



TOWN OF PINE BLUFFS

COMMUNITY MASTER PLAN

Draft: December 2022

Acknowledgements

Pine Bluffs 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 houses and hearings.

Pine Bluffs Town Council

Justin Fornstrom, Mayor

Allie Letiza

Mike Ragsdale

Janna Kestner

Tom Mohren

Pine Bluffs Staff

Kimberly Patterson, Town Administrator | Treasurer

Jackie Fornstrom, Clerk

Rene Baker, Deputy Clerk

Steering Committee

Dave Crouse

Sonja Fornstrom

Carey Lanning

Allie Leitza

Alisha Michaud

Joshua Tangeman

Consultants

Logan Simpson Design

Jeffrey Donohoe Associates

Sunrise Engineering

Funding Assistance

The Wyoming Business Council



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Chapter I: Introduction

This chapter introduces what a community master plan is and provides information about the process of developing the plan, how to use it, and its legal basis. The Pine Bluffs Community Master Plan is an official policy document of the Town of Pine Bluffs. 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.

Purpose of the Master Plan

The Pine Bluffs Community Master Plan establishes a long-term vision for the Town of Pine Bluffs. It is the Town's primary planning and policy document which will serve as a roadmap to shape decisions related to new development, redevelopment, programs, and services. It is a long-term strategic plan that combines the community's ideas and values to determine how and where the Town should grow over the next 10-20 years.

Establishing a Community Master Plan enables Town leaders to make choices and strategic policy decisions to ensure that future development is aligned with the established community values, goals, and priorities in this Plan. The Community Master Plan does not hold the weight of law, instead, it serves as a guide for decision-makers and informs future changes to zoning and subdivision regulations.

The intent of this Community Master Plan—the first plan of its kind for the Town—is to serve as a living and updateable, guiding document for Pine Bluffs. As such, for the plan to remain relevant, it is important for the community to conduct a high-level review of the plan every 5 years, and perform a major review of existing conditions, vision, goals, and policies every 10-15 years.

How to Use This Plan

This Community Master Plan is organized into five chapters. Chapters 1 and 2 provide a framework of parameters, evaluate the existing context, and explore the existing conditions of Pine Bluffs. Chapters 3 and 4 establish the community vision and common goals and policies for the future of Pine Bluffs. Chapter 5 provides a structure for implementation to ensure that the Community Master Plan is used when making critical decisions regarding land use such as zoning, land development code amendments, annexations, and specific use permits.

This Community Master Plan serves as a tool and guiding document for decision-making and establishing policy for areas such as economic development, infrastructure, transportation, housing, and community character. By making decisions consistent with the Community Master Plan, future development and investments within Pine Bluffs will help to achieve the community values embodied in this plan.

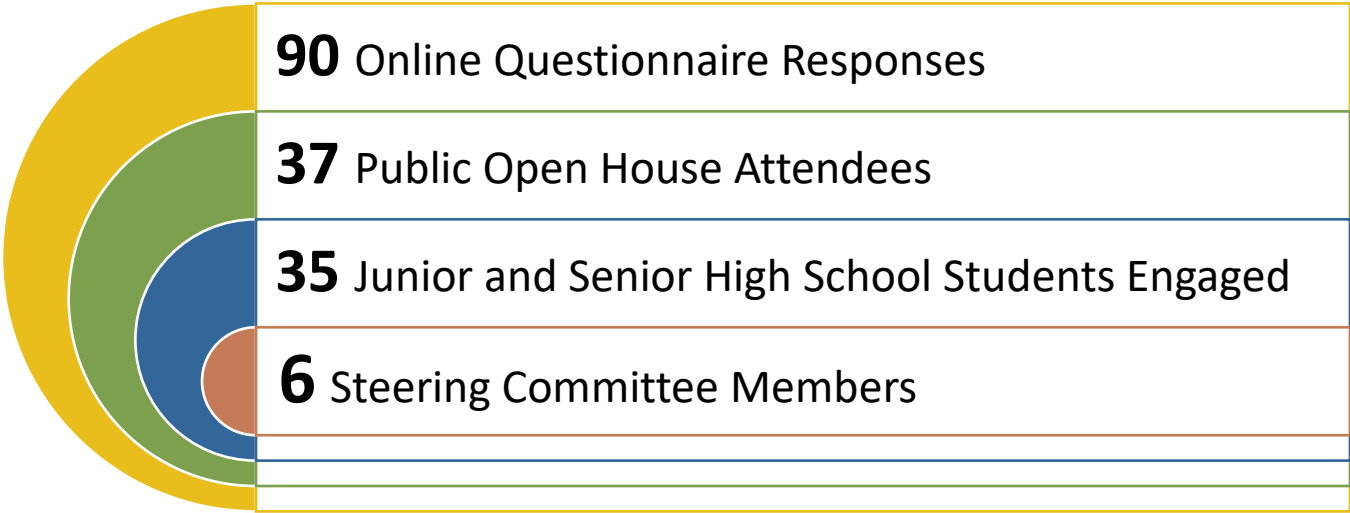
Planning Process and Public Outreach

Pine Bluffs community members were instrumental in developing the Community Master Plan. Through the plan development, there were opportunities for various levels of engagement. Through community events and online questionnaires, people were able to give input, ask questions, and discuss what they wanted for the future of their community. A steering committee of community members was involved at regular intervals throughout the process to guide the development of the plan with community priorities. This steering committee acted as a sounding board and planning advocates throughout the planning process.

The planning process was designed to generate ideas and gather feedback from Town residents, business owners, students, and other community members. On March 22, 2022, the Town of Pine Bluffs hosted a public workshop 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 began with a brief presentation from the consultant providing background on the master planning process, the purpose of a community master plan, and the project timeline. Following the presentation, multiple boards with questions were located around the room for residents to provide feedback on various questions regarding Pine Bluffs' future.

For those unable to attend the public open house in person, an online questionnaire was available from March 22–April 11, 2022. Outreach was also conducted with the junior and senior students from Pine Bluffs High School the morning of March 22, 2022. The following is a summary of the ideas captured through the first phase of public engagement including the public event, online questionnaire, and high school meetings.

Figure 1. *Engagement by the Numbers*



What We Heard

What do you love most about Pine Bluffs?

When asked what people love most about Pine Bluffs and what the Town’s strengths and assets are, responses from the high school students, public event, and online questionnaire clearly identified the small-town community and the relationship between residents as what people love most.

The schools, local businesses, and the Town Council were also commonly mentioned as strengths of the Town, showing that Pine Bluffs has a strong community and local government structure that have contributed to the look and feel of the community. In addition, the presence of local businesses contributes to the sense of community as well as the economy by providing options to spend money in town rather than travelling to Cheyenne. Looking into the future, these assets should be strengthened through policies, incentives, and capital projects.



If you left the Town for 20 years, what would you hope to see when you return?

The new Community Master Plan will guide future development in Pine Bluffs for the next 20 years. Looking at what people hope to see in Pine Bluffs in 20 years, the responses further illustrate that residents value the small-town character and want to support local businesses. However, there is a lack of job diversity and housing opportunities within the Town to attract and retain residents.



Top priorities to address in the plan

The two top priorities for the Pine Bluffs Community Master Plan to address are Economic Development and Housing, followed by Public Services & Utilities and Land Use & Growth. Each of these topics is discussed in later chapters of the plan, but it is important to understand what the priorities of the community are and where the focus should be. These priorities are not surprising given the responses to what people love most about Pine Bluffs and what they hope to see over the next 20 years.

These priorities are especially important considering the responses from the high school students. When asked if junior and senior high school students planned to stay in Pine Bluffs after they graduate, only one of 35 students said “yes” and over 80% said “no,” citing lack of job and educational opportunities as the primary reasons for leaving Town.

Locational Opportunities and Challenges

Similar to the top priorities identified by the public, the locational opportunities and challenges generally fell into the categories of affordable housing options, economic development, and improvements to public services and utilities. Specifically, residents noted the need for water and sewer infrastructure improvements and road and street improvements throughout the Town. In addition, transportation improvements such as an improved railroad crossing, and additional regional transportation were

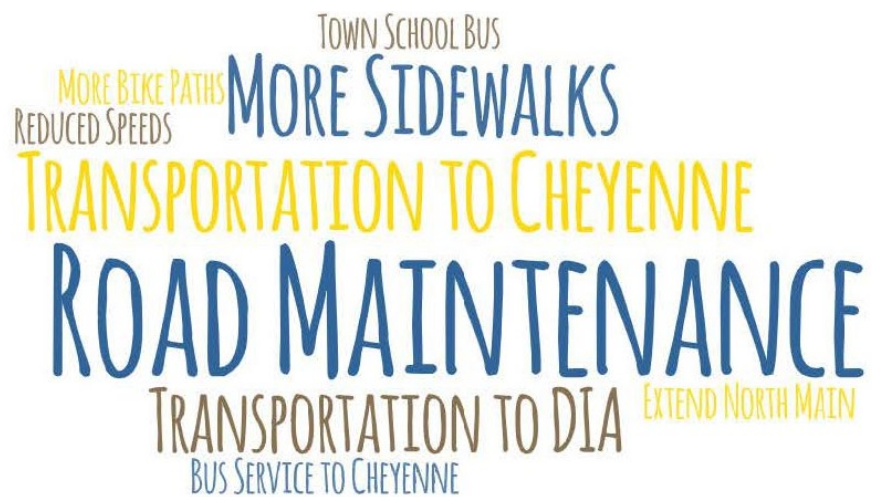


mentioned by multiple residents. The Town does have a new railroad crossing planned at Butler Avenue, with construction scheduled to begin in 2023.

There were also many comments regarding additional recreation and open space amenities including a dog park, a greenway either along the railroad or along the river, and indoor recreation facilities for year-round use. Many residents also noted a desire for additional housing options specifically catering to first-time homebuyer and families. The desire for additional recreation and open space, coupled with the need for diversified and expanded housing stock indicates a need for the Town of Pine Bluffs to develop additional neighborhoods to serve its residents. High school students also noted the lack of job opportunities and higher education as key challenges for staying in Pine Bluffs after graduation. These challenges are a focus of this plan in order to accommodate the projected population growth as well as improve the quality of life for current and future residents of Pine Bluffs.

What transportation improvements are needed and where?

Transportation improvements were one of the key issues and opportunities identified from the Steering Committee at their first meeting and by the public through the questionnaire responses. Looking at specific transportation improvements that could be made in Pine Bluffs, the most common improvements were general road maintenance and upgrades, regular transportation to Cheyenne, and more sidewalks throughout Town.



What other housing options would you like to see and where?

Similar to transportation, housing availability and affordability has been a key concern for both the Steering Committee and the public. This question asked respondents to identify what additional housing options are most appropriate and needed in Pine Bluffs. The most



common answer by far was apartments, followed by senior living options, affordable units, and rentals. Answers that mentioned the need for additional rental units also mentioned the need for apartments and the need for affordable homes. The term “affordable” was often not defined, but it was inferred that the respondents were referring to homes below the current median home price in the area.

What new recreation facilities or amenities would make Pine Bluffs a destination?

The Steering Committee identified a desire to provide destination-like amenities and facilities to increase economic diversity and support residential growth. Facilities and amenities mentioned most often were an indoor pool, updated golf course, greenway, and ball fields. There were also multiple comments noting the need for kid and family-oriented activities in town.



Legal Precedent

The 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 citizens.

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. Context & Trends

This chapter presents a series of existing conditions 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 Community Master Plan. This is not an exhaustive inventory, but instead focuses on relevant data to inform the planning process.

Introduction

Pine Bluffs is a community of approximately 1,172 residents that boasts a high quality of life and great community amenities. Public and recreation facilities include baseball and soccer fields, rodeo grounds, municipal airport, a recreation center with basketball courts and fitness center, public pool, senior center, a 9-hole golf course, three disc-golf courses, outdoor basketball/tennis/pickleball courts, sportsman's range, archery range the Bluffs recreation area and interpretive center, and the Texas Trail Museum. There is strong community pride, which can be seen at local sporting events, annual parades, and community events. Other assets include a variety of local businesses including restaurants, farm and ranch supply, auto part store, auto mechanic shop, trucking, realtors, medical health (dentist, eye doctor, physical therapy), pharmacy, grocery, insurance, local newspaper, hair and beauty salons, bowling alley, Dollar Store, daycares, and other services. Consequently, Town residents have access to most daily needs while still enjoying the pace and character of small-town living.

Context and History

Pine Bluffs is a small Wyoming town near the Nebraska border off Interstate 80 (I-80). It is approximately 3.2 square miles in area and considered part of the Cheyenne Metropolitan Statistical Area.

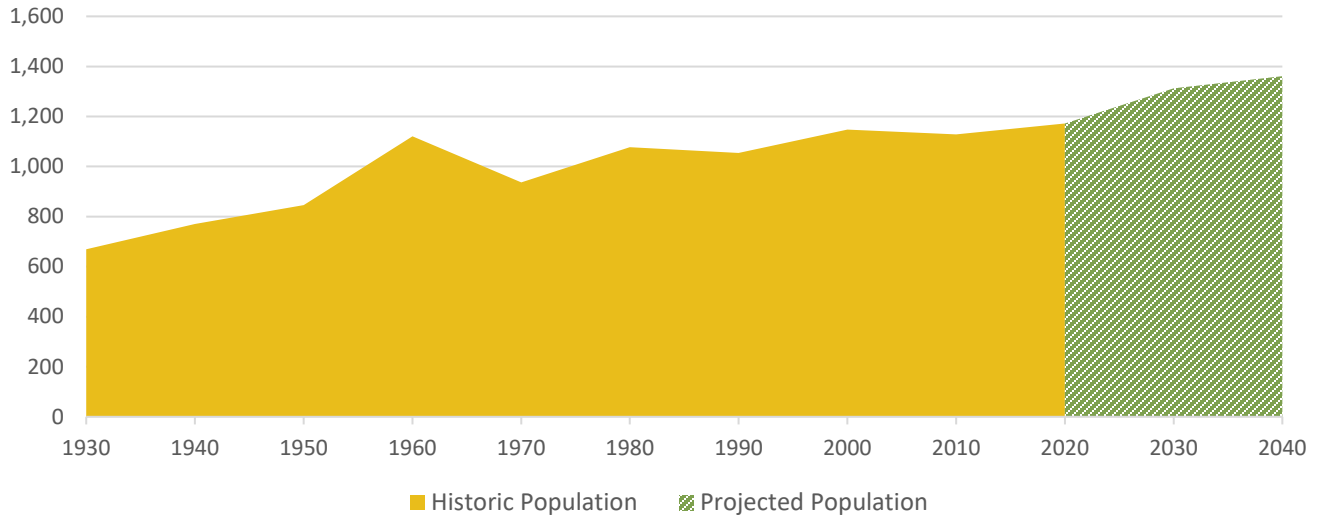
First called Rock Ranch in the late 1860's, Pine Bluffs was later renamed by Union Pacific Railroad officials for the pine trees on the bluffs that overlook the Town. The railroad made Pine Bluffs a large cattle shipping point when longhorn cattle herds moved up the Texas Trail, which ran through Pine Bluffs. Pine Bluffs also became known as the "Frontier Crossroads" due to it being the area where the Cattle Trails crisscrossed.



Population and Demographics

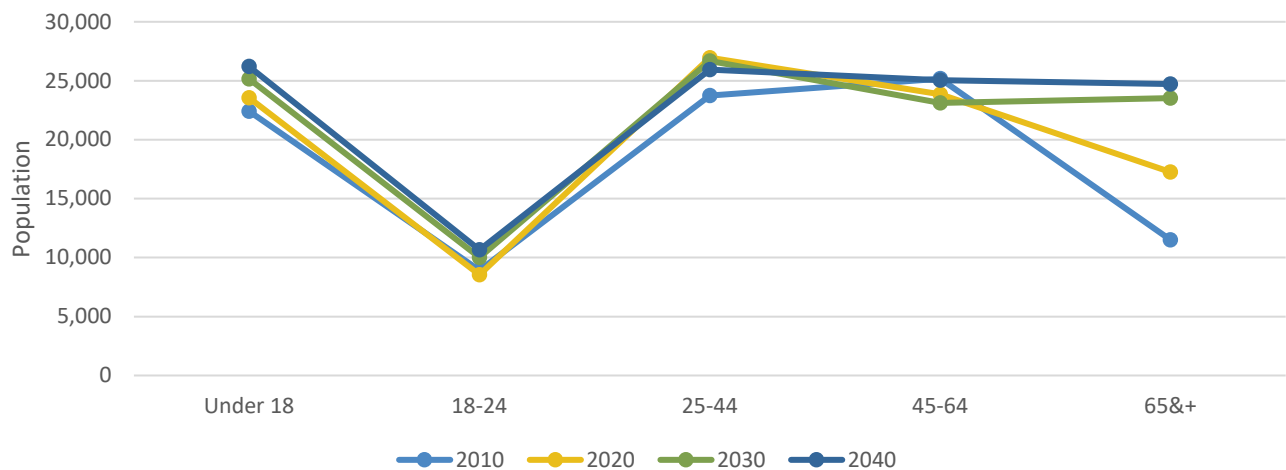
The population of Pine Bluffs has stayed relatively stable for the last 20 years. The US Census estimated the population to be 1,172 in 2020. However, recent annexations and new community amenities may be helpful in attracting new growth that will benefit the community's long-term well-being.

Figure 2. *Pine Bluffs Historic and Projected Population*



The largest age group in Pine Bluffs is 45-64 years old, followed by under 18 years old, and over 65 years old. The smallest age group is between 18-24 years old. While Pine Bluffs generally has an older population than Laramie County and Wyoming overall, the ratios between age groups generally seem to follow county and statewide trends. If the Town continues to mirror regional age demographic forecasts, Pine Bluffs could see a 4-5% increase in the senior population over the next 5 years.

Figure 3. *Laramie County Age Groups 2010-2040*



The 2020 to 2040 population and age demographic forecasts are provided by the Wyoming Department of Administration & Information, Economic Analysis Division in August 2019.

Land Use

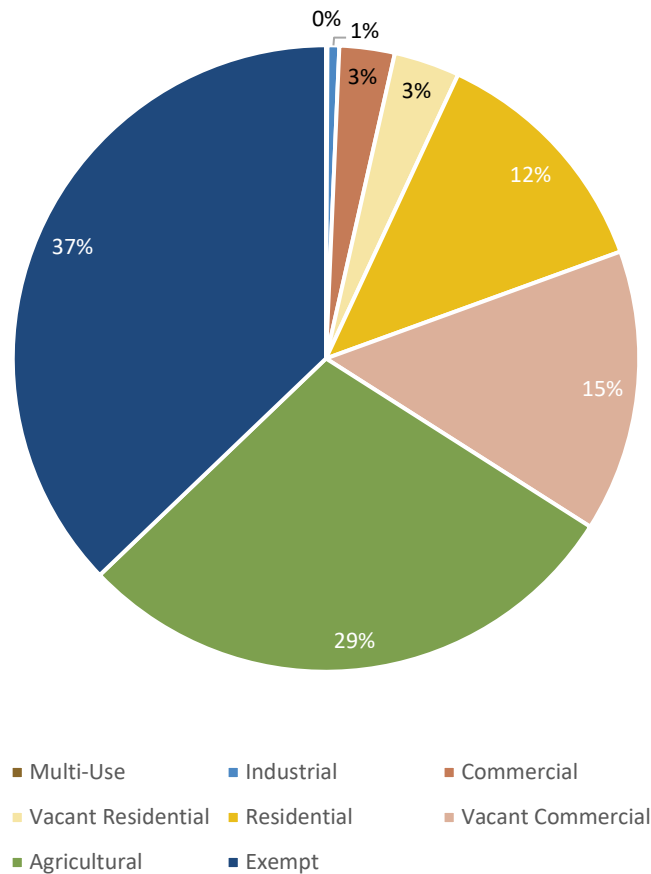
Most of the Town sits on relatively flat land with a gentle downward slope to the north from I-80. South of the interstate, a large topographical feature known as the Bluffs, rises and provides recreation and historic tourism opportunities. Within the Town, the railroad tracks serve as a visual and physical line of demarcation between the current Town edge and future development area.

