Town of Evansville
Community Development Plan
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Final Draft
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*Until 12-31-2004
# Evansville Community Development Plan

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**Evansville Community Development Plan**
CHAPTER 1 — PROJECT BACKGROUND

1.1 Project Background

The Evansville Town Council met in January 2003 to look at what goals and objectives they want to have for the town. Many different ideas were mentioned, from cleaning up the town, to new public facilities, to a better communicating community. These ideas included those things that were good about the Town and those things that were problems for the Town. One of the major concepts discussed was that in order to put all of these ideas together into one place and determine which ones were more important and what needed to be accomplished, the Town needed to do a Community Development Plan. The Town applied for and received a Community Development Block Grant from the Wyoming Business Council with which to hire a consultant to work with the Town to prepare a Community Development Plan. Worthington, Lenhart, and Carpenter, a Casper planning firm, was hired to assist them in completing the Plan. The purpose of the plan is to look at community development from the land use/infrastructure/organizational standpoint, tying the development of the community together in an implementation plan which can be used to grow the Town.

To give a short history of the Town, Evansville is a small community now adjacent to the City of Casper in Central Wyoming. The town was founded as a community for housing workers for the Texaco Refinery. The refinery was developed in the 1920s and 1930s along the banks of the North Platte River, approximately three miles east of the then-Casper city limits. Evansville was quite a distance from Casper, making it unfeasible in those days to live in Casper and work at the refinery. So the Town was a separate and independent community from all of the other communities in the county. The name “Evans” in Evansville came from the people who founded the Town; an interesting fact is that for many, many years a lot of people in Evansville were named “Evans”.

Over the years, the community had its ups and downs with the boom and bust cycles of the Wyoming economy. Today Evansville remains an affordable place for people to live with a combination of residential units, commercial and retail development along East Yellowstone Highway, and industry along East Yellowstone Highway. Growth is occurring along Lathrop Road adjacent to Interstate 25 with new motels and restaurants bringing a significant positive impact to the community. The original reason for the Town, the Texaco Refinery, closed down in 1981, and the refinery itself ultimately dismantled. The site is being cleaned environmentally and reclaimed for future development.

A very important element in the history of the Town was that before there was an Evansville, there were the Oregon and Mormon Trails. The trail followed the North Platte River from eastern Wyoming and then left the river and crossed the west half of Wyoming through Muddy Gap and on to Utah. Branches of the Oregon and California trails broke off from this route to follow their own more northerly and westerly destinations. For a period of many years in the 1800s, hundreds of thousands of pioneers migrated west along these three trails. The Reshaw Bridge, a major crossing of the Platte River for the pioneers, is located just north of Evansville. Camp Payne, a fort for military assigned to protect the bridge from the Indians and to allow and support the pioneers in their trek west, is located in this area as well. Efforts are ongoing to document the history of the Town and its relationship with the trails and to research the artifacts and areas of history within the Town.

1.2 Planning Statutes

The Wyoming statutes define what a comprehensive or land use plan is. Chapter 15-1-501 to 506 of the Wyoming Statutes defines the plan:

(a) For the purposes of this article:

(i) “Commission” means the planning commission authorized by W.S. 15-1-502;

(ii) “Street” includes streets, highways, avenues, boulevards, parkways, roads, lanes, walks, alleys, viaducts, subways, tunnels, bridges, public casematas and rights-of-way and other ways;

(iii) “Subdivision” means the division of a tract or parcel of land into three (3) or more parts for immediate or future sale or building development.

15-1-502. Commission authorized; organization and procedure; compensation; staff; consultants; expenditures.

Each city and town may have a planning commission. The number and terms of the members and any other details relating to its organization and procedure shall be determined by the governing body. The members shall be appointed by the mayor with the consent of the governing body and shall serve without compensation, except for reasonable expenses. The commission may appoint employees and staff necessary for its work and may contract with city planners and other consultants, including any appropriate agencies or departments of the State of Wyoming, for any service it requires. Commission expenditures shall not exceed the amount of funds appropriated by the governing body or obtained through gifts or otherwise.

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CHAPTER 1
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1.2 Planning Statutes Continued

- 15-1-503
- 15-1-504
- 15-1-505
- 15-1-506

15-1-503. Master plan; adoption; concurrent action; contents; amendment.

(a) The commission, after holding public hearings, shall adopt and certify to the governing body a master plan for the physical development of the municipality. If the plan involves territory outside the city or town, action shall be taken with the concurrence of the board of county commissioners or county planning commission, or other municipal legislative body concerned. The master plan, with the accompanying maps, plans, charts and descriptive and explanatory matter shall show the:

(i) Commission’s recommendations for the development and may include the general location, character and extent of streets, bridges, viaducts, parks, waterways and waterfront developments, playgrounds, airports and other public ways, grounds, places and spaces;

(ii) General location of public buildings and other public property;

(iii) General location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, heat, sanitation, transportation, communication and other purposes;

(iv) Acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, or change of use of any public ways, grounds, places, spaces, buildings, properties, utilities or terminals;

(v) Zoning plan for the regulation of the height, area, bulk, location and use of private and public structures and premises, and of population density;

(vi) General location, character, layout and extent of community centers and neighborhood units; and

(vii) General character, extent and layout of the replanning of blighted districts and slum areas.

(b) The commission may amend, extend or add to the plan or carry any part or subject matter into greater detail.

15-1-504. Master plan; preparatory surveys and studies; general purpose.

In preparing the master plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and probable future growth of the municipality and its environs. The plan shall be made for the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will best promote the general welfare as well as efficiency and economy in the process of development.

15-1-505. Master plan; manner of adopting generally; certification thereof.

The commission may adopt the master plan in parts as the plan progresses or as a whole. Any part of the plan shall correspond generally with one (1) or more of the functional subdivisions of the subject matter thereof. The adoption of the plan or any part, amendment or addition shall be by resolution carried by the affirmative vote of not less than a majority of the commission. The resolution shall refer expressly to the maps, descriptive matter and other matters intended by the commission to form the whole or part of the plan. The action taken shall be recorded on the adopted plan or part thereof over the signature of the secretary of the commission. A copy of the plan or part thereof shall be certified to the governing body.

15-1-506. Master plan; construction to conform, be approved; overruling disapproval; time limitation.

(a) If the governing body has adopted the master plan or any part thereof, no street, park or other public way, ground, place or space, public building or structure or public utility, whether publicly or privately owned, may be constructed until its location and extent conform to the plan and have been approved by the commission. If disapproved, the commission shall communicate its reasons to the governing body which by a vote of not less than a majority of its membership may overrule the disapproval. If overruled, the governing body or the appropriate board or officer may proceed. However, if the public way, ground, place, space, building, structure or utility is one which the governing body, or other body or official of the municipality may not authorize or finance, then the submission to the commission shall be by the board or official having that jurisdiction, and the commission’s disapproval may be overruled by that board or by a majority vote or by that official. The acceptance, widening, removal, extension, relocating, narrowing, vacation, abandonment, change of use, acquisition of land for, or sale or lease of any street or other public way, ground, place, property or structure may be similarly overruled.

(b) If the commission fails to act within thirty (30) days after the proposal has been submitted to it, the proposal is deemed approved, unless a longer period is granted by the governing body or other submitting body, board or official.
CHAPTER 1
PROJECT BACKGROUND

1.3 Planning Concepts

- Evansville Challenges and Planning Concepts

Over the years, Evansville has primarily been a bedroom community, home to low to moderate income persons and historic housing areas of small houses. In the 1970s, growth occurred in new subdivision areas of small houses. In the late 90s and early 2000s, the coal bed methane and other mineral development activities in the State created growth not seen in the State for many years. This growth has not been the boom of the past but more of a steady, more permanent growth.

Realizing there would be growth pressure, the Town annexed some existing development to the east and constructed the major sewer trunk line which can allow annexation of more properties and development of land to Town standards. This is another major factor in the need for the Community Development Plan as developers of industrial commercial lands to the east of the original Town area will be looking for quality development which the Town needs to be able to provide for.

Currently many of the homes in Evansville are mobile homes. There are areas of commercial and industrial development along the East Yellowstone Highway, many of which have deteriorated and are now vacant or abandoned and in need of redevelopment. The Town itself is at capacity on residential development. However, the Town desires to grow in population which will mean development of more dwelling units. The difficulty is to find where those residential units can be located. There are lands adjacent to Evansville which will be under pressure to be developed as commercial and industrial in the near future. It is the Town’s obligation to develop a plan for logical development of these areas in a fashion that allows the Town to bring in both residential and commercial uses. There are many industrial and commercial areas along East Yellowstone as well as housing in the Brookhurst and Code Creek areas that are not annexed to the Town. Now with the sewer trunk line and previously existing water line adjacent to these areas, there is a need to determine if annexation of these areas would benefit both the land owners and the Town.

Evansville Challenges and Planning Concepts

In its discussions, the Evansville community development steering committee identified key items that deserve attention: residential housing development, town clean up, zoning, future land use, regional influences, and the Town’s growth boundary. All of these are challenges that can be turned into opportunities for creating a more inviting place in which to live and work.

Evansville’s housing development is compact and consists of a mix of housing stock (primarily mobile homes, manufactured homes, stick-built single family units, and duplexes). Not much housing development has occurred in recent years, although there is plenty of land within the town limits that could be developed for residential purposes. The town land use plan will identify locations where housing should be encouraged and make other recommendations for how to encourage residential development.

The major and recurring theme of public comments from the planning process has been nuisance code enforcement. There are many, many nuisances within the Town, including junk cars, piles of junk, homes not being maintained, a mix of uses and other factors. Residents want to see a cleaner town which presents a better image to the outside world. How to accomplish this nuisance cleanup while protecting private property rights has been a major issue in the Town for many years. The Town is considering better enforcement of nuisance codes that will lead to the removal of junk and debris from private property. The Town Council must decide how far they want to go with enforcement and whether a code enforcement officer is warranted.

One of the major issues that will face the Town in the near future is the pressure to have land use controls. The Town has no zoning, although there are some basic land use guidelines as far as buildings and some limited controls on land use. For the Town to grow much more than it has, developers need to see land use controls and to know that their ability to develop land will be protected from conflicting developments on adjacent lands. At one time, the town of Evansville seemed to pride itself in not having zoning. However, the times have changed and there is an increased interest in creating a zoning code for the industrial and possibly commercial areas of town. If those zoning districts are successful, there is the potential that zoning will be extended into the rest of the Town over time.

The steering committee spent considerable time shaping a future land use map for the Town as part of this plan. While expansion to the south is limited by Casper and I-25, Evansville has considerable land already within its municipal boundaries to the north. The issue in this case is to obtain adequate access to both cross the North Platte River and get into the land north of town.

While Evansville is an incorporated town with its own identity, the fact is that the town adjoins the City of Casper and is influenced by the land use decisions that the City, Natrona County, and the Town itself makes. The need for participation in regional discussions is very critical to the Town’s well-being and future development potential.

