

Big Horn County Planning Survey

November 2007

A report on the results of the county landowners planning survey

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Introduction

This report presents an overview of the results of Big Horn County's planning survey. The survey was conducted in August 2007 with the purpose of finding out how Big Horn County landowners view a number of planning-related issues. The results are intended to inform the Big Horn Planning & Zoning Commission on objectives and priorities for updating the county's 1977 comprehensive plan.

The survey process was conducted by the Big Horn County Planning & Zoning Commission in consultation with planning consultant Ken Markert and with county staff.

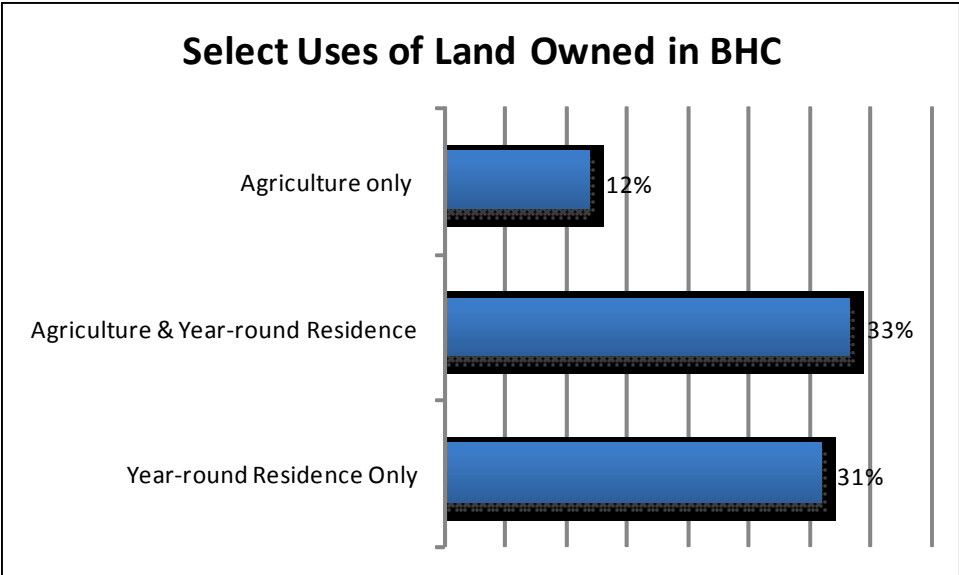
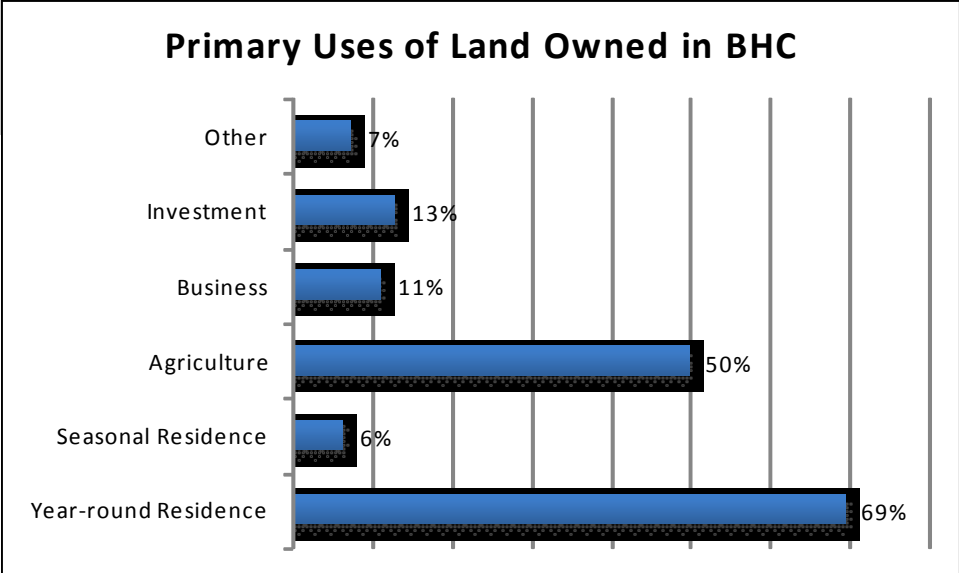
The survey was mailed out to approximately 1,900 landowners and 909 surveys were returned with responses. This equates to a response rate of 48 percent. In survey research, a response rate of 50 to 60 percent is usually considered the minimum response needed for the survey results to be unbiased. Smaller response rates can allow unrepresentative views to dominate the survey results.

In the following pages, the survey results are presented in graphical form. Most results are presented as "pie charts" that show the percent of each response. Please note two things about the charts:

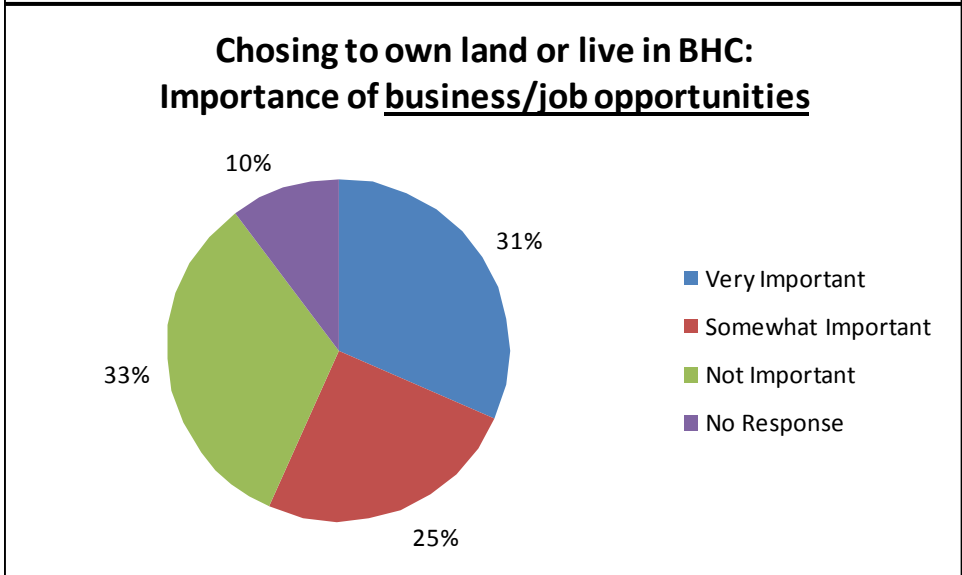
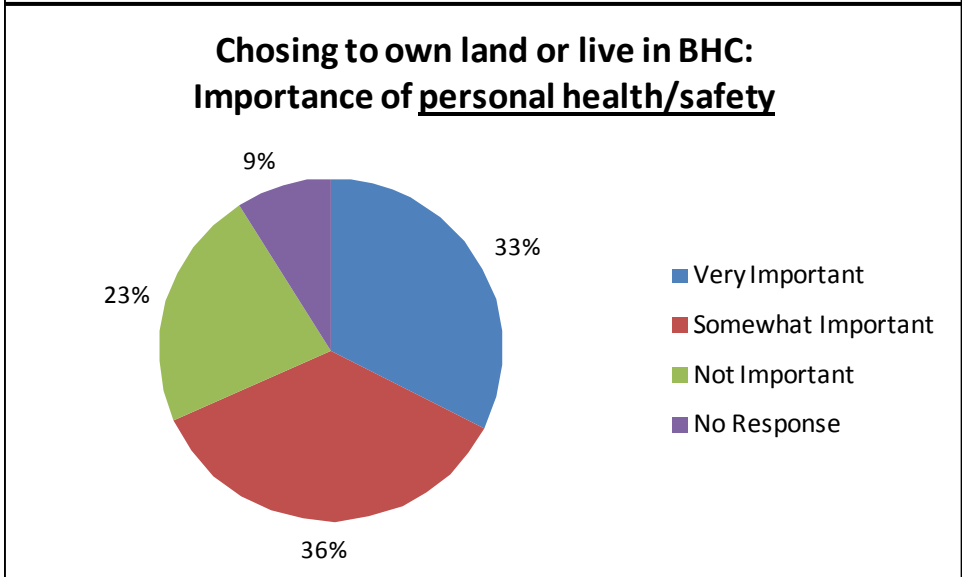
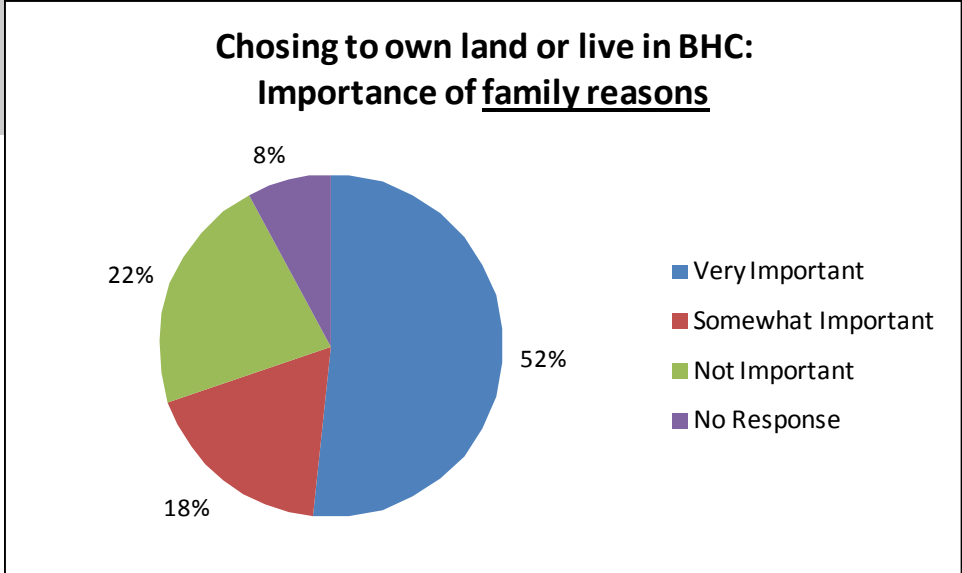
- Each pie chart includes an abbreviated version of the question that was asked. Readers can refer to page 19 to see the actual survey questions to fully understand the question that was asked.
- Only percentages are reported for each answer. However, since there were 909 responses, the reader can convert the percentage to the actual number of responses, if this information is desired.

