

City of Green River
City Council Meeting
Agenda Documentation

Preparation Date: 6-27-2016	Department: URA/Main Street Agency
Meeting Date: 7-5-2016	Department Head: URA/Main Street Board
	Presenter: Jennie Melvin

Subject: *Consideration of a Resolution approving the 2016 M.E.E.T. in Green River Urban Renewal Plan for the Urban Renewal Areas identified as the Central Business District and the River Corridor District.*

Background/Alternatives: *In accordance with Wyoming Statute Title 15, Chapter 9, Article 1 Urban Development, the Green River URA/Main Street Agency has prepared an Urban Renewal Plan for the areas designated as the Central Business District and the River Corridor District. These areas were designated by the Governing Body through Resolution 13-44. The purpose of the M.E.E.T. in Green River Urban Renewal Plan is to reduce, eliminate and prevent the spread of blight within the described areas. In order to ensure statutory consistency with the general plan of the City of Green River, the Goals and Policies of this URA Plan were adapted directly from the Green River Comprehensive Master Plan (2012), Chapter 5 (Active Downtown and Riverfront).*

Attachments:

Resolution

M.E.E.T. in Green River Urban Renewal Plan

Planning & Zoning Commission Letter of Recommendation

Fiscal Impact: *This Urban Renewal Plan was prepared internally, saving the City approximately \$33,000.*

Staff Impact: *N/A*

Legal Review:

Pending

RESOLUTION NO. R16-25

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GREEN RIVER, WYOMING, APPROVING THE “2016 M.E.E.T. IN GREEN RIVER URBAN RENEWAL PLAN”.

WHEREAS, the City of Green River, Wyoming by Resolution No. R02-64 determined that there exists one or more slum or blighted areas within the municipality and that the rehabilitation, conservation, redevelopment, or a combination of thereof, of the area or areas is necessary, in the interest of the public health, safety, morals or welfare of the residents of the municipality; and,

WHEREAS, the City of Green River, Wyoming by Resolution No. R11-53 established an Urban Renewal Main Street Agency to exercise its powers as specified in the Wyoming Urban Renewal Code, W.S. §§ 15-9-101 through 15-9-137; and,

WHEREAS, the City of Green River, Wyoming by Resolution No. R11-53 established the Urban Renewal Main Street Agency’s “Area of Operation” as the area within the corporate limits of the municipality and the area within five (5) miles of those limits as stated in W.S. § 15-9-103(ii); and,

WHEREAS, the City of Green River, Wyoming by Resolution No. R13-44 established the Urban Renewal Area Boundary for the Central Business District and River Corridor District; and,

WHEREAS, the City of Green River Urban Renewal/Main Street Agency has prepared the “2016 M.E.E.T. in Green River Urban Renewal Plan” in accordance with W.S. § 15-9-103(a)(xviii) and W.S. §§ 15-9-107 through 15-9-111; and,

WHEREAS, at a public meeting on June 8, 2016, the Planning and Zoning Commission of the City of Green River certified the “2016 M.E.E.T. in Green River Urban Renewal Plan” to be in conformance with the Green River Comprehensive Plan; and,

WHEREAS, after due and proper notice being given in accordance with W.S. § 15-9-109 the Governing Body of the City of Green River held a public hearing on the “2016 M.E.E.T. in Green River Urban Renewal Plan”; and,

WHEREAS, following the hearing specified in W.S. 15-9-109, the Governing Body voted to approve the “2016 M.E.E.T. in Green River Urban Renewal Plan” and therefore finds in accordance with W.S. § 15-9-110 that:

1. There will be no relocation or displacement of families from the urban renewal area;
2. The urban renewal plan conforms to the general plan of the municipality as a whole;
3. The urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood

- improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan;
4. The urban renewal plan affords maximum opportunity, consistent with the municipality's needs, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.
 5. Within the Urban Renewal Area:
 - a. Nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives;
 - b. Acquisition may require the exercise of governmental action as provided in this chapter, because of:
 - i. Defective or unusual conditions of title;
 - ii. Diversity of ownership;
 - iii. Tax delinquency;
 - iv. Improper subdivisions;
 - v. Outmoded street patterns;
 - vi. Deterioration of site;
 - vii. Economic disuse;
 - viii. Unsuitable topography or faulty lot layouts;
 - ix. Need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements; or,
 - x. Any combination of factors specified in this subparagraph or other conditions which retard development of the area.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GREEN RIVER, WYOMING, THAT:

Section 1. The Governing Body of the City of Green River finds that the “2016 M.E.E.T. in Green River Urban Renewal Plan” meets the statutory findings of W.S. § 15-9-110.

Section 2. That the Governing Body of the City of Green River hereby approves the “2016 M.E.E.T. in Green River Urban Renewal Plan”.

Section 3. This resolution shall be effective immediately upon its adoption.

PASSED AND APPROVED this _____ day of _____, 2016

Pete Rust, Mayor

ATTEST:

Chris Meats, City Clerk



M.E.E.T. in Green River

Main Street, Expedition, Expansion, and Transformation

An Urban Renewal Plan for the Central Business and River Corridor Urban Renewal Areas

Adopted _____, 2016

M.E.E.T in Green River Urban Renewal Plan

GREEN RIVER URA/MAIN STREET BOARD

AND THE

CITY OF GREEN RIVER

JULY 2016



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, Vice-Chair
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Director
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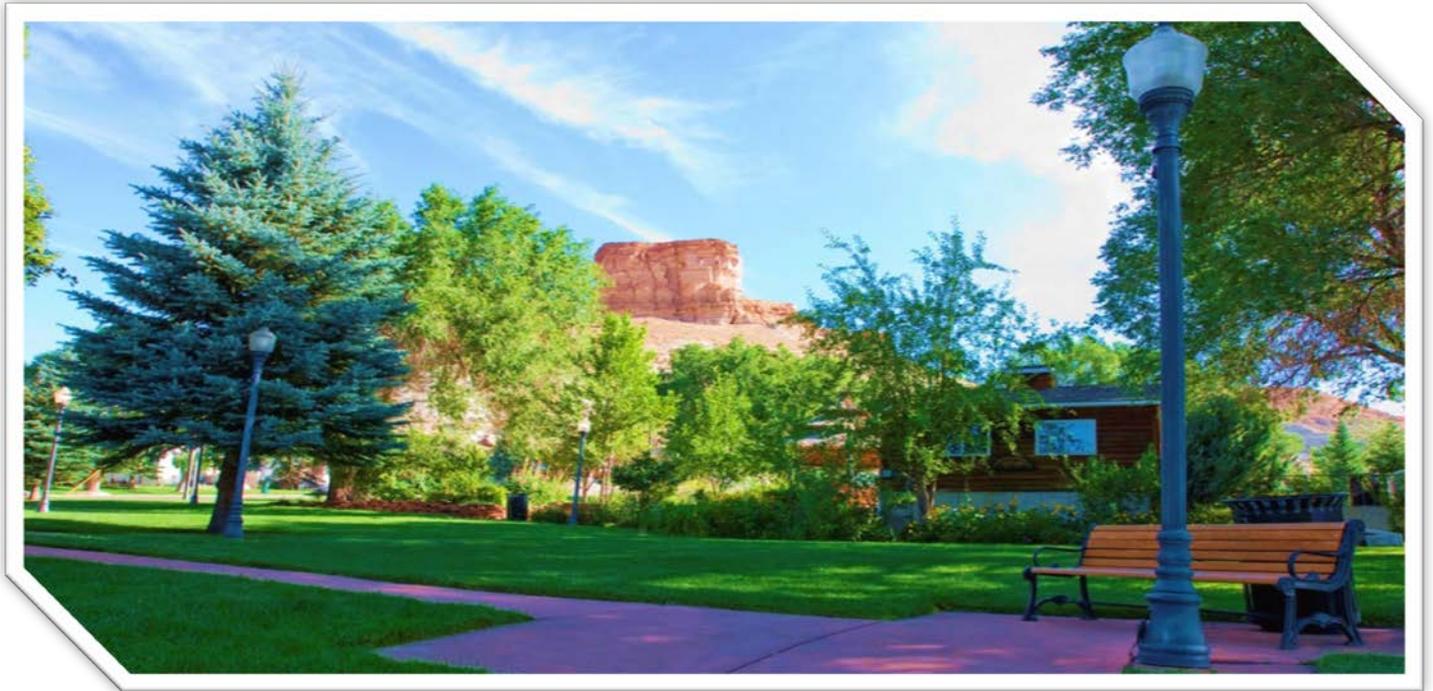
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Introduction

The M.E.E.T. in Green River Urban Renewal Plan (the “Plan”) has been prepared by the City of Green River Urban Renewal/Main Street Agency (“the URA”) for the City of Green River (the “City”). It will be carried out by the URA and the City of Green River, pursuant to the provisions of Wyoming State Statute, Title 15, Chapter 9, Article 1 Urban Development (hereafter cited as the “Wyoming Urban Renewal Code”).

Statutory Provisions

The Wyoming Urban Renewal Code begins with the establishment of the following Legislative Findings (W.S. 15-9-102) which form the foundation of this Plan:

(a) It is hereby found and declared that there exists in municipalities of the state slum and blighted areas (as herein defined)

which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern.

(b) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this act, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this act, be susceptible to conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized, and the cooperation and voluntary action of the owners and tenants of property in such areas.

(c) It is further found and declared that the powers conferred by this act are for public uses and purposes for which public money may be expended and the power of eminent domain and police power exercised; and that the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

To address these legislative findings, the Wyoming Urban Renewal Code provides a means for the governing body of a municipality to develop and implement strategies for rehabilitation and redevelopment of the community through a “workable program”. Wyoming Statute 15-9-105 reads:

“For the purposes of this chapter a municipality may formulate for itself a workable program for utilizing appropriate private and public resources to: eliminate

and prevent the development or spread of slums and urban blight; encourage needed urban rehabilitation; provide for the redevelopment of slum and blighted areas; or, undertake any of those activities or other feasible municipal activities as may be suitably employed to achieve the objectives of a workable program. A workable program may include provisions for the: prevention of the spread of blight through diligent enforcement of housing, zoning and occupancy controls and standards; rehabilitation or conservation of slum and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds and other public improvements, encouraging voluntary rehabilitation and compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of slum and blighted areas or portions thereof.”

W.S. 15-9-113 provides a specific list of the general powers granted to a municipality that are necessary to carry out the purposes and provisions of the Wyoming Urban Renewal Code. These can be found in **Appendix A**.

In accordance with W.S. 15-9-133, and further detailed in W.S. 15-9-134, a municipality may itself exercise its urban renewal powers, or the municipality may elect to have its urban renewal powers exercised by an Urban Renewal Agency. However, even if a municipality elects to exercise its powers through an Urban Renewal Agency, the following urban renewal powers cannot be transferred to the Urban Renewal Agency. Such powers remain with the municipality and shall be acted on by the Governing Body accordingly:

- *The determination of an area to be a slum or blighted area or combination thereof and the designation of an area as appropriate for an urban renewal project;*
- *Approval of urban renewal plans and modifications thereof;*
- *General neighborhood plans and communitywide plans or programs for urban renewal;*
- *Establishment of a general plan for the locality as a whole;*
- *The powers to formulate a workable program under W.S. 15-9-105; and lastly,*
- *A municipality shall not delegate to an urban renewal agency or a board or commission, the power to acquire by condemnation real property within the boundaries of an urban renewal area.*

Green River Urban Renewal History

On December 3, 2002, the Governing Body of the City of Green River passed and approved Resolution R02-64 (**Appendix B**) finding that “one or more slum or blighted areas exist in the municipality” and “the rehabilitation, conservation, redevelopment, or a combination thereof, of the area or areas is necessary, in the interest of the public health, safety, morals or welfare of the residents of the municipality”. Resolution R02-64 also established the first Green River Urban Renewal Agency to exercise the Urban Renewal powers granted to the City of Green River as specified in Wyoming Statutes 15-9-101 through 15-9-137.

On August 16, 2011, the Governing Body of the City of Green River, through Resolution R11-53

(**Appendix C**) determined that it was in the best interest of the City of Green River to combine the Urban Renewal Agency with the Green River Main Street Board as recommended within the City of Green River’s Strategic Plan. The current City of Green River Urban Renewal/Main Street Agency, thereby, was formed on August 16, 2011 with the passing of Resolution R11-53. Resolution R11-53 further designated the Agency’s “area of operation” as the area within the corporate limits of the municipality and the area within five (5) miles of those limits, in accordance with W.S. 15-9-103(ii), and reconfirmed the authorization of the Urban Renewal/Main Street Agency to exercise the City’s urban renewal powers.

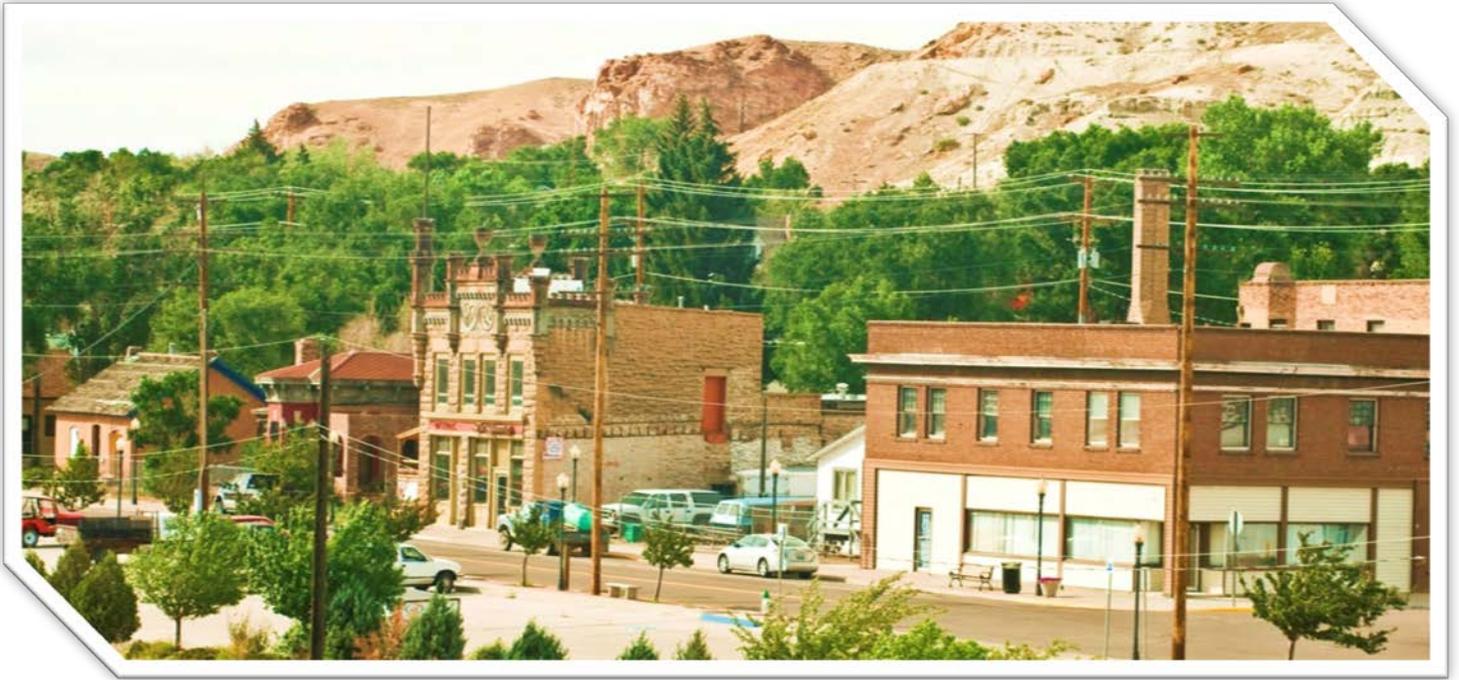
On April 1, 2014, the City of Green River and the Urban Renewal/Main Street Agency (“Agency”) entered into a “Memorandum of Understanding” in which the Agency agreed to “develop urban renewal plans and undertake projects in accordance with the Wyoming Urban Renewal Code.” This Plan is hereby drafted in accordance with the Wyoming Urban Renewal Code as agreed to within the April 1, 2014 Memorandum of Understanding between the Urban Renewal/Main Street Agency and the City of Green River, Wyoming.

