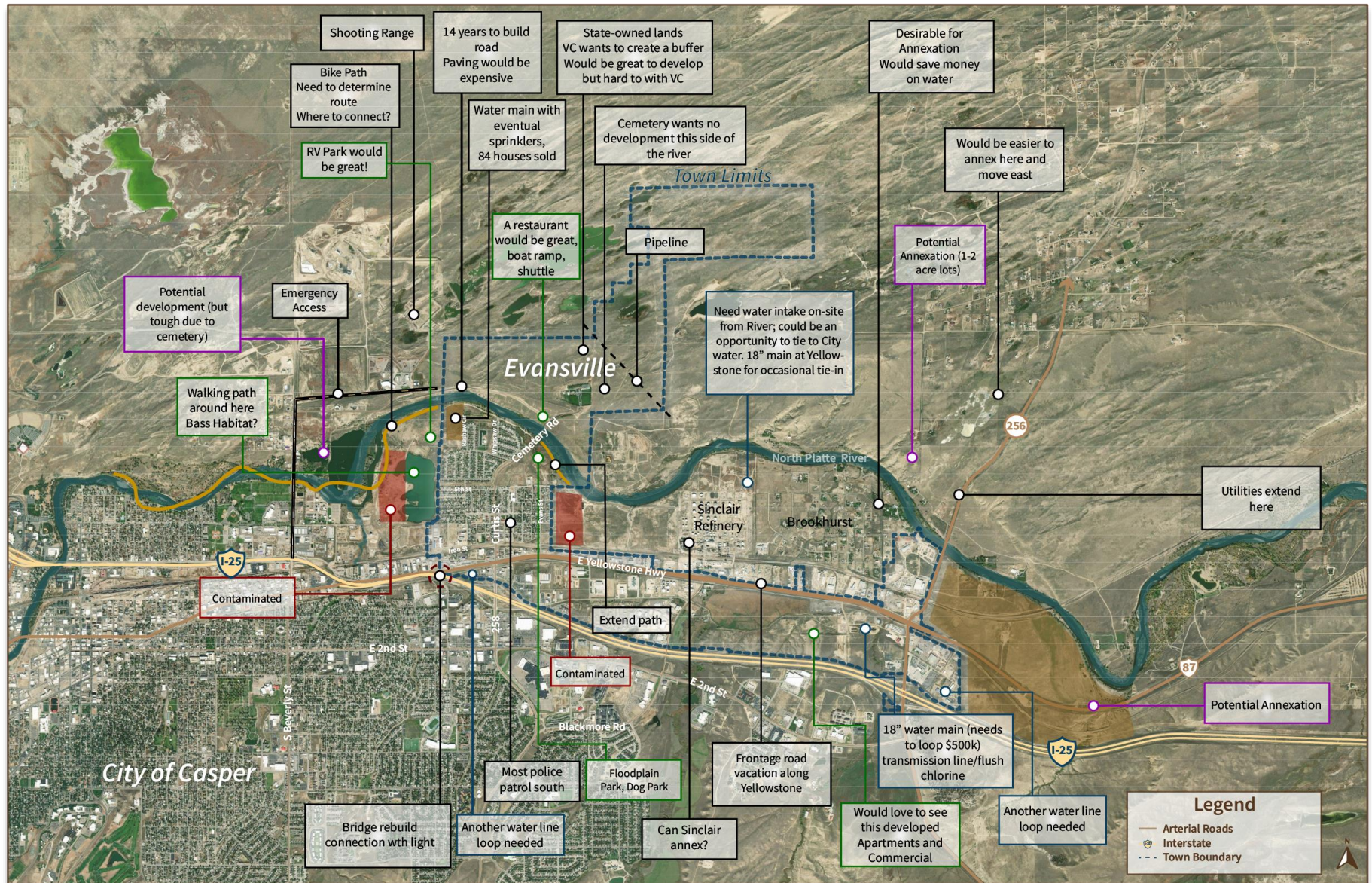
#### *Infrastructure Extension and Repair*

- Rebuild bridge over I-25
- Water infrastructure extension needed
- Road safety

#### *Increased Parks and Community Spaces*

- Dog Parks
- Community Parks
- Restaurant along the river
- Continue the bike/walking path along the river



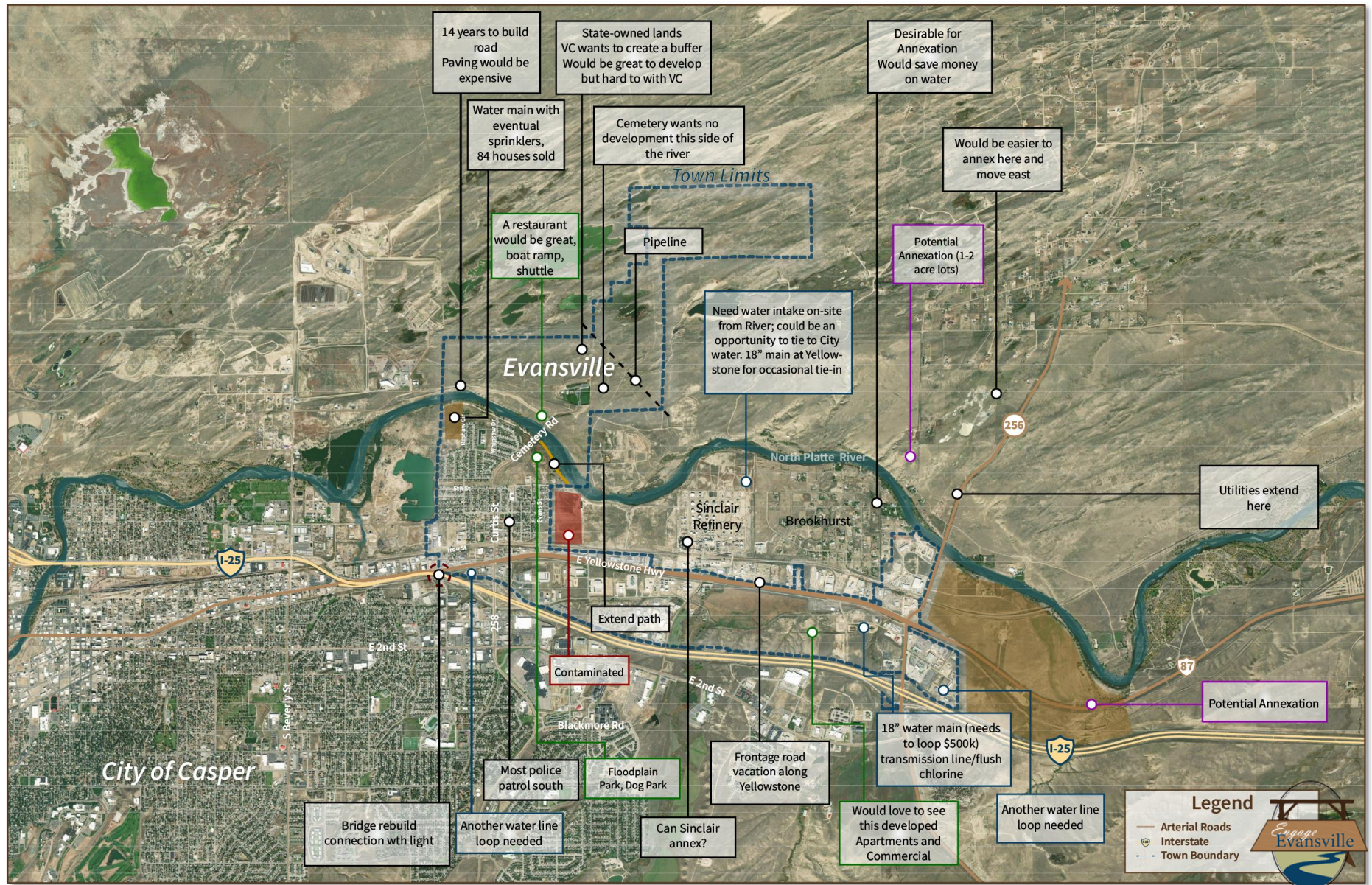




## **Revised Map**

Participants indicated locations for improvement and development constraints on the map that fell outside of the Town's Growth Area. The land west of Evansville is within the Casper Growth Boundary and are therefore out of the purview of the Engage Evansville process. However, the constraints in these areas are important to keep in mind as they may affect future development in Evansville and require coordination and cooperation with both Casper and Natrona County. Below is a revised opportunities and constraints map removing comments pertaining to areas outside of the Evansville Growth Boundary. In addition, location-related comments from the online questionnaire and stakeholder interviews were added to the revised map. The opportunities and constraints identified in the revised map will provide the basis for the future land use map.







