

# LOWER SOUTHFORK AREA COMPREHENSIVE POLICY STATEMENT

FEBRUARY 20, 1996

## CERTIFICATION

The Park County Planning and Zoning Commission, hereby certifies the Lower Southfork 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 Lower Southfork 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 Lower Southfork 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 Lower Southfork 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 Lower Southfork 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 Lower Southfork Area's desires or factors affecting the Lower Southfork 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 Lower Southfork 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 LOWER SOUTHFORK PLANNING AREA

Starting at the N. mid-section line of Sec. 23, T.52N., R.103W., thence S. along mid-section lines to the S. mid-section line of Sec. 26, thence E. to the Southfork Hwy., thence S. along the Southfork Hwy., Co. Rd. 6RT, and the W. line of Lot 66A, R.S., T.51N., R.103W., to the N. line of Sec. 11, T.51N., R.103W., thence E. to the mid-section line thereof, thence S. along mid-section lines to the S. mid-section line of Sec. 14, T.50N., R.103W., thence E. to S.E. corner of Sec. 13, thence S. 1 mile, thence E. 1 mile, thence S. 1 mile, thence E. to S.E. corner of Sec. 25, T.50N., R.102W., thence N. to N.E. corner of Sec. 13, thence E. to centerline of State Highway 120, thence N.W. to N. line of Sec. 29, T.52N., R.101W., thence W. to N.W. corner of Sec. 27, T.52N., R.102W., thence N. 1 mile, thence W. 2 miles, thence N. 2 miles, thence W. to N. shore of Buffalo Bill Res., thence along shore to W. line of Sec. 12, T.52N., R.103W., thence S. to S.W. corner of Sec. 13, thence W. to point of beginning.

## ECONOMICS

### Lower Southfork Area Goals and Objectives

#### GOAL #1 LSEC:

Create a sensible, sustainable, diverse economy for a tax base that allows us to maintain the quality of life we have come to expect while preserving our environment for our children.

#### OBJECTIVE #1 LSEC:

Allow economic development that will provide jobs, and maintain tax base for services, but be selective where located to protect scenic beauty, water, air, wildlife, and general environment.

#### OBJECTIVE #2 LSEC:

Encourage small value-added businesses.

### Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Economics

#### POLICY #1 LSEC:

Save Southfork for residential, agricultural, and home (cottage) industry.

#### POLICY #2 LSEC:

No junk yards, no retail, and no industrial.

#### POLICY #3 LSEC:

Encourage agricultural, dude ranching, and low profile businesses in rural areas.

#### POLICY #4 LSEC:

Support existing gypsum mining to keep those jobs.

#### POLICY #5 LSEC:

Support sustainable timbering to keep forests healthy.

#### POLICY #6 LSEC:

Encourage the oil industry.

## ENVIRONMENT

### Lower Southfork Area Goals and Objectives

#### GOAL #1 LSEN:

Maintain present wildlife and plant environment, especially big game, and preserve crucial habitat.

#### GOAL #2 LSEN:

Preserve the visual and cultural character of the environment.

#### GOAL #3 LSEN:

Maintain high quality of air, water, land, and aesthetics in the County.

#### OBJECTIVE #1 LSEN:

Find a healthy balance between human needs and wildlife needs.

#### OBJECTIVE #2 LSEN:

Encourage preservation of crucial wildlife habitats (winter and summer).

#### OBJECTIVE #3 LSEN:

Control the spread of noxious weeds.

#### OBJECTIVE #4 LSEN:

Encourage timbering for a healthy forest.

#### OBJECTIVE #5 LSEN:

Preserve agricultural lands, open space, and visual characteristics.

#### OBJECTIVE #6 LSEN:

Prevent degradation of existing aquatic environment.

### Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Environment

#### POLICY #1 LSEN:

Promote sensible building restrictions to protect agricultural lands and wildlife habitat.

#### POLICY #2 LSEN:

Work with State of Wyoming Game and Fish to preserve and improve present big game herd habitats and fish.