Included in this report are some 254 written comments that survey respondents gave in response to question #7 which said, "Please use this space to write any comments about this survey or land use planning in Big Horn County." These comments amounted to 34 pages when typed up. These follow at the end of the report.

QUESTION #1

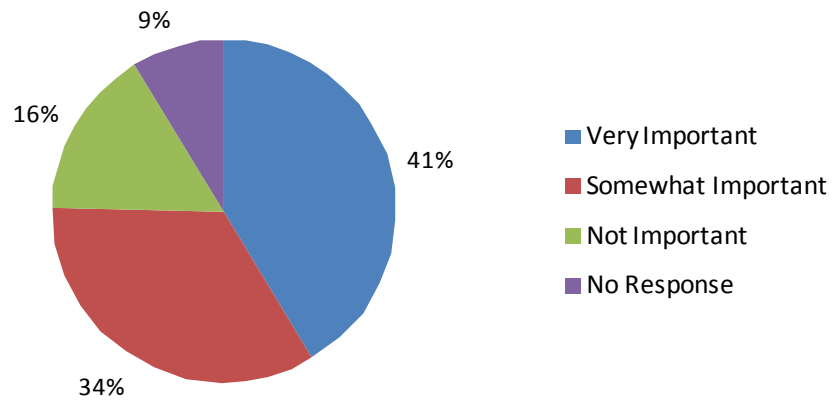


QUESTION #2

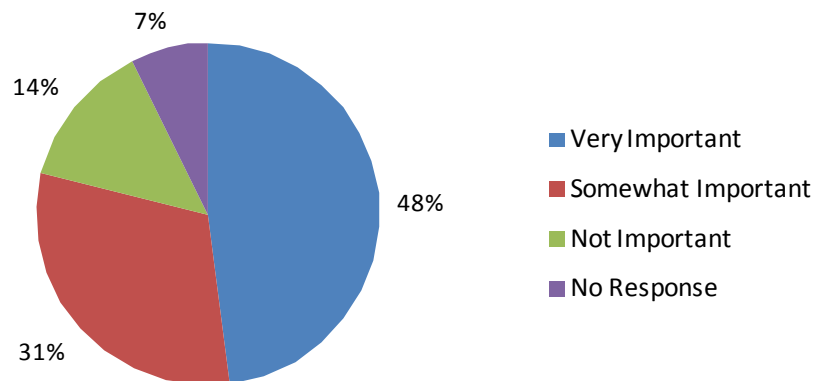


QUESTION #2
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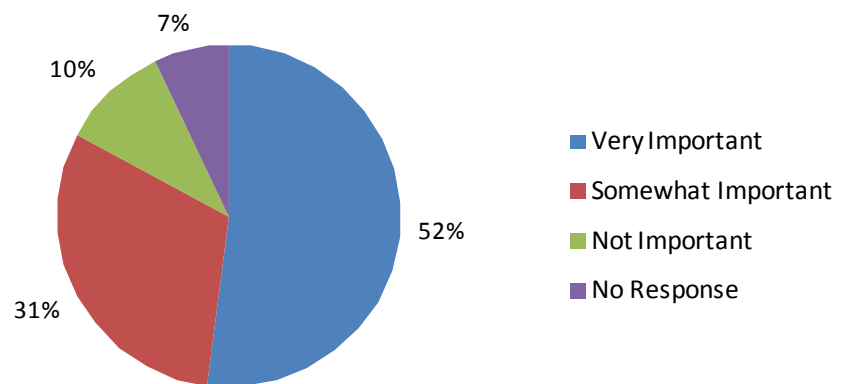
**Chosing to own land or live in BHC:
Importance of recreational opportunities**



**Chosing to own land or live in BHC:
Importance of wildlife & wildlife habitat**

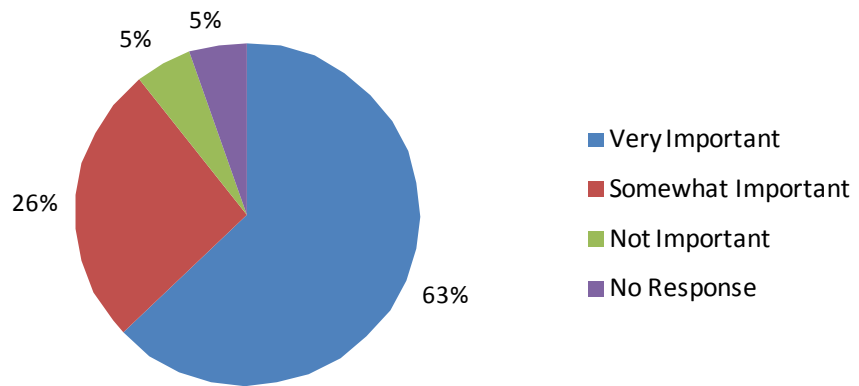


**Chosing to own land or live in BHC:
Importance of friendly communities**

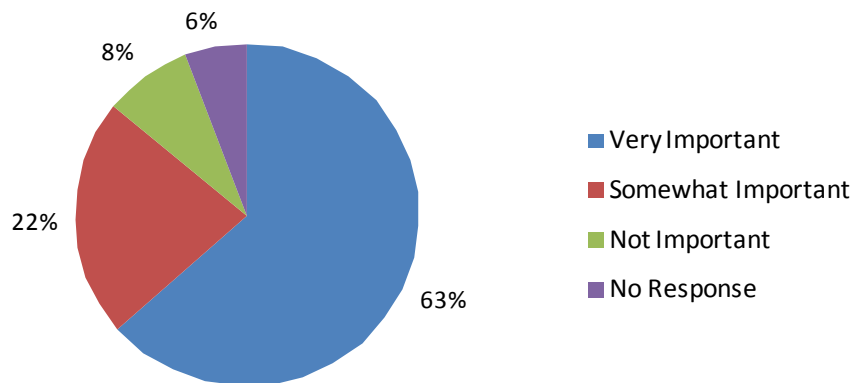


QUESTION #2
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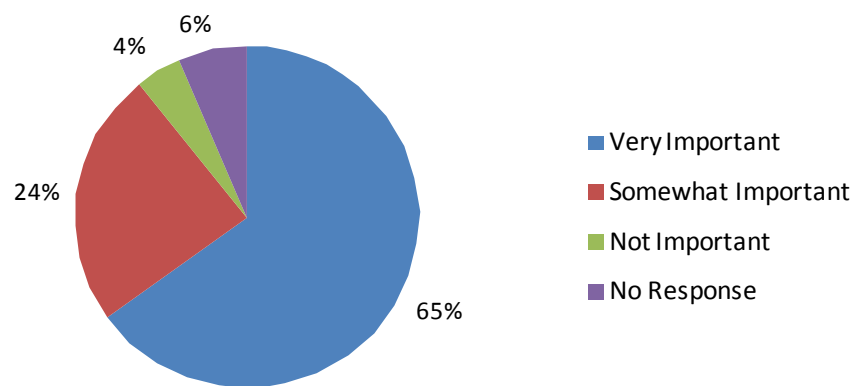
**Chosing to live or own property in BHC:
Importance of scenic beauty & mountain views**



