Lovell Town Master Plan
A Comprehensive Community Plan

“Create an adoptable plan to achieve the Town’s vision for the future…”
Lovell Town Master Plan

A COMMUNITY PLAN FOR THE TOWN OF LOVELL

Adopted by
The Town of Lovell
Lovell, Wyoming
September 25, 2006

Prepared by
JGA Architects-Engineers-Planners
Billings, Montana
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Acknowledgments

The residents of Lovell should be proud of the dedication and time commitment made by many of their neighbors over a twelve month period to prepare this plan. Citizen participation in this planning process has made a big difference. Their ideas, comments and opinions, combined with many hours of open and frank discussion, have clearly defined and clarified the issues that are critical to the desired future of Lovell. We thank you!

JGA also would like to acknowledge the assistance of the following organizations for their valuable contributions to the development of this plan:

- **Planning Committee** for their dedication and ongoing participation throughout the planning process. Their knowledgeable guidance has made the development of this Town Master Plan a success.

- **Citizens of Lovell** for their participation a community forum meeting providing valuable insights and ideas for the plan.

- **Lovell Town Hall and Lovell Fire Department** for making their buildings available as the locations for all of the committee meetings and community forums held throughout this planning process.

- **Big Horn County Planning Department** for their assistance with the mapping of existing housing found in this report.

- **Stakeholder Groups** including local realtors, the Lovell Chamber of Commerce, North Big Horn Senior Citizens, Rose City West Senior Housing, Big Horn County School District #2, local real estate brokers and local church leaders.

- **Elected Officials of the Town of Lovell** for having the vision to fund this project and the courage to adopt it.

This Town Master Plan is a product of teamwork reflecting the insights and contributions from all areas of the Lovell area to provide clear direction and meaningful guidance in making informed decisions for the future.

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Project Director
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Participants

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Tracy Beal, Banker
Kirsten Bryson, Resident
Brian Dickson, Lovell Town Council
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Mike Jones, Planning Board President
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Organizations and Businesses

Big Horn County Planning Department
Big Horn County School District # 2
West Agency
Lovell Chamber of Commerce
Lovell Church Representatives
North Big Horn Senior Citizens
Rose City West
Johnson Home and Land

Consultants

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BACKGROUND

Right now there is no clear vision as to the future of Lovell. Today's Lovell is a town with a projected growth decrease and an aging population, limited shopping, no full service cafe, limited housing choices and few opportunities for young people or potential new residents.

What does the Town of Lovell really want to be like in 10, 20 or more years? Is Lovell destined for decline or is the community positioned for a bright future? Should the town:

- Maintain its character and atmosphere just as it is?
- Renovate itself and market regionally and nationally as a tourist oriented village and travel destination?
- Renovate and market itself as a retirement community?
- Develop some other approach?

Lovell is a town well positioned for growth.

WHAT IS THE DESIRED FUTURE FOR LOVELL?

Lovell is a town without a plan for its future. A Community Assessment was completed in 2000 and was a big first step in getting the community to come together on how to achieve growth without jeopardizing the benefits of a small town. Some of the issues identified were:

- Shortage of affordable and sound single and multi-family housing inside town
- Shortage of assisted care housing
- Dissatisfaction between local businesses and community residents
- Inability of the community to attract new businesses and recruit firms that can provide well paying jobs for local youth
- Develop a workable and effective community plan
- Address rural development and sprawl
- Community Vision - “Where does Lovell want to be in 5, 10 or 20 years?”
- Resolve the “us versus them” attitude between city and county
- Develop proactive leadership in Lovell with a “can do” attitude and ongoing community dialogue aimed towards community improvement
• Maintain the small town atmosphere but provide more economic opportunities
• Outstanding emergency management systems, medical facility, assisted living, parks, schools - this all has a positive effect in trying to attract people
• Develop tourism to take advantage of local beauty
• Stated phrases that can bring Lovell back to life:
  • “Let’s change our perception of the community; we can make a difference.”
  • “Youth are our strength – they are our future.”
  • “This area is a sleeper – it has not been touched.”
  • “This is a community where people care.”
  • “Gateway to the most beautiful country in the world.”

• Structure business recruitment activities around outdoor recreation and those that are attracted to an outdoor quality of life
• Must grow as an urban community rather than as a low density rural area
• An increasing number of individual septic systems presents potential health hazards
• Must address growing concerns of maintaining community character, maintaining a healthy downtown area and quality of development
• A significant lack of affordable and desirable housing to attract families

THE PURPOSE OF THE LOVELL TOWN MASTER PLAN

The purpose of this master plan is to set forth an achievable vision and a road map for the renewal and revitalization of Lovell.

Lovell is a good place to raise a family. We have an excellent quality of life with cultural and educational opportunities and good healthcare resources. Lovell residents have abundant and world renowned recreational and scenic resources with the Big Horn Mountains, Big Horn Canyon, and nearby Yellowstone National Park. Lovell provides the quality of life many people seek.

Small towns like Lovell are a fragile but vital part of our region and our country. The character of a town (the things that mean “home” to its residents) can be overwhelmed by larger growing communities nearby, lost from neglect or washed out by economic downturn. It doesn’t have to be that way and the time spent in town planning can make a big difference in getting a community, our community, back on track.
Making Lovell a better place to live is fundamental to economic strength, which goes hand in hand with healthy commerce and industry. We must be suspicious of the “quick fix”. A town losing its commercial base can easily consider cheap development as being more beneficial than careful, long range nurturing of the town’s established character. The real difference between the quick fix development and a long range vision based plan may not be evident for 10 or more years. Savvy effort from Lovell’s insiders is necessary to get the attention of local decision makers, business and land owners.

It is important to plan and capitalize on Lovell’s original style buildings, historic heritage and physical amenities. Understand what is important to Lovell; what is unique to Lovell. Consider a downtown historic building restoration project to remove “modern” building remodeling, a downtown preservation ordinance and requiring a “certificate of appropriateness” for proposed downtown development. Each development will feed on the other. People will begin to object to any development that is out of step with the defined character of the downtown area. Avoiding bad precedents and nurturing good examples is difficult but beneficial in the long run. Quality sells and quality attracts new businesses, residents and customers. Giving order to growth and minimizing decline is important to anybody who has community roots.

**Ten Ingredients of a great town:**

1. A distinct image
2. An inviting central market place
3. A reliable economic base
4. A compact building pattern
5. A concentration of housing
6. An understandable street system
7. Comfortable parks, plazas and open space
8. A sense of performance and success
9. A soul (arts, pride, heritage)
10. Visionary leadership

Lovell exhibits many of these attributes (3, 4, 5, 6, 7, 9 and 10) but is lacking with some (1, 2 and 8). The implementation of this plan will put Lovell on a course to achieve all 10 components and become a truly great town.

Areas that offer a desirable quality of life attract more people. Unplanned development has eroded the character and livability of towns throughout the west. If more rapid growth were occurring in Big Horn County the Lovell area would be no exception.

The Lovell community, despite its many attractions and excellent quality of life has been frustrated with its efforts to attract and retain business and community growth. It has become apparent to community leaders and residents alike that a clear vision and defined direction is needed to lead Lovell towards economic vitality and community growth.
A PLAN TO SET A COURSE FOR A BETTER LOVELL

This plan is intended to help area citizens define their vision for Lovell and to devise workable solutions to identified issues. The plan provides policy guidance for public investment and land use decisions that will define the pattern and quality of future development. An important objective of this plan is to devise clear and compatible goals, guidelines, and implementation strategies for both the incorporated Town and the identified growth area within the County.

An objective from the very beginning of the planning process was that the plan must provide "real solutions to real issues". Many of the issues addressed in this plan are problems that have grown in magnitude and complexity for many years. Difficult and complex problems often require bold actions to fully resolve them. In some areas, this plan breaks new ground for the Lovell community; taking the bold steps necessary to achieve a desired vision.

MISSION

"Create an adoptable plan to achieve the Town’s vision for the future by respecting community values, enabling the area to thrive with appropriate, aesthetic land use that promotes responsible economic growth through suitable business development."

PLAN OBJECTIVES

1. Be driven by citizens’ values
2. Provide a structured community participation process
3. Organize the plan around inclusive themes
4. Maintain a strong linkage between planning goals and implementation
5. Focus on the issues of attracting community growth and vitality through:
   • re-energizing the business district
   • achieving an enhanced and well defined community character
   • expanding town limits to allow for urban density growth
6. Maximize the effectiveness of the Town Master Plan

Upon a foundation of community support and citizen participation, the plan is intended to give clear direction to elected officials, the planning commission, city and county staff, potential new businesses and area residents as to:

- future land use
- where future development should be located
- where growth should occur
- downtown redevelopment and enhancement
- housing development
- community growth
- definition of expectations for community character and quality of life.
This plan reflects a consensus as to the desired direction for the future of Lovell. The effectiveness of this plan will depend largely on the commitment of local elected officials, city and county staff and members of the planning commission. The general public also has a responsibility to ensure that those officials make decisions that correspond to the goals and policies of the plan.

**PLANNING AREA**

This Town Master Plan includes all lands within the incorporated limits of Lovell and within a one mile radius in to the adjacent lands within Big Horn County, Wyoming.

**AUTHORITY**

This document is a new Master Plan for the Town of Lovell.

The State of Wyoming under Wyoming Statutes 15-1-501 through 15-1-604 authorizes municipal planning. Statute 15-1-502 authorizes the development of a planning commission and 15-1-503 authorizes creating a master plan. This specifically authorizes Cities and Towns to plan for:

“The general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development (W.S. 15-1-504).”

This purpose is compatible and consistent with other definitions of planning such as the following taken from the State of Wyoming Planning Information Series, Volume I:

“Planning encompasses an evaluation of the situation, the development of near and long term objectives, the formulation of courses of action to obtain the objectives and a detailed establishment of responsibilities and actions to be taken.”

Cities and towns are authorized to create a planning commission, undertake comprehensive surveys and studies of existing conditions and probable future growth in order to adopt a master plan for the physical development of the municipality.
This plan is intended to give clear guidance to elected officials, the planning commission, potential business enterprise, housing developers and area residents. The philosophy guiding the development of the master plan followed these criteria.

The Lovell Town Master Plan must be:

- Visionary; provide guidelines for implementation of the Town’s vision for the future, enabling the area to thrive on growth and change through responsible development.
- Flexible; allow for responses to changing opportunities.
- Dynamic; utilize current and reliable information for ongoing decision making.
- Achievable; present straightforward and clear direction as to the desired type and character of community improvements and land use in the form of realistic goals and workable implementation strategies.

HOW THIS PLAN WAS DEVELOPED

In March 2006, the Lovell Town Council selected JGA Architects Engineers Planners of Billings, Montana to prepare a new master plan for the Town and its one mile planning jurisdiction. Work began in May after finalization of the scope of work and the creation of a Planning Committee to work with JGA and to provide oversight throughout the planning process.

COMMUNITY PARTICIPATION IN THE PLANNING PROCESS

A structured community participation process was a significant component of the Plan. This effort directly involved Lovell residents and consisted of ten scheduled meetings with JGA and the Planning Committee. Two community forums were conducted at the Town Fire Hall with attendance averaging between 30 and 40 participants at each meeting. Forum #1 overviewed the planning process and openly discussed the issues and needs facing the community. Forum #2 discussed the proposed implementation strategies. Both forums were covered by the local newspaper and broadcast on local cable television. Additional community input was obtained throughout the planning process through careful and consistent coverage by the local media and separate meetings with individual groups or organizations. Three meetings were held with the Lovell Town Council to update them on the progress of developing the plan and to obtain their input at key points during the planning process.
A. 15 planning meetings were held:

Planning Committee Meeting # 1; September 20, 2005:
An overview of the planning process and schedule, the role of the planning committee and project goals.

Planning Committee Meeting # 2; October 18, 2005:
A discussion of community and regional economic and growth trends.

Planning Committee Meeting # 3; November 8, 2005:
A discussion of community issues and needs, review of the Resource Inventory and Evaluation completed by JGA.

Community Forum # 1; November 29, 2005:
An overview of the planning process and discussion of perceived community issues and needs.

Planning Committee Meeting # 4; December 20, 2006:
Continuing discussion of community issues and needs.

Planning Committee Meeting # 5; January 10, 2006:
Continuing discussion community of issues and needs, proposed planning themes and goals.

January 23, 2006:
Presentation of planning process and community issues and needs to Town Council.

Planning Committee Meeting # 6; March 9, 2006:
Planning themes and goals.

Planning committee meeting # 7; April 13, 2006:
Planning goals and land use.

Planning Committee Meeting # 8; April 25, 2006:
Implementation strategies, land use.

Planning Committee Meeting # 9; May 2, 2006:
Implementation strategies.

June 19, 2006:
Presentation and discussion of implementation strategies with Town Council.

Community Forum # 2; July 19, 2006:
Presentation and discussion of implementation strategies.

Planning Committee Meeting # 10; September 7, 2006:
Discussion and review of draft master plan.

September 25, 2006
Presentation of final plan to Town Council, adoption of master plan.
B. To gain clear insights and understanding of specific community issues and needs, JGA facilitated special topic meetings with these groups on November 1st & 4th, 2006.

Realtors to discuss local housing issues (Sarah Johnson and Dick Gifford)

Chamber of Commerce to discuss local issues and needs (Tracy Beal, Don Richards, David Peck, Paul Larsen, Lydia Padilla, Jeff Pearson, Lori Scheffler)

School District to discuss school and young people’s needs (Dan Cole)

Senior citizens to discuss community needs and issues from their perspective (Dorothy Spragg, Dorothy Nelsen, Sal Hurtado, Fred Wambéke, Jim Donley, Denise Anderson)

Senior housing and general needs and issues of Lovell (Nick Lewis)

Church leaders to discuss community issues and needs from their perspective (Pastor Cathy Moorhead, Father Eckley Macklin, Rev. Michael McKnight, Rev. Daniel Jarvis, Rev. Christopher Brandt)

Big Horn County Planning Department to discuss issues relating to Big Horn County and the Lovell community (Jim Waller).

COMMUNITY OBJECTIVES

Through much community discussion a series of concepts surfaced that encompassed what residents saw as their community objectives:

Rediscover Lovell

Plan for land use in and around Lovell that is beneficial to the economic vitality and character of the community.

Development of housing in and around Lovell that meets the needs of existing and potential new residents.
This community participation process provided a clear picture of the principal issues, concerns, and expectations of residents for the future of Lovell.

Community Problems Expressed By Stakeholders:

- There is no “vision” or “pathway” for Lovell. *(You have to know where you are going in order to be able to get there).*

- There is a sense of defeat within the business community. “There seems to be a fear to improve the town and more recently, fear has turned into apathy”.

- The downtown buildings are in need of restoration and upgrading in order to attract business.

- There is a significant lack of desirable rental housing that is in good condition and large enough (three or more bedrooms) for a family.

- There is a lack of townhouse type housing for a growing retirement population.

- There has been no effective regional or national marketing of the town. Lovell is a well kept secret to people out of the area.

- Tourists and new businesses (especially work at home, hi-tech consultants) demand a quality and aesthetic community.

- Rural subdivisions are developing adjacent or very near to the town limits, which in time will make town expansion difficult and costly.

Community Opportunities Expressed By Stakeholders:

- Lovell is a very attractive and livable town with friendly people and good schools; it is a good place to raise a family.

- The Lovell area has a wealth of natural amenities and scenery.

