

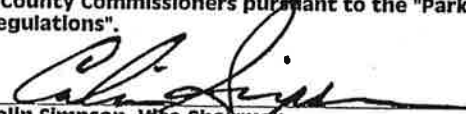
SAGE CREEK AREA COMPREHENSIVE POLICY STATEMENT

FEBRUARY 20, 1996

CERTIFICATION

The Park County Planning and Zoning Commission, hereby certifies the Sage Creek 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 Sage Creek 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 Sage Creek Area Comprehensive Policy Statement is endorsed by the Board of County Commissioners pursuant to the "Park County Development Standards and Regulations".


Collin 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 Sage Creek 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 Sage Creek 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 Sage Creek Area's desires or factors affecting the Sage Creek 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 Sage Creek 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 SAGE CREEK PLANNING AREA

Starting at the S.E. cor. of T.52N., R.98W., thence west to the S.E. cor. of T.52N., R.100W., thence south to the S.E. cor. of Sec. 12, T.50N., R.100W., thence west to State Hwy. 120, thence north along the highway to the W. line of Sec. 21, T.52N., R.101W., thence N. to the S. line of Tr. 50, thence W. to the E. line of the W/2 of Tr. 50, thence N. to the Cody Canal, thence W. to State Hwy. 120, thence N. along the Hwy. to Cody city limits, thence following the city limits east and north and projecting the E. boundary to the Powell Hwy., thence N.E. to the S. line of Sec. 27, T.53N., R.101W., thence east to the S.E. cor. Sec. 25, T.53N., R.101W., thence north to the N.E. cor. Sec. 13, thence east to the Park County Line, thence south following the Park County Line to the point of beginning.

ECONOMICS

Sage Creek Area Goals and Objectives

GOAL #1SCEC:

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 #1SCEC:

Limit economic development to those home businesses and home industries compatible with the rural and environmental character of the Sage Creek Area.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Economics

POLICY #1SCEC:

Maintain Sage Creek's agricultural/residential/home (cottage) industry character.

POLICY #2SCEC:

Sage Creek desires no junk yards, no mobile home parks, no feed lots, no waste landfills, and no strip development.

POLICY #3SCEC:

Commercial signs and billboards may be up to ten square feet and five feet off the ground, using up to three earth tone colors. No flashing lights, spot lights, or movable parts are allowed.

ENVIRONMENT

Sage Creek Area Goals and Objectives

GOAL #1SCEN:

Maintain the biotic environment to sustain the current plant and animal life native to the area.

GOAL #2SCEN:

Preserve and protect the habitats of wildlife, enhance an environment which is aesthetically pleasing, and protect the land and water.

OBJECTIVE #1SCEN:

Plan community growth so as not to interfere with wildlife habitat.

OBJECTIVE #2SCEN:

Maintain or improve the visual quality of the community.

OBJECTIVE #3SCEN:

Foster an improved understanding of the impacts to the physical environment and manage change to protect and enhance water quality and aesthetics.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Environment

POLICY #1SCEN:

Protect wetlands and riparian areas.

POLICY #2SCEN:

Avoid dense housing in rural areas.

POLICY #3SCEN:

Educate about conservation easements and other planning tools, and make information available about the consequences.

POLICY #4SCEN:

Encourage DEQ's enforcement of air and water quality standards.

POLICY #5SCEN:

Educate landowners on the management of irrigation waste water to prevent pollution.

POLICY #6SCEN:

Establish standards to protect privacy and visual character.

POLICY #7SCEN:

Encourage County to establish standards to protect groundwater quantity and quality.

POLICY #8SCEN:

Preserve agricultural land by directing development to marginal lands.

POLICY #9SCEN:

Encourage underground utilities.

NATURAL RESOURCES

Sage Creek Area Goals and Objectives

GOAL #1SCNR:

Utilize natural resources in a manner that protects environment and enhances our economy.

OBJECTIVE #1SCNR:

Preserve natural resources of water, soil, and trees for future generations.