Existing Land Use

Land Use is often confused with zoning. Existing land use refers to the current use of a property, which is also the basis for property tax rates (i.e. commercial, residential, agricultural, etc.). Zoning is a regulatory designation that looks toward future growth and development potential. As such, zoning should be based on the Future Land Use designations established in the Community Master Plan.

The existing land uses in Pine Bluffs is identified by the account type in the Laramie County Assessor Parcel Data. This analysis shows that the largest land use is public (or tax exempt), accounting for 790 acres – or 37% of the area in Pine Bluffs. This includes the Town facilities such as the Community Center, pool, and parks, but also the Municipal Airport, the Bluffs Recreation Area, and the cemetery. Land uses that are also tax exempt are schools and churches.

Figure 4. Existing Land Uses



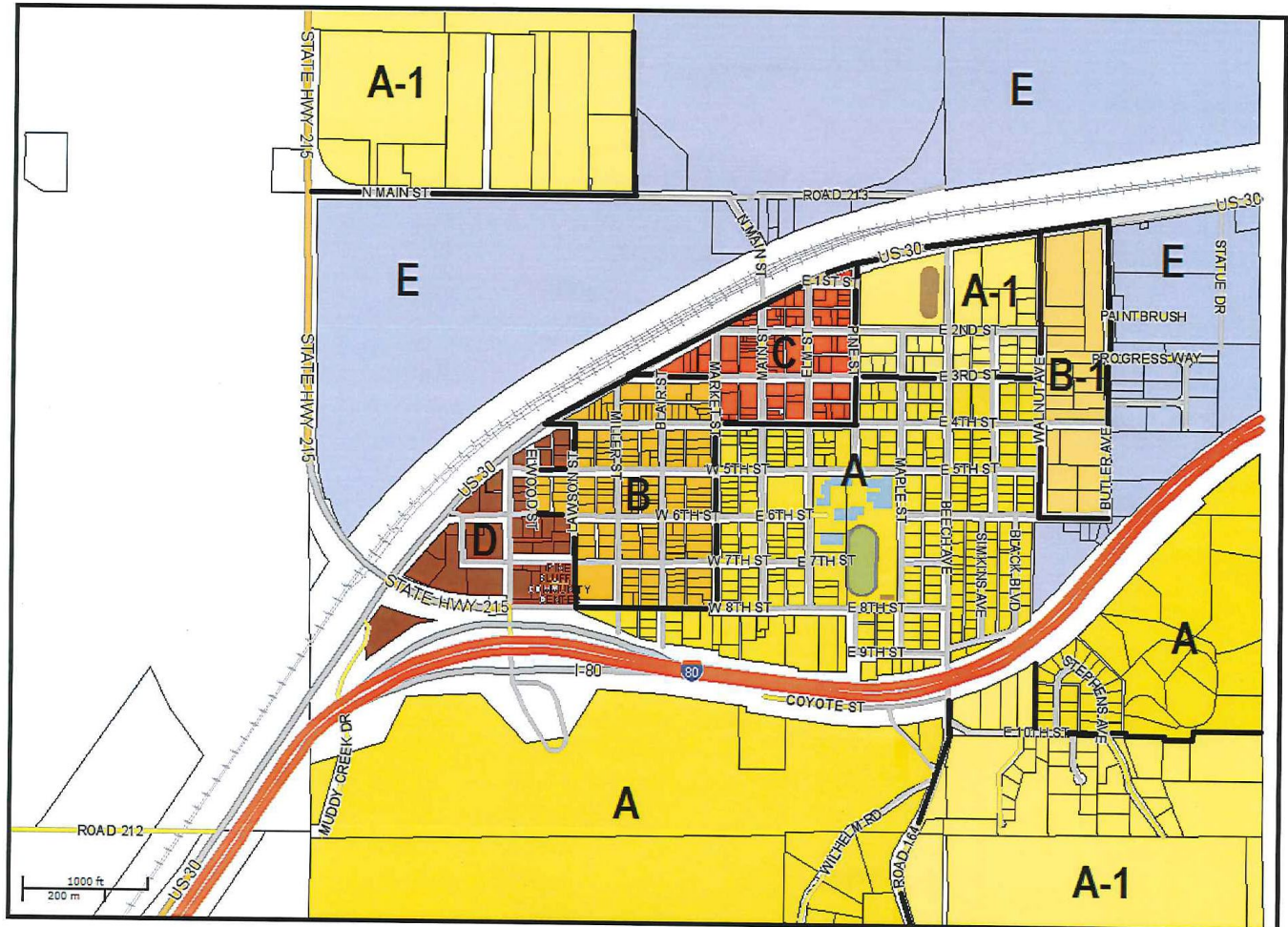
The second largest existing land use is Agriculture, at 29% of the Town and encompassing 613 acres. These include a handful of large land holdings north of the railroad. Vacant commercial and residential parcels cover 382 acres, generally in the eastern side of Town and north of the railroad in the undeveloped North Wells area. There are also several large vacant residential parcels south of I-80.

Existing residential properties cover about 15% of the Town at 266 acres, most of which are located in the core area of Town and expanding south of I-80. Commercial, industrial, and multi-use properties together make up less than 4% of the Town’s area but are essential to the livability and attraction of Pine Bluffs. These commercial areas are clustered at the I-80 interchange at Parson’s St, and in the historic downtown area from Marker St. east to Pine St. and from US-30 south to 4th St.

Zoning

Zoning is a tool used by municipalities to regulate the way a property is used (residential, commercial, open space, etc.), minimum lot sizes, and how buildings on those lots should relate to their surroundings including streets, property lines, and other buildings. These regulations are in place to protect community members' quality of life and provide predictability in new development. In Pine Bluffs, there are 5 different zoning districts: A-Residential, B-Residential, C-Commercial, D-Commercial, and E-Commercial-Industrial. There are also areas of the Town that do not yet have a specific zoning category assigned. Minimum lot sizes are relatively large, and the Town has developed at a low density, even within the core area.

Figure 5. Pine Bluffs Current Zoning Map

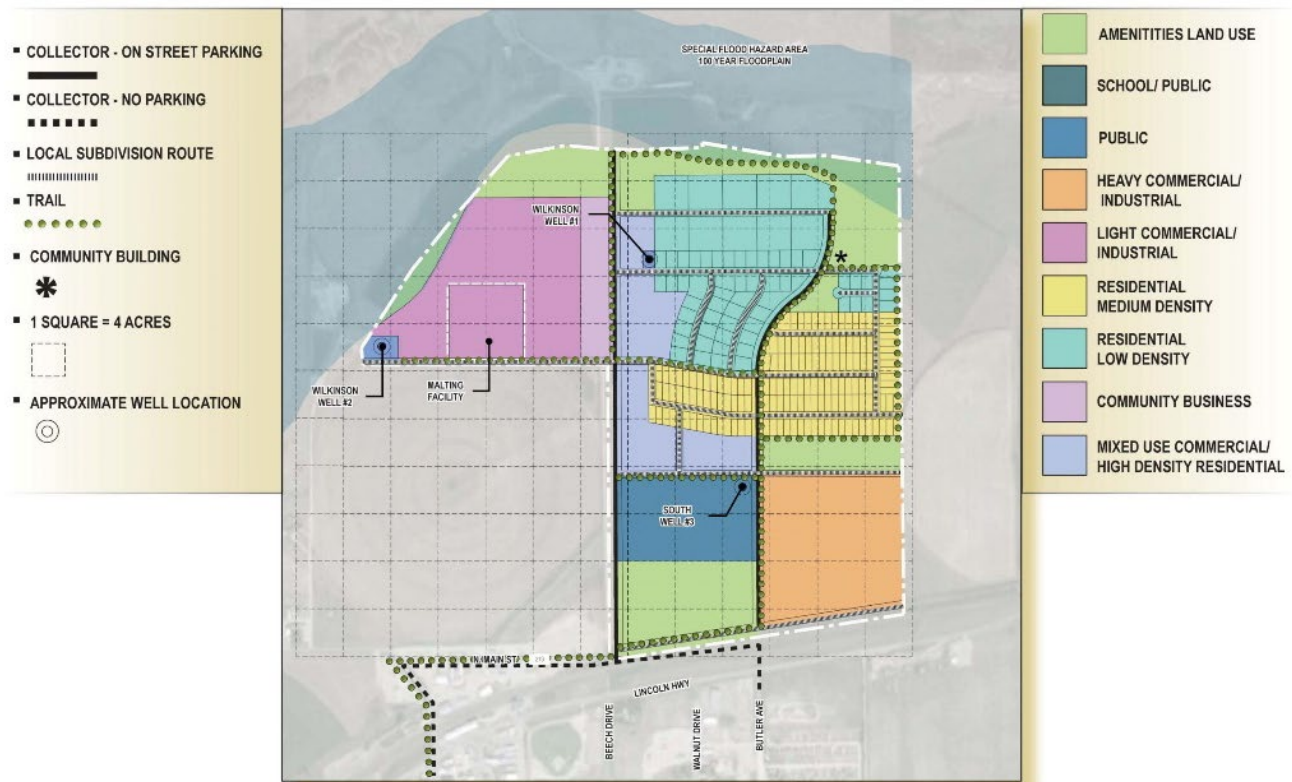


Undeveloped Land

In the fall of 2014, the Town purchased a 318+ acre parcel of land immediately north of the corporate limits of the Town at that time. This acquisition nearly doubled the size of the Town. The initial land purchase was undertaken to secure a sustainable water supply for the Town and its future needs.

In 2018, the Town contracted a consultant to develop the Golden Prairie District at Rock Ranch Master Plan. Through that planning process, a preferred conceptual land use plan was identified. That conceptual plan was the basis for developing a Future Land Use Map in this Community Master Plan, however the design changed after further study.

Figure 6. North Wells Conceptual Land Use Master Plan



Economic Development

The most common employment industries according to the census data for those who live in the Town by number of employees are:

- Retail Trade
- Agricultural, Forestry, Fishing, and Hunting
- Educational Services, Health Care, and Social Assistance

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. Looking at occupation types, the most common occupations in Pine Bluffs are Office and Administrative Support; Construction and Extraction; and Management. 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. Therefore, a management occupation could fall under a variety of industries.





The average commute time in Pine Bluffs is 21 minutes, about equal to the average commute time across the state. However, looking at the inflow-outflow analysis using LEHD Census data, the number of workers commuting into Pine Bluffs from outside the Town (live outside) is roughly equivalent to the number of residents commuting elsewhere for work (employed outside). Those who are employed outside are primarily commuting west towards Cheyenne, and those who live outside are also primarily coming from the west, likely from Cheyenne.

Figure 7. Pine Bluffs Inflow-Outflow Commuting



Figure 8. Pine Bluffs Commuting, Live Outside and Work in Pine Bluffs

Jobs by Distance - Home Census Block to Work Census Block

		2019	
		Count	Share
Total All Jobs		640	100.0%
 Less than 10 miles		35	5.5%
 10 to 24 miles		28	4.4%
 25 to 50 miles		463	72.3%
 Greater than 50 miles		114	17.8%

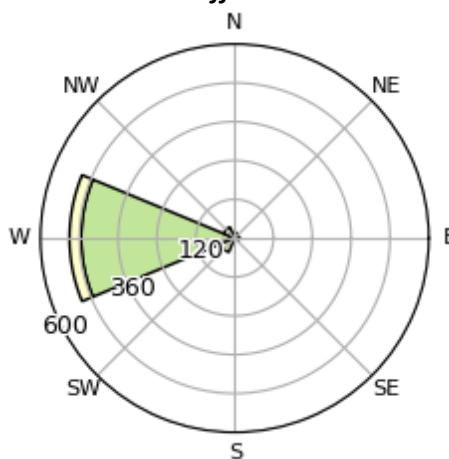




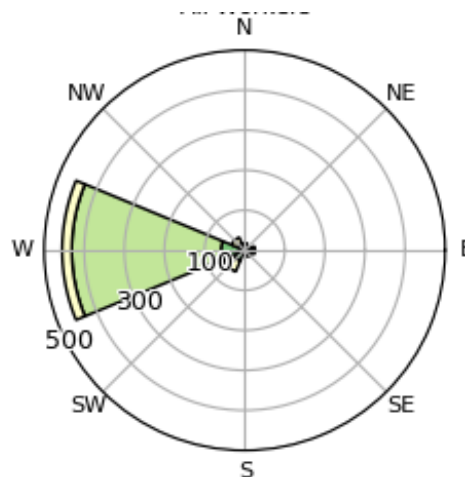


Figure 9. Pine Bluffs Commuting, Employed Outside and Live in Pine Bluffs

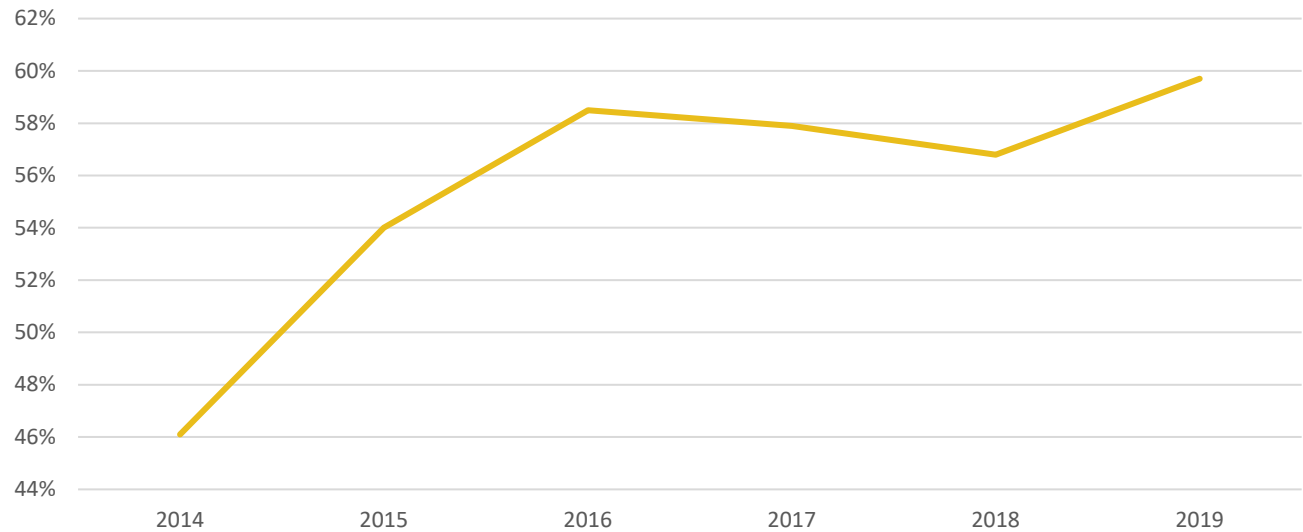
Jobs by Distance - Work Census Block to Home Census Block

		2019	
		Count	Share
Total All Jobs		625	100.0%
 Less than 10 miles		37	5.9%
 10 to 24 miles		102	16.3%
 25 to 50 miles		383	61.3%
 Greater than 50 miles		103	16.5%



The overall employment rate in Pine Bluffs has increased over the past 5 years, rising from 46% in 2014 to 60% in 2019. However, the employment rate in Pine Bluffs is still slightly lower than the Wyoming average at 62%.

Figure 10. Pine Bluffs Employment Rate 2014-2019



According to 2019 US Census ACS 5-year estimates, the median household income in Pine Bluffs is \$49,944, which is less than the median household income across the State of Wyoming. In addition, the poverty rate in Pine Bluffs is 19%, compared to 10% across Wyoming, with children under the age of 15 comprising nearly half of those living in poverty. 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.

Housing

According to 2010 Decennial Census data and ESRI 2021 forecasts, the number of housing units in Pine Bluffs has remained stable over the last decade and there have not been any new subdivisions or significant housing developments. In addition, the owner-occupancy and vacancy rates remained stable from 2010 to 2021, indicating a general need for housing units for both owner-occupancy and rental.

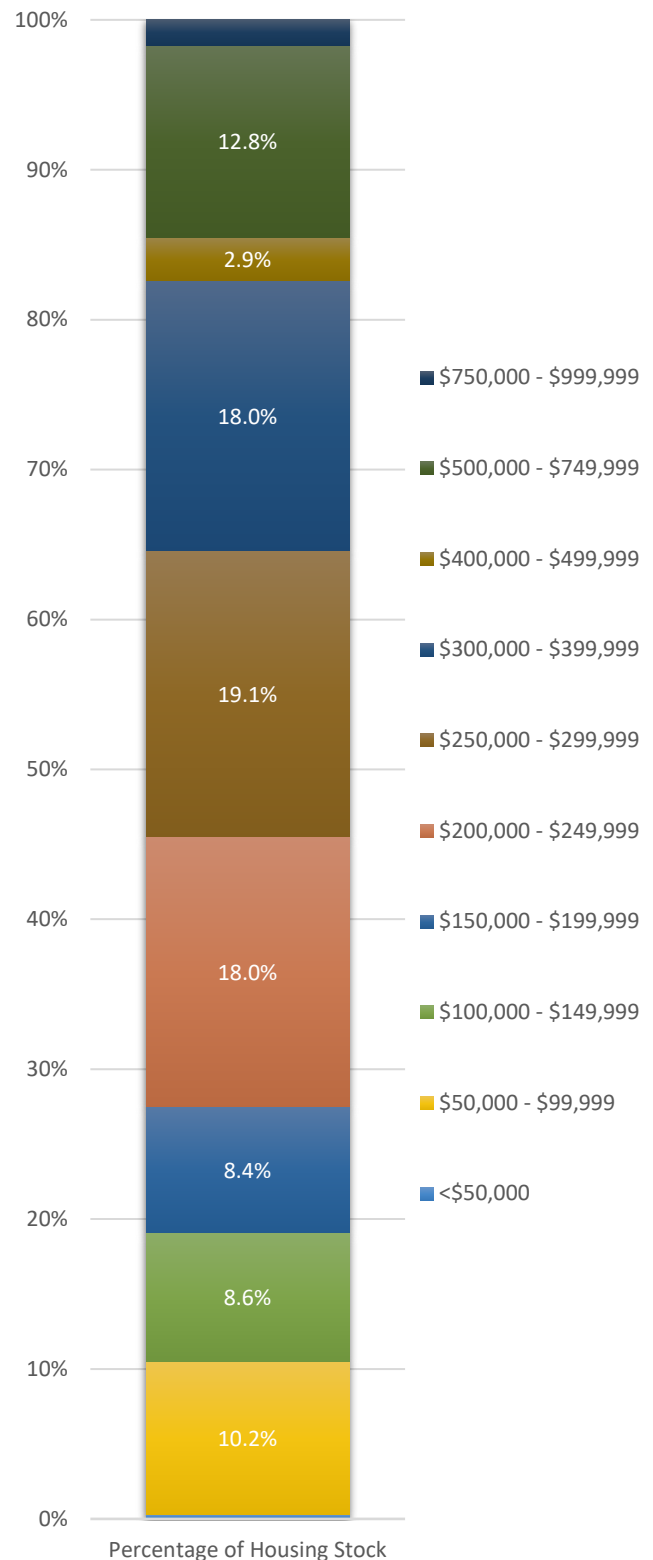
In 2021, the median home value in Pine Bluffs was \$261,986 with over half of owner-occupied housing units in the \$200,000–\$400,000 range and less than 30% of the housing stock valued at under \$200,000.