#### POLICY #3 LSEN:

Control noxious weeds by encouraging everyone to be responsible for their area, and controlling where necessary.

#### POLICY #4 LSEN:

Control development density.

#### POLICY #5 LSEN:

Educate citizens on weed and erosion control.

#### POLICY #6 LSEN:

Educate and encourage landowners and the County to cooperate for the development of alternative land use planning tools such as trusts or easements for agriculture and wildlife.

#### POLICY #7 LSEN:

No commercial, industrial, or retail, trailer parks or billboards.

#### POLICY #8 LSEN:

Promote less building density further from town.

#### POLICY #9 LSEN:

Limit development on agricultural or ranching land.

#### POLICY #10 LSEN:

Work toward establishing a conservation trust fund for Park County.

#### POLICY #11 LSEN:

Need enforcement of rules on junk, roaming animals, hazardous materials, and noxious weeds.

## **NATURAL RESOURCES Lower Southfork Area Goals and Objectives**

### **GOAL #1 LSNR:**

Utilize natural resources in an efficient manner so as to preserve environment for the long term and enhance our economy.

### **OBJECTIVE #1 LSNR:**

Manage public lands to provide maximum additional value to natural resources, i.e., timber harvest to provide value-added production to enhance local economy.

### **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Natural Resources**

#### **POLICY #1 LSNR:**

Encourage BLM and Forest Service to allow oil and gas leasing and drilling, grazing, timbering to sustain healthy forests, hunting to keep wildlife healthy and controlled, and outfitting to provide wilderness experiences and economic benefit.

#### **POLICY #2 LSNR:**

Study impact on environment before development.

#### **POLICY #3 LSNR:**

Educate people on how to use and care for natural resources.

## **PUBLIC LAND USE Lower Southfork Area Goals and Objectives**

### **GOAL #1 LSPU:**

Balance the preservation of the scenic beauty, environment, and natural resources with multiple use.

### **OBJECTIVE #1 LSPU:**

Maintain revenues from multiple use for county tax base.

### **OBJECTIVE #2 LSPU:**

Minimize damage to public land when in use either commercially, agriculturally, or recreationally.

### **OBJECTIVE #3 LSPU:**

Manage public lands for sustainable, long term use.

### **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Public Land Use**

#### **POLICY #1 LSPU:**

County Commissioners should become actively involved in decisions by agencies (Forest, BLM, state, Park Service) to protect our resources and our tax base.

#### **POLICY #2 LSPU:**

Preserve grazing on our National Forests.

#### **POLICY #3 LSPU:**

Keep wheeled traffic on designated roads.

## **PRIVATE LAND USE Lower Southfork Area Goals and Objectives**

### **GOAL #1 LSPV:**

Preserve the right to own and retain private property -- protect and respect private owners' rights.

### **OBJECTIVE #1 LSPV:**

Protect the rights of property owners in such programs as the Endangered Species Act, wetlands, etc., and provide just compensation to owners if economic value of property is unreasonably diminished or condemned.

### **OBJECTIVE #2 LSPV:**

Utilize land use tools with which everyone can live.

### **OBJECTIVE #3 LSPV:**

Protect private land use, such as agricultural use, by keeping real property taxes reasonable for land actually used for agricultural purposes.

### **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Private Land Use**

#### **POLICY #1 LSPV:**

Pay "just" compensation when the government takes property.

#### **POLICY #2 LSPV:**

Establish better laws for controlling nuisances.

#### **POLICY #3 LSPV:**

Review incentives to keep agricultural land agricultural, and disincentives to discourage the development of agricultural land.

## **WATER**

### **Lower Southfork Area Goals and Objectives**

#### **GOAL #1 LSWA:**

Promote the use and development of water to meet the needs of domestic, agricultural, and recreational users, and to meet the needs of wildlife.

#### **OBJECTIVE #1 LSWA:**

Maintain and retain State control of waters and water rights.

#### **OBJECTIVE #2 LSWA:**

Recognize that water is our most important resource.

