


SUNLIGHT AREA COMPREHENSIVE POLICY STATEMENT

FEBRUARY 20, 1996

CERTIFICATION

The Park County Planning and Zoning Commission, hereby certifies the Sunlight 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 Sunlight 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 Sunlight 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 Sunlight 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 Sunlight 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 Sunlight Area's desires or factors affecting the Sunlight 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 Sunlight 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 SUNLIGHT PLANNING AREA

Starting at the Eastern border of Yellowstone National Park at the N. line of T.55N., thence southerly along the Park boundary to the S. line of T.54N., thence E. along the township line to the S.E. corner of Sec. 34, T.54N., R.105W., thence N. to the S.E. corner of Sec. 27, T.54N., R.105W., thence E. to the S.E. corner of Sec. 25, T.54N., R.105W., thence N. to the N.E. corner of T.54N., R.105W., thence E. to the S.E. corner of T.55N., R.104W., thence N. to the N.E. corner of T.55N., R.104W., thence W. to point of beginning.

ECONOMICS

Sunlight Area Goals and Objectives

GOAL #1 SUEC:

Develop a broad tax base County-wide that helps ensure that the rural character and unique environment of Sunlight is maintained for the enjoyment and safety of residents and visitors.

OBJECTIVE #1 SUEC:

Discourage new subdivisions.

OBJECTIVE #2 SUEC:

Limit development in consideration of land contours, adequate water supply, sewage disposal systems, and wildlife habitat.

OBJECTIVE #3 SUEC:

Limit economic development to home-based businesses with no signage and guest ranches, bed and breakfasts, and recreation compatible with the rural and environmental character of the Sunlight Area.

OBJECTIVE #4 SUEC:

Encourage the development of facilities that serve the public in case of emergency (e.g. telephones).

OBJECTIVE #5 SUEC:

Work with the County Commissioners to establish regulations that allow adjacent landowners a voice which receives due consideration in land use decisions.

OBJECTIVE #6 SUEC:

Maintain a good working relationship and cooperate and coordinate with State and Federal agencies (BLM, Game and Fish, and U.S. Forest Service).

OBJECTIVE #7 SUEC:

Pressure and/or work with utilities to continually improve the infrastructure for users.

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

POLICY #1 SUEC:

Sustain the PRESENT types of business -- guest ranches; guiding for fishing, hunting, and pack trips; cottage (invisible) industries; agriculture; timber; small mining.

POLICY #2 SUEC:

Low density dwelling.

POLICY #3 SUEC:

Ensure adequate enforcement of County regulations.

POLICY #4 SUEC:

Define, develop, and enforce land use regulations that limit business and industries to those compatible with rural character and environment to limit visual impact, noise pollution, traffic lights (visual signage), etc. and promote the goals and objectives.

POLICY #5 SUEC:

No junk yards, no retail, and no industrial.

ENVIRONMENT

Sunlight Area Goals and Objectives

GOAL #1 SUEN:

Protect the biotic and physical environment so it can be enjoyed by all.

OBJECTIVE #1 SUEN:

Encourage protection of public and private lands from overgrazing by domestic or wild animals.

OBJECTIVE #2 SUEN:

Improve USFS cooperation on habitat improvement projects.

OBJECTIVE #3 SUEN:

Maintain current level of quality in regards to big game numbers and habitat.

OBJECTIVE #4 SUEN:

Ensure adequate fishing and horseback access.

OBJECTIVE #5 SUEN:

Limit or maintain development at low densities compatible with the lands' capacity (e.g. wildlife, water, sewage disposal, visual qualities, soils, vegetation, etc.).

OBJECTIVE #6 SUEN:

Define and protect (enhance) natural resources (animals, trees, soil, water, minerals) of the area from being degraded to assure the enjoyment of future generations.

OBJECTIVE #7 SUEN:

Encourage reforestation of the Sunlight Basin Area.

OBJECTIVE #8 SUEN:

Protect wetlands, riparian areas, and other environmentally sensitive places.

OBJECTIVE #9 SUEN:

Maintain the small town, friendly, rural lifestyle enjoyed by Park County residents.

OBJECTIVE #10 SUEN:

Preserve present agricultural land, open space, and visual characteristics.

OBJECTIVE #11 SUEN:

Manage and maintain human use of renewable natural resources in consideration of ecosystems.

Recommended Actions or Policies to Help Achieve Sunlight Area's Goals and Objectives for Environment

POLICY #1 SUEN:

Plant trees, shrubs, and grasses on public and private lands to improve wildlife habitat.

POLICY #2 SUEN:

Work with Federal and State agencies to limit domestic and wildlife overgrazing.

POLICY #3 SUEN:

Seek donations from private industry for reforestation.

POLICY #4 SUEN:

Provide County inspection and enforcement of both water and sewage systems.

POLICY #5 SUEN:

Provide garbage service station pick-up area.