The average rent in Pine Bluffs is lower than that of the state of Wyoming, at \$665 monthly and \$822 monthly respectively. This is likely due to the large proportion of households paying less than \$500 per month in rent in Pine Bluffs, and the high rental rates in other parts of Wyoming.

An estimated 72% of housing units are owner-occupied. The average household size is 2.3, which is slightly lower than the state overall due to a third of households being single-person households and a third being two-person households. Additionally, about one out of three households in Pine Bluffs have children under the age of 18 years old.

Over half of the housing stock within the Town is single unit detached homes. Nearly 75% of occupied housing units in Pine Bluffs are two- to three-bedrooms and 25% are four or more bedrooms. According to 2019 US Census ACS 5-year Estimates, less than 1% of the total housing stock in Pine Bluffs is one-bedroom units, indicating a lack of smaller units within the Town.

Figure 11. Pine Bluffs 2021 Owner-Occupied Housing Units by Value



Recreation and Natural Resources

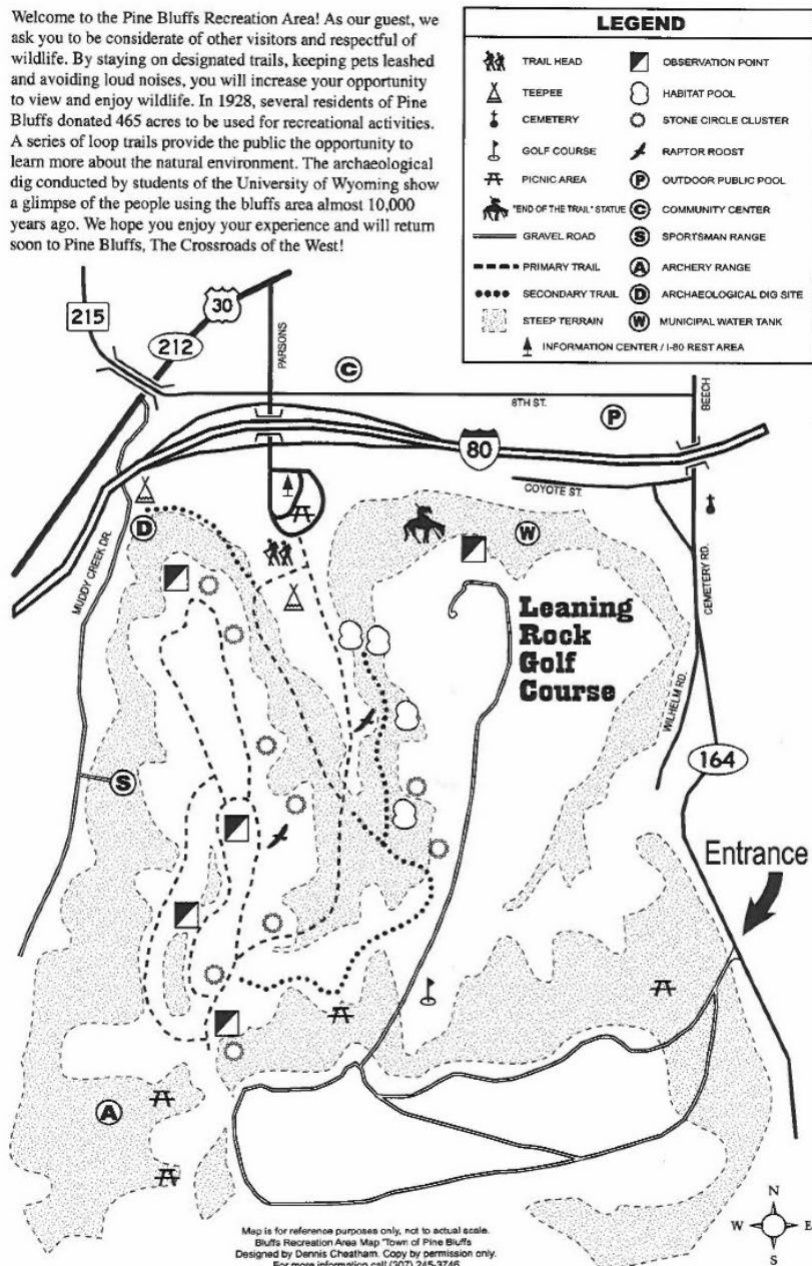
Pine Bluffs has a Community Center with a full-size basketball court, fitness center and weight room. The Community Center hosts weekly sports events and open gyms, as well as special event registration opportunities. The outdoor pool is available for open swim, lap swim, swimming lessons, private pool parties, and adult aquacise. Pine Bluffs also has an outdoor pool which is open seasonally. A 9-hole golf course and beginner, intermediate, and advanced disc golf courses is provided at the Leaning Rock Golf Course. In addition, the Pine Bluffs Recreation Department has multiple youth programs, including Tuesday Trails, youth soccer, volleyball, and pickleball, basketball, and summer ball, and a summer movie series. Throughout the year, the Town's Recreation Department also hosts adult coed volleyball and soccer leagues and over a dozen special events special community events and youth special events.

For less structured recreation opportunities, the nature trails at the Bluffs recreation area offers both hiking and picnic options. In addition, the Pine Bluffs Sportsman's Club Range offers both firearm and archery recreation opportunities. Just south of the railroad tracks, Pine Bluffs also offers ball fields, a small playground, and a rodeo arena, which host various events year-round. In the summer soccer fields, Reher Park playgrounds, City Park, outdoor basketball/ tennis/ pickleball courts, Veterans Memorial Plaza, the Texas Trail Park, and Pioneer Park provide additional recreation options.

Lodgepole Creek runs along the western edge of the current town boundary of Pine Bluffs. According to the 2007 Federal Emergency Management Agency (FEMA) floodplain mapping, Pine Bluffs has a minor risk of flooding, concentrated along the western edge of Town and Lodgepole Creek.

PINE BLUFFS RECREATION AREA

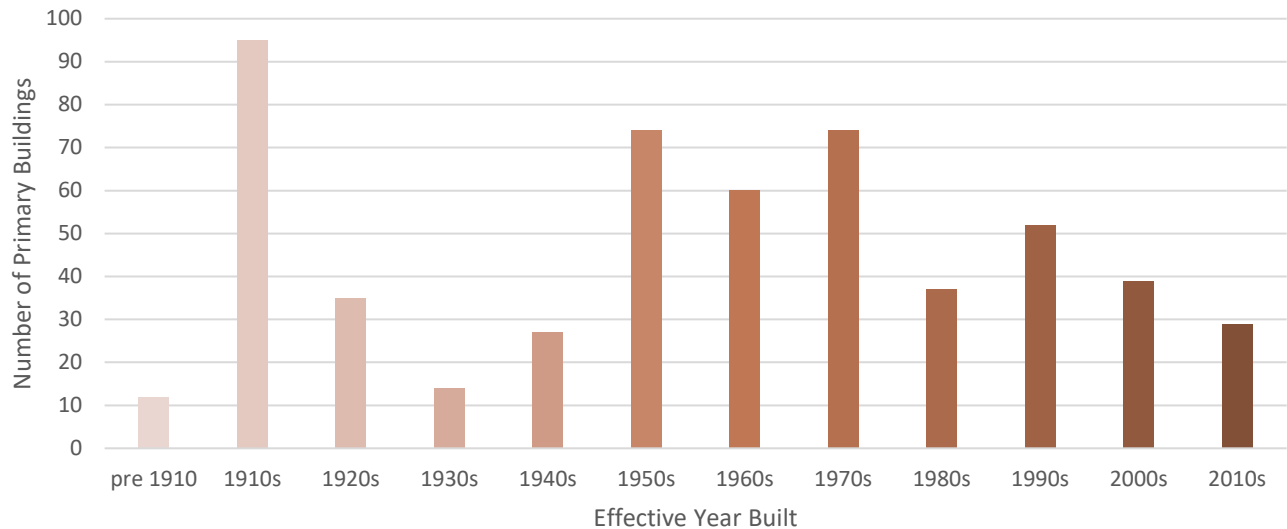
Welcome to the Pine Bluffs Recreation Area! As our guest, we ask you to be considerate of other visitors and respectful of wildlife. By staying on designated trails, keeping pets leashed and avoiding loud noises, you will increase your opportunity to view and enjoy wildlife. In 1928, several residents of Pine Bluffs donated 465 acres to be used for recreational activities. A series of loop trails provide the public the opportunity to learn more about the natural environment. The archaeological dig conducted by students of the University of Wyoming show a glimpse of the people using the bluffs area almost 10,000 years ago. We hope you enjoy your experience and will return soon to Pine Bluffs, The Crossroads of the West!



Community Character and Design

The National Register of Historic Places (NRHP) generally requires that places are at least 50 years old or older to be eligible for listing in the National Register. Given these criteria, just shy of 60% of the parcels in Pine Bluffs have primary buildings that are older than 50 years and may be eligible for historic designation. There may be more than one structure or building on a parcel, therefore this data only accounts for the primary structure on any given parcel.

Figure 12. *Number of Primary Buildings Built by Decade*



The Pine Bluffs High School, built in 1929, is listed on the NRHP for its architectural and historical significance. The school is an example of progressive 1920s school architecture, with interior structural and finishing detailing, specifically the unique dome over the gymnasium constructed from poured concrete and a bank of skylights that cover the ceiling. In 1930, geometric shapes and floral designs were hand painted on the concrete beams and lights that encircle the domed ceiling. Currently the building houses the Eastern Campuses of Laramie County Community College and is also used for various recreational and cultural activities and events.

Pine Bluffs is also home to the High Plains Archaeological Dig Site which indicates American Indian occupation dating back 10,000 years. The site shows evidence of tee-pee rings on the bluffs overlooking town as well as fire hearths, fire-cracked rock, chert flakes, and stone tools.

The Our Lady of Peace Shrine, located in the east end of Pine Bluffs is the largest sculpture in Wyoming and the largest Marian Statue in the United States. The Shrine, sculpted by Robert Fida, was erected in 1998 and can easily be seen from I-80 standing over 30 feet tall and weighing in excess of 180 tons.

Transportation

The Town is divided into three distinct areas due to the Union Pacific Railroad and I-80: the Bluffs (south of the Interstate), downtown (between the Interstate and the railroad), and North Wells (north of the railroad). These two major transportation corridors have historically enabled growth and development of the Town, even as they are barriers to connectivity within the Town.

The roadways within the town limits of Pine Bluffs are predominantly asphalt paved roads and established on a standard block grid system within the core area of Town. The road widths vary between 40 ft and 55 ft. However, many of the streets north of the railroad tracks are gravel. The curb and gutter types vary between high back, roll-over, or monolithic. Some streets in downtown Pine Bluffs (between the railroad and the Interstate) have areas with no sidewalk. This creates ADA/pedestrian connectivity issues. The large pavement widths would lend themselves to a roadway diet concept that would allow for a more inviting multi-modal roadway facility and reduce maintenance costs.



While there are no marked bike lanes, downtown roads are large enough to support two-lane two-way traffic, parking lanes, and designated bike lanes. While the wide streets increase driver comfort, they may be wider than needed and increase maintenance costs.

There are areas within the transportation network that do not meet ADA accessibility requirements. These areas are typically older sidewalks with the following characteristics:

- ADA incompliant curb ramps
- Cross-slope exceeding 2%
- Step heights between panels equal to or exceeding $\frac{3}{4}$ "

Some of these issues are due to excessive wear and settlement rather than being constructed without ADA in mind. Recent transportation projects adhere to ADA requirements.

Currently, there are two ways of crossing the railroad tracks: State Highway 215 and the Main Street at-grade railroad crossing. The at-grade railroad crossing is dated, worn, and unsafe. The Town plans to construct a new railroad crossing at Butler Avenue and extend and pave County Road 213 to intersect with the Butler Avenue roadway extension.

To access the amenities located in the Bluffs, Beech Street is the only roadway providing connectivity under the Interstate. This bottlenecks the connectivity of the community for pedestrians, bicycles, and vehicles.

Utilities and Infrastructure

Sewer

Pine Bluffs operates its sanitation sewer system through two lift stations and a wastewater treatment lagoon. The east lift station collects wastewater from the Bluffs and the properties located on Butler Avenue. The east lift station pumps the wastewater to 6th Street, where it is then gravity fed to the north lift station. The north lift station currently serves all the wastewater demands in Pine Bluffs. The north lift station (pictured) then pumps the



wastewater to the wastewater lagoons. The lagoons are currently comprised of three treatment cells. Once the water has passed through each cell, it is discharged and must meet WYDEQ standards. The valving was recently replaced at the lagoons, which will allow the Town to strategically discharge wastewater. This gives the Town the ability to control the water levels of the ponds, which can increase capacity by allowing the Town to optimize the volume of the lagoons.

When the Town expands to the North Wells area, the sanity sewer system cannot be gravity fed to the lagoon. An additional lift station and transmission main would need to pump the wastewater to the north lift station. The force main for the east lift station is a 4-inch PVC, and the north lift station is a 6-inch PVC. According to flow data acquired in the 2018 Utility Master Plan prepared by Sunrise Engineering, the average flow during I&I months (Inflow and Infiltration) in 2017 at the north lift station was approximately 235-gpm, and 135-gpm for non-I&I months. Additional analysis would need to be done to determine how the new force main and lift station would impact the capacity of the north lift station and its 6-inch force main.

In the same 2018 Utility Master Plan, the lagoon system was determined to be nearing hydraulic capacity by 2025. That number had an assumed population of 1312; the current estimated population is 1,172 (2020). Additional capacity analysis may be warranted to determine if improvements are needed for future developments in the Town.

Upgrades were recently made to both the north and east lift stations. These improvements have increased both facilities' design life and allowed the lift stations to function effectively for current demands.

Water

Pine Bluffs' municipal water comes from several wells drawn from two different aquifers. Before the mid-2000s, the Town only pulled water from the shallower Brule aquifer. However, to ensure an adequate water supply, the deeper Lance aquifer was accessed. This has proven a good decision over the years, as some wells have gone offline or decreased in production due to lower water levels in the Brule aquifer.

The Town has water rights for six municipal water wells, though it has not always used all six. These permits' priority dates range from 1905 to 2003. There are also water rights for two miscellaneous wells, used primarily for irrigation and do not tie into the potable water supply.

Water from the wells is separately pumped into concrete storage tanks south of I-80. The water in these tanks is cleaned with a chlorine solution per Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) standards. There are also backup chlorination pumps located within some of the well-houses for redundancy.

The current water system has proved adequate for current supply needs. However, there could be pressure minimums not being met for fire suppression systems in certain parts of the Town. Previous models for 2030 capacity show that the system would perform as needed, given that the aquifer levels did not drop too far.

Therefore, additional analysis should ensure new development does not overstress the municipal water system. These studies should consider any new data for the aquifer levels and well outputs, subject to substantial variation.



Power

Wyoming Municipal Power Agency (WMPA) provides Pine Bluffs with power that the Town distributes to its residents. The power is delivered on a single 12.47/7.2 kV line but is stepped down to 4.16/2.4 kV at the Town's substation before being delivered.

In 2018, an electrical master plan was generated to assess the current condition of the Town's power infrastructure and develop a plan for maintaining and improving it. The plan took a five-year look, suggesting improvements on a per-year basis. Many of these improvements have been made, while others are in the works or have yet to be completed.

In terms of maintenance, power poles are regularly replaced as needed to maintain functionality. Several fuses have been replaced/installed, but some of the proposed feeder loops have not been implemented. Per the electrical master plan's recommendations, recent improvements have been made utilizing equipment that can facilitate an update to a 12.47/7.2 kV system, which will increase the efficiency of the whole system.

If the facility is placed within the downtown area, some consideration should be given to updating infrastructure to handle the industry-standard 12.47/7.2 kV power transmission. If the facility is being placed outside of the Downtown area, any new infrastructure would be assumed to be built to 12.47/7.2 kV, as there isn't a significant difference in the price of materials or labor. As the last electrical master plan is now 5 years old, Sunrise Engineering has been retained to reassess the current state of the power infrastructure and develop a new Construction-Work Plan to ensure proper conditions for the new development.



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 Pine Bluffs while enhancing, improving, and planning for future needs.

Vision

“Pine Bluffs is a welcoming community where families live and grow, businesses thrive, and opportunity is knocking at your door.”

The Vision represents the aspirational outlook for the future of Pine Bluffs. It establishes the direction that all the goals, policies, and actions work towards. This statement defines the community’s core values and priorities for the future.

Goals and Policies

In reading the Community Master 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,” “ensure,” 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 to be consistent with the policies and actions of the Community Master Plan. In other cases, the Town may include items in a Capital Improvement Program, budget, or other implementation mechanisms, 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 statements which further refine the goals and guide the Town’s course of action to achieve the goals in the plan. They should guide decision-making and give clear indication of intent; however, they may range in terms of commitment of resources, importance, and expected results.

Land Use

Goal 1. Encourage infill development and redevelopment.

- A. Grow the downtown area by encouraging reuse of existing buildings, redevelopment, or intensification of underutilized properties downtown.
- B. Encourage business creation or expansion for firms or industries that are compatible with the downtown. These may include new uses such as coworking spaces.
- C. Identify vacant or underutilized places in the community that are suited for a variety of additional housing types with a focus on senior and assisted living near existing commercial and public services.

Goal 2. Coordinate future development with provision of services and infrastructure.

- A. Direct new development to areas near existing public services for maximum efficiency.
- B. Maintain current levels of service for all public services, utilities, and transportation infrastructure.
- C. Require new development to finance a proportionate share of infrastructure improvements (water, sewer, transportation, stormwater) through development impact fees, as appropriate.
- D. Develop master plans for any proposed expansion of infrastructure to ensure that efficiency and growth are accounted for, particularly in currently undeveloped areas north of the rail line.

Goal 3. Review ordinances, policies, procedures, and permits to ensure that Pine Bluffs is a strong, well-planned community.

- A. Consider establishing a Planning Commission to implement the Community Master Plan.
- B. Review and update the Code of Ordinances as it pertains to zoning to align with the Community Master Plan.

Goal 4. Guide the location, intensity, and pattern of desired development through the Future Land Use Map (See Chapter 4).

- A. Create and maintain a city-wide vision for physical development and conservation through a Future Land Use Map in this Community Master Plan.
- B. Align future rezoning of property to the Future Land Use Map.
- C. Regularly review the Future Land Use Map to ensure it maintains relevancy and update as necessary.

Economic Development

Goal 1. Increase economic diversity, employment base, and tax base for enhanced quality of life and employment.

- A. Support economic expansion throughout the community, including a diversity of retail and commercial uses that enhance the community's character and identity.
- B. Develop long-term strategies for attracting high-paying professional and technical employment opportunities.
- C. Pursue industries and businesses that meet the local employment needs to reduce the need for residents to commute outside of the community for employment.
- D. Support the development of cultural and destination tourism opportunities.
- E. Support business retention, expansion, and creation.
- F. Cultivate amenities and resources that serve small businesses and remote workers.
- G. Consider partnerships or attracting vocational or higher education training opportunities in community.

Goal 2. Reinvest in downtown Pine Bluffs to increase the social and economic vitality of the community.

- A. Encourage pedestrian-oriented activities including, restaurants, employment, specialty retail shops, and mixed residential buildings downtown.
- B. Invest in downtown placemaking.
- C. Restore vacant or underutilized buildings through adaptive reuse.

Housing

Goal 1. Provide local and workforce housing.

- A. Integrate and distribute affordable housing as part of individual neighborhoods and the larger community.
- B. Encourage the development of housing close to employment, transportation, schools, parks, and downtown.
- C. Encourage the provision of quality and diverse housing through creative subdivision designs.

Goal 2. Provide more opportunities for housing choices.