**Chosing to own land or live in BHC:
Importance of rural western life style**

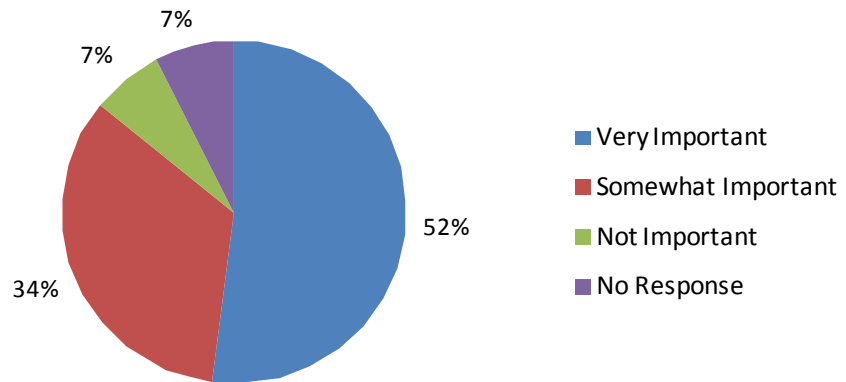


**Chosing to live or own property in BHC:
Importance of air & water quality**

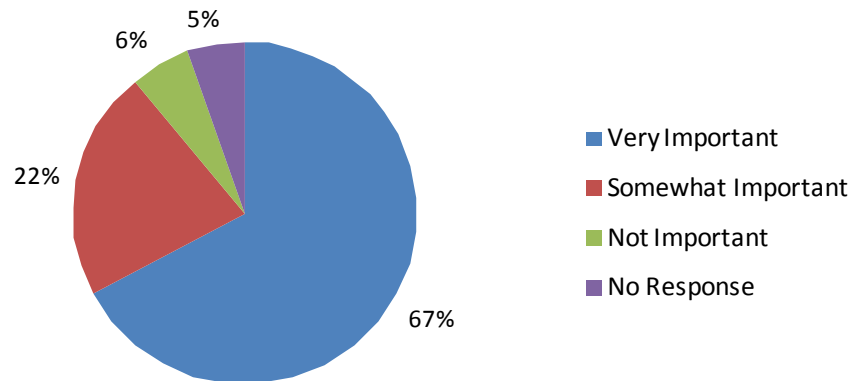


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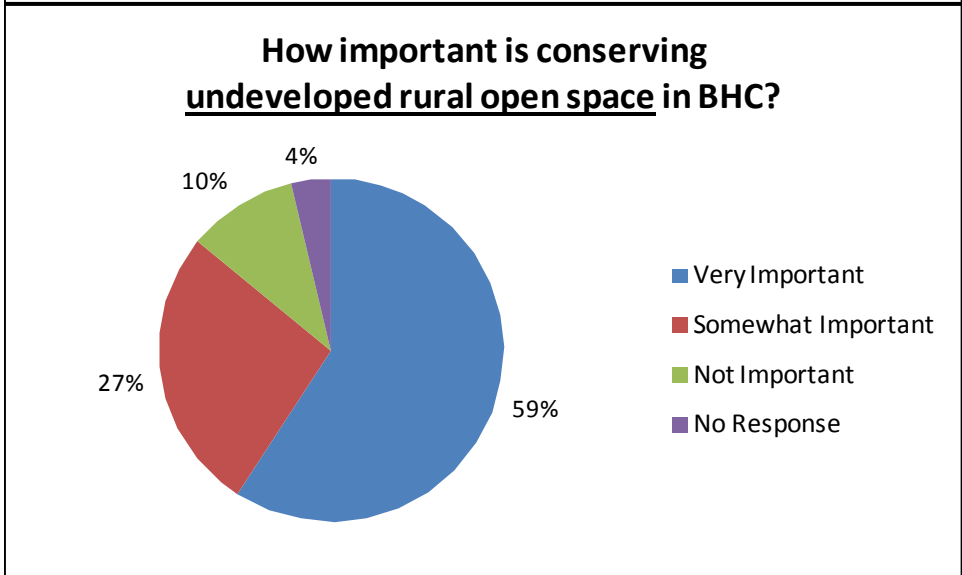
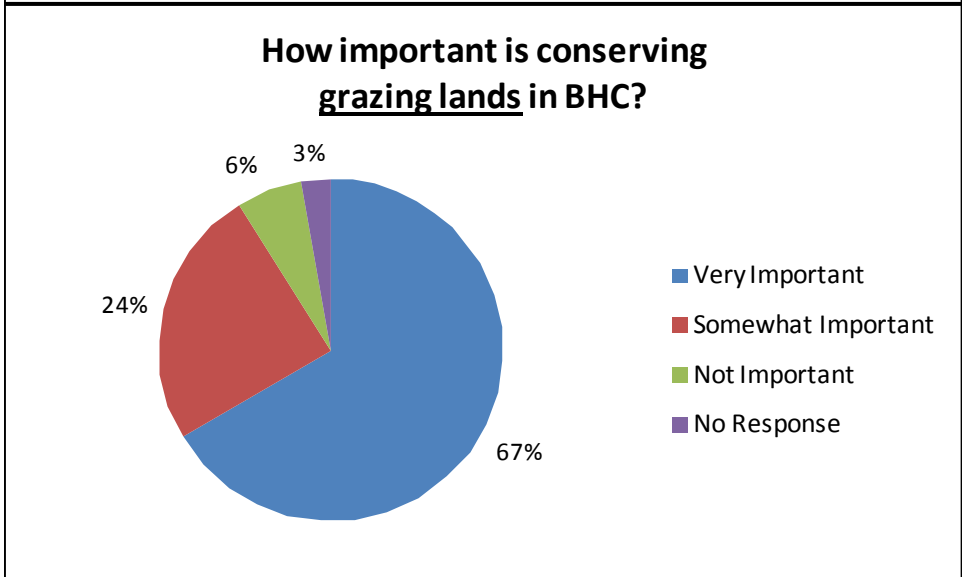
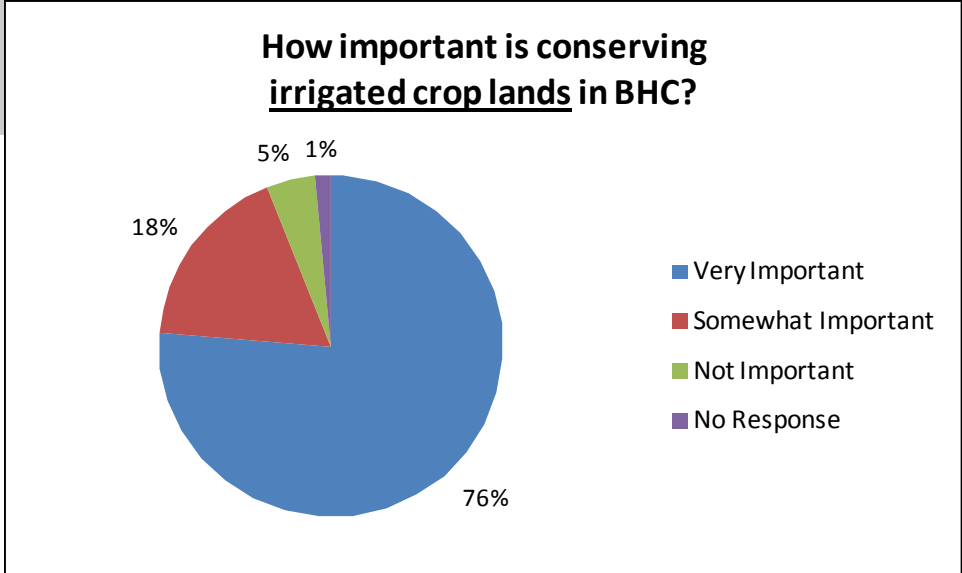
**Chosing to live or own property in BHC:
Importance of cost of living**



**Chosing to live or own property in BHC:
Importance of low population**

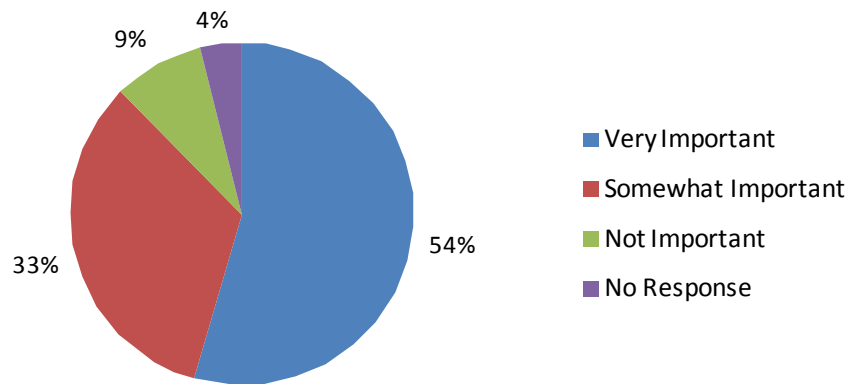


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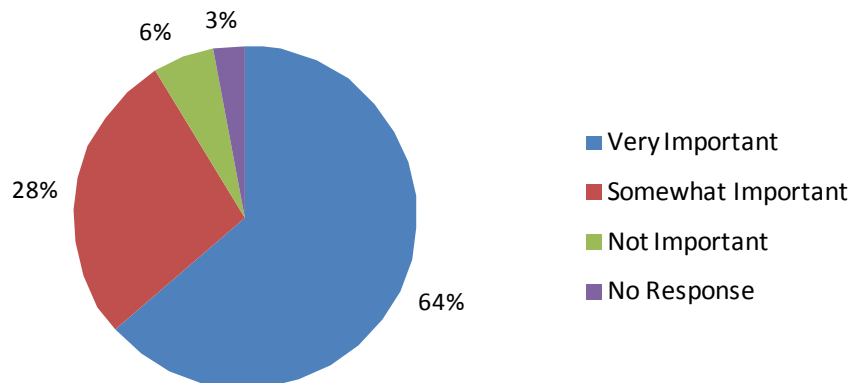