POLICY #6 SUEN:

Prohibit building in floodplains.

POLICY #7 SUEN:

Enforce rules and regulations that help ensure that residential and other development densities do not exceed the lands' water and sewer capabilities.

POLICY #8 SUEN:

Encourage private property owners to evaluate and implement sound range management on their private lands.

POLICY #9 SUEN:

Control destructive environmental activities (such as off road vehicles) through education and regulation of activities.

POLICY #10 SUEN:

Mitigate development in migration corridors and crucial habitat.

POLICY #11 SUEN:

Establish ways to preserve agricultural areas.

POLICY #12 SUEN:

No billboards in scenic, mountain areas.

POLICY #13 SUEN:

Establish regulations to control development to ensure preservation of crucial winter range, fisheries, healthy riparian habitat, and other conditions conducive to preservation and stability of wildlife populations.

POLICY #14 SUEN:

Inventory existing land uses and enforce zoning to keep Sunlight the way it is.

POLICY #15 SUEN:

Encourage developers to use marginal lands for housing and preserve agricultural land.

POLICY #16 SUEN:

Discourage off road vehicular travel, loud noise, loose dogs.

POLICY #17 SUEN:

Strict enforcement of regulations with County inspections of building codes and water and sewer systems.

NATURAL RESOURCES Sunlight Area Goals and Objectives

GOAL #1 SUNR:

Continue the multiple use of natural resources through stewardship and encourage/maintain long-term productivity.

OBJECTIVE #1 SUNR:

Use resources wisely.

OBJECTIVE #2 SUNR:

Support activities to reclaim sites, reforest, and projects for water quality improvement.

OBJECTIVE #3 SUNR:

Support and maintain State control of water rights.

OBJECTIVE #4 SUNR:

Protect property owners' rights for use of resources on land.

OBJECTIVE #5 SUNR:

Reclaim mining sites, improve water quality, and reforest lands.

OBJECTIVE #6 SUNR:

Reclaim roads when no longer used.

OBJECTIVE #7 SUNR:

Require adequate bonding from natural resources users for reclamation.

OBJECTIVE #8 SUNR:

Educate citizens on the proper stewardship of private lands.

OBJECTIVE #9 SUNR:

Mitigate visual impacts and socio-economic impacts associated with resource extraction, and work with Federal and State agencies to mitigate natural resource extraction impacts.

CULTURAL IDENTITY

Sunlight Area Goals and Objectives

GOAL #1 SUCI:

Strengthen community unity.

OBJECTIVE #1 SUCI:

Encourage use of the area as it has been -- ranching, recreation, timber harvest, limited tourists' accommodations, and also single family summer homes.

OBJECTIVE #2 SUCI:

Protect property rights.

OBJECTIVE #3 SUCI:

Encourage and preserve our heritage through community projects and activities.

Recommended Actions or Policies to Help Achieve the Sunlight Area's Goals and Objectives for Cultural Identity

POLICY #1 SUCI:

Develop tools to help continue our way of life and limit land uses to single family homes, ranching, hunting/fishing, recreation.

POLICY #2 SUCI:

Develop community project, activities and information to promote our way of life.

EMERGENCY PLANNING

Sunlight Area Goals and Objectives

GOAL #1 SUEP:

Ensure an adequate Emergency Plan is maintained.

OBJECTIVE #1 SUEP:

Provide better access and communication for response to emergencies.

OBJECTIVE #2 SUEP:

Provide better information and equipment to reduce risk of wildfire.

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

POLICY #1 SUEP:

Encourage emergency only public telephones for communication to permit better access to help, signage to locate public telephones, and promote development of 911.

POLICY #2 SUEP:

Educate property owners on wildfire mitigation.

POLICY #3 SUEP:

Coordinate with other areas and agencies to limit duplication and provide better service.

POLICY #4 SUEP:

Develop and maintain agreements between participating agencies and private sector defining their roles in case of emergency.

FIRE PROTECTION

Sunlight Area Goals and Objectives

GOAL #1 SUFP:

Upgrade fire protection to meet current and future needs.

OBJECTIVE #1 SUFP:

Ensure equipment levels and location can service all types of locations.

OBJECTIVE #2 SUFP:

Develop a program that stresses using full time residents, but encourages part time residents.

OBJECTIVE #3 SUFP:

Prevent fires from spreading; don't concentrate efforts on saving burning structure.

OBJECTIVE #4 SUFP:

Increase prevention activities -- (e.g. fire wood away from home, and good access).

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

POLICY #1 SUFP:

Review how other outlying districts got their space and equipment.

POLICY #2 SUFP:

Coordinator needs to be assigned to area to help recruitment, equipment, meetings, training.

POLICY #3 SUFP:

Build a fire station for the fire truck.

POLICY #4 SUFP:

Coordinate and develop Memorandum of Understanding with USFS and others who have equipment.