- A. Encourage development of a variety of housing types and densities in newly developing areas that:
 - i. Expands housing options, including townhouses, duplexes, apartments, Accessory Dwelling Units (ADU's) and mixed-use buildings.
 - ii. Offer opportunities for residents to "age in place."
- B. Expand housing options in existing neighborhoods by encouraging:
 - i. Compatible infill development on vacant and underutilized lots.
 - ii. 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.

Recreation and Natural Resources

Goal 1. Expand and enhance parks, open space, and network of trails and paths.

- A. Coordinate the locations of future parks with growth and the needs of new neighborhoods.
- B. Consider building an indoor facility at the Pine Bluffs Recreation Areas to increase use and visitation.

Goal 2. Foster health and safety by creating convenient and safe opportunities for physical activity.

- A. Work with community members to determine what recreational programs are needed.
- B. Provide opportunities for multi-season recreation activities.
- C. Support an interconnected pathway system to connect destinations such as schools, parks, community facilities, services, and open space.
- D. Provide opportunities for recreation, exercise, relaxation, and contact with nature for residents through parks and open spaces.

Goal 3. Protect the Town's natural resource and scenic landscapes.

- A. Consider a dark sky ordinance and dark sky friendly lighting to reduce energy, increase safety, and protect ecological processes.
- B. Develop floodplain protection standards.

Community Character and Services

Goal 1. Preserve and celebrate the Town's history and culture.

- A. Emphasize community culture by hosting and sponsoring, or supporting events, festivals, and or cultural offerings that help foster a sense of community and build social and civic connections.
- B. Support and promote cultural assets such as the Texas Trail Museum and the Pine Bluffs Archeology Site.
- C. Identify and document historic buildings such as those downtown and promote historic preservation efforts to restore such buildings.

Goal 2. Cultivate a sense of place.

- A. Encourage, sponsor, 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.
- B. Create new and improve existing gathering spaces in Town that attract families, visitors, and residents of all ages.
- C. Engage with and encourage collaboration with civic and community organizations throughout the creation of future efforts such as historic preservation or the creation of design standards to ensure community ownership of such plans.
- D. Establish gateway features, signs, landscaping, or land uses to promote a positive first impression of the Town at the I-80 Interchange.

Transportation

Goal 1. Provide more travel options and enable mobility for people of all ages and abilities.

- A. Devise a plan to better connect the community by roads and sidewalks.
- B. Update or install facilities to meet ADA-compliance for the sidewalks and ramps.
- C. Identify opportunities to improve human services transportation for individuals with disabilities, older adults, and people with low incomes.

Goal 2. Maintain a safe, convenient, and efficient transportation network that meets the Town's mobility needs.

- A. Incorporate bicycle and pedestrian facilities on the Town's streets where appropriate.
- B. Construct roadway improvements that complement the surrounding land uses and phase improvements over time.

Goal 3. Develop a roadway maintenance plan.

- A. Determine a regular maintenance schedule for existing facilities.
- B. Determine remaining life left in the existing facilities.
- C. Develop long range capital improvement plan to plan and implement phased system repair, maintenance, and expansion of the Town.

Utilities and Infrastructure

Goal 1. Maintain and improve existing water, sewer, and power infrastructure to handle future demand.

- A. Provide infrastructure to the North Wells area.
- B. Continue with scheduled replacements of aging infrastructure.
- C. Identify problem areas to replace prior to failure.
- D. Install redundancies to maintain service through outages and maintenance.



Chapter 4. Future Land Use Plan

As a long-range plan to guide development in Pine Bluffs, one of the strongest tools of the Community Master 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.

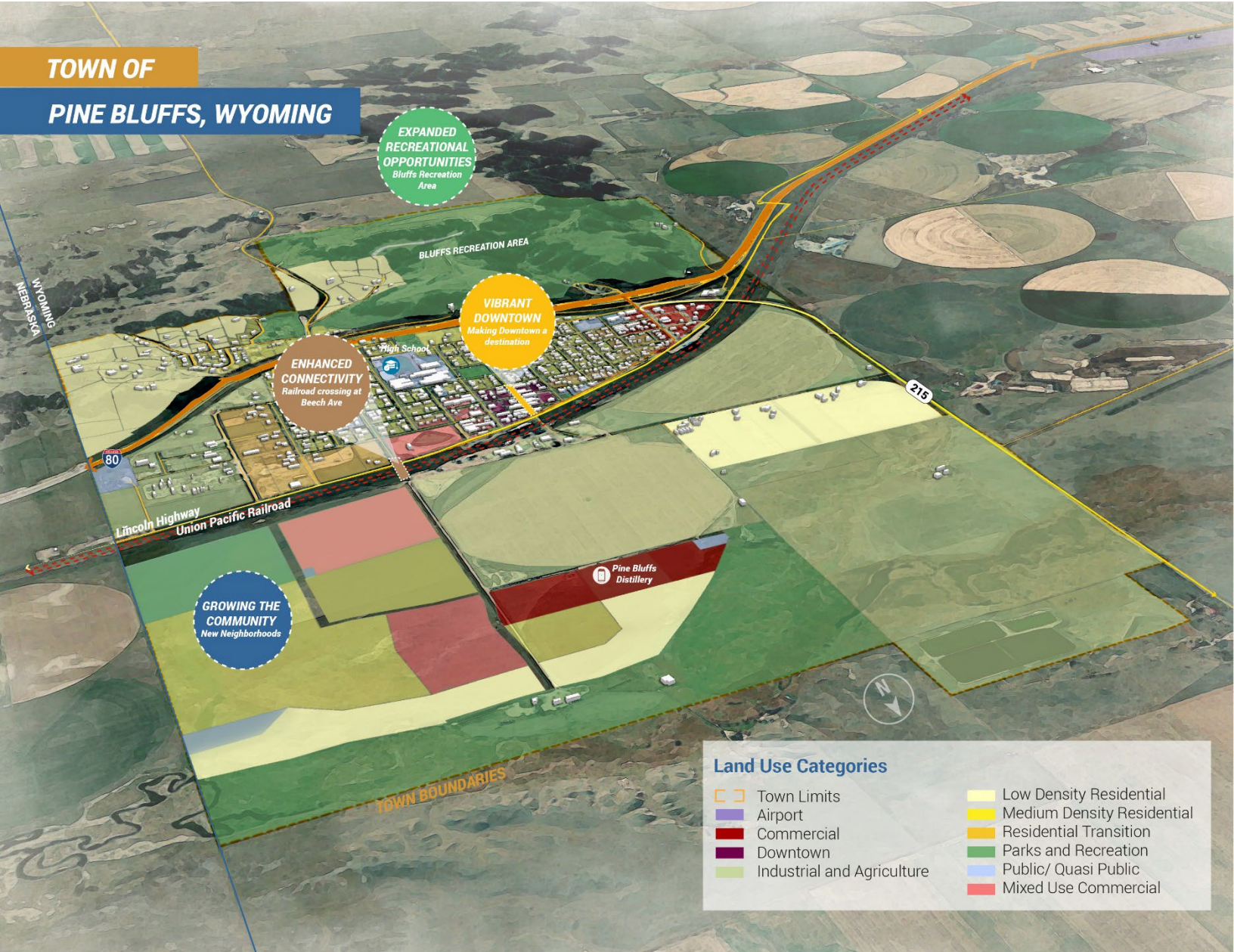


Figure 13. Conceptual diagram of the Future Land Use Plan

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 Pine Bluffs 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 Plan 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 this Community Master 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.

New building and development in Pine Bluffs is based upon the existing zoning. 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 Community Master Plan or its policies. However, rezoning applications should align with this Plan's goals, policies, and Future Land Use Plan.

Future Land Use Categories

Low Density Residential

Description

Low density residential neighborhoods 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 and minimizes dispersed disturbed area are encouraged.

Key Characteristics

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

Medium Density Residential

Description

Medium density residential neighborhoods consist primarily of single-family homes, with a mix of small multifamily 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 and attached single-family, backyard cottages, cottage courts, duplexes, townhomes, apartments, and condominiums
- **Secondary Uses:** civic uses, schools, parks, and open space
- **Suggested Residential Density Range:** 3-15 units per acre net density

Residential Transition

Description

Residential transition areas provide a buffer between residential and commercial areas. These areas support a variety of housing options with varying densities in proximity to commercial, civic and employment uses. These areas are primarily residential in character with small-scale commercial uses dispersed throughout the area.

Key Characteristics

- **Primary Uses:** live-work units, apartments, and townhomes, attached and detached single-family, backyard cottages, cottage courts, duplexes, and condominiums
- **Secondary Uses:** restaurants, retail, office, and entertainment
- **Suggested Commercial Floor-Area Ratio (FAR) and Residential Density Range:** ≤ 0.75 FAR, 3-12 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 complimentary 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):** ≤ 1.0 FAR

Downtown

Description

Downtown serves as the destination for dining, entertainment, shopping, and culture and is a central location for public gathering and community events. Development and redevelopment downtown should focus on mixed-use reinvestment of Main Street. Preservation of historic buildings and infill development that reflects the existing scale and character of existing buildings should be encouraged. Vertical mixed-use buildings, with second- and third-story residential uses should be encouraged on and adjacent to Main Street to promote additional vibrancy and market viability for business attraction and expansion.

Key Characteristics

- **Primary Uses:** restaurants, retail, office, entertainment, artisan and civic, apartment and condominium units, short-term and hotel lodging in a vibrant, walkable environment
- **Secondary Uses:** neighborhood parks and civic space, live-work units, smaller-scale apartments, and townhomes
- **Suggested Commercial Floor-Area Ratio (FAR) and Residential Density Range:** > 1.0 FAR, 12-24 units per acre net density

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 in character with residential uses focused on intersections or along a main street. Mixed Use should be in walkable areas, in and around downtown, 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:** ≤ 1.0 FAR, 10 - 20 units per acre net density

Industrial/Agriculture

Description

Generally, industrial uses are not compatible with residential uses, but are compatible with active agricultural operations. Heavier industrial and agricultural 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. Agricultural land uses are expected to remain in active operation and are primarily adjacent to ditches, open space, low density residential, and industrial land uses.

Key Characteristics

- **Primary Uses:** light manufacturing, processing, assembly, warehouses, truck terminals, active agricultural operations, and ranching
- **Secondary Uses:** storage, warehousing, heavy manufacturing, gravel and mineral extraction
- **Suggested Residential Density Range:** N/A

Parks and Recreation

Description

Parks and Recreation include open space, active and passive parks, community gardens, multi-purpose trails, recreational facilities. Park spaces include the Lodgepole Creek and its associated floodplain, wetland, and habitat areas to be preserved, while allowing for passive recreational access including a greenbelt system, creek access points, wildlife viewing areas, etc. Greenways are areas of maintained green spaces, typically consisting of linear pathways and connections between neighborhoods to open space areas.

Key Characteristics

- **Primary Uses:** recreation uses such as parks and trails, undeveloped and natural open space, and drainageways/floodplain areas
- **Suggested Residential Density Range:** NA

Public/Quasi Public

Description

Public/Quasi Public identifies areas for schools and civic uses including local government buildings, schools, and community centers.

Key Characteristics

- **Primary Uses:** schools, civic uses, plazas, and public gathering places
- **Suggested Residential Density Range:** NA

Airport







Description

The Pine Bluffs Municipal Airport.









Key Characteristics

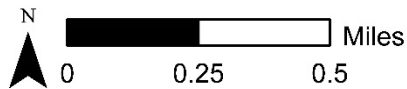
- **Primary Uses:** airport, light industrial
- **Secondary Uses:** open space and agriculture

Pine Bluffs Future Land Use Map

-  Pine Bluffs Town Limits
-  Parcels in Pine Bluffs
-  100 Year Floodplain
-  Creeks
-  Railroad
-  Interstate 80

Future Land Use

-  Low Density Residential
-  Medium Density Residential
-  Residential Transition
-  Commercial
-  Downtown
-  Mixed Use Commercial
-  Industrial and Agriculture
-  Parks and Recreation
-  Public/Quasi Public
-  Airport



Key Map (not to scale)

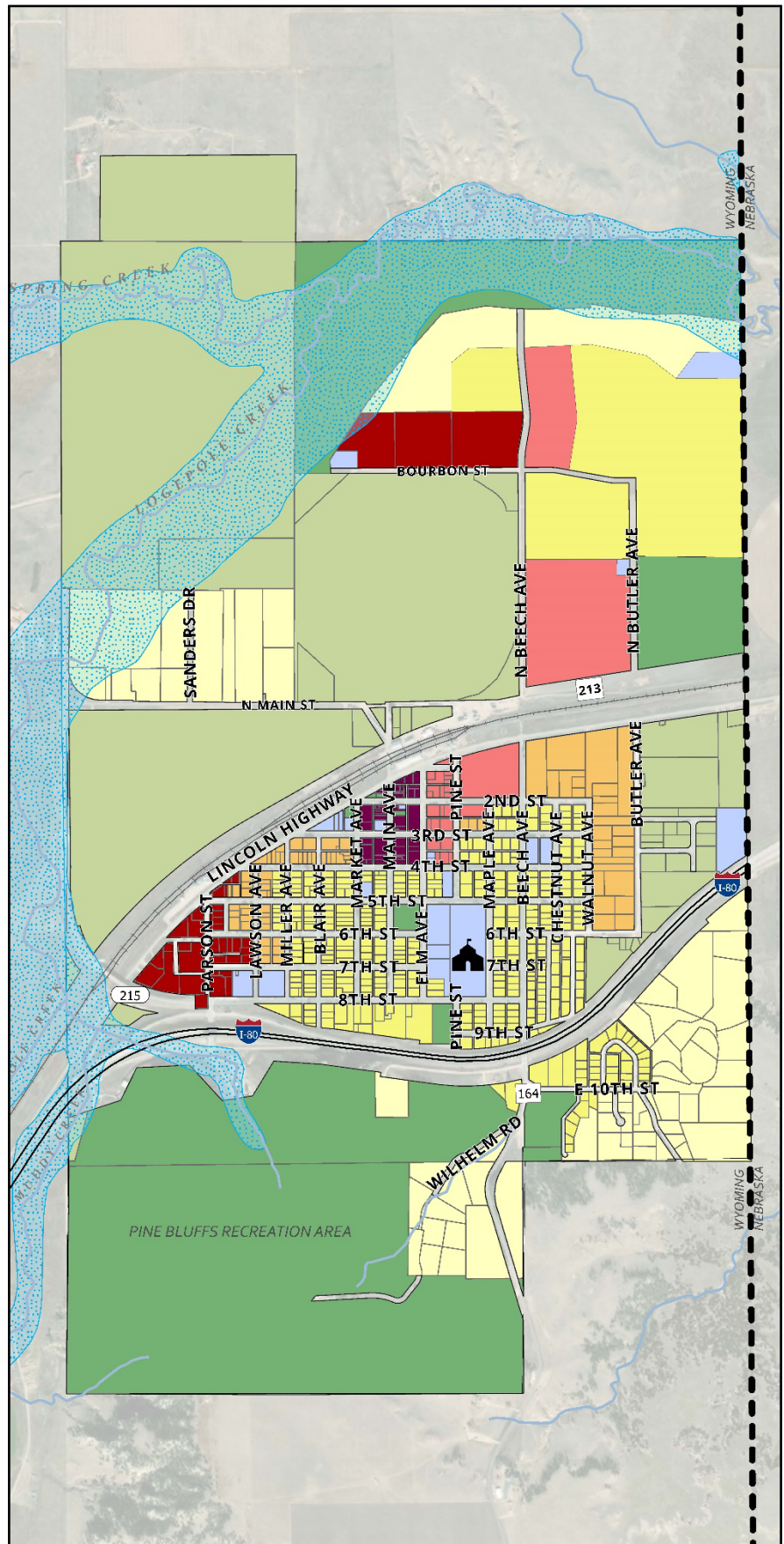
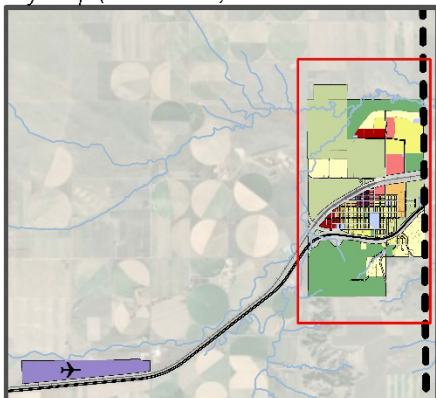




Figure 15. *Artistic rendering of street improvements Downtown.*



Figure 16. *Artistic rendering of North Wells development around the Pine Bluffs Distillery.*



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 Community Master Plan, including zoning and development regulations, new studies, plans or programs, and capital projects.

Priority Implementation Strategies

In addition to use in development review, this Community Master 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.

Regulations and Standards

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 Code of Ordinances most pertinent to land use, other proposed changes to Code should be evaluated for consistency with this plan, when relevant and applicable. Examples of revisions could include:

- Specific standards for downtown businesses to promote redevelopment and infill.
- Establish a Planning Commission to implement the Community Master Plan and the Code of Ordinances.
- Updated standards for residential development to encourage affordable housing
- Dark sky compliant lighting requirements to mitigate light pollution, reduce energy costs, and protect ecological resources.
- Specific standards for gateway areas for signs, landscaping, and allowed uses.
- Update and maintain current GIS for water, sewer, and electric.
- Create GIS for road surfaces, add to existing GIS system.
- Create a Town development code to unify all future utility work.

New Studies, Plans, and Programs

The Comprehensive Plan's vision and goals can be fortified and realized through the creation of additional plans, studies, and programs. Examples of these potential efforts include:

- Develop and regularly update a Master Street Map illustrating desired future roadway connections and pathways. Continue to update functional classification as part of the Master Street Map as development occurs.
- 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.
- Develop and regularly update an Infrastructure Master Plan to identify expansions of Town services, including the undeveloped areas north of the rail line.
- Develop an Economic Development Plan to detail strategies to incentivize and catalyze economic development.
- Develop and regularly update a Downtown Master Plan to define the future vision of downtown and illustrate the desired future character of the areas as well as needed improvements.
- Develop and regularly update a Parks and Recreation Master Plan to coordinate the locations of future parks, trails, and recreation facilities with growth and the needs of new neighborhoods.
- Conduct a historic resources analysis to identify and document historic buildings and promote restoration.

Capital Improvement

- Incorporate fiber optic expansion with other utility improvements to increase coverage while keeping costs down.
- Install and advertise a drop-box or notice board (potentially digitally – whatever people will use). This will be to allow citizens to point out troublesome spots in infrastructure. Can also be used for suggestions/ideas from citizens.
- Implement outstanding projects from the **2018 Pine Bluffs Utility Master Plan**.

Plan Management

Recognizing the need for the Comprehensive Plan to remain current and reflective of local issues and policies, State law allows the County 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. 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. **Replacement of Technical Data.** Technical data in the document should be updated when 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.
2. **Minor Update.** Plan updates provide an opportunity to systematically evaluate the content of Community Master 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 plan updates are not expected to alter the overall organization and structure of the plan. 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.
3. **Major Update.** Due to changes that occur in communities over time, a major update of the Community Master Plan should occur every 10-15 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.
4. **Amendment Process.** The Community Master Plan is a flexible document that can and should be amended when conditions warrant. After reviewing a proposed amendment, the Town Board holds a public hearing on the proposed amendment. The Board's recommendation can be made on the same date as the public hearing.



