

Online and Public Meeting Comments

Do you have any specific enhancements for Chapter 1?	Comment Response
In the introduction, the photo is of windmills and yet the caption is a concise accurate statement that the extractive industry pays for most of the taxes that our citizens enjoy--use a photo of a coal mine or derrick or something from the extractive industry that you compliment----wind energy in Wyoming pays less than \$4 million dollars per year has no place in our taxing structure.	Completed. Added photo of drilling art.
Nicely done. Thanks.	Thank you. No Change.
A reference to projected population trends is made. If not stated elsewhere it could be good to share those projections to help the help the community gauge the adequacy of the plan.	Addressed on pg 2-6. Add to intro. In the planning horizon grow to 70-75K.
I would like to have the results of all of the surveys returned made public. Remove last names perhaps, but the surveys should be public information. Otherwise how are we to know that the creators of this plan didn't just "say" they asked for input and then went with their ideas anyways?	This document can be made public. No change.
The consultant did a good job of not just reading but incorporating the vision and findings from other studies like the bike/ped plan, LRTP, senior services study , park plan and walkability plan. Seeing senior oriented design, diverse housing options, increased public transit, and multi-generational improvements and services was encouraging.	Thank you, comment noted. No Change.

Do you have any specific enhancements for Chapter 2?	Comment Response
<p>Would like to see more bike/walking paths, especially in the smaller communities to link up to Casper.</p> <p>More diversified shopping is also necessary, we only have the basics. Also, more music venues that are smoke free and actually get good entertainment.</p>	<p>The CATPBP addresses adjacent communities. No change.</p> <p>Market analysis will guide private development of shopping and entertainment venues. No change.</p>
<p>Natural Assets & Recreation I would like to see an acknowledgement that urban planning in Casper, uniquely, needs to take wildlife migration routes into consideration. If Casper wants to maintain the wildlife it has as it moves into the future, the city must acknowledge that space for the wildlife this report is literally "banking on" is paramount to the future we are looking at as a community. Since there is absolutely no mention of maintaining health wildlife habit and access between mountain and river, I think this is a serious gap in the document.</p>	<p>ETR 1-6,1-7, and multiple strategies address connections to the River. Requires more study. We don't know anything about the wildlife in Casper area. Added strategy: "Map wildlife corridors and understand overall habitat and migration corridors in the</p>

	<p>Casper Area. The location and provision of open space encourages wildlife habitat linkages and movement, and should be preserved and enhanced as the city grows to minimize wildlife conflicts with human use and fragmentation of habitat.”</p> <p>Added new ETR goal “Passive Open Space: Coordinate with state and local park and recreation agencies to provide adequate passive open space areas and corridors for critical wildlife.”</p>
<p>The content under Transportation and Natural Assets is identical.</p> <p>While I personally think a thriving art culture is a good things I am not sure that desire is truly reflective of the community in general.</p>	<p>Survey mistake.</p> <p>Public comment has shown desire for arts and culture. See chapter 1 wordle and chapter 2 citizens’ perspective. No change.</p>
<p>I believe it is important to strive to Not make the auto the predominant means of transportation. The bus system needs to be enhanced. It should be more efficient and easily accessible for all people. At every bus stop there should be a garbage/recycle bin and structure that protects people from the weather. A trolley system along 2nd street? Biking and walking need to be highlighted. One pedestrian death by car is too many in Casper.</p> <p>Stop urban sprawl infilling like suggested is necessary for a more livable community.</p> <p>The natural assets and recreation portion should be behind every aspect of a better community. Our natural assets include our wide open spaces, river, the mountain... how do we reduce our footprint. We live in an arid place, we need to strive to reduce our waste of water on none native plants, include more use of solar power and wind power. Make sure our buildings are striving to be more energy efficient, as well as helping home owners.</p>	<p>See EC 2 and 4, Added CATC and MPO as partners to transit related strategies.</p> <p>Addressed through ECH2. No change.</p> <p>River and open space is highlighted throughout. Also, see sustainability measure below. No change</p>
<p>Natural Assets section is a typo copying transportation</p>	<p>Survey mistake. No change.</p>
<p>Neighborhoods need diversity. New developments should be economically diverse in their housing offers - example Paradise Valley. Intermixed are</p>	<p>FLU and LU categories addresses with diversity of</p>

