

zone. The mix of residential and commercial use conflicts and detracts from the livability of the community.

**Residential--future.** Adequate undeveloped land is currently located within the corporate limits of the town for residential development. Adequate water and sewer services exist at this time and will be phased into future residential developments as needed. Future development should take place in an orderly manner. Development should occur in progressive stages utilizing existing undeveloped areas within town prior to developing outlying areas.

**Commercial--present status.** Most commercial services within the Town of Pinedale are located on Pine Street (U.S. 191) in an unusually large commercially zoned area. In addition, several large tracts of undeveloped land lie within the commercial zone.

**Commercial--future.** Further commercial development should be contained within the existing commercial zone. Both developed and undeveloped land should be utilized prior to further expansion of the commercial zone. Developers and property owners within the commercial zone should be encouraged to renovate existing buildings.

#### CHAPTER 18.48

##### PUBLIC FACILITIES

Sublette County School District #1 represents the largest landowner in Pinedale. Federal, state, county, and local governmental agencies follow, with private and religious organizations making up the balance. Most of the existing facilities and organizations are centrally located.

As the town develops, conveniently located portions of land should be reserved to meet the growing needs of the residents. Existing parks should be cleared of dense brush and improved as needed. Because of the problem of subsurface water, the area adjacent to Pine Creek should be zoned for flood plain occupation and considered for future open spaces and parks.

#### CHAPTER 18.52

##### RECREATION

Pinedale is located adjacent to the Bridger-Teton National Forest and within ten miles of pristine wilderness areas. Numerous fishermen, hunters, backpackers, snowmobile enthusiasts and others utilize the national forest and BLM land surrounding Pinedale. The surrounding area holds the potential for ski resorts, dude ranches, and other outdoor recreational activities similar to Jackson, Wyoming.

Within town, two softball fields and a little league baseball field are available, as well as a high school football field, three tennis courts, three gymnasiums and a swimming pool. A town park and an American Legion park are also available for public use. In addition, a new 9-hole golf course located just west of town was opened for play in June of 1986.