- Lovell has relatively low cost land and a low cost of living compared to other communities.

- Lovell has an ample water and sewer infrastructure for a much larger population.

- Lovell has a significant technology infrastructure in place.

- Lovell is well positioned for growth; we need to prepare for the inevitable growth this community will see in the future as housing in towns like Powell and Cody become more expensive.

- There is significant potential for:
  - tourism
  - development of a retirement community
  - creating a new image and community character for Lovell and tourism

- The aggressive regional and national marketing and promotion of Lovell as a desirable destination can be accomplished through the Internet, travel associations, etc.

- Making the most of Lovell resident’s deep seeded enthusiasm and desire for Lovell to succeed.

- The Lovell area and other locations in Big Horn County are being discovered by retired and out of state people.
PLANNING THEMES; A VISION FOR LOVELL

The many attributes of Lovell make it a good place to live and raise a family. Its setting and numerous recreational opportunities, prospects with many industrial employers, relatively affordable housing, lower land prices than are found in communities such as Powell and Cody and the potential for business development afford an exceptional quality of life. However, these attributes can easily be degraded if development in the future is not based on good planning for land use, infrastructure, parks, transportation, and other aspects of daily life. Community and economic growth will not occur as desired if the goals of visionary planning are not implemented.

In Lovell, a community vision that acknowledges the realities of growth, efficiently guides development by effective growth management, establishes a concept for the revitalization of the downtown business area, sets a course for the abatement of dilapidated structures, allows for the provision of new housing and maintains the quality of life has evolved through a structured public participation process. This vision has been defined and inspired by citizens' values and priorities as much as by data. These values are the essential and enduring beliefs Lovell holds for itself. It is hoped that these values inspire action. This vision presents overall themes for community development as envisioned by the participants in the planning process. In order for many of these community development initiatives to be effective, community members must act as one; committed to each other and the common goal. All social division must be overcome. Even the perception of fragmentation will undermine these efforts and prevent success.

Analysis of numerous public discussions, written questionnaires, and direction from the planning committee points to three consistent themes which are described in detail on the following pages.
**Theme 1—Rediscover Lovell**

The objectives of Theme 1 are:

1. How can we get back our Main Street? (Re-establish a commitment for downtown development.)

2. If we can't support new business now, identify potential types of businesses that can make our community vision a reality and aggressively market those types of businesses.

3. Lovell is a secret to the rest of the world. Promote the town aggressively on the Internet, national travel associations, etc. with the right sales pitch. Build it and they will come. Jobs will follow demand for services as people discover Lovell.

4. The master plan is a great way to establish and sell a vision for Lovell.

5. A community attitude adjustment is needed.

6. Need a great event or project to set a course to take advantage of Lovell’s quality of life and local amenities.

7. Build on our strengths; our quality of life, our nearby scenery and recreational opportunities.

8. Enhance and build on what the town already has. Improve the RV Park, tennis courts, baseball fields, directional signage, etc.

9. "First impressions are important". Improve the appearance of the town’s east and west entrances.

10. If Lovell is going to be re-energized, so it stands and attracts new businesses and new residents, then we must make the most of the opportunity by upgrading the look, the “historic” character and the aesthetics of the downtown business district around an architectural theme that will be desirable for visitors and potential new businesses.
**Theme 2 - Plan for land use, growth and development in and around Lovell that is beneficial to the economic vitality and character of the community.**

The objectives of Theme 2 are:

1. We must grow in a positive, organized manner.
2. Identify desired town growth areas. (Look at farming versus housing on land just outside Lovell and determine what is the most beneficial to business and community vitality.)
3. Zoning is needed to at least one mile beyond the town limits.
4. Make sure zoning and other regulations are not a road block to desired growth.
5. New housing developed adjacent to or just outside Lovell should be developed at town like densities and connected to town water and sewer.

**Theme 3 - Development of Housing in and Around Lovell that Meets the Needs of Existing and Potential New Residents**

The objectives of Theme 3 are:

1. Providing appropriate housing for new residents, first time buyers or retired people.
2. Much of the housing that is available is in poor condition, too small for families, unsuitable for senior citizens looking for transitional townhouse units and generally undesirable. Consider acquisition and removal of dilapidated housing to provide in town sites for new housing projects.
3. There is no real housing shortage in Lovell but there is a substantial need for additional rental housing appropriate, affordable and adequate for young families needing two, three and four bedrooms.
4. There is a growing trend of people from Powell looking for less costly housing in Lovell. Comparable properties cost 30% to 50% less in Lovell.

**PLAN COMPLETION AND ADOPTION**

During September, 2006, the Planning Committee reviewed a draft of the Master Plan. The Lovell Town Council formally received and adopted the Lovell Town Master Plan on September 25, 2006.
3. Themes, Goals and Implementation Strategies

Themes, goals and implementation strategies are intended to guide growth in and around Lovell. The general planning themes become real through more specific goals and implementation strategies. Goals are a clarification and expansion of the planning themes. The goals are statements used for establishing a framework and specific guidance from which implementation strategies are developed. Implementation strategies are recommended methods for achieving the intent of the goals. The discussion of each planning theme has four components:

1. **Theme Topic** – A statement of philosophy that is essential for the Lovell community to achieve its vision. These themes, derived from citizen input and community participation in the planning process are the foundation of the Town Master Plan. All community improvement actions are measured against them.

2. **Goal** – An action statement expressing a means of achieving the theme.

3. **Background** – A brief description of the public discussion that lead to the development of the goal.

4. **Implementation Strategies** – A linkage from a plan to actions designed to achieve stated goals. Implementation strategies present the specific intent of this plan. Together, they constitute an agenda for action by the planning board, elected officials and the citizens of Lovell and adjacent lands in Big Horn County.

**THEME 1 - REDISCOVER LOVELL**

**Goal A** – Re-energize and redefine the downtown business district into a desirable attraction to draw people to Lovell for shopping, business and relocation.

**Background**

The potential for economic development and new housing is one of the region's best kept secrets! The intention of this goal is to make local residents and visitors aware of the opportunities that the Lovell community offers or has the potential to offer. Residents want Lovell to grow, prosper and be rediscovered; to be a "real community" where everyone is working together to create a sense of place and has a purpose. To create shopping opportunities that allow residents to make most of their local purchases and re-energize Lovell as a place to work, shop and raise a family. Lovell is well positioned for growth but there must be reason for families and businesses to make the decision to move into the community. The downtown area and town as a whole must look and feel like a quality environment; a place that knows where it is going; a good place of which to be a part. Lovell is a wonderful place to raise a family but it must be promoted regionally and nationally to let others know of the opportunities the community offers.
# 1 Establish a Community Development Corporation to reenergize Lovell and to address the broad range of issues confronting the community. The Lovell Community Assessment Report of 2001 recommended as a first priority the establishment of a community development corporation (CDC).

It was recommended that:

”The most important thing that the community can do to initiate community and economic development is to organize. There needs to be a functioning entity, a community development corporation that includes business, governmental and social or non-business ‘components of the community. This needs to be an entity with broader presentation than the Chamber of Commerce.”

The Town of Lovell should solicit proposals to provide the professional consulting services necessary to establish a community development corporation to be called the “Lovell Community Partnership (LCP)”. It is envisioned that the LCP will be the lead organization for initiating and coordinating economic development and revitalization activities throughout Lovell, including the downtown business district, as a private, self funding and self directing organization.

The following steps are recommended:

- Establish a steering committee to identify individuals to take the lead in writing and following through with a grant to help fund the Lovell Community Partnership.

- Once funding has been established, it is critical for a person or persons in Lovell to step forward and be a leader, a champion for Lovell’s renewal. If there are no committed volunteers, a coordinator should be hired to implement LCP principles.

- Develop a community vision and strategic plan to help prioritize competing projects and allocate resources. Do not recreate good work in this area that has already been completed.

- Evaluate the effectiveness of community development programs in other communities and determine what is appropriate to implement in Lovell.

- Set time frames and specific responsibilities to accomplish each program.
1a Improve the effectiveness and cooperation between groups such as the Big Horn County Economic Development Inc., the Wyoming Rural Development Council, Wyoming Community Development Authority, Wyoming Business Council and other similar agencies and organizations. Make the Lovell community aware of all known economic development assistance in the form of grants, special loans, printed information, state or federal agency assistance, training or any other form of assistance to assist in building renovation and restoration, cultural and art programs, business development and other ongoing community development projects.

1b Seek out grants for various leadership-training, business planning/entrepreneurship training and community or business marketing. Apply for community building grants and other funding sources to address community-building issues. Utilize an experienced professional grant writer or send an appropriate local individual for grant writing training from a proven source such as the grant writing program offered every two years by the Wyoming Resource Conservation and Development Agency.

# 2 Expand the Town of Lovell's existing revolving loan fund for businesses expanding or relocating to Lovell.

# 3 Under the authority of the Lovell Chamber of Commerce, establish a Downtown Business Association to work together to promote:
- Work force development
- Business recruitment to move into vacant downtown buildings
- Small business development to meet the shopping needs of residents
- Community activity events
- Reasons for young people to come and live in Lovell
- The investigation of the Co-op or Mercantile model such as was accomplished in Powell, Wyoming as a mechanism to develop a restaurant, variety store and other business establishments

# 4 Under the direction of the Downtown Business Association, review and update the Lovell Downtown Development Plan and incorporate new and imaginative ideas to achieve a realistic, workable and innovative business and marketing plan for Lovell. This should include at a minimum the development of a community theme that builds on local features that could attract people to Lovell. For example: "Mustang Country – A land of boundless recreation, friendly folks and marvelous scenery... what small town living is all about". The theme could be aggressively marketed throughout town, regionally and nationally.
# 6 Establish a community cultural arts program to promote the production of plays, musicals and a wide variety of programs at the Hyart Theatre.

**Goal B** - Establish appealing entryways into the Town of Lovell and in time, achieve for the downtown business area an overall sense of continuity, compatibility and stability.

**Background**

*First impressions count.* The character of the entrances and Main Street through Lovell sends immediate messages to travelers and residents. Throughout this planning process it has been expressed many times that Lovell is a special place.

This message needs to be effectively and visually communicated to the local community and traveling public. It is important for tourism and the local quality of life that Lovell does not become monotonous, uninviting or just like any other town.

Visual impressions of a community are important. Therefore it is essential that Lovell improves its community entryways by stating expectations, establishing guidelines for commercial development and community character. Travelers, potential entrepreneurs and even current residents judge the suitability of Lovell for their needs by how the Town presents itself. Is there a welcoming feeling as you approach Lovell? Does the downtown business district present itself as a quality shopping and business opportunity? Does the downtown business area look exciting and interesting enough to draw travelers out of their cars and local residents to shop locally?

Dilapidated or abandoned buildings at the Town's entrance make a poor first impression. They detract from the attractive flower gardens that say "Welcome to Lovell".

*It is desirable to maintain the downtown as a primary hub of the community and to support the downtown as an inviting commercial center, gathering area and sought after tourist destination. Important to achieving this goal is to present to shoppers a welcoming and distinctive character and sense of community. Both Lovell residents and visitors will more enthusiastically support a downtown shopping area that provides a unified architectural, streetscape and signage theme with character rather than a hodgepodge of unrelated and incompatible building styles.*
Implementation Strategies - Goal B

#1 The Town of Lovell Planning Commission with adoption by the Town Council, should identify and designate appropriate entryway corridors such as the north and south entrances into Lovell and throughout the downtown business district along Main Street (State Highway 310) and possibly other streets. Expectations should be stated and special guidelines and site standards for commercial development and community character should be established in these entryway corridors.

The intent of these guidelines is to ensure that building development or redevelopment, associated signage and landscaping relate to and are compatible with their surroundings and provide a desirable and inviting environment for shoppers, workers and visitors. This goal can create design guidelines or go as far as establishing design requirements for all businesses within the entryway corridor.

#2 Clearly define and establish (through building renovation, restoration and remodeling) a desired distinctive character and architectural theme for downtown buildings to attract tourism and enhance the economic vitality of the business district. The theme is intended to define and illustrate the character of downtown Lovell. Achieve a welcoming and distinctive character and a sense of community by establishing guidelines and standards for commercial development as described in Goal B1.

The Planning Commission should devise and implement a design review process within designated areas, for all commercial development that requires a building permit. A “Certificate of Appropriateness” would be issued by the Planning Commission after reviewing the proposed project as to suitability and compatibility with the downtown environment. This type of design review process has been very effective in Cody, Wyoming for defining and preserving a desired character in the downtown business district along Sheridan Avenue.

The design review process should include guidelines that encourage new development to be an enhancement to and show continuity with existing development. Persons involved in the design review should include interested area residents, a Planning Commission member and appropriate design professionals.
Each development project will have particular characteristics that may suggest some guidelines be emphasized and others be deemphasized. Repetitive, “cookie-cutter” buildings or national chain standard designs are not desired as they do not establish a distinctive character or design theme that defines the character of Lovell. The guidelines should present a clear picture of design expectations in Lovell. The following are examples of guidelines that should be considered:

- **Street design should include** boulevard, walks and street trees.
- **Locate sidewalks to separate and protect pedestrians from motorized vehicles and encourage walking rather than driving.**
- **Design parking areas to include dispersed landscaping and walkways to eliminate overly large paved areas and to provide a pedestrian friendly environment.**
- **Location and design of commercial buildings that are compatible in style, materials and scale with adjacent development.**
- **Commercial development with distinctive rooflines and sensitivity to the impacts of signage and exterior lighting when in proximity to residential development.**
- **An abundance of trees, which is more desirable than fewer trees within any commercial or residential development.**
- **Minimize potential nuisances and hazards such as noise, odors, pedestrian and vehicular conflicts and general traffic issues.**
- **Promote an historic “small town” character to enhance the attractiveness of Lovell to visitors.**

Abandoned or underutilized buildings detract from the appearance of the downtown business district.
# 3 Utilize the Lovell Tree Board to establish a Downtown Forest District to plant and maintain street trees and related street furniture along Main Street and selected side street areas. Significant planting of trees and the careful placement of street furniture i.e., benches, clocks, refuse containers, community bulletin boards, etc. throughout the downtown shopping area can be perceived as a significant enhancement to the area's quality and desirability.

**Goal C – Determine the best use for the Town owned rodeo grounds property.**

**Background**

*The rodeo grounds are now owned by the Town of Lovell and offer a significant opportunity for improving the local quality of life. In addition to rodeo grounds, the site has potential as a location for new housing, a new business site, a mixed use commercial – residential complex, or some other use that would best meet the needs of the community.*

**Implementation Strategies - Goal C**

**# 1** Complete a site development feasibility study and master plan to determine the most desirable development concept for the rodeo grounds property; the solution most beneficial to the Lovell community and financially feasible to implement.
Goal D – Enhance Recreational Opportunities.

Background

The availability of a wide range of recreational opportunities to residents and visitors to Lovell is important to achieving a desired quality of life. A key element to community character is safe recreational opportunities for all age groups. It is recognized that recreational opportunities should expand beyond developed community parks and include a variety of possibilities such as open space, pathways and trails, bikeways, historic areas and camp grounds/recreational vehicle parks.