apartments in the form of four plexes, there are smaller homes and larger home, smaller yards and larger yards. It allows for a true community rather than the "haves" and the "have nots".	housing types. No change.
Chapter 2 makes reference to the appeal of small, low maintenance house/lots. It implies that this is of importance to young adults. The plan should stress that people of all ages value small homes/lots.	Refer to page 2-4, which focuses on boomers and millennials. No change
Regarding transit, the plan needs to address how bus stop improvements will be funded. Who will provide maintenance needs to be addressed.	See EC4-8. Added CATC and MPO as partners to transit related strategies.

Please provide refinement or potential additions to the ENDLESS CHARACTER principles and goals by providing specific changes that refer to a principle or goal number:	Comment Response
<p>ECH-2-1, Urban Growth Boundary: My additions here are two: Number 1. Given this report's emphasis on using our wildlife to further development and a sense of Casper's uniqueness, I am surprised that the report does not mention wildlife considerations at all. Casper has done little to protect riparian areas and wildlife access from the mountain to the river. I would at least like to see an acknowledgement that a major road like Wyoming Blvd. or CAEDA Rd. disrupts the ability of antelope and mule deer from moving safely from the mountain, through the town, and down to the river. If this plan for Casper's future relies greatly on maintaining its wildlife, it seems this report needs to at least attempt to discuss making the urban space also safer for the wildlife we value.</p> <p>Addition number 2: I do not think the current language is strong enough about maintaining what is left of ridgelines in the Casper and surrounding area, particularly Casper to the mountain: east along the mountain to Hat Six and west along the mountain to Paradise Valley. I am very concerned about the neighborhood 1, 2, & 3 designations south of Wyoming Blvd. and existing neighborhoods between the CC campus and Wyoming Blvd. I would like to see an emphasis on keeping what is open, open. I do not notice anything about seeking conservation easements from real estate developers who currently own this land and have it up for sale.</p> <p>ECH2-3 and ECH3-5 This comment is similar to the one made above, but worth making with several components of this great report. I am concerned that while wildlife is mentioned as an important part of developing and diversifying the local economy and sense of place, no recommendation for acknowledging wildlife/human conflict in terms of wildlife access from mountain to the river was mentioned. Considering that Casper's development in the past did little to preserve important migration corridors and riparian areas from the mountain to the river, is seems a gap in planning to not address the need for animal safety as we discuss increased population, urbanization, and infrastructure.</p> <p>In addition to Endless character, ECH3-4, ECH3-5, ECH4-1 and 2: I do not see any</p>	<p>See response above. Strategy to Map wildlife corridors</p> <p>Added goal: "Natural systems: Development patterns should integrate natural patterns of streams, ridgelines and topography, riparian areas, and critical wildlife corridors.</p> <p>See wildlife corridor comment above.</p> <p>See energy efficiency</p>