OBJECTIVE #2SCNR:

Maintain state control of water rights.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Natural Resources

POLICY #1SCNR:

Evaluate impact of natural resource use on the environment.

POLICY #2SCNR:

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

POLICY #3SCNR:

Park County should involve the Soil Conservation District in assessing impacts to area of natural resource use.

PUBLIC LAND USE

Sage Creek Area Goals and Objectives

GOAL #1SCPU:

Continue multiple use of public lands with environmental responsibility.

OBJECTIVE #1SCPU:

Support multiple use policies on State and Federal lands.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Public Land Use

POLICY #1SCPU:

Coordinate changes in public land use with local and county input.

POLICY #2SCPU:

County Commissioners should notify the Sage Creek Area of pending changes in public land use that affect the Sage Creek Area.

PRIVATE LAND USE

Sage Creek Area Goals and Objectives

GOAL #1SCPv:

Preserve the rural values and wildlife habitat while providing a suitable and pleasant place in which people can live.

OBJECTIVE #1SCPv:

Encourage preservation of agricultural base, open space, and riding and walking corridors.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Private Land Use

POLICY #1SCPv:

Implement the Sage Creek Policy Statement with appropriate land use tools.

POLICY #2SCPv:

Support education to heighten community awareness and knowledge about the importance of balancing resource production with resource protection.

WATER

Sage Creek Area Goals and Objectives

GOAL #1SCWA:

Assure protection of quality potable water and ensure adequate irrigation water at affordable costs.

OBJECTIVE #1SCWA:

Maintain water quality and irrigation water availability.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Water

POLICY #1SCWA:

Work cooperatively with Cody Canal District and other agencies to ensure adequate water supply.

POLICY #2SCWA:

Limit housing densities to protect water quality.

POLICY #3SCWA:

Manage irrigation waste water to prevent erosion, swamps, and damage to neighbors' land.

POLICY #4SCWA:

Require new development to use treated water.

POLICY #5SCWA:

Require new development to use sprinkler irrigation and educate irrigators on how to use water properly.

WASTE WATER

Sage Creek Area Goals and Objectives

GOAL #1SCWW:

Ensure safe disposal of waste water.

OBJECTIVE #1SCWW:

All sewage disposal systems must meet acceptable standards of practice.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Waste Water

POLICY #1SCWW:

Falling systems must be brought to County standards.

POLICY #2SCWW:

Require central sewer systems in high density developments.

POLICY #3SCWW:

Develop minimum lot size standards to protect water quality.

GOVERNMENT

Sage Creek Area Goals and Objectives

GOAL #1SCGV:

Park County government should represent the will of the people.

OBJECTIVE #1SCGV:

Encourage conservative fiscal policy and representation of the majority.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Government

POLICY #1SCGV:

Institute annual meetings between the Planning and Zoning Commission and the Sage Creek residents to review planning.

POLICY #2SCGV:

Discourage the annexation of Sage Creek into the city.

POLICY #3SCGV:

Establish an advisory board.

POPULATION

Sage Creek Planning Area Goals and Objectives

GOAL #1SCPO:

Maintain a low population density.

OBJECTIVE #1SCPO:

Manage population distribution to retain open space, wildlife habitat, access to public lands, the continued operation of existing farms and ranches, and capacity of the land.

OBJECTIVE #2SCPO:

Ensure population distribution and growth be compatible with revenues for public services.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Population

POLICY #1SCPO:

Impact fees should be levied against new development to provide for public services.

HOUSING

Sage Creek Area Goals and Objectives

GOAL #1SCHG:

Housing should promote healthful rural living.

OBJECTIVE #1SCHG:

Preserve rural character of Sage Creek.

OBJECTIVE #2SCHG:

Encourage residents to blend new construction with surrounding area.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Housing

POLICY #1SCHG:

Limit area development to single family dwellings.

POLICY #2SCHG:

Establish lot sizes of five acres or more.

POLICY #3SCHG:

No mobile homes.

POLICY #4SCHG:

Encourage completion of construction within one year.