Implementation Strategies - Goal D

1. Support efforts to identify and obtain open space in the county near to Lovell. Open space, to be meaningful and usable, should be lands that:

   - Have special scenic or environmental qualities
   - Enable the preservation of scenic, recreational or environmental resources
   - Include existing or future pathways, bikeways, trails, golf courses, recreational areas, parks, historic areas, campgrounds and conservation easements. With the long term goal of eventual connection of various units of open space acquired through the subdivision process, an open space network can be created.
THEME 2 – PLAN FOR LAND USE, GROWTH AND DEVELOPMENT IN AND AROUND LOVELL THAT IS BENEFICIAL TO THE ECONOMIC VITALITY AND CHARACTER OF THE COMMUNITY.

Goal A - Identify and designate desired and likely growth areas around Lovell.

Background

A key principal of this Town Plan acknowledges that growth is important to the economic health of the Lovell area. To achieve this, land must be made available to expand the Lovell municipal boundaries. The plan identifies where growth is most likely to occur and proposes strategies to encourage growth near existing development and to guide it in an orderly fashion. It was determined early on in this planning process that the Town of Lovell must be able to grow and expand its municipal boundaries in an orderly and efficient manner. The Town’s growth is anticipated to occur in areas now part of Big Horn County and designated as Urban Growth Areas suitable and planned for municipal improvements and services.

It is the objective of the plan to guide the orderly long term growth of Lovell and surrounding areas. A very low density pattern of residential housing and residential “ranchettes” is slowly occurring in the rural outlying areas as well as limited development contiguous to the Town of Lovell. Nearly all growth is occurring and will continue to occur to the south of Lovell. To the north is the Shoshone River and a large area of rugged topography, significant natural barriers to town growth. Water is available from rural water districts in areas south of Lovell but there is no sanitary sewer currently available south of Town limits, forcing any housing outside of this area to be developed as one or more acre lots served by septic systems.

Lovell is facing a dilemma. Outlying areas in most cases are being subdivided at low, non-urban densities. Those developments close or adjacent to the Town limits should be annexed into the Town. It is not realistic to expect growth to be an orderly development of urban density radiating out from Lovell. More likely is the expansion of Lovell, over time, into areas previously subdivided into acreage lots. Low density, non town like land development makes the provision and maintenance of public services very costly and inefficient.

The Lovell Town Council and the Planning Commission are the groups elected or appointed to plan for the Town’s future. It is their challenge to provide strategies to achieve the goals of this Master Plan and to achieve the most desirable community for the future within constraints of State regulations and the realities of water and sewer availability.
Implementation Strategies

# 1 Future development in and around Lovell should occur in areas identified as Urban Growth Areas; locations which minimize the cost and maximize the benefit of providing public services and facilities. Residential development should occur where there is the availability of adequate public water and sewer services, routes for vehicular and non-vehicular access and compatible land use. These growth areas should be annexed into Lovell as a condition of subdivision approval.

The Urban Growth Area classifications as illustrated on the Potential Development Map are:

**Urban Core Area** – These are all areas within the existing incorporated town limits of Lovell.

**Urban Growth Area** – These are areas identified as (8), Suburban Density Residential on the Potential Development Map. These lands are outside of the existing urban core area and are identified as a transition area from agricultural uses to residential and associated but limited commercial development. These are designated growth areas and are considered suitable for public water and sewer services and eventual annexation.

**Agricultural Area** – These are areas identified as (9), Rural Residential on the Potential Development Map. These lands should remain primarily in an agricultural use with and are considered inappropriate for development. No public water or sewer services are anticipated.

Considerable previously subdivided residential areas exist in rural areas to the south of Lovell. With the objective of promoting contiguous growth patterns, these existing rural development areas should be allowed to expand with compatible land uses contingent upon the availability of adequate community water and sewer facilities.

# 2 Plan for a variety of growth rates in and around Lovell. It is not possible to predict with any certainty the rate or type of growth that will occur in Lovell. It is prudent for this plan to anticipate a variety of growth scenarios to enable the Town to be prepared for whichever growth pattern emerges.

Lovell Growth Scenarios

Population projections prepared by the State of Wyoming for the next twenty or more years show no growth in Lovell. However, it is prudent to anticipate changing conditions and to assume that there may be changes in circumstances that could affect demographics and the local economy that were not known when current projections were made. Lovell’s population could indeed grow.
An example of this is the growing movement of individuals or families looking to Lovell for lower cost land or housing than they can find in Powell. A non-scientific survey conducted during the preparation of this plan revealed that if suitable housing were available in Lovell, many families that actually are employed in Lovell would consider a move to Lovell from Powell.

Rather than to assume “no growth” and not to plan for the possibility of growth as the population projections signify, this plan presents a series of growth scenarios that portray “what if” or hypothetical scenarios for land use requirements given a certain amount of town growth. If it is seen that Lovell indeed is growing at a higher level, the plan illustrates related land development needs. The growth scenarios are:

**No Growth** – The Town’s population stays at its current level. Housing in Lovell may be redeveloped but without net gain in dwelling units or population. Few, if any, new housing units are developed outside of Lovell within the one mile planning jurisdictional area.

**Minimal Growth** – The population of Lovell grows at a very small average annual rate of approximately 0.4% per year. This scenario anticipates a net growth of housing units to accommodate gains in population both in and around Lovell resulting in approximately 5 new residents and 3 new housing units on the average every year.

**Modest Growth** – The population of Lovell grows at an average annual rate of approximately ½% per year comparable to the Powell community. This scenario anticipates a net growth of housing units to accommodate gains in population both in and around Lovell resulting in approximately 11 new residents and 5 new housing units on the average every year.

**Accelerated Growth** - The population of Lovell grows at an average annual rate of 1% per year comparable to the projected average of the State of Wyoming (1.17%). This scenario anticipates a net growth of housing units to accommodate gains in population both in and around Lovell resulting in approximately 23 new residents and 10 new housing units on the average every year.

Existing municipal water and sanitary sewer facilities will accommodate a population exceeding the anticipated additional users. Any future new industrial facilities must be carefully analyzed to determine their impact on the overall system capacity.
Table 1
Residential Development Land Requirement

<table>
<thead>
<tr>
<th>Single Family Residential Development</th>
<th>No Growth (projected scenario)</th>
<th>Minimal Growth ½% per year</th>
<th>Modest Growth 1½% per year</th>
<th>Accelerated Growth 1% per year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual new population</td>
<td>No new people, population stays at 2,300 people</td>
<td>5 new people per year</td>
<td>11 new people per year</td>
<td>23 new people per year</td>
</tr>
<tr>
<td>Acres required at 4 du/acre</td>
<td>0</td>
<td>3 du = ¾ acres</td>
<td>5 du = 1 ¾ acres</td>
<td>10 du = 2 ½ acres</td>
</tr>
<tr>
<td>Acres required at 2 du/acre</td>
<td>0</td>
<td>3 du = 1 ½ acres</td>
<td>5 du = 2 ½ acres</td>
<td>10 du = 5 acres</td>
</tr>
<tr>
<td>Acres required at 1 du/acre</td>
<td>0</td>
<td>3 du = 3 acres</td>
<td>5 du = 5 acres</td>
<td>10 du = 10 acres</td>
</tr>
<tr>
<td>Acres required at 1 du/2 acres</td>
<td>0</td>
<td>3 du = 6 acres</td>
<td>5 du = 10 acres</td>
<td>10 du = 20 acres</td>
</tr>
</tbody>
</table>

Density calculated at 2.2 people per dwelling unit.

# 3 Establish development patterns to effectively utilize land in and around Lovell and maximize the efficiency and cost effectiveness for the provision of public services and public utility resources. Development areas are described on Table 2 and illustrated on the Potential Development Map located in the Appendix. If a property includes more than one development area, the more stringent development area standard is to apply.
Table 2
Lovell Development Areas
(Refer to the Potential Development Map in Appendix)

<table>
<thead>
<tr>
<th>AREA</th>
<th>DESCRIPTION</th>
</tr>
</thead>
</table>
| 1    | Central Business District (CBD)  
The “downtown” area should be maintained as a pedestrian scale commercial area providing most of the town’s retail shops, restaurants and businesses such as professional offices, banks, government offices, post office and library. The CBD may also contain residential uses located above businesses. |
| 2    | Central Business District Expansion Area  
Intended to provide a future transitional area from residential to selected commercial uses to expand the CBD. |
| 3    | Transition Area  
These are areas that are vacant or contain residential or other uses. These areas are typically underdeveloped, underutilized and have the potential for redevelopment to a new use that will enhance the community. Development approval must consider compatibility with existing adjacent land uses. |
| 4    | Commercial  
Areas where retail and service businesses are located. Businesses that are not appropriate to the CBD should be located in the commercial classification. |
| 5    | Industrial  
Areas of wholesale, manufacturing or fabrication, service and repair centers. |
| 6    | Community Entryway Corridor  
Lands primarily along Main Street serving as the main entryways into Lovell. Suitable for highway oriented retail, service commercial uses, residential and other compatible uses. Such development must comply with implementation strategy Goal B of this Master Plan. |
| 7    | Urban Density Residential  
Undeveloped areas outside but adjoining the existing town limits that, when developed, should be annexed into Lovell. Provide appropriate streets, open space, municipal water and sewer services and develop at town like densities. |
| 8    | Suburban Density Residential  
The intent of this classification is to permit the subdivision of land within the one mile planning area at a variety of densities while ensuring an overall density and development configuration that will anticipate and accommodate future annexation and the extension of future Town services.  
Suburban development should be designed for future re-subdividing to allow for higher densities when municipal water and sewer services are made available. When public water and sewer become available, these areas should be designated as Urban Density Residential.  
Lot Size Criteria  
With rural water district or municipal water service and on site sewer within ½ mile of Lovell:  
- Maximum lot size ½ acre  
- Pre-design for future lot splits  
Approved municipal road design and construction standards |
| 9    | Rural Residential  
Areas outside of the Urban Growth Area that are not served by rural water districts which should remain generally undeveloped and in agricultural uses. Limited residential development may be suitable at a minimum lot size of 20 acres. |
| 10   | Existing Rural Development  
Areas outside the Urban Growth Area where low density, non-urban residential development patterns have been established. Existing subdivisions may be completed at established densities. The intent of this classification is to provide for the infill of land that is already subdivided into rural tracts and to promote the re-subdivision of existing parcels. |
Goal B – Plan for orderly commercial and industrial development

Background

The existing central business district or “downtown Lovell” is generally defined as the area between Shoshone Avenue and four blocks to the east to Pennsylvania Avenue. As Lovell grows, commercial and industrial locations in addition to the existing downtown business district will be required. Commercial centers that are compatible with the area are the desired configuration rather than strip development. It is felt that commercial centers will minimize traffic congestion by reducing curb cuts, reducing vehicular turning movements, and will be more aesthetically appropriate.

Implementation Strategies - Goal B

# 1 The encroachment of commercial establishments into residential areas and the growth of shallow strip commercial development at the outer edges of Lovell should be discouraged. The expansion and full development potential of the downtown business district should be encouraged.

# 2 Commercial development along highways should be required to provide sufficient setbacks to allow for future roadway widening. Consider locating parking in the rear of businesses to present a more pleasing streetscape not dominated by parking lots.

# 3 Underutilized land resources that may be suitable for redevelopment into commercial uses should be identified and promoted as commercial or industrial development opportunities. The Town of Lovell should devise incentives for this type of community redevelopment.

Goal C – Plan for the orderly expansion of the Lovell town limits.

Background

There is very little undeveloped land within the corporate limits of Lovell; forcing nearly all development to occur in the county. The town limits should be expanded to assure that all new development adjacent to or near the Town is annexed into the Town of Lovell. The intent of this goal is to insure that the Town of Lovell has the ability to expand as an urban density community and not be surrounded by low density rural development.
Implementation Strategies - Goal C

# 1 All new subdivisions or developments desiring municipal water, sewer or other services must be annexed into the Town of Lovell to obtain services.

# 2 All development occurring within the Urban Growth Area should be required to have municipal sanitary sewer and water service or a rural water service. Well water and on site septic sewer systems should not be allowed within the Urban Growth Area.

# 3 Proximity to the Town of Lovell is a justification for annexation and a condition to obtain public services. All new subdivisions adjacent to the corporate limits of the Town of Lovell should be annexed into the Town as a condition for subdivision approval. Those subdivisions not adjacent to Town limits but within the Urban Growth Area must agree to a "waiver of protest of future annexation" that is to be recorded with the final subdivision plat. These subdivisions shall be annexed at the time when neighboring lands that are adjacent to the Town limits are developed.

Goal D – Establish development patterns to effectively utilize land in and around Lovell.

Background

It is not in the best interest of the Lovell community to have low density, rural subdivisions adjacent to or very near to the Town of Lovell. However, it is in the best interest of Lovell to have all development that occurs within designated growth areas to be consistent with town like development, both in density and character. Low density subdivisions make the extension of water and sewer services to any future higher density development more costly. In order to maximize the efficiency and cost effectiveness of the provision of public services and public utility resources, the development of low density, rural development within the one mile planning area should not be allowed.

Rural like development adjacent to Town limits makes it difficult for Lovell to grow as a town.
Implementation Strategies - Goal D

# 1 To assure densities consistent with historic development characteristics of Lovell and to make efficient use of municipal water, sewer and other public services, the density of residential development within the one mile planning area and designated Urban Growth Areas should be similar to the Lovell town development or approximately 4-6 or more dwelling units per acre depending on the individual subdivision design, type of development and location characteristics.

# 2 Reduce sprawl and development pressure on agricultural lands, conserve (not permanently preserve) farmland and increase the density of new residential development by requiring new subdivisions within the Urban Growth Area to be served with public water and sanitary sewer systems.

# 3 The Town of Lovell, and Big Horn County should establish specific conditions for approval of subdivisions within the Urban Growth Area. These conditions are intended to reflect the nature of this land as a transitional area from a rural to town environment.

Goal E – Plan and develop municipal water and wastewater systems, street and highway improvements and other public services to support and facilitate community expansion and efficient traffic flow into desired growth areas.

Background

Efficient and cost effective growth together with an acceptable long term environmental quality can occur only with the provision of public water and wastewater services to all development within the designated Urban Growth Area. The efficient movement of both vehicular and non-vehicular traffic is a component to maintaining the quality of life desired by Lovell area residents. Planning for needed highway or street improvements must be directly tied to land use and other concepts incorporated into this plan.

Implementation Strategies - Goal E

# 1 The Town of Lovell should establish municipal service connection or system impact fees at appropriate levels to support the expansion of these systems as required by growth.

# 2 The Lovell Planning Commission, the Town of Lovell, and the Big Horn County Planning Department should coordinate the implementation of the goals of this plan with other highway planning activities of the Wyoming Department of Transportation. WYDOT should be made fully aware of the goals and implementation strategies of this plan.
# 3  Review the need and/or desirability of the center median strip on Main Street with future improvements within the downtown business district as proposed in Goal B; 1 and 2.

Goal F – Ensure a good, consistent, and ongoing working relationship between the Town of Lovell and Big Horn County that is directed to the implementation of the goals of this Plan.

Background

Open communications and cooperation with Big Horn County, especially the County Planning Office and the County Commission is essential for the successful implementation of this Plan and to fulfill the desired vision citizens have expressed for their community.

Implementation Strategies - Goal F

# 1  Coordinate Lovell town planning efforts with Big Horn County planning efforts. The County is preparing to update the Big Horn County Plan and Lovell should be a full partner in this planning process.

# 2  Work with Big Horn County to implement zoning within Lovell’s one mile planning area. This is considered a significant step in the implementation of this plan. Devise a series of joint Town and County Planning Commission meetings to determine the most productive process to achieve zoning within Lovell’s Urban Growth Area.

