

# CASPER MOUNTAIN LAND USE PLAN

## Public Comment and Event Summary

October 20, 2021



### Introduction

On October 20<sup>th</sup>, Natrona County hosted a public kick-off event for the Casper Mountain Land Use Plan (CMLUP) update process. The CMLUP update is a result of feedback received during the initial public input phase of the Natrona Next Zoning Resolution Update. This open house was hosted at the Hogodon Ski Area and provided an opportunity for County residents to review the history of the CMLUP and reflect on the applicability and relevance of current goals and policies in the CMLUP. As part of the activity, participants were asked to provide their big or new ideas for the future of Casper Mountain.

If you were unable to attend the public open house but would still like to provide feedback, please visit the project website, and take our [quick questionnaire](#) and add your ideas to the [Big Ideas wall](#). The questionnaire will be open until November 12<sup>th</sup> and the Big Ideas wall will be open until November 30<sup>th</sup>.

## Public Event Feedback

### 2004 Future Land Use Plan / Zoning

- Reduce the extent of MR-1 zone district and replace with UA or RR for east/west sides
- Emergency access is needed to alleviate blackout zones
- Need to ensure Casper Mountain Fire is on referral list for all applications
- Implement more access roads to accommodate for emergency services/evacuations
- Allow for more mountain biking trails, building of jumps, essentially more freedom with rec trails within Casper Mountain Park
- What is meant by “Public Water Potential”?
- Please do not define “get togethers” of friends on private property as campgrounds but permitted gatherings instead with health regs in mind
- Update fire breaks – work with Fire to identify where firebreaks are needed
- Need emergency access off of east side of mountain
- Protect Private Property Rights.
- Improve our County infrastructure – the Beautrap Shelters need replacing. Water Supply in Beautrap area and for landowners to buy water.
- Encourage Small Business development.
- Don’t make the Casper Mountain Fire District County – the County does not seem committed to preserving the Mtn way of life – Example – Losing the Trail Center, Shelters, etc.
- Expand Recreation on Public Land – not private.

### Plan Vision

*What are your big ideas for the future of Casper Mountain? Add to the Word Cloud Below:*

*LARGE-LOT  
 RESIDENTIAL WILDFIRE  
 RECREATION MITIGATION WILDLIFE  
 LIMITED BALANCE PROTECTION  
 COMMERCIAL PRIVATE AGRICULTURE  
 PROPERTY RIGHTS*

- Accessory Dwelling Units
- Multiple Uses
- Infrastructure Labels of Roadways
- Historic Preservation
- Education
- Connectivity

## Plan Elements

### Residential

***Is this goal still appropriate for the Casper Mountain area? Please note any refinements below:***

- Commission a water recharge study to set density
- Ensure zoning regs codify CMLUP guidelines

***Please mark which policies should be removed or refined:***

<i>Policy</i>	Remove	Keep/Refine	Comments
1. <i>The density of future residential development in the study area will be one unit per ten acres in the foothills and one unit per five acres on the mountain.</i>		4	
2. <i>Legal nonconforming (pre-existing) lots can be developed, provided they conform to all other site development and health standards.</i>	2	3	
3. <i>Apply development standards to maintain high quality development, and protect water resources, topographic features, wildlife habitat and historic areas.</i>		2	
4. <i>Encourage use of planned unit development (PUD) zoning and clustering to provide visual buffers, maintain feeling of solitude, and preserve open space.</i>		1	
5. <i>Enforce health standards for sewage and water quality.</i>	1	2	
6. <i>Wildfire mitigation will be provided through education and by best management practices.</i>		2	
7. <i>Require legal and physical access to each new lot prior to issuance of building permits.</i>		4	
8. <i>New subdivision roads will be dedicated for public access.</i>	2	4	

## Commercial

***Is this goal still appropriate for the Casper Mountain area? Please note any refinements below:***

- General commercial notes: make sure it is clear that we are looking for neighborhood serving commercial. No logging the top of the mountain
- Community voting on proposed new commercial ideas
- Consider public service commercial – not just neighborhood commercial
- Support small homestead and cottage industries in residential zones (like UA zone), such as honey for bees.
- Establish County/City building design guidelines to align with natural environment and provide consistency

***Please mark which policies should be removed or refined:***

<i>Policy</i>	Remove	Keep/Refine	Comments
1. <i>Limit commercial development to uses such as a restaurant, a grocery store, and uses supporting recreational activities.</i>		5	Don't want to limit water resource.
2. <i>Limit commercial development to the vicinity of Hogadon ski area and those portions of Section 16, T32N, R79W adjacent to County Road 505 and State Hwy 271, which are currently in commercial use.</i>		3	Hwy 251 (not 271)
3. <i>Design commercial and governmental buildings to blend with the natural setting of the study area.</i>		2	
4. <i>Develop signing and lighting standards to the study area that harmonize with the natural setting.</i>		2	
5. <i>Mineral development that occurs shall be done pursuant to State and Federal regulations and in a way that reduces impact on natural resources and avoids disturbance to surrounding properties.</i>		2	Need to leave in the plan so basis for rules are there.
6. <i>Gravel extraction and other mineral operations should be in visually screened areas and shall be limited in length of operation, controlled to ensure that reclamation takes place, managed to control dust and noise, and properly permitted by the State and County. Such activities shall conform with the County's special aggregate regulations and extraction overlay map.</i>		3	Simplify #5 and #6 but leave in plan.

