

Shirley Randall

SARATOGA



LAND USE

PLAN

10/26/77

RESOLUTION

WHEREAS, the Town of Saratoga, a municipal corporation has created a Saratoga Planning Commission; and

WHEREAS, the Town of Saratoga has thoroughly reviewed the Saratoga Land Use Plan and have given it their final approval.

NOW THEREFORE BE IT RESOLVED, that the Town of Saratoga, a municipal corporation has reviewed the Saratoga Land Use Plan and have given it their final approval and acceptance.

Dated this 8th day of November, 1977.

Town of Saratoga

By Kochy Glade
Mayor

ATTEST:

Marilyn Norman
Town Clerk

SARATOGA PLANNING COMMISSION

RESOLUTION ACCEPTING LAND USE PLAN

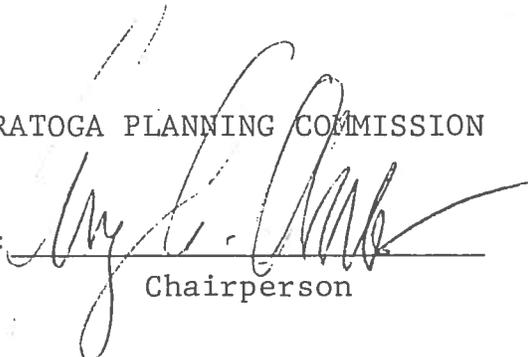
WHEREAS, Wyoming Statutes Section 9-856 (as amended 1975) requires each local government to develop a local land use plan, and

WHEREAS, this Commission has been duly appointed and constituted to develop such a plan for the Town of Saratoga, Carbon County, Wyoming, and

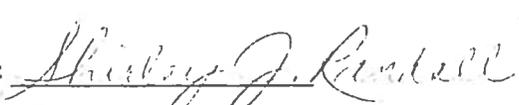
WHEREAS, this Commission has with the assistance of the Carbon County Planning Office developed and reviewed such a plan which is denominated as Saratoga Land Use Plan and dated October 26, 1977.

NOW THEREFORE, be it resolved by the Saratoga Planning Commission that the Saratoga Land Use Plan dated October 26, 1977, be accepted and approved as the land use for the Town of Saratoga.

SARATOGA PLANNING COMMISSION

By: 

Chairperson

Attest: 

Secretary

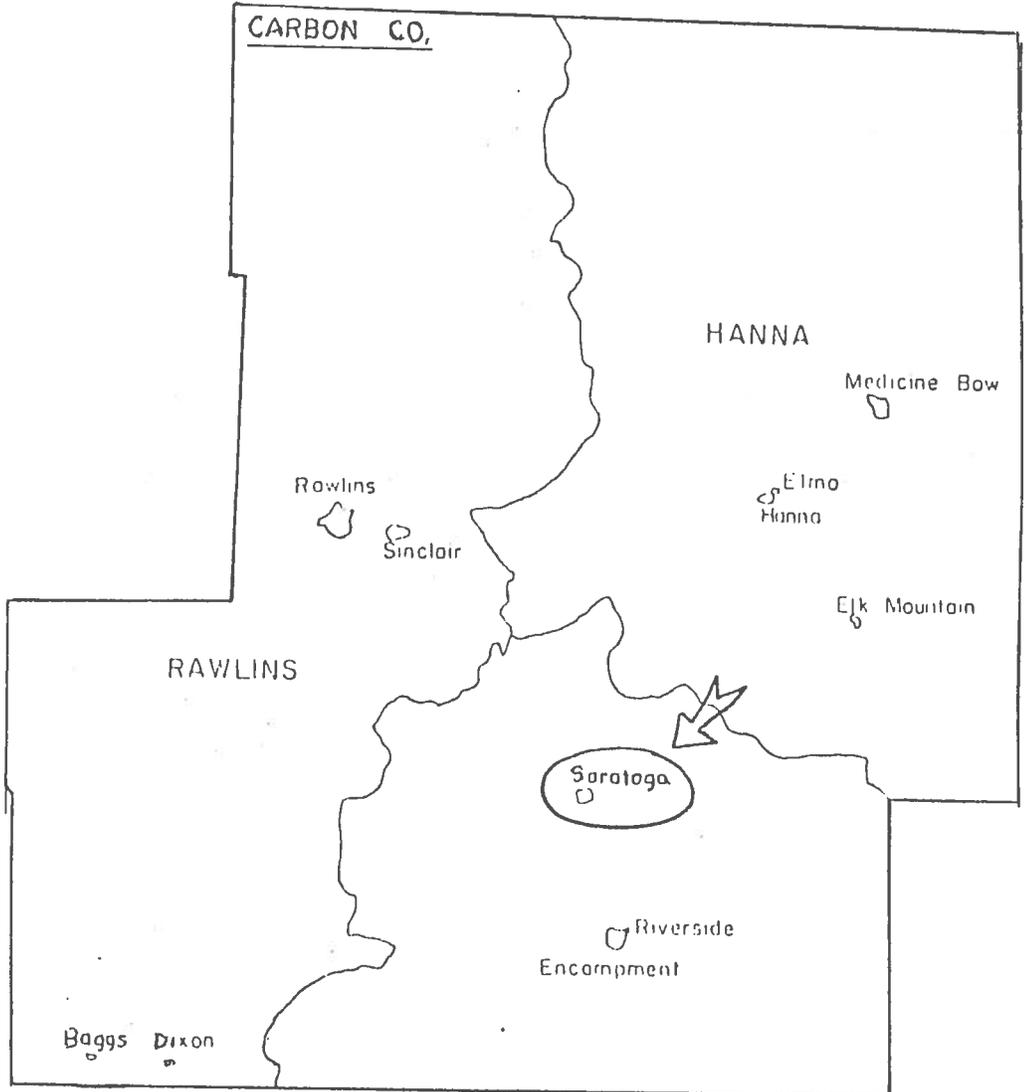
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INTRODUCTION



SCALE



SARATOGA, WYOMING

1977

SARATOGA TOWN COUNCIL

Mayor---Kathy Glode

Council Members

Clinton Craig
L. C. Freeburg
Clifford Hamilton
George Pearson

Clerk---Nellie Wood

SARATOGA PLANNING COMMISSION

Gary Thebault, Chairman
Shirley Randall, Secretary
Frank Henderson
Albert Parrie
Rosemary Erickson

CARBON COUNTY BOARD OF COMMISSIONERS

John Glode, Chairman
Emil Lemich
Martin "Mutt" McMahon

CARBON COUNTY COUNCIL OF GOVERNMENTS

(CCCOG)

Norman Palm, Chairman

PROJECT STAFF

Herb L. Hogue, Executive Director

Artie Scibelli, Associate Planner

Maggie MacPherson, Secretary

SARATOGA PLANNING COMMISSION

The Mayor and Town Council appointed the Saratoga Planning Commission which met for the first time on January 17, 1977. Members were Nancy Pennock, Chairperson; Shirley Randall, Secretary; Frank Henderson, Albert Parrie, and Gary Thebault. Upon the subsequent resignation of Nancy Pennock, Gary Thebault was appointed Chairman and Rosemary Erickson was appointed to fill Nancy's unexpired term.

They were charged with the responsibility of preparing a comprehensive land use plan.

When this task is completed, the Planning Commission will devote itself to developing Zoning and Subdivision Ordinances.

SARATOGA PLANNING COMMISSION

Mr. Frank Henderson
Box 852
Saratoga, Wyo. 82331
Phone: 326-8247
Term Expires: January 17, 1978

Mrs. Robert D. (Shirley) Randall
Box 441
Saratoga, Wyo. 82331
Phone: 326-5491
Term Expires: January 17, 1979

Mr. Gary Thebault
Box 1194
Saratoga, Wyo. 82331
Phone: 326-8123
Term Expires: January 17, 1980

Mrs. Donald (Rosemary) Erickson
Box 68
Saratoga, Wyo. 82331
Phone: 326-5267
Term Expires: January 17, 1981

Mr. Albert Parrie
Box 206
Saratoga, Wyo. 82331
Phone: 326-5302
Term Expires: January 17, 1982

SARATOGA YESTERDAY

Where only Indians and occasional trappers and hunters had found sustenance around the area of the Indian Bathtubs, at what is now Saratoga on the North Platte River, men with perspective toward settlement began to find real opportunity in ranching, mining, logging and recreation.

The industries which were to be the factors for Saratoga's growth had their beginnings after the Union Pacific Railroad was built through Wyoming in 1868. Logs and ties needed by the Union Pacific were cut in the mountains, then floated down the river to Fort Steele where they were distributed along the track for various building needs. Homesteaders began taking their pick of the land, while wealthy British investors brought in large herds of stock to graze Wyoming's vast free grazing land. Officers from Fort Steele and English lords hunted the numerous and varied game, fished the bountiful streams, and enjoyed the hot springs. The lure of mineral wealth brought many prospectors.

William H. Cadwell saw opportunity while hunting meat for the railroaders, emigrants and coal miners and built his three-room homestead cabin near the hot springs on the east bank of the river. He also built a bathhouse containing two tubs of whip-sawed native lumber and began to sell baths, supplies, hot meals and space for travelers to lay out their bedrolls. Following October 14, 1878, the cabin also housed the United States Post Office, under the official name of Warm Springs, but renamed Saratoga on February 5, 1884, by Fenimore Chatterton, who had visited the famous Saratoga Springs, New York, when a youth.

The town enjoyed a prosperous growth after gold was discovered at Gold Hill in 1890. Saratoga, which had benefited from a fine supply and recreation business, was now bombarded with endless streams of freight wagons, businessmen, workers, and more gold-seekers. The business section, as a result of the iron bridge built in 1885, expanded to the west side under the powerful influence of W. B. Hugus who owned land there. A conflict had developed earlier between Cadwell and Hugus in connection with their two businesses near the hot springs.

As population grew, the citizens of Saratoga saw a need for organizing the town. After a series of robberies and an attempted murder in a local brothel, the town was quickly incorporated on August 10, 1900, and then experienced law enforcement and much-needed improvements.

The constantly growing town is still maintained by the early industries and challenged by the need to improve and perfect.

--Compiled by Mrs. Elva Evans
(from the files of the Saratoga Historical
and cultural Association)

STATEMENT OF PURPOSE

Wyoming statutes specifically empower cities and counties to control physical development of their community by setting aside zones for separate kinds of land uses and by establishing standards (such as water, sewer, and site plan requirements) for real estate subdivisions. The purpose for doing this should be "to promote the public health, safety, and general welfare". In all states including Wyoming, this has been interpreted as being for the purpose of promoting orderly development that generally allows the community to grow as the citizens want it to grow and protects scenic and other values that the citizens want protected. All these purposes are subject to Constitutional limitations such as due process and equal protection under the law. In other words, a city or county can't control land use in a whimsical manner. There has to be a single set of regulations that may be amended from time to time, but that are consistently applied, once established. Another limitation is that, in certain extreme cases of development control, compensation must be paid landowners that have development rights taken away. Aside from establishing the legal power to control the use and development of land, Wyoming statutes have much to say about the procedures to be used. Planning Commissions are specifically mentioned in Wyoming law as "the regulatory bodies appointed by county commissions and/or city councils to make recommendations on physical development". There are several steps to be followed:

- 1) First, a comprehensive or master plan should be established by the local planning commission. While these terms scare a lot of people and others tend to ignore them as bureaucratic nonsense, the land use plans are nothing more than a statement of policy upon which the zoning and subdivision regulations are based. It would

be wrong to establish regulations that control the development and use of land without some logical statement of purpose and intent. The plan should indicate what the present state of town physical development is, what problems exist, what population and other demands are predicted, and then proceed with a statement of policies and goals, with which to solve these problems. Wyoming statutes require that public participation be used in the development of the plan that is recommended by the planning commission for certification and approval by the appropriate governing body. The plan is therefore to be a statement on behalf of the citizens as to how they want the community to grow and what values they want protected. The plan should be kept up-to-date to address current and anticipated problems.

