

CODY/POWELL RURAL AREA COMPREHENSIVE POLICY STATEMENT

FEBRUARY 20, 1996

CERTIFICATION

The Park County Planning and Zoning Commission, hereby certifies the Cody-Powell Rural Area Comprehensive Policy Statement to the Board of Park County Commissioners, City of Cody, City of Powell, Town of Meeteetse, Town of Frannie, U.S. Forest Service, Bureau of Land Management, Bureau of Reclamation, U.S. Fish and Wildlife Service, and National Park Service.

The Cody-Powell Rural Area Comprehensive Policy Statement shall be used as guidance in the development of other elements of the Comprehensive Plan for Park County and shall not be used to review land use classifications, reclassifications, planned unit developments, and subdivisions unless the Cody-Powell Rural Area Comprehensive Policy Statement is endorsed by the Board of County Commissioners pursuant to the "Park County Development Standards and Regulations".


Colin Simpson, Vice-Chairman
Park County Planning and Zoning Commission

Date: February 20, 1996

INTRODUCTION

Planning is essential to the efficient operations of both government and private enterprises. It is especially important in Park County to manage change through planning. Recognizing the changes and choices confronting Park County, the Park County Planning and Zoning Commission has adopted these principles to guide planning within the Cody/Powell Rural Area.

The Comprehensive Policy Statement (CPS) is advisory in nature. When used in evaluating specific actions or proposals, the CPS is intended to provide guidance. The CPS does not exclude consideration of actions or proposals which were not anticipated by the CPS.

The Local Area CPS is intended to do the following:

- (1) Provide direction for elected and appointed officials as to the community's desires.
- (2) Enable the county and others to anticipate the community's desires for public services and facilities, type and intensity of development, and public participation in the decision-making process.
- (3) Make the best use of the community's natural resources.
- (4) Encourage a well-balanced, prosperous economy.
- (5) Enhance the community's unique character, customs, culture, traditions, and quality of life, and protect the community's natural environment pursuant to their stated goals and objectives.
- (6) Act as a guide to decision makers in reviewing development proposals and actions concerning the community.
- (7) Provide coordination of the use of resources in areas of diverse ownership.

This CPS applies to the unincorporated areas of Park County within the Cody/Powell Rural Planning Area, and includes a number of components which address particular issues such as land use, the economy, public facilities, natural resources, and the local customs and culture.

At times, the CPS may need to be amended as the Cody/Powell Rural Area's desires or factors affecting the Cody/Powell Rural Planning Area change. Park County anticipates using Local Citizen Advisory Committees to recommend changes to the CPS as needs are identified by citizens of the Cody/Powell Rural Area or elected and appointed officials.

AUTHORITY

Title 18, Chapter 5 and Title 9, Chapter 3 of the Wyoming State Statute provide the authority for and detail the scope and purpose of plans for counties or portions of counties:

THE CODY/POWELL RURAL PLANNING AREA

Starting at the intersection of State Hwy. 120 and the N. Line Sec. 23, T.53N., R.102W., thence northwest following the highway to the S. Line T.54N., thence east to the S.E. cor. T.54N., R.102W., thence north to the N.W. cor. T.56N., R.101W., thence east to the S.W. cor. Sec. 36, T.57N., R.101W., thence north to the Montana Line, thence east to the east boundary line of Park County, thence south following the Park County Line to the S.E. cor. Sec. 12, T.53N., R.98W., thence west to the N.W. cor. Sec. 13, T.53N., R.101W., thence north to the S.E. cor. Sec. 2, thence west to the S.E. cor. Sec. 6, thence south to the S.E. cor. Sec. 7, thence west to the N.W. cor. Sec. 13, T.53N., R.102W., thence south to the N. Line Sec. 23, T.53N., R.102W., thence west to the point of beginning, EXCEPTING that portion within the Powell Planning Area.

ECONOMICS

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPEC:

Work to ensure the economic viability of the agricultural community.

OBJECTIVE #1 CPEC:

Encourage industrial and commercial growth that support agriculture.

OBJECTIVE #2 CPEC:

Encourage agriculture related businesses along the Cody-Powell Highway.

OBJECTIVE #3 CPEC:

Keep land use planning from limiting proper development of natural resources.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Economics

POLICY #1 CPEC:

Encourage Incentives to develop marginal non-irrigated lands.

POLICY #2 CPEC:

Implement Cody/Powell Rural Policy Statement with appropriate land use tools.

POLICY #3 CPEC:

Encourage neighboring landowners to comment on land use changes.

POLICY #4 CPEC:

Encourage value-added agriculture related businesses to establish operations in Park County and support existing agriculture related businesses.

ENVIRONMENT

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPEN:

Keep environmental regulations from adversely affecting the economic viability of landowners and resources providers.