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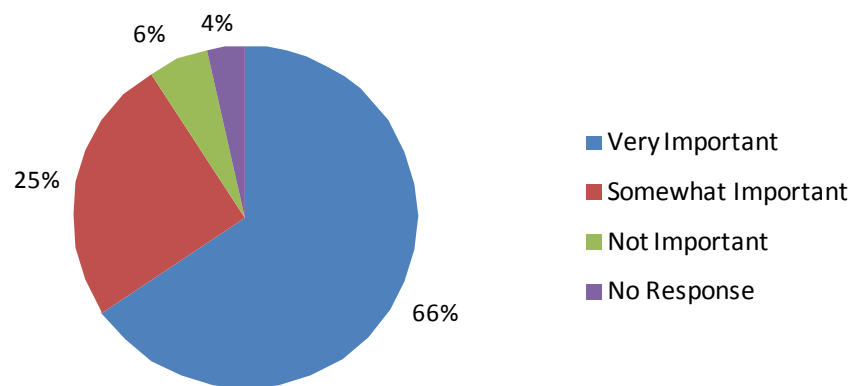
**How important is conserving
stream-side vegetation in BHC?**



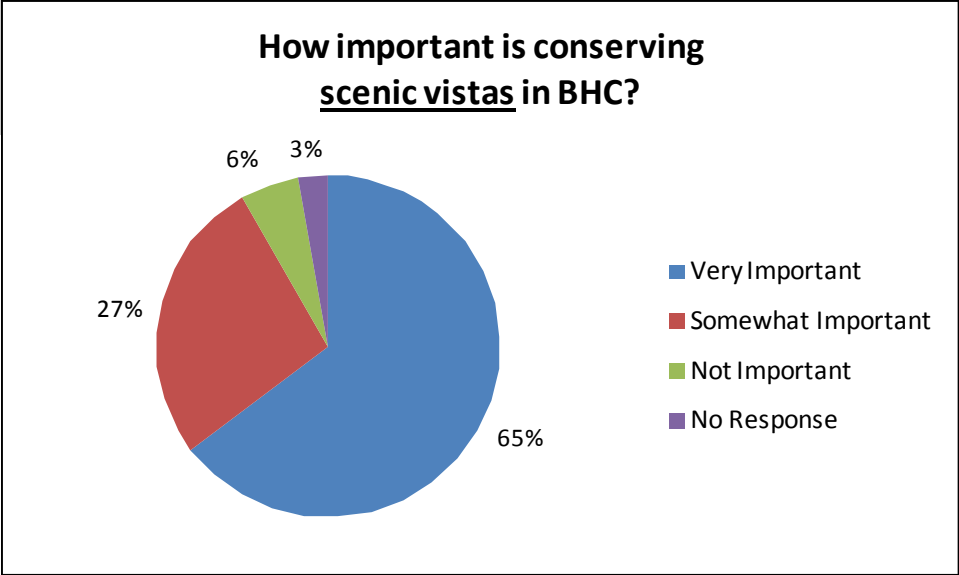
**How important is conserving
wildlife habitats in BHC?**



**How important is conserving
forested lands in BHC?**

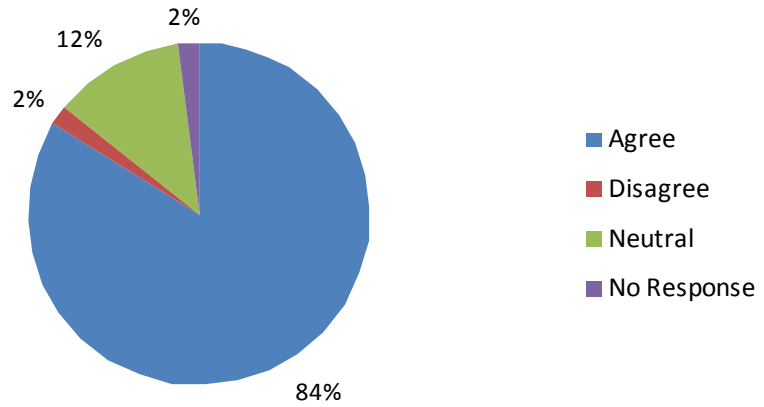


QUESTION #3
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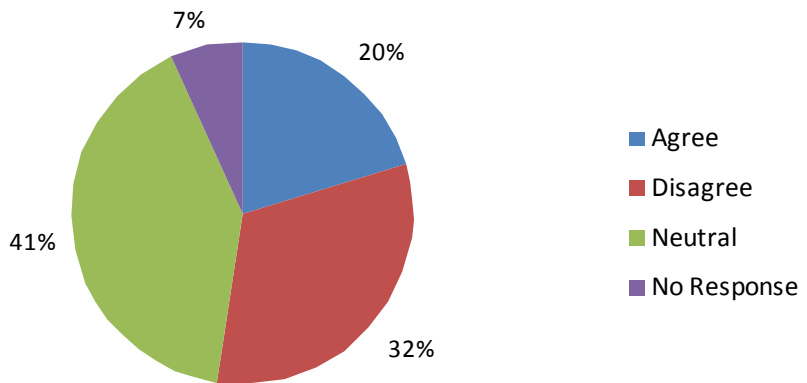


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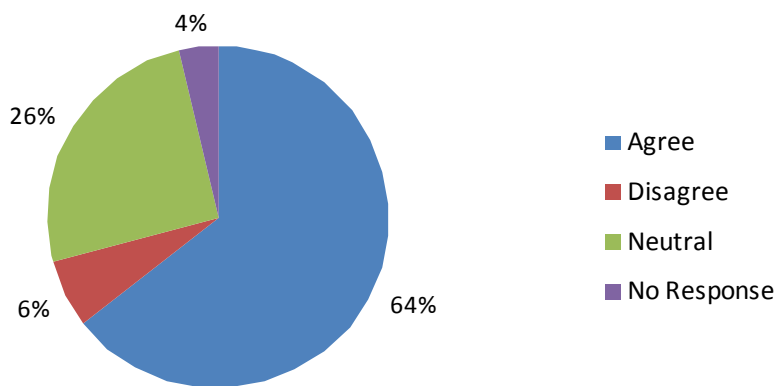
**New residential development should occur:
in towns?**