# 3  Assure a productive and ongoing working relationship between Lovell and Big Horn County. Semi-annual joint Town and County Planning Commission meetings should be held to discuss planning and development issues and concerns as well as administrative processes. It should be the responsibility of the Lovell Town Administrator and the Big Horn County Planner to arrange these meetings. As it may be pertinent to specific meeting agendas, representatives of appropriate State and Federal agencies should be invited to participate.
# 4 Use consistent standards, regulation and development guidelines for proposed development within the Urban Growth Area. As per state statutes, the Big Horn County Planning Commission will be the lead reviewing agency for all development proposed within the Urban Growth Area. The County shall coordinate and receive Town of Lovell comments. A new set of standards for use by both Lovell and Big Horn County should be prepared for joint Town and County subdivision review. The purpose of this procedure is to assure development currently located in the County, which will potentially in the future be within the Town of Lovell, will be constructed to appropriate Town standards.

Requirements to be addressed in the new standards include:

- Street sections
- Street paving
- Curb, gutter, sidewalks
- Set backs
- Lot coverage
- Water and sewer
- And others

For the applicant, this will be a one stop, seamless and efficient development review and approval process.

**Goal G – Maintain this plan as an effective planning and community improvement tool.**

**Background**

*This Master Plan is not a static, one time document. To be effective in guiding growth and development, the plan must be kept current with the issues and priorities of the Town of Lovell and surrounding areas.*

**Implementation Strategies - Goal G**

# 1 The Lovell Planning Commission and Town Council should conduct a yearly review of the effectiveness of the Town Master Plan. It is important that a regularly scheduled review date be established such as the last scheduled Planning Commission meeting of each year.

# 2 A comprehensive review and evaluation of this Master Plan and its implementation should be performed by the Town of Lovell every five years or sooner as may be appropriate due to changing conditions and events in the planning area. Revisions and updating of the plan should be completed as necessary. A thorough analysis and public discussion must precede any substantial changes to the plan.

# 3 Establish procedures for public input in the planning process to ensure adequate and appropriate opportunities for public awareness and comment.
THEME 3 – DEVELOPMENT OF HOUSING IN AND AROUND LOVELL THAT

Goal A – Promote the construction of a wide range of housing types, sizes and costs in the Town and throughout the Urban Growth Area.

Background

Adequate and affordable housing is an important factor in community and economic growth and quality of life. A lack of obtainable and desirable housing for both existing and potential future residents is a significant obstacle to a healthy and growing town. For instance, there is a growing trend of people from Powell looking for less costly housing in Lovell; comparable properties cost 30-50% less in Lovell. Throughout this planning process, it has been expressed many times that there is a shortage of affordable and desirable family housing in Lovell. The shortage is particularly strong with affordable family housing and transitional housing (townhouses) for senior citizens. It is thought by many that this housing shortage is a significant contributor in forcing families that otherwise would live in Lovell to live in Powell and other towns even though they may work in Lovell. Individuals at the senior citizen center have stated that Lovell is an ideal town for retired people. However, there are very limited housing options for seniors other than traditional single family housing.

The Housing Market Study completed in July 2001 for Lovell concluded that the greatest market demand is for:

- New three bedroom homes for households with 3-6 persons with incomes of between $23,000 and $42,000 (2001 dollars)
- Homes for first time homebuyers that are currently renting
- Homes for workers of the Lovell workforce that must commute to Powell to find housing
- Households with between three and six persons

The questionnaire distributed by the Planning Committee as a part of developing this plan provided comments such as “we would consider moving to Lovell if good and affordable housing were available for our family”. This was the general substance of comments given by individuals living in Powell but working in Lovell. This need for housing can be compared to a chain. You must have appropriate and affordable housing for young people and at middle age, there also must be independent living opportunities as citizens get older and a good nursing home when it is needed. If you break this chain, residents go somewhere else to live and do not return.
Implementation Strategies - Goal A

# 1 Development within the Urban Growth Area should provide for a variety of housing types and densities. The Town of Lovell and Big Horn County should establish zoning designations that permit a variety of residential development.

# 2 The Town of Lovell should establish a Community Housing Authority to serve as a catalyst for the development and redevelopment of housing in Lovell.

# 3 The Housing Authority should hire a recognized consultant with proven regional experience to provide the professional consulting services necessary to establish programs that will facilitate the development of affordable and desirable housing in Lovell. This should include the investigation of creative financing and low interest loan programs for both new and renovation of existing housing to make housing more available and affordable.

The Housing Authority should research and develop recommendations to the Town Council for an affordable housing program in Lovell. The Wyoming Community Development Authority and the Wyoming Business Council both have granting programs that can deal with aspects of the affordable housing issue. The Wyoming Business Council is responsible for allocating community development block grants, which can be used for assistance in developing infrastructure in housing developments and grants for low income housing programs.

Goal B – Facilitate and encourage the development of more affordable and innovative approaches to housing.

Background

Everything that is reasonable and feasible should be done to accomplish the development of housing in Lovell. There should not be any obstacles or delays imposed by the Town of Lovell, Big Horn County, or any other government body for the efficient and timely development of housing. Even if there is the perception by the public that local approval agencies are “in the way” or creating excessive costs that make a development project unfeasible, the construction of new housing or other community improvements may not take place.
Implementation Strategies - Goal B

# 1 Review existing subdivision and other development approval processes and time frames, ordinances, and regulations to determine if the Town of Lovell or Big Horn County has an overly burdensome or slow subdivision, zoning approval or building permit approval process. Also consider any on or off site improvements that are perceived by developers or the general public as excessive, overly costly or are hindering the development of any type of housing or commercial project. This review should be accomplished by a task force consisting of a cross section of those directly involved and familiar with the subdivision and construction process including: land owners within the town and county, town and county staff members involved with the subdivision and development process, and representatives of the development community including realtors and builders. Review and revise town codes and development requirements to promote creative and innovative subdivision design and housing concepts to allow, when appropriate, higher densities and smaller lot sizes to lower housing costs to the consumer without a loss of quality. Recommend possible changes in subdivision requirements that impact housing costs such as: curb, gutter, alleys, sidewalks, lighting, lot sizes, set backs, street widths, etc. The goal is to develop more affordable housing while maintaining housing and neighborhood quality.

# 2 Alternative housing types should be available. Promote the construction of a wide range of housing types, sizes and costs to assure the opportunity for residents to obtain a choice of affordable living environments. The intent of this strategy is to promote the development of more and higher quality alternative forms of housing. As Town limits are expanded, the development of a wide range of housing types beyond the traditional single family detached home should be encouraged.
Goal C – Eliminate housing that is in poor or dilapidated condition.

Background

In discussions with various groups during this planning process it has been noted that there are a significant number of residential properties that are in poor or dilapidated condition. There is nothing more devastating to a neighborhood than a dilapidated or abandoned structure. They can attract curious children, homeless people and can be the target of graffiti, arson and crime. These properties are found in many locations throughout Lovell but seem to be more concentrated north of Main Street. The presence of housing in poor or dilapidated condition detracts from the local quality of life and does nothing to alleviate a housing shortage. This situation also presents an opportunity for a housing rehabilitation program or, with demolition, land parcels can be made available for the construction of new housing.

The abandoned hospital detracts from one of Lovell's finest residential areas.
Implementation Strategies - Goal C

# 1 The Town of Lovell should commission a survey of housing conditions. This should be completed to identify residential and other properties that are in poor or dilapidated condition, or are abandoned. The survey should also determine the location of all existing housing or vacant land parcels that are appropriate for the development of new housing. This task should determine what properties are suitable for rehabilitation and which should be demolished and made available, at no cost or at a below market cost, to developers or individuals as sites for new housing.

# 2 The Town of Lovell should consider a “Hazardous Structures Ordinance” that could result in potential demolition depending on the integrity of the building.

# 3 The Town of Lovell and the proposed Community Housing Authority (Goal 3 Item 2), should be proactive in upgrading the existing housing stock, removal of dilapidated structures and the provision of new affordable housing in Lovell. Pursue Community Development Block Grant funds and other funding that is potentially available through the State of Wyoming or other sources for improvements in housing unit condition, energy efficiency and safety.
INTRODUCTION

This resource inventory and analysis provides a concise view of what comprises the Lovell community in 2005. It is a brief summation and analysis of the primary factors influencing growth and development in the Lovell area. Relevant existing data has been utilized. Primary sources of information include the U.S. Census, the State of Wyoming, the Lovell Chamber of Commerce, field surveys performed by JGA, records from the Big Horn County Courthouse and any appropriate studies or reports previously completed from a wide variety of reliable sources. This data is intended to serve as background materials for the Town Master Plan, to identify past and current trends, and to present information that will assist in development of probable future growth and development expectations. The methodology followed in this study was to compare trends experienced in Lovell with a sampling of other Wyoming communities including Powell, Thermopolis, Worland, Basin, Greybull, Buffalo, Riverton, Cody and Sheridan.

LOVELL HISTORIC OVERVIEW

Lovell is a town of 2,300 people and known as the gateway to the Big Horn Mountains. It was named after Michigan born Henry Clay Lovell. Mr. Lovell, with Anthony L. Mason of Kansas City, Missouri, brought the cattle industry to the Big Horn Basin and established a ranch a few miles above the mouth of Norwood Creek. Lovell established a second ranch on Shell Creek the following year, and in 1883, a third at the Five Springs site along the Big Horn River. This site became the headquarters for the ML cattle kingdom. The ML herd numbered as many as 25,000 cattle and roamed from Thermopolis north to the Crow Indian Reservation in Montana.

In 1888, the first mail service to the Lovell area was established at Cook’s Road Ranch, with Josia Cook as first postmaster. The post office was named Lovell in honor of Henry Clay Lovell, who used his political influence to help provide the newly-settled area with the service. Anthony Mason died in 1892, but Henry Lovell continued ranching until his death in 1903. At this time, the area was fast being settled by Mormons who arrived in 1900, led by Apostle Abraham O. Woodruff. With the establishment of the three room schoolhouse and organization of the Lovell Investment Co. in 1902, the Lovell town site began to grow; in 1906, Lovell was officially incorporated.

The area’s positive growing conditions attracted German farmers to the community, which continued to grow in size. The sugar industry was established and provided additional jobs and stability to the area. Lovell is known as the Rose City of Wyoming thanks, in part, to Dr. William Watts Horsley who came to Lovell in the 1920’s. As one of the foremost authorities in the United States on roses, he found the climate in Lovell to be exceptional for growing this flower and began to create rose gardens. This practice became popular in town and soon many yards and gardens became populated with many different types of roses. The town itself has dedicated rose gardens and prides itself on the popularity and national attention in respect to its bountiful roses.
The Lovell community supports a public library, churches, motels, limited convention facilities, nursing home, hospital (with medical and dental support), baseball fields, tennis courts and an indoor swimming pool. Several radio stations serve the town along with the Lovell Chronicle, Billings Gazette and the Casper Star-Tribune. Lovell's educational facilities are well regarded and include an elementary school, middle school and high school. Each year in late June, Lovell hosts its annual Mustang Days Celebration which includes parades, games, a rodeo and the Mustang Follies variety show. Lovell is a warm and friendly community, welcoming newcomers from in and out of the area. Tourism is enhanced by local history, scenic drives, and good fishing. Hiking, picnicking, water sports, camping, snowmobiling and ice fishing opportunities abound in the nearby Big Horn Canyon National Recreation Area.

Area Demographics Summary

<table>
<thead>
<tr>
<th></th>
<th>Big Horn County (including Lovell)</th>
<th>Wyoming</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population change 2000 to 2020</td>
<td>-137 (-1.2%)</td>
<td>+108,621 (+22%)</td>
</tr>
<tr>
<td>Persons under 5 years 2000-2020</td>
<td>-33 (-4.2%)</td>
<td>+1,362 (+4.4%)</td>
</tr>
<tr>
<td>Persons under 19 years 2000-2020</td>
<td>-272 (-9.6%)</td>
<td>-2,623 (-2.3%)</td>
</tr>
<tr>
<td>Persons under 65 years 2000-2020</td>
<td>-463 (7.9%)</td>
<td>+1,541 (+.53%)</td>
</tr>
<tr>
<td>Persons over 65 years 2000-2020</td>
<td>+668 (+34.9%)</td>
<td>+39,176 (+67.8%)</td>
</tr>
<tr>
<td>Lovell Households in 2000</td>
<td>1,013</td>
<td></td>
</tr>
<tr>
<td>Lovell Persons per Household, 2000</td>
<td>2.64</td>
<td>2.58</td>
</tr>
<tr>
<td>Median Monthly Rent</td>
<td>$283</td>
<td>$373</td>
</tr>
<tr>
<td>Median Monthly Mortgage</td>
<td>$637</td>
<td>$825</td>
</tr>
<tr>
<td>Median Home Value</td>
<td>$65,700</td>
<td>$91,500</td>
</tr>
<tr>
<td>Per Capita Income in 2000 (a)</td>
<td>$19,884</td>
<td>$27,372</td>
</tr>
<tr>
<td>Per Capita Income 1990-2000 (a)</td>
<td>+6%</td>
<td>+16%</td>
</tr>
<tr>
<td>Non-Farm Income 1990-2000 (a)</td>
<td>+21%</td>
<td>+27%</td>
</tr>
<tr>
<td>Farm Income 1990-2000 (a)</td>
<td>-49%</td>
<td>-43%</td>
</tr>
<tr>
<td>Median Lovell Household Income</td>
<td>$30,745</td>
<td>$37,892</td>
</tr>
</tbody>
</table>

Source: Wyoming Economic Analysis Division
(a) Source: Sonoran Institute, 2005
POPULATION TRENDS

Lovell, the largest town in Big Horn County, has a 2005 estimated population of about 2,300 people in an area of 1.07 square miles. Since it’s founding, Lovell experienced healthy growth until the 1950’s when population growth stabilized. Over the past several decades, the population in Lovell has remained fairly constant. Even though throughout the past 30 or more years Lovell has experienced various increases and decreases, a relatively flat population growth has resulted.

Table 1
Historic Population

<table>
<thead>
<tr>
<th>Year</th>
<th>Lovell</th>
<th>Big Horn County</th>
</tr>
</thead>
<tbody>
<tr>
<td>1900</td>
<td>4,328</td>
<td></td>
</tr>
<tr>
<td>1910</td>
<td>699</td>
<td>8,868</td>
</tr>
<tr>
<td>1920</td>
<td>1,686</td>
<td>12,105</td>
</tr>
<tr>
<td>1930</td>
<td>1,857</td>
<td>11,222</td>
</tr>
<tr>
<td>1940</td>
<td>2,175</td>
<td>12,911</td>
</tr>
<tr>
<td>1950</td>
<td>2,508</td>
<td>13,176</td>
</tr>
<tr>
<td>1960</td>
<td>2,451</td>
<td>11,898</td>
</tr>
<tr>
<td>1970</td>
<td>2,371</td>
<td>10,202</td>
</tr>
<tr>
<td>1980</td>
<td>2,447</td>
<td>11,896</td>
</tr>
<tr>
<td>1990</td>
<td>2,131</td>
<td>10,525</td>
</tr>
<tr>
<td>2000</td>
<td>2,281</td>
<td>11,461</td>
</tr>
</tbody>
</table>

As shown in Table 2, the population for Lovell, projected for 2020, is within 55 people of the 1970 population at 2,316 people. The rate of growth beyond the current 2005 has been forecasted by the State of Wyoming Economic Analysis Division to increase very slightly (.83% after 15 years) into the future at a growth rate of about one new person per year. Although the growth projected for the next 15 years is anticipated to be very small, it is important to note that the community is not expected to loose population as is the case for Thermopolis and Worland. Lovell is expected to maintain its current 20% share of the total Big Horn County population through 2020. Lovell’s growth rate is about the same as Big Horn County as a whole, but considerably less than the Wyoming statewide annual population growth rate of 1.2 percent over the same period. Lovell’s population trends compared to other Wyoming communities are illustrated on Table 2. Big Horn County ranks 18th out of Wyoming’s 23 counties in population with an estimated 11,231 residents in 2005. Between 2000 and 2020, Big Horn County is anticipated to be one of the 11 counties in Wyoming to lose population with a projected loss of 137 people or 1.2%.
A POPULATION SUMMARY FOR LOVELL FROM 2000 TO 2020......THE NEXT 20 YEARS

Lovell is expected to have:

A population of about 2,316 people in 2020, about the same population as in 2000.