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Appendix A: Additional Supporting Data

Table: Pine Bluffs General Water Rights Information						
Well	Permit	Depth (feet)	Priority Date	use	Permitted Yield (gpm)	Total Yield (gpm)
Well 1	U.W. 295	125	12/31/1920	Municipal	375	N/A
Enlarged Well 1	U.W. 13171	-	12/30/1971	Municipal	375	750
Well 2	U.W. 124	125	1/11/1952	Municipal	325	325
Well 3 ¹	U.W. 130992	140	4/5/1995	Miscellaneous	25	25
Well 4	U.W. 13170	130	12/30/1971	Municipal	850	850
Well 5	U.W. 178337	1008	1/10/2005	Municipal	205 ²	240
Well 6	U.W. 298	60	4/3/1905	Municipal	1100 ³	N/A
Enlarged Well 6	U.W. 37951	120	4/5/1995	Municipal	750	750
Well 7	U.W. 3994	120	1/2/1970	Municipal	750	N/A
Enlarged Well 7	U.W. 152302	-	1/29/2003	Municipal	400 ⁴	1150
Well 8 ¹	U.W. 152191	120	5/15/2003	Miscellaneous	25 ⁵	N/A

¹ Well Currently Not Used for Municipal Water supply

² Maximum Annual Volume = 279 Acre-Feet

³ Maximum Seasonal Volume = 49.42 Acre-Feet

⁴ Maximum Annual Volume = 800 Acre-Feet

⁵ Maximum Annual Volume = 5 Acre-Feet

Data for table taken from 2018 Town of Pine Bluffs, Wyoming Utility Master Plan Study.

PineBluffs North Lift Station Max Influent Flow			
Max of month-year	Average Flow GPM	Max Flow GPM	Time of Max flow Date and Time
January-16	42.3	128.1	1/10/16 10:56
February-16	38.2	93.7	2/23/16 7:31
March-16	37.3	309.2	3/23/16 16:55
April-16	39.6	168.1	4/26/16 0:43
May-16	40.7	168.5	5/24/16 17:04
June-16	52.6	77.8	6/1/16 8:31
July-16	51.7	67.1	7/27/16 20:57
August-16	39.3	39.3	9/1/16 0:00
September-16	37.3	205.2	9/14/16 12:33
October-16	38.2	106.2	10/1/16 10:02
November-16	39.9	111.4	11/20/16 9:07
December-16	45.9	123.1	12/18/16 10:04
January-17	49.4	180.2	1/21/17 8:46
February-17	43.3	121.8	2/14/17 7:47
March-17	40.0	121.7	3/9/17 7:50
April-17	39.1	126.7	4/5/17 8:13
May-17	33.4	133.4	5/30/17 10:57
June-17	34.0	210.1	6/14/17 13:27
July-17	36.9	309.2	7/25/17 7:08
August-17	43.2	309.2	8/22/17 16:59
September-17	40.4	140.1	9/26/17 20:53
October-17	37.7	111.2	10/5/17 8:07
November-17	39.0	129.5	11/22/17 11:33
December-17	35.5	130.0	12/3/17 12:11
January-18	40.6	159.0	1/25/18 15:01
February-18	44.7	133.8	2/12/18 18:45
March-18	42.6	146.8	3/6/18 21:40
April-18	40.5	133.2	4/6/18 8:08
May-18	32.8	145.8	5/31/18 18:32
June-18	33.6	216.7	6/12/18 11:59
July-18	37.1	309.2	7/30/18 13:43
August-18	38.4	309.2	8/20/18 16:23
September-18	35.0	126.4	9/6/18 15:15
October-18	35.1	132.8	10/24/18 14:28
November-18	41.1	134.1	11/8/18 8:11
December-18	42.4	124.4	12/6/18 9:14

Data for table taken from 2018 Town of Pine Bluffs, Wyoing Utility master Plan Study.

Appendix B: Outreach Summaries



Introduction

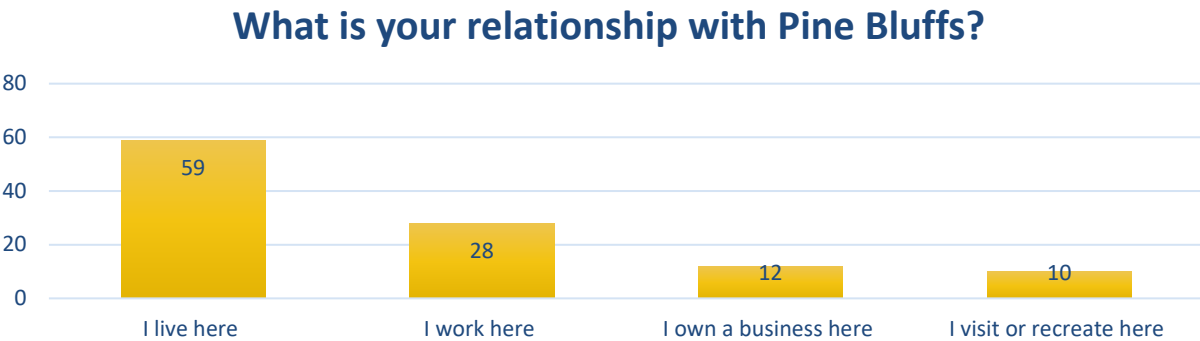
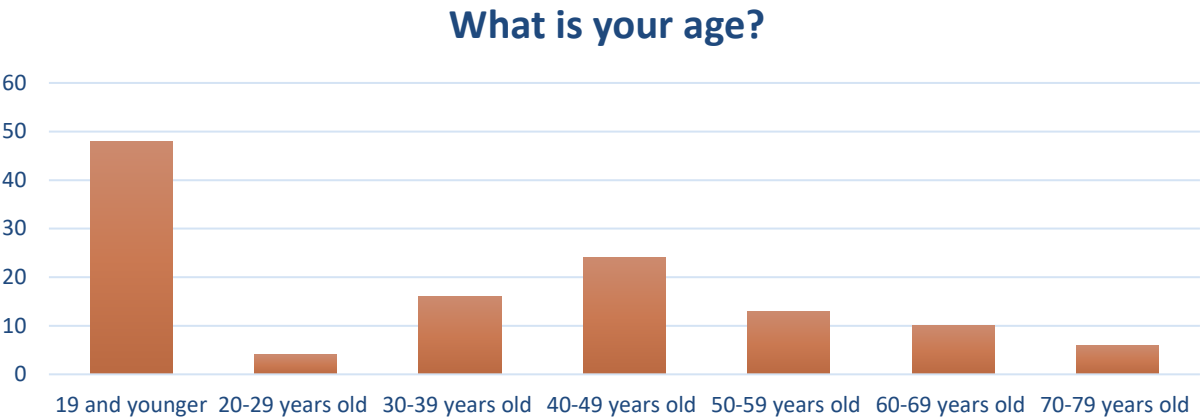
On March 22, 2022, the Town of Pine Bluffs hosted a public workshop to discuss an aspirational vision for the future of the community as well as to identify key challenges and opportunities to address in Pine Bluffs' first community master plan. The public event began with a brief presentation from the consultant providing background on the master planning process, the purpose of a community master plan, and the project timeline. Following the presentation, multiple boards with questions were located around the room for residents to provide feedback on various questions regarding Pine Bluffs' future.

Event	Attendees
Public Open House	37+
Online Questionnaire	90
High School Meetings	48
Total	175

As part of the planning process, we are looking to the community to generate ideas and provide feedback. The Community Master Plan will be the Town's primary planning and policy document which will serve as a roadmap to shape decisions related to new development, redevelopment, programs, and services. It is a long-term strategic plan that combines the community's ideas and values to determine how and where the Town should grow over the next 10-20 yrs.

For those unable to attend the public open house in person, an online questionnaire was available from March 22–April 11, 2022. Outreach was also conducted with the junior and senior high school students from Pine Bluffs High School the morning of March 22. The following is a summary of what we heard through the first phase of public engagement including the public event, online questionnaire, and high school meetings.

Who Did We Hear From?



What We Heard

What do you love most about Pine Bluffs?

When asked what people love most about Pine Bluffs and what the Town’s strengths and assets are, responses from the high school students, public event, and online questionnaire clearly identified the small-town community and the local residents as what people love most.



The schools, local businesses, and the town council were also commonly mentioned as strengths of the Town, showing that Pine Bluffs has a strong community and local government structure that have contributed to the look and feel of the community. In addition, the presence of local businesses contributes to the sense of community as well as the local economy by providing options to spend money in town rather than travelling to Cheyenne. Looking into the future, these assets should be strengthened through new goals and policies.

If you left the town for 20 years, what would you hope to see when you return?



The new Community Master Plan will guide future development in Pine Bluffs for the next 20 years. Looking at what people hope to see in Pine Bluffs in 20 years, the responses further illustrate that residents value the small-town character and want to support local businesses. However, there is a lack of job diversity and housing opportunities within the Town.

Vision

The existing vision statement from the North Wells Master Plan reads:

“Pine Bluffs is a peaceful hometown where families can live and grow, business will thrive, and opportunity is bustling.”

Generally, residents were happy with the components of the existing Pine Bluffs vision from the North Wells Master Plan and only had minor tweaks to modernize the language, such as:

“Pine Bluffs is a welcoming community where families can live and grow, businesses thrive, and opportunity is knocking at your door.”

Top priorities to address in the plan

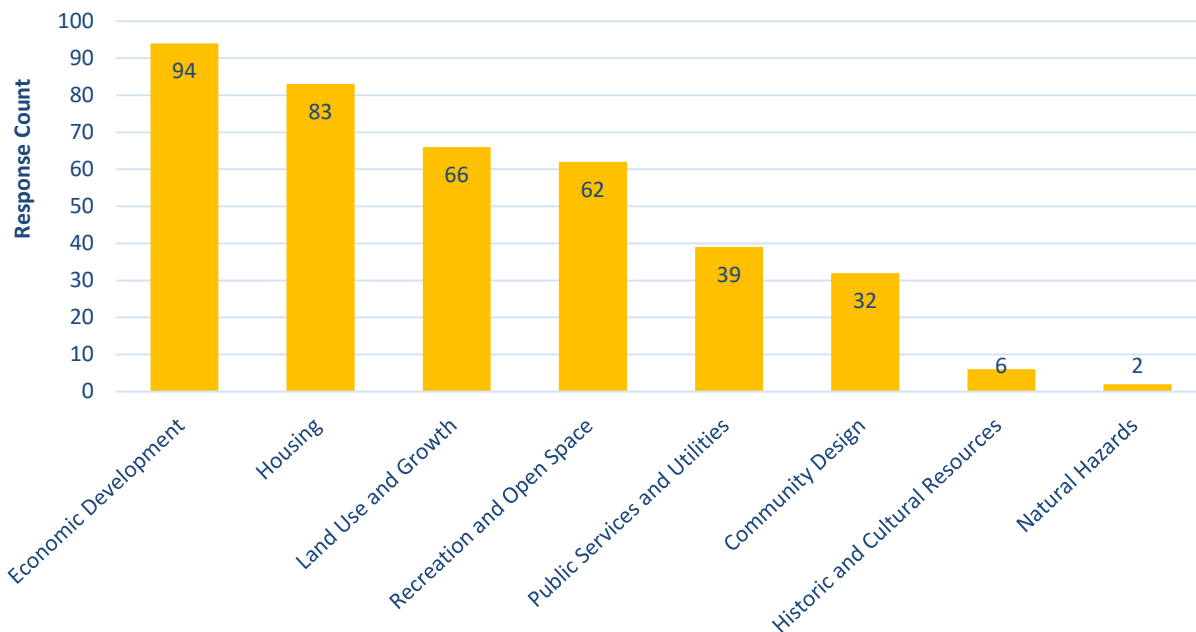
The two top priorities for the Pine Bluffs Community Master Plan to address are Economic Development and Housing, followed by Public Services & Utilities and Land Use & Growth. Each of these topics will be discussed in the Pine Bluffs Community Master Plan, but it is important to understand what the priorities of the community

are and where the focus of the plan should be. These priorities are not surprising given the responses to what people love most about Pine Bluffs and what they hope to see in 20 years.

These priorities are especially important in light of the responses from the high school students. When asked if students planned to stay in Pine Bluffs after they graduate, only one student said “yes” and over 80% said “no”, citing lack of job and educational opportunities as the primary reasons for leaving Town.



Community Priorities



Locational Opportunities and Challenges

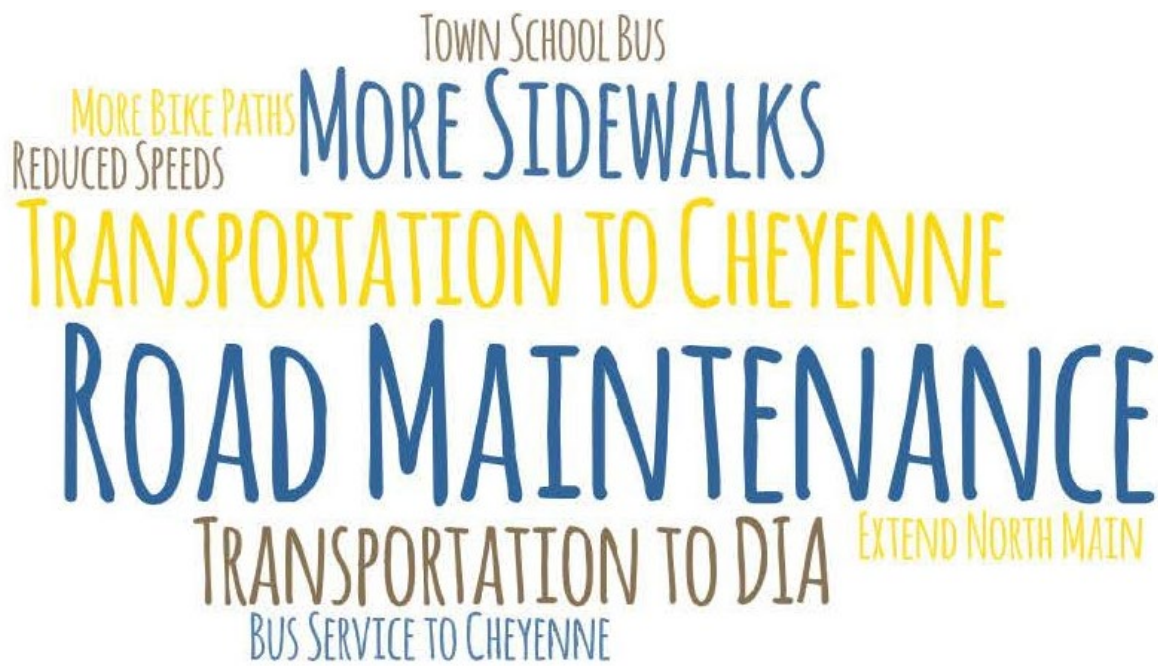
Similar to the top priorities identified by the public, the locational opportunities and challenges generally fell into the categories of affordable housing, economic development, and public services and utilities improvements. Specifically, residents noted the need for water and sewer infrastructure improvements and road and street improvements throughout the Town. In addition, transportation improvements such as an improved railroad crossing, and additional regional transportation were mentioned by multiple residents. The Town does have a new railroad crossing planned at Beech Ave, with construction scheduled to begin in 2023.



There were also many comments regarding additional recreation and open space amenities including a greenway either along the railroad or along the river, a dog park, and indoor recreation facilities for year-round use. Many residents also noted a desire for additional housing options specifically geared at first-time homebuyer and families. The desire for additional recreation and open space in combination with the need for diversified and expanded housing stock indicates a desire for the town of Pine Bluffs to develop additional neighborhoods to serve its residents. High school students also noted the lack of job opportunities and higher education as key challenges for staying in Pine Bluffs after graduation. These challenges will need to be addressed in the community master plan in order to accommodate the projected population growth as well as improve the quality of life for current and future residents of Pine Bluffs.

What transportation improvements are needed and where?

Transportation improvements were one of the key issues and opportunities identified from the Steering Committee at their first meeting and by the public at the beginning of the questionnaire. Looking at specific transportation improvements that could be made in Pine Bluffs, the most common improvements were general road maintenance and upgrades, regular transportation to Cheyenne, and more sidewalks throughout Town.



A word cloud featuring various transportation-related terms. The most prominent words are 'ROAD MAINTENANCE' and 'TRANSPORTATION TO CHEYENNE' in large yellow letters. Other words include 'MORE SIDEWALKS' in blue, 'TOWN SCHOOL BUS' in brown, 'MORE BIKE PATHS' in yellow, 'REDUCED SPEEDS' in brown, 'TRANSPORTATION TO DIA' in brown, 'EXTEND NORTH MAIN' in yellow, and 'BUS SERVICE TO CHEYENNE' in blue.

What other housing options would you like to see and where?

Similar to transportation, housing availability and affordability has been a key concern for both the Steering Committee and the public. This question asked respondents to identify what housing options are most appropriate for Pine Bluffs. The most common answer by far was apartments, followed by senior living options, affordable units, and rentals. Answers that mentioned the need for additional rental units also mentioned the need for apartments and the need for affordable homes. The term “affordable” was often not defined, but it can be inferred that the respondents are referring to homes below the current median home price in the area.



A word cloud featuring various housing-related terms. The most prominent word is 'APARTMENTS' in large yellow letters. Other words include 'AFFORDABLE' in blue, 'SENIOR LIVING' in brown, 'SINGLE-FAMILY' in blue, 'TOWNHOMES' in yellow, 'UNDER \$300K' in yellow, 'STARTER HOMES' in brown, 'HIGH DENSITY' in blue, 'MULTI-FAMILY' in yellow, 'LARGE-LOT' in blue, 'VARIETY' in yellow, 'LOW INCOME' in blue, 'RENTAL' in brown, 'MEDIUM DENSITY' in blue, and 'DEED RESTRICTED' in blue.

What new recreation facilities or amenities would make Pine Bluffs a destination?

The steering committee identified a desire to provide destination-like amenities and facilities to increase economic diversity and support residential growth. The most mentioned facilities and amenities were an indoor pool, updated golf course, greenway, and ball fields. There were also multiple comments noting the need for kid and family-oriented activities in town.



What strategies would you recommend to revitalize downtown?

- More agricultural/industrial/tech businesses
- Office space available for rent by the hour or month (co-working space)

What are the biggest challenges facing Pine Bluffs?

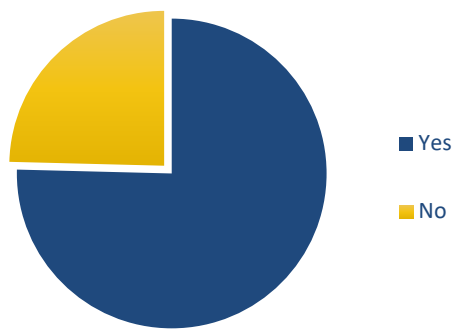
- Not enough businesses
- Openness to change
- Allowing time for change
- Need for a better water and filtration system
- Location – nothing here
- Improvements to the sewage system
- Street improvements
- Swimming pool isn't open year-round
- Not enough housing for first-time home buyers



North Wells Development

Looking specifically at the North Wells area north of the railroad tracks, respondents were generally in agreement with the mix of uses proposed in the 2014 North Wells Master Plan area. Those that desired a different mix of uses were split between more low-density housing with bigger lots and less residential development in the area. Many comments mentioned increased recreational opportunities in the area and less industrial and commercial space.

Is this still the mix of uses you want to see in the North Wells area?



Value	Percent	Count
Yes	75.4%	52
No	24.6%	17
Total		69

Questionnaire I Open Text Responses

Q 1. What are your top 3 priorities to address in the new Community Master Plan?

Value	Percent	Count
Community Design	29.9%	23
Economic Development	66.2%	51
Historic and Cultural Resources	7.8%	6
Housing	67.5%	52
Land Use and Growth	44.2%	34
Natural Hazards	2.6%	2
Public Services and Utilities	37.7%	29
Recreation and Open Space	39.0%	30

Q 2. What are currently the biggest challenges facing the Town? What issues might arise in the future if not addressed now?