## Recreation

***Is this goal still appropriate for the Casper Mountain area? Please note any refinements below:***

- Add/change primary access to ponderosa via Hat Six Rd. across State and County lands... potentially expand the park to the BLM boundary on south
- Add setbacks and buffers between recreational zones and residential zones to minimize conflicts
- Establish status and location and access of Jackson Canyon Rd.
- Improve campground areas and amenities (water, dump station, etc.)
- Ensure public water supply in campgrounds and picnicking areas
- Ponderosa Park access should be improved. But Ponderosa Park should not be an ATV trail system
- Keep policies 1-5

***Please mark which policies should be removed or refined:***

<i>Policy</i>	Remove	Keep/Refine	Comments
1. <i>Provide additional recreation opportunities in the Ponderosa Park Area to disperse activities.</i>	1	4	Access via Hat Six Rd.
2. <i>Improve park facilities and trails through better signing, marking, and education where needed to reduce trespass, disperse uses, and to let the public know what is available.</i>		5	
3. <i>Continue to improve and expand parking, picnic facilities, restrooms and multiple-use trails.</i>		5	Allow development of jump parks for mountain biking users; Keep Crimson Dawn Park as is for historic value.
4. <i>Improve regulation enforcement in parks.</i>		6	
5. <i>Keep motorized vehicles (particularly ATVs) on established roadways when snow cover is not present.</i>		4	
6. <i>Develop a trail system for ATVs at a location with the least potential for impact on surrounding land uses and wildlife. Educate the public about trail etiquette and safety.</i>	1	4	
7. <i>Keep snow machine trails on public and private land under the jurisdiction of the Wyoming Parks and Recreation Department.</i>		3	Purchase ROW easements

- 8. *Establish a County Parks Board in order to monitor existing recreational facilities...\**
- 9. *Monitor emerging recreational trends and adjust recreation plans accordingly.*
- 10. *Use funds from the Natrona County Recreation Joint Powers Board, a special recreation district, to construct and maintain recreational infrastructure and facilities.*

	2	
2	3	
	7	Explore other funding collab efforts

## Resource Preservation

**Please mark which policies should be removed or refined:**

<i>Policy</i>	Remove	Keep/Refine	Comments
1. <i>Zoning controls, land purchases and trades should be used to protect unique natural resources.</i>		5	
2. <i>Development and health controls should be used to protect water quality from degradation.</i>		4	
3. <i>Forest health and wildfire mitigation should be cooperatively managed by property owners and fire districts, local, state, and federal governments.</i>		6	
4. <i>The bald eagle habitat in Jackson Canyon and Little Red Creek Canyon should continue to be protected.</i>	2	3	
5. <i>Open space should be encouraged on the north face of the study area to protect the watershed and view shed.</i>	1	3	
6. <i>Public lands should be maintained and expanded as open space for recreation, grazing, watershed, and wildlife habitat.</i>		4	
7. <i>Protect wildlife corridors by encouraging the use of wildlife-friendly fencing and limiting development along waterways and drainages.</i>		4	
8. <i>Establish a Casper Mountain Land Trust that focuses on the acquisition of conservation easements in the study area to protect natural resources and preserve wildlife habitat and view sheds.</i>		4	
9. <i>Research and propose County resolution adoption to establish development setbacks and standards for waterways and stream banks.</i>		5	Add historic setbacks – add campground setbacks
10. <i>Support ranching and agriculture as viable land uses that contribute open space, views, and wildlife habitat within the study area.</i>		2	
11. <i>Cooperate with BLM in the update of their resource management plan for Casper Mountain.</i>		5	

## Facilities and Services

***Is this goal still appropriate for the Casper Mountain area? Please note any refinements below:***

- Ensure public water supply for camping and picnicking areas
- Rebuild shelters and provide multiuse facility with commercial kitchen. The old one should have been repaired.
- Add ingress/egress to east and west faces
- Park/trails lodge with kitchen
- Add public water for campers, picnickers and landowners

***Please mark which policies should be removed or refined:***

<i>Policy</i>	Remove	Keep/Refine	Comments
<i>1. Water supply and sewage disposal should be the financial responsibility of individual developers or lot owners.</i>	1	1	PUD and shared water systems should be primary
<i>2. Existing firefighting facilities and equipment should be maintained and updated. County and city government should continue to provide financial assistance for fire protection.</i>		5	
<i>3. Firewise strategies should be implemented in the study area to provide fire protection by creating an emergency access system, using roads as fire breaks, creating fire breaks, planting aspens and managing their existing stands (which not only provide excellent fire breaks but also offer wildlife habitat and forage), and other strategies that will increase safety.</i>		4	Aggressive fuel treatment is needed now and periodically
<i>4. The County and State will continue to maintain their respective roadways. All other roads and access shall be built and maintained by the property owners, developers, property owners' associations, and local improvement and service districts.</i>		2	Add design criteria (8' ditch, 12' lane, 8' utility corridor)
<i>5. Communication towers should be limited to existing designated areas.</i>	1	1	
<i>6. Underground utilities are encouraged.</i>		2	