**New residential development should occur:
outside of towns?**

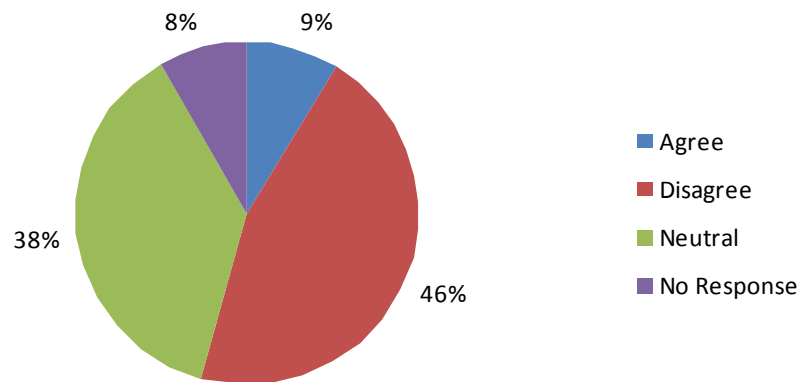


**New residential development should occur:
near existing development?**

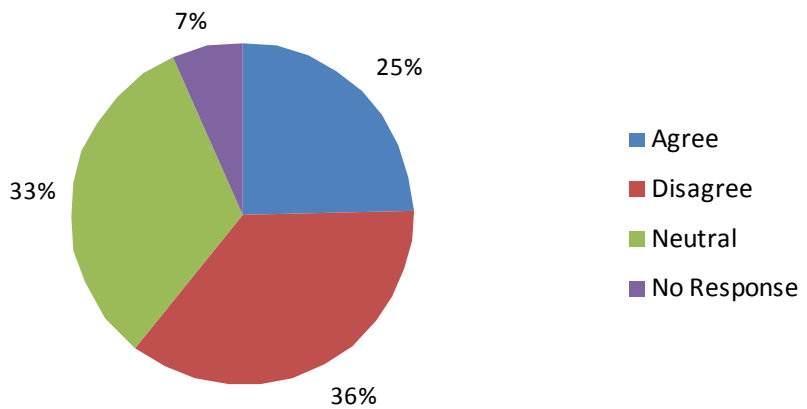


QUESTION #4
continued

**New residential development should occur:
away from existing development?**

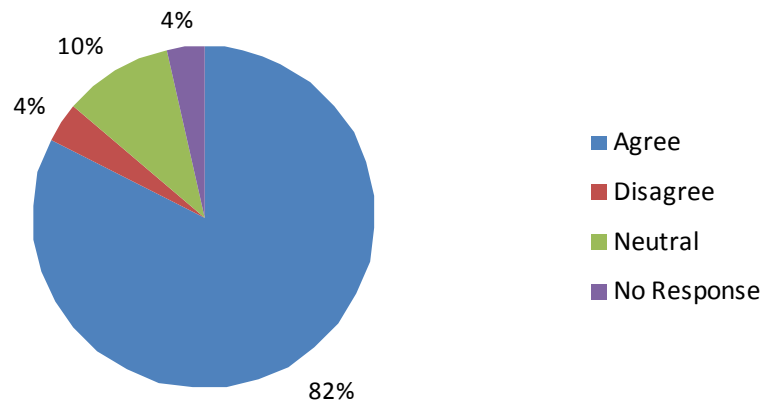


**New residential development should occur:
spread out on large lots (35 acres or more)?**

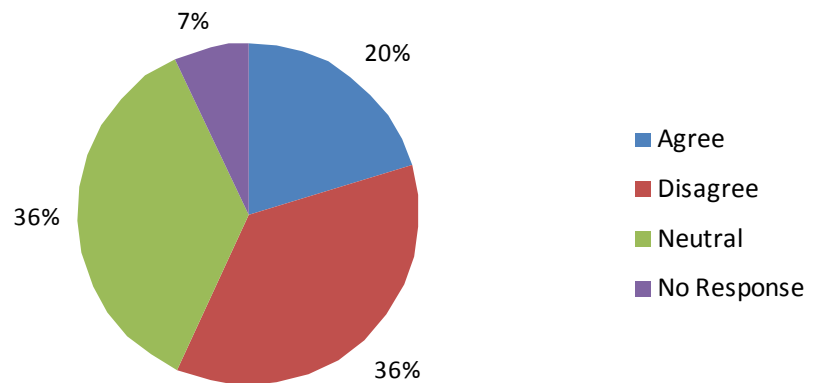


QUESTION #5

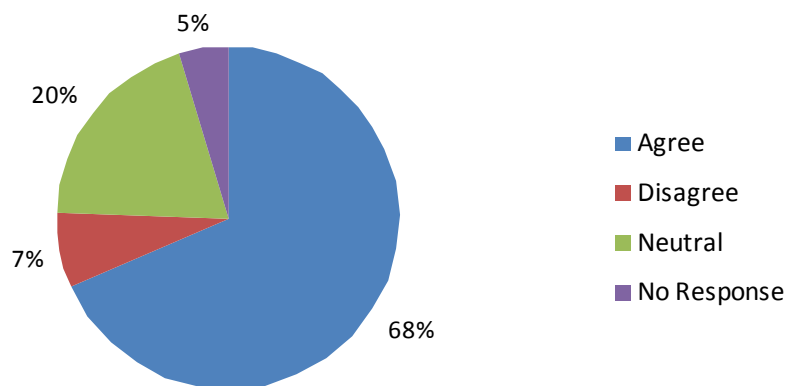
**New commercial development should occur:
in towns?**



**New commercial development should occur:
outside of towns?**

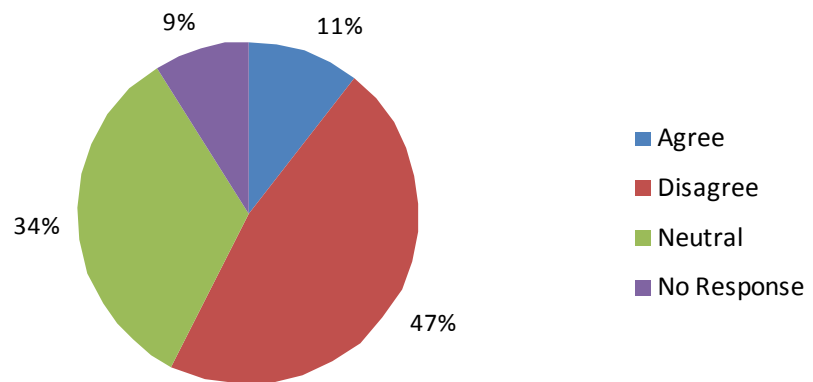


**New commercial development should occur:
near existing development?**

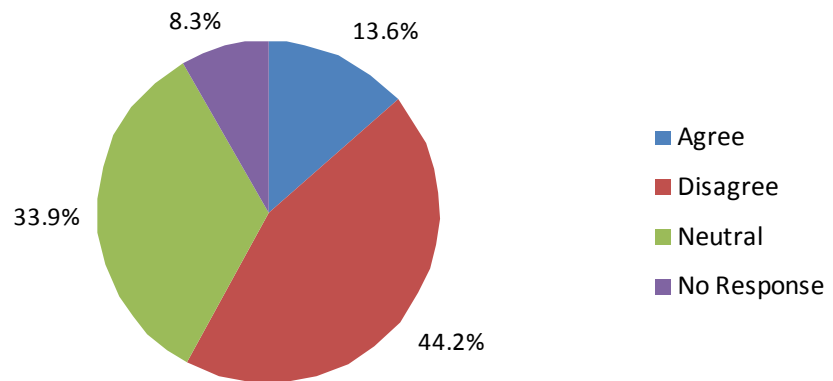


QUESTION #5

**New commercial development should occur:
away from existing development?**

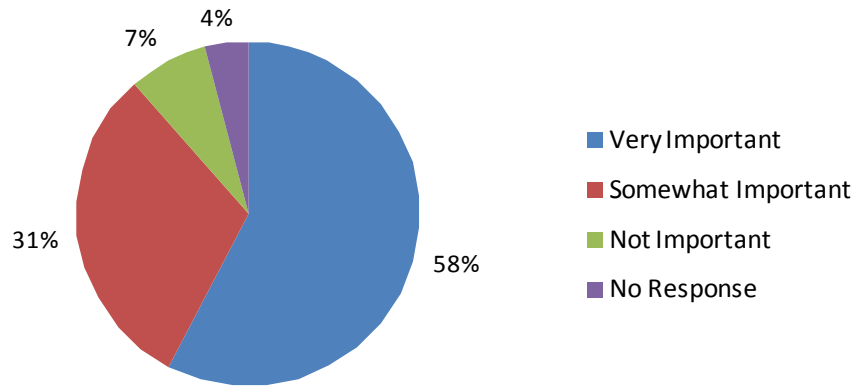


**New commercial development should occur:
spread out on large lots (35 acres or more)?**

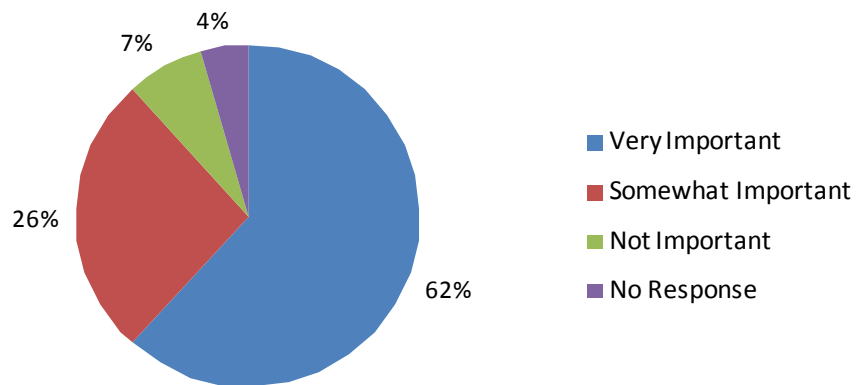


QUESTION #6

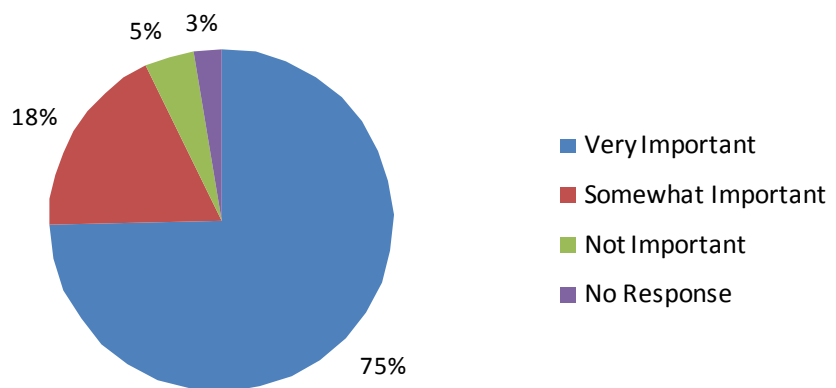
Importance of county plan addressing population growth?