- Housing both now and in the future. Also, economic development and small business growth. Main street revitalization.
- Utility costs are higher than most of California especially water rates. People are reducing water usage which is prudent but yards are drying up and landscaping is dying.
- Utility costs.
- Housing, especially affordable housing options.
- Water Energy conservation via solar energy Housing
- Affordable housing, planning for future expansion, recreation opportunities, water security.
- To avoid the growth of suburbia cookie cutter housing communities - minimum acreage zoning and individual housing permits should be the norm - not slap together housing by developers. 2) Small Business job opportunities for youth
- Maintaining and improving infrastructure in Pine is always a challenge due to money being available but is something that can't be ignored. I feel the town does a good job currently with the funds they have.
- The school size.
- Biggest challenge is housing shortages. Otherwise recreationally we face a lack of things to do. I think if we address both issues we can help the town not only grow but thrive
- Growth, development and the needs to support that. IE. utilities, recreation, emergency response.
- Keeping the town viable with new business and growth to help keep the schools going and attract good individuals to town.
- not sure - I commute to Cheyenne for work. It would be nice to have more administrative job opportunities available in town.
- Economic development and diversity
- Blighted properties People traveling out of town for goods and services Lack of pride in personal properties
- Affordable housing is a significant challenge. Without it we will continue to struggle to find employees in many of the business in town. These are also the types of houses that most young families need. This brings fresh ideas into the community, students into the schools, money into our businesses, and keeps

us young and growing. We don't have many if any destination places in PB. The distillery may be the only exception. What do we have that will bring people from Cheyenne, Sidney, Torrington, etc into our community: must go to restaurants, cool stores, activities, etc. Finally, we need to continue to make our community aesthetically appealing. There are lots that are eyesores, and we still haven't recovered from the hailstorm. The overall feel is hard and gray. Increase greenery, make the bluffs more accessible, continue to paint murals, work to remove run down homes and overgrown lots, etc.

- A public works dept. that does their job instead of hiding from it. Taking care of streets now means less of a mess later on. Pay the PW employees a decent wage, then you get people that enjoy their job and take pride in it.
- Funds for aging roads, utilities, buildings. Not enough available housing.
- I only have one issue and that's the way the snow is piled in the middle of the roads. Why not find an empty space and take all the snow to an empty space so there is no snow on the streets. (Example: softball field, empty parking spot at the pool, soccer complex etc...)
- Public utilities
- Lack of housing and land for housing -Lack of infrastructure on north side of tracks land
- Housing - many vacant houses but no way to rent or buy. How can people move to Pine Bluffs?
Economic Development - without this Pine Bluffs will become a ghost town
- Fresh water
- Economics without losing small town
- Lack of housing will limit growth.
- Over priced housing
- Limited housing, more appealing entrance into town; especially when entering off the highway.
- Having appropriate housing and jobs that pay well enough so people can afford housing.
- Terrible roads. Homes falling apart and not kept. Lack of space for future homes. Police department that is unable to connect with the public. Fully functioning ambulance service. Poor park maintenance. Lack of dining options.
- The school is overcrowded and there is a lack of quality daycare. We need housing but till there is a fix for these two issues it is pointless to invest in housing.
- Services for young working families, especially quality affordable reliable childcare and pre-k. Without this, young working families will not see pine bluffs as a desirable place to live. These do not need to be publicly provided, but ensuring the right services are in place and exploring public private partnerships is necessary. Housing as well for the same reasons.
- People having open minds
- Sustainable growth Attractions to lure population growth Taking advantage of the possible upcoming boom?
- Keeping young kids here and a place for them to work.
- infrastructure, streets are full of potholes, downtown is not utilized,
- High electricity and water cost. What causes increases in the sewer rate? Hard to maintain yards in the summer with the ever-increasing water rates. Is our water supply guaranteed to supply water if power is out for an extend period of time? I am assuming that electrical pumps take the water to the storage tanks. The town needs to have backup power supply to generate electricity. This is critical for anyone on

oxygen generated by an electrical unit. Emergency warning system that cannot be heard indoors, in all parts of town, when it's raining and hailing. Code Red is great but only works if phone has power and some can't afford extra cost of cell phone. At times, snow removal from streets has been a disaster. Piling snow in the middle of the street makes it impossible to enter into driveways without driving in the wrong lane or making u-turns when you cannot clearly see past the snow pile. Need of a hardware and lumber store as well as better grocery selections, and evening dining options. No steakhouse just good friendly family dining at reasonable prices. Must be careful that low-income housing does not bring with it criminal activity. May need to add additional law enforcement cost. Why does the town have so much to do with the Airport? This seems to only benefit a few town residents. Would like to see less airport involvement and lower utility rates.

- Available housing is currently a problem and until North Wells is developed will continue to be a problem.
- I don't know about the biggest challenge, but for me , I would be interested in finding out about street cleaning. And what if anything can be done about the sand and dust that seems to be really bad on windy days. I would also like to see what can be done about all ruts and potholes in the unpaved alley ways, could they be leveled and graded for proper water runoff, or maybe paved as well? Another thing I would like to see is more awareness of the places to eat in town, maybe the newspaper can do a pull-out section on each restaurant, I want to be able to spend my money here in town whenever possible. I can't spend money if I don't know of local businesses that can use my money. Also, you should showcase the local businesses on the town website and look into updating the same (website).
- Clean Reliable Public Water
- Housing
- The town needs to spend money on infrastructure so that growth can happen.
- Housing for people wanting to move in.
- Lack of quality housing for young people and families - Shortage of high-quality jobs that would drive young people into town
- Things closing down. Not enough people for businesses to stay open.
- Affordable housing and jobs! Most of the jobs to be had in pine a person can't afford to live here. There needs to be a trailer park at the far north end of the new development. Also, there are a-lot of places around pine a trailer house could go in if they were aloud.
- Lack of housing, lack of resources and activities for growing and young families
- housing and business development
- No available housing and or affordable rentals. Also spending taxpayers money to pay for fuel and maintenance on police vehicles driving to and from Cheyenne on a daily basis. Also, we only have one police officer that lives in Pine Bluffs. I thought it was town policy for the police officers to live in Pine. Instead, you allow the police cars to be stored in Cheyenne at an officer's residence.
- Lack of housing and community resources for recreation.
- Housing- very limited options for those moving town or currently living in town.
- Some residents look trashy and could be cleaned up for better appearance. Weeds growing in the streets that used to be sprayed every year.
- Water, lack of plumbers

- Poorly maintained homes and run-down neighborhoods. Old cars, campers, trailers and junk. The worst :1st-5th. west of main street. Water should be affordable to maintain lawns. and promoted by the town.
- No community policing. Police are focused on things that don't really matter. No trust in police department.
- Ground water availability
- Caring for the senior citizens and disabled
- Maintenance and taking care of citizens we have now
- The town council has proven to be incapable of steering the town in several important directions, including Keeping the best police chief you ever had, and keeping Alan Curtis from screwing up town expansion by being party to destructive natural gas agreements. This town needs to expand. Housing prices are artificially inflated and getting worse. This is THE problem facing Pine Bluffs right now and electrical heat isn't going to cut it in a new development.
- Land use - available lots for housing. This town is growing and if housing is not addressed, it will stifle and eventually kill that growth.

Q 3. What do you love most about Pine Bluffs? What should be retained if change occurs?

- I love our small town values, people, and character.
- Small population.
- Its smallness
- The rec program is great for our community, activities for kids and adults alike! Sonja and Heather do a great job and I feel that it adds so much value to our community.
- Friendly people Informality Wide streets Willingness to help one's neighbors
- Neighborly atmosphere, kids rec program, swimming pool, bluffs trails.
- Small town community feel with focus on agriculture and ranch heritage
- I like the bluffs and the pine trees on top of the bluffs. Retained that and other things.
- I like the bluffs and the pine trees on top of the bluffs. Retained that and other things.
- I was raised here and have always loved the small town feel. I travel for business and when I mention where I am from they always say "Pine Bluffs is such a nice little town! Change is inevitable, but I would like to see it keep it's small town feel!
- The small town
- I love the small town mindset and sense of togetherness and we should always protect that
- Small-town culture. Affordable housing.
- I like the cleanliness of the town and the atmosphere that it sends out to people when they come into our community.
- There are multiple restaurant a bar, distillery. Fun things to do without having to travel outside of town.
- Small town feel and personal connections and folks working together collaboratively
- Neighbors helping neighbors Strong schools Safety Small town atmosphere Established businesses (Texas Trail Market, Pine Bowl, Bluffs Car Care, Sinclair, Exxon, PB Sand and Gravel, Subway. Bluffs Vet Clinic, etc) Strong town rec department
- The small town caring and helping your neighbor is a must. It is our best attribute.
- Maintain the small town atmosphere people taking care of each other. Take pride in your property AND the appearance of your town!!

- Small town feel. Community support.
- I love this town!
- We love the small town neighbors caring for neighbors and the town traditions if we get too big and too many new people we will lose that
- -Town is very clean and well kept -Paved streets -Pretty area with bluffs -Like the mural and veterans memorial park -Always thought the cemetery was beautiful but without the trees, it's more normal looking. All of above needs to be retained.
- The people and friendliness. The small town atmosphere.
- I love that Pine Bluffs is a small town. It's a great place to raise children. Having more businesses in town and the town growing would be great. Just making sure that it retains a small town feel and safe place to raise children.
- The history and the history of the area should be expanded. Play off the recent Yellowstone/1883 TV Popularity right now but maintaining the history is important
- The community events and the friendly small town environment
- The community and school
- It really is that idea of it takes a village. This is a wonderful place to raise children.
- Keep the Recreation department. During the summer, it's all our kids have in this town.
- Small town
- Small town culture, people care about each other and support each other. Safety and sense of pride in our town. Be sure we maintain our small town pride and culture even if new people come to town or if there is growth. Welcome others but also help them be part of our culture and community.
- The peacefulness
- Small town environment! And our recreation activities for children. Hold on to that or increase it at all costs!
- Nice, clean and well maintained town.
- quiet neighborhoods, grocery store in town, beautiful bluffs and open spaces
- Small Town feel
- Most people are nice and trustworthy. What changes could you be considering?
- Pine Bluffs is a really nice small town community with a lot of really good people.
- We have a very nice community, everyone at the town hall is kind and polite, that should never change.
- Small Town Values
- Friendliness small town feel
- The small town feel. The town can grow pretty substantially and still maintain that.
- Events to bring the community together
- Pine Bluffs has always felt very safe and clean for the most part.
- Small town feel
- The public use of the bluffs is great. We frequently use the parks, pool, and rest area. I miss open gym nights at the community center and the public use of the rifle range.
- The people
- small town feel and sense of community
- The small community feeling. The small town feeling should not be changed.

- Love that people jump in to help.
- Our recreational activities are amazing and our rec center does a wonderful job providing fun activities for the community.
- The small town feel of knowing the people in the town. Being able to help each other when needed.
- Yard sale once a year
- The Hills, Pine Bluffs has done a good job with recreation. the pool and parks. Get someone who can read instructions.. before anyone sprays chemicals!
- Love the recreation
- Friendly caring residents Small town atmosphere
- Small town
- Rural feel close knit community. Neighbors helping neighbors
- My kids can walk across town (or go door-to-door selling baked goods) without me being worried about their safety (and without anyone deciding I'm a bad parent for letting them be kids). This is a great town to raise kids.
- Small town perspective and neighborliness. Good place to raise kids. Governance is not overbearing or meddlesome. The wide streets are a fun historic feature, with the benefit of easily and safely accomodating foot and vehicular traffic.

Q 4. What are the Town's strengths or assets?

- Good schools, good people, proximity to Cheyenne.
- Small population
- Its smallness
- It has things to offer children year round. The clinic is nice to have.
- Accessibility to people in positions of power Fall and spring pick up of landfill items Frequent trash collection The cross at Easter and the Star at Christmas on the bluffs
- Close to the capitol, strong school system, highway access.
- People, small town feel
- The town has a good med center and density and food store and a dollar store and fast food places and eating places and good schools.
- It's clean and well maintained by the town and the council. But, it's biggest strength is the Community Center. It is amazing how they can continually introduce new things for the town's people. It is truly an incredible job that Sonja and Heather do at the center!
- The community willingness to help others
- Strengths are definitely it's people. Assets are our many locally owned businesses
- Small town, not to much government over reach, recreation opportunities.
- community involvement.
- I enjoy the community events, trash pick up days for large items that we can put on the curb, overall it seems like everyone wants Pine to thrive!
- Land expansion possibilities for future town developments
- Easily accessed (I 80 and Hwy 30) Health clinic Churches Strong school system Town mayor, council and employees

- A population that is invested in the betterment of the community. Our town is forward thinking. We have made tremendous growth over the last several years: the Veterans Park, revamped softball fields, motel, Dollar General, frisbee golf, soccer fields, distillery, restaurants, etc.
- Looking out for each other.
- People wanting to help with growth and bringing new businesses and residents to the town. Old Town feel, lots of history.
- How everyone comes together when there is a time in need
- Small rural values and family feel
- Have a good Mayor and Town Council Have good ordinances Have a good Police force Have solid businesses Nice churches and schools Located on I-80 Have an airport Have a great recreation program
- Not sure on strengths.
- The people very kind very friendly and a place where people mind their own business. It is an American heritage charm that has been lost in many areas of our country
- The recreation department has great activities for all ages.
- Local business, recreation activities for youth, school, agricultural business and culture, forward thinking and input for the future of the town
- I think the towns strengths are honestly that the people with more money or big names continue to invest in the community. They really keep us afloat.
- Right now, the mayor. This wasn't always the case. Lots of parks. The pool. The bluffs recreational area.
- The school is the towns best asset. We have a great school for our kids. The community events are a strength of this town too.
- Recreation department is a definite strength! The building where the daycare is is a huge asset. Definitely the right use of that amazing building, but possibly needed improvement in the service and the type of partnership under which the daycare is run. Another strength is our outdoors, bluffs etc. beautiful area
- Strong community everyone helps each other out.
- Location to the interstate Sense of community Conservative atmosphere
- Cleanliness of our town and streets are well maintained.
- close to interstate, and Cheyenne. strong history
- Feeling that we, especially our children are safe. Small town living gives us the opportunity to know the residents and care about their lives.
- Bine Bluffs facilitates the ability to pursue the American dream.
- Other than our Community, I am personally not aware of the town's strengths or assets.
- People
- Friendly our own grocery store
- The hotel and other business's that bring tourism money into the community.
- Pride in community for the most part, school, traildays to pull people in and together.
- cleanliness of town, businesses, and homes Growing businesses like those on Parsons street that continue to provide more and more non agriculture jobs
- Small town but easy to get anywhere you need to go.

- Now sure how to answer this. If we're talking about just the town and not the community. I would say the police force has become really good and they're an asset. As for the community there is a big entrepreneurial spirit in place and that is an asset that needs to be tapped.
- nice community near the interstate, opportunities for growth, can commute to jobs in Nebraska or Cheyenne
- The willingness for the new mayor and new council member to listen to the community is a good start.
- Tight community
- Safety- my family always feels very safe. Our school system is also excellent.
- Yard sale, family friendly
- We spend a lot on services and it shows, good job. People will always be an asset, if they care about what they do. Always employ people who care, most do.
- Location climate tax structure
- You can get food, doctor and vet without leaving town.
- It's people. Caring neighbors
- Several of the folks in the business community are sensible and should be capable of making good decisions. The mayor is solid and the town has not developed a bureaucracy that's horribly bloated for our size.
- Not too close to cities and not interested in mimicking city life. Not a normal tourist attraction but able to find niches that can bring in out of towners, e.g. kite festival. Strong recreational department. Maintenance is overall well kept. People value neighborliness and community.

Q 5. If you left the area for 20 years, what would you hope to see when you return? What would bring you back?

- I left for 10 years and came back. There was an improved Recreation program. Opportunities for families for outdoor activities. I would like to see more small businesses. Specifically an automatic car wash, more tourism type destination stops, and variety of ethnic foods.
- Small population
- Smallness
- Smaller acreage plots in the outskirts of town. Noise barriers (such as trees) for residents that live near the interstate or railroad crossing.
- Activities for kids and safe environment.
- very modest and thought our growth leading to no more than doubling of the current population
- More Jobs and more places to buy things .We do have a good motel now
- I did leave for several years and moved back. Although many things had changed, it is still a GREAT place to live!
- More houses
- The sense of safety that this place offers would bring me back. I would hope to see some growth housing wise and places for new community members to experience this
- Few more people so the town can sustain. And limited growth with that.
- NA
- not sure

- A diversified economy and substantial and well planned growth. More multi housing options and entertainment value
- New businesses Elderly housing and services
- We are a good size. Its great knowing most of the people you run into at the store, post office, church, etc. It makes us a community. A town that continues to look for improvements, but doesn't lose its identity. We are who we are and we are proud of that.
- Rural America at it's finest, with a populace that cares about the uniqueness of the town!!
- Community members supporting local. Community involvement. A continued committee for community improvement and growth.
- Housing There is not a lot here for someone else to buy
- Traditions and safety
- I would hope to see the same businesses here, more housing here, and possibly a drug store, a few more restaurants, and a another motel. I hope that the small town community feel is still here 20 years from now. I won't live that long so can't bring anything with me. But for those that do, I hope they don't try and push the big city life into PB.
- I hope to see Businesses and housing expand. Coming back would be the feeling of inclusion.
- That the town is still flourishing. That there's more local businesses.
- I would hope pine bluffs did not become a suburb of Cheyenne. Maintain its autonomy and small town feel. Hopefully would bring back money to support the community
- I would hope to see Main Street full of local businesses in the same older buildings and the swimming pool upgraded.
- Family, tradition with new improvements, convenience, fresh welcoming feel when you pull into town, agriculture, support for local business, freedom
- More opportunities for our youth outside of the sports we offer. Just more opportunities for kids to diversify. I would hope we would be able to see more small businesses and residents who feel like they can support them.
- The star and cross in the bluffs. If you're not a farmer/rancher, or raising kids..... there is very little reason to stay in this community.
- I did! What I wish I had seen when I returned was a stronger business community and specifically a stronger downtown business area. I also would have liked to have more vibrant amenities (activities for youth, childcare and prek) that also complement our small town culture. I also really wish the newspaper was stronger.
- Same good people.
- Population growth, more attractions and maintenance of the current small town conservative atmosphere
- Hope to see the same businesses and some new ones.
- More work opportunities for the children who were raised here. Nice new neighborhood with young families.
- I would like to see some of the blighted communities cleaned up and renovated.
- I personally left and went to California to help a family member, which went alright, but I am very happy to be back, where it feels like home.

- Cleaner Town, Friendly People
- More housing more businesses
- To see development on the north side of the track. That Town has owned that land for 8 years and not much has been done out there. Missing a great opportunity to grow the town.
- Most of the people having some pride in the way the community looks. School, landscape
- More recreational development (new baseball diamonds, upgraded city park, and a better Rec center). Also would want to see better established restaurants. The town really needs a dinner place that you would feel proud to take your in-laws to when they visit
- Growing businesses.
- Sub 0 temps and the wind... I would hope the town would still have a sense of a small town community. The down to earth folks that live here are why I chose to raise my kids here.
- More resources, stores, leagues for kids, opportunities for families, housing
- Strong growing community. would hope to have a healthy business community not dollar store
- The small town feeling. I hope that never leaves
- Better indoor rec facilities to develop more community wide health.... Like indoor walking track?
- More local businesses. I hope the pool would still be around along with the recreation area up in the bluffs.
- The home feel of this small town. More home development, more activities for adults.
- Yard sale
- We are limited to our size for growth. but we need to maintain good jobs that service; Farm/Ranch; Railroad; light Industry; Energy development(solar, wind, Oil and Gas, maybe Nuclear) A clean town that has some Pride.
- Planned growth north of tracks
- Food, doctor, vet and senior citizens care
- Down home values and faith communities
- Room to build a house. Work everywhere is going remote--people will be able to live wherever they choose for many different jobs. That means we don't need expansion of businesses to have healthy growth. We need room for people to build houses.
- People able to live their lives without worrying about regulations or nasty neighbors. Policing is overall lightheaded and community oriented. Place where people look out for each other so kids can still bike around safely. Community perspective focused on building each other up instead of toeing the line.