The Town’s growth boundary includes adequate land for development for years, assuming that build-up north of the river will be gradual and based on obtaining the legal access to the land. The growth boundary will be subject for periodic review, and when the time comes that much of the available land is on track for development, then the boundary may need to be adjusted outward in anticipation of future growth.
CHAPTER 1
PROJECT BACKGROUND

1.3 Planning Concepts Continued

- Summary of the Town Council and Public Comments about Evansville as a Community

In January 2003, the Town Council identified the most important characteristics of the town for the coming five-year period, to 2008. Infrastructure and streets ranked high on the number of times that it was mentioned, followed by housing, town clean up and pride, parks and activities. A summary of the list follows:

Infrastructure and Streets
- Curb/gutter
- Streets
- Repair 5th and 3rd Streets on priority basis
- Maintain existing sewer/water
- Extend sewer
- Open street to post office
- Develop Hat Six West
- Move Police Department
- Expand Fire Department

Housing
- Set maximum age of mobile homes to be allowed in town, to encourage newer housing
- Purchase lots for resale to new owners
- Improved housing that meets International Building Code
- Create home ownership/housing rehabilitation program
- Family oriented community

Town Clean Up and Pride
- Community participation
- Pride
- Identity
- Plant windbreaks with a variety of trees
- Entryways
- Clean up
- Beautification, including tree planting
- Maintain independence/identity/pride

Parks and Activities
- Develop parks with tables and kept clean
- Resolve park access issue with federal government, north of the river
- Build facility to house museum, civic center, library, kitchen, coffee shop, book store

Develop historical sites
- Move Cole Creek building into town next to Post Office
- Construct pocket park with gazebo, picnic tables next to town hall
- Outside skating rink

Town Services
- Obtain professional planning/architectural services
- Revise ordinances and enforce them using a qualified building inspector
- Some of the items identified above are currently in place or underway. A larger number remain high priorities for the Town Council and staff and are waiting to be accomplished with adequate planning and funding.

In May 2004, the Town sent a letter to all Evansville residents and businesses, asking what their vision is for Evansville in the next twenty years and what kind of developments they would like to see. Thirty comments went into the Evansville suggestion box. Similar to the 2003 results, the majority of comments focused on town clean up and infrastructure/streets. A summary of the comments is below. The entire list of comments can be found in the Appendix.

Clean Up
- Nineteen of the 30 comments received by the Town related entirely or in part to cleaning up Evansville. Junk vehicles, unmowed yards, weeds, removal of dilapidated buildings, and the storing of junk in front yards were all cited. Several stressed the need for a community that they could be proud of, that is clean and well maintained. Beautification and better entryways was mentioned numerous times.

Infrastructure and Streets
- Put in sidewalks from 3rd to the railroad tracks and in the rest of town
- Gravel the alleys
- Copper Street concrete repair
- Animal control facility
- New town public works shop
- Water drainage areas along curbs
- Teen center
- Loop the water lines on Gold and Silver
- Pave street by post office
- Finish paving streets and put in curb and gutters

Although there were only 30 comments received, the fact that so many concentrated on clean up is significant. There are obviously concerns by the Town's residents and businesses about the condition of the Town's appearance.
CHAPTER 1
PROJECT BACKGROUND

1.3 Planning Concepts Continued

• Summary of the Town Council and Public Comments about Evansville as a Community Continued

• Heartland’s Seven Secrets to Coping with Change in Small Towns

• Heartland’s Six Myths about the Future of Small Towns

Finally, in April 2005 the mayor, Town Council members, and staff compiled a capital improvements program. Many of the items on the list are the same as what has already been commented upon. One exception that was not previously mentioned is the potential for more pathway development, particularly one that will connect to the Casper system. Also, several roads were specifically cited for improvements, and the water issues such as establishing water rights and developing an alternate water source were included on the list.

Based on the 2003, 2004, and 2005 assessments, the major areas of interest for community the development plan are (by alphabetical order):

- Housing (update and/or implement ordinances, building inspection, stimulate home ownership and housing rehabilitation)
- Infrastructure and street improvements (sewer, water, curb and gutter, sidewalks, streets, upgrades to lines, new facilities and buildings)
- Parks (develop park near the river, park near post office, pathways, activity center)
- Town clean up and nuisances (junk removal, mowing, barking dogs, entryways, abandoned vehicles, trash and debris in yards, removal of dilapidated buildings)

Although the challenges that came up in all the discussions are great, they are not impossible to overcome. Other communities the size of Evansville have thrived by making changes to the way things have ‘always been,’ and Evansville can as well.

The Heartland Institute for Community Development, which specializes in supporting small towns in the Midwest and West, publishes keys to small community survival and growth. A few of them are worth summarizing as they are directly applicable to Evansville.

If through preparation, adoption and implementation of this plan the Town can accomplish the following “secrets,” Evansville will have a bright future.

From the Heartland’s “Seven Secrets to Coping with Change in Small Towns”:

Secret 1 - Positive attitude
A positive attitude is probably the most important quality small town people can have to deal with the changes and be innovative and survive.

Secret 2 – Entrepreneurial spirit
Public and private sectors that work together and take risks can make the difference in the life of a small town.

From the Heartland Center publication “Six Myths About the Future of Small Towns,” these six myths provide a focus for the basic functioning of any community, including Evansville.

Myth 1 - Towns that are “too small” have no future.
Heartland says that towns of 100 have survived through thoughtful planning, entrepreneurial genius and hard work. Small towns can use their smallness and flexibility to their advantage.

Myth 2 - A community’s location is the key to its survival.
In today’s Information Age, it is leadership, not location, which is the most important factor.

Myth 3 - Industrial recruitment is the best strategy for economic development.
Small towns are better off investing time and money in retaining and expanding existing businesses.

Myth 4 - Small towns can’t compete in the global economy.
With telecommunications advances and the ability for a town to find its own niche, small towns can often do well economically.

Myth 5 – The best people leave small towns as soon as they can.
Small towns survive because plenty of talented people make the decision to stay and work to make the town a good place to live and work.

Secret 3 - Bias for action
In viable communities people are not waiting for someone else to tell them what to do.

Secret 4 - Focus on controllables
Communities must focus on what they can control, not on factors outside their control, such as location.

Secret 5 – Plan for development
By working together to write down a plan for development, communities can take hold of their own futures and then carry out their plans with specific blueprints for towns, schools, and business.

Secret 6 – Strategic outlook
A community needs to become aware of its own competitive situation, and it needs to learn to take steps that put its competitive advantages forward.

Secret 7 – Vision for the future
A community needs to have a vision for the future, with community leaders and residents agreeing on what the community should be like in five, ten or even twenty-five years.
CHAPTER 1
PROJECT BACKGROUND

1.4 Planning Period

Myth 6 – The rural and urban economies are not interdependent. The urban economies depend on goods and services from the rural areas.

1.4 Planning Period
The planning period for the community development plan is twenty years, with review and amendments after five years. The population is projected to be quite flat through 2025, and only with a coordinated effort by the town private sector and the residents will there be growth in the community.

Twenty years is a long time as far as the boom and bust economies of Wyoming are concerned. Yet a twenty year planning period is necessary in order to plan for growth and maintain land for development. Throughout the planning period, Evansville needs to monitor its activities and the economy to make sure that the town is working towards its goals and meeting its challenges with success.
CHAPTER 2
COMMUNITY MISSION STATEMENT, GOALS, POLICIES, AND STRATEGIES

2.1 Evansville Mission Statement

Evansville’s Community Development Plan Steering Committee met several times in 2004 and 2005 to help define the town’s goals and policies as well as set direction for the development of the plan. Based on those meetings, this chapter presents the Town’s mission statement, goals, policies, and strategies.

The mission statement summarizes the vision that Evansville holds for itself, which is to be a separate community with its own values and unique aspects that are attractive to existing and new residents and businesses. Goals are end products that the town must achieve in order to reach its mission; policies are methods for obtaining goals; and strategies are the specific ways to meet the policies.

2.1 Evansville Mission Statement

The Town of Evansville is a unique community located within a larger urban setting with small town values and a closeness we want to preserve. We wish to grow and strengthen the Town through local communication and participation, improve the physical appearance of Evansville, and provide for a balanced growth of residential and commercial lands. We plan to support our established businesses while creating opportunities for new business and industry. We intend to improve our neighborhoods and provide adequate and safe housing for our residents. In the end, Evansville will be a town that we are proud to be part of.

2.2 Community Values

The values cherished by the people of Evansville include:
- An open community where people both young and old are welcome
- A safe place to be
- Good services
- High-quality school
- Good neighbors
- Affordable living
- Access to the Town Council
- Immediate response to needs

2.3 Evansville Goals, Policies, and Strategies

Goal—To Grow the Community
- To Grow the Community
- Community Connections and Relations

Goal 1: Mission Statement achievement
Policy 1: Update codes and ordinances.

Policy 2: Clean up the town.
Strategy:
- Meet the policies and strategies listed under the Community Appearance goal.

Goal—Community Connections and Relations
Goal 2: An active community with participation by residents and business owners in community groups and the governing of the town.

Policy 1: Encourage community participation by young people.
Strategies:
- Start an Evansville youth council that develops activities to make positive contributions to the community.
- Involve the school in community, such as having students Adopt A Corner for beautification and upkeep, sponsoring contests for student contributions to the community, providing speakers for class projects, and other ideas developed by the school faculty and Town Council.
- Create after-school programs that focus on fun and community involvement.

Policy 2: Create opportunities for Evansville citizens to participate in town matters.
Strategies:
- Appoint citizens to committees to study local issues and report the results to the Town Council. For example, form a committee to analyze community development.
- Expand the town newsletter, involving citizens and including Council updates.
- Continue participation of the volunteer fire department in community activities.

Policy 3: Promote Evansville’s place in history and as a separate town within the larger region.
Strategies:
- Promote the history of the town by recording oral histories and sharing the stories through the town newsletter.
CHAPTER 2
COMMUNITY MISSION STATEMENT, GOALS, POLICIES, AND STRATEGIES

2.3 Evansville Goals, Policies, and Strategies Continued

• Community Appearance
  - Community Appearance
  - Housing
  - Infrastructure

Evansville Community Development Plan

• Submit news items to the Casper Journal and Star-Tribune that feature Evansville people and their accomplishments.

Policy 4: Establish a network of service clubs, social opportunities, and community clubs.

Strategies:
- Locate a site and develop a community center for local activities.
- Establish a Lions Club and other service organizations.
- Work with the Natrona County Library Board to create a branch library.
- Have a community garden on town-owned land.
- Establish a quilting club and other hobby and craft groups.
- Involve the churches more in community life.
- Survey senior citizens to learn what activities or services they would like to have, then take steps to provide them.
- Create a 'welcome wagon' of elected officials and citizens that greet new residents with information about what is available in town, how to access town services, enroll children in schools, and get involved in local activities.

Goal—Community Appearance

Goal 3: A community with an improved appearance, both in clean up of public and private property and through new development that is inviting to visitors and residents.

Policy 1: Encourage volunteer efforts to improve Evansville’s appearance.

Strategies:
- Sponsor clean up days, offering free removal of items needing to go to the landfill.
- Develop a local Paint Your Heart Out group that does house-painting for elderly people in need of assistance.
- Have the Good Neighbors' Club Christmas lights.
- Have a local garden club or community group select residences with attractive gardens and landscaping for special recognition.
- Give special Town Council recognition to businesses that have done attractive landscaping.
- Create a program for school-aged children to do beautification projects and assist in community clean up days.