## **EMERGING THEMES**

Throughout this first phase of public engagement, four primary themes emerged as opportunities for the Town of Evansville: community character and beautification; recreation and amenities; annexation and growth management; and economic strength. These four themes highlight the importance of each of these aspects to the members of the community and set the foundation for goal and policy development and future land use planning in the next phase of the Engage Evansville process.

### **Community Character and Beautification**

- Clean up abandoned and unsightly lots
- Beautify entryways to town and make Evansville more welcoming
- Stricter enforcement of codes to mitigate the visual impacts of violations

### **Recreation and Amenities**

- Increase recreation opportunities and activities around town focused on families (community pools, rec centers, dog parks)
- Build new parks, playgrounds, and community spaces to enhance community connectivity
- Expand bike paths, sidewalks, and encourage multimodal transportation to create a healthier, more active community that appreciates the natural beauty of Evansville

### **Annexation and Growth Management**

- Focus on locations to expand the Town of Evansville to accommodate for present and future growth
- Annex areas already within town limits (Sinclair Refinery, Brookhurst)
- Assess current conditions of water infrastructure and repair to ensure effective service that provides quality water to the community
- Increase road safety by identifying local needs, including paving, fixing potholes, and creating turn lanes or other traffic structures.
- Balance growth with housing affordability and infrastructure needs (diversify housing, connect sewer and sanitary lines, increase road connectivity)

### **Economic Strength**

- Attract new businesses and industries to strengthen Evansville's economy
- Develop tourism opportunities within Evansville that celebrate its small-town feel and historical roots
- Position Evansville as a regionally-known location with ample recreation opportunities, public amenities, and a friendly community.



# **TOWN OF EVANSVILLE**

2022 COMPREHENSIVE

PLAN UPDATE

DRAFT PLAN OPEN HOUSE  
OCTOBER 17<sup>TH</sup> 5:00PM

## **Appendix C:**

### **Phase 2 Engagement Summary**





## PHASE 2 PUBLIC ENGAGEMENT SUMMARY

### OVERVIEW

This report provides an overview of public engagement during the second phase of the Engage Evansville process. Building upon what we have heard, this report responds from the second open house and second online questionnaire focusing on the future land uses within Evansville and goals and policies for the community.

### OUTREACH BY THE NUMBERS



**10** *Community  
Workshop Attendees  
and Interviews*



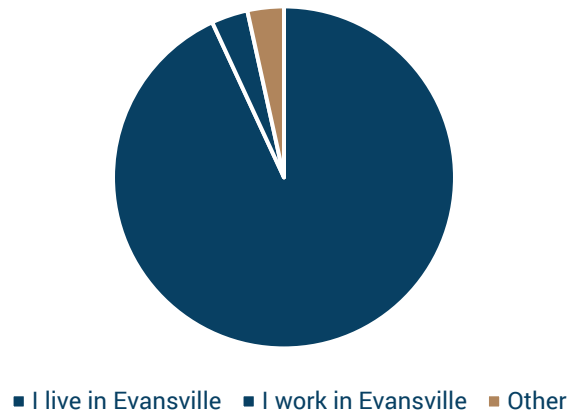
**38** *Online Questionnaire  
Responses*

### ONLINE QUESTIONNAIRE

Following the Open House on August 30<sup>th</sup>, the second online questionnaire was launched and remained open from September 18<sup>th</sup> through October 5<sup>th</sup>. Both the questionnaire and open house focused on the draft goals and policies developed from the vision in the previous phase. The questionnaire also provided the opportunity for residents to comment on the draft future land use map. The questionnaire provided the opportunity for residents to choose which of the six elements of the Engage Evansville Comprehensive Plan they wanted to provide input on.

## DEMOGRAPHICS

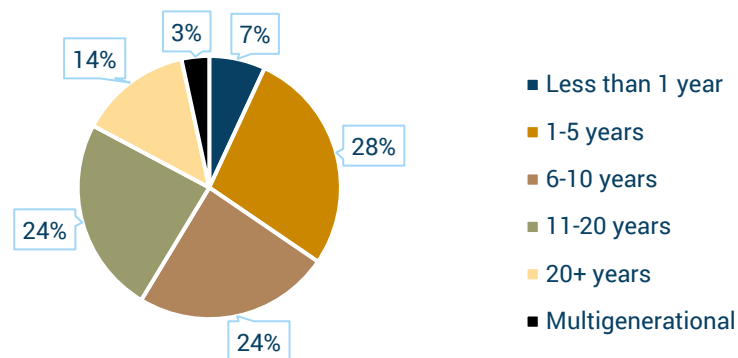
### What is your relationship to Evansville?



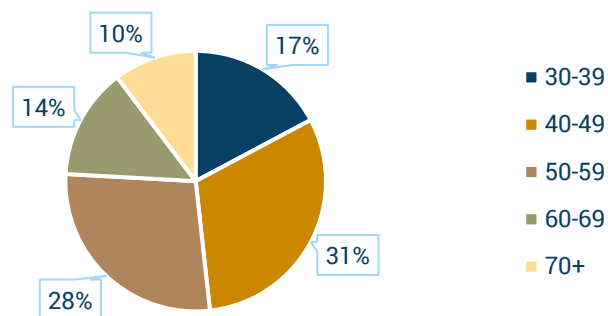
"Other" response:

- I live and work in Evansville

### How long have you lived in Evansville?



### What is your age?

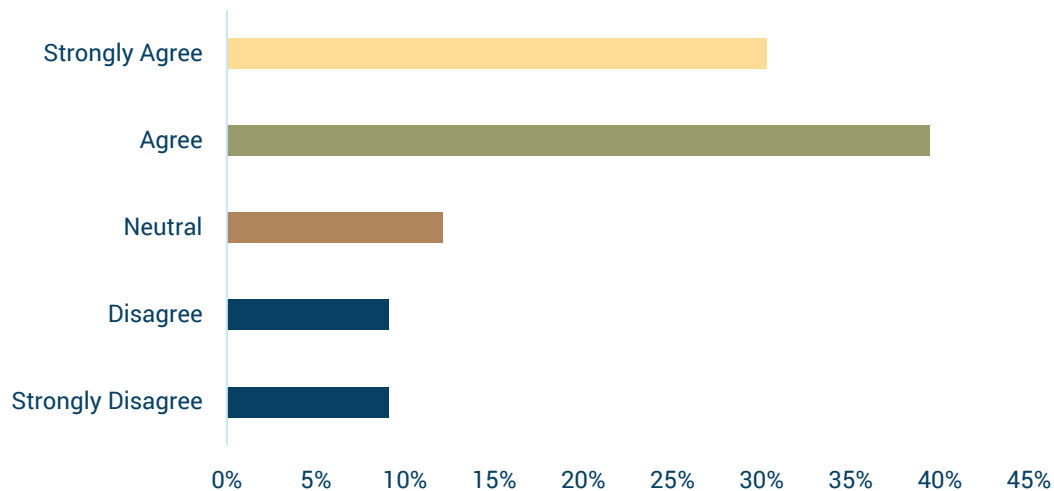






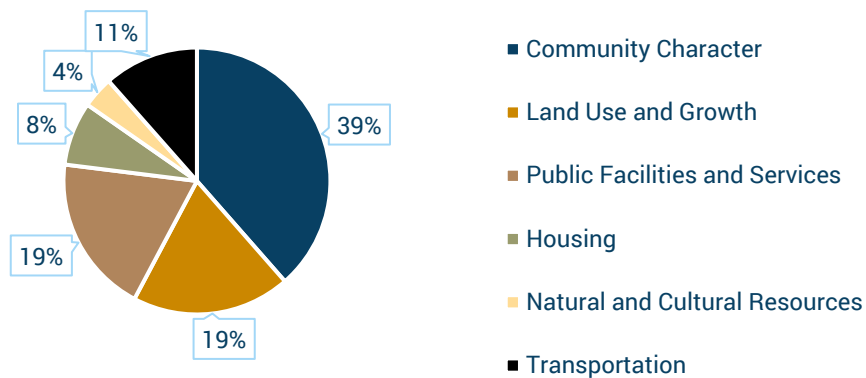
## Do you agree with the current Draft Vision Statement?