POLICY #5SCHG:

Encourage architectural standards.

COMMUNICATIONS

Sage Creek Area Goals and Objectives

GOAL #1SCCM:

Area residents should be able to have communications with the rest of the world through affordable communications devices.

OBJECTIVE #1SCCM:

Residents should be aware of services from media providers so their needs can be met economically.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Communications

POLICY #1SCCM:

Encourage media providers to provide more educational programming.

POLICY #2SCCM:

Maintain the quality of the county TV system

HISTORIC PRESERVATION

Sage Creek Area Goals and Objectives

GOAL #1SCHI:

Provide a healthy environment for the arts and humanities..

OBJECTIVE #1SCHI:

Encourage Incentives for renovating structures of historical significance and preserve relics and accounts of the past.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Historic Preservation

POLICY #1SCHI:

Maintain staff at Park County Historical Society and encourage volunteers.

POLICY #2SCHI:

Residents should be encouraged to submit copies of old diaries and records to Park County Historical Society.

POLICY #3SCHI:

Park County Historical Society should identify historic buildings and sites, and inventory them.

POLICY #4SCHI:

Preservation of historic resources could appeal to tourists, and any profits could be directed toward preservation and renovation.

POLICY #5SCHI:

Encourage P.C.H.S. to work with architects on new developments .

RECREATION

Sage Creek Area Goals and Objectives

GOAL #1SCRE:

Encourage recreational opportunities for area residents.

OBJECTIVE #1SCRE:

Promote recreation as an important facet of our lives.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Recreation

POLICY #1SCRE:

Encourage reasonable fees for Recreation Department activities.

POLICY #2SCRE:

Keep up the good programs presented by the Recreation Department.

POLICY #3SCRE:

Encourage the development of recreational opportunities on public lands while maintaining opportunities for solitude.

ARTS AND HUMANITIES

Sage Creek Area Goals and Objectives

GOAL #1SCAH:

Provide a healthy environment for the arts and humanities.

OBJECTIVE #1SCAH:

Support arts which are stimulating and meaningful for our community .

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Arts and Humanities

POLICY #1SCAH:

Strengthen the ties between existing arts programs, schools, and Northwest College to broaden arts and humanities opportunities.

POLICY #2SCAH:

Encourage the growth of Buffalo Bill Historical Center.

POLICY #3SCAH:

Welcome and support clubs which cater to various talents (music, drama, etc.).

POLICY #4SCAH:

Continue good NWC cultural programs.

CULTURAL IDENTITY

Sage Creek Area Goal

GOAL #1SCCI:

Define the cultural identity of the area with the realization that culture is an important facet of our lives, and that we need to provide funding for it.

EMERGENCY PLANNING

Sage Creek Area Goals and Objectives

GOAL #1SCEP:

Prevent the loss of life in case of a major emergency.

OBJECTIVE #1SCEP:

Improve planning for emergencies.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Emergency Planning

POLICY #1SCEP:

Inform the public of services available.

POLICY #2SCEP:

Keep facilities and services functional and up-to-date.

FIRE PROTECTION

Sage Creek Area Goals and Objectives

GOAL #1SCFP:

Save residents from loss due to fire.

OBJECTIVE #1SCFP:

Provide adequate equipment for firemen to fight fires and save lives.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Fire Protection

POLICY #1SCFP:

Take measures to maintain the splendid fire departments we now have.

POLICY #2SCFP:

Consider fire truck access when planning streets and subdivisions.

HEALTH AND HUMAN SERVICES

Sage Creek Area Goals and Objectives

GOAL #1SCHH:

Provide the best health facilities and staff possible.

OBJECTIVE #1SCHH:

Have excellent medical staffs, hospitals, long term care centers, and ambulance service.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Health and Human Services

POLICY #1SCHH:

Take measures to keep the excellent medical staffs and facilities we now have.

POLICY #2SCHH:

Improve ambulance response to outlying areas.

POLICY #3SCHH:

Provide a first responder in outlying areas.