2) The second step is to establish zoning and subdivision regulations that translate the policies in the comprehensive plan into workable regulations. These should be written carefully enough that when consistently enforced, they will achieve the objectives and carry out the policies in the plan.

3) The third step, under the Wyoming Administrative Procedure Act (WAPA), is to establish and file with the Secretary of State a description of the rules and procedures by which the planning commission will conduct its regulatory business. This description should, in the case of a planning commission, include such things as a statement of how the commission is organized, when it meets, the procedures for filing applications for

zone changes, special-use permits, plat approvals and procedures for appeal. The rules and procedures will not be effective until 20 days public notice has been given and they are filed with the Secretary of State. They must be so filed in order for actions of the planning commission to be given the force and effect of law.

4) The next step is for the planning commission to enforce its zoning and subdivision regulations in each case that comes before it for a zone change, special-use permit or subdivision plat approval. It was mentioned earlier that the regulations should be written carefully enough to have the effect of implementing the policies desired by the public and expressed in the comprehensive plan. However, even the best ordinances will not reduce the decisions to be made by the planning commission to black and white cases. Judgements will always have to be made, but when standards are not quantifiable, a qualitative statement of the criteria to be used in making the decision should be stated in the ordinance. The ordinances should be as specific as they can be in order for decisions to be fair and consistently applied. The danger of being specific is of course, that this may impose an unexpected severe hardship in certain individual cases. However, the procedures for variances is intended to reduce this danger.

This land use plan represents the beginning of a planning process for the Town of Saratoga, Wyoming. This is not a static process, as the plan will be updated in future years as conditions change. The plan is intended as a basis for an overall framework within which future development decisions can be made. The plan also addresses some immediate concerns.

The plan is comprehensive in that it discusses the elements of population, public facilities, utilities and land use in relationship to each other. As Saratoga continues to grow, additional detailed investigations will need to be undertaken to provide information for future decisions. Specifically, land use regulations will need to be formulated to implement the recommendations of this land use plan.

Several useful purposes are served by the plan at this time. The material presented in the plan will serve as an information base upon which future versions of the plan can build. As conditions change, future investigations can add to the land use, population and other statistics found in this report.

The plan is also Saratoga's first comprehensive statement about itself. As such it can be incorporated into the plan for Carbon County, can be submitted to State and Federal agencies for information to meet their requirements and can be used by potential investors in Saratoga as a clear statement of development problems and policy. The plan will provide the reasoning behind the zoning and subdivision regulations and other land use controls adopted by the Town. Finally, the plan should also serve as the focus of a continuing dialogue among Saratoga's citizens about how their town should grow.

STATEMENT OF CONSISTENCY

The Comprehensive Land Use Plan prepared for Saratoga, Wyoming, contains the elements which have been required by the Wyoming Land Use Commission under the provisions of the Wyoming Land Use Act.

Specifically, a citizen involvement program has been formulated utilizing the local newspaper as the main forum for the communication of planning issues of concern to the residents. The local newspaper, The Saratoga Sun, has also served the beneficial task of conveying dates of public meetings where citizens have the opportunity to express their views and opinions pertaining to planning matters.

The Plan also addresses the quality of air, water and land within the Town of Saratoga. Specific treatment of items such as present and future water supplies, sewage systems, solid waste disposal sites and present atmospheric conditions were included in the discussion of the above environmental aspects. The Department of Environmental Quality and the Soil Conservation Service formed working partnerships with the Planning Commission in obtaining this information.

The present economic conditions and the future trends for the City of Saratoga were analyzed in the Plan. An analysis of the housing, educational, recreational, commercial, sewer and water facilities was then made in order to determine future needs.

The present economic conditions and the future trends for the City of Saratoga were analyzed in the Plan. An analysis of the housing, educational, recreational, commercial, sewer and water facilities was then made in order to determine future needs.

A description of the agricultural lands which surround the Town of Saratoga is included within the Plan.

Public lands within the surrounding the Town of Saratoga are clearly identified on the Public Land Identification accompanying map.

The plan addresses goals and policies which the Planning Commission has determined to be necessary in order to address the problems and issues in the Plan.

A thorough discussion of methods of implementation is included in the Plan. This discussion presents the goals which the Commission has established for the community and proceeds with an explanation of how many of them will be implemented in the future.

Planners consider evidence of town growth

The Saratoga Planning Commission considered overwhelming statistical evidence of local growth during its meeting March 17 at the town hall.

Estimates of current population are as high as 2,400.

Members of the commission were asked to research various areas previously and to report on their findings at this meeting. The results do much to banish any doubts concerning whether or not Saratoga is growing.

Shirley Randall reported that Saratoga schools have doubled in enrollment since 1962, at which time enrollment was 250. Current enrollment is 520, with the high school particularly feeling the impact, she said. Mrs. Randall added that elementary school enrollment has been down in the last two years, but it is now feeling growth from young families whose children are entering kindergarten or the primary grades. Many of these families, she said, are connected with the mines in Hanna.

Frank Henderson reported on electrical hookups using data obtained from Carbon Power and Light Co. showing a growth of 438 residential hookups in 1969 to 706 in 1977. Using a multiplier of 3.17 persons in each household, a figure established by General Electric, this would make the town's population figure 1,388 in 1969 and 2,238 in 1977, he said.

Matt Baclawski of the Carbon County Planning office said the most common multiplier for determining population is 3.5 persons per household rather than 3.17. Using this multiplier, Saratoga's population in January of this year would have been 2,400, he said.

Phone hook-ups also corroborate the story of growth here. Gary Thebault, using Mountain Bell figures, reported there were 605 telephone hookups in Saratoga in 1972, while in 1977 the figure had increased to 980. He said the company projects a total of 1,302 by 1980.

Thebault also reported on gas hookups using Northern Gas figures. A total of 497 hookups were reported in 1972, while in 1977 they have 661. A total of 720 hookups are projected for 1978. These figures allow for conversions from butane, plus some conversions from gas back to coal.

Chairman Nancy Pennock reported on civic and social groups, and her list was expanded to include all churches,

church groups, political groups and the like.

Research assignments were then made for the next meeting. Thebault is to investigate the number of pure industrial and commercial businesses in town, including the make up of the work forces and if employment figures are seasonal.

Parric and Mrs. Randall will investigate employment in and numbers of highway-oriented businesses and downtown businesses.

Henderson will obtain similar information from all governmental units in town, and Thebault will obtain information

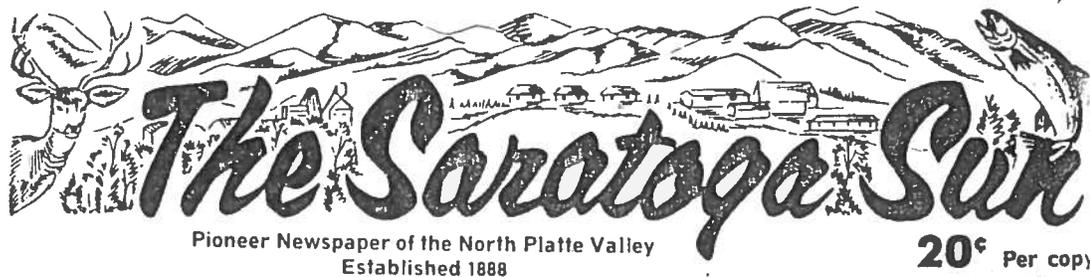
on the fire department.

Mrs. Pennock will investigate parks and if any provisions have been made for parks in Country Club Heights.

The members are also to study the Rawlins Subdivision Ordinances in preparation for the next meeting.

The commission will be combining these statistics and studies into a narrative to be presented in public meetings as part of procedure for adopting a master plan for the town.

The next meeting of the planning commission will be Wednesday, April 20, at 7 p.m. at the town hall.



CITIZEN INVOLVEMENT

Citizen participation is the key to land use planning. The best plans are made with an honest concern for the needs and desires of a community's citizens and the job of planning is made easier with a clear knowledge of how a community's citizens want to live. The Planning Commission intends to represent the interest of the Saratoga citizenry and to continually seek public input through open meetings and public hearings.

When the Saratoga Preliminary Land Use Plan was completed a public hearing was held at which time concerned citizens had the opportunity to express their opinions on planning matters which were incorporated into the Plan. The notice which is posted below appeared in the Saratoga Sun prior to the hearing.

Several additional hearings shall be held in the future to obtain the views of local residents pertaining to the proposed adoption of zoning and subdivision ordinances.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Saratoga Planning Commission will hold a Public Hearing Wednesday, August 17, 1977, at 7:30 p.m. in the High School Multi-Purpose Room to obtain views of citizens pertaining to proposed adoption of the Saratoga Comprehensive Land Use Plan.

Shirley Randall, Secretary
Saratoga Planning Commission
Pub.: August 4, 11, 1977.

August 4, 1977—THE SARATOGA SUN—Page 22

GOALS

The overall goal of Saratoga is to remain the wholesome place it has always been and to maintain the charm of a small rural western community. As such, the town accepts the expected growth but desires to grow in an orderly fashion. It is the town's desire to keep changes consistent with the existing rural atmosphere but to be cognizant of the need to incorporate new ideas. Saratoga's citizens pride themselves in being self-governed, sensible, solid citizens of a proud state and heritage. The main objective of the town is to preserve and maintain a high quality of life through community pride and citizens' involvement.

Saratoga desires to promote public health and safety while recognizing the growth problems, the opportunities for development, and the social, economic, and environmental effects of change. The Planning Commission and citizenry intend to set forth and foster the desired patterns and characteristics of future development while maintaining a realistic view of inevitable changes. The comprehensive plan with its maps, plats, charts and explanations shows the Planning Commission's recommendations for future development.

The first step in establishing a comprehensive plan to guide the orderly development of the town is to set forth the long-term goals that are considered beneficial to the interests and welfare of the residents.

These goals are as follows:

1. to protect the established character, social, and economic well-being of private and public property.

2. to promote the best utilization of land in the public's best interest.
3. to secure safety from fire, flood, panic and other dangers to the public.
4. to conserve building values and enhance the value of the town and the surrounding area.

EXISTING AMENITIES; INVENTORY
AND FUTURE NEEDS

UTILITIES, PUBLIC FACILITIES AND SERVICES

Saratoga has an inadequate water and sewer system. Improvements to the water system are presently underway. These improvements include construction of a million gallon storage tank and installation of a new transmission main and intake structure. Construction of a new water treatment plant will be underway soon. The above improvements are expected to be completed by May 1, 1978. Upon completion the water system will accommodate approximately 5000 people. A master water plan is being drawn up which describes remaining improvements to be made upon the water system.

A master sewer plan has been completed which describes the existing system and recommends improvements that will have to be made. Some improvements on the system are currently underway. These include the construction of a lift station, east outfall and eastern interception line.

Additional funds are needed for expansion of the sewage treatment plant and other major improvements to the system. When the expansion and improvements are completed the sewer system will have the capacity to serve approximately 5000 people. According to the population projections contained in this plan, this should make the system adequate only until the early 1980's.