#### **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Water**

#### **POLICY #1 LSWA:**

Base water supply and quality decisions on sound scientific data and information, incorporating new data as necessary.

## **WASTE WATER**

### **Lower Southfork Area Goals and Objectives**

#### **GOAL #1 LSWW:**

Protect water table from sewage encroachment.

#### **OBJECTIVE #1 LSWW:**

Require safe, workable sewer systems.

#### **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Waste Water**

#### **POLICY #1 LSWW:**

Require septic tanks developed properly and safely.

#### **POLICY #2 LSWW:**

Set up good sewer system installation regulations.

#### **POLICY #3 LSWW:**

Require and enforce inspections.

#### **POLICY #4 LSWW:**

Publicize rural sewer requirements.

#### **POLICY #5 LSWW:**

Publicize bus, RV, and camper disposal sites to prevent dumping in rural areas.

## **GOVERNMENT**

### **Lower Southfork Area Goals and Objectives**

#### **GOAL #1 LSGV:**

Keep government accountable to peoples' needs.

#### **OBJECTIVE #1 LSGV:**

Encourage an informed and active citizenry.

#### **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Government**

#### **POLICY #1 LSGV:**

Educate and inform the public regarding community issues especially cost/benefit ratios.

#### **POLICY #2 LSGV:**

Need enforcement of rules on junk, roaming animals, hazardous materials, and noxious weeds.

#### **POLICY #3 LSGV:**

County government be involved in public land issues.

#### **POLICY #4 LSGV:**

Establish an advisory board.

## **Lower Southfork Area Goals and Objectives**

### **GOAL #1 LSPO:**

Manage population density so as to retain the values of open space, wildlife habitat, access to public lands, and the continued operation of existing farms and ranches.

### **OBJECTIVE #1 LSPO:**

Attract citizens who are productive and appreciative of our Western culture.

### **OBJECTIVE #2 LSPO:**

Limit population to preserve scenic corridors, and rural lifestyle.

## **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Population**

### **POLICY #1 LSPO:**

Subdivisions and population stay close to towns -- density less and less further from town.

### **POLICY #2 LSPO:**

No trailer parks or multi-family dwellings.

## **Lower Southfork Area Goals and Objectives**

### **GOAL #1 LSHG:**

Maintain the present rural and residential environment.

### **OBJECTIVE #1 LSHG:**

Reduce density of housing further from town.

### **OBJECTIVE #2 LSHG:**

No trailer parks, condominiums, or multi-family dwellings on Lower Southfork.

### **OBJECTIVE #3 LSHG:**

Discourage new subdivisions.

## **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Housing**

### **POLICY #1 LSHG:**

Enforce existing laws and regulations regarding septic and water systems, fire and electrical codes, and unlicensed vehicles.

### **POLICY #2 LSHG:**

Encourage residents to enforce covenants already in place.

### **POLICY #3 LSHG:**

Require inspections of electrical, plumbing, and septic -- instead of just permits.

### **POLICY #4 LSHG:**

Adopt building codes.

### **POLICY #5 LSHG:**

Encourage zoning.

### **POLICY #6 LSHG:**

Develop "set backs" to maintain feeling of open space.

### **POLICY #7 LSHG:**

Encourage conservation easements, land trusts and other innovative land use planning tools to maintain rural densities.

### **POLICY #8 LSHG:**

Subdivisions shall have an average lot size of at least five acres with no lot smaller than two acres.

Encourage deed and plat restrictions.

## COMMUNICATIONS

### Lower Southfork Area Goals and Objectives

#### GOAL #1 LSCM:

Provide adequate communications for future residential and home based business use.

#### OBJECTIVE #1 LSCM:

Support updated technology on a continued basis.

#### Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Communications

#### POLICY #1 LSCM:

Assist private enterprise in providing services.

## HISTORIC PRESERVATION

### Lower Southfork Area Goals and Objectives

#### GOAL #1 LSHI:

Keep our heritage alive, including the compilation of oral and written histories.