Policy 2: Develop town initiatives that lead to a more attractive community.

Strategies:
- Educate the public on the town’s efforts on clean up, in order to get them to be more knowledgeable about clean up days.
- Enforce nuisance ordinances strongly, equitably, and fairly.
- Establish gateways to the community that identify Evansville town limits and create attractive entrances to the town.
- Develop a code enforcement process using a code enforcement officer.

Goal—Housing

Goal 4: Safe, affordable, and available housing to meet current and anticipated needs.

Policy 1: Improve the quality of housing stock and appearance of older neighborhoods.

Strategies:
- Set up a housing rehabilitation program that offers loan and grant assistance through the Wyoming Community Development Agency.
- Distribute information by the Town newsletter and inserts in utility bills about housing rehabilitation programs that residents can tap into.
- Organize community cleanup of neighborhoods around the theme of Community Pride days. Celebrate with a community picnic put on by the Town.
- Work with the Wyoming Community Development Agency (WCDA) to develop housing options for senior citizens, disabled persons, and low income families.

Policy 2: Create new housing opportunities for all ages.

Strategies:
- Provide for assisted living and other senior housing in town.
- Promote available sites for new residential areas to local developers and realtors.
- Obtain information about affordable housing programs that encourage a range of housing types (single family, duplex, and multiple family), and make the information available to Evansville citizens and area developers.

Goal—Infrastructure

Goal 5: Public utilities and local services capable of meeting resident and business needs.

Policy 1: Facilitate routine upgrade of Evansville’s existing utility program and expansion for new areas to be served.
Evansville Community Development Plan

CHAPTER 2
COMMUNITY MISSION STATEMENT, GOALS, POLICIES, AND STRATEGIES

2.3 Evansville Goals, Policies, and Strategies Continued

- The Economy
- Growth and Land Use

Goal—The Economy
Goal 6: An economic base that supports the retention and expansion of existing businesses and encourages new businesses to locate in Evansville.

Policy 1: Identify where future businesses and industry should locate.
Strategies:
- Use surrounding land uses and property ownership to target land where additional commercial development should locate.
- Identify vacant buildings available for commercial or industrial reuse.

Policy 2: Promote Evansville as a place for businesses to locate.
Strategies:
- Maintain a town web site that includes information about the town's economic base and its support for business development.
- Become a member of the Casper Area Chamber of Commerce for the purpose of networking.

Policy 3: Encourage local business development and expansion.
Strategies:
- Sponsor business seminars by the Wyoming Business Council and similar organizations to train small businesses owners about expansion strategies, Internet use, and other topics that stimulate business growth.
- Feature various businesses in the local newsletter.

Goal—Growth and Land Use
Goal 7: Growth of the Town through orderly and efficient land development for businesses, residences, recreation, and transportation.

Policy 1: Create a vision for short-term and long-range land use development.
Strategies:
- Adopt the Community Development Plan and update policies and strategies as they are implemented and achieved.
- Investigate zoning alternatives, beginning with industrial and commercial areas.
- Adopt zoning as an implementation tool for land use development.

Policy 2: Encourage annexation with willing land owners.
Strategies:
- Brainstorm with area realtors and/or developers about potential mixes of residential and public/recreational uses that will meet market demand.
- Form a community development committee that investigates options for land use in this vicinity, bringing their recommendations to the Town Council for review and comment.
- Maintain public access to the river at set locations for recreation and public enjoyment.
- Make land use decisions based on the approved plan for future development of the area.

Policy 4: Increase the amount of land available for development.
Strategies:
- Obtain access to the land north of the river on the cemetery road.
- Promote land north of the river for major residential development.
- Work with Chevron-Texaco to develop the former refinery site as commercial property.
CHAPTER 3 — EVANSVILLE POPULATION AND ECONOMY

3.1 Population

Evansville's population highs and lows in the last few decades have been a direct result of both Natrona County and regional economic impacts, such as the mining industry. The town population went from 832 in 1970, to 2,335 in 1980, back down to 1,486 in 1990, and finally 2,255 in 2000 (roughly 3.3 percent of the county population).

The U.S. Census Bureau, Census 2000 (Tables DP-1 through DP-4) is the most recent compilation of data about the Town's characteristics. That information is summarized below. In some cases, percentages have been rounded to the next number. Also, numbers may not be consistent from Census report to Census report, as different reporting factors can apply.

Sex and Age. The total population in 2000 was 2,255; slightly more than half (52.5 percent) were female. Median age was 27. About 32 percent of the total population was under 18 years of age, while 7 percent were 65 and over.

Households. Evansville residents live in 848 households, 561 (or 66 percent) of which are family households. It was much more common for households to have individuals under 18 years (376 households) than with individuals 65 years and over (132 households). Fifty-seven households were persons 65 years and older that were living alone. Average household size is 2.6 persons; average family size is 3.1.

Educational Attainment. Taking a look at the population aged 25 and over, 82 percent of Evansville residents are high school graduates or higher. Seven percent acquired a bachelor's degree or higher.

Residence in 1995. The Census Bureau focused on Evansville residents that were five years and over, which included 2,062 persons. Of that number, 909 (44 percent) were residing in the same house in 2000 as they had in 1995. This means that 1,144, or 56 percent, lived in a different house in 1995. Looking more closely at the 1,144 who lived in a different house in 1995, 716 of them lived in Natrona County, and 428 lived in a different county in Wyoming or another state (156 and 272, respectively). That number represents a significant turn-over of residents within a town of 2,255 people in 2000.

3.2 Population Forecasts

The US Census Bureau and the Wyoming Department of Administration and Information, Economic Analysis Division, prepared population estimates and forecasts for 2001 through 2020. The estimated change in each year's population is predicted to be small in number, especially beginning in 2006. Beginning that year, the forecast is that Evansville will gain an average of three to ten persons per year. The 2020 forecast for Evansville is 2,458, which is nine percent above the 2000 population of 2,255.

These forecasts are based on the simplistic approach of applying the town/county ratio to the county population forecasts. If Evansville takes steps to actively increase its residential development, then these projections will be low.

3.3 Economy

In 2000, 1,618 people living in Evansville were 16 years and over. The majority of them (71 percent) were in the labor force. The balance that was not in the labor force were in school, staying in the home with children, retirees, or choosing not to work. The average commute to work was 15.5 minutes.

The occupations of the 1,043 employed persons were identified in this order:

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Total Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, professional, and related</td>
<td>156</td>
</tr>
<tr>
<td>Service</td>
<td>233</td>
</tr>
<tr>
<td>Construction, extraction, and maintenance</td>
<td>171</td>
</tr>
<tr>
<td>Sales and office</td>
<td>312</td>
</tr>
<tr>
<td>Production, transportation, and material moving</td>
<td>169</td>
</tr>
<tr>
<td>Farming, fishing, and forestry</td>
<td>2</td>
</tr>
</tbody>
</table>

Eighty percent of the employed people were private wage and salary workers. Another 15 percent were government workers. Fifty persons (five percent of the total) were identified as self-employed.

The median income for the 849 households that gave the information to the Census Bureau was $25,375. In comparison, the State of Wyoming averaged a median household income of $37,892.

Median family income was $28,603. Of the 562 families reporting their income, 21 percent had incomes that were below poverty level. One hundred twenty families were considered to be below the poverty level, 118 of which had children. Looking at it another way, 582 individuals or 26 percent of Evansville's residents had an income below the poverty level.

Evansville's per capita income was $11,657. The State of Wyoming had a per capita income of $19,134, a substantial increase of 64 percent.

The Town's size dictates what type of economy it can support. The projected population from 2004 to 2020 is basically flat, averaging about 2,400 per year in population. Thus the Town will remain largely a stable community, and unless there is significant change, it can be anticipated that the Town will continue to offer local services and government, sales, production, and construction/ extraction.
CHAPTER 4 — LAND USE

4.1 Introduction

Use of the land, whether it is commercial, residential, vacant, industrial or agricultural, has a very distinct and critical impact on how a community develops and how a community can re-develop. Land use patterns must be reasonable in order for a community to make efficient use of the land and succeed as a community. Conflicts between land uses can lead to inefficient use of the land, incompatible land uses, conflicting traffic patterns, and a mix of commercial and residential uses that can reduce the value of the land and the effectiveness of its use. Where there is a mix of vacant land within the built environment, the infrastructure, the roads, the water and sewer are all much less efficient because the vacant land takes up space and often develops nuisance characteristics. Land use must be coordinated with roadway systems and water and sewer systems in order for an efficient and effective pattern of land use to develop.

4.2 Existing Land Use

Historically, Evansville has been a residential area just west of the Texaco Refinery located along East Yellowstone Highway and bounded on the north by the North Platte River. In recent years, the town has grown through annexing State land north of the built up area. This includes land north of the river, a portion of which was developed as the State Veterans Cemetery. There has also been much new retail development along Lathrop Road just east of Curtis Street, North of I-25. The Town then stretched eastward with the annexations of East Yellowstone Highway and the Brooks Hat Six Industrial Park between I-25 and East Yellowstone on Hat Six Road.

There are many areas of development along East Yellowstone that are not annexed to the Town. Much of this is used for industrial purposes, including the Little America Refinery, although the Brookhurst subdivision is a residential subdivision in the county that is served by Evansville water. In addition, approximately 20 years ago a mobile home park was developed and annexed between I-25 and Lathrop Road, and it remains in use primarily for rental mobile home units.

Currently the Town core area is squeezed between the river on the north, the JTL gravel pit and ponds to the west, the City of Casper to the south, and the former Texaco Refinery to the east. Existing land uses include a park area north along of the river. The park includes picnic tables, pathways, and trails and is an historic area. Camp Payne, a military post for soldiers protecting immigrants on the Oregon and Mormon trails, was located here. Also, the Reshaw Bridge was located here. It was a major river crossing on the trail. The Town has made an effort to include this area and make it a usable recreation area for town residents. Just to the south is the Town’s water treatment plant. To the east, across the access road to the cemetery, is the old town lagoon which is primarily vacant land. To the west of the lagoon are the elementary school playing fields. North of the built up area and west of Cemetery Road is vacant land owned by the Town; to the north of that is an area that was a BMX bicycle track.

All of the land between the North Platte River and the built up area is owned by the town. If the town wishes to develop this land, there are special requirements for disposal of the Town-owned land.

The existing land uses in the built up area in the northwest (from Copper Street west including Park Lane and 5th Street) is mostly rental spaces for mobile homes and is an area which exhibits significant nuisances. South along Sierra Vista, Rio Vista, and Cielo Vista are single family homes in moderately good condition, being approximately 30 years of age. To the east of Copper and north of 3rd to Albany Street is a significant single family residential area, again with homes that are approximately 30 years old and in good condition. The small homes on multiple lots with interspersed mobile homes on single lots. From 3rd Street south to the Burlington Railroad main line, which bisects the Town, is another neighborhood of small, old single family stick-built and mobile home units.