In 1976 a new building was completed that houses the Saratoga Volunteer Fire Department. The Town has a well-trained, adequate volunteer fire department that has a class rating of #9, the best possible rating for a town the size of Saratoga. The existing fire fighting equipment includes one (1) fire truck with a 1,000 gallon capacity and one (1) pumper

truck with a 500 gallon capacity. Future growth will require additional men and equipment to maintain current standards

Refuse collection is handled privately within the Town of Saratoga.* A State Highway Maintenance facility is also located within the corporate limits.

Carbon County provides and maintains a well-equipped ambulance which is located in Saratoga. The Town has a full-time medical doctor, two dentists, one nurse-practitioner, several registered nurses, and six (6) Emergency Medical Technicians (EMTs). There is also a volunteer Search and Rescue Unit within Saratoga. A practicing physician is considering constructing a full-time emergency room facility.

Law enforcement officials residing within and serving the community include four (4) full-time Town police officers, a full-time deputy sheriff assigned to us by Carbon County and a Wyoming Highway patrolman. Utilizing the state average of 2 policemen per 1000 population, it can be assumed that an additional 5 police officers will be needed by 1985 to adequately serve the needs of the increased population.

A municipal court judge and justice of the peace also serve within the Town of Saratoga.

* The town's solid waste disposal site is discussed thoroughly in a later section of the plan.

HOUSING

Saratoga's existing housing stock consists of the following:

477: conventional single family dwellings

201: trailer and modular homes

87: apartment units

Total 765

Over the period of the last three years sixty-two new homes and nineteen new apartment units have been constructed throughout the Town. In addition, several new trailer courts have been constructed which provide forty-eight additional trailer sites. There are presently one hundred five trailer sites within the Town limits.

Several new subdivisions within and adjacent to the city limits are in the planning stage. They will provide many new homes thus alleviating the present housing shortage. In addition to the sparse availability of homes for purchase, there exists an inadequate number of rental units and trailer spaces throughout Town.

New homes are currently being built at a controlled rate of growth. The Town Council has placed a temporary restriction on the issuance of water and sewer taps in order to alleviate the burden on the inadequate water system. The restriction is expected to be lifted in the near future as improvements to the water system will be completed soon.

There exists a need for housing designed for senior citizens. These units should be separate from nursing home facilities. A government financed senior citizens' complex would benefit elderly citizens by providing them with low cost housing. Senior citizens would benefit through the companionship

derived from close association with persons of similar age and interests. New families could also benefit by utilizing the housing of elderly individuals who would elect to reside in senior citizen housing.

It has been estimated that 767 additional housing units will be needed by the year 1985 to adequately serve the needs of the increased population. This figure was determined by dividing the projected 1985 population (5361) by a reasonable national multiplier of persons per household (3.5).

The 767 housing unit figure represents a complete doubling of the present housing stock. (765 dwelling units)

SCHOOLS

The school system in Saratoga is feeling the impact of energy related growth in Carbon County. In 1962 the school enrollment was 250 students in grades kindergarten through twelve. In 1977 this enrollment had climbed to 520 students. Based on current trends, the projected enrollment in five years will be 837 students. This is an average increase of ten (10) per cent for each of the intervening years.

The elementary school, while presently adequate, will reach its capacity of 300 students before 1980. The junior and senior high schools have inadequate classroom facilities at the present time. Crowded conditions will become more critical with each new student enrolled. With an enrollment in 1976-77 of 268 students in grades 7-12, and a projected enrollment in 1981-82 of 432 students in grades 7-12, it becomes readily apparent that the expansion of educational facilities is of critical importance.

As a result of these increased enrollments the School District #2 Board of Education officials have proposed a plan to locate a new high school in close proximity to the old one. This would allow junior high school students to utilize the present high school facilities. This arrangement would also allow the new high school to utilize the old high school's gymnasium and football field on an interim basis.

The possibility of incorporating the sixth grade into a Middle School complex (grades 6-8) would ease the crowded conditions in the elementary complex. The possibility of adding additional classrooms to the elementary building may also need to be explored.

The School System and the Town Council have agreed to the sale of
Town land on the west bench for future school needs.

TRANSPORTATION

State Highway #130-230 is the north-south access through Saratoga. It connects with I-80 on the north and the Colorado border on the south. State Highway #130 crosses over the scenic Snowy Range to Laramie about 8 miles south of Saratoga.

The Union Pacific Railroad offers commercial service on demand in Saratoga with the switch being made an average of three (3) times a week to service the local sawmill complex. It is vital to the economic welfare and stability of the Town of Saratoga that this service staff, and facility remain in tact.

The airport facility is adequate to handle most types of aircraft with an 8400 foot hard surfaced runway, taxi strip and ramp/parking area. Future airport plans call for substantial improvements on surfacing, taxi and ramp areas. The airport has one (1) Fixed Base Operator for fuel sales, charter work, and mechanical services. Numerous hangers are on the field for private storage of aircraft. The field is also served by a commuter airline service which offers Denver/Rawlins/Laramie service on a will call basis twice daily. A modern air terminal is available for general aviation uses.

At present the Saratoga area does not have bus service, but with growth trends limited service may be investigated.

The town's local common carrier freight service is handled by North Park Transportation from their local terminal.

PARKS AND RECREATIONAL FACILITIES

In recent years Saratoga has made major improvements in the development of recreational parks and facilities. The largest park constructed thus far is Zeiger Park which covers an area of 180,000 square feet. Facilities include a picnic area, playground equipment, a baseball field, football field, jogging track and winter ice skating rink. Zeiger Park is owned, maintained and supervised jointly by School District #2 and the Town of Saratoga.

Veteran's Island, with an area of 80,000 square feet, provides double tennis courts, a major picnic area, horseshoe pits, and playground equipment. The land is state owned but leased to the Town for ninety-nine (99) years.

The Saratoga mineral springs is also state owned and leased by the Town for ninety-nine (99) years, and provides year round use of the natural hot springs and seasonal use of a municipal swimming pool. Plans are underway for construction of a new outdoor pool to be open year round.

George and Nellie Wood Park is a double "little league" baseball field. The use of the land is donated by the Woods.

The Odd Fellows' Lodge maintains a picnic area of approximately 1600 square feet adjacent to the river in the downtown area.

Highland Park in the southern part of Town is presently being developed. It will provide 93,600 square feet of space for picnicing, playground equipment and a play area for pre-school aged children.

Saratoga Lake, just outside the Town limits, has been developed by

the Lion's Club with help from the Town and other organizations. This is a major area for boating, camping, fishing, and other recreational activities under the jurisdiction of the Town of Saratoga.

The National Recreation Association recommends that one acre per 100 people be allocated for community parks. The Planning Commission recommends that the Town of Saratoga maintain this as a standard.. There presently exists approximately 8 1/2 acres of land utilized for recreational purposes within the corporate limits. Based on the present population of 2500, an additional 16 1/2 acres of recreational land is needed to adequately serve current residents. In addition to this figure, another 28 1/2 acres of recreational land will be needed by 1985 to meet the needs of the projected population increase.

In the past the governing body of the town has provided ample land and financial assistance facilities. It is hoped that this practice will continue in the future. The Commission recommends that BLM land close to town be acquired for use as additional recreational space. An application should be made for acquisition of this land through the BLM's Federal Recreation and Public Purpose Act (RP&P).

STREETS

The streets of Saratoga are in a state of complete disrepair with only two (2) main arteries having hard surfaced paving. The Town currently has no curbs or gutters, except in the downtown area. The gravelled streets are prone to frost heaves and washboard problems. Existing alleys are basically in the same condition as the streets.

The streets, for the most part, are void of sign designations and house numbering. Streets that have signs are usually illegible in twilight and darkness. It is recommended that the Town Council continue to seek Off Systems funds to remedy this situation.

All of the bridges in Town need review for width, approaches, construction and visibility.

A copy of the latest paving proposal is included in this plan.

The Planning Commission recommends that funds be sought for the implementation of the paving proposal.

COMMUNICATIONS

The Town has a weekly newspaper, The Saratoga Sun, which covers the news of the Platte Valley.

Mountain Bell Telephone maintains staff and a service and maintenance facility for the entire valley.

The Town Council has approved a franchise for cable television. Expansion of all television service is encouraged.

An AM/FM radio station should be considered for establishment in Saratoga which would serve the Valley.

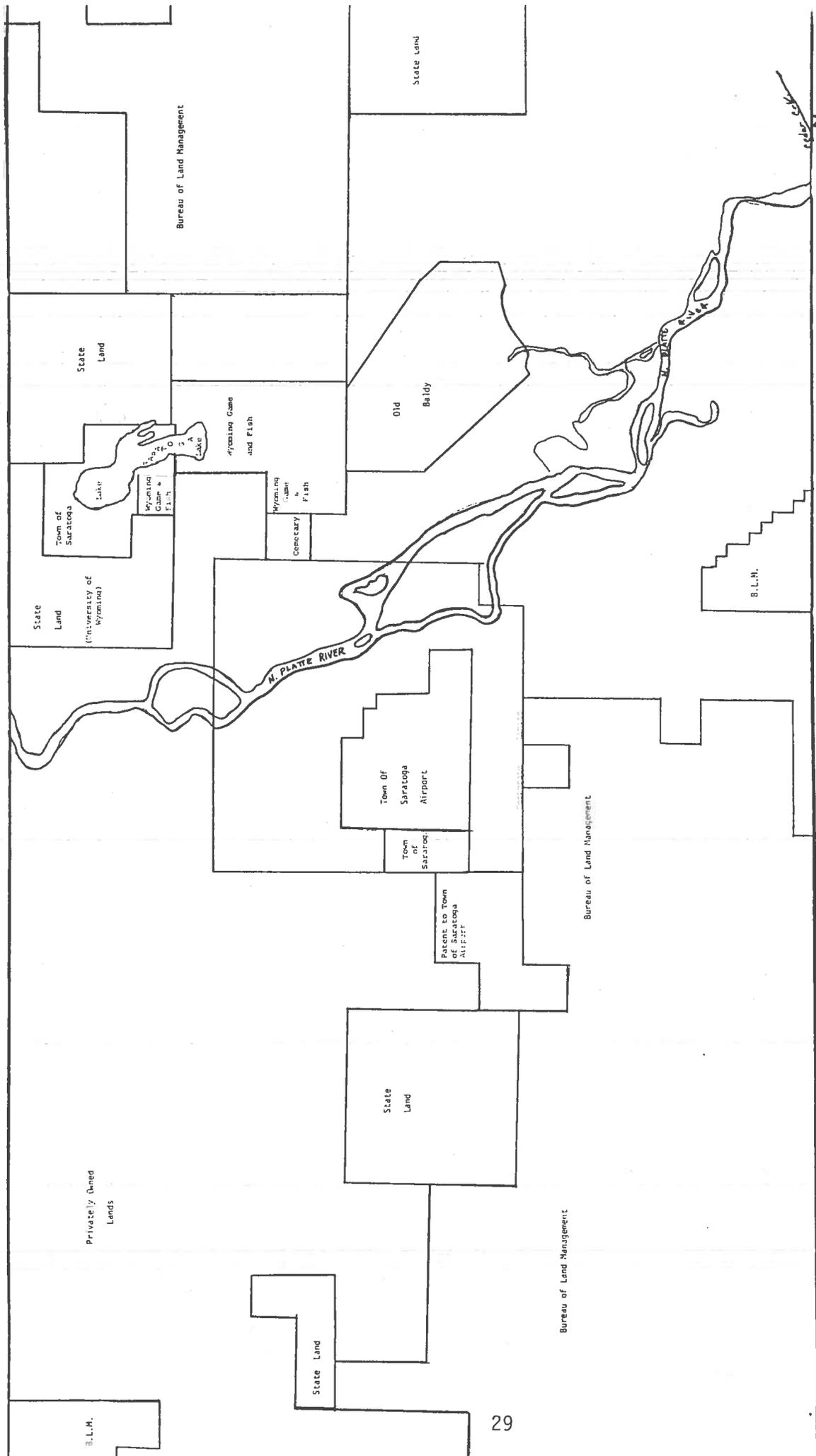
CHURCHES

The following denominations are represented by churches within Saratoga: Roman Catholic, Episcopal, Presbyterian, Lutheran, Baptist, Assembly of God, The Church of Jesus Christ of Latter Day Saints, Baha'i, and a non-denominational unit.