OBJECTIVE #1 CPEN:

Mitigate the burden caused by environmental regulations.

NATURAL RESOURCES

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPNR:

Encourage the wise development and use of area's renewable and non-renewable resources.

OBJECTIVE #1 CPNR:

Include citizen involvement in decisions concerning resource extraction and make decisions based on facts.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Natural Resources

POLICY #1 CPNR:

Encourage resource management that minimizes forest and range fires.

PUBLIC LAND USE

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPPU:

Develop a harmonious and productive relationship among the people, city, and county governments, and state and federal land and resource management agencies administering public lands within the area.

OBJECTIVE #1 CPPU:

Encourage federal agencies to increase areas for growth surrounding existing population centers.

OBJECTIVE #2 CPPU:

Keep livestock grazing on public lands.

OBJECTIVE #3 CPPU:

Continue the multiple use of public lands.

PRIVATE LAND USE

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPPV:

Allow private landowners the maximum right to using their lands while minimizing the detrimental effects on the community.

OBJECTIVE #1 CPPV:

Protect private property rights.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Private Land Use

POLICY #1 CPPV:

Recognize economic losses to private landowners that can be caused by the implementation of regulations.

WATER

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPWA:

Maintain water quality to best possible standards that are economically feasible and monitor consumption to ensure adequate supplies for present and future uses.

OBJECTIVE #1 CPWA:

Recognize that reductions in water quality and quantity are consequences of use without proper mitigation.

OBJECTIVE #2 CPWA:

Monitor water uses to maintain high quality where possible without disrupting its beneficial use.

OBJECTIVE #3 CPWA:

Encourage wise and beneficial use of water.

OBJECTIVE #4 CPWA:

Manage irrigation water runoff so erosion does not take place, create swamps, and do damage to neighbors' land

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Water

POLICY #1 CPWA:

Provide information on how to mitigate water pollution, for example, silt impoundment methods, taking waste oil to landfill instead of dumping on ground, prevent overgrazing to limit erosion.

HOUSING

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPHG:

Encourage the retention of agricultural land for agricultural purposes.

GOAL #2 CPHG:

Encourage adequate housing for agricultural uses.

OBJECTIVE #1 CPHG:

Keep housing out of disaster prone areas.

OBJECTIVE #2 CPHG:

Minimize loss of irrigated agricultural lands to housing developments.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Housing

POLICY #1 CPHG:

Maintain demographic information available for developers to research.

POLICY #2 CPHG:

Research housing needs.

POLICY #3 CPHG:

Encourage filling existing subdivisions before developing new subdivisions.

COMMUNICATIONS

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPCM:

Encourage private communication companies to provide our communication system.

OBJECTIVE #1 CPCM:

Encourage private companies to provide an adequate level of communication capacity and technology to meet the area needs.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Communications

POLICY #1 CPCM:

Support land use regulations that enable private companies to construct facilities where necessary and appropriate.

HISTORIC PRESERVATION

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPHI:

Require government funding for all government mandated historic research and preservation on land.

OBJECTIVE #1 CPHI:

Require State of Wyoming to fund State Historic Preservation Office projects.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Historic Preservation

POLICY #1 CPHI:

Local community must have input as to historical relevance of resources in their area.

WASTE WATER

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPWW:

Require adequate septic systems.

OBJECTIVE #1 CPWW:

All sewage disposal systems must meet acceptable standards of practice.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Waste Water

POLICY #1 CPWW:

Establish housing densities that protect water quality.

POLICY #2 CPWW:

Encourage municipalities to annex adjoining high density areas to make use of city sewer systems.

POLICY #3 CPWW:

Require central sewer systems for high density housing developments.

GOVERNMENT

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPGV:

Encourage citizen involvement to enhance local control.

OBJECTIVE #1 CPGV:

Less government means more independence.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Government

POLICY #1 CPGV:

Encourage local input through community meetings.

POLICY #2 CPGV:

Establish an advisory board.

POPULATION

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPPO:

Encourage population distribution and growth to existing population centers.

OBJECTIVE #1 CPPO:

Limit residential subdivision development on irrigated agricultural lands.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Population

POLICY #1 CPPO:

Emphasize the importance of keeping agricultural producers and their families on agricultural land.

POLICY #2 CPPO:

Minimize the impact of population growth on existing farms and ranches.

EMERGENCY PLANNING

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPEP:

Maintain the Park County emergency response plan.

OBJECTIVE #1 CPEP:

Improve education and training of the public and emergency response personnel of what to do in case of emergency.

OBJECTIVE #2 CPEP:

Increase coordination between government agencies involved in emergency preparedness and response.

OBJECTIVE #3 CPEP:

Maintain adequate emergency services as population grows.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Emergency Planning

POLICY #1 CPEP:

Educate and train emergency response personnel about the emergency response plan.