<p>recommendation for native species, low water opportunities (xeriscaping). Since the report frequently mentions cost, it seems a mistake to leave out an encouragement to move toward xeriscaping and native species use to establish unique character and save both money and resources. Tucson, Arizona would be a great model for a town that has studied native species and aesthetics as a means to enhance the look and feel of the town as a unique space.</p>	<p>comment below.</p>
<p>Low-Density Development: Just because the city expands doesn't mean the city has the right to restrict what those who "used to live outside city limits" can do with their property. Larger lots are better than condensed lots that don't even allow for you to have both a swing set and a trampoline in your backyard. heck there are tons of lots in town where you can't even put a swing set. Don't make Casper so dense that it's practically all pavement - give people yards!</p>	<p>No change. This policy does not restrict existing development, but rather encourages redevelopment.</p>
<p>Save mountain views. Don't block with cheap, tall buildings.</p>	<p>Addressed in UGL2-3 and ECH 3-1. No change.</p>
<p>Strongly agree and support planned growth, (east 2nd becoming irrational hodge-podge of development); infill of vacated buildings and lots along I25 corridor.</p>	<p>Thank you for your comment. No change.</p>
<p>Please provide refinement or potential additions to the VIBRANT URBAN CENTER principles and goals by providing specific changes that refer to a principle or goal number:</p>	
<p>All of this seems reasonable.</p>	<p>Thank you for comment. No change.</p>
<p>Providing urban living options for all incomes is noted in VUC 1-4. There are additional considerations to mention including accessibility, incorporating universal design standards, and ease of maintenance. The value of provide housing to support those who wish to age in place should be stressed.</p>	<p>Aging in place is addressed in RH1-5. Code does not address universal design ADA addressed in EC3-6 by changing text to "EC3-6. ADA Compliant: Design all future pedestrian infrastructure to be ADA accessible and adhere to Universal Design standards during upgrades and repairs, and retrofit existing streets to address lack of ADA and Universal Design standards compliance, specifically at intersections that are currently only partially ADA compliant.</p>
<p>Please provide refinement or potential additions to the DISTINCTIVE REGIONAL HUB principles and goals by providing specific changes that refer to a principle or goal number:</p>	
<p>I LOVE the intergenerational approach of combining elementary schools and</p>	<p>Thank you for comment.</p>

<p>retirement homes close together! Glad to see the convertible space listed. Casper is not an outdoor year round place. Space needs to be able to be converted back to an indoor space as needed (think snow in May and June!!).</p>	<p>No change.</p>
<p>Please provide refinement or potential additions to the ENHANCED CONNECTIVITY principles and goals by providing specific changes that refer to a principle or goal number:</p>	
<p>I would like to see a statement somewhere in here that reassures property owners that their rights will not be overridden, that grandfather clauses will be looked into. Just because an area wasn't originally slotted to be for residential doesn't mean it shouldn't ever be residential. Property values and insurance reimbursements can change drastically when a house is rezoned - and it's not the homeowners fault.</p>	<p>Add to Zoning vs Land Use call out: "The FLU Map is not a zoning map and does not automatically change the zoning..." Reworded on page 3-7 "It has been a policy of City Council to not force annexations into the city. Property owners must obtain water and/or sewer utilities.</p>
<p>Clean up the interstate and way finding.</p>	<p>See ECH3-5 and RH2-3. No Change</p>
<p>EC 2-2 Integrated street planning and improvement of existing streets and maintenance and upgrade occur to improve traffic flow. EC 4-1 Improve traffic flow through traffic light timing.</p>	<p>EC 2-2 Addressed throughout this section. No change. Edit EC 4-1: Currently reads: EC4-1: Traffic Flow: Evaluate Intelligent Transportation Systems (including, but not limited to: traffic signal control systems, variable message signs, and speed cameras), innovative intersections, roundabouts, bike boxes, protected intersections and buffered bike lanes to regulate traffic flow at key intersections.</p>
<p>Please provide refinement or potential additions to the UNDISCOVERED QUALITY OF LIFE principles and goals by providing specific changes that refer to a principle or goal number:</p>	
<p>Good move on the requirement of neighborhood park or greenspace within 1/4 mile.</p>	<p>Thank you for comment. No change.</p>
<p>Public safety must come first before all of these. Many people can easily look up legislature related sex offenses, and see why so many predators come to</p>	<p>Added in Endless Character as ECH1:</p>

Wyoming to prey on children. That must be addressed for safety and appeal for people to move here.	Working with the Police Department, integrate safety by design principles into public amenities and ROWs including lighting, site layout, maintenance, visibility, etc.
UQL 2-6 agree with goal	Thank you, no change
Please provide refinement or potential additions to the EMBRACING THE RIVER principles and goals by providing specific changes that refer to a principle or goal number:	
LOVE that it is listed to protect the wildlife corridors! I would love to see added in the park development - a sledding hill. Not all kids can make it up the mountain and Washington Park can get pretty crowded. It would be neat if Casper could create or designate an in town winter recreation park. Just small for sleds or beginning snowshoers type of thing.	See updated strategy 53, reading "funding source for the development of additional parks, open space, conservation easements, and public amenities.
'River Health' is mentioned twice--once in ETR2-4 and again in ETR1-7 I like the idea that the North Platte River and it's contribution to Casper is significant for a variety of reasons including recreation, aesthetics, economy, and tourist attraction.	Changed ETR 1-7 title to: Stormwater Management
ETR 2-1 addresses park level of service and references the trails, path and bikeway plan. It should reference parks and open space plan.	Keep TPBP and add: "... and Parks and Open Space Plan." - completed
ETR 1-2 address the urban slum trailer court (north casper) ETR 1-8 strongly support	Plan addresses increasing amenities and connectivity to North Casper. Added in UQL "UQL1-4, Housing Options: Working with the neighborhood and HUD, encourage a range of housing options in North Casper and other parts of the community."