A wide variety of church related organizations, civic groups and social clubs provide activities for the involvement of Saratoga's residents.

AGRICULTURAL LANDS

The majority of the agricultural lands surrounding the Saratoga community are utilized for grazing and the cultivation of hay. Sagebrush is the predominant ground cover on lands surrounding the community.



PUBLIC LAND IDENTIFICATION MAP

Source: County Assessor's Plat

GENERAL CONSIDERATIONS
BEARING UPON
LAND USE

SARATOGA 1977

POPULATION

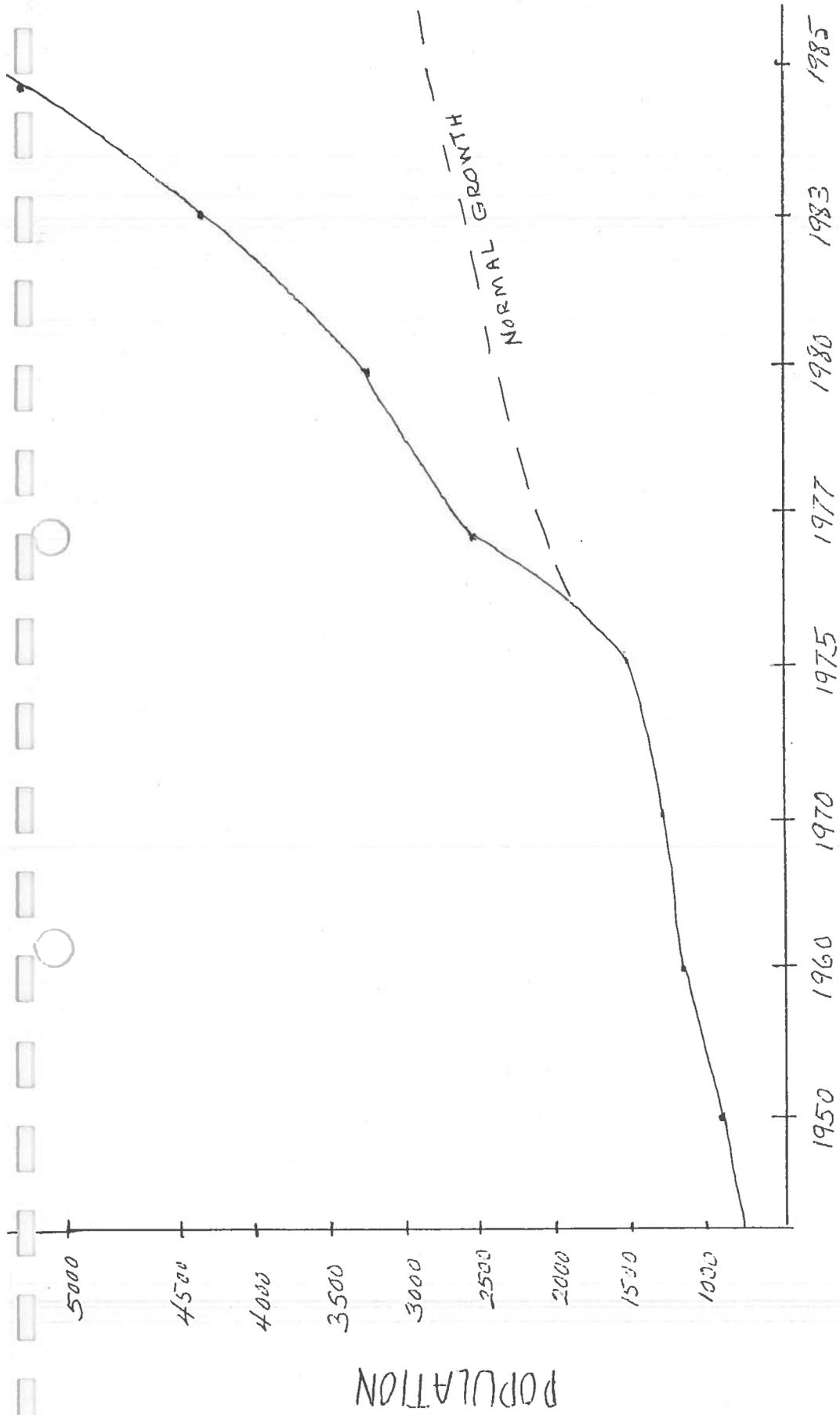
Saratoga's population according to the official 1970 census was placed at 1181 with the current estimated population being 2500. This represents an increase of over one hundred percent (100%) since 1970. Most of this increase is directly attributed to energy related activities.

Saratoga's Aging Services estimate that approximately four hundred (400) of our citizens are sixty (60) years of age or older.

It has been estimated that the population of Saratoga will increase to 5361 persons by the year 1985. This figure was determined by utilizing population projection data from public utility companies and the school system within Saratoga.

The figure represents a yearly population increase of 10% as follows:

1977	:	2500
1978	:	2750
1979	:	3025
1980	:	3328
1981	:	3661
1982	:	4028
1983	:	4431
1984	:	4874
1985	:	5361



POPULATION PROJECTIONS SARATOGA, WYOMING

1950	—	926
1960	—	1133
1970	—	1181
1975 - EST	—	1408
1977 EST	—	2500
1980 - PROJECT	—	3328
1983 - PROJECT	—	4431
1985 - PROJECT	—	5361

The 1950-1973 figures are from the U. S. Census Book.
 The 1977-1985 figures are Saratoga Planning Commission
 projections based upon growth trends in Public Utilities
 hookups, the School System and housing.

ECONOMIC DEVELOPMENT

The major economic force influencing the Saratoga area in recent times has been development of the mining industry. In the Hanna area, forty (40) miles north, large coal fields have become increasingly active. As a result of this activity, the economic climate is "booming" due to housing, recreational needs, and service industries. It should be noted that this economic "boom" has a time span of perhaps 20 years owing to the fact that the supply of coal in the area will someday be depleted. As a result long term growth patterns shall not be limited solely to this one industry.

Historically the town of Saratoga has derived its economic livelihood from the agriculture (ranching and timber harvesting) and tourist related industries. These have remained very stable industries for which the community provides support.

The Town is complemented with excellent seasonal tourism and recreational facilities. Clubs, inns, hotels, and motels throughout the Town are booked heavily throughout the summer and fall with travelers and hunters.

There are presently 108 retail and highway businesses within the Town of Saratoga. The number of businesses within the town are expected to increase as the Town continues to grow.

The Planning Commission strives to guide the town's growth and development in an orderly and decisive manner.

ENVIRONMENTAL QUALITY

The Saratoga Planning Commission realizes that land use decisions require consideration of basic environmental values such as air, water, and soil quality.

The quality of air within the Saratoga area is generally quite good due to the low population density (and therefore relatively low numbers of automobiles in the Platte Valley). It should be noted though that there are a number of pollution sources which detract from the quality of the atmosphere in Saratoga. These include the following:

1. Airborn dust (due to unpaved streets in the area)
2. Stack emmissions
3. Airplane emmissions
4. Automobile emmissions
5. Refuse burning
6. Aerial spraying

The North Platte River which flows through Saratoga, has provided the main supply of water for the town. Though water quality is not a major problem right now in Saratoga, several water pollution sources do exist. These include the run-off of fertilizers and manure from agricultural and grazing lands into the North Platte River. The drainage from septic tanks on private lots also presents a potential threat to both the North Platte River and underground water supplies.

The town's sewage facility consists of a two-stage lagoon which drains into the North Platte River. The existing sewage system is inadequate for the needs of the present population and does not meet secondary discharge standards established by the Environmental Protection

Agency. It should be noted that although the present system does not meet secondary discharge standards no imminent threat to the environment exists at this time.

A noteworthy problem does exist regarding seepage of water from the Hugus ditch into the sewage lines. The Hugus water ditch which flows through Saratoga has a higher elevation in many places than the adjoining ground. As a result of this situation water has been seeping into the sewage lines which are made out of porous clay. This taxes the existing sewage facilities for it creates a greater volume of water which must be pumped and treated. The existing sewage system will have to be expanded to meet both present and future population needs.

The North Platte River also functions as an important recreational area. For years the River has afforded excellent fishing along its bank, and has served as a fishing haven for local and visiting anglers.

The availability of clean fresh drinking water is a basic necessity of life. The Saratoga Planning Commission recognizes this fact and aims to control development which might endanger the town's water supply. Future industrial developers shall be required to adhere to strict conservation measures which forbid the dumping of pollutants into the North Platte River.

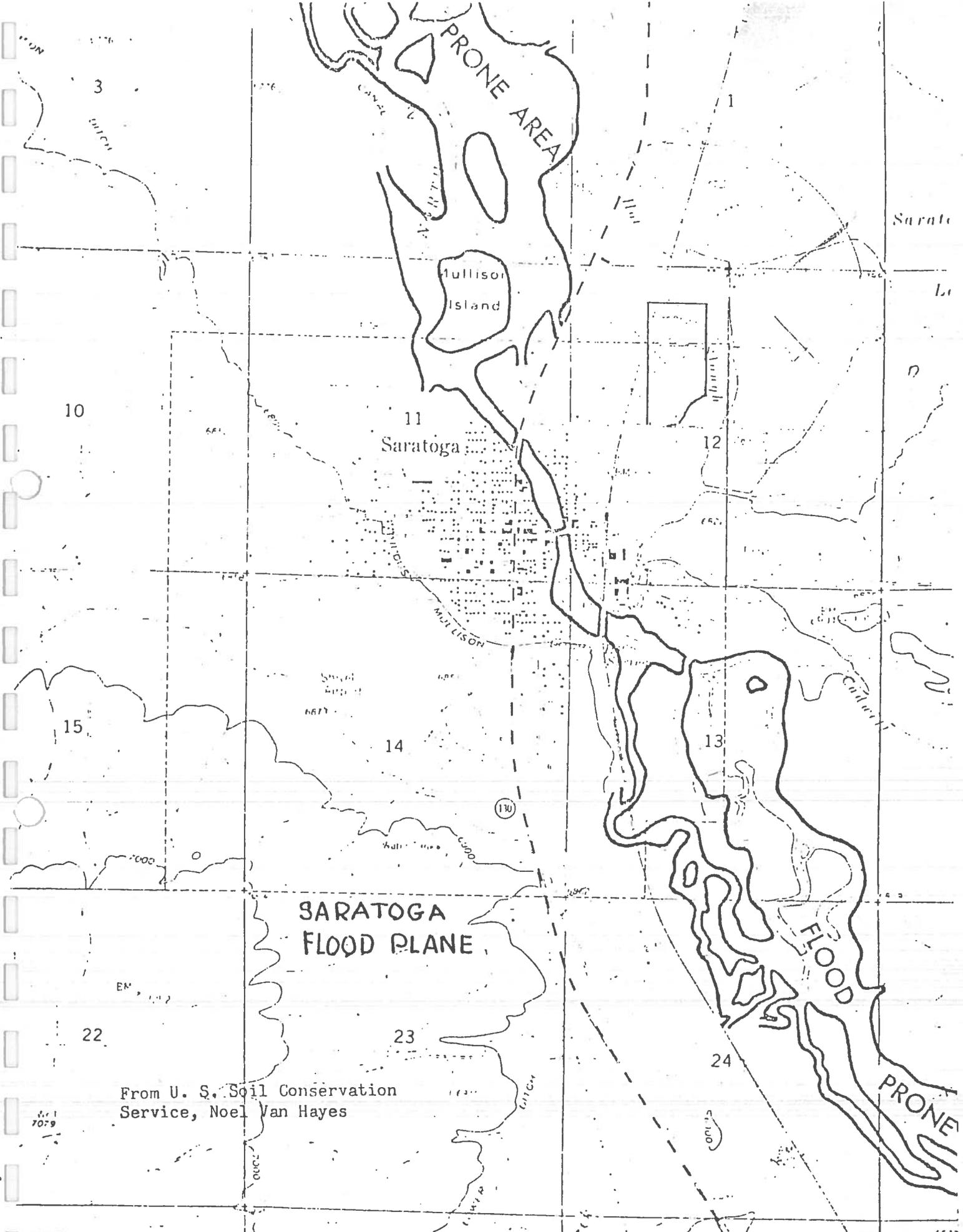
The town's solid waste disposal site located one mile east of town is inadequate for the needs of the present population. Its proximity to town presents a health hazard and eyesore to the residents of Saratoga. In addition, much of the trash and debris is sent traveling across the countryside by heavy winds which are common to the area. The Planning