POLICY #2 CPEP:

Encourage the private sector and public agencies to cooperate in times of disaster and to meet on an annual basis to review and update plans.

POLICY #3 CPEP:

Inventory resources.

POLICY #4 CPEP:

Develop plans and policies for emergency response and review annually.

POLICY #5 CPEP:

Educate and train the public concerning emergencies using local fire, emergency, and police departments.

POLICY #6 CPEP:

Research the need and opportunities for early warning systems.

POLICY #7 CPEP:

Analyze development to determine its impact on emergency response plans.

FIRE PROTECTION

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPFP:

Provide quality fire protection for the entire county in recognition of changing needs.

OBJECTIVE #1 CPFP:

Reduce home and grass fires through fire prevention and education.

OBJECTIVE #2 CPFP:

Maintain adequate training, personnel, and equipment.

OBJECTIVE #3 CPFP:

Promote hydrants and supplemental water supply availability in rural areas.

OBJECTIVE #4 CPFP:

Improve access for fire equipment to developing and developed areas.

OBJECTIVE #5 CPFP:

Increase response capabilities particularly in rural areas.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Fire Protection

POLICY #1 CPFP:

Provide information on proper burning to all landowners.

POLICY #2 CPFP:

Encourage notification of burning to the fire department.

POLICY #3 CPFP:

Educate the general public including children on fire prevention and fire safety.

POLICY #4 CPFP:

Encourage flexible certification procedures to encourage and maintain an adequate rural volunteer fire department.

POLICY #5 CPFP:

Enforce fire codes for new construction.

POLICY #6 CPFP:

Require adequate access for fire trucks in subdivisions and commercial developments.

POLICY #7 CPFP:

Require a fire plan for new subdivisions that deals with water supply and access.

POLICY #8 CPFP:

Periodically review and update fire protection services.

POLICY #9 CPFP:

Develop budget projections tied to population growth and county economics to ensure adequate protection and funding long term and reserve funds for future acquisition of equipment.

POLICY #10 CPFP:

Encourage rural water district to provide fire hydrants.

RECREATION

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPRE:

Responsible spending for promotion of recreation.

OBJECTIVE #1 CPRE:

Recognize the long-term costs of operations and maintenance of recreational facilities prior to their construction.

OBJECTIVE #2 CPRE:

Encourage private funding for recreation.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Recreation

POLICY #1 CPRE:

Individual users should share in the financial burden of recreational facilities.

ARTS AND HUMANITIES

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPAH:

Make arts and humanities available for all people of the area to enjoy.

OBJECTIVE #1 CPAH:

Encourage private funding of arts and humanities.

OBJECTIVE #2 CPAH:

Encourage a climate that promotes artistic talent, innovation and creativity.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Arts and Humanities

POLICY #1 CPAH:

Support public broadcasting (i.e., translator system in place for public T.V.).

CULTURAL IDENTITY

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPCI:

Maintain, sustain, and preserve rural values.

OBJECTIVE #1 CPCI:

Achieve harmony among various cultures.

OBJECTIVE #2 CPCI:

Identify and protect the community's customs, cultures, and values.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Cultural Identity

POLICY #1 CPCI:

Recognize the historic cultures of the area, such as, timber, ranching, farming, recreation, small business, construction, mineral extraction, transportation, etc.

HEALTH & HUMAN SERVICES

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPHH:

Encourage availability of health and human services.

OBJECTIVE #1 CPHH:

Periodically review effectiveness of public health and human service programs.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Health and Human Services

POLICY #1 CPHH:

Coordinate efforts to stop duplication of services.

POLICE/CRIMINAL JUSTICE

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPPC:

Encourage law enforcement to protect life, liberty and property.

OBJECTIVE #1 CPPC:

Curtail parole and early release programs.

OBJECTIVE #2 CPPC:

Stiff sentencing for repeat offenders.

EDUCATION

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPED:

Encourage quality cost-effective education.

OBJECTIVE #1 CPED:

Limit federal demands on valuable time teachers have to educate students, for example, political correctness, environmental awareness, cultural diversity.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Education

POLICY #1 CPED:

Consider impact fees on new development to cover impacts.

POLICY #2 CPED:

Require Federal Government to fund federal mandates.

SOLID WASTE

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPSW:

Encourage economically viable recycling programs and energy production to reduce landfill use.

GOAL #2 CPSW:

Encourage all residents to use landfills instead of roadsides and gullies.

OBJECTIVE #1 CPSW:

Explore burning landfill waste for energy production.

OBJECTIVE #2 CPSW:

Explore non-traditional methods of recycling to utilize recycling materials locally, for example, shredded paper used for livestock bedding and then compost.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Solid Waste

POLICY #1 CPSW:

Seek funding for hazardous waste disposal facility for hazardous waste to eliminate improper dumping throughout county.