A slightly aging population with increases in senior citizen and declines in all other age categories.

Communities throughout Big Horn County are forecast to have no population growth.

Births exceed deaths, but because of out-migration, Lovell will see a small decrease in population.

<table>
<thead>
<tr>
<th>Table 2</th>
<th>Population Trends</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lovell Population Trends Compared to Other Wyoming Communities</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,371</td>
<td>2,447</td>
<td>2,131</td>
<td>2,361</td>
<td>2,287</td>
<td>2,339</td>
<td>2,345</td>
<td>2,316</td>
<td>11,896</td>
<td>10,202</td>
<td>10,856</td>
<td>332,416</td>
</tr>
<tr>
<td>Basin</td>
<td>1,145</td>
<td>1,349</td>
<td>1,180</td>
<td>1,238</td>
<td>1,211</td>
<td>1,234</td>
<td>1,236</td>
<td>1,221</td>
<td>+78 (6.6%)</td>
<td>-17 (-1.4%)</td>
<td>-37 (-2.0%)</td>
<td>-17 (-1.4%)</td>
</tr>
<tr>
<td>Greybull</td>
<td>1,953</td>
<td>2,277</td>
<td>1,789</td>
<td>1,815</td>
<td>1,763</td>
<td>1,796</td>
<td>1,800</td>
<td>1,778</td>
<td>-175 (-9.0%)</td>
<td>+351 (3.8%)</td>
<td>-318 (10.0%)</td>
<td>-351 (3.8%)</td>
</tr>
<tr>
<td>Riverton</td>
<td>7,995</td>
<td>9,562</td>
<td>9,202</td>
<td>9,310</td>
<td>9,941</td>
<td>9,691</td>
<td>9,661</td>
<td>9,661</td>
<td>+1,666 (20.8%)</td>
<td>+351 (3.8%)</td>
<td>+451 (8.4%)</td>
<td>+451 (8.4%)</td>
</tr>
<tr>
<td>Thermopolis</td>
<td>3,063</td>
<td>3,852</td>
<td>3,247</td>
<td>3,172</td>
<td>2,992</td>
<td>2,960</td>
<td>2,909</td>
<td>2,854</td>
<td>-209 (-6.8%)</td>
<td>-318 (10.0%)</td>
<td>-529 (-10.0%)</td>
<td>-529 (-10.0%)</td>
</tr>
<tr>
<td>Buffalo</td>
<td>3,394</td>
<td>3,799</td>
<td>3,277</td>
<td>3,902</td>
<td>4,291</td>
<td>4,593</td>
<td>4,882</td>
<td>5,109</td>
<td>+1,715 (50.5%)</td>
<td>+1,207 (30.9%)</td>
<td>+2,164 (13.7%)</td>
<td>+2,164 (13.7%)</td>
</tr>
<tr>
<td>Cody</td>
<td>5,161</td>
<td>6,599</td>
<td>7,897</td>
<td>8,838</td>
<td>9,107</td>
<td>9,474</td>
<td>9,709</td>
<td>9,819</td>
<td>+4,658 (90.3%)</td>
<td>+981 (11.1%)</td>
<td>+451 (8.4%)</td>
<td>+451 (8.4%)</td>
</tr>
<tr>
<td>Powell</td>
<td>4,807</td>
<td>5,310</td>
<td>5,292</td>
<td>5,373</td>
<td>5,402</td>
<td>5,619</td>
<td>5,759</td>
<td>5,824</td>
<td>+1,017 (21.2%)</td>
<td>+451 (8.4%)</td>
<td>+2,164 (13.7%)</td>
<td>+2,164 (13.7%)</td>
</tr>
<tr>
<td>Sheridan</td>
<td>10,856</td>
<td>15,146</td>
<td>13,904</td>
<td>15,804</td>
<td>16,319</td>
<td>17,062</td>
<td>17,631</td>
<td>17,968</td>
<td>+7,112 (65.5%)</td>
<td>+2,164 (13.7%)</td>
<td>+2,164 (13.7%)</td>
<td>+2,164 (13.7%)</td>
</tr>
<tr>
<td>Worland</td>
<td>5,055</td>
<td>6,391</td>
<td>5,742</td>
<td>5,250</td>
<td>4,898</td>
<td>4,826</td>
<td>4,773</td>
<td>4,721</td>
<td>-334 (-6.6%)</td>
<td>-529 (-10.0%)</td>
<td>-137 (-1.2%)</td>
<td>-137 (-1.2%)</td>
</tr>
<tr>
<td>Big Horn County</td>
<td>10,202</td>
<td>11,896</td>
<td>10,525</td>
<td>11,461</td>
<td>11,231</td>
<td>11,439</td>
<td>11,465</td>
<td>11,324</td>
<td>+1,122 (11.0%)</td>
<td>-137 (-1.2%)</td>
<td>-137 (-1.2%)</td>
<td>-137 (-1.2%)</td>
</tr>
<tr>
<td>Wyoming</td>
<td>332,416</td>
<td>469,557</td>
<td>453,589</td>
<td>493,782</td>
<td>512,561</td>
<td>541,435</td>
<td>571,917</td>
<td>602,403</td>
<td>+269,987 (81.2%)</td>
<td>+108,621 (22.0%)</td>
<td>+108,621 (22.0%)</td>
<td>+108,621 (22.0%)</td>
</tr>
</tbody>
</table>

Source: Wyoming Department of A & I, Economic Analysis Division (http://eadiv.state.wy.us)
* Years 1970, 1980, 1990 and 2000 is from the U.S. Census Bureau, all other years are projections
**Population Components**

The ethnic breakdown of the Lovell population is:

<table>
<thead>
<tr>
<th>Race &amp; Ethnicity</th>
<th>Lovell</th>
<th>Wyoming</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>90.9%</td>
<td>92.1</td>
<td>75.1</td>
</tr>
<tr>
<td>Black, Amer. American</td>
<td>0%</td>
<td>.8%</td>
<td>12.3%</td>
</tr>
<tr>
<td>American Indian</td>
<td>.7%</td>
<td>2.3%</td>
<td>.9%</td>
</tr>
<tr>
<td>Asian</td>
<td>.2%</td>
<td>.6%</td>
<td>3.6%</td>
</tr>
<tr>
<td>Hawaiian, Pacific Islander</td>
<td>.1%</td>
<td>.1%</td>
<td>.1%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>9.2%</td>
<td>6.4%</td>
<td>12.5%</td>
</tr>
<tr>
<td>Other Race</td>
<td>5.7%</td>
<td>2.5%</td>
<td>5.5%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2000 Census

Ancestry of Lovell residents includes:
- English - 24%
- German - 23%
- Hispanic - 9%
- Irish - 7%
- French, Italian, Native American, Polish, Scottish comprise - 7%

**Population Migration**

No migration data is available specifically for Lovell but it is assumed Big Horn County data is representative of the Lovell area. Population changes are a result of births, deaths and people moving into and out of the county. Table 3 illustrates this process for Big Horn County and a comparison with statewide trends for Wyoming. In the county, births do exceed deaths, but those moving out of town far exceed those moving into town, resulting in a net loss of population.

Out migration for Big Horn County is four times that of the statewide trend.

**Table 3**

*Origin of Population Change 2000 to 2004*

<table>
<thead>
<tr>
<th>Area</th>
<th>Total Population Change</th>
<th>Natural Increase</th>
<th>Net Migration</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Births</td>
<td>Deaths</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Big Horn County</td>
<td>-45</td>
<td>47</td>
<td>614</td>
</tr>
<tr>
<td></td>
<td>(-.39%)</td>
<td>(.41%)</td>
<td>(5.4%)</td>
</tr>
<tr>
<td>Wyoming</td>
<td>12,747</td>
<td>9,747</td>
<td>27,094</td>
</tr>
<tr>
<td></td>
<td>(2.5)</td>
<td>(1.9%)</td>
<td>(5.3%)</td>
</tr>
</tbody>
</table>

Source: State of Wyoming Department of Economic Analysis and U.S. Census Bureau
It is meaningful to understand the age makeup of community population. No actual age data is available specifically for Lovell, but Table 4 illustrates Big Horn County's population trends by infant, school age, working age and senior citizen age groupings. For comparison, Table 5 illustrates this information for the entire state of Wyoming. Big Horn County including Lovell, is an aging population. Each age group in Big Horn County is expected to decline in numbers with the exception of the senior citizen category. A much different story is told for overall Wyoming population, which is anticipated to grow in all age categories except school age. It is noted that, regardless of the increase or decline of a particular age group in Big Horn County, the percentage of the age group to the total population will remain about the same as it was in 2000. For the Wyoming total population, the working age group will decline and the senior citizen age group will increase in its proportion to the total population.

**Table 4**

<table>
<thead>
<tr>
<th>Age Group (0-64)</th>
<th>2000</th>
<th>2010</th>
<th>% Change</th>
<th>2020</th>
<th>2030</th>
<th>2040</th>
<th>2050</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infant (0-4 years)</td>
<td>30,957</td>
<td>32,347</td>
<td>6.4%</td>
<td>33,159</td>
<td>33,098</td>
<td>+1,362</td>
<td>6.1%</td>
</tr>
<tr>
<td>School Age (5-19 years)</td>
<td>114,46</td>
<td>111,04</td>
<td>21.9%</td>
<td>111,25</td>
<td>111,83</td>
<td>-2,623</td>
<td>20.9%</td>
</tr>
<tr>
<td>Working Age (20-64 years)</td>
<td>290,87</td>
<td>111,04</td>
<td>21.9%</td>
<td>111,25</td>
<td>111,83</td>
<td>-2,623</td>
<td>20.9%</td>
</tr>
<tr>
<td>Senior Citizens (65 and older)</td>
<td>57,786</td>
<td>63,014</td>
<td>12.5%</td>
<td>70,631</td>
<td>82,878</td>
<td>+39,176</td>
<td>18.2%</td>
</tr>
<tr>
<td><strong>Wyoming Total</strong></td>
<td>494,07</td>
<td>506,18</td>
<td>100.0%</td>
<td>519,59</td>
<td>533,53</td>
<td>39,456</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

**Table 5**

<table>
<thead>
<tr>
<th>Age Group (0-64)</th>
<th>2000</th>
<th>2010</th>
<th>% Change</th>
<th>2020</th>
<th>2030</th>
<th>2040</th>
<th>2050</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infant (0-4 years)</td>
<td>779</td>
<td>781</td>
<td>6.9%</td>
<td>795</td>
<td>780</td>
<td>-33</td>
<td>746</td>
</tr>
<tr>
<td>School Age (5-19 years)</td>
<td>2,834</td>
<td>2,646</td>
<td>23.6%</td>
<td>2,637</td>
<td>2,608</td>
<td>-272</td>
<td>2,562</td>
</tr>
<tr>
<td>Working Age (20-64 years)</td>
<td>5,896</td>
<td>5,839</td>
<td>52.0%</td>
<td>5,890</td>
<td>5,741</td>
<td>-463</td>
<td>5,433</td>
</tr>
<tr>
<td>Senior Citizens (65 and older)</td>
<td>1,915</td>
<td>1,966</td>
<td>17.5%</td>
<td>2,117</td>
<td>2,336</td>
<td>+668</td>
<td>2,583</td>
</tr>
<tr>
<td><strong>Big Horn County Total</strong></td>
<td>11,46</td>
<td>11,23</td>
<td>100.0%</td>
<td>11,43</td>
<td>11,46</td>
<td>-100</td>
<td>11,324</td>
</tr>
</tbody>
</table>

The population per household in Lovell is forecast to decline in the next 15 to 20 years from a household size of 2.6 in 2000 to 2.2 in 2020. During the next decade, household size is expected to continually decline but at a slower rate due in part to a leveling off of the divorce rate. While average household size is decreasing, it is expected that there will be about 8 new households in Lovell annually during the next decade. This is attributed in part to a growing segment of retirement age people in Lovell.
**Population Trends and the Workforce**

Demographic changes are important indicators of future labor market characteristics. In 2000, people in the 20 to 64 age group were the largest population segment accounting for 51.4% of the population. Because of the “baby boom” of the 1950’s and reduced birth rates during the 1970’s, the age composition of the population and the labor force will change somewhat during the next decade. In the past, the entrance of youth and women has generated much of the increase in the labor force. There will be more experienced employees in the work force as population in the over 40 age group increases. By 2020 the working age group will decline to approximately 47.9% of the population of Big Horn County and those individuals 65 and older will grow from 16.7% to over 22.8% of the county population.

**Population Trends and Land Use**

Demographic changes are important indicators of changes that are likely to occur in demand for residential and commercial land uses. Age and income levels are the primary factors influencing residential unit demand in the United States, as well as in Big Horn County. People’s housing preferences vary greatly according to their age and income level. For example, older segments of the population are more likely to prefer single level housing with little maintenance and upkeep requirements. The working age segment will generally require more space for their housing needs, as this is the prime age group for families. Older, senior citizen age residents, typically require less space and more specialized, care giving facilities for their housing.

---

**Lovell 2020**
Population 2,316
No net population gains
Over 65 is growth segment of population

**Big Horn County 2020**
Population 11,324
(Total county population including all towns & rural areas)
No net population gains
Over 65 is growth segment of population

**Wyoming 2020**
Population 602,403
1.1% annual growth
Growth in all age segments except school age
HOUSING TRENDS

Big Horn County Housing Facts

- Single family homes account for over 96% of all housing construction.
- Growth in total housing units of 1.74% (84 units) since 2000; statewide growth rate of 3.92%.
- Big Horn County has the second lowest monthly mortgage cost in Wyoming.
- Housing is far less costly to rent or purchase in Big Horn County than almost anywhere else in Wyoming.
- With the exception of rental mobile homes on lots, local housing rents have increased at a far lesser rate than state averages.
- Of 10 Wyoming communities similar in size and location to Lovell, only three towns had a higher home vacancy rate and only one had a higher rental unit vacancy rate.
- There is a need for additional housing type options.
- There is a need for additional affordable housing.

For the past two decades within Big Horn County, single family homes have accounted for over 96% of all housing construction. The county experienced a growth in total housing units between 2000 and 2004 of 89 units or 1.74 percent compared to statewide of a growth of 3.92 percent. Both rental and owned homes in Big Horn County are considerably less costly and have increased in cost at a far lower rate than the state average.