Commission has approached the Bureau of Land Management with a Recreation and Public Purpose application for land situated 1 1/4 miles further east of Town for use as a solid waste disposal site. The site would cover an area of 320 acres. Once this land is acquired the facility should be properly maintained so as to meet State DEQ standards and eliminate the deficiencies already cited.

The Department of Environmental Quality, the Bureau of Land Management and the Soil Conservation Service should be consulted when additional information is needed regarding decisions pertaining to the natural environment.

FLOOD PRONE AREA

To insure that the Town of Saratoga continues to qualify for federal or federally-related financial assistance, it is important that attention be given to the flood plane maps included in this document. The first map, provided by the Soil Conservation Service, shows the flood prone areas in and around the Town of Saratoga. The second map shows, more specifically, the areas within the Town limits (depicted by shaded areas) which are hazardous flood areas and thus eligible for Federal insurance and financing. Any construction within these shaded areas will carry low-cost Government Flood Insurance. These structures should be specifically designed and anchored in such a manner as to suffer minimum flood damage in that eventuality. Proper and adequate drainage in these areas should be provided with minimum elevations established for sewer and public utilities.



From U. S. Soil Conservation Service, Noel Van Hayes

LEGEND

SPECIAL FLOOD HAZARD
AREA WITH
DATE OF IDENTIFICATION

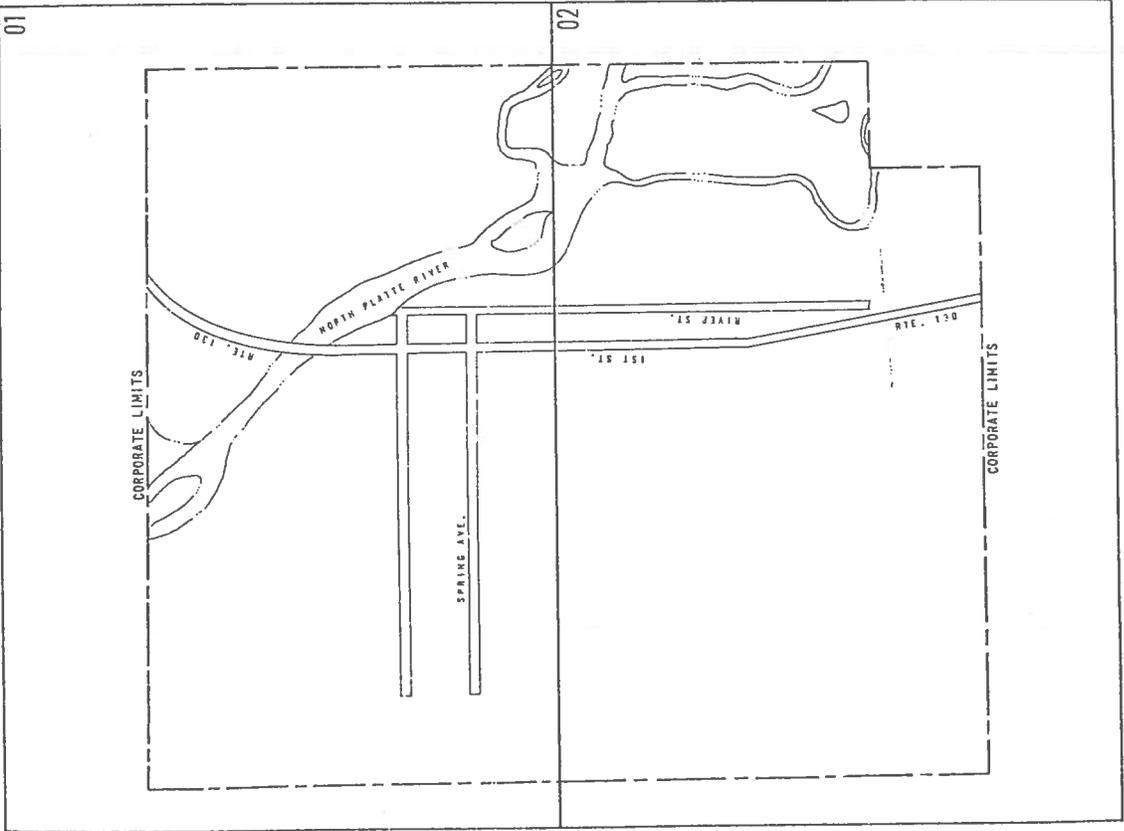
ZONE A
DATE

NOTE: THESE MAPS MAY NOT INCLUDE ALL SPECIAL FLOOD HAZARD AREAS IN THE COMMUNITY. AFTER A TOWN OR CITY HAS BEEN DESIGNATED AS A SPECIAL FLOOD HAZARD AREA, THE TOWN OR CITY SHOULD CONSIDER THE NEED FOR FLOOD CONTROL MEASURES, SUCH AS DRAINAGE CANALS, AND OTHER FLOOD CONTROL MEASURES.

CONULOT AREA SERVING COMPANY OR LOCAL INSURANCE COMPANY SHOULD BE CONTACTED TO DETERMINE IF RESIDENTS IN THIS COMMUNITY ARE ELIGIBLE FOR FLOOD INSURANCE.

INITIAL IDENTIFICATION DATE
JUNE 14, 1974

REVISIONS: 1. 1979 CORRECTIONS TO LEGEND AND ZONE A DESIGNATION.



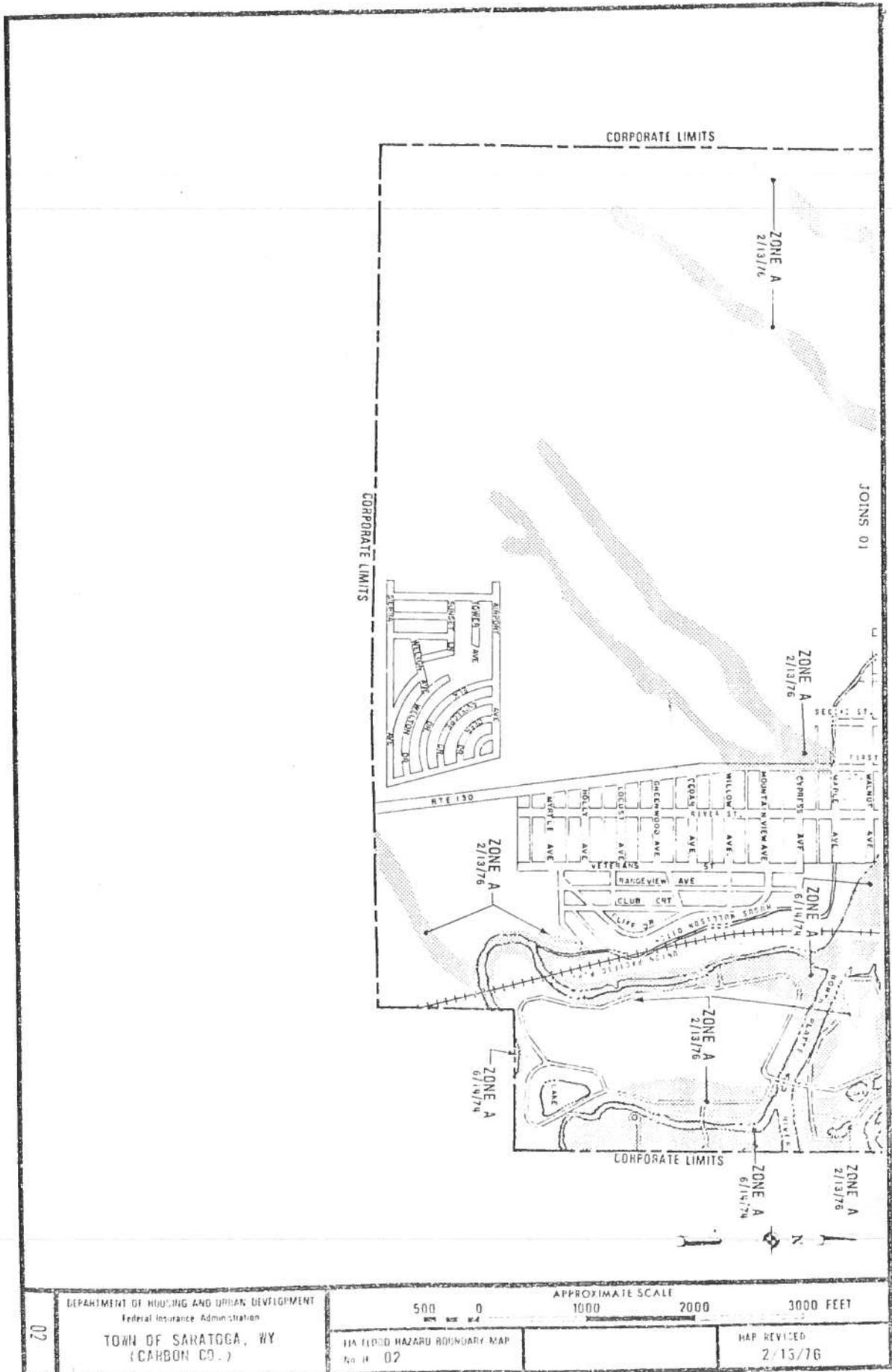
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