Q 6. Is this still the mix of uses you want to see in the North Wells area?

Value	Percent	Count
Yes	75.4%	52
No	24.6%	17
Totals		69

Q 7. What would you change?

- Nothing. This town AS-IS has produced some of the best and brightest kids our future generations could hope for and desperately need. Growing the town brings with it big town/city problems. Work on beautification of what we already have.
- Eliminate it. We do not need this type of growth/expansion.
- Too much residential property. . .where's the water coming from?
- No high or medium density housing developments
- More low density housing.
- I don't think heavy commercial and residential use should be together.
- Less residential more recreational
- Bigger lots. All the small lots will do is turn into another trailer park
- More residential. Less business. We can't even occupy the empty buildings and lots on Main Street. Why add more opportunity for empty buildings and lots. WE NEED MORE HOUSES.
- No Heavy Commercial, Industrial. More Amenities, Land Use, Recreation Area
- More housing
- More public recreation space. Walking trails like Cheyenne greenway. Covered pool recreation opportunities small fishing pond
- Industrial and light commercial allocation is too high for our current needs. The current industrial and light commercial land in the town is poorly used, while residential is becoming overcrowded. We can easily halve the industrial/commercial use in favor of residential (and who really wants high density residential?)
- Insufficient residential. Double it.

Q 8. What big ideas or opportunities should the Town's new plan consider to achieve your vision?

- Encourage and welcome growth while maintaining our small town values.
- Clean up what already exists. Introduce a landscaping program. Expand the town maintenance crew in the summer for clean-up and beautification.
- Subdivide into lots (2 to 5 acre plots) by the distillery.
- I have no specific vision.
- Small Business and Ag/Ranch Business focus - not development opportunities for commuters to Cheyenne
- Going ahead liking at how town would grow and look into what is need. I have live here all my life and pine bluffs is a nice place to live I do home meals for the senior center.We have a good senior center
- Continue to bring new businesses into town. Develop more housing where possible to accommodate workers moving to town. Do not just throw up low cost housing, but nice single family homes, duplexes etc.
- New housing development
- Bring in a YMCA. They offer youth and senior citizen programs, as well as job opportunities. Its also a place to offer opportunities for our community members to get healthy and make lifestyle changes
- An entertainment hub or square with surrounding businesses and housing
- Senior housing and transportation Continue to address blighted properties and encourage current residents to clean up yards, alleys, etc.

- Promote economic development, increase our aesthetics, promote affordable housing
- Affordable housing and jobs, good paying jobs to attract and keep the young people.
- Develop North Wells. Investigate new opportunities and assist community members interested in bringing new opportunities to the town.
- Inside pool for year round use more walk bike paths
- -Have an area for new homes with more land for those who have kids or just want more room. -Wide, Paved streets -Wide alleys -Good lighting -Great access from US 30.
- More restaurants opened longer. More shopping opportunities. Clean up parts of Highway 30
- I would love a great steak restaurant. Wyoming is cattle country every town should have good beef restaurant. The Native American heritage should be expanded. And the Mexican American heritage and German American heritage
- Update the entrance to the town, trees and landscaping, sidewalks, fix up old buildings, roads
- Taking advantage of more state grants to diversify the offerings. Look at improving or increasing the recreational opportunities such as updated park facilities, hiking trails, etc.
- I am not sure.
- Quality daycare options and a larger school. The overcrowded school and the daycare not taking children over 1st grade is limiting our community. Only one daycare option makes the monopoly unwilling to work to keep good help and paying families.
- I'd like to help start a community foundation so we can use local dollars for local priorities. I'd also like to see a community based approach to childcare and prek. Should we consider a private/non profit community based organization that can facilitate local development in partnership with the local government. (KCAD and the communities in Keith county NE is a good example of all of the above) How can we maximize our opportunities (economically and any others) while maintaining our small town culture and pride? Be open and accepting of new people but maintaining who we are.
- New offices for business
- Be as accommodating as the Town can be to new businesses to help increase our tax base to provide more recreation and other activities/attractions to help the population increase follow.
- The town has the vision for the North area. I don't have anything to do with that north expansion. But please do not forget that the "old area " will need continued maintenance
- I thought we were led to believe the new well purchase was to insure that the current town area would not face a water shortage.
- As I said before, I think more should be done to showcase, all types of our local businesses, through the town website or another alternative method.
- Reliable, Safe Infrastructure before growth.
- Expansion of business opportunities
- Big idea would be a golf course in the Bluffs. And yes there is one now, but that is not a real golf course. A really, 18 hole golf course would bring more tourism dollars to the community.
- Housing, recreational activities. Indoor pool, better community center, possibly update golf course.
- High investment into Recreation. Upgrading current facilities mostly.

- Drive in movie. Zip line and roller coaster on the side of the bluff. Tee pee camp site rentals. All these ideas could be seen from the interstate to give folks to pull off. We really need a tourist map with all local businesses and attractions just like the one we've all seen for the black hills.
- Bringing in new business opportunities. Not allowing town government elected officials personally profiting from bringing new businesses in. For example the former Mayor owned the property Dollar General purchased. Sounds like that's a conflict of interest. Indoor walking track, better weight room, maybe another gym or area that could have like indoor soccer, basketball, ect
- Build some new housing.
- Small businesses, recreational activities
- I have heard a lot of big ideas before , Most don't work. Fix what you have first, make appealing to others dreams will come to us.
- Business to keep people here
- More family rec opportunities. Town fishing area
- None. It's not the town's job to conceive or implement big ideas. The town's job is to provide services like trash, water, sewer and police for residents. Focus on doing the job you're intended to do as well as you possibly can.
- Just make more residential possible and viable.

Q 9. What transportation improvements are needed, and where?

- I don't think PB will ever need transportation options.
- None.
- None.
- None
- Transportation to Cheyenne and back for appointments is now provided senior citizens, what about others who can't get there and back?
- I think the roads are fine. More sidewalks would be nice.
- No need for new transportation - perhaps a bus service connecting to Cheyenne and beyond
- We have senior center van and van driver They take seniors to Cheyenne and Kimball for doctor appts. The town bus take to parades and other things.
- None.
- I don't see many transportation issues myself
- Just general maintenance on existing pavement and pavement for new roadways
- Residential speed limits (Beech Street)
- Better roads into the bluffs.
- None that I see.
- General road, curb and gutter maintenance and repair where needed. Sidewalk and adjacent land upkeep requirements for public safety
- None
- -North Main will need to be extended east and that area paved. -New access to the north area from US 30 -The area going up to the homes on the bluffs on east side of town needs to be made into a road instead of a trail.
- Beach street RR crossing

- I think the transpiration options are great no changes
- There should be a town school bus for kids in the winter months.
- None
- This doesn't directly affect me so I'm not sure.
- The roads are terrible. When was the last time we chip sealed anything? We are a trucking/farming community. Let the trucks use the roads.
- Shuttle service to common transportation hubs like DIA, Cheyenne, Fort Collins
- I don't think we need any right now. If we have a population increase maybe a shuttle ran by the town, like an uber format to make money for the town.
- Fix the potholes in the streets
- No idea
- Who's paying for all this?
- As we begin to grow a look at a small 2-3 bus service should be considered, that would allow people to use the service to go to the market, or Dollar General or the Pine Bluffs Health Clinic.
- None
- I believe it's on the schedule, but moving the train crossing is needed. Making the north part development more bike friendly with the rest of Town would be huge.
- I think we do well in this area.
- Lipska Lane needs paved. Also the big pot holes on Beech Street and E10th Street need fixed
- I'm not aware of any transportation that takes place ?
- Honestly none. We live in a rural area, it's basically expected we would not have any type of public transit. Our town roads are well cared for.
- Helping elderly with transportation to appointments
- EV's are coming , society will adapt. Riding the train might work again.
- Public transportation to Cheyenne 2x per week
- More stop signs and improved handicap sidewalks
- Town does good job
- Re-examine common traffic patterns and relocate stop signs to make more sense of current street usage. Current stop sign placement is arbitrary and sometimes downright silly (getting rid of the one on 8th street was a great start--keep going that direction.) Do what you can to fix the streets where they're getting potholes--don't plan new improvements when you can't take care of current responsibilities.
- None

Q 10. What housing options would you like to see, and where?

- Affordable.
- None.
- None
- It's difficult to get younger generations to come here because of the lack of housing. First year teachers, for example, have very limited options.
- A senior living or assisted living facility would be great

- I don't know where is being considered for housing so I can't answer the where, but affordable housing is an issue everywhere these days.
- Individual house permits only - no high/medium density housing.
- More senior housing and apts
- Maybe a nice assisted living facility?
- Out by the distillery and be available to purchase with a couple acres
- Rentals are always in big demand. Especially with us being in the middle of oil field, air base, and windmill country
- Affordable housing. Not everyone can afford 1200 month rent or 500,000 homes.
- Multi family and single family subdivision either north of town or in the bluffs
- Assisted living facility with close proximity to grocery store/library Apartments or town homes
- Affordable houses and nicer apartment buildings.
- Affordable apartments and possibly condos. Put them in a place to see the beauty of the town and surrounding area.
- High density housing mostly, but a mix of all would be appropriate for the type of town we have.
- More senior housing affordable
- -I'm hoping that the elderly care home will become a reality.
- More affordable housing anywhere in town
- Develop north of tracks
- Maybe apartments, town homes, another space for mobile homes
- I am not knowledgeable in the economics of the population. I would say not expand but improve. Make apartments and senior living look nice. The town hall is beautiful keep with that model
- a New subdivision
- Don't over build the towns infrastructure with ridiculous amount of housing, going with a huge housing development will destroy this small town aspect
- Possible retirement plan, new housing or neighborhood, a vision clinic, pediatrician, pharmacy, recycling center
- We need more apartments and places for people to rent.
- More low income. More homes in the \$150-\$300K price range. Allow residence to be built in the "business" area of Main Street.
- I'm not very well informed on this area but I know affordable quality housing is a big need.
- More apts
- More apartments, on the new Northside development to keep younger people/young families in Pine vs having to move to a bigger city for housing
- no idea, but don't flood the market with housing that is cheap. Our neighborhoods are unique given the different houses ... please do not bring in a housing plan that offers the same house one after another.
- Senior Citizen affordable living facility for those who no longer want the responsibility of a larger family home. Please don't put next to low income housing units. Seniors need to feel safe.
- I would like to see additional housing authority units if possible and medium cost housing as well to bring in families. I would like to see the town come up with a plan to bring small to medium size

businesses to the area. I understand that once there was a potato chip factory? Or something like it? The town needs to bring in industry that can make use of the area and railway access.

- North property. Medium density housing.
- More rentals and more new houses
- New land open for houses, updating best down houses, land by the baseball fields
- New construction Homes fit for small families on the west side of town. The town should consider buying out some of the run down properties west of the school when they go up for auction. If developed correctly, these properties could help bring western Pine Bluffs back to life. The town should also find a way to prevent the North Well Properties from being initially bought out by slum lords that will raise rates and prevent growth.
- Lots for trailer homes and apartment buildings. As far north as possible. A place for travel trailers and campers would be good to.
- More apartments/condos. More houses with a bit of land
- Maybe another apartment complex would be nice.
- I think more house opportunities in general.... Especially rentals
- Family homes. A housing development basically anywhere. It's very limited in town.
- Better Low income housing, more jobs to keep people local
- More housing where rodeo grounds are and rodeo moved across the tracks
- The north additions, done right will help. place utilities, easements, and covenants ...keep them in place. Don't give variances. Plan well, it is your future.
- Apartment buildings in north development
- More apartments there are not many options. Senior citizens apartments with cleaning help.
- More apartments for workers in wind etc
- Lots for people to buy with ALL the necessary services--power, water, sewer, and ESPECIALLY gas.
- Lots available

Q 11. What new recreation facilities or amenities would make Pine Bluffs a destination?

- A greenway style path for biking/running/walking. Better hiking trails or bike trails. A nicer golf course and rv park.
- Disc Golf was such a hit - NOT
- Recreation opportunities. Allow drag racing at the airport like Julesburg CO allowing more people to utilize this expenditure. Eliminate the current shooting range club leaders and have the town manage it.
- Boys and girls club facility would be nice for families in the summer, after school, and Fridays.
- With no young children at home anymore, I'm satisfied with what we have because I'm still able to travel to Cheyenne or Denver for what I can't find here.
- Wyoming saw record numbers of tourists to state and national parks and enormous camping pressure, perhaps outdoor recreation is a possibility.
- More open/green space. Dog Park, more family and youth/adult rec - baseball/lacrosse/basketball fields
- Don't know if n that my
- I really can't think of anything that would make Pine Bluffs a destination?
- A bigger swimming pool and nicer park

- Definitely a YMCA!!
- Indoor pool maybe? Full rec center
- Indoor gym facility or swimming pool. Indoor axe throwing business that serves food and beverages, a fully functioning golf course, and more hotels to accommodate and entice tourists to stay. Also a entertainment hub that can accommodate a growing food truck industry
- Voc Ed that plays well with High West. Lineman school, electrician, tech, etc. Must try restaurants, cool stores, brewery/winery, amphitheater in the bluffs, etc,
- Hiking trails, coffee shops and maybe brew pubs.
- Plaza, splash pad, Greenway
- Covered pool racquetball courts inside walking areas
- I feel that over the years, the town has continued to upgrade the community center, fitness center, playground areas, the soccer fields, ballpark, swimming pool and the tennis courts. One thing that is needed is the lights at the arena need fixed. For additional recreation things, one could be an outdoor sand volleyball pit. As more people move here, the current recreation facilities might need to be expanded.
- This is a delemma for all communities. More and better parks? More for kids to do in winter months
- A YMCA type place for kids and teenagers to go spend time at. That has been a concern for years. A facility that offers other activities for kids other than sports.
- Hunting (bird). Take advantage of the outdoor experience.
- Splash pad or indoor pool facility abs update to the golf course.
- Indoor Ice skating rink, indoor rodeo arena, school garden, more dining options, more health care businesses (I listed in housing), seasonal activities (pumpkin patch)
- More of an effort to get things like regionals which we had this year. There's small communities like ours that have aquatic centers and rec centers like Pinedale. Something that would provide year round opportunities.
- For our size and population, we have good recreational opportunities. Maybe a designed greenway?
- Indoor swimming pool for the community and school.
- Youth facility for recreation, games, hanging out. Skateboard park. Water park. Hiking and biking trails. Sledding and winter sports area (simple is fine but would be fun); indoor pool
- Indoor pool
- Possibly and indoor pool added in to the current community center. But in the short term, just hosting more basketball tournaments and softball tournaments. Additionally, I would build a 18 hole actual golf course! That would be amazing!
- Bike path in the bluffs
- something the kids would enjoy. I have no idea what they want these days. Internet access is a must though.
- Park gardens with sheltered reading/relaxing areas. Perhaps charging ports for phones and laptops. Stage area with a good sound system for local activities and of course restrooms. Mini golf course for children.
- This I am not sure about, sorry.
- Indoor Pool, Real Golf Course

- More outdoor facilities basketball pickleball
- A golf course, a real one.
- Indoor pool Update community center, more courts more open to public, golf course
- New facilities wouldn't be necessary. Simply spending money within the current facilities to really upgrade them would be great. An actual weight room would be excellent. Upping fitness center rates would be worth it if the weight room/fitness center actually had equipment
- Water park! Pine needs it's own weird little nuance to pull folks in. Like Alliance has Carhenge or Frozen dead guy days in Nederland or the alien stuff in Roswell. You know like the world's biggest ball of yarn kind of thing.
- Bigger community center, hiking/walking trails
- The recreation department does a great job. Indoor pool would be nice and a larger work out facility. Maybe combined an indoor pool and larger workout facility that offers more free weights
- Indoor walking track, indoor soccer, tennis, pickle ball could also be used as another gym of activities
- A larger playground- the school will not be available for community members.
- Miniature golf, go carts, bumper boats
- Equestrian events, might work here not just rodeo, The Town has done a great job here. Hats off to Sonia Fornstrom.
- Expanded golf course (watered greens and fair ways)
- Improved ball field and inside swimming pool
- Fish pond /covered pool for aerobics
- We are not a freaking destination. We are a small town. Stop it.
- Don't make us a destination. Niche things like a kite festival which is community oriented but also brings in out of towners is great, but focusing on tourism is not something this town should do. Let people crash for the night at the hotel and eat good local food, and leave having that good memory of what a unpretentious small town is like. We're home, not a destination.

Q 12. What is your relationship with Pine Bluffs? (Select all that apply)

Value	Percent	Count
I live here	95.2%	59
I work here	45.2%	28
I own a business here	19.4%	12
I visit or recreate here	16.1%	10

Q 13. What is your age?

Value	Percent	Count
20-29 years old	6.3%	4
30-39 years old	25.0%	16
40-49 years old	29.7%	19
50-59 years old	18.8%	12
60-69 years old	14.1%	9
70-79 years old	6.3%	4

Developing a Vision

WHAT ARE THE "INGREDIENTS" TO A LONG-TERM VISION FOR PINE BLUFFS?



enhanced visibility
increasing awareness
and education
and increasing
education
more funding

Wishbone's Vision
Committee with diverse
input to help create
this vision that is
more aspirational

Wishbone's Vision
Committee with diverse
input to help create
this vision that is
more aspirational

The aspirational vision for
how the vision committee
wishes to see the future
of the city and how it
will be achieved

WHAT WOULD YOU CHANGE ABOUT THE ASPIRATIONAL STATEMENT BELOW?

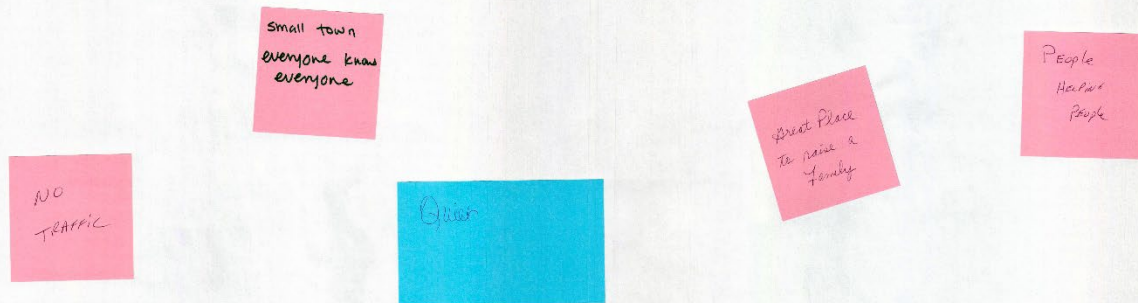
Pine Bluffs is a vibrant
community where families
can live and grow, businesses
thrive, and opportunity is
bustling.

*"Pine Bluffs is a peaceful
hometown where families can live
and grow, businesses will thrive,
and opportunity is bustling."*

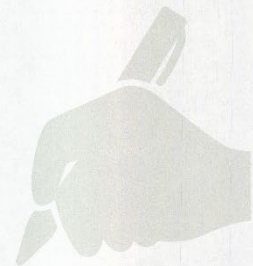
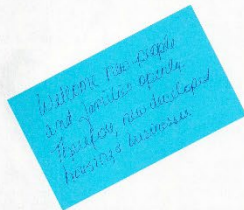
- Vision Statement from North Wells Master Plan

Identifying Your Values

WHAT DO YOU LOVE MOST ABOUT PINE BLUFFS? WHAT ARE THE TOWN'S STRENGTHS?