Do you have any other specific enhancements for Chapter 3?	Comment Response
Like the focus on open spaces in the neighborhoods. As this rolls forward however a plan for good maintenance of these spaces is critical otherwise they can become unsafe and non functional.	Addressed through strategy to update park and open space plan above. No change.
I like them!	Thank you for comment. No change.

Embrace the river and utilize as an economic development driver & to increase diversity (ie Reno, NV) Reno is a good model for us.	Economic development along the river is addressed throughout the principles and goals. No change.
Develop the river front like Pueblo Colorado and San Antonio, TX.	Case studies are included. No change.

Do you have any recommended enhancements for the Major Streets Map?	Comment Response
One of Wyoming's and Casper's natural assets is our wonderful wildlife. How is Casper going to be a good steward? I would like to see mention of wildlife corridors, over or underpasses for wildlife migration. I am not happy with the expansion of Casper beyond WY BLVD. and further east than it already is. This is where smart infilling is necessary. Restructuring our neighborhoods to incorporate a mixture of low income, median, and higher income residences. Mixed neighborhoods no food deserts.	See response about wildlife corridors above. Future land use categories address a mix of housing.
I can't even find my street, South Spruce, where the traffic has become a snared mess.	Spruce Street, like other local streets, is not labeled but is illustrated. No change
Looks good. It doesn't solve the good east to west arterial road a lot of people asked for. But it could eliminate some of the pressure in certain spots	The most cost effective option we have and preferred option based on public input is to work with the system that we have, alleviate pressure at major intersections, and reduce auto dependence, reflected in EC.4 Changed goal to "ENHANCED NETWORK: Create a balanced transportation network that manages the movement of goods and people across all modes, alleviates pressure at major intersections, and reduces auto dependence."
It would be nice if there was a east west corridor on the south. An extension off of Wyoming Blvd. to Hat Creek. This would eliminate the crush of traffic from 21st down to 2nd street on the East side. Perhaps Kloke Ave.	Connections are planned. Naming conventions determined by developers. No change
I thought the purpose of the west belt loop was for it to NOT be in town? Shouldn't the UGB not include the WBL? If you include the WBL into the UGB than it will eventually be like Outer Drive - non truck friendly and full of stoplights and traffic.	This is not the case. An MOU between Casper, Mills, and the County established standards for

	<p>the expected development to the west. We understand the existing issues with Outer Drive which is why we established recommendations and standards for access management and street spacing. Added text to end of Access Management section: "An MOU between Casper, Mills, and the County established standards for the expected development to the west. Based on existing issues recommendations and standards for access management and street spacing were established."</p>
<p>Address noise and spec on 12th and 13th – Two way?</p>	<p>Addressed through major streets plan.</p>
<p>The map applies a ridged grid system. Topography and land suitability for development needs to be taken into account. The map should focus on areas where development is feasible and desired.</p>	<p>As noted, the MSP is conceptual in nature and further route studies would be needed. No change</p>