From Curtis to Texas between 2nd and 3rd is a public facility area, including the Town Hall, Fire Hall, and Post Office. To the west across Curtis are two blocks of multi family dwellings with a mix of mobile home and single family houses west between 2nd and 3rd. South along Copper and Missouri are mobile home parks, mobile homes on single lots, and some single family homes in moderate condition. From Missouri east to Curtis is again a mix of single family mobile homes, some commercial development and the Town’s park. Lands west from Copper to Western Avenue are commercial and industrial type large lot developments for machining and other purposes, as well as a significant storage unit area along Western. From Curtis west to Texas is again a mix of single family and mobile home dwellings.

The area between East Yellowstone Highway and the railroad is a mix of mobile homes, single family houses, bars, commercial uses, retail uses, and industrial buildings interspersed with vacant land. There are many nuisance characteristics in this neighborhood, bad access, and several unimproved roadways. South across East Yellowstone is the bank, day care, auto dealer and motel area which was developed approximately 30 years ago.

East across Curtis Street is a new commercial area with The Outback, Applebee’s, Big R, a motel, car wash and the coming IHOP restaurant. This is the new area in Evansville and is a modern retail site. Land uses along East Yellowstone stretch for over a mile east of Hat Six Road and include portions within the Town that are commercial and industrial (oil bulk stations, a lumber store and other heavy industrial uses).

Between East Yellowstone and Lathrop Road to the south is a large parcel of vacant land, nearly 100 acres, formerly owned by Texaco. To the east is a tank...
Evansville Community Development Plan

Map By:
WORTHINGTON, LENHART, and CARPENTER, INC.
3200 Pershing Avenue, Casper, Wyoming 82601 (307) 235-2525

Date: 04/11/05

0 250 500 Feet

COMMERCIAL
INDUSTRIAL
RESIDENTIAL MULTI-FAMILY
RESIDENTIAL SINGLE FAMILY
MOBILE HOME
CEMETARY
PARK
SCHOOL
OTHER/NO/CONT

TOWN OF EVANSVILLE
LAND USE
2002 SATELITE IMAGE
Provided by: SPACE IMAGING

Community Development Plan - Page 14
CHAPTER 4
LAND USE

4.3 Constraints to Growth

- 4.4 Parcel Evaluations
- 4.5 Commercial and Industrial Opportunities
- 4.6 Regulations and Proposed Amendments

Evansville Community Development Plan

farm, and then Lathrop Feed and Equipment at the intersection of East Yellowstone and Lathrop. The mobile home park is located between Lathrop and I-25 at the very south end of the town. Between East Yellowstone and I-25 east of Lathrop and the new Blackmore Road is formerly irrigated land, and further east some industrial lands that have been annexed but not yet developed.

There are areas of significant commercial development along Hat Six Road. With the installation of the new regional sewer interceptor line, there is commercial development occurring at that location. East of Hat Six Road within the town Halliburton and other significant industries operate, and the Eastgate Travel Plaza is also located along Hat Six Road.

4.3 Constraints to Growth

The Town is constrained in its opportunities for growth by surrounding property lines and alleys. The Town is also unable to develop toward the south because of the City of Casper’s potential growth pattern.

The major opportunities for growth for the Town include a residential area north of the river across the Cemetery Road Bridge. This area was annexed many years ago, when there was to be access on the Cemetery Road. That access has not yet been approved and the area has not developed. Getting an approved access, infrastructure, water and sewer to this area would be expensive, but the area would be possibly quite good for residential development.

The Little America Refinery on East Yellowstone is located in the County and does not generate income for the Town. East of Little America is Brookhurst Subdivision with approximately 80 single family homes that are on Evansville water and individual septic tanks. Growth in this area would have to be by annexation of existing development.

At the current time Evansville and Casper have discussed the use of I-25 as the south boundary for Evansville and the north boundary for Casper. The lands south of I-25 are proposed for annexation to Casper. The Town is constrained in its growth by this boundary agreement.

4.4 Parcel Evaluations

In order for the Town to grow, there will need to be some infill and there needs to be land which can be developed into residential property. The balance of residential versus commercial uses will be critical for the Town in the future as significant portions of its revenue are generated through the per capita taxes, sales tax and others. The industrial areas generate significant property tax and ultimately significant sales tax for the community. However, those taxes are redistributed to the communities and the county based on a population basis. This makes it imperative for the Town to have a balanced growth of residential, commercial, and industrial properties.

The parcels north of the river would serve well for neighborhood commercial in the southeast corner and residential in the remainder of the area. Again, this area is remote and the initial infrastructure would be costly. Still, this may be a good area for residential development. The lands between Yellowstone, Lathrop Road and I-25 would be very good lands for commercial development and industrial development. These lands could be developed into large lot industrial uses and retail and smaller commercial uses on the west, adjacent to the restaurant and hotel area.

4.5 Commercial and Industrial Opportunities

Opportunities for commercial and industrial growth include all areas between East Yellowstone and Lathrop and East Yellowstone and I-25 at the east end of Evansville. The commercial and industrial land areas are significant and can accommodate much more industrial and commercial development than is needed for a town the size of Evansville. However, the growth of the area will most likely create pressure for development of these lands. The former Texaco Refinery, adjacent to the built up area east of Evans Street, is proposed for redevelopment by Chevron-Texaco as a commercial and industrial area, along with an open space area by the river at the northwest corner of the site. Chevron-Texaco is discussing the potential for annexation of this property to the Town.

4.6 Regulations and Proposed Amendments

The following summarizes the existing land use controls that apply in Evansville:

5-1-17, Animals – No horses, hogs, cattle, goats, sheep, chickens, geese and so forth are allowed. No more than three cats or dogs at any one dwelling.

7-1-3, Building Regulations – Building permits are required before any work can be done, including fences, any building, or laying of concrete or earth moving etc.

7-6-1, Building Regulations – Setbacks are given for location of buildings from property lines and alleys.
CHAPTER 4
LAND USE

4.6 Regulations and Proposed Amendments Continued

4.7 Population Projections and Evaluation of Land Needs

7.6-2. Building Regulations - Industrial and commercial building standards are listed, including the need for adjoining residential owners to approve the building's type of construction (sheet metal, corrugated tin roof, etc), setbacks, and height limit of three stories.

7.6-3. Building Regulations - Fence and sign specifications are listed for setbacks, height.

7.6-5. Building Regulations - Variances for building permits are allowed, with the same language as used for other land use development ordinances.

10-1-1. Child Care Facilities - The Town requires applications for a child care license with an extensive amount of information required. The Town Council may then review the application and approves it or not. Two-thirds of the neighbors within 300 feet must consent to the license. The town has the ability to place restrictions on any license as a condition of issuance. The applications are granted for a one year period.

14-1-2. Nuisances - The Town defines nuisances (vehicles, abandoned junk or debris, weeds) and allows the Police Chief or another designated person to write to the property owner about abatement and pursue its removal.

25-1-4. Mobile Homes - Standards for mobile home parks are given, and their application and plan must be reviewed by the Planning Commission and/or Town Council. Permits are required for all mobile home parks. There is also an annual permit fee for each park, per trailer space.

Ordinance 98-3. Historic Commission - The Town adopted this ordinance to safeguard the Town’s historic, archeological, and cultural heritage (e.g., historic structures, sites, and districts) and it authorizes the creation of the Evansville Historic Commission.

Ordinance 14-2000, Disorderly Houses - Houses of prostitution or places with illegal gambling or wagering, fighting, and the illegal use of alcohol or controlled substances are not allowed in Evansville.

The results of past community surveys strongly indicate that control of nuisances are one of the biggest issues that the Town Council faces. Abandoned vehicles, run-down structures, junk stored in front yards, and debris in general are all very noticeable to any one passing through and are a major detractor for the town. This type of nuisance affects private property values of the area, along with being unsightly and possibly a health and safety issue.

Nuisances can be handled in a variety of ways: voluntary compliance, incentives, regulations, and punishment. Voluntary compliance can include written pleas by the Town Council to property owners to clean up their land, or doing a reverse 'campaign of shame' by recognizing properties that are well maintained through Council recognition and a "Property of the Month" sign.

Examples of incentives are to offer free trash hauling days for sizable items, or a financial credit of some sort for removing dilapidated buildings. Regulations can be enacted to tie down nuisance definitions more tightly, set standards for screening and landscaping, or create a position for nuisance control officer. Punishment through fines, liens, or jail can also be used for compliance.

Nuisance control works best when there is a combination of all four methods, so that it is not too heavy handed yet clearly understood by citizens that this is a top priority of the town.

Another land use development tool that can benefit property owners and industry is zoning. Zoning districts establish what type of development can be expected throughout a community. Quality development is more likely to occur in areas where there is a degree of certainty regarding what types of land uses will be allowed on adjoining property. Zoning provides that assurance. It also helps protect industries such as oil and gas refineries from encroaching uses that could be incompatible. Evansville’s Town Council has the statutory ability to adopt zoning regulations that create zoning categories, standards, and administration practices. The Council would also need to work with citizens to establish zoning districts by looking at what is "on the ground" now and deciding what type of land use is best for each area.

4.7 Population Projections

On average, municipalities have the following land use percentages:

- Streets 30%
- Single family residential 30%
- Multifamily residential 5%
- Public uses/buildings, parks 10%
- Commercial 10%
- Industrial 15%
- Total land in town 100%

Each town is different, so the percentages will vary. But this information is still useful to give some guidelines concerning how much land is needed to accommodate Evansville’s future growth, by type of use.

Population projections put out by the State of Wyoming show relatively flat projections for Evansville through 2020. The 2000 population was 2,255; the 2020 forecast is 2,458, which is a 9 percent population gain for the 20 year period.

In 2000, the average household size was 2.66. There were 918 housing units (occupied and vacant). In order to accommodate another 203 residents by 2020, 76 more housing units will be needed. But if the town decides to set its sights on higher growth than has been projected by the State, then a lot more units will be necessary to allow ample housing choice by type of unit and location.
CHAPTER 4
LAND USE

• 4.8 Infill

The cost effective method of growth for any community is to build on a lot within the existing built-up parts of town. Typically, single family lots that are 6,000 square feet in size and created from undeveloped, raw land, cost an average of $25,000 to service and prepare for building development. Adding that cost to the price of the land creates a significant disparity between the cost of buying a new lot and building a new house on it versus the value that the new house will have on an infill lot in central Evansville. It’s cheaper to build where services already exist, than to extend services to undeveloped land.

New development outside the built-up area also costs the town in maintenance of additional water, sewer, and streets. The common sense approach to growth will be to promote infill as much as possible. That said, there is only so much infill that can occur to handle future growth. Consumer preference will still be a factor, as some people will prefer to locate in entirely new development sites.

4.9 The Land Use and Roadway Plan

The Conceptual Land Use and Roadway Plan and map that follows indicates the proposed land use for Evansville. The map uses the Town’s current land use as a base and builds upon that to indicate where further development can occur and what type it should be. Major roads are also proposed on the map that will link the town together, allow expansion into new areas, and also provide another access to and from Evansville that will not be subject to train traffic.