#### OBJECTIVE #1 LSHI:

Encourage and support those who are trying to protect our historical records and resources.

#### OBJECTIVE #2 LSHI:

Increase the education of residents on valuable prehistoric, historic, and cultural sites.

#### Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Historic Preservation

#### POLICY #1 LSHI:

Support Buffalo Bill Historical Center and Park County Historical Society.

## RECREATION

### Lower Southfork Area Goals and Objectives

#### GOAL #1 LSRE:

Maintain and enhance the recreational opportunities try to work with private and public funding for those activities that show popular needs, within a reasonable financial frame.

#### OBJECTIVE #1 LSRE:

Support the Shoshone Recreation District.

#### OBJECTIVE #2 LSRE:

Support "multiple use" on public lands for recreation purposes.

#### Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Recreation

#### POLICY #1 LSRE:

Maintain public access to public lands.

## **Lower Southfork Area Goals and Objectives**

### **GOAL #1 LSAH:**

Encourage continuing opportunities provided by the Buffalo Bill Historical Center, Northwest Community College, schools, and the Park County Council-on-the-Arts.

### **OBJECTIVE #1 LSAH:**

Support musical, artistic, and dramatic talents in our residents.

## **Lower Southfork Area Goals and Objectives**

### **GOAL #1 LSCI:**

Maintain and support existing activities, customs, and rural lifestyle.

### **OBJECTIVE #1 LSCI:**

Maintain the community's existing rural values while helping new citizens assimilate into the community.

### **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Cultural Identity**

#### **POLICY #1 LSCI:**

Support rural activities, 4-H program, and community based activities. Help newcomers understand the unique character and way of life of our community.

## **EMERGENCY PLANNING Lower Southfork Area Goals and Objectives**

### **GOAL #1 LSEP:**

Maintain a local plan for emergencies.

### **OBJECTIVE #1 LSEP:**

Provide better information to the public.

### **OBJECTIVE #2 LSEP:**

Develop citizen emergency assistance opportunities.

### **OBJECTIVE #3 LSEP:**

Encourage the old policy-help your neighbor and yourselves.

### **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Emergency Planning**

#### **POLICY #1 LSEP:**

Develop calling trees to notify the area of any emergency.

#### **POLICY #2 LSEP:**

Keep emergency staff and public educated on latest emergency procedures.

#### **POLICY #3 LSEP:**

Inform public of the emergency management program that exists, and update action plan.

#### **POLICY #4 LSEP:**

Maintain present Search and Rescue with more civil defense involvement in case of earthquake or other disaster.

#### **POLICY #5 LSEP:**

Provide education in First Aid and CPR.

## **FIRE PROTECTION**

### **Lower Southfork Area Goals and Objectives**

#### **GOAL #1 LSFP:**

Make sure that population and subdivision growth do not jeopardize the existing fire fighting capabilities on the Southfork, maintain volunteer fire protection, and maintain and improve fire department awareness.

#### **OBJECTIVE #1 LSFP:**

Ensure adequate facilities as area develops.

#### **OBJECTIVE #2 LSFP:**

Keep always in mind, how important volunteer community firemen are, and try to encourage new members to participate, so that the whole load does not always fall on the same people.

#### **OBJECTIVE #3 LSFP:**

Encourage people to attend the local fire meetings, visit the Fire Hall, and learn a little about their policies in cases of emergency.

### **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Fire Protection**

#### **POLICY #1 LSFP:**

As population requires, expand Andy Martin Hill Station, provide more water sources to fill fire trucks in rural areas, develop stricter burn policy (fields, ditches, trash).

#### **POLICY #2 LSFP:**

Augment Fire Department as population grows.

#### **POLICY #3 LSFP:**

Plan upgrading of present equipment over long time span.

#### **POLICY #4 LSFP:**

Place dry hydrants, alternative water sources, and fire hydrants at intervals where possible on Lower Southfork.