<p>Do you have any recommended enhancements for the Land Use Map or Land Use Category descriptions?</p>	<p>Comment Response</p>
<p>I would like to see NO more development and an addition of conservation easements with what is left open from Wyoming Blvd. south to the base of the mountain. This would include some open space left on the north side of Wyoming BLVD. and McKinley. Basically, I am against maintaining that land as Neighborhood 1, 2, and 3. I would like to at least consider the possibility that Casper work toward extending county park land into these spaces. This FLU needs to include wildlife migration routes as part of maintaining Casper's uniqueness as a community. This FLU should consider maintenance and easements for wildlife as part of its current and future roadway and infrastructure development. Otherwise, what is the point of marketing our future on a lively urban space with outdoor opportunities including abundant wildlife viewing? Wildlife need protected, contiguous habitat and this plan does nothing to consider those needs as essential to the "outdoorsy" ethos we are trying to enhance and market.</p>	<p>See response about wildlife corridors above</p>
<p>No expansion of Casper beyond WY Blvd. to mountain that should remain as</p>	<p>See text on creation of the</p>

open spaces for people to walk. No expansion further west as well. No structures in those areas if anything, areas set aside for walking, open space. Casper should be a friend to wildlife as well: Open space, wildlife corridors, and more parks	UGB. Changed text on page 4-25 to read: "The UGB was developed based on a balance between discouraging sprawl and ensuring enough supply of land for future development, emphasized in Principle ECH2, Intentional Growth. Future land uses within..."
What is the designation "neighborhood centers"? It seems like you designated a good portion of "north casper" as it, and that area has a lot of homes in it.	FLU Map edited to focus NC on F Street.
Conserve open space on hill south of college to church and below	Portions being shown as Open Space. The rest is owned by the College. No change.
Address Casper Ranch	Anything outside of the UGB, we believe, will strain the City's resources beyond their capacity. See change above adding text on UGB development. Changed bullets on page 4-25, "service area boundaries, such as Zone 3 public works and emergency services;
In North Casper, focus neighborhood center land use on F Street	FLU Map edited to focus NC on F Street.

Do you have any other specific enhancements for Chapter 4?	Comment Response
I think there should be a road from Bar Nunn out to Cole Creek	Amoco Rd planned as a minor arterial extension to the east. No change.
Both bicycle and pedestrian needs are referenced in Ch 4. There are far more pedestrians than cyclists but they are not as organized and vocal. Their needs with regard to sidewalk width, conditions, gaps, crosswalks, and signage should receive more attention. The problem with roll-over curbs should be noted.	Integrated elements into minimum design standards bullet under Bike and Pedestrian on page 4-10.

Do you have any other specific enhancements for Chapter 5?	Comment Response
stop wasting money on downtown projects. stop wasting money on the library. won't shop downtown unless stores are open and I can park.	Public input to date has focused on the downtown. No change.
Embracing the River should include an acknowledgement that this section, and	See response about

<p>indeed this entire document, rests heavily on maintaining the presence of Wyoming's unique wildlife. This section does not specify anything about wildlife needs for contiguous habitat, particularly from the mountain to the river. This seems to be an oversight, if not to the document, then certainly to this particularly section.</p> <p>I would like to see a consideration for solar panels and/or small wind generators for city infrastructure as a way to save money and promote the values in this report. For example, solar panels could be used as bus shelters are improved, enabling solar generation to light structures at night and provide minimal heat in colder weather. In addition, since enhancing connection between CC programs and the community is an aspect of this report, the alternative energy certification programs at the college could be highlighted for internship and apprenticeship programs related to solar and wind generation within the community. The use of solar panels and small wind generators have also been used to power sidewalk trash compactors (Bloomington, IN) and nighttime park lighting (tennis courts and baseball features already in place).</p> <p>I also notice that this plan does not mention recycling. Casper must strengthen its recycling infrastructure.</p> <p>I would also like to see recommendations for Dark Sky Compliant light development for Casper. Again, if we are "banking" our future on preserving our wild space and small town feel, this includes our night skies.</p>	<p>wildlife corridors above.</p> <p>Add to EC5: "Energy Efficiency Measures: Encourage measures in existing and future developments at the site scale, including renewable energy, recycling, xeriscapes, native species, energy efficiency lighting and building techniques, etc.</p> <p>Added Strategy: study the benefits of alternative energy with city infrastructure.</p> <p>Add to ECH4: "Encourage dark sky friendly lighting to reduce energy, increase safety, and protect ecological processes."</p>
<p>Be sure to protect as much of the riverfront as possible for public use whether that we retail or recreational. Too much housing or industry along the river takes this resource from the public.</p>	<p>Integrate desire for commercial development into ETR1-3 and 1-1. Completed.</p>
<p>I did not read anything about the importance of solar and wind power... making Casper a responsible city for reducing trash and increasing what we can recycle.</p>	<p>See energy efficiency measure above.</p>
<p>Mass transit is given lip service to in Casper. Nice mention in WYOCITY promotion but no consideration given to riders who have no where to sit out of the Wyoming weather. Elaborate expensive bus stops are not necessary but something to entice riders is needed. If you build it they will come. Millions for DDA and more millions for down hill and cross skiing and nothing for creating an environment for ridership of CATC.</p>	<p>Bus stops were consistently mentioned by public and in surveys. See updated strategies above.</p>
<p>All zoning changes should have a 2/3 support from property owners in the area in which the zoning change affects, and all zoning changes should have a grandfather clause. Small government - don't dictate to property owners, work with them.</p>	<p>Zoning changes would only occur when development is proposed. See pg 4-11 on clarification on when transportation would be built.</p>
<p>County liquor license to encourage more downtown venues</p>	<p>See Strategy 30. No</p>