Plan Adoption

The Wyoming Urban Renewal Code requires the Plan to conform to the general plan of the municipality as a whole and be consistent with definite local objectives respective to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements. The Plan was submitted to the Planning and Zoning Commission of the City of Green River on June 8, 2016. After consideration of the Plan, the Planning and Zoning Commission made a

recommendation to the Governing Body stating that this Plan is in conformity with the Green River Comprehensive Master Plan (**Appendix D**).

Pursuant to the Wyoming Urban Renewal Code, the Governing Body, having published due notice in accordance with W.S. 15-9-109 (**Appendix E**), held a public hearing on this Urban Renewal Plan on July 5, 2016. Following the public hearing, the Governing Body of the City of Green River thereby adopted the “**M.E.E.T. in Green River Urban Renewal Plan**” on July 5, 2016, by Resolution No. R16-____. (**Appendix F**).



Urban Renewal Areas

Area Adoption

Wyoming Statute Title 15, Chapter 9, Article 1 (Urban Development), enables a municipality to designate an Urban Renewal Area as appropriate for an urban renewal project. "Urban Renewal Area" is defined as ***"a slum area or blighted area or a combination thereof which the local governing body designates as appropriate for an urban renewal project."*** To be considered eligible as an Urban Renewal Area, one or more of the following factors must be demonstrated:

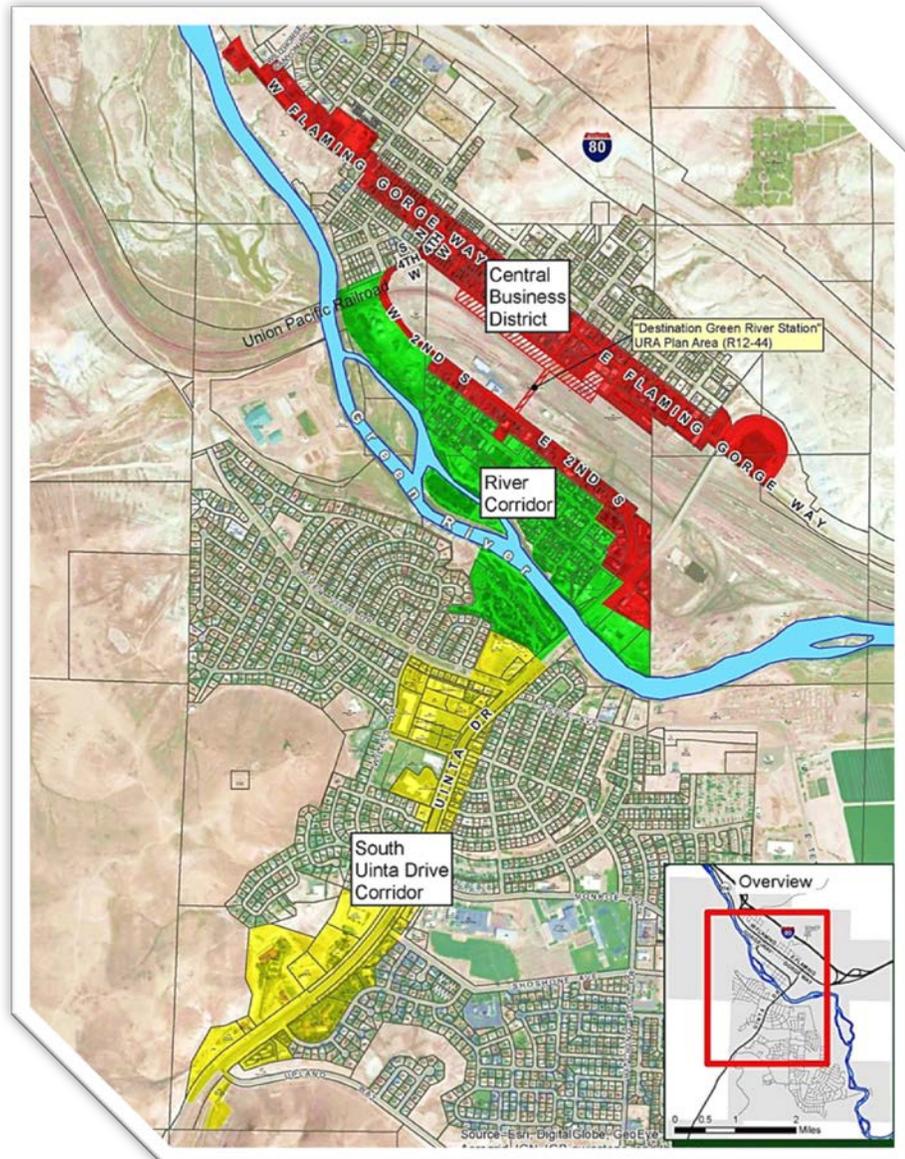
- ***Substantial number of deteriorated or deteriorating structures.***
- ***Predominance of defective or inadequate street layout.***
- ***Faulty lot layout in relation to size, adequacy, accessibility or usefulness.***
- ***Unsanitary or unsafe conditions.***
- ***Deterioration of site or other improvements.***
- ***Diversity of ownership.***
- ***Tax or special assessments.***
- ***Delinquency exceeding the fair value of the land.***
- ***Defective or unusual conditions of title.***
- ***Existence of conditions which endanger life or property by fire and other causes.***
- ***A combination of any of these factors which substantially impairs or arrests the sound growth of a municipality, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.***

In August of 2013, the Urban Renewal Agency, in conjunction with the City of Green River, performed an eligibility study of three (3) distinct study areas: the Central Business District, the River Corridor District, and the South Uinta Drive Corridor District. Within all three (3) areas, the study showed significant documentation to declare each area as an Urban Renewal Area and therefore appropriate for urban renewal plans and/or projects. On September 17, 2013, the Governing Body of the City of Green River passed Resolution R13-44 ([Appendix G](#)) to adopt the three (3) areas as Urban Renewal Areas, based on the findings provided in the

Urban Renewal Area Eligibility Study (September 17, 2013). The three (3) areas are delineated in [Figure 1: Adopted Urban Renewal Areas](#).

This Plan will focus only on two (2) of the adopted Urban Renewal Areas: the Central Business District (Plan Area 1) and the River Corridor District (Plan Area 2). Future planning efforts will address the South Uinta Drive Corridor District. The total area included within this Plan is 222.6 acres, consisting of 358 parcels. The area covered by this Plan is shown in [Figure 2: M.E.E.T. in Green River Plan Area](#).

**FIGURE 1:
ADOPTED
URA AREA**



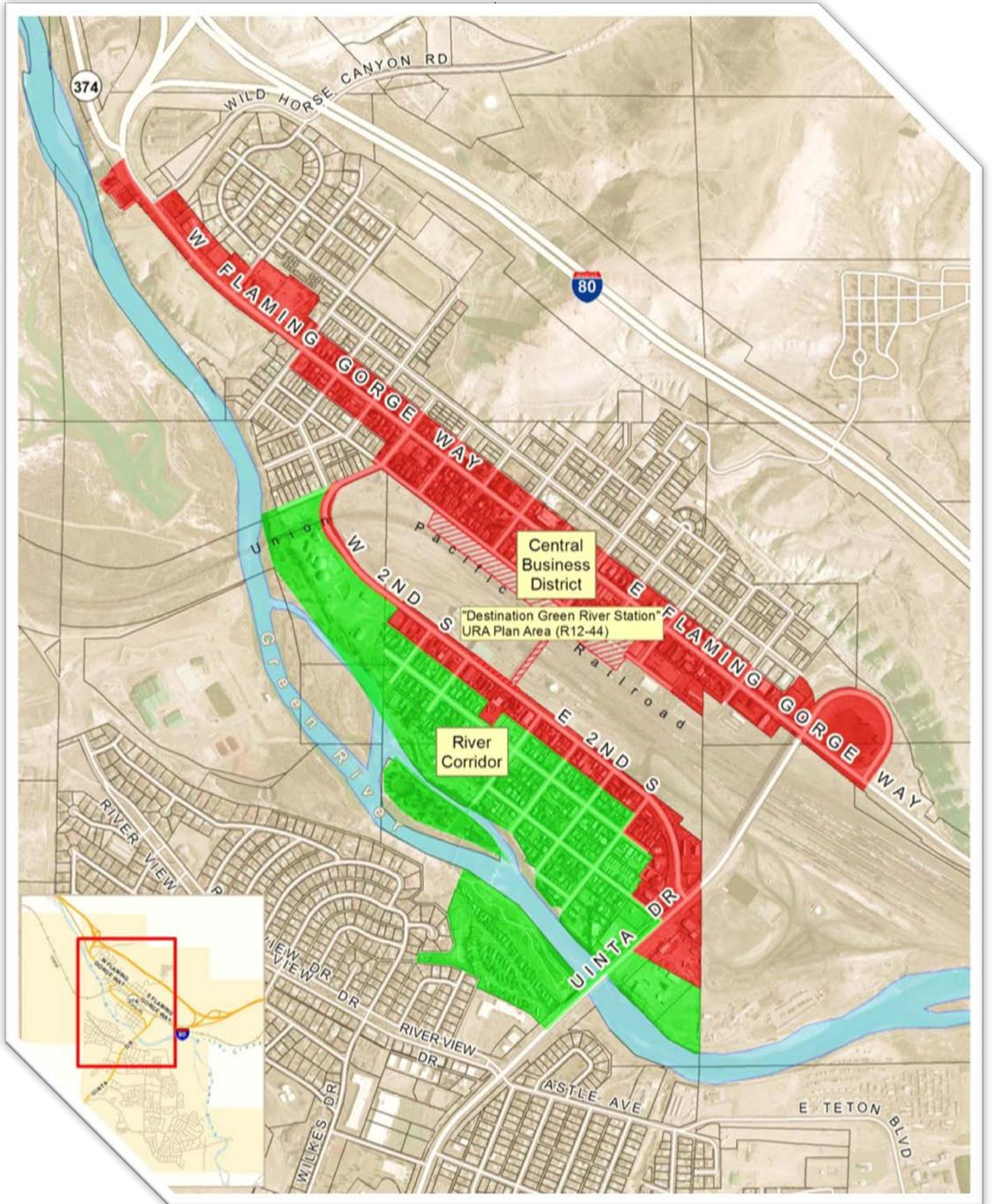


FIGURE 2: M.E.E.T. IN GREEN RIVER PLAN AREA

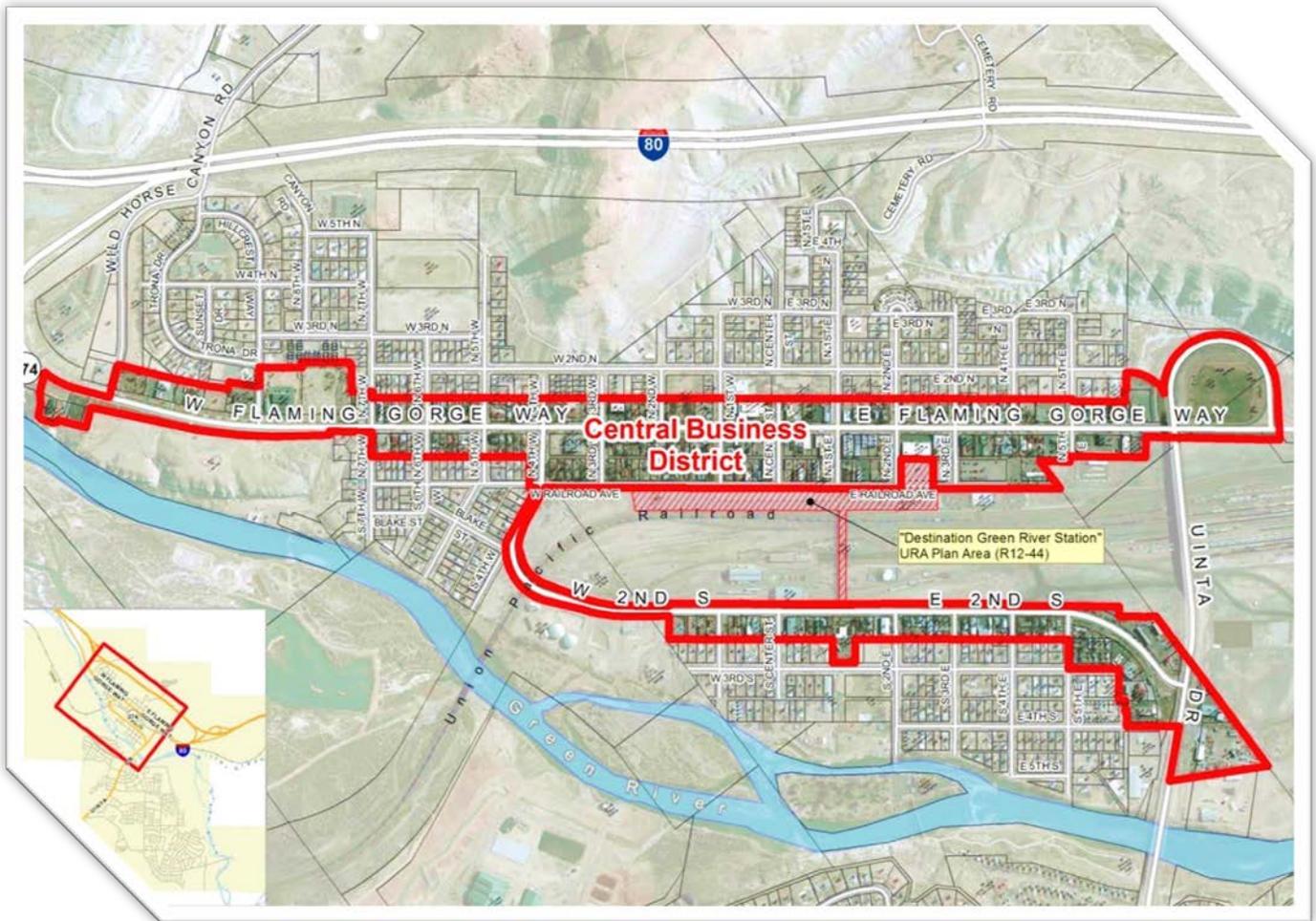


FIGURE 3: CENTRAL BUSINESS DISTRICT (PLAN AREA 1)

Plan Area 1: Central Business District

IN GENERAL:

The Central Business District Urban Renewal Area, as shown in **Figure 3: Central Business District (Plan Area 1)**, generally includes the properties along Flaming Gorge Way (from the Uinta Drive intersection west to the Visitor Center), properties situated north of Railroad Avenue (from approximately North 4th East to North 4th West), properties situated south of West 2nd South and East 2nd South, and eight (8) commercial properties surrounding the Uinta Drive/East 2nd South Intersection area. Plan Area 1 contains an estimated 116.9 acres

consisting of 208 individual land parcels and public rights-of-way. A list of all parcels located within the Central Business District Urban Renewal Area can be found in **Appendix H**.

Included within this area is the Green River Main Street District. The downtown area of a community (the Main Street District) paints an image of the community's economic health, quality of life, local pride and community history. A healthy downtown creates opportunity for small business development that adds goods and services, provides a stronger tax base and creates an atmosphere that draws people (citizens as well as tourists). The downtown area typically houses the oldest and most valuable historic structures of the

community. To read more about the value of a downtown to a community, refer to the Main Street America website:

www.preservationnation.org/main-street.

Another key area of the Central Business District is the 2nd South Street corridor. In 1936, the Union Pacific Railroad discontinued the street grade railroad crossing at 1st East Street. This was approximately the same time when street traffic was routed to the “subway” which is now the underpass located at the South 4th West/West 2nd South street bend. Since the construction of the underpass, 2nd South Street has been used as a traffic route to go around the railroad, which in turn would also bypass the main street/downtown area. The 2nd South Street corridor is characterized by uneven development patterns. On the westerly end sits

the abandoned Water Treatment Facility. The main stretch consists of mixed business and residential uses.

LAND USE:

The land within the Central Business District (Plan Area 1) includes a variety of residential, commercial, mixed use, and parks/other public uses. See **Figure 4: Central Business District Existing Land Use**. Fourteen percent (14%) of the land use in the area is residential and is comprised mostly of single family structures and a few two-family dwellings. In addition, one percent (1%) of the land is used as mixed-use development in which some businesses in the study area have residential units on the second floor.