POLICE AND CRIMINAL JUSTICE

Sage Creek Area Goals and Objectives

GOAL #1SCPC:

Maintain a system of judicial procedures for criminal cases which assures rapid, focused, effective, and appropriate treatment of such cases to protect all citizens.

OBJECTIVE #1SCPC:

Encourage county and city officials to appropriate funds to carry out the GOAL, including manpower, equipment, and training

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Police and Criminal Justice

POLICY #1SCPC:

Take measures to keep the excellent law enforcement officers we now have in the cities and rural areas.

POLICY #2SCPC:

Provide sufficient funding for new technology used in fighting crime.

EDUCATION

Sage Creek Area Goals and Objectives

GOAL #1SCED:

Give residents of all ages the best education we can afford.

OBJECTIVE #1SCED:

Maintain present school facilities and update schools as new technology becomes available.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Education

POLICY #1SCED:

Keep our schools up-to-date and acknowledge cost/benefit analysis

POLICY #2SCED:

Pay sufficient salaries to attract and keep good teachers.

POLICY #3SCED:

Encourage review of practice of teacher tenure.

POLICY #4SCED:

Limit bureaucracy in school system.

POLICY #5SCED:

Encourage improving standards at all colleges in the State.

POLICY #6SCED:

Encourage higher graduation requirements.

POLICY #7SCED:

Encourage students to stay in school after age 16 – lower the drop out rate.

POLICY #8SCED:

Support NW College and encourage more classes in Cody.

POLICY #9SCED:

Work with U. of W. to bring more classes to Cody via video network.

EDUCATION ACTIONS AND POLICIES (cont.)

POLICY #10SCED:

Make sure "education super highway" gets to Cody.

POLICY #11SCED:

School building projects should be seriously evaluated.

POLICY #12SCED:

Schedule annual meetings with school board members and Sage Creek residents.

SOLID WASTE

Sage Creek Area Goals and Objectives

GOAL #1SCSW:

Provide a place for dumping trash at a reasonable cost.

OBJECTIVE #1SCSW:

Provide multiple forms of waste disposal.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Solid Waste

POLICY #1SCSW:

Plan ahead so we will never be without places for landfills.

POLICY #2SCSW:

Encourage education about conservation and promote recycling.

POLICY #3SCSW:

Make it easier for citizens to properly dispose of hazardous waste.

TRANSPORTATION

Sage Creek Area Goals and Objectives

GOAL #1SCTR:

Provide adequate transportation facilities.

OBJECTIVE #1SCTR:

Encourage the development of mass transportation.

Recommended Actions or Policies to Help Achieve the Sage Creek Area's Goals and Objectives for Transportation

POLICY #1SCTR:

Private enterprise should be encouraged to provide mass transportation, without subsidies.

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.	Reduce:	To decrease.
Minimize:	To reduce to the smallest possible number or extent.	Require:	To ask or insist.
Monitor:	The periodic observation and orderly collection of data to evaluate the effects of management actions and the effectiveness of actions in meeting objectives.	Restrict:	To limit by number or condition.
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.	Retail/Commercial:	The sale of goods or services to consumers with the primary aim of obtaining a profit.
Preserve:	To keep in tact unless the CPS is amended to permit loss or depletion.	Riparian Area:	An area containing both permanent free-flowing water and riparian or water dependant vegetation.
Prevent:	Hinder the progress, appearance, or fulfillment of.	Rural:	An area where agricultural lands, undeveloped lands and open space predominate the landscape, buildings are generally dispersed, and vistas are uninterrupted.
Promote:	To contribute to the growth, enlargement, health or prosperity of.	Successional:	Gradual evolution from and replacement of one species by another.
Protect:	To shield from encroachment or harm in consideration of other factors or needs that might destroy, injure or have detrimentally effects.	Support:	To encourage.
Recognize:	To acknowledge.	Sustain:	To keep in existence and prolong.
Reduce:	To diminish in size, extent, amount or number.	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.

SAGE CREEK AREA