IF YOU LEFT THE TOWN FOR 20 YEARS, WHAT WOULD YOU HOPE TO SEE WHEN YOU RETURN? WHAT WOULD BRING YOU BACK?



Understanding the Issues

WHAT ARE THE BIGGEST CHALLENGES FACING PINE BLUFFS?

- Open to change

Location - Not in the Heart
Sewage System Improvement

Better Filtration System
More Businesses
Imp

Fix street
Fix water system
Fix the trash area around town

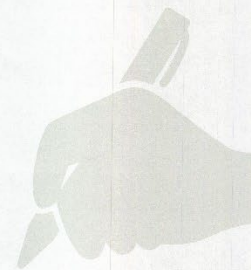
Make everyone pay for trash
Regardless whether or not they
have a vehicle driving

put holes
open roads
allowing time for change

Make swimming pool a
year-round indoor facility
so school can offer swim
classes and have adult
swimmers

WHAT ISSUES MIGHT ARISE IN THE FUTURE IF NOT ADDRESSED NOW?

Housing for 1st time homebuyers for employees



Understanding Priorities

PUT A STICKER NEXT TO YOUR TOP 3 PRIORITIES TO ADDRESS IN THE PLAN:



Community Design •

Economic Development ••••

Housing ••

Land Use and Growth ••

Public Services and Utilities •••••

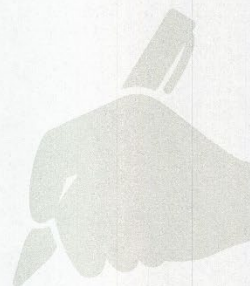
Historic and Cultural Resources

Recreation and Open Space •••

Transportation

WHAT PROJECTS OR IMPROVEMENTS WOULD YOU LIKE TO SEE IN TOWN?

- Street Improvements - potholes •
- Take pride - clean streets ••
- Greenway



PINE BLUFFS OPPORTUNITIES

What are the projects you want to see around Town?
Update Town with Sewer System II

What strategies would you recommend
to revitalize Downtown?
East Spring Rd *Lower market price*

South side of the town is 10 years
older than the rest of the town.
It is a good idea to use the town's
resources to revitalize the town.
It is a good idea to use the town's
resources to revitalize the town.



PINE BLUFFS OPPORTUNITIES

What are the projects you want to see around Town?



recreation development
the house is in the middle
the house is in the middle
the house is in the middle
the house is in the middle

What transportation improvements are needed, and where?

What other housing options would you like to see, and where?

single family
smaller living
smaller living
smaller living
smaller living

smaller living
smaller living
smaller living
smaller living
smaller living

smaller living
smaller living
smaller living
smaller living
smaller living

What new recreation facilities or amenities would make Pine Bluffs a destination?



Legend

Parcels in Pine Bluffs



PINE BLUFFS OPPORTUNITIES

What are the projects you want to see around Town?

Community Garden
Greenway

SSW crossing at railroad

What transportation improvements are needed, and where?

Additional transportation to Clayton & DIA

What other housing options would you like to see, and where?

12 two family units - additional units

What new recreation facilities or amenities would make Pine Bluffs a destination?

Indoor Pool

Rocky Golf course / 18 Golf

Indoor Pool

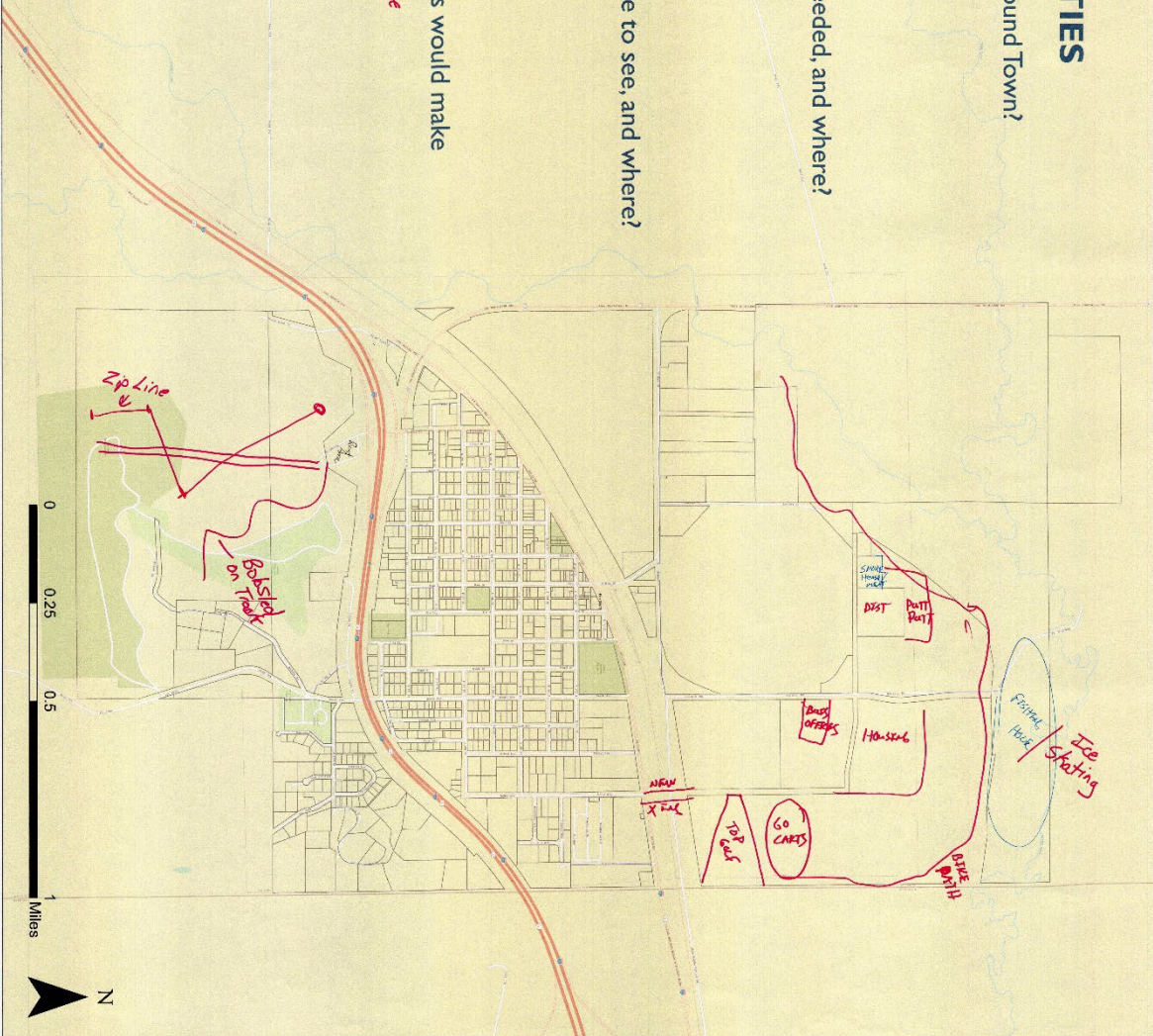
Indoor Shooting Range

Arcade

Zipline

Legend

Parcels in Pine Bluffs



PINE BLUFFS OPPORTUNITIES

What are the projects you want to see around Town?

Bayou Park

South of Bayou Park

Dog Park

What transportation improvements are needed, and where?

*Access to Highway - additional Private Company
Transportation to DHA - additional Private Company*

*When crossing across the tracks
streets also blocked*

What other housing options would you like to see, and where?

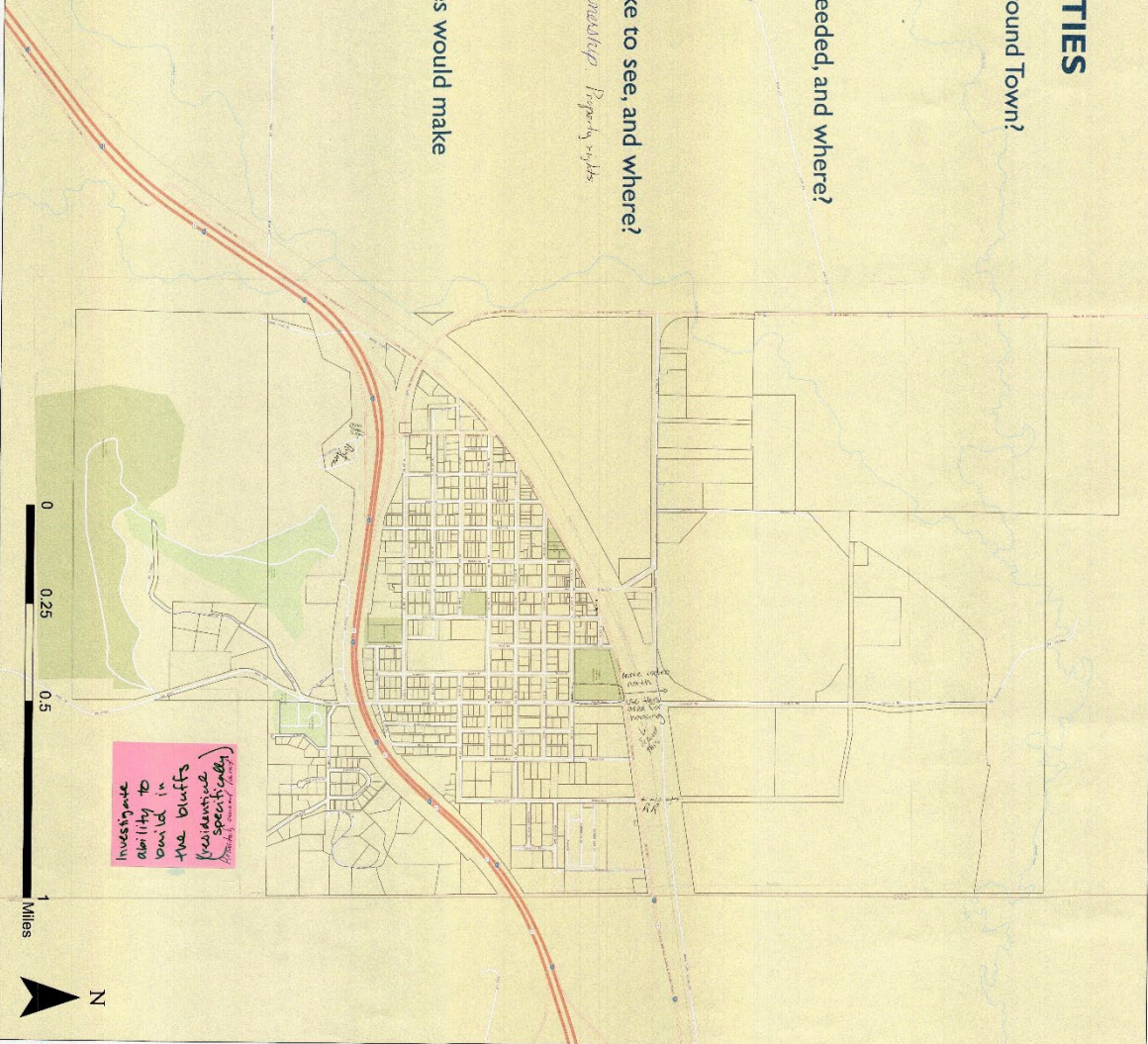
*First time housing
Don't want housing within track housing outside to please community. Property rights
Doughnuts*

What new recreation facilities or amenities would make Pine Bluffs a destination?

*Playground
Zoo - near EPH Environmental Impact Statement. Play area
Zoo area in park
New Board walking bridge
multiple pools
Some summer things*

Legend

Parcels in Pine Bluffs



PINE BLUFFS OPPORTUNITIES

What are the projects you want to see around Town?

Shirley III
Mr. Greenway II

water quality filtration system

What strategies would you recommend
to revitalize Downtown?
Bring in more businesses.



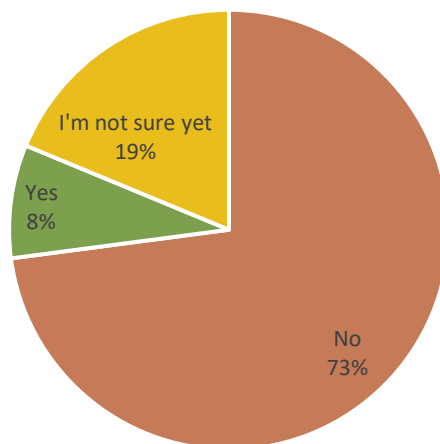
High School Menti Responses

What do you love most about living in pine bluffs?

- I love how it's a small community.
- I love the size and the local feel that you know most everyone and they know you, and that there's enough to do, but it's not overwhelming
- I love the people in this town and how I could go to them
- Everyone is nice to everyone.
- I like the restaurants developed by people in the community
- I have no idea
- The close community and calm and quiet
- Knowing everybody and having a relationship with most people in the community.
- The small community feeling
- :]
- I really love the bluffs and how there's hiking trails
- Library
- I love the recreation here with Bluffs to the south.
- The bluffs
- It's a small community so everyone pretty much knows each other
- The peaceful nature and the tight-knit community.
- Small, rural town, but we have essential businesses.
- The people
- Small community
- Can go wherever you want in town
- The people/community effort towards things
- i love how you can always depend on the people around you.
- Small , good community
- "That it is a small town
- $\subset((\cdot \nabla \cdot))\supset$ "
- The restaurant
- I enjoy walking around town. I like that everybody knows everybody. I also enjoy the view of the bluffs.
- Small amount of people
- That its a small town, peaceful with the bluffs.
- I like how it's easy to traverse within the town. It's small enough for something to be within walking distance.
- I love how small and homey the town feels.
- I love that the town is small, and centered around helping each other. I love that we come together to help one another during hard times. I love that it is a safe place to live.
- I love going to the basketball courts, football field, or the cafe.
- I love being apart of the small town community.
- I love how Pine Bluffs is a safe community where I don't worry about getting mugged or getting robbed.

- I love how Pine Bluffs is a safe environment where I don't feel like I will get mugged or robbed.
- Nothing but probably my family
- nothing i hate it here
- The community
- How there isn't too many people to the point there's traffic.
- There's a nearby hair salon, that does nails and eyelashes, etc. So I don't have to go to Cheyenne all the time.
- I love the location and how close it is to a good scenery, and the people here.
- I like the houses, and the fact that is small but is really nice, and had everything you need
- I enjoy having a low population
- The kindness of the people of the town
- community based, like a big family except the haters
- It's small
- The small town quiet
- Everyone knows each other. It feels safe here.

Do you plan to stay in Pine Bluffs after you graduate?



What would keep you in Pine Bluffs after you graduate?

- "Definitely, having more job offers.
- A nice greenhouse"
- I'd go to get higher education, and I'd come back since I hate big towns/cities, because they smell and are way too crowded. I'd stay in the area, but maybe not live in town
- My family
- Family business
- The vets office
- More activities for kids and adults to do
- "More recreational events and businesses opportunities would help me stay.
- Things that would encourage me to leave are the opportunity to meet new people and gain respected relationships, as well as business opportunity."
- For people I like to stay
- Debt
- if my family still wanted to live here
- People I like
- Parents
- If I died
- More job opportunities
- I would just add more activities and more attractions. Indoor activities would probably be best due to the weather. Something like movie theater
- friends
- Pine would have to grow
- More job opportunities and the sense of peace.
- More opportunity for employment. Industries that aren't currently here.
- Better golf course
- More opportunities for employment
- More businesses or places to work
- Everything
- Anything and everything
- My business
- not sweeter
- More businesses
- More things to do
- Housing
- Being a nice town
- More stores, activity's.
- More of a city type feel
- My family and friends
- Most likely family would keep me here

- I don't necessarily have any reason for not wanting to come back. It's just nice to see a different community. I would come back to see my family though.
- My family
- A very good school, and job opportunities.
- More businesses, more people
- The small town vibe and not so many people.
- My family and small town vibe.
- I would like there to be more places to eat like cafes.
- I want to explore new experiences around the world, and Pine Bluffs just doesn't offer that.
- I am interested in a STEM career that Pine Bluffs doesn't offer.
- Family
- If my family stayed here.
- Literally nothing
- Specific family that I like if they decide to stay as well
- Closer to family and friends
- If the environment developments better.
- More job options.
- Coffee shop
- Family
- A good job
- Hunting
- Opportunity
- Music related opportunity
- Family farm
- I think if we reappear roads open more for business and opportunity
- If there were more jobs here. My family and friends would be people I would come back for.

What would you improve or change about Pine Bluffs?

- Public greenhouse with tropical plants.
- Tea shops.
- I'd try and get rid of all the stray cats somehow. Kind of an eye sore
- I think it'd be fun to get some trails or two tracks for four wheelers and dirt bikes to go down in the bluffs, and see some scenery away from town. Arcade outside of the bowling alley would be fun
- More activities for teenagers to get them outdoors
- Better street lights.
- Things to do
- Chic-fil-a
- New businesses /restaurants that are actually functional downtown
- Things that communities can do as a whole, like easter egg hunting for little kids
- A sports bar where you can watch games and such
- Maybe some architectural structures or lights over top of main street to help tidy things up

- Gold course
- Coffee shop
- Another park
- Places for a concert
- Movies .
- More job opportunities so more businesses to open up coffee shop
- Candy shop
- More stores, movie theater, good restaurants
- Chick fil a
- More restaurants and outdoor activities for the summer. Maybe a skatepark or a summer festival of sorts, like trail days.
- smoother roads and less pot holes
- Re-work the golf course, affordable housing for new families, reived downtown scene, a few more choices for restaurants, splash pad by the pool, movie theatre,
- Fix the golf course
- Everything
- Snowplow people learning how to plow the roads
- I think a thrift store
- More fun activities for people and new businesses.
- Fixing the roads, movie theater
- Putting more stores, new parks, more activities indoor and out door like arcade, movie theater, water park Some gated community
- I think adding boutiques down town.
- Adding more indoor recreation things (laser tag, trampoline park, etc.) as well as outdoor for the summer. Concert venue. More coffee shops
- Movie theater
- I don't plan on staying, but I'm sure the community could improve from increasing the size of the town. Adding large-scale or chain businesses could also be an improvement. Maybe even a mall.
- Having a more diverse community. Whether it be religion, race, or ideals, I think we could benefit from attracting different types of people.
- Start at trade school for ag business, welding, and electrician classes that are popular in this area.
- Businesses such as additional local restaurants, stores, or services could bring in more money, which would help clean up the town.
- Start a trade school or a small college
- More tourist attractions and activities for teenagers.
- YMCA, an indoor swimming pool, and a movie theater would be a nice.
- get a better gym
- a diverse population. a lot of people here are very closed minded.
- The community could definitely be better in some ways and the people could be more understanding of kids just wanting to run around town and have fun
- Have more businesses. Ex: clothes and coffee shop

- The roads, having more opportunities. Such as more cosmetic opportunities. Or fitness centers, and more areas to have fun.
- I think Pine Bluffs is pretty good how it is, maybe we could make use of a coffee shop or a pizza place but Pine Bluffs is an attractive town because of the lack of people
- we could use one of those breeze through drive through and make highway 30's speed limit to 45
- I would bring in a bigger business that would take away from the small businesses and bring in some sort of entertainment
- Hi
- Fix roads keep roads safe and better job opportunities more business
- Have more businesses and more recreational things. Businesses such as dentists, orthodontists, having a university or trade school would be nice. Recreational things such as more parks, eating places, and it would be nice if the grass was green more
- We should have a sledding area too.

What are your top 3 priorities to address in the new Community Master Plan?