Also illustrated on the map is the Town’s growth boundary. The boundary shows the area within which Evansville is open to expansion through annexation. The southern growth boundary, I-25, is shared with the City of Casper. The northern boundary includes all the land that has already been annexed to Evansville and land north of the river. The eastern and western boundaries take in existing development and areas where further annexation may one day occur, provided there are willing parties to do so.

In general, infill development is proposed within all of the existing areas: residential, commercial, and industrial. In addition, new residential locations are shown immediately north of existing housing and north of the North Platte River. Open space and parkland is proposed for both sides of the river, which takes advantage of the history of the area and also recognizes the fact that much of the land is probably within the floodplain and has limited development potential.

Areas of future retail/commercial development or redevelopment are suggested for Southern Evansville and for north of the river. Industrial development is recommended at the former refinery site and between Yellowstone and I-25.

The Land Use Plan for Evansville is one based on balanced growth between commercial, industrial, and residential development. In finding residential lands for development the critical element will be to take advantage of Town-owned land just north of the built up area. Access needs to be obtained along Cemetery Road. Further east of Cemetery Road, there is an appropriate area situated west of the former lagoon site for multi family and special housing. Lands to the west of Cemetery Road and to the north of 5th Street are adequate for development as single family and multi family. It is possible that this area could absorb 250 single family and multi family dwelling units. The development should be kept compact at a medium density, since the adjacent infrastructure is available. The development cost would thus be less than in the more remote areas.

Having a policy of infill and redevelopment of the lots in the older residential neighborhoods is a necessity for the Town. Many large lots with small residential units on them could be redeveloped as part of an infill policy. The infill advantage is one of having existing water, sewer and streets available to serve new dwelling units, without needing to add more water, sewer, or streets to maintain. The area just north of the Burlington Railroad could use infill redevelopment as there is a mixture of mobile homes and single family houses as well commercial properties and to the west industrial properties. These are small areas that are very problematic for commercial and industrial uses because of their size and the limited access to the properties. The mix of commercial and residential traffic in this area is a significant problem.

The areas between Western and Curtis and Curtis and Evans between the tracks and east Yellowstone are another mix of old commercial and industrial properties that are underutilized and mobile homes and older retail uses. This is an ideal area for revitalization of Evansville through redevelopment with modern retail uses, an elimination of the mobile homes, and generally putting on a new face for the Town.

Redevelopment of the former Texaco refinery would include an open space area along the river, a commercial area along the new roadway adjacent to the railroad, and then industrial further east. The Town is working with Chevron-Texaco on a development plan for this area.

The large tract between East Yellowstone and Lathrop Road is prime land for commercial and industrial development. Immediately west of the mobile home park on Lathrop is a new motel which will bring more business to Evansville. To the east of the mobile home park is another commercial or industrial area with service from the new Blackmore Road. Lands to the east of Blackmore Road to Hat Six are primarily industrial in nature and could be developed as industrial some time in the future. It may be some time before these lands would be developed. The land north of East Yellowstone on the east end of town between the railroad and East Yellowstone is primarily older industrial uses. Currently they are serviceable from the new sewer interceptor, although they do
4.9 The Land Use Plan Continued

4.10 The Road Plan

The Land Use Plan shows a significant number of new roadways to provide for growth for the Town. One major concern will be to ensure that Curtis Street is wide enough to handle traffic to the north for new residential development. Also, it is critical to gain access on the Cemetery Road for development of residential areas north of the river. In addition there should be a connection by extending Evans Street from 5th from its now north end at 5th to Cemetery Road to provide additional access through the town to the residential areas to the north.

The major access problem for Evansville is that three railroad crossings isolate the vast majority of the Town's population whenever a train goes through. This is a serious matter as a stalled or derailed train could block the entire town with only emergency access up to the Cemetery and west to the Casper Landfill being available. One major proposal of the roadway section of this plan is to extend Iron Street west through the JTL gravel pit in order to connect to Bryan Stock Trail in Casper. This could be an emergency access that could ultimately become an approved access which would open up the west end of town for commercial redevelopment and be used as a truck route as well.

Other major roadways found in the plan include obtaining the right-of-way of Texas Street in the new retail area and connecting East Yellowstone with Lathrop Road. Upgrading Lathrop Road will be necessary as that area develops. The Land Use Plan shows a road from Evans east to another north-south major roadway coming from Lathrop to Yellowstone and north across the river to the large residential area. The difficulty in this access will be crossing the railroad at an additional location. Further east, the new Blackmore Road provides access from Evansville south to the areas now developing in Casper. Proposed roadways in the industrial area east of Blackmore would be necessary for development. Ultimately, improved access should be provided from the Cemetery Road west to the Casper landfill area and east into the north residential area.
CHAPTER 5 — PUBLIC FACILITIES/SERVICES

5.1 Introduction

One of the critical elements of any community’s quality of life is its infrastructure: the water, sewer, streets, solid waste disposal, and pathways/parks. In addition, the Town provides police protection and a volunteer fire department. These are services that the municipality provides that are necessities, while some are quality of life services and facilities.

This chapter will deal with the existing and proposed infrastructure of the community. Overall, the Town’s infrastructure is adequate and there are no emergency issues that need to be dealt with. The major issues are maintaining the existing systems, improving them as necessary, and providing for more growth for the community.

5.2 Water

The Town’s water system includes a water treatment plant along the North Platte River and the cemetery road. Water intake is in the river upstream from Casper’s sewage treatment plant discharge. Water is treated and pumped to the 1.5 million gallon storage tank along LaBarge and the one million gallon storage tank on Scott Hill along East 2nd Street in Casper. Evansville provides water to all lands which are annexed, including those lands east on Hat Six Road in the industrial park. The water treatment plant is a new, up-to-date one, and the distribution system is in adequate condition such that there are currently no emergency needs for replacement of water lines.

The Town’s water rights are average in seniority for the area. When there is a call on the river by the State Engineer, Evansville and the other municipalities along the North Platte must buy water from the Bureau of Reclamation because water rights are junior to that call on the river. The Town is looking to obtain water rights from Chevron-Texaco, the owners of the former Texaco Refinery which has been decommissioned and torn down. Texaco will be redeveloping this site on the east side of the built up area and will likely not need all of the water rights that they had to operate the refinery. The Town has a small water right on the Elkhorn Creek to the south approximately two miles which has the potential to be developed and be useful for Evansville in the future.

The major improvements proposed over the next period of five years include a second water tank on Scott Hill behind Home Depot, approximately 500,000 to 1,000,000 gallons with a cost of roughly $1 million. This tank would be used to provide for growth and fire flow capacity. The Town would look to provide an alternate water source through an emergency inter-connect with the City of Casper. This could take place at the Scott Hill tank with a vault meter in a back flow device with the cost of approximately $30,000. Subject to the State Department of Environmental Quality (DEQ) approval, Evansville also has the option of pumping from the JTL pond located immediately west of the residential area of town.

The water main on 3rd Street needs to be isolated through installation of new valves. The residences on Williams Street need to be removed from the major transmission main and reconnected to the street grid system. A two inch main on Gold and Silver Streets needs to be looped. Water plant improvements include reconstructing the drain and setting pond so that the pond will not settle out all of the solids and can be much more easily maintained.

5.3 Sewer

The Town recently completed a long incoming sewer trunk line which serves the original regional 201 sewer project. That trunk line extends from Hat Six Road west along East Yellowstone, through the built up area, and on to the regional 201 sewage treatment plant operated by the City of Casper. This trunk line will allow many properties located on East Yellowstone and north and south of that street to obtain sewer service.

The municipal collection system for sewer is in adequate shape with no major upgrades necessary. The sewer manhole at Williams and 3rd Streets which connects a significant portion of the Town’s sewer to the 201 line needs to be upgraded and connections made from the side streets directly into the 201 line. This will minimize the problems of maintaining those separate systems. The lift station that moves Evansville sewage into the 201 line can be eliminated by changing the grades so that the flow gravitates into the 201 line on the Vista streets. The Town also needs to replace 60 feet of line in the Holmes-Missouri alley.

5.4 Roadways

The roadway system is primarily local streets with pavement, curb, gutter and sidewalk in the newer areas and pavement, and curb and gutter that was recently reconstructed in the older areas of town. Curtis is the main collector though the center of the built-up area which connects to East Yellowstone Highway. East Yellowstone is a state highway with major maintenance by WYDOT, with snow plowing and other maintenance provided by the Town.

There are three major accesses to the developed area across the Burlington Northern main line: Curtis, Evans, and Western Avenue. If a train blocks these three accesses, there is no emergency access route out of Evansville proper. Curtis Street provides access north approximately three fourths of a mile to the Wyoming State Veterans Cemetery across the North Platte River. This is a private road dedicated to the Veterans Cemetery that is owned by the Veterans Administration. This roadway is key to developing new residential areas north of town. The Town will propose to take more maintenance in the roadway and bridge in a cooperative effort with the State and Veterans Administration such that access can be made to future development areas. Evans Street, the eastern major collector, should be extended to the cemetery roadway. On the
CHAPTER 5
PUBLIC FACILITIES/SERVICES

5.4 Roadways Continued
- Major improvements scheduled for the next five years include paving Platte River Park Road from Cielo Vista to 5th Street, with a cost estimate of $212,000, including plantings a shelter belt of trees to minimize the blowing dirt from the JTL gravel pit. Repaving Curtis from 3rd to Yellowstone is another significant project, with an estimated cost of $450,000. Iron and Williams Streets along the railroad should be paved at a projected cost of $90,000.

- The Town has developed a project to handle the significant drainage problems created by drainage coming from the south which includes paving Gold Street, 3rd, and 5th at a cost of $70,000. This project would include storm sewer necessary to put the open drainage underground.

- Evansville has a project proposed to reconstruct Sierra Vista, Rio Vista and Cielo Vista. These streets are in deteriorating condition and need to be overlaid or reconstructed. The cost for total reconstruction would be approximately $240,000.

- The Town is in the process of obtaining the right-of-way for an extension of Texas Street which would run from East Yellowstone to Lierd Lane adjacent to Big R, the restaurants, and the Super 8 Motel. The estimated cost to construct the 24 foot roadway at this location is $175,000 in 2005 dollars.

- Lathrop Road is a major collector through the southern portion of Evansville. A project is proposed to overlay the west end where Lathrop intersects Curtis Street and runs up the hill to the restaurants and motel area. This overlay would be a short term solution with a widening of the road in the long term plans as there is a need for the wider roadway. Lathrop Road should be widened and reconstructed from the mobile home park east to the new Blackmore Road. This would cost approximately $500,000. The Evansville Public Works Department would like to re-gravel the alleys as an ongoing maintenance issue and set up an asphalt or pavement management program and chip seal on the newer streets.

5.5 Solid Waste
- The Town provides solid waste collection and disposal using a recognized system of small dumpsters. Approximately 36 of these dumpsters should be replaced per year at an average of $375 per unit, for a total of $14,000.