	change.
More solar on city buildings	See changes above.
Development standards for landscaping with housing, commercial development and parking lots. Standards should ensure type (species) and size at install to hold up in windy environment and specify replacement as well.	Context sensitive improvements included in ECH3-4. Strategy added: Update landscaping standards to frame and enhance development by including an updated species list and maintenance and replacement procedures.
Temporary and then permanent wayfinding through OYD to the river. Finish bicycle connections. Clear directions to Learning Circle/Pump House.	Edited EH2.3 to read: Creative Wayfinding: Integrate art into city wayfinding and signage for cars, pedestrians, and bicycles, including increased signage for tourism destinations, the river, the urban core, and regional trails and pathways.
Poplar Corridor Study	Added to Strategy 9
CY Ave Corridor Study- include lighting and median improvements	Added to Strategy 9

Additional Comments

Open House Comments	Comment Response
Moab, UT rec	River and recreation have been considered. No change.
I agree! Reno is a good model for us.	Thank you for your comment. No Change.
Protected bus stops encourages the ridership you want.	Addressed
Fiber/Broadband for Econ Dev.	Advancing technology is addressed.
Street and landscape beautification.	Landscape standards exist. ECH and complete streets goals addresses the desire.
Downtown residential w/ safe parking.	Downtown residential is addressed throughout the document. Safe parking would be addressed through code. No

	change.
Public places with wi fi?	Strategy 25.
Parking standards are overly burdensome and create huge heat islands that are rarely fully utilized.	VUC 2-6, UQL 2-2, And strategies 5 and 11. Strategy 5 edited to include a parking study.

Social Media Comments	Comment Response
It (the plan) certainly has potential, but there are some concerns – like the urban growth boundary going out so far west. The whole point of the west belt loop was that it wasn't in town.	See response above to UGB.
Take care of people before projects.	The 4 initial implementation strategies do this in the best way the city can - given the current economic outlook.
Sodosopa	Thank you for your comment. Not substantive comment.
Casper doesn't need to grow, it needs to stabilize...they aren't necessarily the same thing	Within policies for growth management and economy, and knowing that growth will continue to happen, we've addressed stabilization through goals and policies on housing and amenities.
Agenda 21	Agenda 21 is irrelevant to Casper's unique issues. Thank you for comment.
It has to be a living document being reviewed and updated at minimum of every 2 years. Things change way too fast to use something that old.	Monitoring plan recommends an annual review. No change.
It was the same dream 15 or 20 years ago. Must not have tossed enough money at it eh? Pretty pictures though.	Thank you for comment.
Great pictures (ref. to illustrations). Casper could easily look like that. However, the city can plan all they want and draw tons of pictures but until the residents and businesses of Casper start taking some pride in their properties it will never look like that. Too many people live like pigs around here and actually fight to do so.	Thank you for comment.
This idyllic editorial snapshot is way beyond fiction based on the smack down I saw last night. (ref. to rambunctious council meeting)	Thank you for comment.
The biggest component to this latest "feel good" plan should have Casper as a regional convention center. The convention center proposal has been around for at least 10 years. A lot of talk, energy, and tax dollars have been tossed at it. So where is it? The single most relevant component to "hubbing" Casper has never materialized.	Thank you for comment.