Rental Housing

Since 1998, Big Horn County rental prices have experienced an average annualized increase of 1.8% compared to a State average of over 3%. Table 6 illustrates the average annualized increase for the county and shows a comparison with the far greater increases experienced statewide with rental housing prices.

<table>
<thead>
<tr>
<th>Big Horn County</th>
<th>+1.08% (35.5% of state)</th>
<th>+0.44% (11.9% of state)</th>
<th>+3.27% (99.7% of state)</th>
<th>+0.14% (6.2% of state)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wyoming</td>
<td>+3.04%</td>
<td>+3.71%</td>
<td>+3.28%</td>
<td>+2.25%</td>
</tr>
</tbody>
</table>

Housing Values

In 2004, the average sales price for a detached single family home in Big Horn County was $76,279, an increase since 2000 of $7,463 or 10.8%. Statewide, the average single family home sold for $147,588 in 2004, an increase of $36,151 or 32.4% since 2000.
Table 7 illustrates the monthly cost of housing with mortgages in Big Horn and other selected counties. The average monthly mortgage cost in Wyoming in 2000 was $765. Big Horn County with an average mortgage cost of $637 is the second to the lowest cost of all Wyoming counties.

**Table 7**

**Median Housing Costs**

<table>
<thead>
<tr>
<th>County</th>
<th>Home Value</th>
<th>Monthly Mortgage Cost</th>
<th>Monthly Apt. Rent Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albany</td>
<td>$111,500</td>
<td>$916</td>
<td>$464</td>
</tr>
<tr>
<td><strong>Big Horn</strong></td>
<td><strong>$70,600</strong></td>
<td><strong>$637</strong></td>
<td><strong>$380</strong></td>
</tr>
<tr>
<td>(19&lt;sup&gt;th&lt;/sup&gt; lowest out of 23 counties)</td>
<td>(22&lt;sup&gt;nd&lt;/sup&gt; lowest out of 23 counties)</td>
<td>(18&lt;sup&gt;th&lt;/sup&gt; lowest out of 23 counties)</td>
<td></td>
</tr>
<tr>
<td>Campbell</td>
<td>$91,700</td>
<td>$879</td>
<td>$463</td>
</tr>
<tr>
<td>Carbon</td>
<td>$69,000</td>
<td>$685</td>
<td>$377</td>
</tr>
<tr>
<td>Converse</td>
<td>$82,100</td>
<td>$714</td>
<td>$349</td>
</tr>
<tr>
<td>Crook</td>
<td>$85,800</td>
<td>$682</td>
<td>$393</td>
</tr>
<tr>
<td>Fremont</td>
<td>$85,800</td>
<td>$714</td>
<td>$381</td>
</tr>
<tr>
<td>Goshen</td>
<td>$77,000</td>
<td>$672</td>
<td>$368</td>
</tr>
<tr>
<td>Hot Springs</td>
<td>$79,500</td>
<td>$722</td>
<td>$366</td>
</tr>
<tr>
<td>Johnson</td>
<td>$109,700</td>
<td>$849</td>
<td>$445</td>
</tr>
<tr>
<td>Laramie</td>
<td>$101,200</td>
<td>$901</td>
<td>$473</td>
</tr>
<tr>
<td>Lincoln</td>
<td>$91,800</td>
<td>$855</td>
<td>$464</td>
</tr>
<tr>
<td>Natrona</td>
<td>$81,400</td>
<td>$746</td>
<td>$409</td>
</tr>
<tr>
<td>Niobrara</td>
<td>$66,900</td>
<td>$562</td>
<td>$309</td>
</tr>
<tr>
<td>Park</td>
<td>$106,600</td>
<td>$821</td>
<td>$435</td>
</tr>
<tr>
<td>Platte</td>
<td>$81,000</td>
<td>$698</td>
<td>$362</td>
</tr>
<tr>
<td>Sheridan</td>
<td>$98,300</td>
<td>$819</td>
<td>$439</td>
</tr>
<tr>
<td>Sublette</td>
<td>$113,800</td>
<td>$847</td>
<td>$523</td>
</tr>
<tr>
<td>Sweetwater</td>
<td>$92,800</td>
<td>$953</td>
<td>$428</td>
</tr>
<tr>
<td>Teton</td>
<td>$344,500</td>
<td>$1,498</td>
<td>$707</td>
</tr>
<tr>
<td>Uinta</td>
<td>$83,700</td>
<td>$792</td>
<td>$433</td>
</tr>
<tr>
<td>Washakie</td>
<td>$81,200</td>
<td>$697</td>
<td>$393</td>
</tr>
<tr>
<td>Weston</td>
<td>$63,900</td>
<td>$664</td>
<td>$364</td>
</tr>
<tr>
<td>State average without Teton County</td>
<td>$91,500</td>
<td>$765</td>
<td>$372</td>
</tr>
<tr>
<td>State average with Teton County</td>
<td>$98,686</td>
<td>$797</td>
<td>$437</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2000 Census
Housing Vacancies

A Wyoming Housing Vacancy Survey has been completed nine times semiannually since 2001 by the Wyoming Housing Database Partnership. Table 8 and 9 illustrates relatively high vacancy rates for all types of rental housing in Lovell as compared to 10 other towns selected for their similar size and location to Lovell.

Housing Needs

The 2005 Housing Needs Assessment Survey for Big Horn County conducted by the Wyoming Housing Database Partnership indicated that 66.7 percent of incoming population in Big Horn County was seeking to own a home and 33.3 percent wished to rent. Of those seeking to own a home, 50% wished to buy existing units, of which 14.3% were seeking homes for less than $50,000, and 85.7% were seeking homes of less than $100,000. Of those seeking rental housing, 33.3 percent were looking for rents of less than $365 per month and 66.7% anticipated spending up to $474.

The Lovell Community Assessment completed by the Wyoming Rural Development Council in 2000 and 2001 concluded that the primary needs in Lovell’s housing market are:

- There is a need for additional affordable housing to allow local employees to live in Lovell.
- There is a shortage of sound and good condition single and multi-family housing in Lovell.
- There is a need for more housing options (multi-family, rentals, retirement community housing, assisted living, startup housing, etc.) in Lovell.
- Encourage older housing in poor condition to be renovated or removed.

As expressed by the Community Assessment, the lack of affordable housing is particularly troubling when you take into account income and employment statistics for Big Horn County. the median household income is $32,500. The median cost of existing housing is around $70,600. It is likely that a large segment of the local population cannot afford the cost of new housing that is being constructed.
# Table 8

## Rental Vacancy

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Units</th>
<th>Vacant Unit</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001</td>
<td>164</td>
<td>20</td>
<td>12.20</td>
</tr>
<tr>
<td>2002</td>
<td>160</td>
<td>7</td>
<td>4.38</td>
</tr>
<tr>
<td>2003</td>
<td>72</td>
<td>5</td>
<td>6.94</td>
</tr>
<tr>
<td>2004</td>
<td>220</td>
<td>19</td>
<td>8.64</td>
</tr>
<tr>
<td>2005</td>
<td>194</td>
<td>12</td>
<td>6.19</td>
</tr>
</tbody>
</table>

Source: Wyoming Database Partnership Profile of Big Horn County Demographics, Economics, and Housing
August 29, 2005
Table 9
Housing Characteristics Year 2000
Lovell Housing Characteristics Compared to Other Wyoming Communities

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Population</th>
<th>Housing Units</th>
<th>Occupied</th>
<th>Vacant</th>
<th>Vacant for Seasonal Use</th>
<th>Home-owner Vacancy Rate</th>
<th>Rental Vacancy Rate</th>
<th>Occupied Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Total</td>
<td>Total</td>
<td>Total</td>
<td>%</td>
<td>%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lovell</td>
<td>2,281</td>
<td>1,013</td>
<td>896</td>
<td>117</td>
<td>5</td>
<td>2.6</td>
<td>18.7</td>
<td>896</td>
</tr>
<tr>
<td>Basin</td>
<td>1,238</td>
<td>565</td>
<td>504</td>
<td>61</td>
<td>2</td>
<td>3.8</td>
<td>13.0</td>
<td>504</td>
</tr>
<tr>
<td>Greybull</td>
<td>1,815</td>
<td>923</td>
<td>781</td>
<td>142</td>
<td>15</td>
<td>4.2</td>
<td>18.4</td>
<td>781</td>
</tr>
<tr>
<td>Riverton</td>
<td>9,310</td>
<td>4,254</td>
<td>3,816</td>
<td>438</td>
<td>48</td>
<td>2.1</td>
<td>12.2</td>
<td>3,816</td>
</tr>
<tr>
<td>Thermopolis</td>
<td>3,172</td>
<td>1,568</td>
<td>1,342</td>
<td>226</td>
<td>28</td>
<td>4.9</td>
<td>12.1</td>
<td>1,342</td>
</tr>
<tr>
<td>Buffalo</td>
<td>3,900</td>
<td>1,842</td>
<td>1,718</td>
<td>124</td>
<td>34</td>
<td>1.4</td>
<td>4.8</td>
<td>1,718</td>
</tr>
<tr>
<td>Cody</td>
<td>8,835</td>
<td>4,113</td>
<td>3,791</td>
<td>322</td>
<td>62</td>
<td>1.9</td>
<td>9.1</td>
<td>3,791</td>
</tr>
<tr>
<td>Powell</td>
<td>5,373</td>
<td>2,249</td>
<td>2,083</td>
<td>166</td>
<td>9</td>
<td>2.3</td>
<td>9.4</td>
<td>2,083</td>
</tr>
<tr>
<td>Sheridan</td>
<td>15,804</td>
<td>7,413</td>
<td>7,005</td>
<td>408</td>
<td>44</td>
<td>1.1</td>
<td>4.5</td>
<td>7,005</td>
</tr>
<tr>
<td>Worland</td>
<td>5,250</td>
<td>2,334</td>
<td>2,130</td>
<td>204</td>
<td>18</td>
<td>1.5</td>
<td>12.9</td>
<td>2,130</td>
</tr>
<tr>
<td>Big Horn</td>
<td>11,461</td>
<td>5,105</td>
<td>4,312</td>
<td>793</td>
<td>265</td>
<td>3.5%</td>
<td>12.5%</td>
<td>13,269</td>
</tr>
<tr>
<td>Wyoming</td>
<td>493,782</td>
<td>223,854</td>
<td>195,608</td>
<td>30,246</td>
<td>12,389</td>
<td>2.1</td>
<td>9.7</td>
<td>193,608</td>
</tr>
</tbody>
</table>

Source: Bureau of Census, 2000 U.S. Census
Wyoming Division of Economic Analysis
EMPLOYMENT TRENDS

The economy of the Lovell area is a blend of agriculture, tourism, recreation and mining. The Great Western sugar beet factory is a major local employer and is a stimulus for local sugar beet production. The economy is assisted by tourists traveling through Lovell towards Cody and Yellowstone National Park and those traveling for recreation at the Big Horn Canyon, Big Horn Mountains and nearby rivers. To a lesser degree oil and bentonite mining add to the local economy.

Changes in employment trends can be a significant factor in determining the rate of growth of the local economy. Since 1970 Big Horn County has added an average of about 53 new jobs every year. Mining, services and government sectors that have provided over 40 new jobs annually throughout the past three decades. In more recent years new job creation has slowed or declined with the county showing a flat to small increase in jobs over the past few years. Total employment increased from 6,793 in 2001 to 6,822 in 2003, an average of 9 new jobs each year led by the government sector and a small increase in the construction sector.

Except for small gains in manufacturing, information, real estate, professional and technical services and the government, Big Horn County is experiencing minimal change or a decline in almost all employment sectors. The most significantly employment growth sector is wholesale trade; showing over 92% growth since 2001. It is anticipated by the Wyoming Economic Analysis Division that over the next 10 years an additional 70 jobs will be created; a 1.1% increase over employment existing in 2000. According to U.S. Census Bureau data, the employers in Lovell employ a total of 937 people in 91 establishments. Table 10 illustrates Lovell employers by industry and size.
Why Are Families Moving To Lovell?
Families and individuals are moving to Big Horn County and Lovell for a wide variety of reasons. The Big Horn County New Resident Survey conducted by the Wyoming Housing Database Partnership in 2005 obtained from 206 respondents these reasons for moving into the county.

Table 10
Reasons for Moving to Big Horn County and Lovell

<table>
<thead>
<tr>
<th>Reason</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Job transfer</td>
<td>12.5</td>
<td>20.0</td>
<td>18.5</td>
<td>12.3</td>
<td>10.1</td>
<td>14.4</td>
<td>16.7</td>
</tr>
<tr>
<td>New job</td>
<td>21.9</td>
<td>13.8</td>
<td>16.9</td>
<td>11.9</td>
<td>4.6</td>
<td>6.1</td>
<td>4.2</td>
</tr>
<tr>
<td>Better quality of life</td>
<td>21.9</td>
<td>33.8</td>
<td>20.0</td>
<td>22.4</td>
<td>1.4</td>
<td>3.5</td>
<td>5.1</td>
</tr>
<tr>
<td>Better employment opportu</td>
<td>15.6</td>
<td>3.1</td>
<td>3.1</td>
<td>5.6</td>
<td>9.6</td>
<td>10.0</td>
<td>10.6</td>
</tr>
<tr>
<td>College</td>
<td>9.4</td>
<td>3.1</td>
<td>1.5</td>
<td>2.6</td>
<td>0.9</td>
<td>1.7</td>
<td>2.6</td>
</tr>
<tr>
<td>Friends/relatives in area</td>
<td>15.6</td>
<td>16.9</td>
<td>20.0</td>
<td>24.3</td>
<td>23.9</td>
<td>20.5</td>
<td>22.2</td>
</tr>
<tr>
<td>Starting a business</td>
<td>3.1</td>
<td>3.1</td>
<td>7.7</td>
<td>2.2</td>
<td>11.0</td>
<td>9.2</td>
<td>6.8</td>
</tr>
<tr>
<td>Other</td>
<td>6.2</td>
<td>12.3</td>
<td>18.8</td>
<td>29.8</td>
<td>22.7</td>
<td>24.1</td>
<td></td>
</tr>
</tbody>
</table>

Source: Wyoming Data Base Partnership, Housing Needs Assessment Survey, August 29, 2005

Table 11
Lovell Civilian Employment Components

<table>
<thead>
<tr>
<th>Employment Sector</th>
<th>Lovell Jobs</th>
<th>Lovell Percent</th>
<th>Wyoming Percent</th>
<th>U.S. Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing</td>
<td>89</td>
<td>9.3%</td>
<td>4.9%</td>
<td>14.1%</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>9</td>
<td>.9%</td>
<td>2.3%</td>
<td>3.6%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>106</td>
<td>11.1%</td>
<td>11.8%</td>
<td>11.7%</td>
</tr>
<tr>
<td>Information</td>
<td>9</td>
<td>.9%</td>
<td>2.2%</td>
<td>3.1%</td>
</tr>
<tr>
<td>Finance / Insurance</td>
<td>26</td>
<td>2.7%</td>
<td>3.1%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Professional, Scientific &amp;</td>
<td>8</td>
<td>.8%</td>
<td>3.7%</td>
<td>5.9%</td>
</tr>
</tbody>
</table>
## Table 12
**Lovell Employment**