Importance of county plan addressing unplanned residential developments?

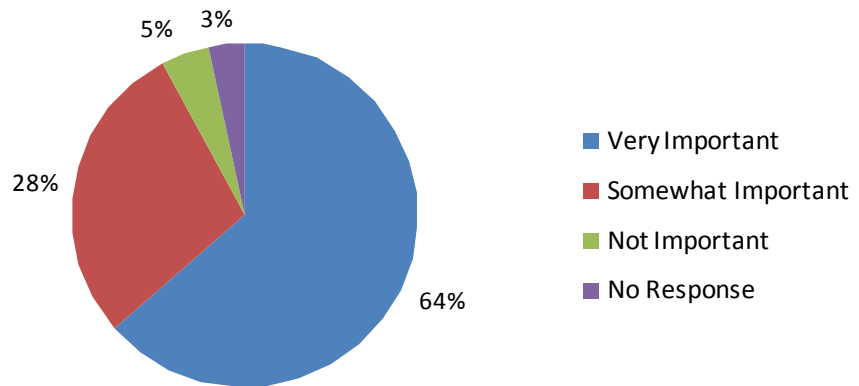


Importance of count plan addressing loss of agricultural land?

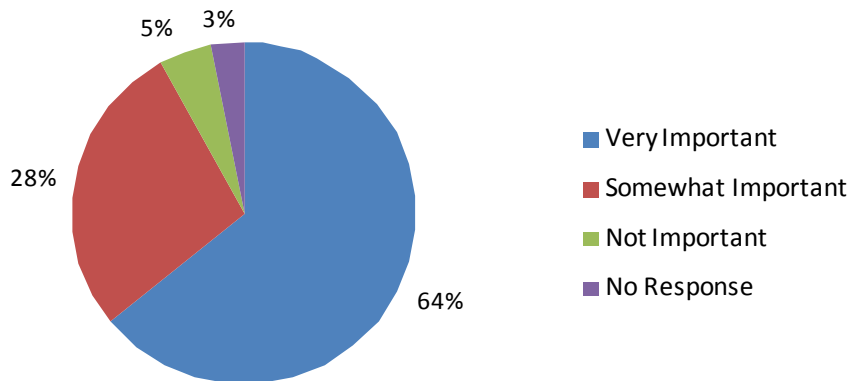


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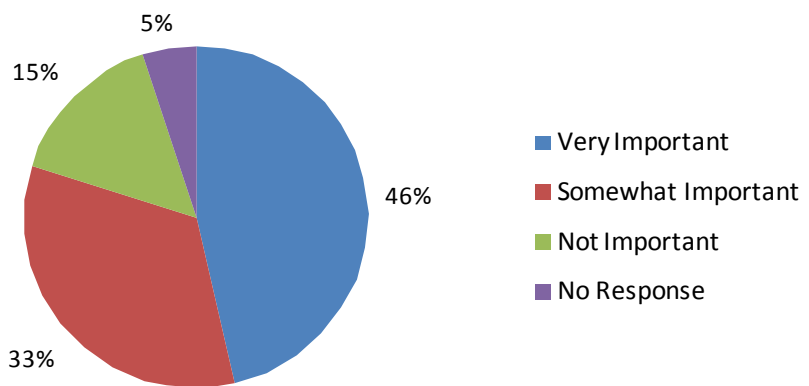
**Importance of county plan addressing
planning coordination between county & towns?**



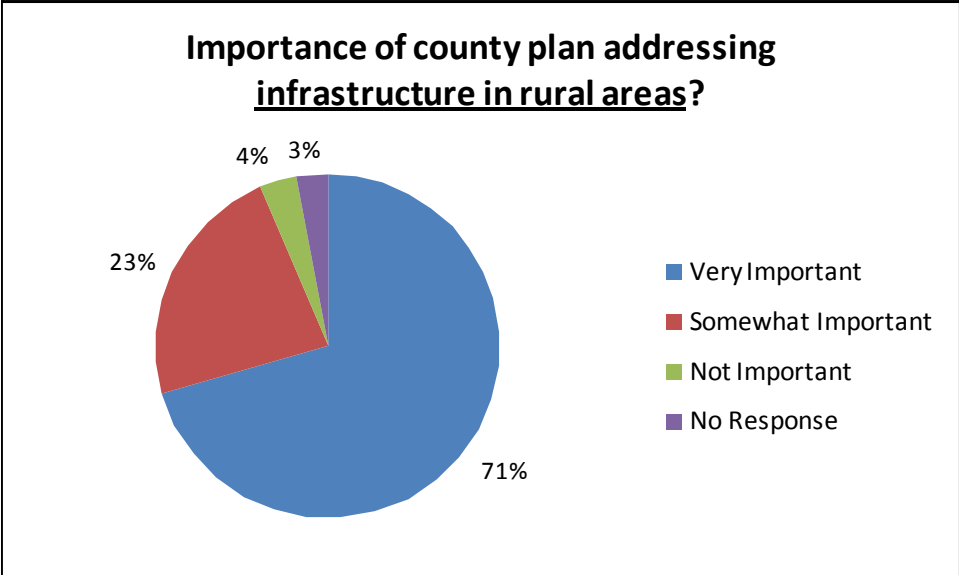
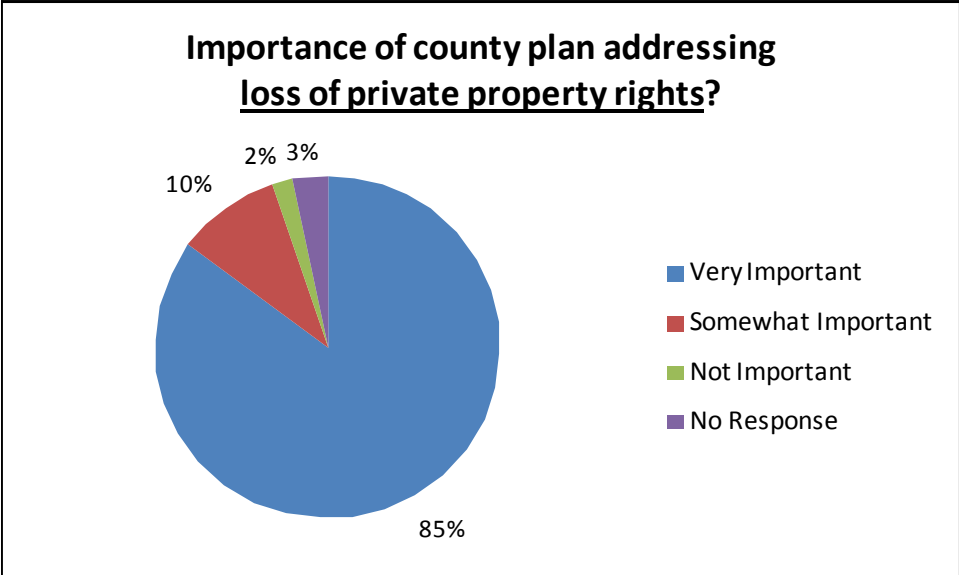
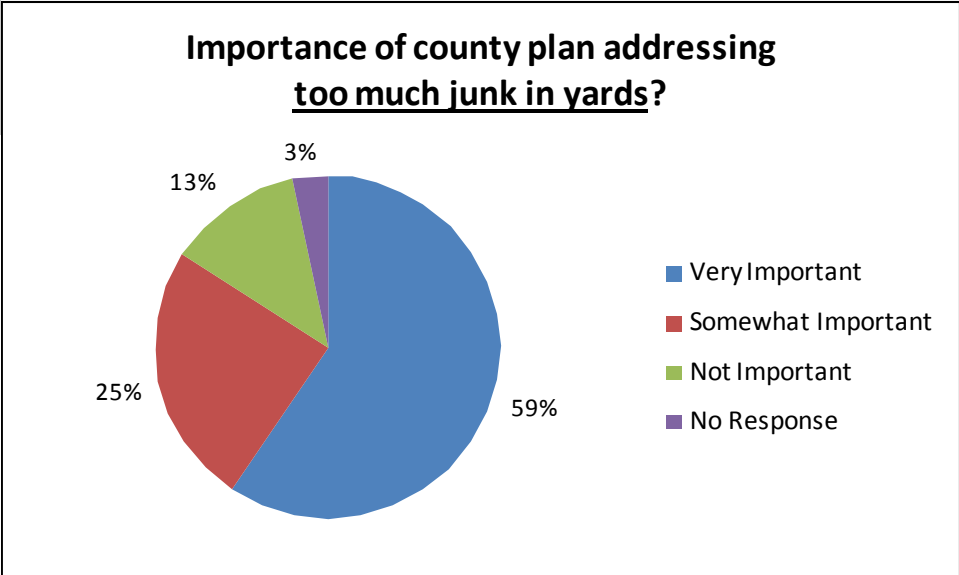
**Importance of county plan addressing
public services in rural areas?**