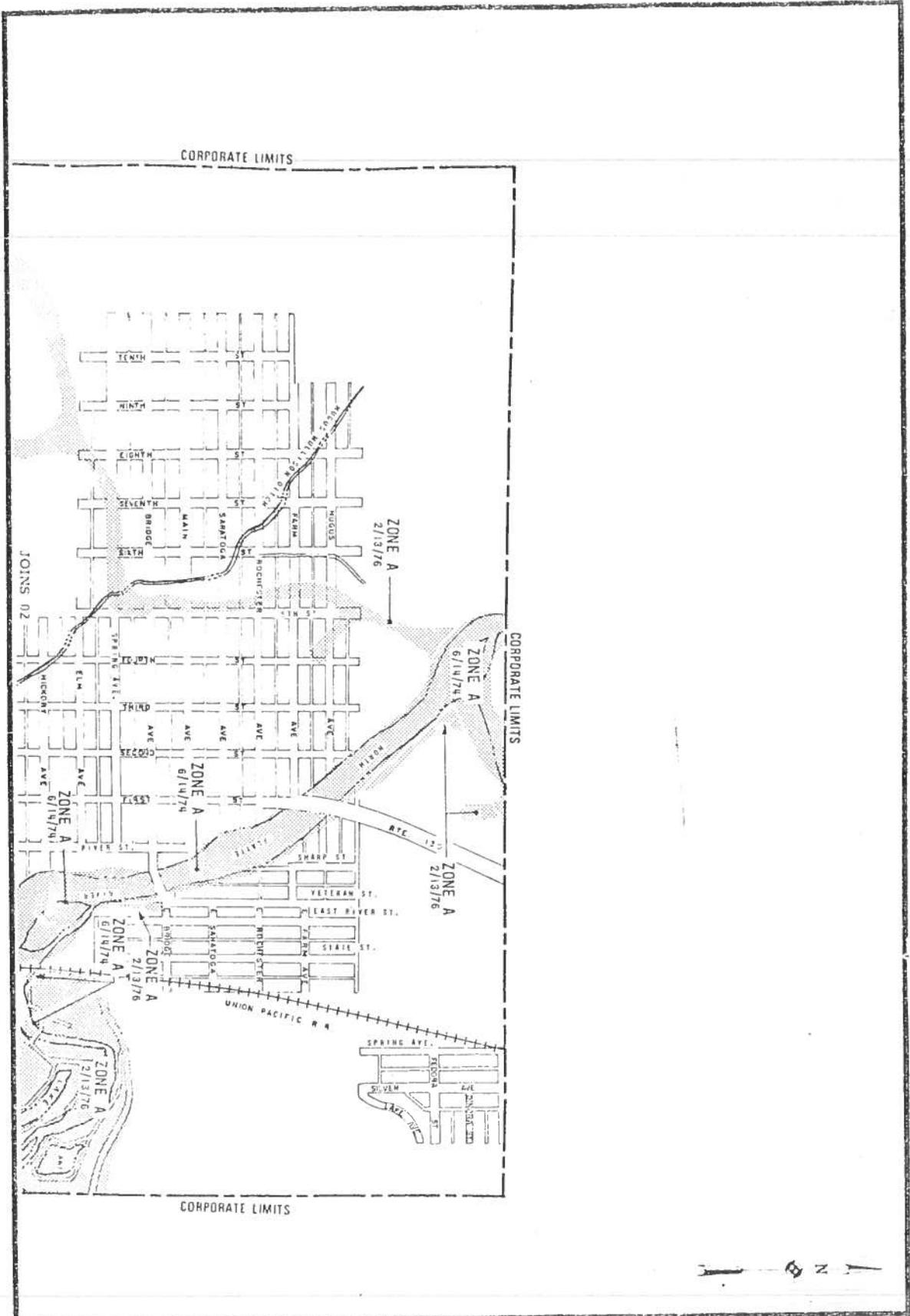
FLOOD HAZARD BOUNDARY MAP H - 01-02

MAP INDEX

TOWN OF SAFATOGA #1
(CARBON CO.)

COMMUNITY NO 560012A





01	DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Federal Insurance Administration	500 0 feet feet	APPROXIMATE SCALE 1000 2000 3000 FEET
	TOWN OF SARATOGA, WY (CARBON CO)	FIA FLOOD HAZARD BOUNDARY MAP No H 01	MAP REVISED 2/13/76

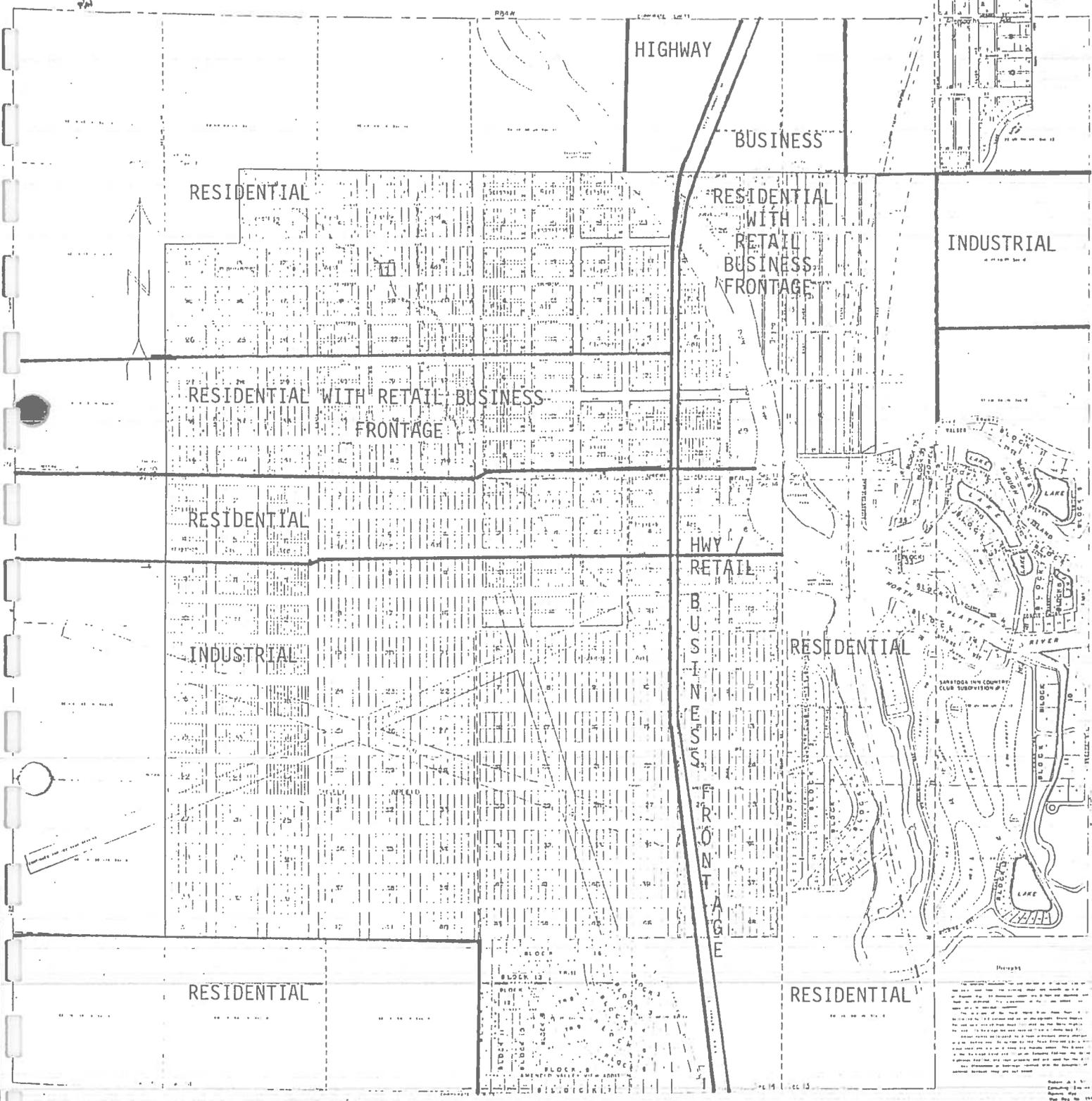
FUTURE LAND USE WITHIN CORPORATE LIMITS

The Future Land Use Map on the following page illustrates the Planning Commission's recommendation for future land use within the Town of Saratoga. It should be noted that this is a very basic outline for future land use at this time. The map is subject to a great deal of change especially after FAA requirements are thoroughly investigated with regard to compatible land uses adjacent to the existing airport boundaries.

FUTURE LAND USE WITHIN CORPORATE LIMITS

Town of Saratoga, Wyoming

May, 1956
Scale: 1" = 200'



FUTURE LAND USE OUTSIDE CORPORATE LIMITS

The Planning Commission recommends that the land areas along the western boundary of Town be utilized for future residential development. It is believed that this area is best suited for residential use because water, sewer and electrical utilities are accessible to this area.

The majority of the land north of the Town corporate limits consists of low lying marshlands. This area would be unsuitable for residential development due to the high cost of improving the land and providing utilities. The Planning Commission encourages highway businesses to locate adjacent to Highway #130 extending from the northern boundary of Town.

It is recommended that light industry be located along the eastern border of Town if a need arises for such. This location would allow prevailing winds to send industrial atmospheric pollutants away from the residential areas of Town. It is also recommended that the land area between the proposed industrial complex and the Saratoga Lake be utilized for residential development. The Commission discourages development within the vicinity of the Saratoga Lake for aesthetic reasons.

The majority of the land areas south of the corporate limits are regulated by the Bureau of Land Management. The Planning Commission recommends that a Recreation and Public Purpose (RP&P) application be filed with the BLM for the purpose of acquiring additional residential and recreational lands in this area if growth trends dictate such a need.

POLICIES

POLICIES

1. to encourage the preservation and restoration of historic buildings and homes within the area thereby maintaining the existing character of the town.
2. to assure that the town's growth rate be maintained at a level that does not exceed the town's ability to finance and provide necessary public services such as sewer, water and traffic improvements.
3. to assure that development within a one mile limit of the town's corporate limits shall adhere to the town's subdivision regulations when annexation is a strong possibility.
4. to assure that mobile home parks and multiple dwelling complexes shall be safe and healthy places to live.
5. to encourage new mobile home placements to be placed in areas that do not detract from the scenic value of town.
6. to encourage new commercial establishments to locate in existing commercial corridor areas; and to discourage new satellite commercial areas.
7. to recommend preservation of the North Platte River as a scenic and recreational corridor.
8. to encourage the upgrading and improvement of the town's streets and thoroughfares.
9. to encourage the improvement and expansion of parks and recreational facilities throughout the town.
10. to encourage alternative parking methods and traffic control.
11. to recommend that state and federal funds be sought for the improvement and/or construction of public utilities and facilities.

PLAN
IMPLEMENTATION

OBJECTIVES

The following objectives are recommendations which the Planning Commission has presented as a method for implementation of the goals and policies set forth in this plan.

1. To serve adequately, and in compliance with current State and Federal regulations and community needs, the Town of Saratoga should continue to seek Federal financial assistance and all other grants and monies available to assist in improving and/or constructing:

- 1) Streets
- 2) Water and sewer facilities
- 3) Lighting facilities
- 4) Traffic control
- 5) Park and recreation areas
- 6) Street signing
- 7) Local senior citizens' housing
- 8) A senior citizens' center
- 9) A new municipal building

The priorities list contained in the appendix of this plan indicates levels of funding and progress for each of the above projects.

2. It is recommended that the Town Council evaluate and pursue all viable alternatives for obtaining parking in the downtown area. The Planning Commission recommends that land be acquired for the construction of public parking lots. It also encourages the utilization of private lands for commercial public parking.
3. There exists a need for an overnight medical facility in Saratoga since the nearest hospital is in Rawlins, forty (40) miles away.

4. The Commission recommends that Saratoga residents work together for beautification of the town. This can be accomplished in a number of ways. A landscape architect should be hired for the purpose of beautifying and unifying the downtown area. Trees, shrubs and grass should be planted throughout the town. Vacant lots should be cleared of abandoned cars, trash and debris. A rustic architectural motif should be encouraged throughout the commercial section of town emphasizing covered walkways, shade awnings and wooden boardwalks. The concept of a pedestrian square should also be considered.
5. The National Recreation Association recommends that one acre per 100 people be allocated for community parks. It is recommended that the Town of Saratoga meet and maintain this standard as the community grows. There presently exists approximately 8 1/2 acres of land utilized for recreation purposes within the corporate limits.