**“The Town of Evansville is a **unique small town** that values **closeness and local communication** and participation. We wish to grow and strengthen the Town through: **Enhancing local communication and participation, Improving the physical appearance of Evansville, Providing adequate and safe housing, and Supporting our established businesses while creating opportunities for new business and industry.**”**



Respondents shared aspects of the Draft Vision Statement that they would change or revise. Many comments noted a need for stronger commitment to the vision statement and action plans to incorporate the Draft Vision goals into everyday life.

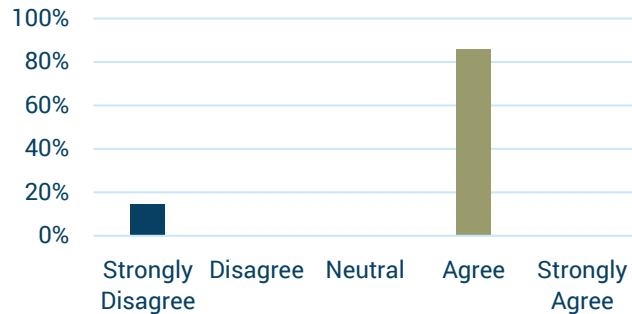
## Which of the following topics would you like to provide input on regarding goals and policies for the Town?



## Do you agree with the following Community Character goals and policies?

### **Goal 1**

Create an active community with participation by residents and business owners in community groups and the governing of the Town.

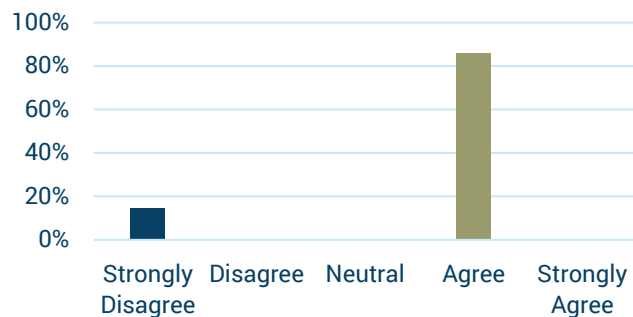


What could be changed or revised within this goal or policy to better reflect the community values?

- Explore ways to incentivize and motivate the community to participate

### **Policy 1A**

Encourage community participation.

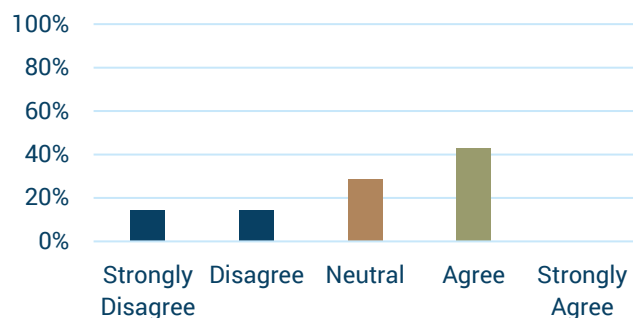


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### **Policy 1B**

Create opportunities for Evansville citizens to participate in Town matters.



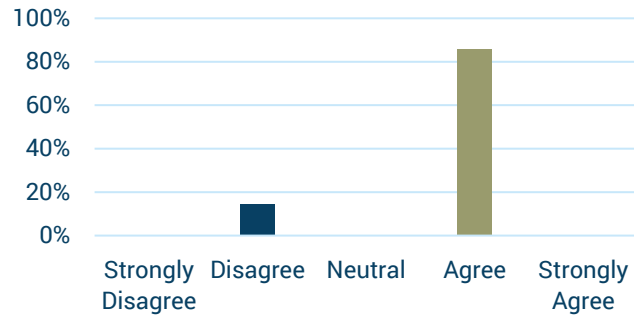
What could be changed or revised within this goal or policy to better reflect the community values?

- Encourage attendance to council meetings to maximize the public's impact



**Policy 1C**

Promote Evansville's place in history and as a separate Town within the larger region.

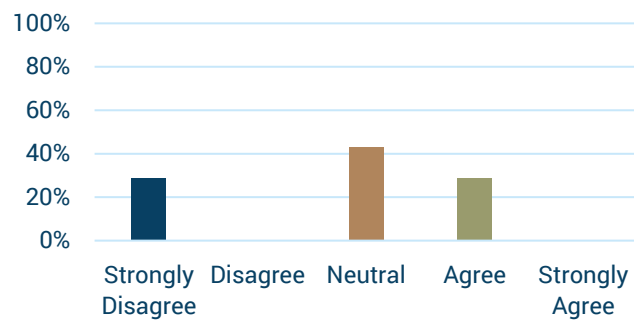


What could be changed or revised within this goal or policy to better reflect the community values?

- Collaborate with other municipalities to offer unique experiences to visitors

**Policy 1D**

Establish a network of service and community clubs and social opportunities.

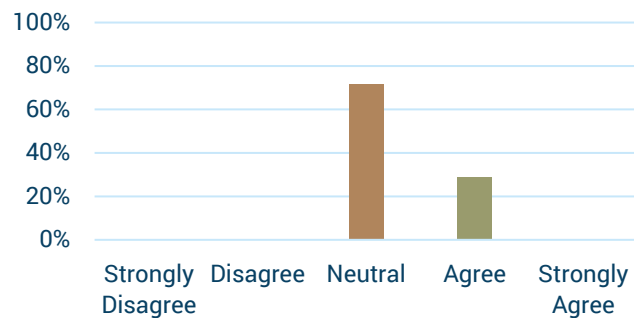


What could be changed or revised within this goal or policy to better reflect the community values?

- Create a warm, neighborly environment that allows the community to connect over shared values and experiences

**Policy 1E**

Use transportation infrastructure to help create attractive neighborhoods.

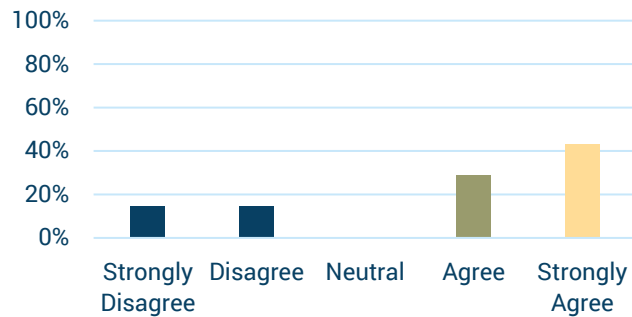


What could be changed or revised within this goal or policy to better reflect the community values?

- Clarify the type of transportation infrastructure and methodology to incorporating these types of infrastructure

### **Goal 2**

Improve community appearance through clean up of public and private property.

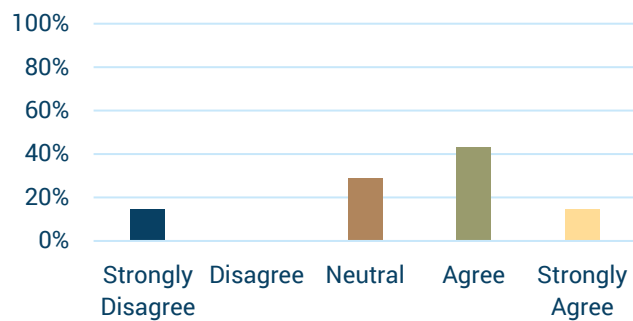


What could be changed or revised within this goal or policy to better reflect the community values?

- Encourage businesses that add aesthetic value to the town of Evansville

### **Policy 2A**

Create new and improve existing gathering space in Town that attract families, visitors, and residents of all ages.

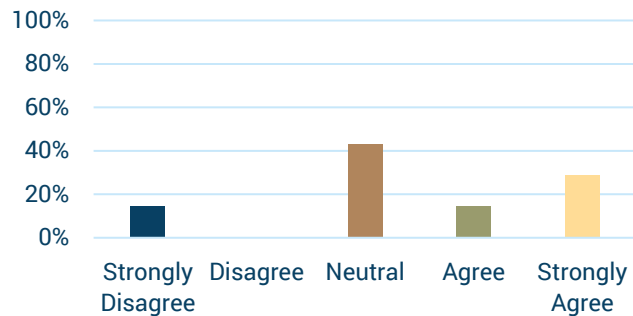


What could be changed or revised within this goal or policy to better reflect the community values?