**Importance of county plan addressing
used mobile homes?**

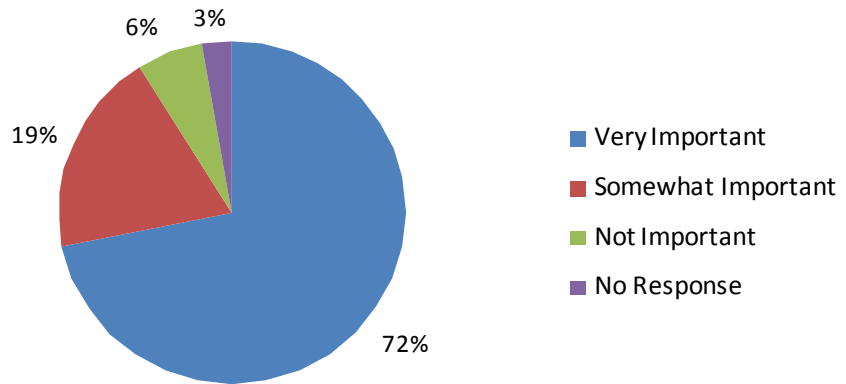


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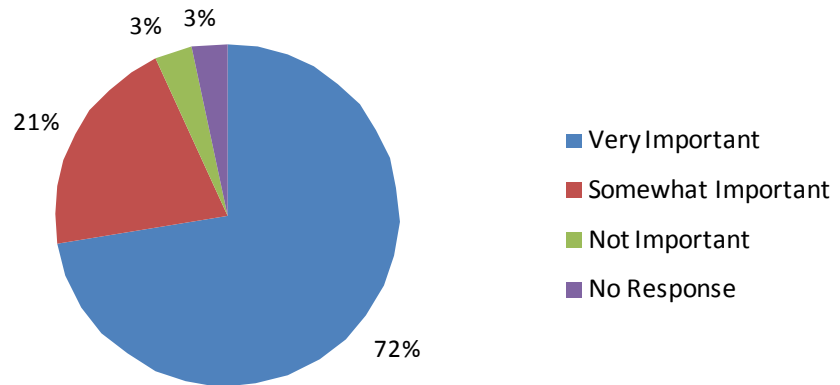


QUESTION #6
continued

**Importance of county plan addressing
loss of access to public lands?**



**Importance of county plan addressing
loss of environmental quality?**



SURVEY PROCEDURES

Target population: The population that we surveyed was owners of land in unincorporated areas of Big Horn County. This includes resident and non-resident property owners. It does not include people who own land in one of the county's incorporated towns (unless they also own land in the unincorporated area of the county). Approximately 1,900 survey recipients were identified and sent a survey

Response rate objective: The survey project sought to achieve a response rate of 50% to 60%. Achieving this response rate means that the survey results are representative of the entire population.

Preparing mailing envelopes: The envelopes for sending the survey had a postage stamp and a recipient mailing label on the outside. In addition, the envelopes were stamped with the Big Horn County Planning & Zoning Commission return address. The envelope contained the survey, cover letter and raffle ticket.

Mailing procedures: Mailing labels were prepared from the current tax assessment roles. One survey was mailed to each unique, non-duplicate, property owner. If the owner of a property is more than one individual, for example a husband and wife, only one survey is sent. Surveys were mailed out in the first week of August, 2007.

Confidentiality procedures: All surveys responses are anonymous. Confidential was assured in that surveys did not contain any identifiers that would allow surveys to be associated with any property owner.

Response rate inducements: The survey included the raffle of a dinner for two as an inducement to send the survey in. A double raffle ticket was included with each survey. Survey recipients were asked to send one ticket back with their survey. The county will collect the returned raffle tickets and hold a drawing for the winner at the conclusion of the survey process.

Publicity: Advance publicity was used to generate interest and motivate citizens to complete and return the survey.

Tabulation procedures: After receiving 909 surveys, county staff began entering the responses into an MS Access database. Surveys were tabulated in Access and the resulting data exported to MS Excel for interpretation and presentation.

Below is the text of the questions asked in the Big Horn County Planning Survey.

1. Regarding the land you own in Big Horn County (not including any land you may own in town), what are your primary uses of the land? (Check the box for all that apply and leave the others blank.)

- Year-round residence.
- Seasonal residence or vacation home
- Agriculture
- Business
- Investment
- Other _____

2. Why do you live or own property in Big Horn County? Please rate each of the following items for its importance in your decision to live or own property in the county. (Check one box for each item.)

	Very Important	Somewhat Important	Not Important
For family reasons (to be close to loved ones, parental care, raising a family)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Personal health and safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Business or job opportunity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife and wildlife habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Friendly communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scenic beauty/mountain views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural western lifestyle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air and water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cost of living	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low population	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. How important to you is conservation of the following kinds of rural land in Big Horn County? (*Check*

	Very Important	Somewhat Important	Not Important
Irrigated crop lands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grazing lands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Undeveloped rural open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stream-side vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forested lands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scenic vistas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

one answer for each item.)

4. Where would you like to see new **residential** development occur? Do you agree or disagree with the following locations? (*Circle one answer for each item.*)

	Agree	Neutral	Disagree
In towns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outside of towns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Near existing development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Away from existing development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spread out on large lots (35 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Where would you like to see new **commercial** development occur? Do you agree or disagree with the following locations? (*Check one answer for each item.*)

	Agree	Neutral	Disagree
In towns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outside of towns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Near existing development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Away from existing development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spread out on large lots (35 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. How important do you feel it is for the updated county plan to address each of the following? (Check one box for each item.)

	Very Important	Somewhat Important	Not Important
Increased population growth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unplanned residential developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loss of agricultural land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning coordination between county and towns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public services (snow removal, law/fire protection, school busing) in rural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Used mobile homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Too much junk in yards (unused cars, appliances, or equipment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loss of private property rights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure (road surface/maintenance, drinking water, sewage treatment) in rural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loss of access to public lands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loss of environmental quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Please use this space to write any comments about this survey or land use planning in Big Horn County.

Below is the text of the cover letter that accompanied each survey.

August 7, 2007

Dear Big Horn County Landowner:

As your representatives on the Big Horn County Planning and Zoning Commission, we need your assistance!

You may be aware that the County is updating its 1977 land use plan. We are asking you and every landowner in Big Horn County to give us your opinions on planning and development issues by completing the enclosed questionnaire. Your participation will help the County succeed in updating its outdated plan with a new plan that better prepares us for the future.

Please complete the questionnaire and send it back by August 21, 2007 using the enclosed stamped and addressed envelope.

You may be assured that the survey is completely anonymous. The questionnaire does not have your name on it and there is no way of associating your name with your response.

As a token of our appreciation for your time, we have enclosed a ticket for a Grand Prize drawing of a dinner for two at a local restaurant. To enter the drawing, tear the enclosed ticket in half, keep one half and return the other with your completed survey. The winning number will be published in local newspapers.

We would be happy to answer any questions you may have about this survey. Please contact any of the commission members or Jim Waller, county planner, at (307) 568-2424 or bhcgis@tctwest.net.

Thank you for your time and your cooperation.

The Big Horn County Planning and Zoning Commission
Reed Williams, Chairman (North County)
Rich Fink (North County)
Bill Roady (South County)
Mary Russell (South County)
Ben Snyder (North County)

Written Responses to Question #7

3. We might want to donate our land if it could be put to some public use. Let us know if the county has any interest. Bill Shade 970-353-4594

6. Land owners should not loose rights. I see a need for some planning, but the land owner owns the land.

7. I think we need planned growth. Also, a viable way for county residents to get rid of old cars and machinery.

12. I would like to see the river and air quality improved. The rivers are a muddy mess all summer and the air is unbreatheable when burning fields.

15. This is a poorly worded survey and poorly structured. A lot of your topics are way too ambiguous. You act like politicians by lumping too many things together in one topic. For instance, the infrastructure topic – you listed sewage treatment in rural areas with drinking water and road surface maintenance. These should be listed separately. It appears that little thought went into this survey. As for town and outside town. They should remain separate. Towns tend to be too controlling and tend to go overboard and suppress a person’s rights. I live outside of town for a reason and don’t want towns infringing upon my rights.

16. It is important to improve the existing commercial and residential areas and help update the current structures in place. Help preserve the community and its present quality of space and not allow over crowding and over population to take over and to maintain and beautify the natural agricultural beauty of this area, and keep the simplicity of this agrarian setting.