<table>
<thead>
<tr>
<th>Employer Type</th>
<th>Total</th>
<th>1-4</th>
<th>5-9</th>
<th>10-19</th>
<th>20-49</th>
<th>50-99</th>
<th>100-249</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mining</td>
<td>5</td>
<td></td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
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<tr>
<td>Utilities</td>
<td>2</td>
<td></td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td>11</td>
<td>8</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing</td>
<td>5</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>9</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Retail Trade</td>
<td>18</td>
<td>9</td>
<td>4</td>
<td>4</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trans. &amp; Warehouse</td>
<td>9</td>
<td>6</td>
<td>2</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Information</td>
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<td>2</td>
<td>1</td>
<td>1</td>
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<td></td>
</tr>
<tr>
<td>Finance, Insurance</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Real Estate</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prof., tech. services</td>
<td>5</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Admin., management</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School District</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Health care</td>
<td>7</td>
<td>1</td>
<td>4</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arts, entertainment, rec</td>
<td>2</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accom., food serv.</td>
<td>7</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other services</td>
<td>8</td>
<td>6</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>101</td>
<td>49</td>
<td>27</td>
<td>11</td>
<td>7</td>
<td>4</td>
<td>3</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau

## Table 13
**Big Horn County Job Employment**

<table>
<thead>
<tr>
<th>Employer Type</th>
<th>Total</th>
<th>Change</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm</td>
<td>894</td>
<td>-239</td>
<td>-26.7%</td>
</tr>
<tr>
<td>Ag. Services, forestry</td>
<td>114</td>
<td>+167</td>
<td>146%</td>
</tr>
<tr>
<td>Mining</td>
<td>305</td>
<td>+603</td>
<td>197%</td>
</tr>
<tr>
<td>Construction</td>
<td>198</td>
<td>+209</td>
<td>105%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>417</td>
<td>-99</td>
<td>-23.7%</td>
</tr>
<tr>
<td>Transportation, pub. Utilities</td>
<td>305</td>
<td>-31</td>
<td>-10.2%</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>67</td>
<td>+105</td>
<td>156.7%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>567</td>
<td>+190</td>
<td>33.5%</td>
</tr>
<tr>
<td>Finance, insurance, real est.</td>
<td>125</td>
<td>+99</td>
<td>79.2%</td>
</tr>
<tr>
<td>Other Services</td>
<td>539</td>
<td>+396</td>
<td>73.5%</td>
</tr>
<tr>
<td>Government</td>
<td>1,027</td>
<td>+434</td>
<td>42.3%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>4,542</td>
<td>+1,850</td>
<td>40.7%</td>
</tr>
</tbody>
</table>

Source: U.S. Bureau of Economic Analysis
Another indicator of local economic trends is the actual occupations held by new residents. The Big Horn County New Resident Housing Needs Survey conducted in 2005 had 206 new resident respondents and indicated the following breakdown of occupations:

<table>
<thead>
<tr>
<th>Occupation</th>
<th>1999</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation/Public Utilities</td>
<td>12.5</td>
<td>1.5</td>
<td>5.5</td>
<td>4.4</td>
<td>5.0</td>
<td>4.8</td>
<td>6.3</td>
<td>-50%</td>
</tr>
<tr>
<td>Finance, Insurance, Real Estate</td>
<td>6.3</td>
<td>3.1</td>
<td>1.9</td>
<td>2.9</td>
<td>0.5</td>
<td>-92%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td>3.1</td>
<td>15.4</td>
<td>13.7</td>
<td>6.3</td>
<td>5.0</td>
<td>0.8</td>
<td>3.4</td>
<td>+9.7%</td>
</tr>
<tr>
<td>Services</td>
<td>18.8</td>
<td>32.3</td>
<td>17.2</td>
<td>11.3</td>
<td>15.8</td>
<td>7.2</td>
<td>9.2</td>
<td>-51.1%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>9.4</td>
<td>1.5</td>
<td>3.5</td>
<td>3.8</td>
<td>2.2</td>
<td>3.2</td>
<td>0.5</td>
<td>-94.7%</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Manufacturing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>9.4</td>
<td>7.7</td>
<td>10.6</td>
<td>7.5</td>
<td>3.6</td>
<td>4.0</td>
<td>5.8</td>
<td>+69.6%</td>
</tr>
<tr>
<td>Mining</td>
<td>6.3</td>
<td>3.1</td>
<td>2.2</td>
<td>4.0</td>
<td>1.0</td>
<td>-84.1%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not Working</td>
<td>9.4</td>
<td>6.2</td>
<td>7.7</td>
<td>6.9</td>
<td>7.2</td>
<td>6.4</td>
<td>4.4</td>
<td>-53.2%</td>
</tr>
<tr>
<td>Retired</td>
<td>3.1</td>
<td>13.8</td>
<td>9.2</td>
<td>11.3</td>
<td>11.5</td>
<td>12.0</td>
<td>14.1</td>
<td>+11.0%</td>
</tr>
<tr>
<td>Student</td>
<td>4.6</td>
<td>15.7</td>
<td>13.7</td>
<td>20.8</td>
<td>12.1</td>
<td>+163%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: Big Horn County New Resident Housing Needs Survey, 2005

**COST OF LIVING**

The cost of living in Big Horn County falls well below the average for Wyoming counties, especially in the housing category. The Wyoming Economic Analysis Division compiles and updates the Wyoming Cost of Living Index on a quarterly basis. This index is a summarization of price data collected in twenty eight cities and towns throughout Wyoming. The data is used to build a comparative index to judge cost of living for Wyoming counties. Table 15 lists comparative cost of living indexes for Big Horn and other selected counties.
**LAND USE TRENDS**

Nearly all land development occurring in and around Lovell is located within the town; south to Lane 12 and along the Globe Canal corridor. The land use designations described below are illustrated on the Potential Development Map.

**Urban Core** (Area #7 on the Potential Development Map)

The incorporated area of the Town of Lovell contains about 685 acres (1.07 square miles); most of which is developed into residential, commercial, industrial and public uses.

**Urban Growth Area** (Area #8 on the Potential Development Map)

The unincorporated area immediately outside of the Town of Lovell corresponds to an area about ½ mile around Lovell containing 1,370 acres. Approximately 40% of the land area (550 acres) within the Urban Growth Area is utilized for residential development and about 820 acres is used for agriculture or undeveloped. Considerable land resources that can be served with public water (municipal or rural water service) and to some extent served by public sewer services are available to accommodate Lovell’s urban expansion for many years into the future.

With the assumption of a net average density of 3.74 dwelling unit per acre and an arbitrary 20% reserved for non-residential uses, a potential development of approximately 2,400 residential dwelling units could be anticipated if the entire Urban Growth Area was developed and served by public services. If a 1% annual population growth were to occur this would result in a need for about only 10+ new housing units every year. The land available for residential uses within the Urban Growth Area should be adequate for well into the future. This build out time frame will vary greatly depending on population growth rates, household size and development densities.
Rural Residential Area (Area #9 on the Potential Development Map)

This land is currently primarily an agricultural area.

Zoning

The Lovell Municipal Code provides for zoning and the establishment of various zoning districts. They are:

IZD – Industrial uses

CZD – Commercial uses, retail business within the town, attached multi-story buildings with total lot coverage

HBZD – Highway business dependent on automobile access

MRZD – Mixed residential, including low and moderate income housing, mobile homes and multi-family dwellings

RZD – Residential, an area for conventional single-family units free of traffic, noise or commercial uses. Multi-family uses are conditional

LRZD – Limited Residential, same as RZO without any conditional multi-family uses

T – Transitional, LRZD uses and agriculture

Other Land Use Studies

The Lovell Water and Sewer Master Plan completed in 2001 developed projections for future water and sewer needs on the basis of a year 2050 population of 3,236, and an average family size of 3.14 people. The study concluded that by 2050 an additional 304 new homes will be required. Each new home will require .25 acres of land, adding 76 additional acres to the town.

PARKS AND RECREATION

Lovell has developed a group of seven public parks and recreation facilities. Each site provides a somewhat different recreational or open space opportunity. For planning purposes, parks are classified into four general categories: Mini-parks or play lots, neighborhood parks, community parks and sports complexes. Parks may sometimes fall under more than one classification.

Mini-Parks or Play Lots are often small special purpose parks or subdivision specific, smaller parks that are designed as active play areas for younger neighborhood children. Mini-parks also provide facilities such as war memorials for honoring local heroes. Play lots provide amenities such as sand boxes, playground equipment, shade trees and sitting
Neighborhood Parks provide both active and passive recreation opportunities in a defined neighborhood or other area. In addition to specific activities, the park should provide picnic facilities, shade trees, sitting areas and sometimes walking opportunities. Neighborhood parks can be from 5 to 20 acres in size, service a ½ mile radius and have open lawn areas and playgrounds.

Community Parks provide a wide range of both passive and active recreational opportunities for the entire community. A community park should have a focal point to attract users and provide a special identity to the park. Community parks are more intensely developed than other types of parks and should have adequate buffer spaces between active recreation areas and surrounding neighborhoods or commercial development. Good vehicle access and parking must be provided. These parks should be handicapped accessible and maintained for intensive use by all age levels. Community parks vary in size but generally are larger than neighborhood parks and consist of open lawn areas, landscaping, picnic facilities and sports fields and courts.

Sports Complexes provide public sports and recreation opportunities for the entire community and surrounding areas.

<table>
<thead>
<tr>
<th>Mural Park</th>
<th>Mini-Park</th>
<th>Benches, water elements, murals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veterans Park</td>
<td>Mini-Park</td>
<td>War memorial</td>
</tr>
<tr>
<td>Armory Park</td>
<td>Community Park</td>
<td>Wading pool, horse shoe pits, playground equipment (swings, slides), covered picnic shelter, softball field, basket ball court, rest rooms.</td>
</tr>
<tr>
<td>Great Western Park</td>
<td>Community Park</td>
<td>Little League baseball field, playground equipment (swings, slides), covered picnic shelter, restrooms.</td>
</tr>
<tr>
<td>Lovell Municipal Athletic Complex</td>
<td>Sports Complex</td>
<td>Community and school district joint use indoor swimming pool, fitness club (weights, exercise equipment), racquet ball, all-season track.</td>
</tr>
<tr>
<td>Caboose Park</td>
<td>Sports Complex</td>
<td>Fitness stations, three tennis courts</td>
</tr>
<tr>
<td>East Field</td>
<td>Sports Complex</td>
<td>Little League baseball field</td>
</tr>
</tbody>
</table>

These parks are located on the Existing Parks Map
TRAFFIC AND TRANSPORTATION

Jurisdiction of the existing transportation systems is provided by the Wyoming Department of Transportation (WYDOT) and the Town of Lovell. The street system outside of the Lovell corporate limits jurisdiction is the responsibility of Big Horn County.

The Wyoming Department of Transportation (WYDOT) has jurisdiction over State Highway 310 and 14A in and near Lovell.

The WYDOT has funding available for local road improvements sponsored by the participating town or county. This funding includes funds for transportation enhancement activities local (TEAL) projects (i.e., pathways, landscaping/aesthetic enhancements, etc.) sponsored by towns or counties. The WYDOT annually updates the State Transportation Improvement Program (STIP) that identifies designated transportation improvements by year in 5 year increments.

Because of the small number of transportation issues in the Lovell area, currently the Lovell City Administrator is assigned to deal with WYDOT concerning any local traffic or transportation issues.

Local transportation issues include:

- Should the Main Street median remain when the roadway is replaced in 2010?
- Should there be a stop light installed at Main Street and Shoshone? The WYDOT feels there is not enough vehicle traffic to warrant a stop light at that location.
UTILITIES

The Lovell is served by water, sanitary sewer, solid waste collection, electric, telephone, cable television and natural gas services.

Water
The original town water distribution system was constructed sometime previous to 1943 and a water treatment plant went on-line around 1943. The water distribution system consists of approximately 88,000 feet of pipe ranging in size from four to 12 inches in diameter. About 24% is original piping over 60-years old. A large improvement project was completed in 1963, replacing 28,000 feet of pipe. 56% of the distribution piping is from 40 to 60-years old. The system is old and suffering from considerable leakage and infiltration and is in need of significant repairs. Since 1991 treated water has been supplied by the Shoshone Municipal Pipeline (SMP) located about 2,500 feet west of the Lovell town limits. Currently, the existing SMP tap provides approximately 180 psi through 10 and 14-inch water lines (this pressure is reduced to 55 psi as it comes into the town system) into a 1,000,000 gallon storage tank. The Town’s maximum withdrawal rate from this system does not exceed any projections for water needs to year 2050.

The Water and Sewer Master Plan prepared in 2001 identified four likely community growth areas that would be planned for in the provision of municipal water and sewer services. They are:

Expansion Area A – The undeveloped areas comprised of 42 acres west of Quebec Avenue, east of Road 12, north of U.S. Highway 310 and south of Second Street.

Expansion Area B – The undeveloped area comprised of 52 acres south of U.S. Highway 310, east of McKinley Avenue, and below the irrigation canal running along the base of the bluff.

Expansion Area C – The undeveloped area comprised of 53 acres east of Nevada Avenue, west of McKinley Avenue, north of Lane 12 and south of where the bluff drops into town.

Expansion Area D – The undeveloped area comprised of 28 acres west of Shoshone Avenue, east of Image Drive, north of Lane 12, and south of where the bluff drops into town.

These areas are illustrated on the existing water and sewer system maps.
Sanitary Sewer

The sanitary sewer collection system was constructed in the early 1940’s. The system consists of 73,500 feet of gravity pipe, 1,200 feet of force main, 160 manholes, and a lift station. 88% of the system is original clay pipe, an inferior product to today’s PVC pipe material. System treatment capacity is 72,000,000 gallons per day and is currently operating well below capacity.

As with the water system, as a part of the 2001 Water and Sewer Master Plan, Town growth assumptions were made to determine sewer system needs for 2050. It was concluded in the 2001 study that existing sewer lines are adequate to handle future flows. The same expansion areas as were proposed for the water system are proposed for the sewer system and are illustrated in Figure 6. The system is old and is in need of significant repairs.

Storm Water Management

Lovell has a storm water drainage system but it is considered inadequate due to a lack of storm water inlets and system capacity.

Electric Service

Pacific Power provides in-town electric service; Big Horn Rural Electric provides rural electrical services.

Solid Waste

The Town of Lovell provides refuse collection services and delivery to the County landfill.

Natural Gas

Montana-Dakota Utilities provides natural gas service to Lovell.

Telephone Service

TCT West provides telecommunications (fiber optics) service to Lovell.

Conclusions

Public and private utility supply and distribution is readily available for any projected growth in population increase and beyond. Should a major industrial facility locate in or around Lovell, additional service capacity may be needed.
1. Glossary
   Acronyms
   Definitions

2. Big Horn County Facts and Resources

3. Lovell Town Plan Implementation Flow Chart

4. Maps:
The mapping included in this plan is general in nature and intended for Town planning purposes only. It is not the intent of these maps to provide exact information.

   Potential Development
   Town Zoning
   Town Existing Land Use
   Planning Area Existing Land Use
   Existing Parks
   Water System
   Sanitary Sewer System
   Rural Water Service
   Underutilized Land
   Development Constraints
   Housing Construction
**Acronyms**

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>WYDOT</td>
<td>Wyoming Department of Transportation</td>
</tr>
<tr>
<td>GIS</td>
<td>Geographic Information System</td>
</tr>
<tr>
<td>MOI</td>
<td>Memorandum of Understanding</td>
</tr>
<tr>
<td>UGA</td>
<td>Urban Growth Area</td>
</tr>
<tr>
<td>EIS</td>
<td>Environmental Impact Statement</td>
</tr>
<tr>
<td>LOS</td>
<td>Level of Service</td>
</tr>
<tr>
<td>STP</td>
<td>The State Transportation Planning Process</td>
</tr>
<tr>
<td>CIP</td>
<td>Capital Improvements Program</td>
</tr>
</tbody>
</table>

**Definitions**

**Adequate public facilities:** Facilities that have the capacity to serve development without decreasing levels of service below locally established minimums.