5.6 Pathways
- Evansville has pathways in the park along the river which loop and provide a nice walkway. The Town wishes to connect this pathway system south along Platte River Park Road and Western to East Yellowstone, to connect to the Rails to Trails Trail along the old Chicago and Northwestern rail line. The cost for the path alone is approximately $150,000. The Rails to Trails Pathway is now usable with bridges and handrails on the drainages to protect walkers and joggers. The Rails to Trails Pathway extends east to Edness Kimball Wilkins State Park. By providing a pathway from the existing paths south, the Rails to Trails can be connected with the recreation areas in Evansville.

- In addition, new pathways are proposed for the elementary school area and former lagoon site, which is a very nice natural area that could be ultimately developed into a park. A pathway from cemetery road on the extension of Evans Street south to Rails to Trails and East Yellowstone would be another very positive route for a path.

5.7 Facilities
- The community is interested in a museum/library/civic center on the land north of the post office. There are limited facilities now for public meetings, and the Town has a limited space for a museum in the Town Hall and no library. A good location would be town land near the post office. Potentially a well equipped new facility could cost up to $1.5 million. In addition, Evansville needs archival space in the Town Hall which is very necessary with the continued storage of police evidence and town records.

- Another consideration would be to develop a field for RV parking and a campground adjacent to the town-owned park land. A community center, possibly separate from the museum and library, would be beneficial to the town. It might be possible to work with the school district, however, on sharing their facilities so that community meetings can be held in the school.

5.8 Police
- The police chief has a department of seven officers utilizing four marked vehicles and one unmarked vehicle. The number of police cars is inadequate for the department, and the Chief would prefer to have enough vehicles so that each officer could take a car home and be assigned to that vehicle. Vehicles assigned to one person last longer, and overall expenses for vehicles could be cut if the Town could obtain enough cars for this to occur. A fully equipped car costs approximately $30,000. The
CHAPTER 5
PUBLIC FACILITIES/SERVICES

• 5.8 Police Continued

• 5.9 Fire Department

Town could phase acquisition of vehicles for the department until they get to the point of having enough vehicles for each officer to have a car to take home.

The department needs in-car computers which would communicate with the police computers at the Town Hall. The base computer in the department needs to be upgraded, as it is outdated and in need of new software at a cost of approximately $5,000. The department needs new equipment such as tasers, a weapon that disables a person and eliminates the need for a firearm. The Chief hopes for a retirement program for his officers through the State of Wyoming which would help retain officers. Small towns are in the business of training new officers and sending them to the law enforcement academy only to have them move onto a better paying job, often times with the adjacent municipality or the county. The chief is able to get significant grant funding for radios and other equipment through the Homeland Security Grant Program and has grants available now.

5.9 Fire Department

The department needs to obtain a new fire engine and ambulance as replacements for aging equipment. Grant applications have been made for these acquisitions. Barring an unforeseen change, the volunteer fire protection service will remain in effect.
Evansville Community Development Plan

Map By
WORTHINGTON, LENHART, and CARPENTER, INC.
3200 Pennsylvania Avenue, Kerrville, TX 78028
(830) 276-2125

Map by
WORTHINGTON, LENHART, and CARPENTER, INC.
3200 Pennsylvania Avenue, Kerrville, TX 78028
(830) 276-2125

Provided by: SPACE IMAGING

Evansville Corporate Limits (Approx)

Street Type
- ASPHALT
- CONCRETE
- GRAVEL
- ASPHALT/DIRT

Street Condition
- EXCELLENT
- FAIR
- POOR

Curb & Gutter Type
- MIX OF CURB & GUTTER AND CURB WALK
- VALLEY GUTTER

Town of Evansville
Road Conditions
2002 Satellite Image

Community Development Plan - Page 28
CHAPTER 6 — HOUSING

6.1 Housing Issues

Evansville residents reported 918 housing units in 2000, of which 848 were occupied. There was only a one percent vacancy rate for homeowner units, which is very low.

‘Occupied housing’ includes those who own and live in the unit, and those who are renting a unit. Owner-occupied units made up 56 percent of the 848 occupied housing units; renters lived in 44 percent of the occupied units. This percentage split is very different from what is normally seen in established communities, where the split indicates that roughly two-thirds of the population is residing in owner-occupied units and one third are renters. For example, in 2000 the occupied housing units in the Town of Mills were 69 percent owner occupied and 31 percent renter occupied. In Casper, 67 percent of the units were owner occupied and 33 percent were renter occupied.

The issue tied to having a disproportionate number of renters is the amount of community buy-in that may occur with renters versus owners. Typically, people who have invested financially in their property are more likely to take care of it, if nothing else than for the resale value. Owners also tend to be more likely to be involved in their community as volunteers and participants on elected and appointed boards. There are certainly renters that take excellent care of the property they are renting and are involved in their community; generally, it is property owners who are the more committed to their town.

In 2000, the number of housing units that were of detached, stick-built construction and the number of mobile home units were nearly identical: 430 stick-built units and 429 mobile homes. Another 58 units were in apartment structures having three or four units. Given the fact that such a sizable number of units in Evansville are mobile homes, future planning for the town needs to include consideration for mobile homes and newer manufactured housing.

According to the 2000 Census, 85 percent of all Evansville’s housing structures were built in 1979 or earlier. The majority of the housing units were built between 1970 and 1979 (55 percent). Thus the town’s housing stock is averaging over 25 years in age, and the Town needs to consider where new housing development can occur, as well as develop programs for housing rehabilitation of existing units.

Evansville is unique in the area for the fact that its population is on average younger than the populations of Casper, Mills, or Bar Nunn. The median age of Evansville residents is 27; this compares with 36 in Casper, 38 in Mills, and 32 in Bar Nunn. It’s a young population, and for whatever reason there are proportionately fewer elderly people residing in Evansville than the other towns. About 44 percent of Evansville’s households in 2000 had individuals under 18 years of age. This compares with 34 percent in Casper and 29 percent for Mills. All of this data means attention should first be given to increase housing opportunities for families, particularly young ones, before concentrating on additional housing units for the elderly.

6.2 Housing Demand Projections

As was discussed in Chapter Four, Land Use, by the year 2000 the average household size of Evansville was 2.66 and there was a total of 918 housing units. The population is projected by the State of Wyoming Department of Administration and Information to increase by 203 residents by the year 2020. Using an average household size of 2.66, there will be more housing units will be needed at a minimum. Existing stock will also need to be either replaced or rehabilitated, so the actual number of new units needed is likely to be higher. In addition, if the town follows through with its campaign to increase its residential population, even more units will be necessary to allow for adequate housing choice by type of unit and location.

The housing snapshot found in Section 6.1 indicates that Evansville is a strong market for renters, manufactured housing, and families with children. Assuming these trends continue, the development of more tri- or four-plexes structures should be encouraged by setting aside land for this type of development through zoning. Creating mobile home parks that are attractively screened and landscaped will open up additional opportunities for people to move into the community. Manufactured housing is increasingly popular throughout the region. Local regulations and standards should encourage the placement and/or infilling of newer units in the town’s existing residential areas. Finally, families with children usually seek three or four bedroom housing units, so the town should market itself to developers that will build subdivisions geared toward these units. The future construction of all these types of units will have a positive effect on opening up the market for more families and residents in general.

Although the data does not yet show a need for more housing for the elderly in Evansville, the overall trend throughout Wyoming is that our population will continue to age and over time more services will be necessary for senior citizens. This will include housing units that are elderly-friendly: one story, no stairs, handicapped accessible, and so forth. By watching trends, the town can determine whether independent living units and duplexes are needed to accommodate future retirement age citizens.

6.3 Housing Rehabilitation

As stated previously, 85 percent of all Evansville’s housing structures were built in 1979 or earlier, with the majority being built between 1970 and 1979 (55 percent). Thus the town’s housing stock is averaging over 25 years in age, and the Town needs to consider not only where new housing development can occur, but also develop programs for the rehabilitation of existing units.
CHAPTER 6
HOUSING

6.3 Housing Rehabilitation Continued

6.4 Conclusions and Recommendations

Housing rehabilitation programs are available throughout the State, and that information needs to be made available to property owners for their consideration as appropriate. While not all older housing units need serious rehabilitation, there are still times when property owners are not able to keep up with standard maintenance and repairs over the years. Over time, the routine items build up until eventually a more sizable fix is necessary to make the house safe, comfortable, and habitable. These are the people that can benefit by taking part in the various low interest housing rehabilitation programs that are available to them. In addition, it is in the best interest of the entire community to keep as many of its existing units in as good order as possible for future resale.

It is also possible that some structures are beyond saving and/or abandoned. These units should be torn down as quickly as possible. Not only are they eyesores, they also create safety issues for nearby property owners. The vacant land can then be used for new construction that will be more attractive than an empty, abandoned structure and increase the town’s tax base.

If Evansville wishes to become a player in local housing rehabilitation, contact should be made with the State of Wyoming about setting up a loan program. Even if the town chooses to just provide information about existing programs, this will still be of great benefit to property owners.

6.4 Conclusions and Recommendations

What helps towns be vibrant is the condition of their housing stock, sufficient availability of units, and attractiveness of the neighborhoods. Currently Evansville has a tight housing market, few unit choices, and few town regulations or standards to encourage attractive developments. These factors will impede the town’s ability to attract new residents.

It is recommended that the town take steps to adopt zoning that will assure developers, realtors, and local property owners what surrounding land uses will be. The zoning map will indicate where residential development is to be encouraged. A future residential development map can also be used to delineate where duplexes, mobile home parks, and housing in general can be developed in the most cost efficient manner based on services and infrastructure. Developers and realtors should be contacted by town officials about the town’s interest in promoting additional residential growth. The town has a tremendous development tool in land north of the river, and this should be recognized as the asset it is. Finally, state programs in support of senior housing should be investigated, along with programs for the rehabilitation of units.
CHAPTER 7 — SCHOOL

Evansville Community Development Plan

7.1 Evansville School

The Evansville School has been a cornerstone of the community from the very early days of the town. The old school, built in the 1920s, just north of the railroad tracks on Curtis, was a two-story brick facility which ultimately served as the town hall from the 1960s until the new town hall was built in 1983. The new school, located at Fourth, Texas, and Albany was constructed in the '60s, with additions in the '70s and '80s.

The Natrona County School District has determined that the Evansville school needs to be reconstructed on site, under the new school facilities program. The school owns land to the north of the existing school, as well as the land the school is on. The town and the school are working on a partnership to move the school to the northeast to near where the old lagoon is located. The Town has plans to extend Evans Street north and west to the Veterans Cemetery Road. This will provide much better access to the new school, with Evans being wider than Curtis and providing a less congested access to East Yellowstone. This extension would also connect the new school site directly to the Cemetery Road for better access to Curtis as well.

With a potential trading of lands, the current school site could be traded back to Evansville for construction of new housing, which would support the school enrollment. Also, given a trade of lands it is possible that the land west of Williams could be traded to the Town and the area used to develop housing. At the current time, there is a proposal for disposal of town lands in this area and west of the Cemetery Road for development as single-family housing. Trading lands, building a new school, and building over 250 houses in this area would be a win-win situation for the school district and the town.