POLICY #5 SUFP:

Identify (inventory) existing equipment and restrictions in use.

POLICY #6 SUFP:

Identify alternative training levels and enlist volunteers.

**FIRE PROTECTION RECOMMENDED ACTIONS AND
POLICIES
(cont.)**

POLICY #7 SUFP:

Establish Mutual Aid opportunities.

POLICY #8 SUFP:

Identify trained people (enlist) - to each residence.

POLICY #9 SUFP:

Centralize equipment and provide adequate equipment.

POLICY #10 SUFP:

Educate homeowners on heating units and wood stoves.

**HEALTH & HUMAN SERVICES
Sunlight Area Goals and Objectives**

GOAL #1 SUHH:

Continue to support and expand services where needed, such as EMTs/First Responders, ambulance, Search and Rescue.

OBJECTIVE #1 SUHH:

Improve training opportunities for EMT and First Responders.

OBJECTIVE #2 SUHH:

Improve equipment for EMT and First Responders.

OBJECTIVE #3 SUHH:

Improve coordination and communication between hospital districts and fire districts to reduce duplication and improve service availability.

OBJECTIVE #4 SUHH:

Encourage USFS cooperation.

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

POLICY #1 SUHH:

Identify training needs, identify trainees, and identify volunteers to be trained.

POLICY #2 SUHH:

Coordinate entities to improve equipment availability.

POLICY #3 SUHH:

User fees to help offset training and equipment cost (not entire cost -- set base fee).

POLICY #4 SUHH:

Allocate money to help volunteer training and equipment needs in rural areas.

POLICY #5 SUHH:

Provide opportunities for rural/outlying area representative on boards or advisory group -- including development of Coordinator in rural volunteer areas.

**HEALTH AND HUMAN SERVICES RECOMMENDED
ACTIONS AND POLICIES (cont.)**

POLICY #6 SUHH:

Evaluate equipment, maintain equipment, monitor equipment, replace aging equipment.

POLICY #7 SUHH:

Develop a coordinated program to seek donations for health and human services.

POLICY #8 SUHH:

Consider reallocating resources from road maintenance to human services when state takes service of Dead Indian.

POLICY #9 SUHH:

Encourage incentives for volunteers.

POLICE/CRIMINAL JUSTICE
Sunlight Area Goals and Objectives

GOAL #1 SUPC:

Meet expanding need for police protection.

OBJECTIVE #1 SUPC:

Maintain or improve the protection of private property and lives from criminal activity in a region of sparse population and high tourist visitation.

OBJECTIVE #2 SUPC:

No poaching.

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

POLICY #1 SUPC:

Provide at least one resident officer.

POLICY #2 SUPC:

Coordinate with other law agents to improve service and response time.

POLICY #3 SUPC:

Enforce against and penalize poachers.

POLICY #4 SUPC:

Encourage the development of a community watch program.

EDUCATION

Sunlight Area Goals and Objectives

GOAL #1 SUED:

Have a well informed public (residents and visitors) on all issues.

OBJECTIVE #1 SUED:

Improve education standards and communication within and between all public agencies and the citizens.

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

POLICY #1 SUED:

Encourage the use of volunteers to educate people.

SOLID WASTE

Sunlight Area Goals and Objectives

GOAL #1 SUSW:

Provide adequate collection centers in community.

OBJECTIVE #1 SUSW:

Encourage landowners to take responsibility for their own trash.

OBJECTIVE #2 SUSW:

Improve garbage handling in campgrounds.

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

POLICY #1 SUSW:

Provide instructions in campground on garbage disposal as well as adequate facilities for refuse.

POLICY #2 SUSW:

Bear proof garbage containers in Sunlight.

POLICY #3 SUSW:

Provide a collection center in Sunlight.

POLICY #4 SUSW:

Encourage the Forest Service to empty trash containers on a more regular basis

POLICY #5 SUSW:

Promote recycling.

TRANSPORTATION

Sunlight Planning Area Goals and Objectives

GOAL #1 SUTR:

Efficient, cost effective road maintenance.

OBJECTIVE #1 SUTR:

Improve cost effectiveness.

OBJECTIVE #2 SUTR:

Improve drainage on County road to avoid damage to road.

OBJECTIVE #3 SUTR:

Improve safety in dangerous sections of County road.

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

POLICY #1 SUTR:

Encourage the use of the Highway Maintenance Shop
Instead of building new or alternative shops.

POLICY #2 SUTR:

Coordinate with County Highway Department to provide
year round maintenance.

POLICY #3 SUTR:

Install adequate culverts in areas where there is drainage.

POLICY #4 SUTR:

Clean culverts after grading.

POLICY #5 SUTR:

Caution signs or other improvements at Elk Creek and rock
slide area above 7D Ranch .

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 detrimental 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.

SUNLIGHT AREA