POLICY #2 CPSW:

Make legal disposal easier.

TRANSPORTATION

Cody/Powell Rural Area Goals and Objectives

GOAL #1 CPTR:

Maintain good transportation to serve needs of residents and visitors.

OBJECTIVE #1 CPTR:

Keep rail service in county to allow for efficient method of transport for large amounts of commodities, for example malt barley, sheet rock, sulfur, and beans.

Recommended Actions or Policies to Help Achieve the Cody/Powell Rural Area's Goals and Objectives for Transportation

POLICY #1 CPTR:

Support highway improvements between Powell and Cody to limit conflicts between agricultural trucking and tourism, for example, motor homes hitting grain trucks stopping and turning.

DEFINITIONS

All words and phrases shall be construed and understood according to the common and approved usage of the language, but technical words and phrases that may have a peculiar and appropriate meaning in the law shall be construed and understood according to such peculiar or appropriate meaning. Some terms used in this CPS are specifically defined as follows unless the context of the CPS clearly indicates otherwise:

Acknowledge:	To take notice and acceptance of and consider with validity.
Conserve:	To protect from loss or depletion.
Cooperate:	To act or work with others to a common end.
Coordinate:	To bring into a common action, movement, or condition.
Crucial Habitat:	The specific area within the geographical area containing those physical or biological features necessary for a wildlife population to maintain and reproduce itself over the long-term.
Culture:	The body of customary beliefs, social forms, material traits including the traditions of racial, religious, and social groups, and their morals, knowledge, customs, religions, law, beliefs, superstitions and art.
Custom:	A common tradition or usage so long established.
Discourage:	To seek to check, hinder or deter by disfavor.
Educate:	To make information available.
Encourage:	To stimulate and inspire with action, courage, spirit, and hope.
Enhance:	To augment or increase.
Holistic:	Emphasizing the organic or functional relationship between parts and wholes.
Home-Based Business:	A commercial activity which is conducted by a person on the same lot as where the person resides, and which is clearly incidental and secondary to the use of the dwelling for residential purposes and does not involve the alterations of residential facilities which change the residential character of the property.

Manage:	To control and direct.
Minimize:	To reduce to the smallest possible number or extent.
Monitor:	The periodic observation and orderly collection of data to evaluate the effects of management actions and the effectiveness of actions in meeting objectives.
Multiple Use:	The management of lands and their resources so that they are utilized in the combination that will best meet the present and future needs of the American people; making the most judicious use of the land for some or all of these resources or related services over areas large enough to provide sufficient latitude for periodic adjustments in use to conform to changing needs and conditions; the use of some land for less than all of the resources; a combination of balanced and diverse resource uses that takes into account the long-term needs of future generations including, but not limited to, recreation, range, timber, minerals, watershed, wildlife and fish, and natural scenic, scientific and historical values; and harmonious and coordinated management of the various resources, each with each other, without permanent impairment of the productivity of the land and the quality of the environment with consideration being given to the relative values of the resources and not necessarily to the combination of uses that will give the greatest economic return or the greatest output per unit.
Preserve:	To keep in tact unless the CPS is amended to permit loss or depletion.
Prevent:	Hinder the progress, appearance, or fulfillment of.
Promote:	To contribute to the growth, enlargement, health or prosperity of.
Protect:	To shield from encroachment or harm in consideration of other factors or needs that might destroy, injure or have detrimentally effects.
Recognize:	To acknowledge.
Reduce:	To diminish in size, extent, amount or number.

Reduce:	To decrease.
Require:	To ask or insist.
Restrict:	To limit by number or condition.
Retail/Commercial:	The sale of goods or services to consumers with the primary aim of obtaining a profit.
Riparian Area:	An area containing both permanent free-flowing water and riparian or water dependant vegetation.
Rural:	An area where agricultural lands, undeveloped lands and open space predominate the landscape, buildings are generally dispersed, and vistas are uninterrupted.
Successional:	Gradual evolution from and replacement of one species by another.
Support:	To encourage.
Sustain:	To keep in existence and prolong.
Sustainable:	Capable of being maintained at length without interruption, weakening, or losing power or quality.
Sustainable Yield:	The achievement and maintenance in perpetuity of a high level annual or regular periodic output of various renewable resources, without impairment of the productivity of the land.
Urban:	An area where dwellings and businesses predominate the landscape, vistas are interrupted by development, buildings are concentrated, and the area has the general characteristics of a town or city.
Wetland:	Areas including lakes, streams, ponds, areas of seasonal standing water, areas with a predominance of wetland vegetation (such as willows, rushes or sedges), or areas with boggy soils. Wetlands do not include areas which are saturated solely by the application of agricultural irrigation water. Manmade lakes or ponds built for the purpose of detaining runoff are not considered wetlands.

CODY/POWELL RURAL AREA