**Affordable housing:** Residential housing that is rented or owned by a person or household whose monthly gross housing costs, including utilities other than telephone, do not exceed thirty (30%) percent of the household’s gross monthly income.

**Agricultural land:** Farming and ranching operation which is land including buildings and structures, which shall be used for agriculture including, but not limited to farming, grazing, dairying, pasturage, agriculture, horticulture, dude ranches, riding stables, animal and poultry husbandry and wildlife game farm, as well as accessory uses; provided, however, that the operations of any such accessory uses shall be secondary to that of the normal agricultural activities.

**Annexation:** The act of incorporating an area into the domain of an incorporated town.

**Arterial roadways:** A class of roadway serving major movements of traffic not served by interstate highways. These roadways are generally four lanes, have higher speeds, and more traffic. Arterials are intended primarily for traffic movement and secondarily for access to abutting properties.

**Assisted housing:** Housing which is subject to restrictions on rents or sales prices as a result of one or more project based government subsidies.

**Available public facilities:** Facilities or services that are in place or that a financial commitment is in place to provide the facilities or services within a specified time.

**Buffer:** An area contiguous with a critical area that is required for the integrity, maintenance, function and stability of the critical area.
**Capital facilities:** Public structures, improvements, pieces of equipment or other major assets, including land, that have a useful life of at least 10 years. Capital facilities are provided by and for public purposes and services. For the purpose of this plan, capital facilities are surface water management, solid waste disposal, law and justice, general government, parks and recreation, airport, transportation, education, fire protection, sanitary sewer, and public water supply systems.

**Capital improvement:** Land, improvements to land, structures (including design, permitting and construction), initial furnishings and selected equipment.

**Capital Improvement Program (CIP):** A plan that matches the costs of capital improvements to anticipated revenues and a time line. CIP’s are usually prepared for six or more years, updated annually, and coordinated with the master planning process.

**Town:** All land included within the municipal limits of the incorporated town; Lovell is an incorporated town.

**Collector road:** Collector roads serve to collect and distribute traffic from and to neighborhoods and commercial areas and connect it to arterial roadways. This class of road provides direct access to land and features more driveways and lower speeds. Traffic loads are intended to be lower than on arterials; therefore these roadways tend to have two lanes.

**Commercial Development:** Includes all land and buildings where products, goods, or services are delivered or rendered. Motels, service stations, theaters, amusements and personal services are examples of this type of use.

**Comprehensive Plan:** See master plan.

**Conservation:** The planned management of natural and cultural resources.

**Consistency:** Means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation.

**Countywide:** All of incorporated and unincorporated Big Horn County.

**Critical areas:** Includes the following areas and ecosystems: wetlands; areas with critical recharging effect on aquifers used for potable water; fish and wildlife habitat conservation areas; frequently flooded areas; and geologically hazardous areas.

**Cultural resources:** Includes sites, structures, objects or remains, which convey historical, architectural or archaeological information of local, state or national significance.

**Density:** The number of families, persons or housing units per acre or square mile.

**Development regulations:** Any controls placed on development or land use activities by the town or county including, but not limited to zoning ordinances, subdivision regulations, aesthetic review recommendations and binding site plan ordinances.
Erosion: The removal and loss of soil by the action of water, ice or wind.

Facilities: The physical structure or structures in which a service is provided.

Fiscal impact: The fiscal costs and constraints of implementing policies or regulations.

Floodplain: Land adjoining a river, stream, watercourse, or lake having a one percent chance of being inundated in any given year with flood waters resulting from overflow of inland waters and/or the unusual and rapid accumulation of surface runoff from any source.

Geologically hazardous areas: Areas that because of their susceptibility to erosion, sliding, earthquake or other geological events, are not suited to the placement of commercial, residential or industrial development consistent with public health and safety concerns.

Goal: An action statement expressing a means of achieving a planning theme; a general condition, ideal situation, or achievement that reflects societal values or broad public purposes.

Ground water: All water that is located below the surface, more specifically, subsurface water below the water table.

Household: All persons who occupy a housing unit that is intended as separate living quarters and having direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together or any group of related or unrelated persons who share living arrangements.

Impact Fee: Charges levied by the city or county against new developments for a pro-rata share of the capital costs of facilities necessitated by the development.

Implementation strategies: Linkage from a plan to actions designed to achieve stated goals. Implementation strategies present the specific intent of this plan. Taken together, constitute an agenda for action by the planning commission, elected officials, and the citizens of Lovell. Implementation strategies are non-regulatory measures or recommendations intended to carry out the plan. These strategies are the desired results of public actions that are specific, measurable and lead to the achievement of a goal.

Infrastructure: Facilities and services needed to sustain the functioning of an urban area.

Landslide hazard area: Area potentially subject to risk of mass movement due to a combination of geologic, topographic and hydrologic factors.
**Leapfrog development**: Development that occurs beyond the location of existing infrastructure and creates scattered urban developments within traditionally low density areas.

**Local road**: A roadway with the primary function of providing access to abutting properties. Limited traffic control, slow speeds, low traffic volumes, two paved or unpaved lanes and numerous driveways typify this type of road.

**Low-income**: A household whose income is less than 50 percent of the city or county median income.

**Manufactured Housing or Modular Housing**: Factory assembled structures intended solely for human habitation, installed on a permanent foundation with running gear removed and connected to utilities on an individual building site.

**Master Plan**: A generalized coordinated policy statement of the governing body of a city or county adopted pursuant to legislation of the State of Wyoming. A plan intended to establish a vision and direction for the future of Lovell, based on the mission statement, public input and direction of the planning committee. The master plan is intended to supersede any other such plans previously adopted by the Town of Lovell.

**Median income**: The income level that divides the income distribution into two equal parts, one having incomes above the median and the other having incomes below the median. For households and families, the median income is based on the distribution of the total number of units including those with no income.

**Minerals**: Includes oil, gas, coal and valuable metals.

**Mineral lands**: Lands primarily devoted to extraction of minerals or that have known or potential commercial significance for the extraction of minerals.

**Multifamily use**: A structure or portion of a structure containing three or more dwelling units.

**Natural resource**: Naturally occurring components of the earth’s surface, such as timber, soils, water or a mineral deposit.

**Net density**: Density of development excluding roads, critical areas and required buffers, drainage detention/retention areas, swales, and areas required for public use.

**Planning Committee**: A ten member committee appointed by the Lovell Town Council to oversee the preparation of the Town Master Plan.
Pedestrian friendly development: Development designs that encourage walking by providing site amenities for pedestrians. Pedestrian friendly environments reduce auto dependence and may encourage the use of public transportation.

Public facilities: Includes streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities and schools.

Public services: Includes fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services.

Public water system: Any system of water supply intended or used for human consumption or other domestic uses. These include source, treatment, storage, transmission, and distribution facilities where water is being furnished to any community, collection or number of individuals; and exclude a water system serving one single family residence.

Planning Commission: The Town of Lovell Planning Commission or Planning and Zoning Commission. Authorized by State of Wyoming Statutes and appointed by the Town of Lovell to conduct planning within the municipal limits of Lovell and outside of Lovell within a one mile area of the Lovell town limits.

Regional service: A governmental service established by agreement among local governments that delineates the government entity or entities responsible for the service provision and allows for that delivery to extend over jurisdictional boundaries.

Regional significance: This term describes growth planning issues and impacts which extend beyond the boundaries of an individual municipal government and require coordinated, multi-jurisdictional supported planning solutions. The cooperation between Big Horn County and the Town of Lovell in land use planning is an example of regional significance.

Right-of-way: Land owned by a government or an easement over the land of another, used for roads, ditches, electrical transmission lines, pipelines or public facilities.

Rural Area: A land use category defined as “Areas that should retain an agricultural character consistent with the goals of the plan and are considered inappropriate for development. No public water or sewer services are anticipated”.

Seismic hazard areas: Areas subject to severe risk of damage as a result of earthquake failure, settlement or soil liquefaction.

Solid waste: A general term for discarded materials destined for disposal, but not discharged to a sewer or to the atmosphere.
Sprawl: A pattern of unplanned and unmanaged growth that results in the development of non-agricultural, lower density residential and commercial uses throughout a large area. Sprawl is considered a negative impact to many concerns presented by local residents as important to the quality of life in Lovell and Big Horn County such as view sheds, wildlife habitat, natural resources, traffic, land utilization, open space and general quality of development.

Strip commercial: An automobile oriented linear commercial development pattern with high volume traffic generating uses, vehicular entrances for each use, a visually cluttered appearance and no internal pedestrian circulation system.

Theme: A statement of philosophy that defines a planning vision or concept. The themes contained in this plan are derived from citizen input and community participation in a planning process and are the foundation of the plan.

Urban Core Area: A land use category defined as "All areas within an existing incorporated town".

Urban governmental services: Those services historically and typically delivered by cities including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services and other public utilities associated with urban areas and normally not associated with rural areas.

Urban growth: Growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural projects or uses or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services.

Urban Growth Area: A land use category defined as "Those areas outside of the urban core area that are likely to be developed within the next 20 or more years. These are designated growth areas and are considered suitable for public water and sewer services and eventual annexation or incorporation. For the Lovell area, this includes the land within a ½ mile radius of the Lovell town limits. The purpose of the Urban Growth Area is to reserve a potential supply of land for future town growth.

Utilities: Enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, water and for the disposal of sewage.
**Wetland:** Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands typically include swamps, bogs, marshes, and similar areas. Wetlands do not include artificial wet areas such as irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds and landscape amenities.

**Wildlife habitat:** Predominantly undisturbed areas of natural vegetation and/or aquatic systems used by, and necessary for the survival of wildlife.

**Zoning:** The process by which the town or county legally controls the use of property and physical configuration of development upon tracts of land within its jurisdiction. Zoning is an exercise of the police power and must be enacted for the protection of public health, safety and the general welfare.
## LOVELL TOWN MASTER PLAN

### BIG HORN COUNTY FACTS AND RESOURCES

<table>
<thead>
<tr>
<th>Category</th>
<th>Data</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Employment</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unemployment Rate (2002 average)</td>
<td>5.3%</td>
<td>Tie for 3rd</td>
</tr>
<tr>
<td>Average Weekly Wage (2002)</td>
<td>$520</td>
<td>7th</td>
</tr>
<tr>
<td>Total Wage and Salary Earnings</td>
<td>$168,482,000</td>
<td>14th</td>
</tr>
</tbody>
</table>

*Source: State of Wyoming, Department of Employment*

<table>
<thead>
<tr>
<th>Category</th>
<th>Data</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tax Collections</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sales Tax Collections (2003)</td>
<td>$5,234,884</td>
<td>17th</td>
</tr>
</tbody>
</table>

*Source: U.S. Department of Commerce, Bureau of the Census*

<table>
<thead>
<tr>
<th>Category</th>
<th>Data</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Finances</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessed Valuation</td>
<td>$137,541,192</td>
<td>13th</td>
</tr>
<tr>
<td>Total Taxes Levied</td>
<td>$10,433,606</td>
<td>15th</td>
</tr>
<tr>
<td>Bank Deposits</td>
<td>$159,849,000</td>
<td>11th</td>
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</tbody>
</table>

*Source: State of Wyoming, Department of Revenue Audit Department,*

<table>
<thead>
<tr>
<th>Category</th>
<th>Data</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2002 Population and Housing Statistics</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Population (2005)</td>
<td>11,231</td>
<td>16th</td>
</tr>
<tr>
<td>Estimated Population for 2020</td>
<td>11,324</td>
<td>16th</td>
</tr>
<tr>
<td>Median Home Value (2000)</td>
<td>70,600</td>
<td>16th</td>
</tr>
<tr>
<td>Median Gross Monthly Rent (2000)</td>
<td>437</td>
<td>18th</td>
</tr>
<tr>
<td>Owned Home Vacancy Rate</td>
<td>3.5%</td>
<td>17th</td>
</tr>
<tr>
<td>Rental Vacancy Rate</td>
<td>12.5%</td>
<td>15th</td>
</tr>
</tbody>
</table>

*Source: U.S. Department of Commerce, Bureau of the Census, Wyoming Department of Administration and Information*

<table>
<thead>
<tr>
<th>Category</th>
<th>Data</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Criminal Offenses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Violent Crimes</td>
<td>23</td>
<td>18th</td>
</tr>
<tr>
<td>Property Crimes</td>
<td>105</td>
<td>21st</td>
</tr>
</tbody>
</table>

*Source: Wyoming Attorney General's Office*

<table>
<thead>
<tr>
<th>Category</th>
<th>Data</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Ownership</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Ownership (acres)</td>
<td>1,617,291</td>
<td>5th</td>
</tr>
<tr>
<td>Private Ownership (acres)</td>
<td>405,621</td>
<td>19th</td>
</tr>
<tr>
<td>Water Area</td>
<td>14,970</td>
<td>12th</td>
</tr>
<tr>
<td>Total Land Area</td>
<td>2,022,912</td>
<td>13th</td>
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</tbody>
</table>

*Source: University of Wyoming, Department of Geography*

<table>
<thead>
<tr>
<th>Category</th>
<th>Data</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Personal Income</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Personal Income</td>
<td>$241,406,000</td>
<td>15th</td>
</tr>
<tr>
<td>Median Household Income (Big Horn County)</td>
<td>$32,502</td>
<td>20th</td>
</tr>
<tr>
<td>Per Capita Income (Big Horn County)</td>
<td>$21,344</td>
<td>23rd</td>
</tr>
<tr>
<td>Per Capita Income (Lovell)</td>
<td>$13,722</td>
<td>157</td>
</tr>
<tr>
<td>Cost of Living</td>
<td>Index Number 89 (Of 195 towns)</td>
<td>19th</td>
</tr>
</tbody>
</table>

*Source: U.S. Department of Commerce*
This chart represents a sequence of steps necessary to meet the goals outlined in the Lovell Town Master Plan. Each action item represents an implementation strategy designed to achieve the plan goals. Each action item will be a combined effort of staff, appointed boards, elected officials and input from public or organizations with special interest.
LEGEND

1. GREAT WESTERN PARK
2. CABOOSE PARK
3. CAMPER PARK
4. EAST FIELD
5. CONSTITUTION PARK
6. MURAL PARK
7. VETERANS PARK

EXISTING PARKS
Lovell, Wyoming
MAY 2006

ARCHITECTS ENGINEERS PLANNERS
COMMERCIAL EXPANSION/INFILL OPPORTUNITY

INDUSTRIAL EXPANSION/INFILL OPPORTUNITY

RESIDENTIAL EXPANSION/INFILL OPPORTUNITY

LEGEND

UNDERUTILIZED LAND

Lovell, Wyoming

MAY 2006
LEGEND
HOUSING CONSTRUCTION

- 1979 - AND EARLIER
- 1980 - 1988
- 1989 - 1998
- 1999 - 2005

1 MILE PLANNING AREA
LOVELL TOWN LIMITS