- Increase specificity about types of gathering places

### **Policy 2B**

Explore the opportunity for creation of design standards for new development.



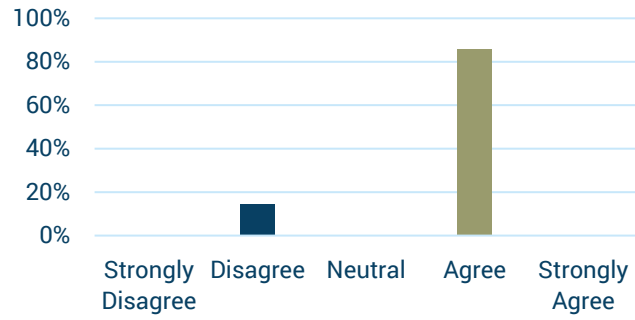
What could be changed or revised within this goal or policy to better reflect the community values?

- No response



***Policy 2C***

Establish gateway features, signs, landscaping, or land uses to promote a positive first impression of the Town.

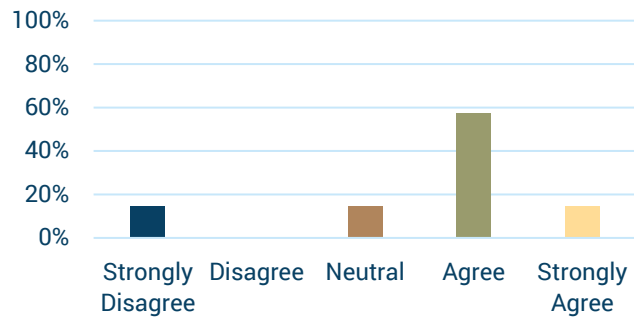


What could be changed or revised within this goal or policy to better reflect the community values?

- Utilize attractive businesses at gateways to bring in visitors and establish an initial community impression

### **Goal 3**

Preserve and celebrate the Town's history and culture.

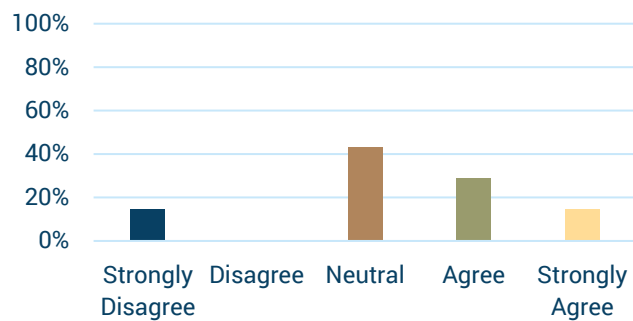


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### **Policy 3A**

Identify and document historic buildings and promote historic preservation efforts to restore such buildings.

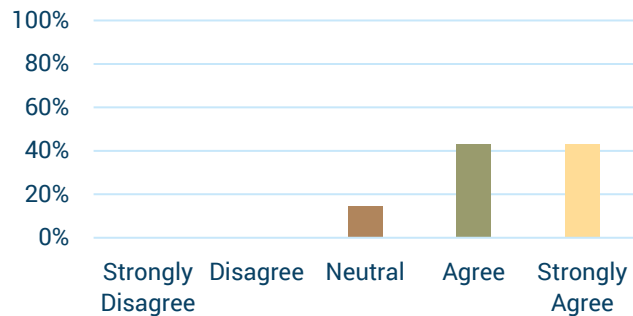


What could be changed or revised within this goal or policy to better reflect the community values?

- Find ways to repurpose historic buildings as community amenities

### **Policy 3B**

Encourage and expand local events that foster a sense of community and reinforce social and civic connections. These events might include but are not limited to music in the park, farmer's markets, and clean up days.



What could be changed or revised within this goal or policy to better reflect the community values?

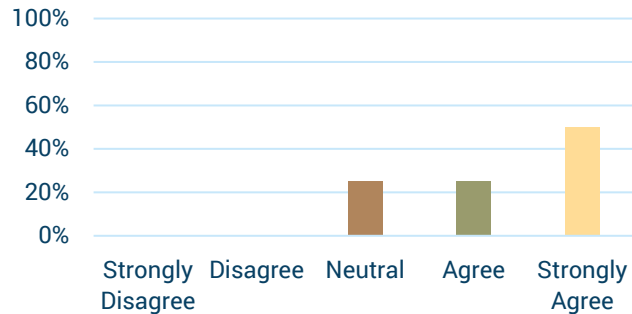
- No response



## Do you agree with the following Land Use and Growth goals and policies?

### **Goal 1**

Guide the location, intensity, and pattern of desired development through the Future Land Use Map.

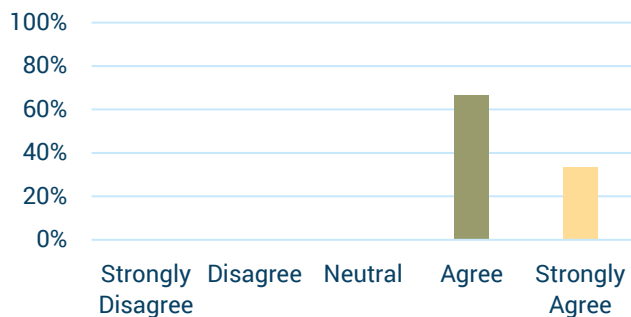


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### **Policy 1A**

Maintain a Town visions for physical development and conservation through implementation of the Future Land Use Map.

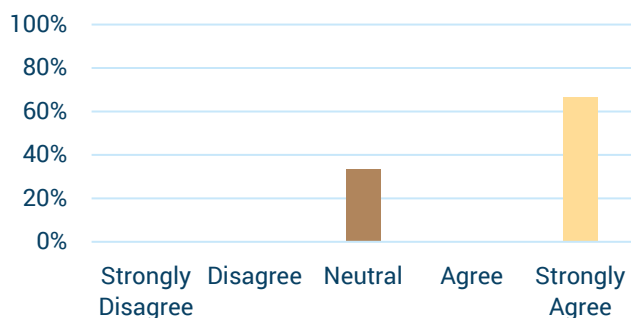


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### **Policy 1B**

Align future rezoning of property with the Future Land Use Map.

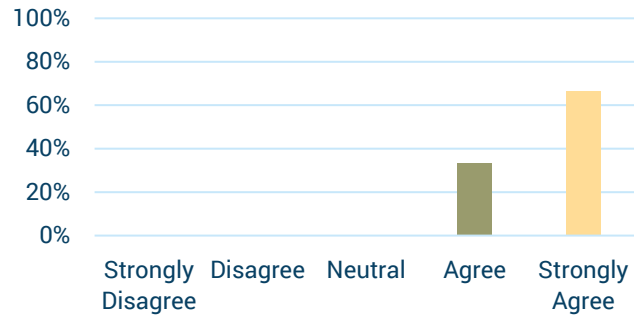


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 1C**

Regularly review the Future Land Use Map to ensure it maintains relevancy and update as necessary.

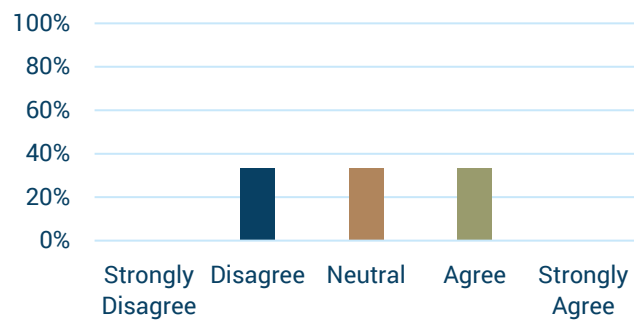


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 1D**

Encourage annexation with willing landowners and where services are already or can be easily provided.

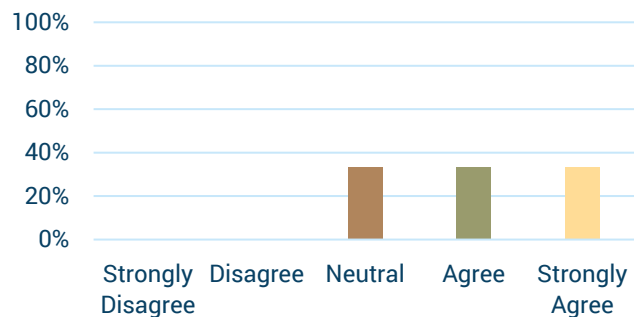


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Goal 2**

Review ordinances, policies, procedures, and permits to ensure that Evansville is a strong, well-planned community.