Based on the current population of 2500 an additional 16 1/2 acres of recreational land is needed to adequately serve the present population.
6. A uniformity should exist throughout town among pavement, curbs, and gutters. A program should be initiated to pave the town's unpaved streets.
7. A Cemetery District should be formed in order to acquire the lands and the funds which are needed to improve and maintain the Saratoga cemetery.
8. It is recommended that the Town of Saratoga obtain a thorough Traffic Control Survey from the Wyoming Highway Department. This would present alternatives for alleviating the following traffic problems:

- The turn onto Pic-Pike Road from S. Veteran Street.
 - The safety hazard which exists at the intersection of Bridge St. and Highway #130-230. (It is recommended that a traffic signal be installed at this intersection).
9. As traffic increases through the Platte Valley, the possibility of installing signal lights at the railroad crossings should be considered.
 10. As the town grows, it may be necessary in the future to plan for an additional bridge across the North Platte River and the Hugus-Mullison Ditch to accommodate additional traffic.
 11. It is recommended that a plan for bicycle paths be prepared for the Town of Saratoga. Construction of bicycle paths or signing and striping of streets rights-of-way should then begin. The Planning Commission believes that bicycle paths would provide a safer means of transportation for bicycle riders and might also encourage others to ride their bikes instead of driving.
 12. It is recommended that the local mosquito control program which has been extremely successful be continued and expanded. It is also recommended that regulations requiring dogs to be leashed and licensed be enforced.
 13. A solid waste collection system should be initiated on a town-wide basis to insure uniform collection and disposal of trash either by the town or a private contractor. It is recommended that anti-littering laws be enforced throughout the town.
 14. The problem of seepage from the Hugus Ditch should be aggressively pursued because it compounds an existing sewage problem.
 15. The Planning Commission recommends that the airport be relocated

so as to allow additional room for future growth within the town's corporate limits.

16. The town should, as it continues to grow maintain the recommended State standard of two policemen per 1000 population. This is imperative for adequate police protection.
17. Sporadic and uncontrolled growth should be discouraged in the vicinity of Saratoga and individual accesses to the highways outside the city limits should be controlled for safety and aesthetic reasons.
18. Saratoga's natural environment should be preserved and safeguarded as the area develops.
19. These objectives shall be constantly updated and improved as the town grows and conditions change.

ZONING AND SUBDIVISION REGULATIONS

ZONING REGULATIONS

It is imperative that Saratoga adopt a zoning ordinance to protect itself from uncontrolled development. Having already experienced over 100% growth in seven (7) years, and anticipating further growth in population the town can ill-afford unregulated development.

To insure that Saratoga grows in an orderly and attractive manner, attention to the use of land, height and bulk of structures, density of development, parking, open space and other developmental features must be an immediate priority. Rather than limit anyone's rights, this is necessary to preserve the public health, safety and welfare and is the legal responsibility of the Town of Saratoga.

The Planning Commission will be designating the following zoning classifications: single and multiple residential developments, highway business, retail business, industrial development, and ranching-agriculture-mining.

SUBDIVISION REGULATIONS

As an incorporated town, Saratoga is empowered to develop subdivision regulations to set forth requirements for land development. It is recommended that the Saratoga Planning Commission develop these regulations and that they be adopted and enforced by the Town of Saratoga.

The procedure for reviewing subdivision plats will place the burden of proof on the developer to protect the residents of Saratoga from undue responsibility and financial strain caused by the development. This will insure consistency with the town's development standards, preserve the

integrity of established areas, and will also insure quality development in a manner consistent with this Comprehensive Plan.

The Saratoga Planning Commission recommends that all subdivisions contiguous to Saratoga shall conform to the subdivision regulations adopted by the Town of Saratoga.

PLAN IMPLEMENTATION (CONTINUED)

The adoption of zoning and subdivision regulations will play a key role in the implementation of policies set forth in this Land Use Plan.

This becomes apparent when the following policies are considered:

1. to assure that development, within a one mile radius of the Town's corporate limits shall adhere to the Town's subdivision regulations when annexation is a strong possibility.
2. to assure that mobile home parks and multiple dwelling complexes shall be safe and healthy places to live.
3. to encourage new mobile home placements to locate in areas that do not detract from the scenic value of the town.
4. to encourage new commercial establishments to locate in existing commercial corridor areas; and to discourage new satellite commercial areas.

In order for the first policy to be implemented, subdivision regulations would have to be established and enforced. The second and third policies would require trailer courts to be established in a specific district, zoned for this type of use. Additional zoning regulations would have to be adopted to assure that the court is maintained in a manner which protects the health, and safety of the residents. The fourth policy stated above could be effectively implemented through proper zoning. The Town's existing commercial corridors could be strengthened through Highway or Retail Zoning. Satellite commercial areas could be discouraged through RD (Residential Development) and RAM (Ranching, Agriculture, and Mining) Zoning in outlying areas. It should be noted that the above statements do not refer to the development of industrial complexes or major shopping centers which would be better suited for location in areas with a greater land mass.

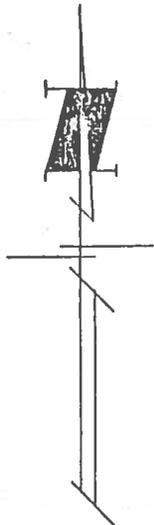
The recommendations for future land use set forth in this plan could also be effectively implemented through future zoning.

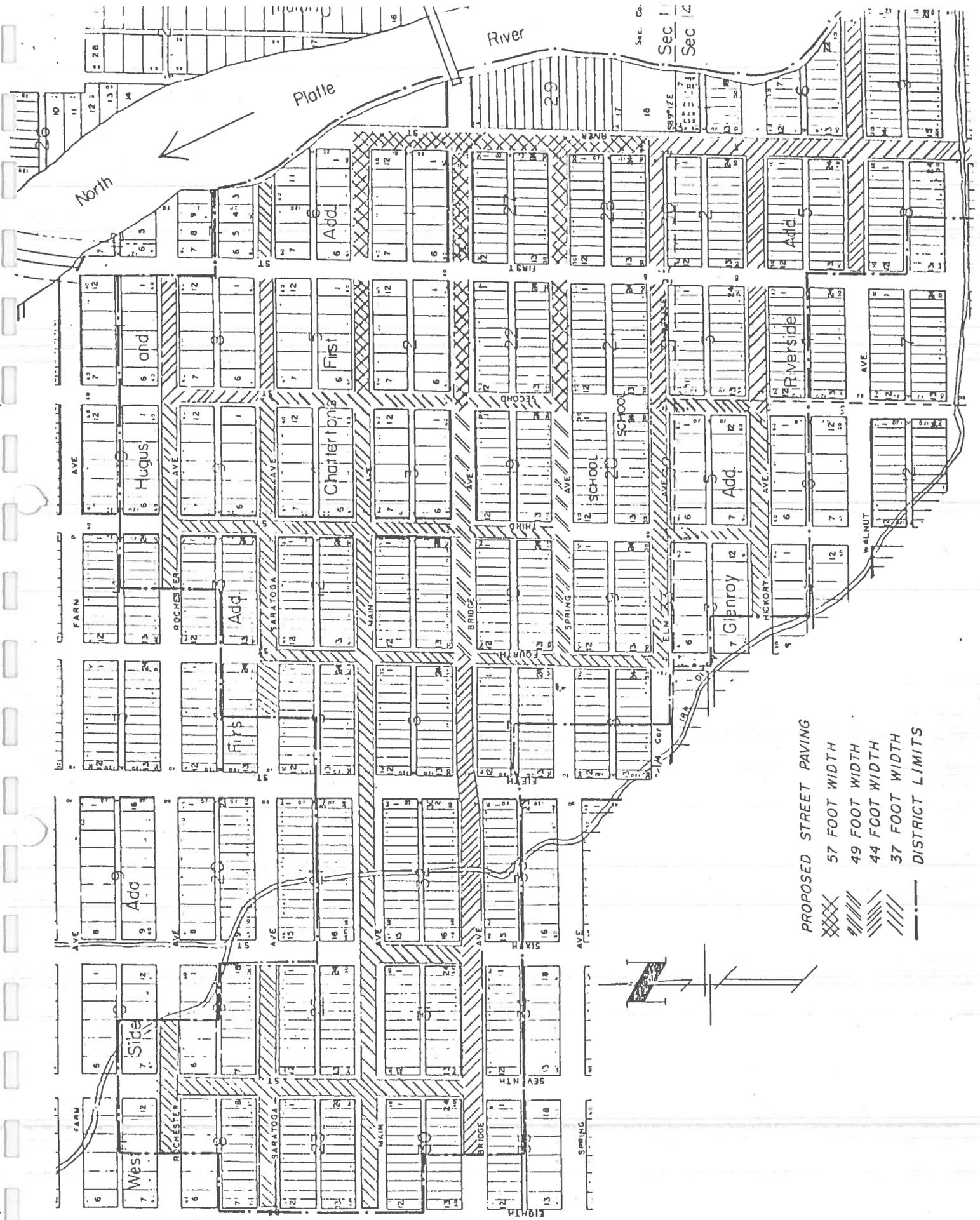
APPENDIX

1. PROPOSED STREET PAVING
2. WYOMING RECREATION COMMISSION LETTER
3. STATISTICS
4. PLAT - TOWN OF SARATOGA
5. EXISTING LAND USE MAP
6. PRIORITIES LIST



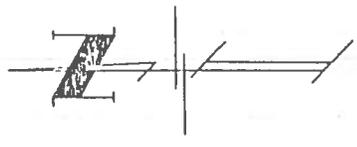
PROPOSED STREET PAVING
 44 FOOT WIDTH
 37 FOOT WIDTH
 DISTRICT LIMITS





PROPOSED STREET PAVING

- XXXX 57 FOOT WIDTH
- //// 49 FOOT WIDTH
- //// 44 FOOT WIDTH
- //// 37 FOOT WIDTH
- DISTRICT LIMITS



THE STATE



OF WYOMING

ED HERSCHLER
GOVERNOR

Wyoming Recreation Commission

604 EAST 25TH STREET

CHEYENNE, WYOMING 82002

June 17, 1977

PAUL H. WESTEDT
Director
777-7695

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DUANE REDMAN

Dubois 82513

E. LAWSON SCHWOPE

900 Foyer Avenue
Cheyenne 82001

Mrs. Robert D. Randall, Secretary
Saratoga Planning Commission
Post Office Box 441
Saratoga, Wyoming 82331

Dear Mrs. Randall:

Thank you for the letter inquiring about historic sites in the town of Saratoga. Owing to the need for protection of the cultural environment in advance of the ongoing search for and development of energy resources, the work of historic site inventory within urban areas has necessarily been curtailed.

The Wolf Hotel in Saratoga is enrolled in the National Register of Historic Places. The nomination for enrollment of the Saratoga Masonic Hall in the National Register has been approved by the State Consulting Committee and has been forwarded to the Keeper of that "Register" for his consideration. In all probability it will be accepted. No other Saratoga properties have been nominated although several sites in the immediate vicinity have been. The Saratoga Hot Springs is listed in the Wyoming Inventory of Historic Sites which may qualify for future enrollment in the National Register but it may be some time before this office is able to prepare a nomination for that purpose.

We would be interested in any advice your Planning Commission might furnish regarding other historic sites in Saratoga.

Sincerely,

A handwritten signature in cursive script that reads "Ned Frost".