Twenty-eight percent (28%) of the land use in the Plan Area 1 is commercial, which is

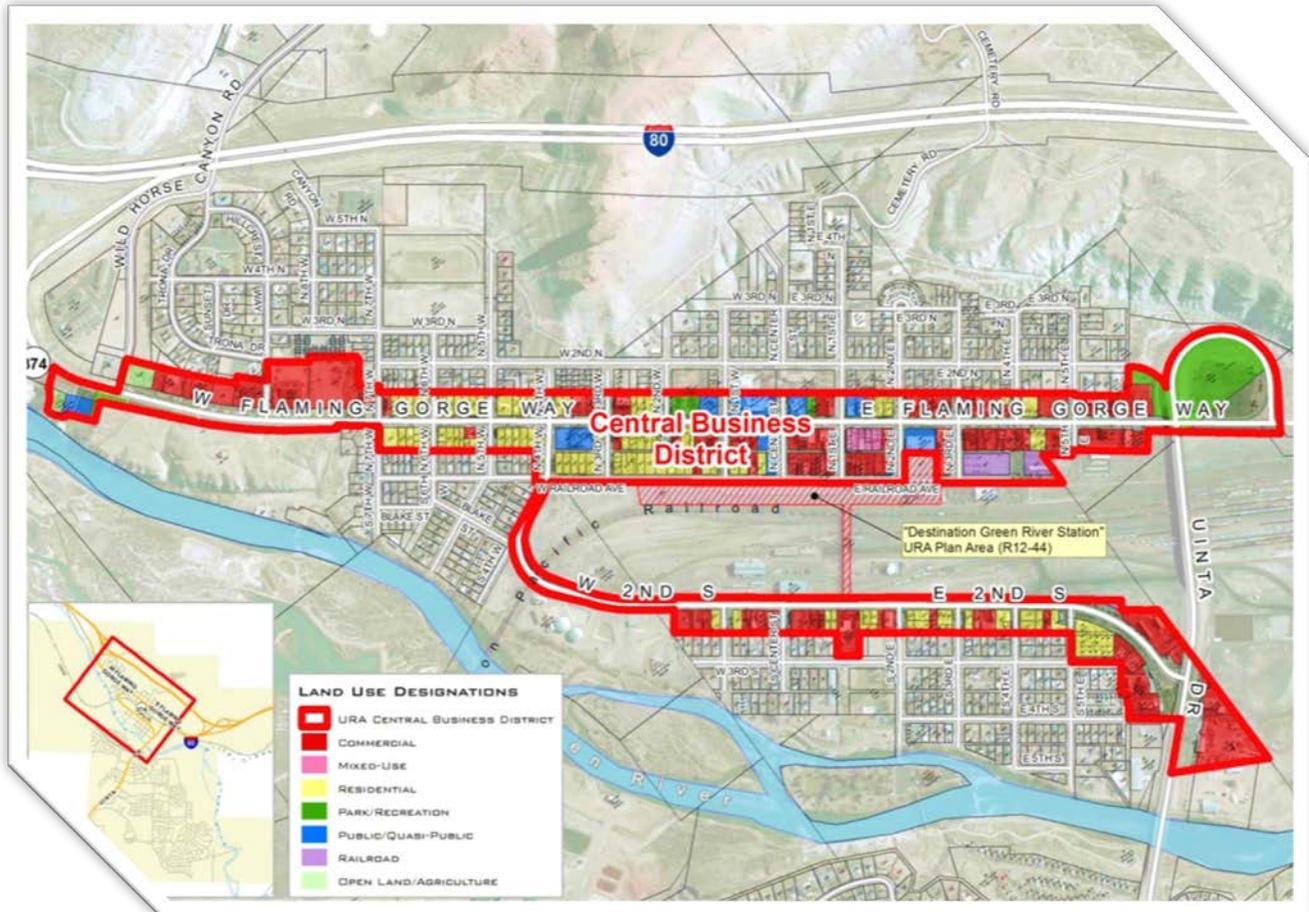


FIGURE 4: CENTRAL BUSINESS DISTRICT EXISTING LAND USE

concentrated along Flaming Gorge Way, Railroad Avenue and South 2nd Street. Examples of commercial uses within this plan area include auto repair and towing, legal offices, title companies, bars, restaurants, gas stations, hair salons and a variety of other small retail and service establishments.

As the County Seat of Sweetwater County, twelve percent (12%) of the land uses in Plan Area 1 are public. These uses include public parks, Green River City Hall, Police Station, Sweetwater County Courthouse and county offices, Green River Visitor Center, and the Sweetwater County Historical Museum. These uses are concentrated along West Flaming Gorge Way. The balance is used as public right-of-way.

ZONING:

Plan Area 1 is comprised of four (4) zoning districts. See **Figure 5: Central Business District Zoning**. The majority of the zoning along Flaming Gorge Way and 2nd South in the study area is B-1 (General Business District). Within the downtown core area, the properties along Flaming Gorge Way are zoned B-2 (Downtown Business District). Property zoned I-2 (Heavy Industrial) is located southeast of the East 4th South/Uinta Drive intersection.

In reviewing land use and zoning during the field study, several inconsistencies between existing land use and zoning were evident, constituting non-conforming uses. Non-conforming uses generally limit the extent in which properties can be improved upon.

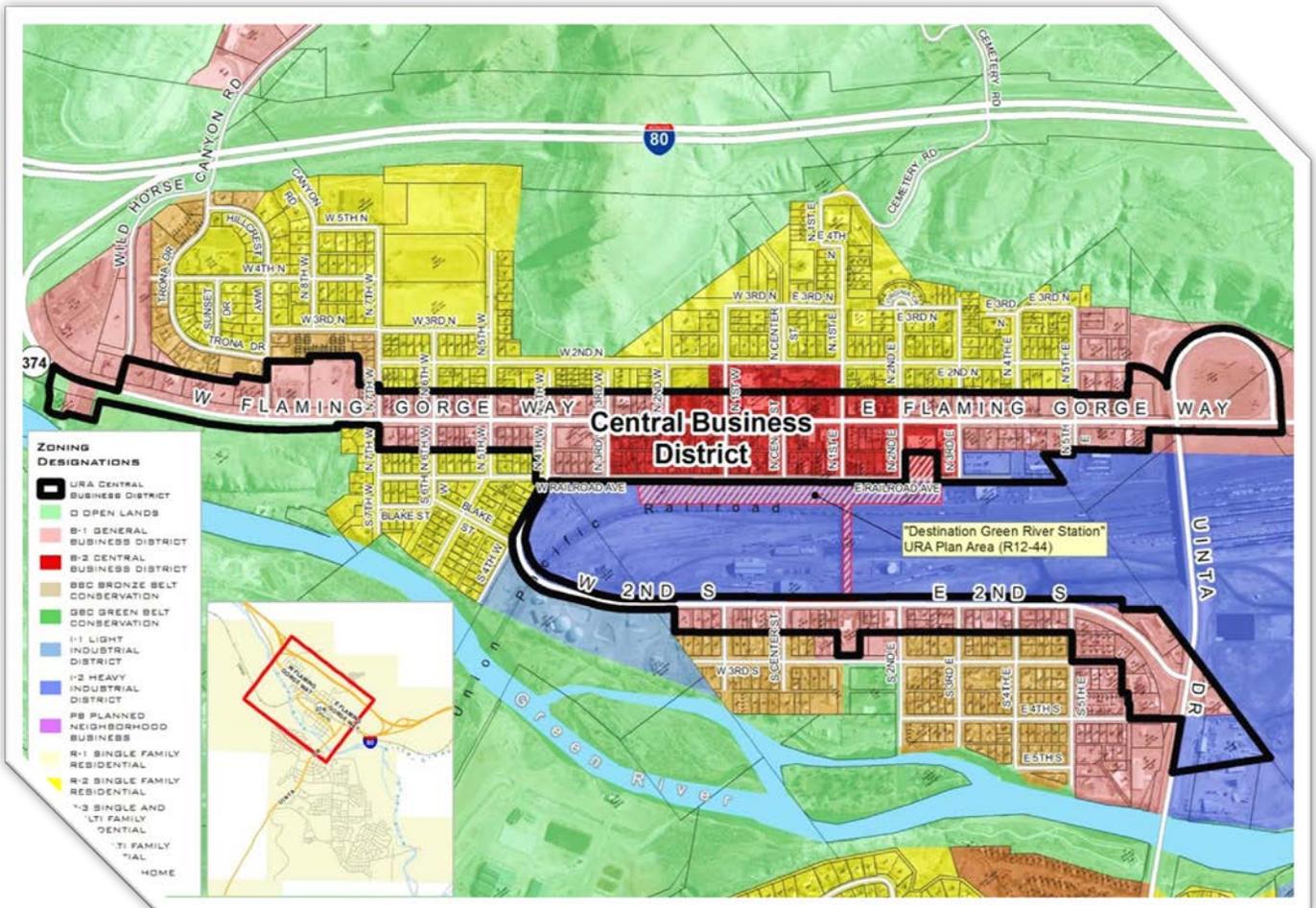


FIGURE 5: CENTRAL BUSINESS DISTRICT ZONING

DEMOGRAPHICS:

Demographic information was compiled for the study area from the 2010 U.S. Census Bureau's website www.census.gov.

Based on the U.S. Census Block Data, Study Area One has a population of 288 residents of which 55% are male and 45% are female.

Of the area's population, 20% of the residents are under the age of 18, 70% are between the ages of 18 and 64, and 10% of the population is 65 years or older.

The racial composition of the Study Area is 77.1% white, 0.7% African American, 0.7% American Indian and Alaska Native, 2.4% Asian, 0% Native Hawaiian and Other Pacific Islander, 16.7% are some other race, and 2.4% are two or more races. About 23% of the area population (any race) is Hispanic or Latino.

The area contains 142 housing units with an occupancy rate of 90%. Of the occupied units, 55% are owner occupied and 45% are occupied by renters.

ELIGIBILITY STUDY FINDINGS:

Within the Central Business District (Plan Area 1), a random sampling of 61 properties (out of the 208 parcels) was taken to complete the Eligibility Study. The sample represents 29% of the total properties within the Central Business District. The sample properties were evaluated based on the factors listed under the Area Adoption section of this chapter, and were then classified into one of three (3) categories: Good, Fair, or Deteriorating/Poor Condition.

Of the 61 sampled properties, 33 were used for residential use, 24 for commercial use, 3 were vacant, and 1 was used for public purposes.

Of the properties sampled, thirteen (13) properties, or 21%, were rated in "good" condition, twenty-four (24) properties, or 39.5%, were rated in "fair" condition, and twenty-four (24) properties, or 39.5%, were rated as "deteriorating/poor" condition.

The following photos were taken within the Central Business District as part of the Eligibility Study to document qualifying conditions found within the area.



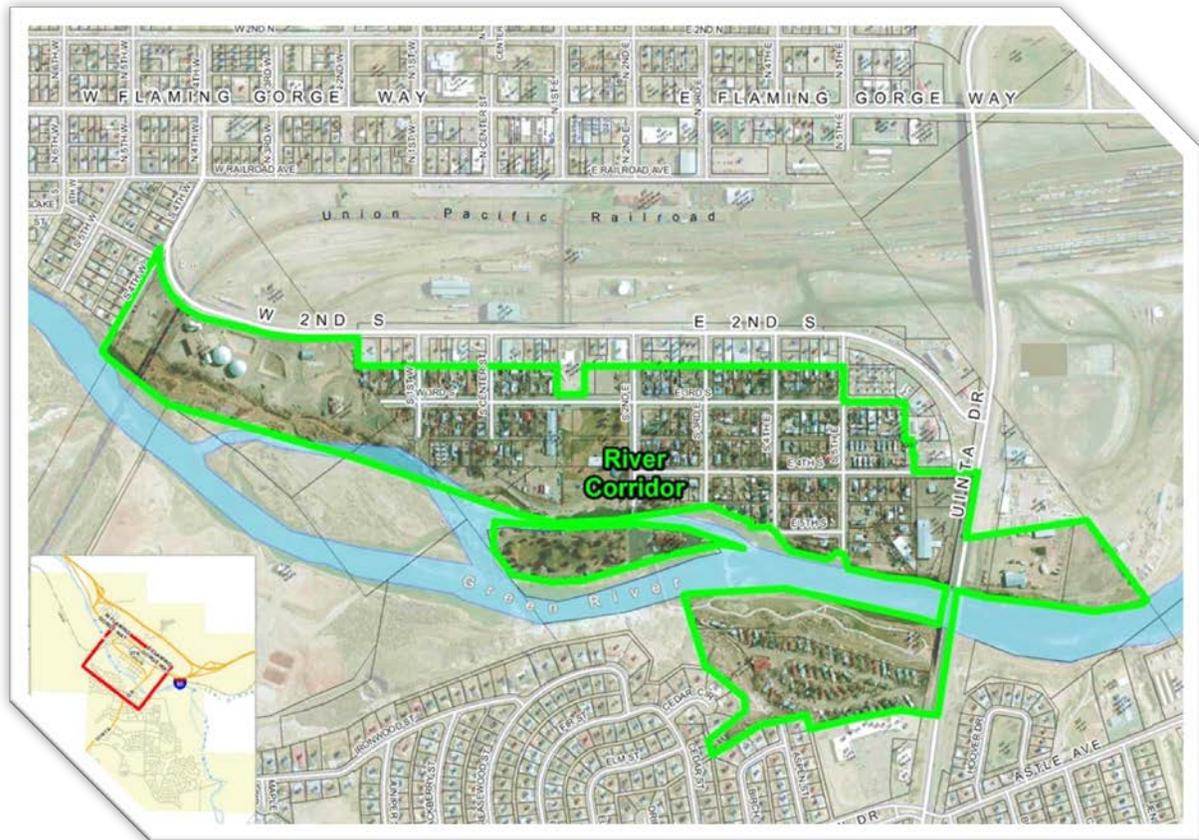


FIGURE 6: RIVER CORRIDOR DISTRICT (PLAN AREA 2)

Plan Area 2: River Corridor District

IN GENERAL:

The River Corridor District (Plan Area 2), as shown in [Figure 6: River Corridor District \(Plan Area 2\)](#), is generally comprised of properties that are located adjacent to, or near the Green River corridor from the Union Pacific Railroad river-crossing east to the Sweetwater County Road and Bridge and vacant City of Green River property. Plan Area 2 contains an estimated 105.7 acres consisting of 150 individual land parcels and public rights-of-way. A list of all parcels located within Study Area Two can be found in [Appendix I](#).

The namesake of our city (the Green River) has been a valuable asset for as long as the community has been in existence. A significant

portion of the community's economic and redevelopment plans focus on maximizing the Green River and its surrounding areas. These plans have already included creating a trail system (including connectivity to downtown) and the expansion of various amenities near or within the river corridor offering recreational opportunities for residents and tourists alike.

LAND USE:

The land within the River Corridor District (Study Area 2) includes a variety of residential, commercial/industrial, and parks/other public uses. See [Figure 7: River Corridor Existing Land Use](#).

The majority of the properties within the River Corridor District are residential, making up thirty-three percent (33%) of the plan area. The majority of the residential structures are single family dwellings and manufactured/mobile

homes (located on individual lots and within non-conforming/grandfathered mobile home parks).

Plan Area 2 also contains public space that is vital to Green River, including Expedition Island and Evers Park. These public areas are gathering places for many City events including Flaming Gorge Days, Crystal Classic, Art on the Green, and River Fest. In addition to the public park space, the City of Green River Parks Shop and the Sweetwater County Road and Bridge facility are also located within this study area. Overall, public space comprises twenty-six (26%) percent of the land with Plan Area 2.

Only a limited amount of property within this study area is used for commercial or industrial uses. Twenty percent (20%) of the land uses in the area are commercial or industrial. These uses include the abandoned water treatment facility located on West 2nd South and the U.P.R.R. Environmental Services building (both of which are located on Union Pacific property), and the vacant auto dealership property along Uinta Drive. The balance is used as public right-of-way.