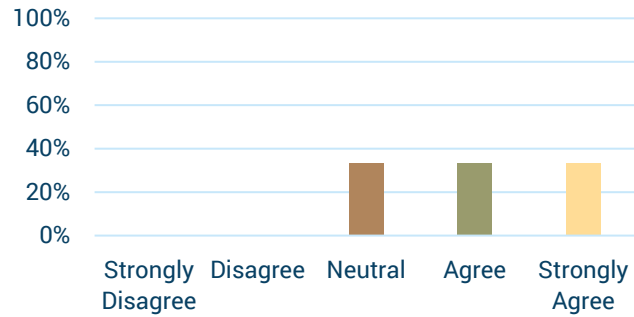
What could be changed or revised within this goal or policy to better reflect the community values?

- No response



**Policy 2A**

Review and update the Code of Ordinances as it pertains to zoning to align with the Comprehensive Plan.

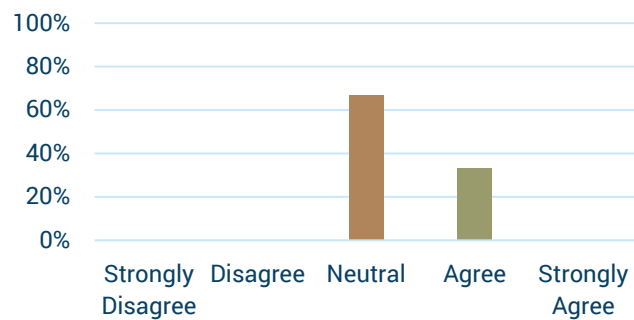


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 2B**

Develop floodplain protection standards.

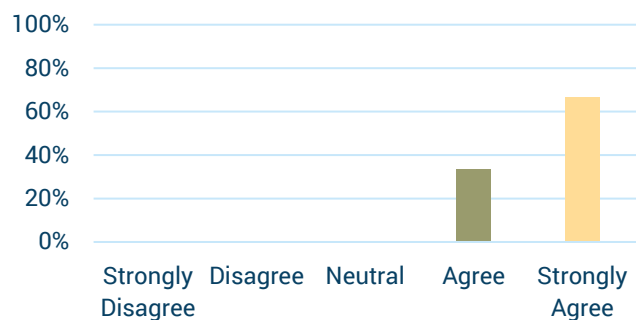


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Goal 3**

Coordinate future development with provision of services and infrastructure.

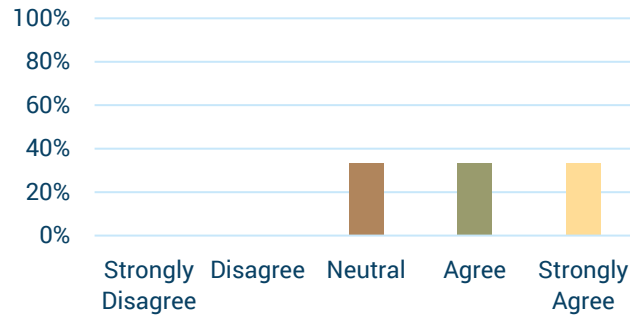


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 3A**

Direct new development to areas near existing public services for maximum efficiency.

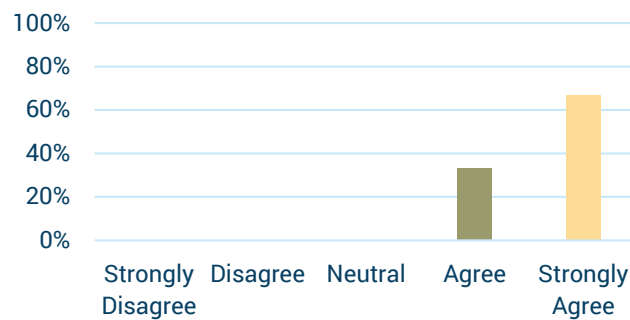


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 3B**

Require new development to finance a proportionate share of infrastructure improvements (water, sewer, transportation, stormwater) through development impact fees, as appropriate.

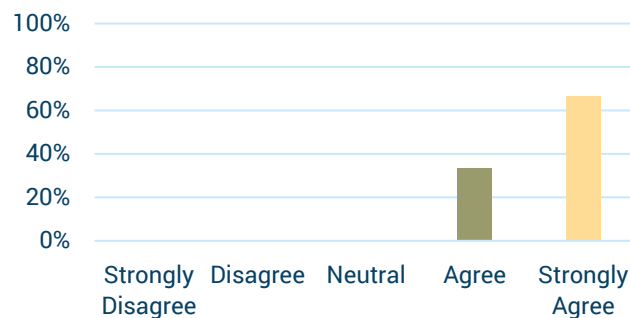


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 3C**

Develop master plans for any proposed expansion of infrastructure to ensure that efficiency and growth are accounted for, particularly in newly annexed areas.



What could be changed or revised within this goal or policy to better reflect the community values?

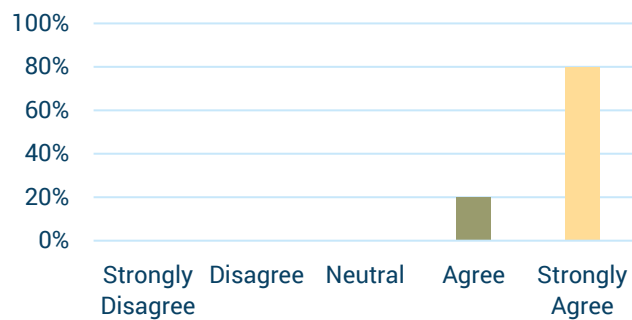
- No response



## Do you agree with the following Public Facilities and Services goals and policies?

### **Goal 1**

Maintain or improve existing public utilities and local services to meet resident and business needs.

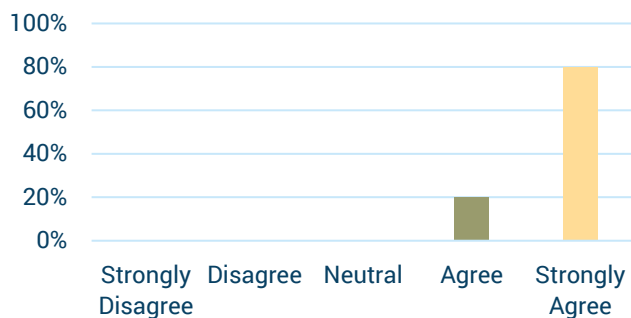


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### **Policy 1A**

Facilitate routine upgrade of Evansville's existing utility program and expansion for new areas to be served.

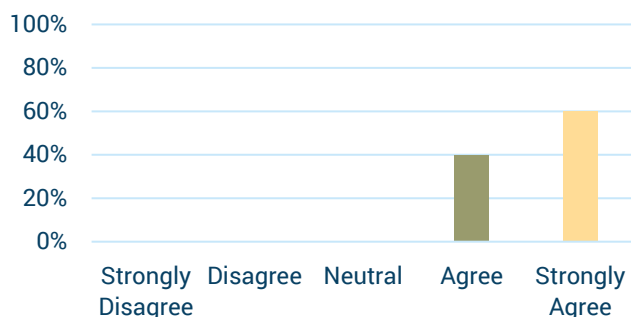


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### **Policy 1B**

Continue with scheduled replacements of aging infrastructure and identify problem areas to replace prior to failure.



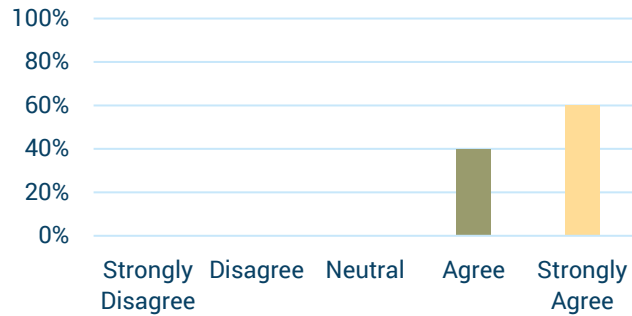
What could be changed or revised within this goal or policy to better reflect the community values?