Perhaps we should commission a study (an expensive study) to find out why the City elected squander our tax dollars on silly plaza's and OYD's that will generate little or no out of town traffic and even less money? We need a plan for the plan to plan with. And what a pity that the poor traveler who sees the welcome to WYO-CITY sign at the top of the I-25 hill, thinking they should be in Casper and are now lost. One thing we are proficient at in Casper or, if you prefer WYO-CITY is creating confusion and not that is not a wise old Chinese guy.	
Besides being landlocked, we have little to offer most people. I love Casper as I was born and raised here, but in reality, it's a less than beautiful, desolate, windblown "energy town."	Thank you for comment.
Unfortunately, the economy has to diversify first in able to welcome new industries and allied businesses before such plan takes into effect. The city has to wake up, as it will not become an urban corridor, not in 50 years, if you don't welcome industries to invest into the town. Technology groups, manufacturing giants, and research all could spur the local economy that will have a trickle-down effect to the state. Look at Denver, it wasn't as rich today compared to 50 years ago, when you equate what value they bring today – they all have come tech hubs, manufacturing magnet, and research rich areas. That is how you diversify. Though this plan is optimistic, we have to be realistic!	We have included policies on diversification including mentioned industries.

P&Z Comments

Comment	Comment Response
Acknowledgements V.H. McDonald's name is misspelled.	Completed
p. iv I suggest adding at the end of the first paragraph: "safe, family-friendly, economically stable and diverse, and affordable".	Completed
p. 1-3 2nd paragraph: "45 minutes to the East" – don't capitalize "east".	Completed
p. 2-7 The reference to Figure 2-7 should be Figure 2-8.	Completed: added Figure 2-7 and updated Figure 2-8.
p. 2-10 Map 2-1 is somewhat confusing to me, even after reading the description on page 2-8.	No change at this time.
p. 2-12 Figure 2-11 is hard to follow. Can the percentages be placed directly on each county?	Completed
p. 2-15 The correct spelling is "ExxonMobil" (one word). It is spelled wrong in both places in Figure 2-13.	Completed
p. 2-28 Map 2-2 is not up to date (E. 21st extends across Wyoming Blvd) as is shown in Map 2-3.	Map Edit: Add in Centennial Village Dr. and adjacent development.

p. 2-37 Map 2-4 is not up to date (E. 21st extends across Wyoming Blvd) as is shown in Map 2-3.	Map Edit: Add in Centennial Village Dr. and adjacent development.
p. 2-39 The font appears to change at the end of the first column (Code Review). Also, the first bullet point under Code Review, "Define how the "adjacent street system" is to be defined..." reads awkward.	Overrides cleared from font; text update completed here and on page 5-15. Second sentence reworded to ' Define the "adjacent street system" as it related to assessment of potential transportation impact.'
p. 2-43 Figure 2-22: a bit more clarity as to what the "0.43 miles" and "0.59 miles" of trails relate to.	Inserted as a caption under the figure that reads: "Level of service for parks and trails is commonly expressed in the number of acres or miles, respectively, per 1,000 residents."
p. 2-44 The "45 miles of trails are found throughout the City of Casper" doesn't appear to agree with the 55,000/1,000 x 0.43 miles per 1,000 number in Figure 2-22.	The Parks and Open Space Plan used 35 miles of trails; however, GIS data shows 43.6 in the city (not including Casper Mountain). Adjusted graphic to reflect a round up to 45 miles in the city (.80 paths and trails per 1000).
p. 2-48 Last sentence – the word "over" should be "offer".	Completed
p. 2-51 Map 2-6: The Casper Ice Arena (#12) is generally thought to be at the Rec Center, even though the Events Center has the capability of having ice.	Completed: changed #12 to Event Center and added #13, City Recreation Center / Ice Arena
p. 3-5 ECH1-4: what is meant by the term "Fair Housing"?	Changed text to "...fair housing (meaning equal housing opportunities free from discrimination, as according to HUD)."
p. 4-14 5th line down: "closer than one half mile can...". Also, 4th line from bottom: "The new configuration is consistent with..."	completed
p. 4-23 Map 4-3: Why is the Platte River Commons shown as an Area of Stability, rather than an Area of Probable Development?	Map edited
p. 5-1 "For Generation Casper is to be effective... (omit "is").	Completed
p. 5-5 Table 5-1: I am confused as to the "XX" in a couple of the BASELINE boxes.	See additional indicator edits below.
p. 5-7 Table 5-2, #11: Although "FAR" is defined on page 4-22, it might help to spell it out again in the Table (in case readers have short memories).	Completed
p. 5-8 Table 5-2, #15: Change "Working" to "Work" to be compatible with the other strategies formatting.	Completed
p. 2-21 Last but not least, I feel the "EFFECTS OF ECONOMIC DIVERSITY" write-up, concluding with "a new economy may require a new government funding model" is of paramount importance, and should be mentioned and emphasized earlier in the document.	Added in what you learned