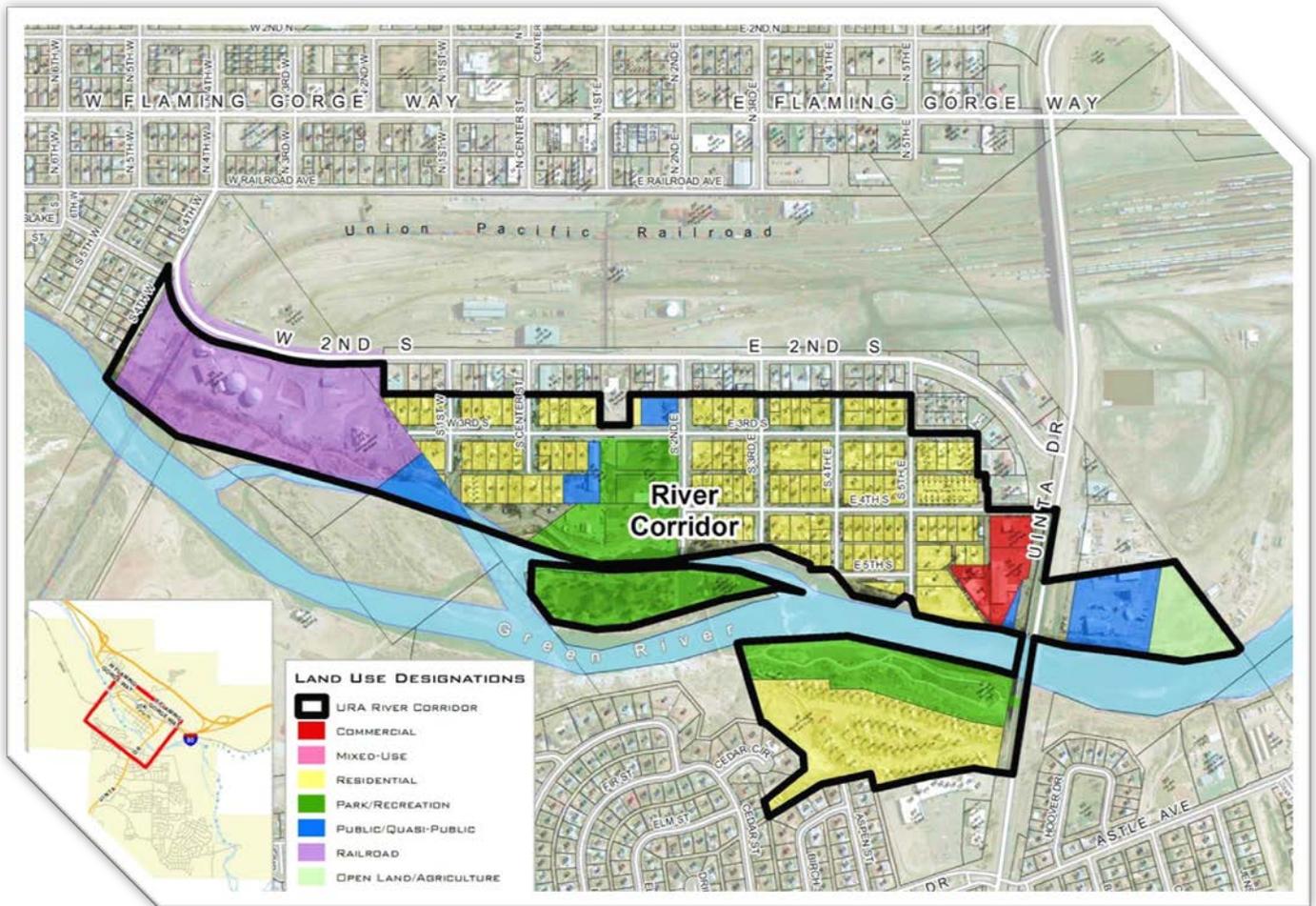


FIGURE 7: RIVER CORRIDOR DISTRICT EXISTING LAND USE

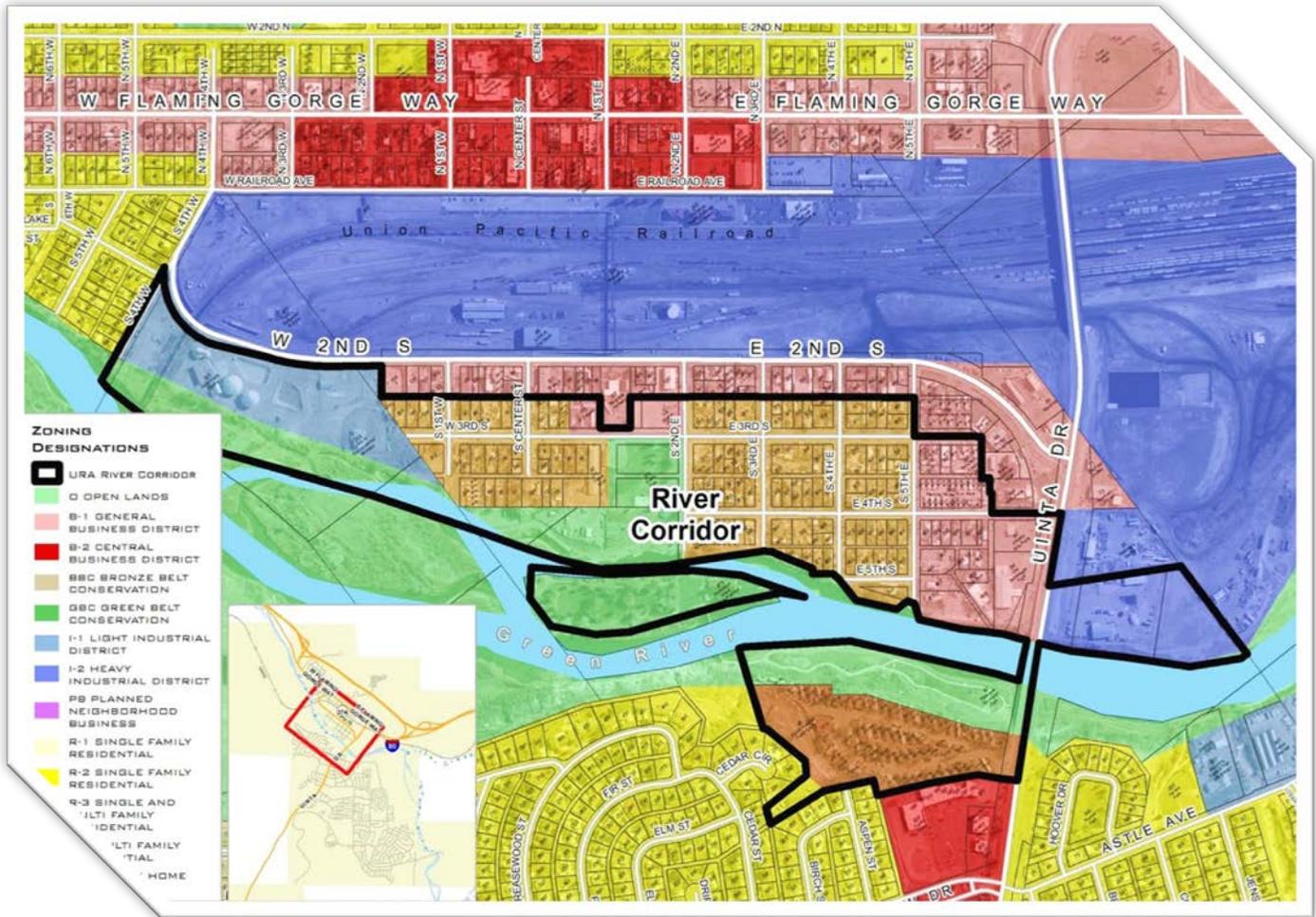


FIGURE 8: RIVER CORRIDOR DISTRICT ZONING

ZONING:

The River Corridor District is comprised of five (5) zoning districts. See [Figure 8: River Corridor District Zoning](#). The majority of the zoning within this area is R-3 (Single and Multi-Family Residential). B-1 (General Business District) Zoning can be found in the area between South 5th East and Uinta Drive. The Union Pacific lands near the underpass on the south side of West 2nd South are zoned I-1 (Light Industrial), while the property zoned I-2 (Heavy Industrial) is located southeast of the East 4th South/Uinta Drive intersection.

In reviewing land use and zoning during the field study, unlike the Central Business District, within

the River Corridor District, the zoning is overall relatively consistent with the land use. An exception to this would be the grandfathered mobile home parks which predate the city's zoning ordinance.

It is important to note that the FEMA designated Special Flood Hazard Area covers the majority of the properties located within this plan area. Construction and substantial improvements within the designated floodplain are generally allowable; however, special construction measures (such as building elevation, flood-proofing, etc.) will be required.

DEMOGRAPHICS:

As with the Central Business District, demographic information for the River Corridor District was compiled from the 2010 U.S. Census Bureau's website: www.census.gov.

Based on census block data, the River Corridor District has a population of 380 residents of which 57% are male and 43% are female. Of the area's population, 22% of the residents are under the age of 18, 63% are between the ages of 18 and 64, and 15% of the population is 65 years or older.

The racial composition of the area is 85.8% white, 1.8% African American, 0.5% American Indian and Alaska Native, 0.8% Asian, 0% Native Hawaiian and Other Pacific Islander, 9.5% are some other race, and 1.6% are two or more races. About 25% of the area population (any race) is Hispanic or Latino.

The area contains 190 housing units with an occupancy rate of 90%. Of the occupied units, 72.5% are owner occupied and 27.5% are occupied by renters.

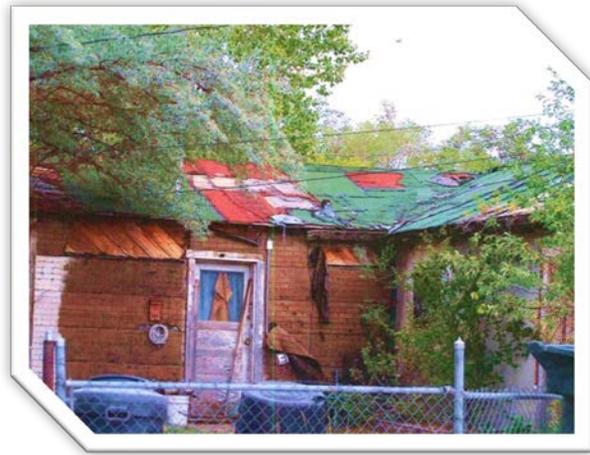
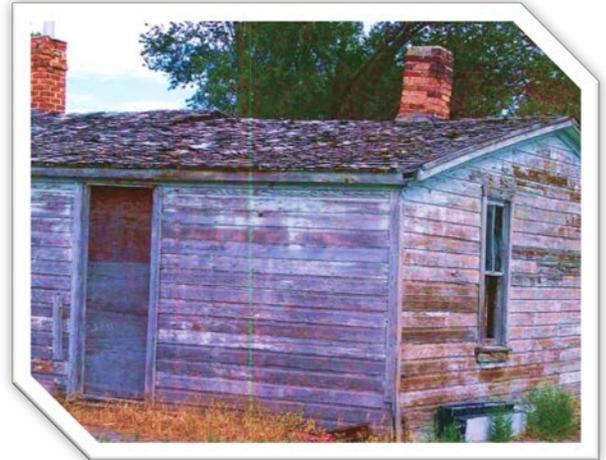
ELIGIBILITY STUDY FINDINGS:

Within the River Corridor District, a random sampling of 50 properties (out of the 150 parcels) was taken to complete the Eligibility Study. The sample represents 33% of the total properties within the River Corridor District. The sample properties were reviewed based on the factors listed in the Area Adoption section of this chapter, and were then classified into one of three(3) categories: Good, Fair, or Deteriorating/Poor Condition.

Of the 50 properties, 42 were used for residential use, 5 for commercial use, and 2 were used for public purposes (including Expedition Island/Pavilion and the Green River Parks and Recreation Shop building).

Of the properties sampled, nineteen (19) properties, or 38%, were rated in "good" condition, eleven (11) properties, or 22%, were rated in "fair" condition, and twenty (20) properties, or 40%, were rated as "deteriorating/poor" condition.

The following photos were taken within the River Corridor District as part of the Eligibility Study to document qualifying conditions found within the area.





Goals and Policies

The purpose of the M.E.E.T. in Green River Urban Renewal Plan is to reduce, eliminate and prevent the spread of blight within the described areas by stimulating growth and investment within the boundaries designated herein. To accomplish this purpose, the Plan is intended to promote local goals and policies expressed in adopted community plans with respect to appropriate land uses, private investment, and public improvements. Specifically, the Plan seeks to advance the Green River Vision 2028:

“Green River 2028 is an ATTRACTIVE CITY, a WELL-PLANNED CITY with an ACTIVE DOWNTOWN AND RIVERFRONT and the PREFERRED RESIDENTIAL NEIGHBORHOODS IN THE REGION. The City is a FAMILY COMMUNITY with GREAT CHOICES IN RECREATION.”

The guiding goals and policies form the overarching principles of the Plan. These goals were developed with extensive input from the community during the planning efforts of several

community plans, including, but not limited to, the Marketing, Branding and Design Action Plan (2009), the Green River Strategic Plan, and the Green River Comprehensive Master Plan (2012), as well as other community input documents such as the 2013 Community Assessment and the 2014 SmartGrowth America “Smart Growth Zoning Codes for Small Cities” workshops. These goals provide a framework for future decision-making and an outline of the development activities, public improvements, neighborhood revitalization, and public involvement that will guide and support future Plan implementation.

To ensure statutory consistency with the general plan of the City of Green River, the Goals and Policies of this URA Plan, as listed within this chapter, are adapted directly from the Green River Comprehensive Master Plan (2012), Chapter 5 (Active Downtown and Riverfront). The goals provided within this section are high-

level guiding principles for implementation, while the policies listed under each goal support the goals and serve as a guide for making decisions by articulating the overall positions and preferences of the Urban Renewal/Main Street Agency and the City of Green River.

Goal 1: Add Vibrancy and Activity to the Central Business and River Corridor Districts

POLICY 1A: CENTRAL BUSINESS DISTRICT ACTIVITIES AND USES

Integrate and promote a wide variety of land uses and activities, including commercial, residential, employment, recreation, and other civic uses to add vitality to the Downtown area.

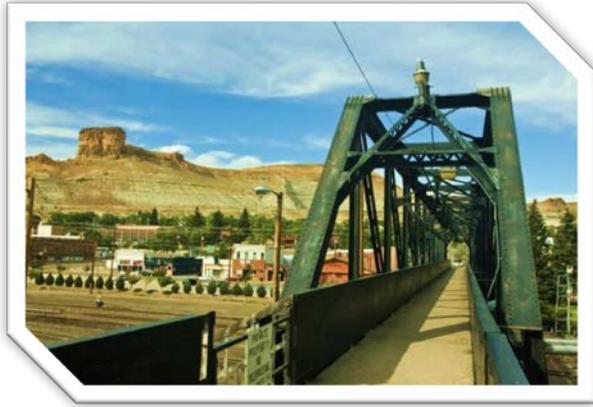
POLICY 1B: RIVERFRONT CORRIDOR ACTIVITIES AND USES

Support a mix of unique uses to draw people to the riverfront area that includes parks, trails, and other recreational activities, as well as outdoor and river-oriented uses like restaurants, shops, services, and accommodations.

POLICY 1C: RESIDENTIAL USES

Pursue opportunities to strengthen existing and add additional residential uses within and adjacent to the Central Business and River Corridor Districts. A mix of residential uses, including multi-family, mixed-use, and accessory dwelling units can help widen the range of housing options available in the City and will ensure a supply of households to support area businesses and services.