- Involving citizens throughout the process

## Do you agree with the following Economic Development goals and policies?

### **Goal 1**

Increase economic diversity to support the retention and expansion of existing and new businesses.

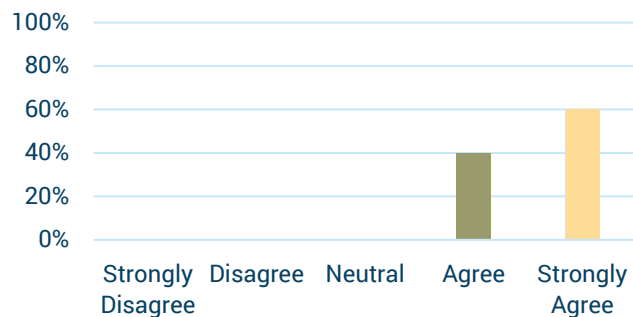


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### **Policy 1A**

Encourage local business attraction, development, and expansion.

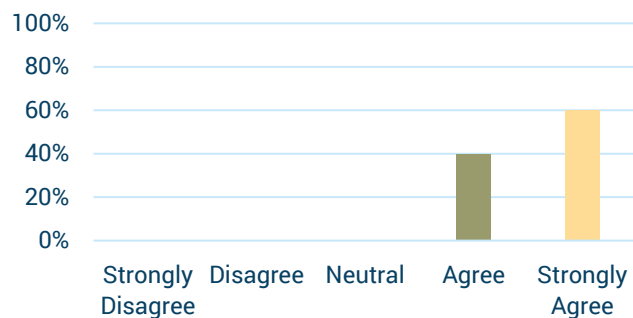


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### **Policy 1B**

Support economic expansion throughout the community, including a diversity of retail and commercial uses.



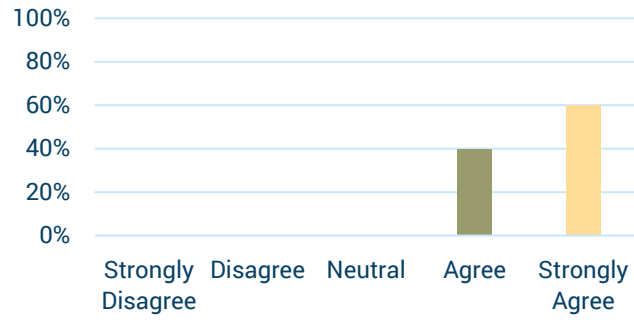
What could be changed or revised within this goal or policy to better reflect the community values?

- No response



***Policy 1C***

Pursue industries and businesses that meet local employment needs to reduce the need for residents to commute outside of the community for employment.



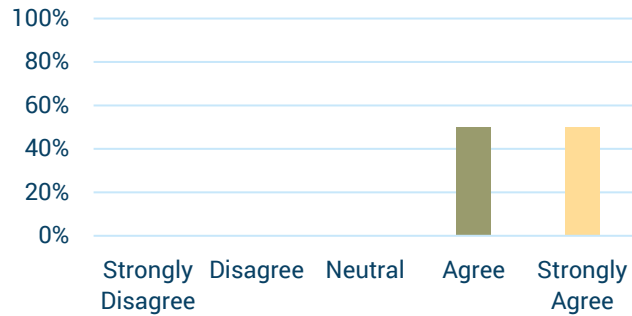
What could be changed or revised within this goal or policy to better reflect the community values?

- No response

## Do you agree with the following Housing goals and policies?

### **Goal 1**

Provide safe and affordable housing to meet current and anticipated needs.



What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### **Policy 1A**

Improve the quality of housing stock and appearance of older neighborhoods.

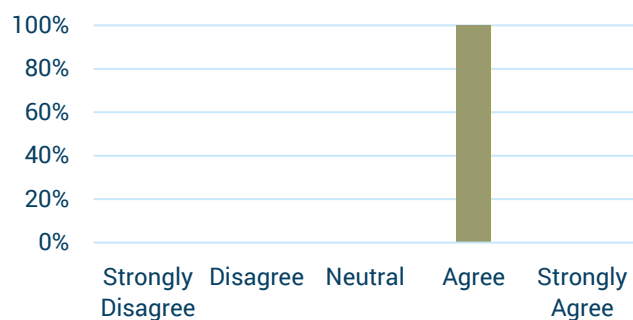


What could be changed or revised within this goal or policy to better reflect the community values?

- Decrease junk in the area and enforce yard maintenance

### **Policy 1B**

Encourage the development of multi-family and missing middle housing close to employment, transportation, schools, and parks.



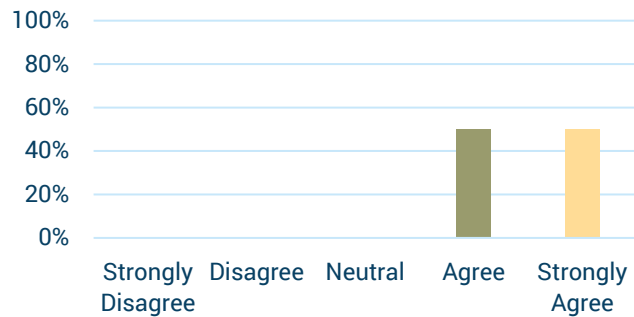
What could be changed or revised within this goal or policy to better reflect the community values?

- No response



**Goal 2**

Support housing opportunities for all ages.

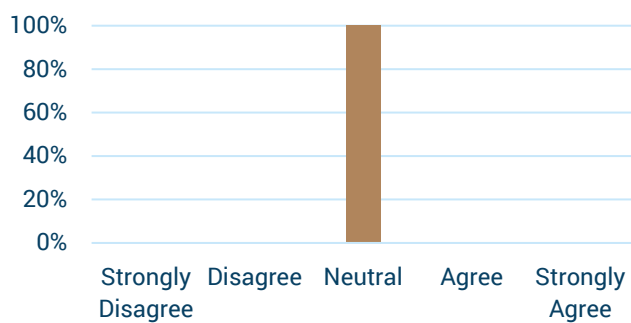


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 2A**

Offer opportunities for residents to age in place.

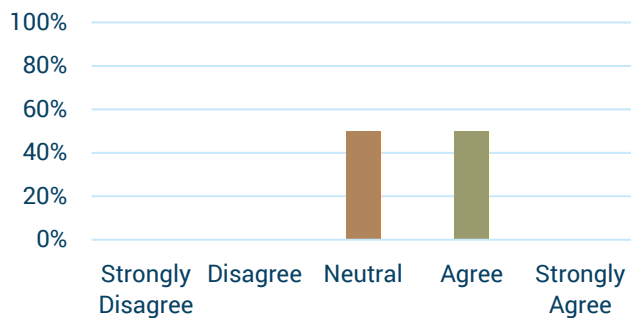


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 2B**

Expand housing options in existing neighborhoods by encouraging: Compatible infill development on vacant and underutilized lots and construction of duplexes, townhomes, and clusters of small single-family houses if they are compatible with the building scale of adjacent properties.

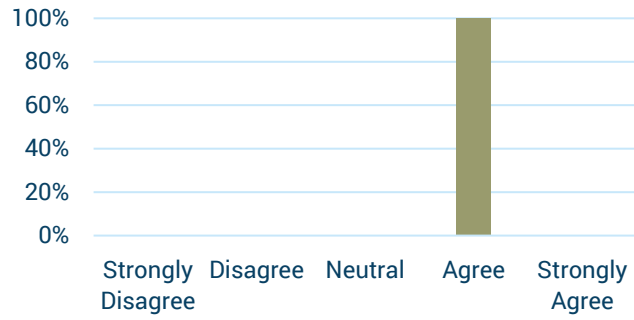


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 2C**

Encourage development of housing for populations with special needs, including residences for people with disabilities, the elderly, populations requiring group homes or other specialized facilities, and other vulnerable populations.



What could be changed or revised within this goal or policy to better reflect the community values?

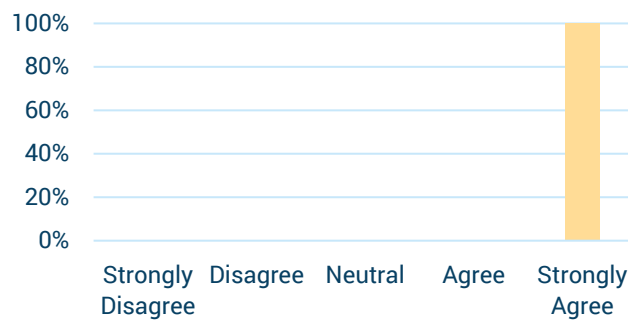
- No response



## Do you agree with the following Natural and Cultural Resources goals and policies?

### **Goal 1**

Foster health and safety by creating convenient and safe opportunities for physical activity.

