

BIG HORN COUNTY LAND USE PLAN

Committee Survey – March 2008

RESPONSE SUMMARY

7 Responses Total (out of total 11 Committee Members)

1. What do you expect will happen in Big Horn County over the next 10 years with regard to growth in the following areas? (Numbers below indicate how many committee members selected each choice.)

	<u>Strong Increase</u>	<u>Increase</u>	<u>Stay the Same</u>	<u>Decrease</u>	<u>Strong Decrease</u>
Population growth in county's towns		5	2		
Population growth in rural areas of the county	1	5	1		
Subdivision developments	2	3	1		1
Commercial and industrial development		4	3		
Recreation related development		3	4		
Energy and/or mining related development		6	1		

2. What are Big Horn County's greatest assets for fostering growth and development?

- Land values less than surrounding recreational areas
- Small town lifestyle, no traffic
- Big Horn County needs to keep rural agriculture. Small town feel, then it will have something different from towns around, it will keep its value or increase, I feel Cody, Sheridan wish they could keep theirs but have not and lost what people move there for.
- Minerals, communications, rural community values, moral values, scenic beauty. Agriculture #1.
- Rural lifestyle-small schools, Wyoming tax structure, Recreation—mountains-fishing-hunting-4wheeling-outdoor activities
- Recreation – less population – property values less
- TCT West Broadband Internet Service, WCDA grants, close to recreation

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3. What are the most important issues or needs with Big Horn County's land use planning, zoning, and subdivision regulations?

- Need to provide education/public relations to Big Horn County residents so that they understand what's at risk
- Make it easy and sensible to do the right things, hard and costly to do the wrong things
- I think info on why when the most of the people are against a sub or development the planning and zoning regulations seem to lean for, not against but more info and reasons, so people can understand why something is going thru or not going thru.
- To be able to maintain agriculture as the basis of decisions. Maintain the reason people move here, moral values, maintaining views of surrounding areas, community values, controlled growth, avoiding this area as becoming a rich person's retreat. Keeping this area affordable for the working person!!!
- I feel there should be a way to stop unwanted development by the rich while maintaining landowners rights.
- Water and sewer availability
- People don't understand what is going on (as myself)
- Update plan and regulations; implement zoning – ability to regulate – enforceable

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4. How important do you feel it is for the county land use plan to address each of the following? (Numbers below indicate how many committee members selected each choice.)

	<u>Very Important</u>	<u>Somewhat Important</u>	<u>Not Important</u>
Accommodating increased population growth	4	1	1
Appropriate locations for residential developments	7		
Loss of agricultural land to development	5	2	
Planning coordination between county and its towns	5	2	
Public services (snow removal, law enforcement, fire protection, school busing) in rural areas	6	1	
Land use on federal lands	3	3	
Problem or nuisance land uses (such as junk yards)	5	1	
Loss of rights to freely develop private property	3	1	
Infrastructure (roads, drinking water system, sewage treatment, utilities) in rural areas	7		
Protection of scenic areas	4	2	
Loss of air and water quality	6	1	
Protection of wildlife habitats	4	1	
Appropriate locations for business and industrial development	6		
Provide clear direction to the county for changes to its zoning and subdivision regulations	7		
Identify locations where urban growth is appropriate and where the land use should remain rural or as open space	3		
Other (write-in): Zoning boards/Commissioners do what majority of the people want	1		
Other (write-in): Maintaining our heritage values	1		
Other (write-in): Zoning takes away private property rights; regulate my neighbor not me!	1		

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5. What goals should Big Horn County have with regard to future growth and development of the county?

- Protect what has worked in past agriculture. Mining-Oil. Limited growth, very slow keep doing subdivisions – out of agriculture and off the skyline
- To draft a plan that has the right language in it that would be respected by others in the future. Responsible zoning and planning. Enforcement of planning and zoning resolutions by commissioners, etc. Building codes and enforcement, building inspections for residential building.
- Public input for all development. I would like some examples of what other areas do to control development.
- Orderly growth and prevention of overdevelopment
- Initiate controlled growth; develop in non ag grounds; clean non-polluting industry; protect our water rights

6. What would you like to see change the most with regard to how land is used and how development occurs in Big Horn County?

- Keep development in towns and small so we don't lose our small towns and ranches—that's why we live here
- Agriculture should be considered in all decisions. Careful zoning. Don't approve every subdivision that comes before the commission. Just because somebody has money is not a reason for approval.
- I feel there is no protocol for denying development if public is not in favor. It seems if a developer has enough money the project can be pushed on with little recourse for the general public.
- I'd like to see the following changes:
 - Consider access to public lands for recreation
 - Controllable
 - Prevent junk yards from opening and operating anywhere and then not able to stop the pollution and unsightly burden
 - Keep Ken Market on staff
 - Develop a plan to help keep retail commercial along highways
 - New developments need to put in infrastructure before able to sell and developer show financial ability upfront to enable the full development w/a bond

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7. Again in terms of land use and development, what would you like to see remain the same in Big Horn County?

- Keep it agricultural. No big subdivisions or development. That's what makes this the best place in Wyoming.
- Agriculture, rural way of life and values.
- Open minded

8. Which statement below comes closest to representing your view on involving the public in the preparation of a county land use plan? (Numbers below indicate how many committee members selected each choice.)

- 0** - It would be sufficient to involve the public by having them comment on a draft plan once it is prepared.
- 3** - In addition to having public input on a draft plan, the input of key groups and agencies should be sought early in the planning process.
- 4** - There should be an extensive effort to involve as many people as possible throughout the entire planning process.

9. Please include any comments you would like to make in the space below.

- It is difficult to get people to pay attention in the early stages but my experience has been that there's hell to pay if no one is asked to participate until the "draft" is all ready to go. This is tricky.
- I think that if most of the public aren't for a sub-development the planning board should do what they can to stop it. If it's no good for community, then let's not do it.
- The decisions we should make should be for the best for all. We should be leaders in our decisions, just because some place else does it one way does not mean it is the only way. Let us be the example instead of followers.
- At the present time I am not sure how the land use committee works, but I am interested in being part of it and learning all I can.