Ned Frost, Chief
Historical Division

NF/bas

STATISTICS

Carbon Power and Light Company

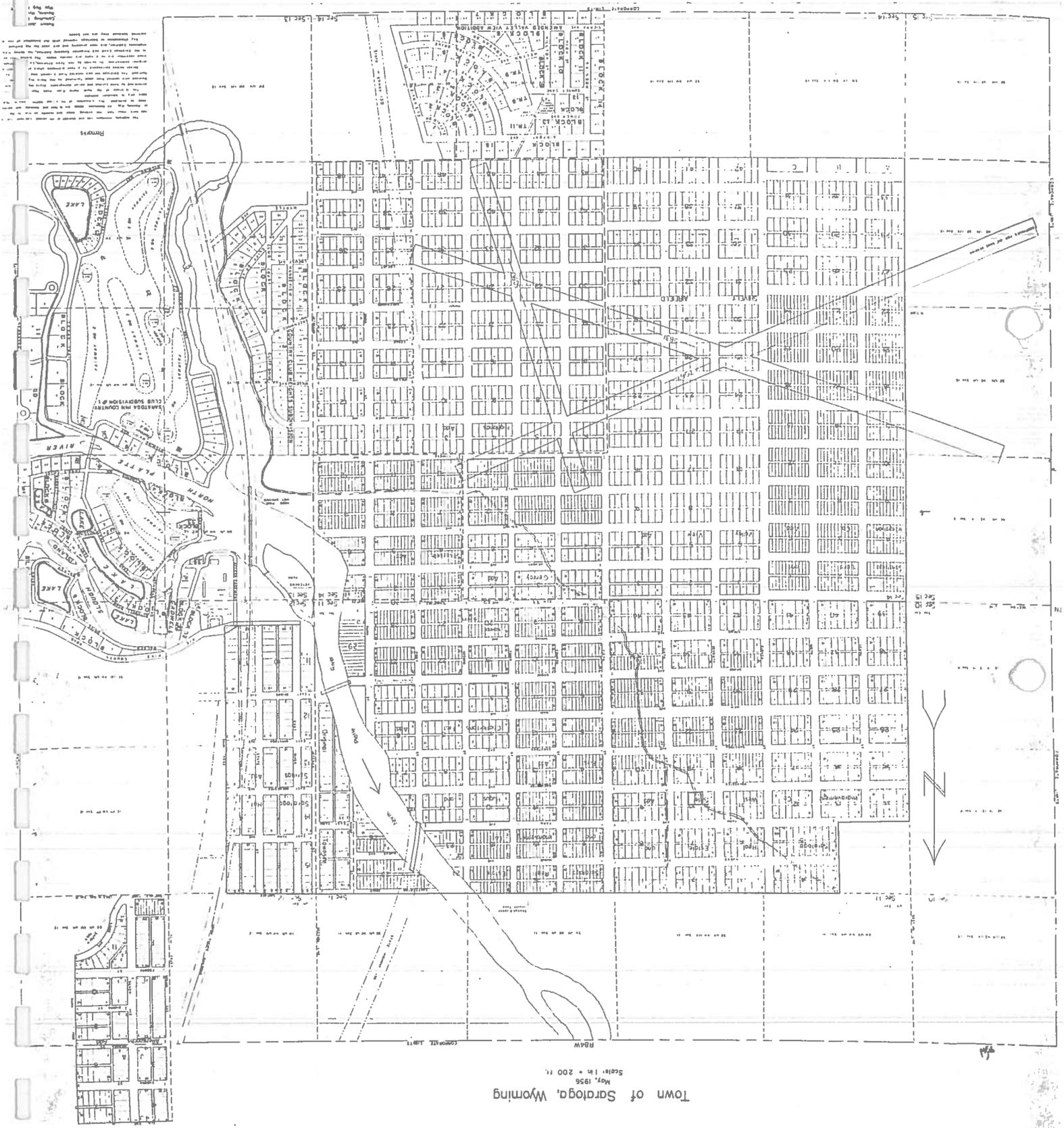
1969=1138 residential hookups in town (Using Nationally recognized multiplier of 3.5 per household)	Estimated population = 1533
1970=1180 residential hookups in town	Estimated population = 1680
1972=513 residential hookups in town	Estimated population =1796
1977=706 residential hookups in town	Estimated population = 2471

Mountain Bell Telephone

1972=605 telephone hookups in town
1975=825 telephone hookups in town
1977=980 telephone hookups in town
June 1977=769 purely residential hookups in town=Estimated population of 2692
1978=1049 projected telephone hookups in town
1979=1156 projected telephone hookups in town
1980=1236 projected telephone hookups in town
By the end of 1980, it is projected that there will be 1302 hookups for
telephone in the Town of Saratoga.

Northern Gas Company

1972=1197 hookups in town	Estimated population=1739
1976=555 hookups in town	Estimated population=1943
1977=661 hookups in town	Estimated population=2314
1978=720 projected hookups in town	Estimated population=2520



Town of Saratoga, Wyoming

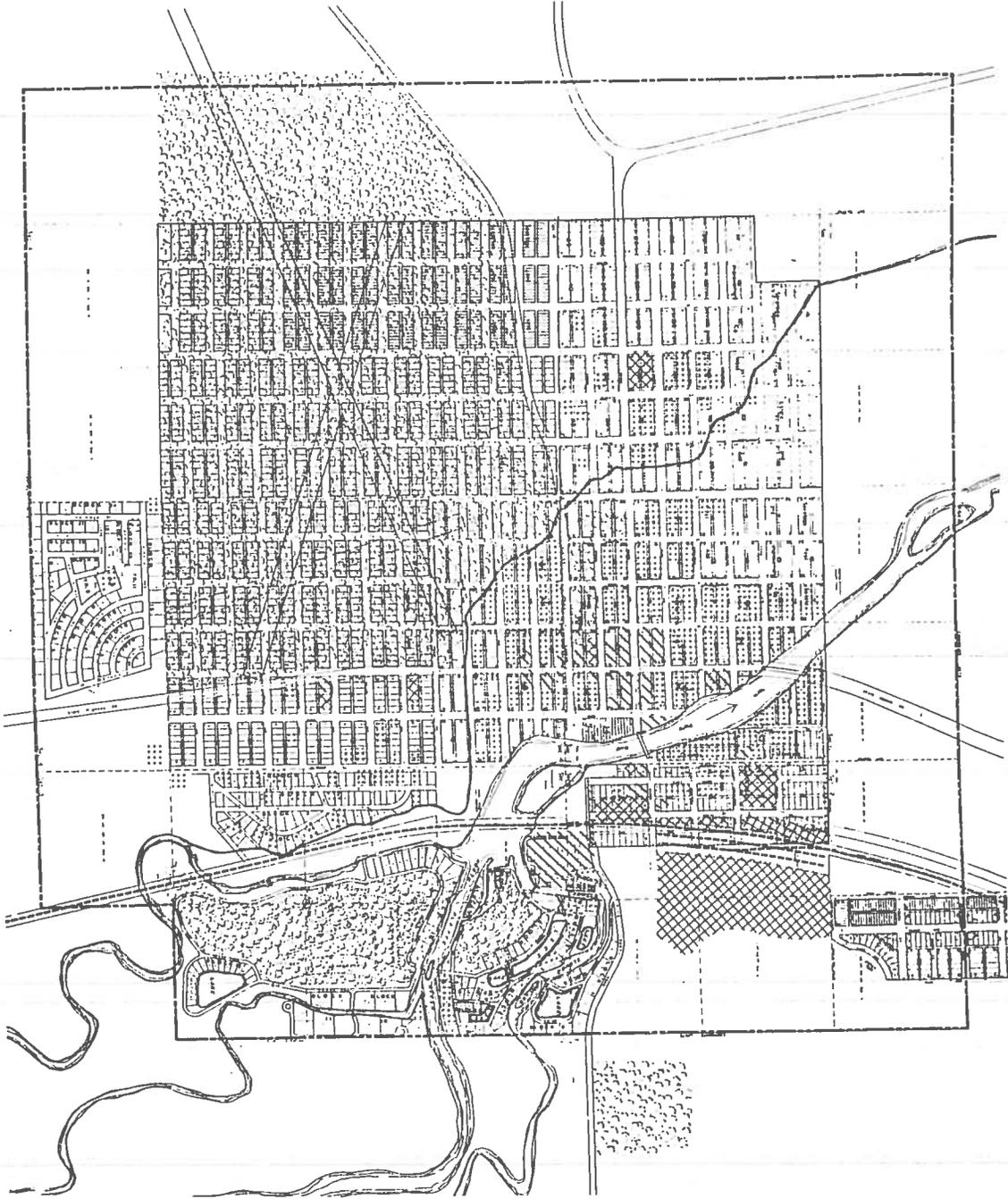
May 1956

Scale 1 in = 200 ft.

SCALE
0 500' 1000'
NORTH

LEGEND

VACANT	[White box]	INDUSTRIAL	[Cross-hatched box]
OTHER PUBLIC	[Dotted box]	COMMERCIAL	[Diagonal lines box]
SCHOOLS AND PARKS	[Stippled box]	RESIDENTIAL	[Grid pattern box]



EXISTING LAND USE - SARATOGA

PRIORITIES LIST

Needs Saratoga, Wyoming 1977 - 1980

(revised as of joint meeting July 20, 1977 of Saratoga Town Council, Saratoga - Carbon County Impact Joint Powers Board and Saratoga Planning Commission.)

DEPARTMENT	FUNDED	IN PROGRESS	COMPLETED
<p>1. Water and Sewer</p> <ul style="list-style-type: none"> a. new water plant b. sewer lift station c. replacement of sewer collectors and 3rd street main in old section d. replacement of 2" lines (water) e. outfall line f. increase lagoon capacity g. valve replacement in water system h. fire hydrant replacement i. storage (water) j. water loop lines 	<p>X</p> <p>X</p> <p>partial</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p>	<p>X</p>
<p>2. Planning, Zoning, Subdivision Regulations</p> <ul style="list-style-type: none"> a. Planning Commission <ul style="list-style-type: none"> 1. Land Use Plan 2. Zoning 3. Subdivision 		<p>X</p>	
<p>3. Administrative</p> <ul style="list-style-type: none"> a. accounting system b. expanding office personnel and hours 		<p>X</p>	<p>X</p> <p>X</p>
<p>4. Police Department</p> <ul style="list-style-type: none"> a. expansion and upgrading • dog pound 		<p>X</p>	<p>X</p>
<p>5. Sanitary Land Fill</p> <ul style="list-style-type: none"> a. site b. development c. equipment 		<p>X</p>	
<p>6. Recodification of ordinances</p>		<p>X</p>	
<p>7. Cooperation with County on Medical Care</p>		<p>X</p>	
<p>8. Streets</p> <ul style="list-style-type: none"> a. gravel b. drainage (inc. Hugas ditch) c. curb and gutter d. paving e. signs 	<p>X</p>	<p>X</p>	

DEPARTMENT

9. Recreation

- a. Recreation Commission
- b. expand and improve existing park system
- 1. Saratoga Lake
- 2. Veteran's Island
- 3. Highland Park Development
- 4. Hobo Pool

10. Airport

- a. resurface runway
- b. resurface taxiway
- c. resurface apron
- d. new taxiway
- e. new apron
- f. develop airport board

11. Perpetual Care of Cemetery

12. Indoor and/or new Swimming Pool with School

13. Public Buildings

- a. criminal justice facility
- b. town hall
- c. museum
- d. senior citizen's apartments

FUNDED

IN PROGRESS

COMPLETED

X
X
X
X
X
X
X

X