Goal 2: Enhance Connections between the Central Business and Riverfront Corridor Districts

POLICY 2A:

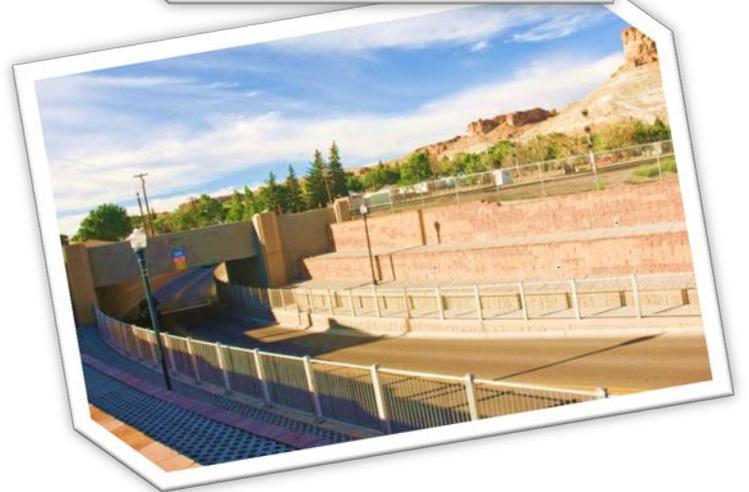
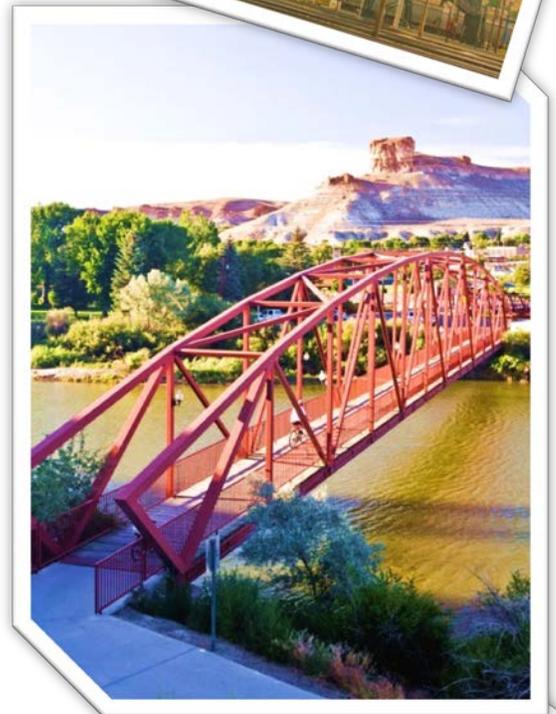
PEDESTRIAN AND BICYCLE CONNECTIONS

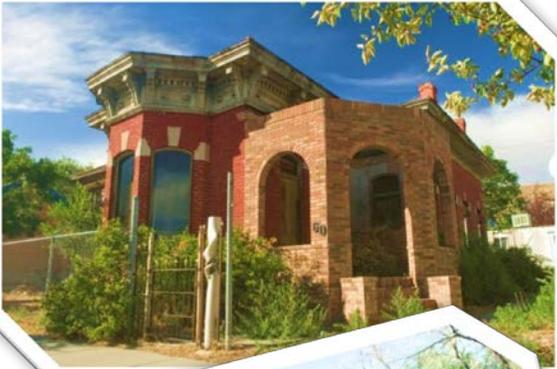
Enhance physical connections between the Central Business and River Corridor Districts through a complete network of pedestrian and bicycle trails, route designations, sidewalks, streetscaping, signage, and other improvements.

POLICY 2B:

VEHICULAR CONNECTIONS

Enhance vehicular connections and way finding between the Central Business and River Corridor Districts by designating and clearly marking key automobile routes, including the Uinta Drive overpass route and the underpass route along South 4th West and West 2nd South Streets. Continue to explore options for a second bridge crossing over Green River to enhance connectivity and vehicular options.





Goal 3: Stimulate Reinvestment and Targeted Infill and Redevelopment within the Central Business and River Corridor Districts

POLICY 3A:
NEIGHBORHOOD REVITALIZATION

Encourage revitalization and conservation of existing neighborhoods by promoting grassroots community clean up and beautification efforts, enforcing City codes related to weeds, trash, and other nuisances, and by aligning City infrastructure projects (such as water and sewer main projects) with areas that have high levels of infrastructure deficiencies and problems.

POLICY 3B: REINVESTMENT AREAS

In collaboration with the City of Green River, URA and property owners, promote widespread property owner reinvestment in the downtown and riverfront areas by offering incentives to businesses, removing barriers to starting a business or reinvesting in existing buildings, investing in key infrastructure needs, enforcing nuisance regulations, and other methods.

POLICY 3C: REDEVELOPMENT AREAS

In collaboration with the City of Green River, URA and property owners, support and foster the redevelopment of properties that are significantly underutilized, in major disrepair, or located at highly visible areas to maximize use of existing infrastructure, draw more activity, and enhance the appearance of the downtown and riverfront areas.

POLICY 3D:
COMPATIBLE INFILL DEVELOPMENT

Encourage compatible infill development on vacant properties in the Central Business and River Corridor Districts to enhance the overall mix of uses in these areas. Infill development should complement, rather than conflict with, existing architectural styles and development patterns (e.g. lot coverage, scale, building massing and form).





Goal 4: Preserve the Central Business and River Corridor Districts' Unique History and Culture

POLICY 4A: HISTORIC PRESERVATION

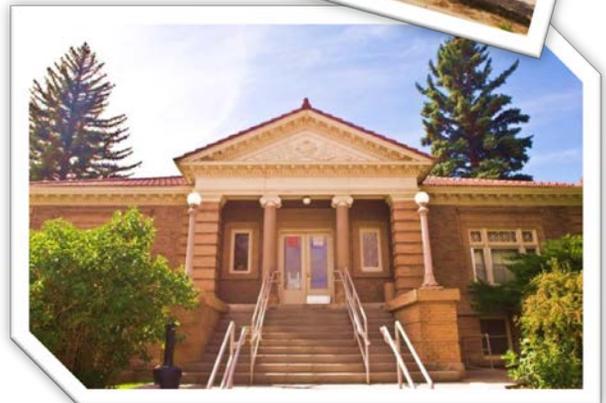
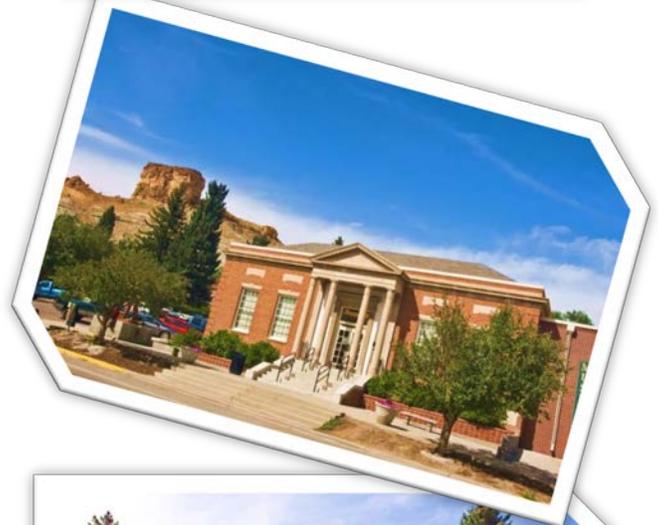
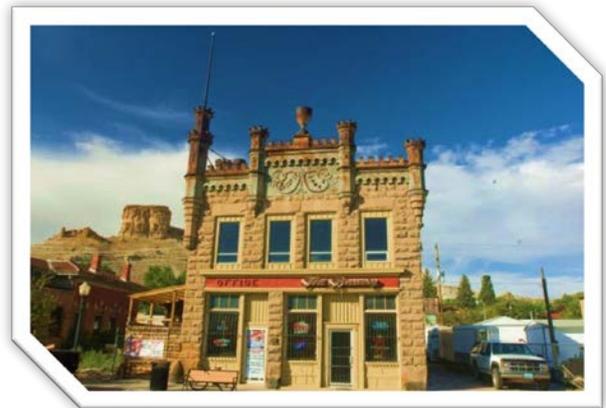
Retain, conserve, and encourage adaptive reuse of the community's historic resources, including properties located in the Downtown Historic District, those listed on the National Register of Historic Places (Post Office, Brewery, and Expedition Island), and other important local historic places and resources.

POLICY 4B: CULTURAL RESOURCES

Maintain and celebrate Green River's unique cultural resources in the Central Business and River Corridor Districts, including the community's unique history, railroad facilities, the Sweetwater County Historical Museum, the County Library, arts and cultural events and festivals, and other cultural offerings.

POLICY 4C: DESIGN REVIEW

In collaboration with the City of Green River and the URA/Main Street Agency, modify, strengthen and clarify the City's Design Review District regulations and procedures for development proposals on properties located in the Central Business and River Corridor Districts.





Implementation

The M.E.E.T. in Green River Urban Renewal Plan sets a direction for redevelopment and revitalization of the Central Business and River Corridor Urban Renewal Areas. Upon its adoption, this Plan will serve as the official policy guide for public action. However, these policies can only be transformed into action through an effective implementation program.

Implementation strategies, activities and projects undertaken by the Urban Renewal Agency and the City of Green River shall be in accordance with Wyoming State Statute as outlined in Statutory Provisions section of Chapter 1 and the Requirements for Projects section of this Chapter.

Cooperation among the Green River URA/Main Street Agency, the City of Green River, business owners, property owners and other public agencies is essential for the success of this Plan. Although the boundaries of the Central Business and River Corridor District extend beyond the Main Street District's boundaries, to

ensure success, the Main Street Approach® will be used in moving the plan and projects forward. Main Street® is a time tested and proven comprehensive approach to historic preservation and economic development. Main Street® implements a patented "Four Point Approach" to deal with the problems faced by our traditional commercial districts today. The four points of the approach are as follows:

Organization involves building a Main Street® framework that is well represented by civic groups, merchants, bankers, citizens, public officials, and chambers of commerce. Everyone must work together to renew downtown. A strong organization provides the stability to build and maintain a long-term effort.

Design enhances the attractiveness of the business district. Historic building rehabilitations, street and alley clean-ups, colorful banners, landscaping and lighting all improve the physical image of the downtown as a quality place to shop, work, walk, invest in, and live. Design

improvements result in a reinvestment of private and public dollars into the downtown.

Economic Vitality involves analyzing current market forces to develop long-term solutions. Recruiting new businesses, creatively converting unused space for new uses, and sharpening the competitiveness of Main Street's® traditional merchants are examples of economic restructuring activities.

Promotion creates excitement downtown. Street festivals, parades, retail events, and image development campaigns are some of the ways Main Street® encourages consumer traffic in the downtown. Promotion involves marketing an enticing image to shoppers, investors, and visitors.

The following section identifies action strategies to advance the goals and policies outlined within Chapter 3 of this Plan. It should be noted that some of the listed action strategies may advance multiple goals and policies.

The intent in listing these action strategies includes establishing, through this Plan, the general and specific authority to undertake these projects and activities within the Urban Renewal Areas. Listing an action strategy within this Plan is not a commitment by the City of Green River or the Urban Renewal Agency for funding of a specific action strategy.

As it is not possible to foresee all of the changing conditions and events that may occur during the life of this Plan, additional projects may be added to this Plan by amendment. The projects and activities may be modified, or expanded upon as needed to meet the Plan objectives. Changes will be undertaken in accordance with the amendment procedures and statutory procedures outlined in Chapter 7 of this Plan.

Strategies

STRATEGY 1: ENCOURAGING AND PROMOTING VIBRANCY AND ACTIVITY

The “Marketing, Branding and Design Action Plan” as adopted by the City of Green River on February 9, 2010 provides a multitude of Urban Design Tasks to encourage and promote vibrancy and activity within the Central Business and River Corridor Districts. The “Marketing, Branding and Design Action Plan” is hereby incorporated in full, by reference, to provide guidance and direction to the URA/Main Street Agency and the City of Green River to advance this strategy. Examples of tasks included with the study include (but is not limited to):

- **Creating a festival/community center space downtown (including the Historic Depot as outlined in the “Destination Green River Station” Urban Renewal Plan);**
- **Remaking North 1st East into a lively cross-street;**
- **Creating an Art in Public Places program**
 - **Create a public art and interpretation master plan, install interpretive signs, and install public art in key locations;**
- **Expanding river recreation;**
- **Expanding youth recreation programs and activities; and,**
- **Adoption of outdoor dining guidelines,**

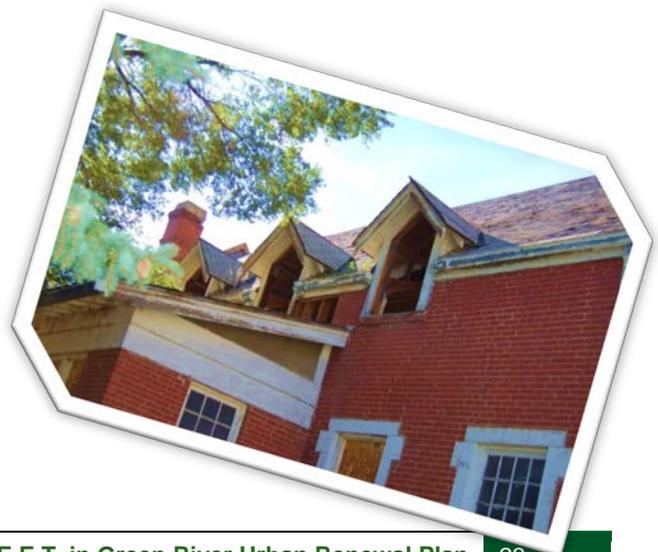


STRATEGY 2: PROMOTING ECONOMIC DEVELOPMENT

- Create a space and/or program for business start-ups to incubate and grow;
- Develop a program to assist businesses in location or relocation to Green River;
- Identify key development sites and develop a marketing strategy to attract businesses;
- Inventory available infill land and encourage infill development;
- Promote “curb appeal” to draw more customers to the area;
- Encourage residential and mixed use development; and,
- Conduct a market “gap” analysis to be used as a tool to identify the businesses that can be supported and adopt policies that encourage these businesses to located within the Central Business and River Corridor Districts.

STRATEGY 3: SUPPORTING REVITALIZATION, REHABILITATION AND REMOVAL OF SLUM AND BLIGHT

- Work with the City of Green River to conduct risk assessments of vacant and deteriorating properties to determine and identify strategies to address hazards;
- City enforcement of adopted Property Maintenance Codes, Building Codes and adoption of ordinances to address vacant and/or neglected properties, including those owned by absentee owners;
- Encourage the City’s adoption of the ICC’s “International Existing Building Code” to facilitate revitalization and rehabilitation of existing structures;
- Remove substantially deteriorated structures when such removal would improve public safety and/or enhance redevelopment efforts through the means provided by Wyoming Statutes and as outlined in Chapter 5 of this Plan; and,
- Work in partnership to determine the best use of empty lots created by demolition.



STRATEGY 4: ENCOURAGING REGULATORY AMENDMENTS

The URA/Main Street Agency will work with the City of Green River to encourage amendments to the zoning map and zoning ordinance to remove barriers that may prevent the fulfillment of the goals and policies of this Plan. The following is a list of potential zoning amendments:

- Allowance of upper-floor residential and multi-family units in downtown by right. Allowing residential development creates more activity, shoppers and provides needed workforce housing;
- Permit live/work units in commercial areas. For example, live/works units would allow an artist to live in an apartment above his/her art gallery;
- Reduce excessive multi-family and commercial parking requirements and give credit for adjacent on-street parking;
- Create a new Riverfront Zone District that promotes recreation-oriented and mixed-use development;
- Review and amend the current home occupation regulations. Explore a tiered approach that allows home occupations without a public hearing where no customers or employees are involved, but that require staff review or public hearing and more requirements on home businesses with employees and customers, parking of large vehicles and other external impacts;
- Revamp residential setback and open space regulations that make it difficult to build garages and other accessory structures desired by modern families. Accessory structures remove clutter from existing lots and also help owners who want to renovate and upgrade their homes. Consider adjustments to setback requirements in older neighborhoods with smaller lots.
- Revamp non-conforming use and structure regulations that are too strict to encourage renovation and improvement of existing homes and businesses. Allow nonconforming structures to be expanded to the extent that it does not increase the degree of a nonconforming use; and,
- Incorporate incentives for commercial uses to include bicycle parking and sidewalks to connect perimeter streets to the main entryways of commercial buildings.