The Town is planning to construct a new public works shop on three acres at Williams and Fifth. The new facility will house the Town's public works vehicles, be a location for maintenance of these vehicles, and serve as a parking facility for the town's equipment. The facility will face on Williams Street and be a cost-efficient metal structure 80 feet by 120 feet in size. The building is scheduled for construction in 2005/2006. The old town shop at Curtis and First will be razed and the land reused for public purposes.
CHAPTER 8 — ECONOMIC DEVELOPMENT

8.1 Introduction
Evansville is in a unique situation compared to many other small towns. Its location by the Interstate and adjacent to Casper has given it a leg up on economic development. To put it plainly, economic development is going to happen in this area. The best approach Evansville can use is to make sure that future development fits into the Town’s vision for not only new growth but also for cleaning up its physical image and taking advantage of redevelopment opportunities.

8.2 Strategies
Evansville’s assets lend themselves to targeted economic development in several areas, including travelers, redevelopment, land use controls, expanding existing businesses, and area clean up.

Travel Industry. The Town’s proximity to I-25 has given rise to a number of service industries for the tourists, visitors, business people, and other travelers passing through the area. Two hotels/motels are under construction, and a number of chain restaurants are locating near the Town’s interchanges. Area restaurants, lodging, service stations, and mini-marts have all prospered as a result of the steady stream of traffic going by on I-25. The traveling public will remain a positive factor for the town’s economy.

Redevelopment. Previous chapters have described the available land awaiting redevelopment opportunities. A couple sizable efforts are already underway: the old refinery site, and land south of East Yellowstone. In addition, the owners of land in the East Yellowstone and I-25 vicinity have proposed development. More infill sites are available for redevelopment in town, but the ones currently underway or being proposed are steps in the right direction to increase the Town’s appearance and livelihood.

Land Use Controls. A recognized tool for economic development, land use controls allow property owners to have a clear understanding what types of uses are likely to develop in their neighborhood and town. One method, zoning, is particularly appealing because it establishes standards upfront for every one to comply with. Health and safety issues are addressed through setbacks and storage requirements, for example. Density is controlled by allowable units per square feet of lot area. Industry and commercial users know where they can locate with the least anticipated conflict from neighbors. Land use controls set the tone for how the Town intends to develop. Evansville needs to strongly consider adopting zoning or other land use controls as a method to provide property owners some degree of certainty about what will be happening around them in terms of land development.

Home businesses are more intensive and do allow the hiring of at least one outside employee. Home businesses cannot be offensive to neighbors in terms of noise, odor, dust, and so forth, and the business can be conducted in an accessory structure. No increase in commercial traffic is supposed to be generated by the business. Because this type of business allows more uses than a home occupation, it usually requires a public hearing before being approved.

Expanding Businesses. One of the best approaches for growing a local economy is to expand the existing businesses. It is very important that Evansville not focus so much on seeking new businesses and industry that it ignores its current businesses. They are established and remain one of the best sources for economic growth.

Area Clean Up. Evansville needs to concentrate on the physical clean up of the Town by removing junk from alleys, yards, and public places; tearing down dilapidated or unsafe structures; encouraging the rehabilitation of aging buildings; and building the pride of the community. All of these actions will encourage new development to occur and make Evansville an attractive entryway to the region.
CHAPTER 9 - IMPLEMENTATION AND RESPONSIBILITIES

SUMMARY

Mission Statement

The Town of Evansville is a unique community located within a larger urban setting with small town values and a closeness we want to preserve. We wish to grow and strengthen the Town through local communication and participation; improve the physical appearance of Evansville; and provide for a balanced growth of residential and commercial lands. We plan to support our established businesses while creating opportunities for new business and industry. We intend to improve our neighborhoods and provide adequate and safe housing for our residents. In the end, Evansville will be a town that we are proud to be part of.

How to use this Implementation Plan

All of the goals listed in this chapter were developed by the Council and Planning Committee and with adoption of the plan, become written policy of the Town.

The goals cover the major areas of activity of the Town and all are designed to help the town grow within the ideas in the mission statement. Goals are further broken down into policies. Policies are guidelines for future decision-making by the council. Tasks are then listed. Tasks are items to complete, to work toward accomplishing the goals. Each task is assigned to the council, staff, both, or other group to accomplish. There is a listing of what other groups to contact, such as funding agencies or the school, in order to involve the community to get the tasks accomplished. Tasks are designated as short term through long term.

The major emphasis of the Town will be growth management, developing new residential and commercial areas, cleaning up the Town, and getting more of the public involved in community activities.

One of the major recommendations is to continue the Planning Committee, which has worked on this plan as a permanent advisory group to the council on community development issues as well as a group that can work with the community on communication and social activities.

TO GROW THE COMMUNITY

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<tr>
<th>Item</th>
<th>Task Description</th>
<th>Responsible Entity</th>
<th>Contacts</th>
<th>Short Term 1-2 Years</th>
<th>Medium Term 2-3 Years</th>
<th>Long Term 3-6 Years</th>
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</thead>
<tbody>
<tr>
<td>Council = Town Council; Staff = Town Staff; WBC = Wyoming Business Council; WYDOT = Wyoming Department of Transportation; Fire = Fire Department; Police = Police Department; WCDA = Wyoming Community Development Authority; School = School Principal; SLIB = Wyoming State Loan and Investment Board</td>
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GOAL 1: Mission Statement Achievement

Policy 1 Update codes and ordinances.

Strategy 1 Review and update codes and ordinances to match community goals.

Strategy 2 Advertise and adopt revisions by Town Council action.

Policy 2 Clean up the Town.

Strategy 1 Meet the polices and strategies listed under the Community Appearance Goal.
## CHAPTER 9 - IMPLEMENTATION AND RESPONSIBILITIES

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<td>1-2 Years</td>
<td>2-3 Years</td>
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### COMMUNITY CONNECTIONS AND RELATIONS

**GOAL 2:** An active community with participation by residents and business owners in community groups and the governing of the Town.

**Policy 1** Encourage community participation by young people.

- **Strategy 1** Start an Evansville Youth Council that develops activities to make positive contributions to the community.
  - Responsible: Council, Police

- **Strategy 2** Involve the school in the community, such as having students "Adopt a Corner" for beautification and upkeep; sponsoring contests for students that contribute to the community; providing speakers for class projects; and other ideas that the school, faculty, and Town Council develop.
  - Responsible: Council, School

- **Strategy 3** Create after school programs that focus on fun and community involvement.
  - Responsible: Council

**Policy 2** Create opportunities for Evansville citizens to participate in town matters.

- **Strategy 1** Appoint citizens to committees to study local issues and report the results to the Town Council. For example, form a committee to analyze community development.
  - Responsible: Council, Planning Committee

- **Strategy 2** Expand the Town newsletter, involving the community and including Council updates.
  - Responsible: Council/Staff

- **Strategy 3** Continue participation of the volunteer fire department in community activities.
  - Responsible: Fire

**Policy 3** Promote Evansville’s place in history and as a separate Town within a larger region.

- **Strategy 1** Promote the history of the Town by recording oral histories and sharing the stories through the Town newsletter.
  - Responsible: Council/Staff, Historical Society

- **Strategy 2** Submit news items to the Casper Journal and Casper Star-Tribune that feature Evansville people and their accomplishments.
  - Responsible: Staff

**Policy 4** Establish a network of service clubs, social opportunities, and community clubs.

- **Strategy 1** Locate a site and develop a community center for local activities.
  - Responsible: Council/Staff

- **Strategy 2** Establish a Lions Club and other service organizations.
  - Responsible: Council, Lions

- **Strategy 3** Work with the Natrona County Library Board to create a branch library.
  - Responsible: Council/Staff, County

- **Strategy 4** Have a community garden on town-owned land.
  - Responsible: Council/Staff, Plan

- **Strategy 5** Establish a quilting club and other hobby and craft groups.
  - Responsible: Council/Staff, Plan

- **Strategy 6** Involve the churches more in community life.
  - Responsible: Council/Plan, Churches

- **Strategy 7** Survey senior citizens to learn what activities or services they would like to have, then take steps to provide them.
  - Responsible: Council, Senior Center

- **Strategy 8** Create a ‘welcome wagon’ of elected officials and citizens that greet new residents with information about what is available in Town, how to access Town services, enroll children in schools, and get involved in local activities.
  - Responsible: Council/Staff/Plan
## COMMUNITY APPEARANCE

**GOAL 3:** A community with an improved appearance, both in clean up of public and private property and through new development that is inviting to visitors and residents.

### Policy 1
**Encourage volunteer efforts to improve Evansville's appearance.**

<table>
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<tr>
<th>Strategy</th>
<th>Description</th>
<th>Responsible Entity</th>
<th>Contacts</th>
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<tbody>
<tr>
<td>1</td>
<td>Sponsor clean up days, offering free removal of items that need to go to the landfill.</td>
<td>Council/Staff</td>
<td>Public/Plan</td>
</tr>
<tr>
<td>2</td>
<td>Develop a local &quot;Paint-Your-Heart-Out&quot; group that does house-painting for elderly people in need of assistance.</td>
<td>Council/Plan</td>
<td>Public</td>
</tr>
<tr>
<td>3</td>
<td>Have the Good Neighbors' Club Christmas lights</td>
<td>Council</td>
<td>Good Neighbors</td>
</tr>
<tr>
<td>4</td>
<td>Have a local garden club or community group select residences with attractive gardens and landscaping for special recognition.</td>
<td>Council</td>
<td></td>
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<tr>
<td>5</td>
<td>Give special Town Council recognition to businesses that have done attractive landscaping.</td>
<td>Council</td>
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<tr>
<td>6</td>
<td>Create a program for school-aged children to do beautification projects and assist in community clean up days.</td>
<td>Plan</td>
<td>School</td>
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### Policy 2
**Develop Town Initiatives that lead to a more attractive community.**

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<tr>
<th>Strategy</th>
<th>Description</th>
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<th>Contacts</th>
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<tbody>
<tr>
<td>1</td>
<td>Educate the public on the Town's efforts on clean up, in order to get them to be more knowledgeable about clean up days.</td>
<td>Council/Staff</td>
<td></td>
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<tr>
<td>2</td>
<td>Enforce nuisance ordinances strongly, equitably, and fairly.</td>
<td>Council/Staff</td>
<td></td>
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<tr>
<td>3</td>
<td>Establish gateways to the community that identify Evansville town limits and create attractive entrances to the community. (Ongoing)</td>
<td>Council/Staff</td>
<td>WYDOT</td>
</tr>
<tr>
<td>4</td>
<td>Develop a code-enforcement process, using a code-enforcement officer.</td>
<td>Council/Staff/Police</td>
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# CHAPTER 9 - IMPLEMENTATION AND RESPONSIBILITIES

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## HOUSING

**GOAL 4: Safe Affordable and available housing to meet current and anticipated needs**

### Policy 1

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

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<tr>
<th>Strategy</th>
<th>Description</th>
<th>Responsible Entity</th>
<th>Contacts</th>
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<tbody>
<tr>
<td>1</td>
<td>Set up a housing rehabilitation program that offers loan and grant assistance through the Wyoming Community Development Agency.</td>
<td>Council/Staff</td>
<td>WCDA, WBC</td>
</tr>
<tr>
<td>2</td>
<td>Distribute information by the newsletter and inserts in utility bills about housing rehabilitation programs that residents can tap into.</td>
<td>Council/Staff</td>
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<tr>
<td>3</td>
<td>Organize community cleanup of neighborhoods around the theme of Community Pride Days. Celebrate with a community picnic put on by the Town.</td>
<td>Council/Plan</td>
<td></td>
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<tr>
<td>4</td>
<td>Work with the Wyoming Community Development Authority (WCDA) to develop housing options for senior citizens, disabled persons, and low-income families.</td>
<td>Council/Staff</td>
<td>WCDA</td>
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### Policy 2

**Create new housing opportunities for all ages.**

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<th>Strategy</th>
<th>Description</th>
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<th>Contacts</th>
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<tbody>
<tr>
<td>1</td>
<td>Provide for assisted living and other senior housing in Town.</td>
<td>Council</td>
<td>WCDA</td>
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<tr>
<td>2</td>
<td>Promote available sites for new residential areas to local developers and realtors.</td>
<td>Council/Staff</td>
<td>Developers</td>
</tr>
<tr>
<td>3</td>
<td>Obtain information about affordable housing programs that encourage a range of housing types (single family, duplex, and multiple family), and make the information available to Evansville citizens and area developers.</td>
<td>Staff</td>
<td>WBC, WCDA</td>
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# CHAPTER 9 - IMPLEMENTATION AND RESPONSIBILITIES

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**INFRASTRUCTURE**

**GOAL 5: Public utilities and local services capable of meeting resident and business needs**

**Policy 1** Facilitate routine upgrade of Evansville's existing utility program and expansion for new areas to be served.