#### **POLICY #5 LSFP:**

Fire hydrants placed at intervals in populated areas on Southfork.

#### **POLICY #6 LSFP:**

Implement educational program for individual property owners on fire safety—develop a course or booklet to have available as a teaching aid.

## **HEALTH & HUMAN SERVICES**

### **Lower Southfork Area Goals and Objectives**

#### **GOAL #1 LSHH:**

Provide the best possible services.

#### **OBJECTIVE #1 LSHH:**

Encourage groups like Scouts, 4-H, FFA, and Recreation District sports to keep kids and parents working together, and keep kids out of crime.

### **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Health and Human Services**

#### **POLICY #1 LSHH:**

Encourage more 4-H activities and participation by parents and support Youth Services.

## **POLICE/CRIMINAL JUSTICE**

### **Lower Southfork Area Goals and Objectives**

#### **GOAL #1 LSPC:**

As the community and County grow, keep a good ratio of law enforcement officials to population to ensure adequate patrols of outlying areas.

#### **OBJECTIVE #1 LSPC:**

No tolerance of crime.

### **Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Police/Criminal Justice**

#### **POLICY #1 LSPC:**

Provide more help for Neighborhood Crime Watch and more help for the game wardens during hunting season.

#### **POLICY #2 LSPC:**

Encourage community involvement in watching for vandalism or drugs.

#### **POLICY #3 LSPC:**

Require parents to share in the punishment of their children.



## Lower Southfork Area Goals and Objectives

### GOAL #1 LSED:

Encourage higher standards than the national average.

### OBJECTIVE #1 LSED:

Prepare our young people for a rapidly changing world, but do NOT lose sight of basic education/curriculum.

### OBJECTIVE #2 LSED:

Keep control of education with local school boards, even if it means losing Federal funds.

### OBJECTIVE #3 LSED:

Provide an environment conducive to learning; encourage high moral standards, in administration, teachers, and in student body.

### Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Education

#### POLICY #1 LSED:

Provide a well rounded schooling – including basic classes in agriculture, drama, speech, journalism, etc. – sports are good, too, for many – also, shop and mechanics, but academics over activities.

#### POLICY #2 LSED:

Prepare our students to be able to cope with the future world by instilling in them a thirst for knowledge by asking WHY?, in as many subjects as possible; teach the students to think for themselves.

#### POLICY #3 LSED:

Stress academics and basics in school.

## Lower Southfork Area Goals and Objectives

### GOAL #1 LSSW:

Provide and maintain safe landfills.

### OBJECTIVE #1 LSSW:

Reduce usage thru recycling.

### Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals and Objectives for Solid Waste

#### POLICY #1 LSSW:

Plan for long-term 25-50 years.

#### POLICY #2 LSSW:

No new landfill on lower Southfork.

#### POLICY #3 LSSW:

Sort and recycle all possible.

#### POLICY #4 LSSW:

Provide for chemical and petroleum product disposal safely.

## TRANSPORTATION Lower Southfork Area Goals

### GOAL #1 LSTR:

Provide and maintain adequate and safe access on the Southfork while recognizing secluded homesites need to take responsibility for themselves.

### Recommended Actions or Policies to Help Achieve the Lower Southfork Area's Goals for Transportation

#### POLICY #1 LSTR:

Develop long range plan for future upgrading of roads without sacrificing scenic qualities.

#### POLICY #2 LSTR:

Let people take some responsibility for themselves when they choose to live far out.