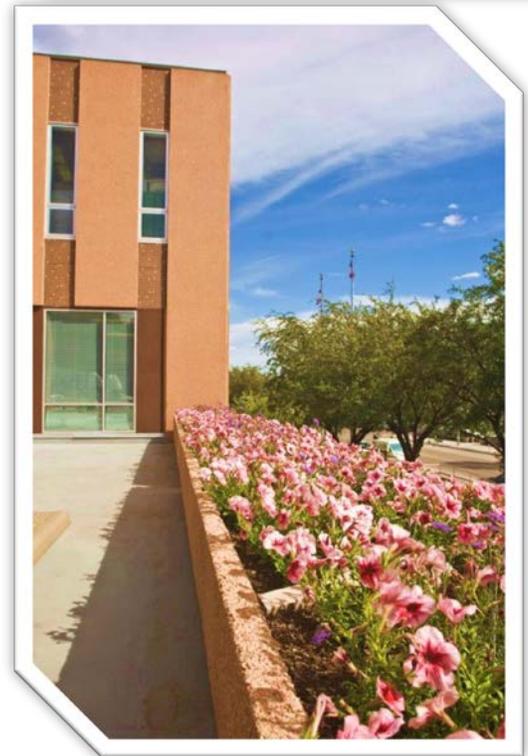


STRATEGY 5: IMPLEMENTING
DEVELOPMENT AND DESIGN STANDARDS

- Revamp the City's current Design Overlay District Zoning Ordinance and replace with simple design standards to improve development quality and appearance and that are easy to interpret and administer:
 - Identify different design area boundaries as areas will have different criteria. For example, the historic downtown area will have different criteria than the 2nd South Street corridor; and,
 - Identify a handful of key design issues such as building orientation to street, percent of windows on front façade (limiting blank façades), location of parking, and building materials;
- Create a new riverfront corridor design review district to address the type of development desired in the riverfront area;
- Establish/expand a grant program to assist with and encourage exterior enhancements to buildings (i.e. façade program):
 - Make the awarding of such grant dependent upon the voluntary compliance with design criteria to be established by the URA/Main Street Board in conjunction with the Historic Preservation Commission.
 - Expand this program to areas outside of the Main Street District and into other areas of the Central Business and River Corridor Districts as

design criteria are developed and funds are available;

- Revise the City sign ordinance to require monument signs along gateway streets, limit billboards, and create standards for electronic signage; and,
- Upgrade the City's landscaping regulations. Consider requiring protection of mature trees and adopting water efficient landscaping provisions.



STRATEGY 6: SUPPORTING PUBLIC IMPROVEMENTS

Public improvement includes the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary and storm sewer facilities, utilities, and other public improvements and facilities necessary to carry out the goals and objectives of this Plan.

- **Conduct a survey of parking within the Central Business and River Corridor Districts to determine parking needs;**
- **Enhance the eastern gateway coming into Green River from the eastern I-80 interchange;**
- **Road and utility reconstruction of 2nd South Street, including landscaping;**
- **Fabricate and install wayfinding signage;**
- **Consideration of renaming streets and areas to celebrate and reflect Green River’s unique history (i.e. 2nd South Street to “John Wesley Powell Parkway” or something similar);**
- **Expand telecommunication infrastructure;**
- **Create a cohesive landscaping and design plan for the main traffic corridors within the Central Business and River Corridor Districts (i.e. Flaming Gorge Way, Railroad Avenue, 2nd South Street, South 2nd East, etc.);**
- **Upgrade the Northside Lift Station for expansion of the north side residential and commercial areas;**
- **Support City efforts to locate and construct second river crossing over the Green River; and,**
- **Extension of the greenbelt pathway from the West 2nd South Street to Uinta Drive.**

Requirements for Projects

The following provides the statutory requirements for projects as outlined in the Wyoming Urban Renewal Code. The use of the authority granted through the Wyoming Urban Renewal Code by the City of Green River is intended to improve the appearance of the community and enhance the quality of life for all residents by eliminating negative conditions and implementing programs and/or projects identified to improve conditions. Projects may include (W.S. 15-9-103):

- *Acquisition of a slum area or a blighted area or portion thereof;*
- *Demolition and removal of buildings and improvements;*
- *Installation, construction or reconstruction of streets, utilities, parks, playgrounds and other improvements necessary for the carrying out in the urban renewal area objectives of the plan;*
- *Disposition of any property acquired in the urban renewal area at its fair value for uses in accordance with the plan;*
- *Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; and,*
- *Acquisition of any other real property in the urban renewal area if necessary to eliminate unhealthy, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, other otherwise remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.*

PRIVATE ENTERPRISE TO BE PREFERRED; WHEN CONSIDERED (W.S. 15-9-104):

The municipality shall afford maximum opportunity to the rehabilitation or redevelopment of the urban renewal area by private enterprise. Consideration shall be given to this objective in exercising its powers including:

- *Formulation of a workable program (cannot be delegated to URA). This program may include:*
 - *Diligent enforcement of housing, zoning and occupancy controls and standards;*
 - *Rehabilitation or conservation areas or portions by:*
 - *Replanning,*
 - *Removing congestions,*
 - *Providing parks, playgrounds and other public improvements,*
 - *Encouraging voluntary rehabilitation,*
 - *Compelling the repair and rehabilitation of deteriorated or deteriorating structures;*
 - *Clearance and redevelopment of slum and blighted areas or portions thereof;*
- *Approval of communitywide or neighborhood plans consistent with the general plan of the City of Green River;*
- *Exercising of its zoning powers;*
- *Enforcement of other laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements;*
- *Disposition of any property acquired;*
- *Provisions of necessary public improvements.*

PRELIMINARY REQUIREMENTS FOR
PROJECTS (W.S. 15-9-108)

Prior to approving an urban renewal project, the local governing body shall submit the urban renewal plan to the planning commission of the municipality for review and recommendation as to its conformity with the general plan for the development of the entire municipality. The planning commission shall submit written recommendations within thirty (30) days after receipt of the plan for review. Upon receipt of the planning commission's recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project.

As noted in Chapter 1: Introduction, this plan was certified by the Planning Commission on June 8, 2016. Therefore, any projects described within this Plan, or any amendment made in accordance with Chapter 7, may proceed to the public hearing and approval process described below.

PROJECTS – PUBLIC HEARING,
PUBLICATION AND CONTENTS OF NOTICE
(W.S. 15-9-109)

The local governing body, under the rules or procedures it determines, shall hold a public hearing on any urban renewal project. A notice of the hearing shall be published in a newspaper having a general circulation in the area of operation of the municipality for two successive weeks, with the last publication thereof to be at least five days prior to the hearing. The notice shall list the time, date, place and purpose of the hearing. The public notice shall also identify the urban renewal area and provide an outline of the general scope of the urban renewal project under consideration.

PROJECTS – APPROVAL BY AND FINDINGS
OF GOVERNING BODY (W.S. 15-9-110)

A municipality shall not acquire real property for any urban renewal project unless the local governing body has approved the urban renewal project, and only after if it finds that:

- *A feasible method exists for the relocation of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to those families;*
- *The urban renewal plan conforms to the general plan of the municipality as a whole;*
- *The urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan;*
- *The urban renewal plan affords maximum opportunity, consistent with the municipality's needs, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.*

If the urban renewal area consists of an area of open land to be acquired by the municipality, the following specific findings shall be made:

- *If it is to be developed for residential uses, the local governing body shall determine that:*
 - *A shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality;*

- *The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas;*
- *The conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals or welfare; and,*
- *The acquisition of the area for residential uses is an integral part of and essential to the program of the municipality;*
- *If it is to be developed for nonresidential uses, the local governing body shall determine that the:*
 - *Nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives;*
 - *Acquisition may require the exercise of governmental action as provided in this chapter, because of:*
 - *Defective or unusual conditions of title;*
 - *Diversity of ownership;*
 - *Tax delinquency;*
 - *Improper subdivisions;*
 - *Outmoded street patterns;*
 - *Deterioration of site;*
 - *Economic disuse;*
 - *Unsuitable topography or faulty lot layouts;*
 - *Need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements; or,*

- *Any combination of factors specified in this subparagraph or other conditions which retard development of the area.*

PROVISIONS NOT APPLICABLE FOR DISASTER AREAS (W.S. 15-9-110)

If the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire, tornado, earthquake, storm or other catastrophe for which the governor of the state has certified the need for disaster assistance under 42 U.S.C. 5121 et seq., or other federal law, the local governing body may approve an urban renewal plan and an urban renewal project for that area without regard to the provision of the public hearing requirements outlined above (W.W. 15-9-109) and the provisions of the Wyoming Urban Renewal Code requiring a general plan for the municipality and a public hearing on the urban renewal project.



Property Acquisition and Disposal

The purpose of this chapter of the Plan (Chapter 5: Property Acquisition and Disposal), is to convey the appropriate Wyoming Urban Renewal Code pertaining to property that is acquired in a project. To ensure statutory compliance in the event that property is to be acquired or disposed of, as deemed appropriate in order to achieve the objectives of this Plan, the statutes are provided here verbatim.

Condemnation

Although not the preferred means of acquiring property to achieve the objectives of this Plan, W.S. 15-9-114 provides the means for the municipality to acquire property through condemnation as follows:

W.S. 15-9-114. CONDEMNATION.

(a) A municipality has the right to acquire by condemnation any interest in real property, including a fee simple title thereto, which it deems necessary for or in connection with

an urban renewal project under this chapter. A municipality may exercise the power of eminent domain in the manner now provided or which may be hereafter provided by any other statutory provisions. Property already devoted to a public use may be acquired in like manner, provided that no real property belonging to the United States, the state or any political subdivision thereof, may be acquired without its consent.

(b) In any proceeding to fix compensation for damages for the taking or damaging of property, or any interest therein, through the exercise of the power of eminent domain or condemnation, evidence or testimony bearing upon the following matters is admissible and shall be considered, in addition to evidence or testimony otherwise admissible, in fixing the compensation for damages:

- (i) Any use, condition, occupancy or operation of the property, which is unlawful or violative of or subject to elimination, abatement, prohibition or correction under any law or any ordinance or regulatory measure of the state, county, municipality, other political subdivisions or any agency thereof, in which the property is located, as being unsafe, substandard, unsanitary or otherwise contrary to the public health, safety or welfare;
 - (ii) The effect on the value of the property of any such use, condition, occupancy or operation, or of the elimination, abatement, prohibition or correction of any such use, condition, occupancy or operation.
- (c) The testimony or evidence specified in subsection (b) of this section is admissible notwithstanding that no action has been taken by any public body or public office toward the abatement, prohibition, elimination or correction of any such use, condition, occupancy or operation. Testimony or evidence that any public body or public office charged with the duty or authority so to do has rendered, made or issued any judgment, decree, determination or order for the abatement, prohibition, elimination or correction of any such use, condition, occupancy or operation is admissible and is prima facie evidence of the existence and character of that use, condition or operation.

Property Acquired in a Project

The following excerpts from the Wyoming Urban Renewal Code pertain to the requirements of property that is acquired in an Urban Renewal Project.

W.S. 15-9-115. PROPERTY ACQUIRED IN PROJECT; DISPOSITION AND USE GENERALLY.

- (a) A municipality may:
 - (i) Sell, lease or otherwise transfer real property or any interest therein acquired by it in an urban renewal project;
 - (ii) Enter into contracts with respect to such property for residential, recreational, commercial, industrial, educational or other uses or for public use; or
 - (iii) Retain the property or interest for public use in accordance with the urban renewal plan, subject to any covenants, conditions and restrictions, including covenants running with the land, as it deems necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this chapter.
- (b) The sale, lease, other transfer or retention of property specified in subsection (a) of this section, and any agreement relating thereto, may be made only after the local governing body approves the urban renewal plan.
- (c) The purchasers or lessees and their successors and assigns are obliged to devote the real property only to the uses specified in the urban renewal plan and may be obligated to comply with any other requirements the municipality determines to be in the public interest, including the obligation to begin within a reasonable time

any improvements on the real property required by the urban renewal plan. With respect to any real property in an urban renewal area acquired by any public body, political subdivision, agency or office of the state for uses in accordance with an urban renewal plan, the public body, political subdivision, agency or office of the state is authorized to obligate itself and its successors or assigns to devote the real property only to the uses specified in the urban renewal plan and, to the extent funds have been authorized or appropriated, to obligate itself to begin improvements required by the urban renewal plan.

- (d) The real property or interest shall be sold, leased, otherwise transferred or retained at not less than its fair value for uses in accordance with the urban renewal plan. In determining the fair value, a municipality shall give consideration to:
- (i) The uses provided therein;
 - (ii) The restrictions upon and the conditions and obligations assumed by the purchaser or lessee or by the municipality retaining the property; and
 - (iii) The objectives of the plan for the prevention of the recurrence of slum or blighted areas.
- (e) The municipality in any instrument of conveyance to a private purchaser or lessee may provide that the purchaser or lessee is without power to sell, lease or otherwise transfer the real property without the prior written consent of the municipality until he has completed the construction of any improvements which he is obligated to construct thereon. Real property acquired by a municipality which is to be transferred in accordance with the provisions of the urban renewal plan, shall be transferred as rapidly

as feasible in the public interest consistent with carrying out of the provisions of the plan. Any contract for the transfer and the urban renewal plan shall be recorded in the land records of the county in the manner provided by law to afford actual or constructive notice thereof.

W.S. 15-9-116. PROPERTY ACQUIRED IN PROJECT; DISPOSITION TO PRIVATE PERSONS; PROCEDURE; NOTICE; PROPOSALS; CONTRACTS.

- (a) A municipality may:
- (i) Dispose of real property in an urban renewal area to private persons only under reasonable procedures it prescribes or as are provided in this section;
 - (ii) By notice published once each week for four (4) consecutive weeks in a newspaper having a general circulation in the community, prior to the execution of any contract to sell, lease or otherwise transfer real property and prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from and make available all pertinent information to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate an urban renewal area or any part thereof. The notice shall:
 - (A) Identify the area or portion thereof;
 - (B) State that:
 - (I) Proposals shall be made by those interested within thirty (30) days after the last day of publication of the notice; and
 - (II) Information as is available may be obtained at the office designated in the notice.

(b) The municipality shall consider all redevelopment or rehabilitation proposals and the financial and legal ability of the persons making the proposals to carry them out. The municipality may accept any proposals it deems to be in the public interest and in furtherance of the purposes of this chapter. A notification of intention to accept a proposal shall be filed with the governing body not less than thirty (30) days prior to acceptance. Thereafter the municipality may execute a contract and deliver deeds, leases and other instruments and take all steps necessary to effectuate a contract in accordance with the provisions of W.S. 15-9-115.

W.S. 15-9-117. PROPERTY ACQUIRED IN PROJECT; TEMPORARY OPERATION AND MAINTENANCE.

A municipality may temporarily operate and maintain real property acquired by it in an urban renewal area for or in connection with an urban renewal project pending the disposition of the property as authorized in this chapter, without regard to the provisions of W.S. 15-9-115, for any uses and purposes it deems desirable even though not in conformity with the urban renewal plan.

W.S. 15-9-118. PROPERTY ACQUIRED IN PROJECT; DISPOSITION WHEN AREA DESIGNATED UNDER FEDERAL PROVISIONS

Notwithstanding any other provisions of this chapter, if the municipality is situated in an area designated as a redevelopment area under the Federal Area Redevelopment Act 42 U.S.C. 3161 et seq., land in an urban renewal project area designated under the urban renewal plan for industrial or commercial uses may be disposed of to any public body or nonprofit corporation for subsequent disposition as

promptly as practicable by the public body or corporation for redevelopment in accordance with the urban renewal plan. Only the purchaser from or lessee of the public body or corporation, and their assignees, are required to assume the obligation of beginning the building of improvements within a reasonable time. Any disposition of land to a public body or corporation under this section shall be made at its fair value for uses in accordance with the urban renewal plan.



Funding Opportunities

The purpose of this chapter of the Plan (Chapter 6: Funding Opportunities), is to convey the appropriate Wyoming Urban Renewal Code pertaining to funding opportunities for Urban Renewal Projects. To ensure statutory compliance in the event that a project is to be funded, as deemed appropriate in order to achieve the objectives of this Plan, the urban renewal statutes are provided here verbatim.

Bonds and Taxes

The following excerpts from the Wyoming Urban Renewal Code pertain to the authorization of bonds and taxes for the financing of Urban Renewal Projects.

W.S. 15-9-119. BONDS AUTHORIZED; PAYMENT THEREOF; SECURITY

(a) A municipality is empowered to issue:

- (i) Revenue bonds to finance the undertaking of any urban renewal project under this chapter, including, without limiting the generality thereof, the payment of principal and interest upon any advances for surveys and plans or preliminary loans; and
 - (ii) Refunding bonds for the payment or retirement of bonds previously issued by it.
- (b) The bonds shall be made payable solely from the income, proceeds and revenues derived from the municipality's undertaking and carrying out of urban renewal projects under this chapter. However, payment of the bonds may be further secured by a pledge of any loan, grant or contribution from the federal government or other source in aid of any urban renewal projects of the municipality under this chapter.