- **Strategy 1** Complete the street/storm drainage project. Council/Staff SLIB
- **Strategy 2** Build a new town maintenance facility. Council/Public Works SLIB
- **Strategy 3** Develop a capital improvements plan for sizable town expenditures. Refine Chapter 5 of this plan to establish priorities. Council/Staff

**Policy 2** Develop pathways that link Evansville and make use of natural features.

- **Strategy 1** Identify locations of potential pathways and available easements. Council/Staff
- **Strategy 2** Show pathway plan on conceptual map, in addition to roads. Council/Staff
- **Strategy 3** Use Wyoming Department of Transportation (WYDOT) Enhancement grants to establish pathways. Council/Staff WYDOT
### CHAPTER 9 - IMPLEMENTATION AND RESPONSIBILITIES

<table>
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<tr>
<th>Item</th>
<th>Task Description</th>
<th>Responsible Entity</th>
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**THE ECONOMY**

**GOAL 6: An economic base that supports the retention and expansion of existing businesses and encourages new businesses to locate in Evansville**

**Policy 1** Identify where future businesses and industry should locate.

- **Strategy 1** Use surrounding uses and property ownership to target land where additional commercial development should locate. **Council/Staff** Developers, Land Owners • • •
- **Strategy 2** Identify vacant buildings available for commercial or industrial reuse. **Staff** Developers, Land Owners • • •

**Policy 2** Promote Evansville as a place for businesses to locate.

- **Strategy 1** Maintain a town Web site that includes information about the Town's economic base and its support for business development. **Staff**
- **Strategy 2** Become a member of the Casper Area Chamber of Commerce for the purpose of networking. **Council** Chamber • • •

**Policy 3** Encourage local business development and expansion

- **Strategy 1** Sponsor business seminars by the Wyoming Business Council and similar organizations to train small business owners about expansion strategies, Internet use, and other topics that stimulate business growth. **Council/Staff** Businesses • • •
- **Strategy 2** Feature various businesses in the local newsletter. **Staff** Businesses • • •
APPENDIX

PUBLIC COMMENTS RECEIVED
DURING DEVELOPMENT OF THE PLAN
EVANSVILLE COMMENTS FOR SUGGESTION BOX

1. I think it’s great that our governing body has a vision for the future and for growth. However, my feeling is that we need a greater focus on NOW! You can drive down most any street in town and be appalled at the garbage, junk and ill appearance of many properties. There is a complete lack of pride among many residents in our community. Also, the walking path and Reshaw Park suffers from lack of attention. The asphalt needs a seal and an occasional moving of the grounds would help to deter the sightings of “critters”. In my opinion, it will be difficult to attract new business and quality residents until a sense of pride exists in those who are already here!

2. I just wish we could see our town be made more beautiful:
   a. As one is coming into Evansville it is really not very becoming (where the trailer court was and that old house).
   b. So many of our homes here are not being taken care of — it looks like the slums — just drive around and you’ll soon see fencing partly down, junk all around, alleys a mess etc.

   There is nothing from look, to encourage anyone to move to Evansville.

3. Tear down those ugly city maintenance shops on the way into town and build new ones that match the look of the town hall and fire hall. Pass some zoning laws that restrict turning (or keeping) your residential property as a junk yard.

4. Get rid of the emergency siren, there is no reason to have that going off at all hours of the night and day. Make the town clean up all the junk in their yards. It would be nice to be able to have people come into Evansville without seeing every other yard full of junk (cars, buildings that are falling down, weeds that are 3 to 4 feet tall, etc).

5. One of the biggest challenges facing our community is the condition of private real estate. It appears that too many people still see Evansville as a storage facility or dumping ground. I believe one of our top priorities must be to improve the physical environment of our town. I would personally volunteer time to help clean up and I would support the use of tax revenue for beautification projects.

6. a. Clean up the town
   b. Community pride
   c. Plant trees along Platte Park road for a wind block

7. a. Clean up all property and discard all junk and junk cars, enforce wood fence enclosure so it isn’t an eye sore.
   b. Beautify all three entrances to Evansville.
   c. Pave a street going north from the Post Office parking lot.
   d. Quiet down barking dogs day and night.
   e. Keep fences around yards in good shape and appearance.
   f. Keep weeds cut.

8. a. Fix the railroad track crossing on Curtis so it lasts awhile.
   b. Possibly put in sidewalks from third to railroad tracks so people — mainly kids don’t
   c. Get people to mow their weeds around their yards and alleys.
   d. Clean up that ugly mess across form the park on Holmes Street - the whole half a block. It sure doesn’t give people a very good impression of the town coming in to see that mess.

9. As out town slowly turns into a dump—with no ordinances enforced, we wonder if ANYTHING will be done. Why spend money on something that will end up in ruins. Take a tour down Evans Street and enjoy the view we see every day. Where is the backbone of our community??

10. Clean up broken, ugly, battered cars on Fifth and Park Lane.

11. Gravel the alleys and fill in their potholes. The gravel should be 1-1/2” or larger crushed limestone so it will compact and still let the water penetrate.

12. Just the way it is!
13. We were very disappointed to learn that the land donated for building the Equestrian stables for handicapped was taken back for “low income housing.” This would have been such an asset for Evansville, something to be very proud of—like the Oregon Trail Cemetery.

14. I’ve been waiting over 6 years to get the water hole in from of my garbage can on Copper Street where the concrete stretch has settled down a couple of inches and has broke 6 sections of sidewalk also. With 95% of cars doing anywhere from 20 miles per hour to 60 on Copper, they like to see how far they can spray the water into my yard. We don’t need horse barns either on the north side of Fifth Street.

15. Clean up Park Lane, check it out you will find junk cars and pickups etc. you will also find yards full of junk (refrigerators, wood, you name it). This is not just an eye sore, but a big fire hazard. People park on the wrong side of the street. The City dump looks better than Park Lane. Some of these cars etc. have been here for years.

16. The Evansville area needs more mobile home spaces desperately – east or across river preferably at community hall to play cards, pool, and visit for other than seniors. I personally would like to see from Fifth to river plotted out for growth with areas for homes, commercial, small nursing home facility, and one or two rental complexes. Who has the money, no one but independent contractors, I guess.

17. I recommend an animal control facility for Evansville to deal with dogs that bark incessantly and the ones roaming free. This problem poses a constant irritation for town occupants and health risk for small children. Thank you.


19. A few citizens try to keep their front yard clean, the rest seem to not care. Its time the town government enforces the laws to clean them up or have it done. Charge them, old junk cars with no licenses, cars on corners a hazard, Second and Evans is a hazard.

20. a. Sidewalks in old part of town.
   b. Major clean-up/follow up.

21. There should be some way to clean up the town. All of the entries into the town are junky and I am sure that the Memorial Day Ceremony brought a lot of comments from the people driving through Evansville. There does not seem to be community pride.

22. Its really great that the town has a chance to grow. BUT, there have been improvements in the past that were NOT KEPT UP! The tennis court in City Park has no maintenance—the destruction of the river to be made into a Park was never finished and never maintained. Why do we make changes and then forget about them. What happen to the rebuilding of the battle ground and what was found in the area supporting it? I suppose all the artifacts are by now destroyed and broken.

23. Extend the pavement from the north side of current paved area of Post Office parking area to the street north of Post Office. Put in water drainage areas along curbs on city streets to avoid flooding in low areas of town.

24. As far as I can see is there biggest nuisance is DOGS barking out of control!!

   b. Repair Third and Curtis four way intersection so that it stops flooding during down pours, then when the snow melts and freezes up again—very slick stopping.
   c. Teen center.

26. I believe Evansville should bring their City ordinances to life. No junk in yards and on street, three pets to a household. Curb their dog from barking all day and night. Sack garbage so it doesn’t blow all over town when being picked up. We have a nice town, let’s make it better.

27. Please loop or put on a blow off on the water lines on Gold and Silver to eliminate dead end lines (water).
28. Clean up the whole town. Get rid of houses and buildings that are nothing but fire hazards! Get rid of old cars that don’t run and are not licensed. Mattresses and old furniture and such junk don’t belong in the front yards.

29. Before this town spends grant money it might be nice if we tried to make an effort to clean up the place a little; junk cars, piles of junk in yards (fire hazards), and unkempt property. If the City Council has no ordinances to do this they should enact some, if they have them how about enforcement. Everyone should take a drive around town once in a while and look at how the place looks and decide if you are proud to live here.

30. a. Let’s beautify Evansville and make it a town to be proud of.
   b. Let’s enforce the existing ordinances for junk around the property and weed control.
   c. There is no excuse for all of the garbage and junk that people pile up around their property that includes the junk autos.
   d. We need to either pave the two lots around the Post Office or do some landscaping with grass and trees.
   e. Need to do something about the entrances as you come into Evansville such as nice signs with the town name, some side walks, and some trees and clean up the vacant lots and the junk around them. Make it a town to be proud of.
   f. Get all of the old homes that are falling apart cleaned up and either removed or fixed up and made livable.
   g. Finish paving streets and putting in curb and gutters. Put side walks on all streets that don’t have any.
   h. Need new and up-dated playground equipment in the park for the children.
   i. More affordable housing, senior assisted living housing.
   j. A new Senior Center that will accommodate more people.
   k. More Churches.
   l. Could use a Boys and Girls Club in Evansville.
   m. Our vision for Evansville in the next 20 years: A community we can all be very proud of that is both clean and well maintained with a healthy environment. With a

31. The kids in the community need something to do without having to go into Casper in the summer. A community swimming pool would help those kids who can’t leave town and travel on bicycle alone. If a large pool can’t happen, a public wading pool would be helpful near the park.