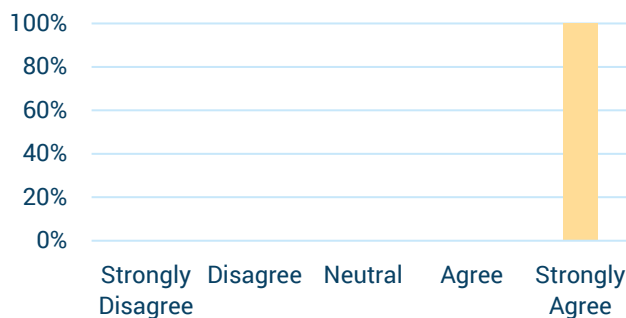


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### **Policy 1A**

Coordinate the locations of future parks with growth and the needs of new neighborhoods.

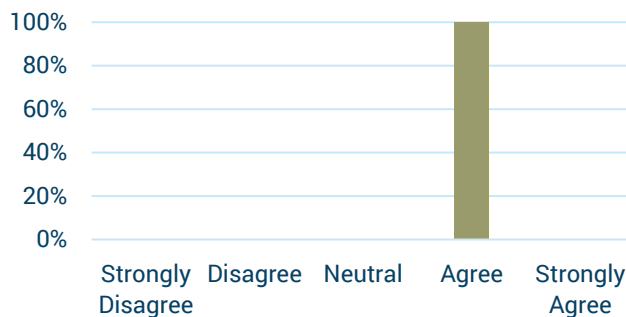


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### **Policy 1B**

Work with community members to determine what recreational programs are needed.

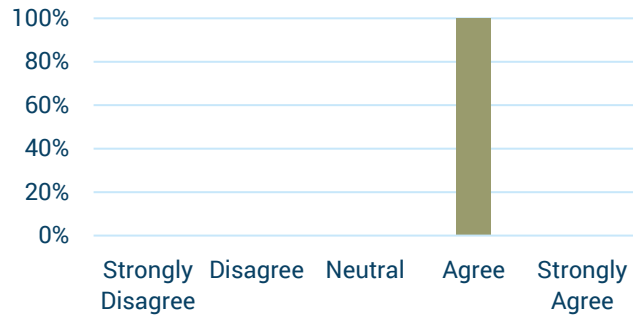


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

***Policy 1C***

Provide opportunities for multi-season recreation activities.

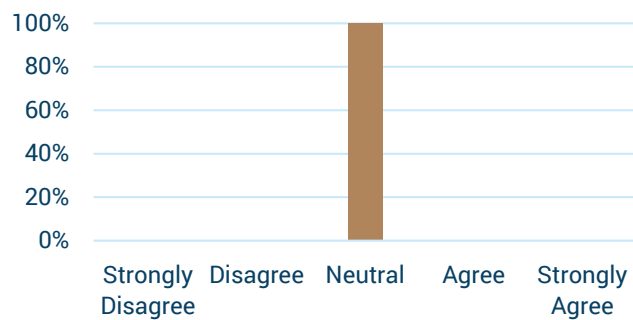


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

***Policy 1D***

Develop pathways that link Evansville and make use of natural features such as the North Platte River corridor.



What could be changed or revised within this goal or policy to better reflect the community values?

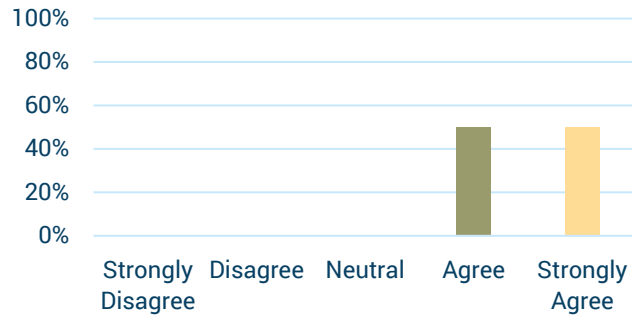
- No response



## Do you agree with the following Transportation goals and policies?

### **Goal 1**

Improve mobility, connectivity, and access for all people.

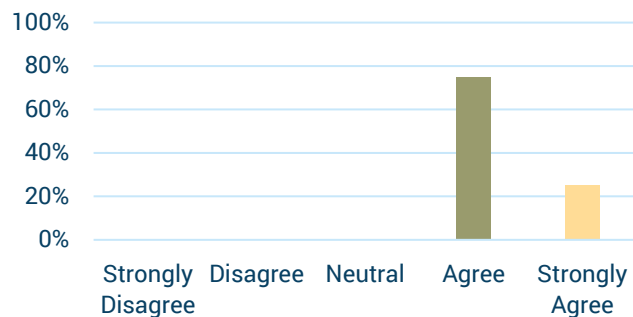


What could be changed or revised within this goal or policy to better reflect the community values?

- Increase bus stops with shelters, as well as bus accessibility

### **Policy 1A**

Improve connectivity for vehicular, transit, bicycle, and pedestrian users.

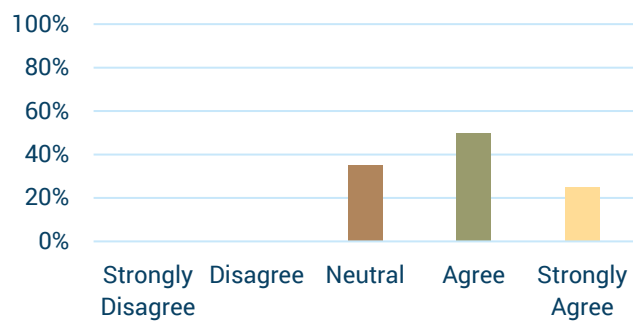


What could be changed or revised within this goal or policy to better reflect the community values?

- Clarify connectivity—provide concrete places

### **Policy 1B**

Consider pedestrian connectivity in the review of development proposals and regulations.

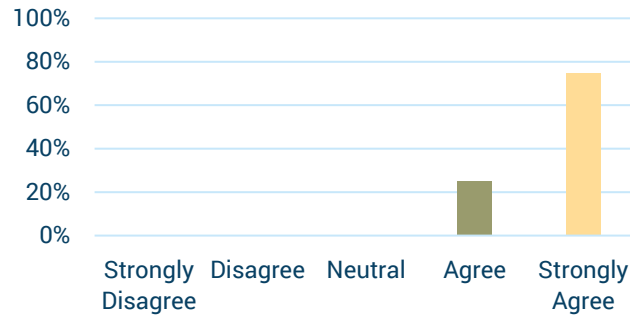


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 1C**

Expand local public transportation service to those areas in need.

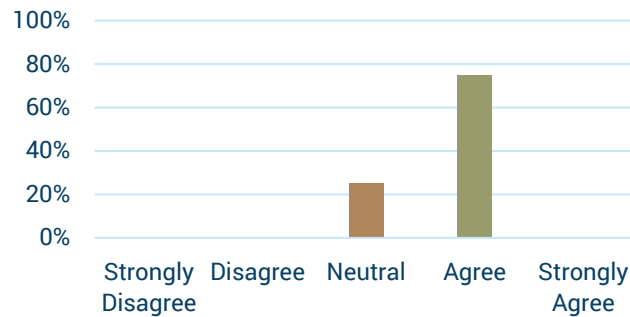


What could be changed or revised within this goal or policy to better reflect the community values?

- Increase bus stops in northern and southeastern parts of town
- Install bus stations near businesses and jobs

**Policy 1D**

Address highly congested areas along Lathrop Road and Curtis Street.

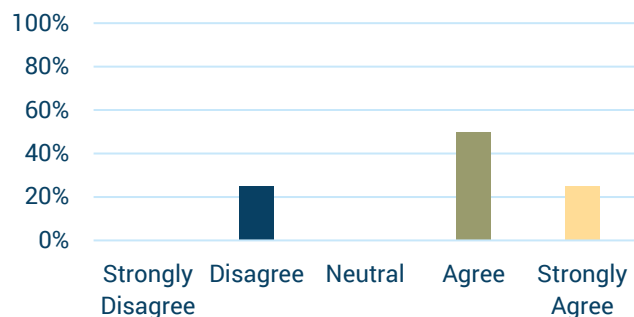


What could be changed or revised within this goal or policy to better reflect the community values?