W.S. 15-9-120. TAXES UPON PROPERTY;
AUTHORIZED DIVISION THEREOF

(a) Any urban renewal plan may contain a provision that taxes, if any, levied upon taxable property in an urban renewal project each year by or for the benefit of a municipality in the state shall be divided as follows:

- (i) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the urban renewal project as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized prior to the effective date of the urban renewal project shall be allocated to and, when collected, paid into the funds of the respective taxing agencies as taxes by or for those taxing agencies on all other property are paid (for the purpose of allocating taxes by or for any taxing agency which did not include the territory in the urban renewal project on the effective date of the project but which territory had been annexed or otherwise included after the effective date, the assessment of the county last equalized on the project shall be used in determining the assessed valuation on the taxable property in the project on the effective date); and
- (ii) That portion of the levied taxes each year in excess of the amount specified in paragraph (a)(i) of this section shall be allocated to and, when collected, paid into a special fund of the

participating municipality or urban renewal agency to pay the principal and interest on loaned money advanced to, or any indebtedness incurred by the municipality or urban renewal agency. Unless the total assessed valuation of the taxable property in an urban renewal project exceeds the total assessed value of the taxable property in the project as shown by the last equalized assessment roll referred to in paragraph (a)(i) of this section, all of the taxes levied and collected upon the taxable property in the urban renewal project shall be paid into the funds of the respective taxing agencies. When any loans, advances and indebtedness, if any, and interest have been paid in full, all monies thereafter received from taxes upon the taxable property in the urban renewal project shall be paid into the funds of the various taxing agencies as taxes on all other property are paid.

W.S. 15-9-121. TAXES UPON PROPERTY;
WHEN PLEDGING ALLOWED.

In any urban renewal plan or in proceedings for the advance of monies or making of loans or the incurring of any indebtedness by the municipality or agency to finance or refinance in whole or in part the urban renewal project, the portion of the taxes specified in W.S. 15-9-120(a)(ii) may be irrevocably pledged for the payment of the principal of and interest on those loans or advances or that indebtedness.

W.S. 15-9-122. BONDS; PROVISIONS INAPPLICABLE; TAX EXEMPTION.

- (a) Revenue bonds issued under this chapter:
- (i) Do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction;
 - (ii) Are not subject to the provisions of any other law or charter relating to the authorization, issuance or sale of bonds.
- (b) Bonds issued under this chapter are for an essential public and governmental purpose and, together with interest thereon and income therefrom, are exempt from all taxes.

W.S. 15-9-123. BONDS RESOLUTION OR ORDINANCE; CHARACTERISTICS.

Bonds issued under this chapter shall be authorized by resolution or ordinance of the local governing body. The bonds may be issued in one (1) or more series and shall bear the date or dates, be payable upon demand or mature at the time or times, bear interest at the rate or rates, be in the denomination or denominations and form, either with or without coupon or registered, carry conversion or registration privileges, have the rank or priority, be executed in a manner and payable in a medium of payment at the place or places, be subject to the terms of redemption (with or without premium), be secured in the manner and have other characteristics as may be provided by the resolution or ordinance or trust indenture or mortgage issued pursuant thereto.

W.S. 15-9-124. BONDS; SALE OR EXCHANGE.

Bonds may be sold at not less than par at public sales held after notice published prior to the sale in a newspaper having a general circulation in the area of operation and in any other medium

of publication as the municipality determines or may be exchanged for other bonds on the basis of par. However, the bonds may be sold to the federal government at a private sale at not less than par. If less than all of the authorized principal amount on the bonds is sold to the federal government, the balance may be sold at private sale at not less than par at an interest cost to the municipality or not to exceed the interest cost to the municipality of the portion of the bonds sold to the federal government.

W.S. 15-9-125. BONDS; SIGNATURES AND NEGOTIABILITY.

If any of the public officials of the municipality whose signatures appear on any bonds or coupons issued under this chapter cease to be officials before the delivery of the bonds, the signatures are valid and sufficient for all purposes, the same as if the officials had remained in office until the delivery. Any provision of any law to the contrary notwithstanding, any bonds issued pursuant to this chapter are fully negotiable.

W.S. 15-9-126. BONDS; RECITATION THEREON.

In any suit, action or proceeding involving the validity or enforceability of any bond issued under this chapter or the security therefor, the bond reciting in substance that it has been issued by the municipality in connection with an urban renewal project, as defined in W.S. 15-9-103 is conclusively deemed to have been issued for that purpose and the project is conclusively deemed to have been planned, located and carried out in accordance with the provisions of this chapter.

W.S. 15-9-127. GENERAL OBLIGATION BONDS; PURPOSES; AUTHORIZATION; APPROVAL; CHARACTERISTICS; OTHER PROVISIONS UNAFFECTED.

- (a) In addition to the authority to issue bonds pursuant to W.S. 15-9-119, any municipality may issue general obligation bonds for the urban renewal purposes specified in subsection (b) of this section and subject to the requirements thereof and the requirements of the constitution and any other applicable laws.
- (b) General obligation bonds issued by a municipality for the purposes of aiding in the planning, undertaking or carrying out of any urban renewal project and related activities of a municipality, its board or commission, or its agency under this chapter shall be authorized by resolution or ordinance of the local governing body and shall be approved by a vote of the people residing in the issuing governmental unit at an election called, conducted, canvassed and returned in the manner provided for bond elections by the Political Subdivision Bond Election Law, W.S. 22-21-101 through 22-21-112.
- (c) The bonds shall bear any characteristics as may be provided by the resolution or ordinance or trust indenture or mortgage issued pursuant thereto, including the characteristics specified in W.S. 15-9-123. Nothing in this section limits or otherwise adversely affects any other section of this chapter.

W.S. 15-9-128. INVESTMENT OF FUNDS IN BONDS AUTHORIZED; DUTY OF CARE.

- (a) Anyone carrying on a banking or investment business or an insurance business and all

fiduciaries may legally invest any monies or other funds belonging to them or within their control in any bonds or other obligations issued by a municipality pursuant to this chapter.

- (b) It is the purpose of this section to authorize any persons, political subdivisions and officers, public or private, to use any funds owned or controlled by them for the purchase of any such bonds or other obligations.
- (c) Nothing contained in this section with regard to legal investments shall be construed as relieving any person of any duty of exercising reasonable care in selecting securities.

W.S. 15-9-129. EXEMPTION OF PROPERTY FROM EXECUTION; EXCEPTION.

All property of a municipality or agency, including funds owned or held by it for the purposes of this chapter, are exempt from levy and sale by virtue of any execution. No execution or other judicial process shall issue against the property nor shall judgment against a municipality or agency be a charge or lien upon the property. The provisions of this section do not apply to or limit the right of obligees to pursue any remedies for the enforcement of any pledge or lien given pursuant to this chapter by a municipality or agency on its rents, fees, grants or revenues from urban renewal projects.

W.S. 15-9-130. EXEMPTION OF PROPERTY FROM TAXATION; TERMINATION THEREOF.

The property of a municipality or agency acquired or held for the purposes of this chapter, is public property used for essential public and governmental purposes. The property is exempt from all taxes of the municipality, the county, the

state or any political subdivision thereof. However, the tax exemption terminates if the municipality or agency sells, leases or otherwise disposes of the property in any urban renewal area to a purchaser or lessee which is not a public body entitled to tax exemption for the property.

Funding by Municipality

The following excerpts from the Wyoming Urban Renewal Code pertain to the aiding of a public body in the financing of Urban Renewal Projects.

W.S. 15-9-131. POWERS OF MUNICIPALITY, PUBLIC BODY IN AIDING PROJECT.

- (a) To aid in the planning, undertaking or carrying out of an urban renewal project and related activities authorized by this chapter located within the area in which it is authorized to act, any public body or municipality, upon terms and with or without consideration as it determines, may:
- (i) Dedicate, sell, convey or lease any of its interest in any property or grant easements, licenses or other rights or privileges therein to a municipality;
 - (ii) Incur the entire expense of any public improvements it makes in exercising the powers granted in this section;
 - (iii) Do any and all things necessary to aid or cooperate in the planning or carrying out of an urban renewal plan;
 - (iv) Lend, grant or contribute funds to a municipality;

- (v) Enter into agreements (which may extend over any period, notwithstanding any provision or rule of law to the contrary) with the federal government, a municipality or any other public body respecting action to be taken pursuant to any of the powers granted by this chapter, including the furnishing of funds or other assistance in connection with an urban renewal project and related activities;
 - (vi) Borrow money and apply for and accept any form of financial assistance from any source;
 - (vii) Furnish any public buildings and public facilities or any other works which it is otherwise empowered to undertake;
 - (viii) Furnish, dedicate, close, vacate, pave, install, grade, regrade, plan or replan streets, roads, sidewalks, ways or other places;
 - (ix) Plan or replan, zone or rezone any part of the public body or make exceptions from building regulations; and
 - (x) Cause administrative and other services to be furnished to the municipality.
- (b) If at any time title to or possession of any urban renewal project is held by any public body or governmental agency, other than the municipality which is authorized by law to engage in the undertaking, carrying out or administration of urban renewal projects and related activities (including any agency or instrumentality of the United States of America), the provisions of the agreements referred to in this section inure to the benefit

of and may be enforced by the public body or governmental agency.

- (c) Any sale, conveyance, lease or agreement pursuant to this section may be made by a public body without appraisal, public notice, advertisement or public bidding.
- (d) As used in this section, "municipality" includes an urban renewal agency vested with all of the urban renewal project powers pursuant to W.S. 15-9-133.

W.S. 15-9-132. INSTRUMENTS PRESUMED PROPERLY EXECUTED.

Any instrument executed by a municipality and purporting to convey the right, title or interest in any property under this chapter is conclusively presumed to have been executed in compliance with the provisions hereof insofar as title or other interest of any bona fide purchasers, lessees or transferees of the property is concerned.



Plan Amendments

This Plan may be reviewed and evaluated periodically, and may be amended as needed, in conformance with statutory requirements of W.S. 15-9-111, as follows:

- An urban renewal plan may be modified at any time. If a plan is modified after the lease or sale by the municipality of real property in the urban renewal project area, the modification may be conditioned upon the approval of the owner, lessee or successor in interest as the municipality deems advisable. The modification is subject to any rights at law or in equity as a lessee or purchaser, or his successor or successors in interest, are entitled to assert.*
- Upon approval by a municipality of an urban renewal plan or of any modification thereof, the plan or modification is deemed to be in full force and effect, and the municipality may then cause the plan or modification to be carried out in accordance with its terms.*

If a project is added to the plan, a public hearing shall be held before the Governing Body of the City of Green River in accordance with the public hearing requirements of W.S. 15-9-109 and statutory findings of W.S. 15-9-110.

Appendix A: Powers of a Municipality (W.S. 15-9-113)

15-9-113. General powers of municipality.

- (a) In addition to any other powers specified by law, every municipality has all the powers necessary to carry out the purposes and provisions of this chapter, including the following powers:
- (i) To undertake and carry out urban renewal projects and related activities within its area of operation; and to:
 - (A) Make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this act;
 - (B) Disseminate slum clearance and urban renewal information.
 - (ii) To provide or to arrange or contract for the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with an urban renewal project;
 - (iii) To install, construct and reconstruct streets, utilities, parks, playgrounds and other public improvements;
 - (iv) To agree to any conditions that it deems reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of an urban renewal project and related activities and to include in any contract let in connection with such a project and related activities, provisions to fulfill those conditions as it deems reasonable and appropriate;
 - (v) Within its area of operation, to enter into any building or property in any urban renewal area in order to make inspections, surveys, appraisals, soundings or test borings, and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted as provided by law;
 - (vi) To acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise, any real property (or personal property for its administrative purposes) together with any improvements thereon and to hold, improve, clear or prepare for redevelopment any such property;
 - (vii) To mortgage, pledge, hypothecate or otherwise encumber or dispose of any real property;
 - (viii) To insure or provide for the insurance of any real or personal property;
 - (ix) To enter into any contracts necessary to effectuate the purposes of this act;
 - (x) To invest any urban renewal project funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control, or to deposit in savings accounts in national or state banks and to redeem any bonds issued pursuant to W.S. 15-9-119 at the redemption price established therein or to purchase those bonds at less than redemption price, all such bonds so redeemed or purchased to be cancelled;
 - (xi) To borrow money and to apply for and accept any form of financial assistance from any source for the purposes of this chapter, to give such security as may be required, to enter into and carry out contracts or agreements in connection therewith and to include in any contract for financial assistance with the federal government for or with respect to any urban renewal project and related activities such conditions imposed pursuant to federal laws as the municipality deems reasonable and appropriate and which are not inconsistent with the purposes of this chapter;
 - (xii) Within its area of operation, to make or have made all surveys and plans necessary to the carrying out of the purposes of this chapter and to contract with any person, public or private, in making and

carrying out those plans and to adopt or approve, modify and amend those plans, which plans may include but are not limited to:

- (A) A general plan for the locality as a whole;
 - (B) Urban renewal plans;
 - (C) Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;
 - (D) Plans for the enforcement of state and local laws, codes, ordinances and regulations relating to the use of land, the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition or removal of buildings and improvements; and
 - (E) Perform or contract the performance of appraisals, title searches, surveys, studies and other plans and work necessary to prepare for the undertaking of urban renewal projects and related activities, to develop, test and report methods and techniques and carry out demonstrations and other activities for the prevention and the elimination of slums and urban blight.
- (xiii) To prepare plans for and assist in the relocation of any persons displaced by an urban renewal project, and to make relocation payments to or with respect to those persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the federal government;
 - (xiv) To appropriate funds, make expenditures and levy taxes and assessments as may be necessary to carry out the purposes of this act;
 - (xv) To zone or rezone any part of the municipality or make exceptions from building regulations;
 - (xvi) To enter into agreements with an urban renewal agency vested with urban renewal project power under W.S. 15-9-133, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by a municipality pursuant to any of the powers granted by this chapter;
 - (xvii) To close, vacate, plan or replan streets, roads, sidewalks, ways or other places;
 - (xviii) To plan or replan any part of the municipality;
 - (xix) Within its area of operation, to organize, coordinate and direct the administration of the provisions of this act as they apply to the municipality in order that the objective of remedying slum and blighted areas and preventing the causes thereof within the municipality may be most effectively promoted and achieved and to establish new offices of the municipality or to reorganize existing offices in order to carry out the purpose most effectively;
 - (xx) To exercise all or any part or combination of powers granted by this section; and
 - (xxi) To plan and undertake neighborhood development programs consisting of urban renewal project undertakings and activities in one (1) or more urban renewal areas which are planned and carried out on the basis of annual increments in accordance with the provisions of this chapter for planning and carrying out urban renewal projects.

Appendix B: Resolution R02-64

Tuesday, December 3, 2002

RESOLUTION R02-64

A RESOLUTION FINDING THE EXISTENCE OF SLUM AND BLIGHTED AREAS WITHIN THE CITY OF GREEN RIVER, WYOMING, AND FINDING THAT REHABILITATION, CONSERVATION, REDEVELOPMENT, OR A COMBINATION THEREOF IS NECESSARY.

WHEREAS, after due consideration, the Governing Body of the City of Green River, Wyoming, has determined that there exist within the corporate limits of the City areas which meet the requirements of the Wyoming Urban Renewal Act, Sections 15-9-102 through 15-9-137, W.S. 2001.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY of the City of Green River, Wyoming, that:

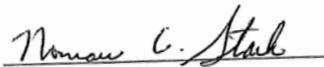
SECTION 1. The Governing Body finds in accordance with Section 15-9-106, W.S. 2001, as follows:

- A. One or more slum or blighted areas exist within the municipality; and
- B. Rehabilitation, conservation, redevelopment, or a combination thereof of the area or areas is necessary in the interest of the public health, safety, morale, or welfare of the residents of the municipality.

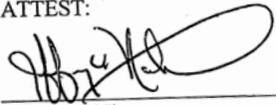
SECTION 2. The Governing Body is empowered hereby to take all necessary actions delegated to it by the Wyoming Urban Renewal Act.

SECTION 3. This resolution shall be effective immediately upon its adoption.

PASSED AND APPROVED THIS 3rd DAY OF Dec, 2002.