ii Better distinctive regional hub picture	No change at this time.
lii Enhanced connectivity photo too static	No change at this time.
lii undiscovered quality of life photo looks average, nothing special here	No change at this time.
lii embracing the river- World-class circled- how so? Fishing?	Yes. No change.
lii enhanced connectivity- bike paths?	Changed “trail” to “path and bikeway”
V a focus on reducing... also add urban sprawl	Completed
1-20 How about a photo with tree in the parking	No change at this time.
1-22 River Opportunity and Casper Mountain as backdrop	Expanded upon in Chapter 2. No change.
1-25 Wide open spaces	Text is from WyoCity brand information. No change here.
Strategies: Main Street Program.	Added strategy: Work with local partners on downtown revitalization efforts through the Main Street America technical assistance grant program funded by the Wyoming Business Council.
Strategies: Trees where do they fit in	Address through existing landscape requirements. Every new commercial/multi-family project, arterials, and collectors have tree requirements. No change.

Other Edits:

Update Public Involvement numbers with draft plan outreach- completed

- Nine (9) public meetings such as open houses, workshops, and listening sessions;
- Six (6) surveys;
- Seventeen (17) community events attended such as Art Walk, Farmer’s Market, Back to School Bash, etc.;
- Twenty-five (25) focus groups or group presentations;
- Six (6) steering committee meetings;
- Eleven (11) e-newsletter updates to 750+ contacts;
- One (1) water bill mailing to 22,000+ property owners.

Added to Chapter 4 at key points and assumptions - completed

Most recently in January 2016, the Central Wyoming Regional Water System Joint Powers Board (CWRWS) completed and approved a water treatment plant facilities plan. In addition to a water treatment plant and wellfield assessment and analysis, recommended expansions and upgrades, this plan provided population growth estimates and reviewed future water treatment production requirements in consideration of this population growth.

With today’s water infrastructure, peak day production is 29.22 million gallons per day (mgd). Calculating for an estimated .5-percent per year population growth rate in Natrona County, peak day production would need to reach 35.7 mgd by year 2045. Improvements necessary to reach these

capacities to meet future demand, EPA requirements, and routine system upgrades expect to total roughly \$17.5 million by fiscal year 2022, and just under \$36 million dollars by 2035.

UGB Analysis:

Population Projection: 70,000 by 2030, which is an additional 10,000 people

Population Density: 2100 people/sq mi of all land, 4800 of undevelopable (minus ROW, parks, landfill)

City Limits: 27 sq mi

Current UGB limits: 65 sq mi, which is an additional 38 sq mi

Without any infill development and continuation of current development patterns, the city would need 4.8 sq miles of land (10,000/2100). If you remove the landfill land (2.5 sq mi) the city need 3.57 sq miles. Therefore, it would take 126 years to build out the entire UGB.

Call out added in Chapter 4: Based on current population projections, it would take 126 years to build out the entire UGB. Within the planning horizon of this document, the city would only need to expand by 3.5-5 square miles. However, this plan highlights the need and desire for infill development to preserve Wyoming's small town feel and wide open spaces; therefore, less than 3.5 square miles would be needed for future development over the next 10- 15 years.