- Increase paving around the cemetery

**Goal 2**

Identify funding opportunities for transportation improvement projects.



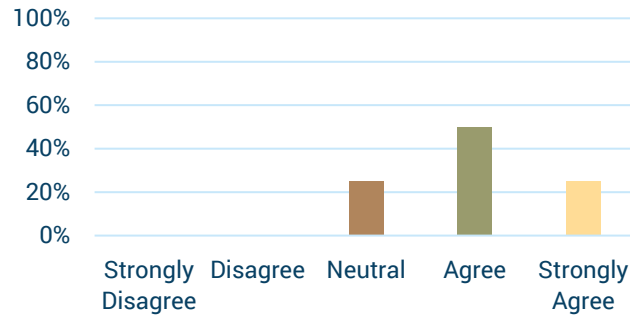
What could be changed or revised within this goal or policy to better reflect the community values?

- Clarify boundaries of transportation improvement projects



**Policy 2A**

Select projects that can be efficiently funded and maintained.

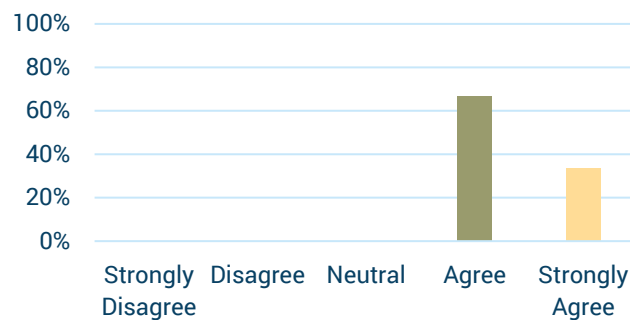


What could be changed or revised within this goal or policy to better reflect the community values?

- Include parks and maintenance to current parks

**Policy 2B**

Prioritize transportation projects that enable active, healthy communities.

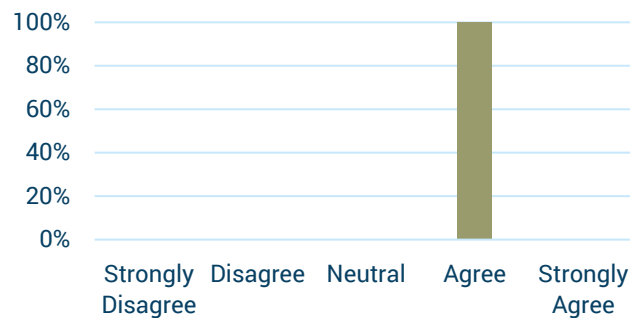


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 2C**

Prioritize projects by recognizing funding limitations and reliance on additional sources.

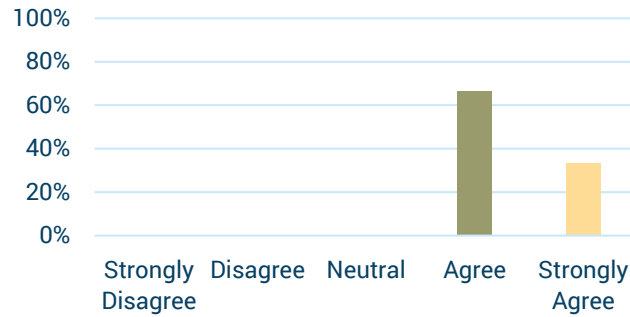


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 2D**

Identify potential sources of funding.

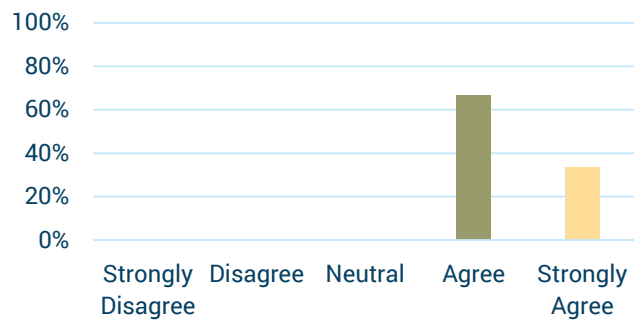


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Goal 3**

Promote improved safety.

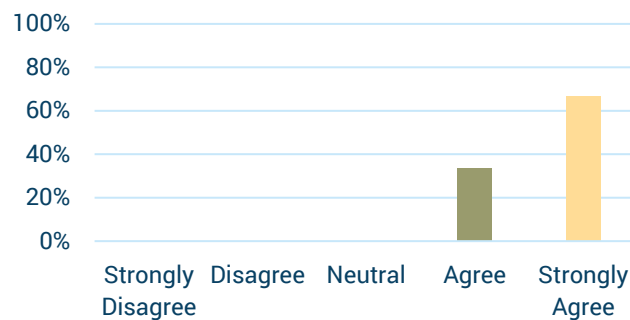


What could be changed or revised within this goal or policy to better reflect the community values?

- No response

**Policy 3A**

Emphasize safety in all elements of transportation planning.



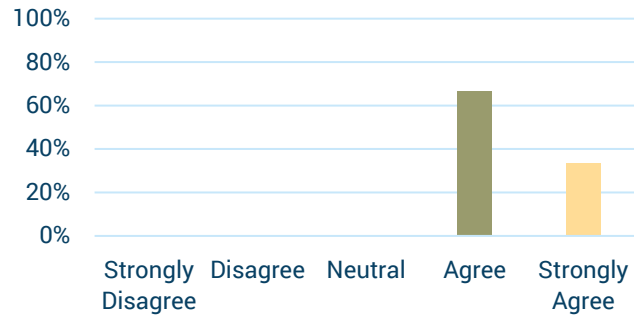
What could be changed or revised within this goal or policy to better reflect the community values?

- No response



**Policy 3B**

Address safety and efficiency issues at intersections.

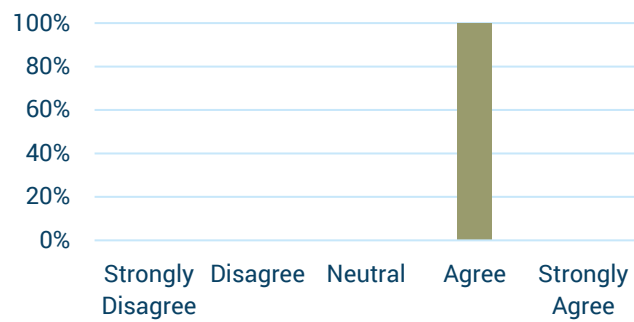


What could be changed or revised within this goal or policy to better reflect the community values?

- Utilize second lane coming into Evansville

**Policy 3C**

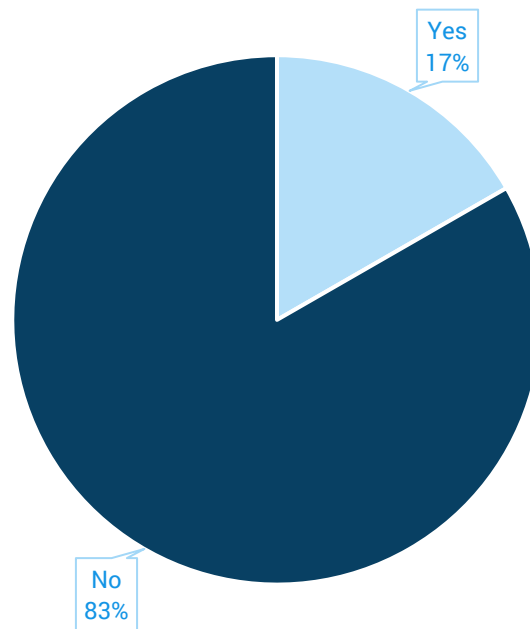
Improve the safety for all users of the system.



What could be changed or revised within this goal or policy to better reflect the community values?

- No response

### Are there any changes you would like to see to the future land use map?



#### Comments:

- As a result of the colors used to depict the various land use areas, it is somewhat unclear and difficult to distinguish which area is designated to what use. Update the colors in the land use map.
- Identification of usage areas would be clearer if an index number, with a leader line, were to be used pointing to a specific area, and then that index number would also be annotated to that particular description of use.