Norman C. Stark
Mayor

ATTEST:


Jeffrey V. Nieters
City Clerk

Appendix C: Resolution R11-53

RESOLUTION NO. R11- 53

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GREEN RIVER, WYOMING, DETERMINING THAT IT IS IN THE PUBLIC INTEREST OF THE CITY TO COMBINE THE "URBAN RENEWAL AGENCY" WITH THE "GREEN RIVER MAIN STREET PROGRAM, DISSOLVING THE GREEN RIVER MAIN STREET ADVISORY BOARD, CREATING AN URBAN RENEWAL/MAIN STREET AGENCY BOARD WHICH WILL EXERCISE THOSE URBAN RENEWAL POWERS GRANTED BY THE WYOMING URBAN RENEWAL CODE, W.S. §§ 15-9-101 THROUGH 15-9-137; ELECTING TO HAVE THE "URBAN RENEWAL/MAIN STREET AGENCY" EXERCISE SAID POWERS; AND SPECIFYING THE NAME, APPOINTMENT AND TERMS OF OFFICE OF THE COMMISSIONERS OF THE "URBAN RENEWAL/MAIN STREET AGENCY."

WHEREAS, on or about December 3, 2002, the Governing Body of the City of Green River, Wyoming, passed and approved Resolution No. 02-64, finding that

- (1) One or more slum or blighted areas exist in the municipality; and
- (2) The rehabilitation, conservation, redevelopment, or a combination thereof, of the area or areas is necessary, in the interest of the public health, safety, morals or welfare of the residents of the municipality; and

and:

WHEREAS, on or about March 4, 2003, the Governing Body of the City of Green River, Wyoming, passed and approved Resolution No. 03-13, establishing the Green River Urban Renewal Agency to exercise its powers as specified in the Wyoming Urban Renewal Code, W.S. §§ 15-9-101 through 15-9-137 ;

WHEREAS, on or about June 21, 2005, the Governing Body of the City of Green River, Wyoming established the Green River Main Street Advisory Board; and

WHEREAS, the Wyoming Main Street Board of Advisers on June 21, 2011 recommended the merging of the functions of the Green River Main Street Program with the Urban Renewal Agency and ; and

WHEREAS, the Governing Body of the City of Green River, Wyoming, determines it to be in the public interest to merge the functions of the Green River Main Street Program with the Urban Renewal Agency; and,

WHEREAS, the dissolution of the Green River Main Street Advisory Board is necessary; and

WHEREAS, the "Urban Renewal/Main Street Agency Board" should be authorized hereby

to exercise said urban renewal powers granted by the Wyoming Urban Renewal Code, W.S 15-9-101 through 15-9-137; and

WHEREAS, the name of the "Urban Renewal/Main Street Agency" and the composition of its Board of Commissioners should be specified herein.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GREEN RIVER, WYOMING, AS FOLLOWS:

1. The Governing Body determines it to be in the public interest to dissolve the existing Green River Main Street Advisory Board, and hereby dissolves such Board.
2. The Governing Body determines it to be in the public interest to merge the functions of the Green River Main Street Advisory Board with the Urban Renewal Agency.
3. The Urban Renewal Agency shall hereafter be titled and designated as the "Urban Renewal/Main Street Agency."
4. The Governing Body does hereby authorize the "Urban Renewal/Main Street Agency" to exercise its powers as specified in the Wyoming Urban Renewal Code, W.S. §§ 15-9101 through 15-9-137 and, to the extent permitted by law, oversee the Green River Main Street Program.
5. The Mayor, with the consent and advice of the City Council, shall appoint a Board of five (5) Commissioners in accordance with the requirements of W.S. § 15-9-134. The original appointment of commissioners shall be as follows: one (1) for a term of one (1) year; one (1) for a term of two (2) years; one (1) for a term of three (3) years; one (1) for a term of four (4) years; and one (1) for a term of five (5) years. Thereafter, each appointment shall be for a term of five (5) years.
6. The Agency shall have as its "area of operation" the limits as stated in W.S. § 15-9-103 (ii) Area of Operation" means the area within the corporate limits of the municipality and the area within five (5) miles of those limits, except that it does not include any area which lies within the territorial boundaries of another incorporated city or town unless a resolution has been adopted by the governing body of the other city or town declaring a need therefor;"

PASSED AND APPROVED this 16th day of August, 2011.

APPROVED: _____


H. Castillon, Mayor

ATTEST: _____


Jeff Meters, City Clerk

Appendix D: Planning & Zoning Commission Letter of Recommendation

(To be inserted)

Appendix E: Public Hearing Notice

(To be inserted)

Appendix F: Resolution R16-_____

(To be inserted)

Appendix G: Resolution R13-44

(To be inserted)

Appendix H: Plan Area 1 Parcels

100 E 2ND S	190 E FLAMING GORGE WAY
1000 W FLAMING GORGE WAY	190 N 6TH W
101 S CENTER ST	190 W RAILROAD AVE
1050 W FLAMING GORGE WAY	193 W FLAMING GORGE WAY
109 W 2ND S	199 S 5TH E
11 S 4TH W	200 E RAILROAD AVE
11 W FLAMING GORGE WAY	204 W RAILROAD AVE
1100 W FLAMING GORGE WAY	209 W FLAMING GORGE WAY
113 N 4TH W	211 E FLAMING GORGE WAY
115 E FLAMING GORGE WAY	222 W RAILROAD AVE
115 N 2ND W	227 W FLAMING GORGE WAY
115 N 3RD W	236 W FLAMING GORGE WAY
115 S 4TH E	24 E FLAMING GORGE WAY
12 E FLAMING GORGE WAY	240 1/2 E 2ND S
120 S 2ND E	240 E 2ND S
122 W FLAMING GORGE WAY	240 W RAILROAD AVE
122 W RAILROAD AVE	244 E 2ND S
125 E RAILROAD AVE	245 W FLAMING GORGE WAY
125 S 2ND E	247 E FLAMING GORGE WAY
125 W FLAMING GORGE WAY	25 E RAILROAD AVE
128 E FLAMING GORGE WAY	250 E 2ND S
129 E FLAMING GORGE WAY	250 S 3RD E
131 E RAILROAD AVE	251 W FLAMING GORGE WAY
131 W 2ND S	255 W FLAMING GORGE WAY
139 N 2ND E	258 W FLAMING GORGE WAY
139 W 2ND S	258 W RAILROAD AVE
140 N 7TH W	26 N 1ST E
141 N 4TH E	260 W RAILROAD AVE
141 N 4TH W	263 E FLAMING GORGE WAY
141 S 2ND E	270 E FLAMING GORGE WAY
142 E FLAMING GORGE WAY	275 W FLAMING GORGE WAY
144 E 2ND S	280 W FLAMING GORGE WAY
144 E 2ND S REAR	287 E FLAMING GORGE WAY
145 N 1ST E	288 W RAILROAD AVE
145 N 7TH W	295 W FLAMING GORGE WAY
145 S 4TH E	3 E FLAMING GORGE WAY
150 N 3RD E	30 S CENTER ST
150 S 4TH E	301 E RAILROAD AVE
151 E FLAMING GORGE WAY	308 E 2ND S
155 W 2ND S A	308 W RAILROAD AVE
156 W RAILROAD AVE	311 W FLAMING GORGE WAY
160 E 2ND S	316 E FLAMING GORGE WAY
160 W FLAMING GORGE WAY	321 E FLAMING GORGE WAY
163 W FLAMING GORGE WAY	322 W RAILROAD AVE
171 1/2 E FLAMING GORGE WAY	326 W FLAMING GORGE WAY
174 E FLAMING GORGE WAY	340 E FLAMING GORGE WAY
174 W RAILROAD AVE	341 E FLAMING GORGE WAY
183 W FLAMING GORGE WAY	342 W RAILROAD AVE
189 E FLAMING GORGE WAY	350 E 2ND S

356 W RAILROAD AVE
 36 E FLAMING GORGE WAY
 36 S CENTER ST
 360 W FLAMING GORGE WAY
 367 E FLAMING GORGE WAY
 370 E 2ND S
 370 W RAILROAD AVE
 375 W FLAMING GORGE WAY
 376 W FLAMING GORGE WAY
 38 N CENTER ST
 386 W RAILROAD AVE
 391 E FLAMING GORGE WAY
 392 E FLAMING GORGE WAY
 394 W FLAMING GORGE WAY
 40 N 3RD W
 408 E FLAMING GORGE WAY
 408 W RAILROAD AVE
 409 E FLAMING GORGE WAY
 41 E RAILROAD AVE
 410 E FLAMING GORGE WAY
 421 W FLAMING GORGE WAY
 423 W FLAMING GORGE WAY
 43 N 1ST W
 440 E 2ND S
 444 W FLAMING GORGE WAY
 445 E FLAMING GORGE WAY
 445 W FLAMING GORGE WAY
 454 E FLAMING GORGE WAY
 457 W FLAMING GORGE WAY
 460 E 2ND S
 460 W FLAMING GORGE WAY
 470 E FLAMING GORGE WAY
 471 W FLAMING GORGE WAY
 480 E 2ND S
 484 W FLAMING GORGE WAY
 489 W FLAMING GORGE WAY
 5 E RAILROAD AVE
 50 E 2ND N
 50 E FLAMING GORGE WAY
 50 W RAILROAD AVE
 501 W FLAMING GORGE WAY
 504 W FLAMING GORGE WAY
 515 E FLAMING GORGE WAY
 52 W RAILROAD AVE
 524 W FLAMING GORGE WAY
 539 W FLAMING GORGE WAY
 54 W RAILROAD AVE
 541 E FLAMING GORGE WAY
 542 W FLAMING GORGE WAY
 55 E RAILROAD AVE
 55 W 2ND S UNIT A
 55 W FLAMING GORGE WAY

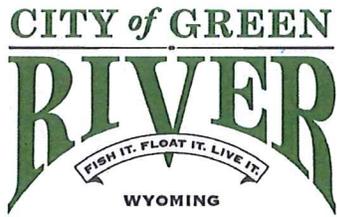
550 E FLAMING GORGE WAY
 551 E FLAMING GORGE WAY
 551 W FLAMING GORGE WAY
 564 W FLAMING GORGE WAY
 565 W FLAMING GORGE WAY
 580 E FLAMING GORGE WAY
 581 W FLAMING GORGE WAY
 582 W FLAMING GORGE WAY
 587 W FLAMING GORGE WAY
 59 N 6TH W
 59 UINTA DR
 591 E FLAMING GORGE WAY
 594 W FLAMING GORGE WAY
 599 E 4TH S
 60 E FLAMING GORGE WAY
 60 N 6TH W
 60 W RAILROAD AVE
 61 N 2ND E
 612 W FLAMING GORGE WAY
 615 E FLAMING GORGE WAY
 624 W FLAMING GORGE WAY
 63 N 5TH W
 63 N 6TH W
 63 UINTA DR
 64 UINTA DR
 641 W FLAMING GORGE WAY
 642 W FLAMING GORGE WAY
 643 W FLAMING GORGE WAY
 645 W FLAMING GORGE WAY
 65 E RAILROAD AVE
 658 W FLAMING GORGE WAY
 674 W FLAMING GORGE WAY
 68 E 2ND S
 68 UINTA DR
 69 N 2ND W
 70 E 2ND S
 70 N 1ST W
 70 UINTA DR
 73 UINTA DR
 75 W 2ND S
 77 E RAILROAD AVE
 78 W RAILROAD AVE
 79 W FLAMING GORGE WAY
 80 W FLAMING GORGE WAY
 85 W 2ND S
 850 W FLAMING GORGE WAY
 88 E 2ND S
 88 N 2ND E
 890 W FLAMING GORGE WAY
 900 W FLAMING GORGE WAY STE B
 91 UINTA DR
 91 W FLAMING GORGE WAY

95 E RAILROAD AVE
95 N 6TH W
95 W 2ND S
950 W FLAMING GORGE WAY
98 E 2ND S
98 N 1ST E

Appendix H: Plan Area 1 Parcels

100 E 2ND S	260 S 5TH E
11 W 4TH S	265 E 4TH S
112 S 4TH W	265 S 4TH E
115 E 3RD S	265 S 5TH E
12 E 4TH S	270 E 3RD S
124 W 3RD S	276 S 3RD E
136 S 4TH W	281 E 3RD S
140 W 3RD S	281 E 4TH S
154 S 4TH W	288 E 4TH S
155 W 2ND S A	290 1/2 E 4TH S
160 S 1ST W	290 E 4TH S
160 S 4TH E	290 S 3RD E
160 S 5TH E	297 E 4TH S
161 S 4TH E	299 S CENTER ST
168 S 4TH W	300 E 4TH S
174 S 4TH E	300 S 1ST W
178 S 4TH W	303 E 3RD S
18 W 3RD S	309 E 4TH S
180 UINTA DR	320 E 4TH S
188 S 4TH W	321 E 3RD S
19 E 4TH S	321 E 4TH S
195 E 3RD S	335 E 3RD S
195 S CENTER ST	335 E 4TH S
198 S 4TH W	35 E 3RD S
199 S 5TH E	35 W 3RD S
20 E 3RD S	351 E 4TH S
200 E 4TH S	355 E 5TH S
200 E RAILROAD AVE	358 E 3RD S
201 W 3RD S	365 E 4TH S
202 S 1ST W	370 S 2ND E
206 S CENTER ST	375 E 3RD S
21 E 3RD S	375 E 5TH S
210 W 3RD S	375 S 2ND E
213 S 5TH E	380 E 3RD S
215 E 3RD S	385 E 4TH S
215 S 4TH E	390 E 3RD S
220 S 5TH E	398 E 4TH S
221 E 3RD S	40 S CENTER ST
221 S 2ND E	40 W 4TH S
225 E 4TH S	409 S 5TH E
227 E 4TH S	411 E 3RD S
238 E 3RD S	411 E 4TH S
240 S 5TH E	412 E 4TH S
240 S CENTER ST	420 E 4TH S
245 E 4TH S	425 E 4TH S
249 S CENTER ST	430 E 3RD S
255 E 3RD S	430 E 4TH S
258 1/2 E 3RD S	435 E 3RD S
258 E 3RD S	440 E 3RD S

440 E 4TH S
441 E 3RD S
441 E 4TH S
45 W 3RD S
450 S 4TH E
453 S 4TH E
455 E 5TH S
455 S 3RD E
460 E 4TH S
460 S 4TH E
460 S 5TH E
465 E 5TH S
465 S 5TH E
467 S 5TH E
475 E 4TH S
475 E 5TH S
475 S 2ND E
475 S 5TH E
48 W 3RD S
480 E 4TH S
485 E 3RD S
489 E 5TH S
493 E 5TH S
50 E 3RD S
500 S 5TH E
534 E 4TH S
536 E 4TH S
550 E 3RD S
550 E 3RD S
550 E 4TH S
560 E 4TH S
585 1/2 E 5TH S
585 E 5TH S
592 E 4TH S
599 E 4TH S
60 E 3RD S
64 UINTA DR
65 W 3RD S
66 W 3RD S
66 W 4TH S
68 UINTA DR
70 UINTA DR
8 E 3RD S
84 UINTA DR
90 E 3RD S
90 S 4TH W
90 W 3RD S
91 UINTA DR
91 W 3RD S
95 UINTA DR
98 UINTA DR



GREEN RIVER
PLANNING & ZONING COMMISSION
50 E 2nd North Street, Green River, WY 82935
Phone: 307-872-6140 Fax: 307-872-0510
www.cityofgreenriver.org

June 8, 2016

Honorable Mayor Pete Rust
and City Council Members
City of Green River
50 East 2nd North
Green River, WY 82935

Re: P&Z Commission Recommendation of the "M.E.E.T. in Green River" Urban Renewal Plan

Dear Mayor Rust and Council Members:

On June 8, 2016 the Green River Planning and Zoning Commission held a public meeting to discuss the Green River Urban Renewal/Main Street Agency's "M.E.E.T. in Green River" Urban Renewal Plan for the adopted Central Business and River Corridor Urban Renewal Areas. The Urban Renewal / Main Street Agency presented the plan.

In accordance with Wyoming State Statute 15-9-108, "Prior to approval of an urban renewal project, the local governing body shall submit the urban renewal plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the entire municipality. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within thirty (30) days after receipt of the plan for review."

After discussion, it was the consensus of the Planning and Zoning Commission that the "M.E.E.T. in Green River" Urban Renewal Plan, as presented, is in conformity with the 2012 Comprehensive Master Plan of the City of Green River, which is the general plan for the development of the entire municipality. This letter serves as the Green River Planning and Zoning Commission's written recommendation as required by Wyoming State Statute 15-9-108.

Sincerely,



Jim Steiss, Chairman
Planning and Zoning Commission