## 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:

<b>Acknowledge:</b>	To take notice and acceptance of and consider with validity.
<b>Conserve:</b>	To protect from loss or depletion.
<b>Cooperate:</b>	To act or work with others to a common end.
<b>Coordinate:</b>	To bring into a common action, movement, or condition.
<b>Crucial Habitat:</b>	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.
<b>Culture:</b>	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.
<b>Custom:</b>	A common tradition or usage so long established.
<b>Discourage:</b>	To seek to check, hinder or deter by disfavor.
<b>Educate:</b>	To make information available.
<b>Encourage:</b>	To stimulate and inspire with action, courage, spirit, and hope.
<b>Enhance:</b>	To augment or increase.
<b>Holistic:</b>	Emphasizing the organic or functional relationship between parts and wholes.
<b>Home-Based Business:</b>	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

<b>Manage:</b>	To control and direct.
<b>Minimize:</b>	To reduce to the smallest possible number or extent.
<b>Monitor:</b>	The periodic observation and orderly collection of data to evaluate the effects of management actions and the effectiveness of actions in meeting objectives.
<b>Multiple Use:</b>	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.
<b>Preserve:</b>	To keep in tact unless the CPS is amended to permit loss or depletion.
<b>Prevent:</b>	Hinder the progress, appearance, or fulfillment of.
<b>Promote:</b>	To contribute to the growth, enlargement, health or prosperity of.
<b>Protect:</b>	To shield from encroachment or harm in consideration of other factors or needs that might destroy, injure or have detrimentally effects.
<b>Recognize:</b>	To acknowledge.
<b>Reduce:</b>	To diminish in size, extent, amount

<b>Reduce:</b>	To decrease.
<b>Require:</b>	To ask or insist.
<b>Restrict:</b>	To limit by number or condition.
<b>Retail/Commercial:</b>	The sale of goods or services to consumers with the primary aim of obtaining a profit.
<b>Riparian Area:</b>	An area containing both permanent free-flowing water and riparian or water dependant vegetation.
<b>Rural:</b>	An area where agricultural lands, undeveloped lands and open space predominate the landscape, buildings are generally dispersed, and vistas are uninterrupted.
<b>Successional:</b>	Gradual evolution from and replacement of one species by another.
<b>Support:</b>	To encourage.
<b>Sustain:</b>	To keep in existence and prolong.
<b>Sustainable:</b>	Capable of being maintained at length without interruption, weakening, or losing power or quality.
<b>Sustainable Yield:</b>	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.
<b>Urban:</b>	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.
<b>Wetland:</b>	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.

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<b>Enhance:</b>	To augment or increase.
<b>Holistic:</b>	Emphasizing the organic or functional relationship between parts and wholes.
<b>Home-Based Business:</b>	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.

<b>manage:</b>	To control and direct.
<b>Minimize:</b>	To reduce to the smallest possible number or extent.
<b>Monitor:</b>	The periodic observation and orderly collection of data to evaluate the effects of management actions and the effectiveness of actions in meeting objectives.
<b>Multiple Use:</b>	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.
<b>Preserve:</b>	To keep in tact unless the CPS is amended to permit loss or depletion.
<b>Prevent:</b>	Hinder the progress, appearance, or fulfillment of.
<b>Promote:</b>	To contribute to the growth, enlargement, health or prosperity of.
<b>Protect:</b>	To shield from encroachment or harm in consideration of other factors or needs that might destroy, injure or have detrimentally effects.
<b>Recognize:</b>	To acknowledge.
<b>Reduce:</b>	To diminish in size, extent, amount or number.

<b>Reduce:</b>	To decrease.
<b>Require:</b>	To ask or Insist.
<b>Restrict:</b>	To limit by number or condition.
<b>Retail/ Commercial:</b>	The sale of goods or services to consumers with the primary aim of obtaining a profit.
<b>Riparian Area:</b>	An area containing both permanent free-flowing water and riparian or water dependant vegetation.
<b>Rural:</b>	An area where agricultural lands, undeveloped lands and open space predominate the landscape, buildings are generally dispersed, and vistas are uninterrupted.
<b>Successional:</b>	Gradual evolution from and replacement of one species by another.
<b>Support:</b>	To encourage.
<b>Sustain:</b>	To keep in existence and prolong.
<b>Sustainable:</b>	Capable of being maintained at length without interruption, weakening, or losing power or quality.
<b>Sustainable Yield:</b>	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.
<b>Urban:</b>	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.
<b>Wetland:</b>	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.

# LOWER SOUTHFORK AREA