22. All new subdivisions need to provide their own sewer and water. The available water and sewer is already at capacity. This land was not meant to be heavily populated.

28. It would be best to eliminate development to city limit. Not possible but try.

35. All areas are of extreme importance. I think all trailers (house) trailers should be required to stay clean and picked up. Especially the trailers between Basin and Manderson. What an “eye-sore”!

38. This is a start. Hopefully it goes beyond your desk. Roger Brewer 272-6483 P.O. Box 255 Basin, WY

39. Planning efforts should be mostly continued to larger developments (Dorsey Creek) (Flitner) Let us not make selling a parcel of land so complicated we need to use a Philadelphia lawyer.

40. I would like to see any construction be of NEW material. No Junk trailers. Thanks Larry R Mullins

42. One of the most appealing aspects of Big Horn Co. to us is the openness and minimal commercialization of the area. While we know business and development are important, we hope that it will not negatively impact the openness, and slow pace of life in the area.

43. Strong preference for preserving agricultural/residential land use and zoning restrictions in Shell Valley. (Water rights, irrigation, scenic views, etc.) vs. commercial/subdivided developments for small lot residences.

44. We own property that is leased to an oil company. Any managed growth that would bring jobs to keep the quality young adults in the Big Horn Basin – We would be in favor of. We had to leave area to find suitable employment for college graduates to raise our family. Would have loved to stay – No jobs- 70's

46. Population decline – What do we do if the county's economic viability diminishes and people move away? What is the "back up" plan? How do we protect ourselves from collapse? It sure would be a big "plan" if we could have sufficient employment opportunities to allow young adults to continue living in the area where their family raised them, rather than being forced to move elsewhere to survive financially.

50. The thing I think that needs to be addressed is the water quality in Big Horn Co. The rivers and streams should run clear most of the year. If they were cleaned up and stoked with trout you would see the economies in the small towns thrive. Bryan Williams, Basin.

53. If they are going to put in large developments, the developer should pay sewage, water lines and treatment plants and road improvements if needed.

54. Lovell needs to work harder on bringing and or supporting more business. As of now you can't even have a good dinner in Lovell.

55. If the people of Big Horn Co. and the planning and zoning department do not do something soon this county will look like every other county in Wyoming and especially Park county. We need to not ok every single subdivision plan in the county and only allow future development and subdivisions near existing town and out of prime agricultures and wildlife habitat. Dennis Gross 548-2606

57. Increased education for home owners with irrigation ditches. What can and can't be done? Who is responsible for what etc? Who do we contact for specific information? Name & Number. If a home owner needs help, who do they contact?

58. Glad to see that this county wants to stay on top of things!

59. Land use is going to be a continuing challenge. A very well thought out plan needs to be put into place that protects our rural beauty and wildlife, agricultural and grazing. Zoning needs to be put into place. The plan needs clear guidelines that need to be met by everyone. As a person who owns ag land and has developed a few non-farmable tracts. The plan needs to be flexible, perhaps on a case by case basis, to protect producing ag land from development but allowing to non farming tracts within rural area's to be offered for sale. Large subdivisions need to be required to lay the whole thing out up from with all the water sewer, roads, access issue's all answered up front if cultivated ag lands are allowed to be developed they need to be put in lots of 35 plus acres.

61. Its getting harder and harder to live in the county. More improvements on your land more taxes. Cant' afford to sell. Can't replace. Have to sell in near future can't afford the taxes.

62. I would like to see the eyesores on Basin Garden Road and just south of Basin taken care of and put something in place so that that is not occurring in our county.

66. Put all tax measures out to the voter.

68. Commercial development is an extremely broad question. Light commercial; white collar would be well suited of towns. But not heavy commercial in towns. Loss of environmental quality is such a PR catch phrase how do you honestly determine what a person means. Drill or mine any where you want just reclaim in a prudent manner.

69. August 26, 2007

I am sorry this is late, but I am sending my survey along any way. Thank you for being concerned and taking positive steps for the future. With our national population growth and people moving to rural areas I think it is of up most importance that above concerns are addressed now.

71. Land use planning is a tough job; no one is going to be happy. The Shell Land use plan was a painful process resulting in neighbors and family members against each other and at least one family moving out (selling out). Any diddling, exceptions to this plan will not be regarded favorably to put it politely. Commercial, residential encroachment upon natural wonders (i.e. the Chimney Rock) or a no no. One would assume based on recent tax assessors statement that the country will be rolling cash to spend on services to fleeing developments. They've already taken private roads on the mountain under their wing.

72. I try to buy everything locally and luckily most store owners will try to order things they don't normally carry, but at a cost. I think it would benefit the area to draw in more business and fill the many empty buildings in town.

74. Tax levy for open space? Conservation easements? More planning for subdivision more responsibility should be put on developers to pay for infrastructure and services – Especially for seasonal residents who have little economic involvement with small communities. Important Riparian, wildlife condors, habitats would be preserved as open space or we won't have much wildlife around.

76. Plan wisely for inevitable growth, environmentally aesthetically, financially

86. I think that mobile home appearance should be looked at. I have nothing against anyone living in one, but think that outside and lots should be well-maintained, just as stick built homes are expected to be. A good example is the trailer court where they are fixed up on the inside, but look terrible outside. I do not feel that there needs to be an "age limit" put on them. Some families can only afford to rent one or buy an older model. (Cowley has adopted an ordinance that if you buy one, or replace an existing one, it has to be five years old or newer) Basically back to keeping them looking suitable.

94. Please do your best to preserve the rural community and lifestyle. I like feeling my children are safe here. I love being in a "small" town.

95. No Growth

96. I would really like to keep the ag and rural status and not see these smaller areas like Shell and Hyattville turn into cities!

101. Need to attract some industry so downtown business (Greybull) can survive and grow up to a point. We are not in favor of making it a big city but we need more business, stores and services so we don't have to drive to Cody and Billings.

103. Thank you for seeking public input.

105. Keep the land for agriculture as much as possible.

109. The purpose of government is to protect personal property right from attack from within and without the government. Especially from the masses who for their own reasons, wish to direct and control property of others by the strong arm of government. The color of law through any means, including regulations, law or nay erected office or officer is still the color of law and elected officers are charged and sworn to uphold our state and federal constitution regardless of popularity of the colored law.

112. Growth is going to occur. Big Horn County needs to try to do it right. There needs to be zoning implemented to protect those here now as well as the newcomer. It's not comforting to own a nice home and know that someone could come in and create a dump next door. There is a lot of marginal ag lands in Big Horn County. These land should be developed in 30-40 acre home sites and still maintain open spaces. Subdivision development can be regulated by size and location if sewer, water, wildlife habitat, ect are considered.

116. 35 acre parcels do not work! If in doubt just look no further than our southern neighbor, Colorado!

125. Long overdue!

127. Growth in Big Horn County is inevitable. It is important to take measures now to help control the growth in the manner that would most benefit the county. Maintaining

our agricultural industry while allowing development to occur is a delicate balance that must be addressed.

131. Would like to see our fields used for a refinery. Nuclear Plant. Railroad spurs for ag items; hay, corn, etc. Diversifying cash crops, interest corps to come here other than sugar beets, barley and beans.

133. We choose to live in Big Horn Country because of quality of life: modest population, stable community, beautiful mountains close by and minimal governmental interference in private property and family business. We also appreciate that most citizens try to avoid interfering in the personal business of the neighbors.

It seems that the proliferation of salvage yards is the principal driving force behind this county planning initiative. The few who seek profit in the spiraling prices of scrap metals have offended their neighbors with unsightly accumulations of junk. Since opportunities for profit seem to have overcome (for some) a sense of responsibility to their neighbors the most effective deterrent to this lapse of societal good will would be to severance tax on scrap metals exported from the country) after a grace period to export, tax free, present stockpiles) could encourage salvage profiteers to take their ventures elsewhere?

Developers and subdividers also seem to have intruded upon the rural/small town lifestyles cherished here. We believe that there should be planning regulations for those willing to transform rural landscapes into high density residential developments. Fundamental to those regulations would be a thorough public involvement process so existing residents could voice their concerns before lots are sold and neighborhoods drastically altered.

Elaborate planning and zoning rules seem to foment strife between neighbors more effectively than they safeguard quality of life. Narrow interpretations of PZ regulations is one way antagonistic neighbors can settle old scores. Property speculators can use a changed PZ designation to transform sow's ear property into prime commercial real estate. Arcane PZ rules are also a ripe opportunity for official corruption.

UW Ag Extension encourages "cottage industry" as a viable means of generating supplemental income on small farms. Income generated from handicrafts, small scale metal fabrication, direct marketing of home grown and processed jams and syrups, bed and breakfast accommodations, manufacture of organic hand lotions, etc. has been shown to be a viable alternative to selling off parcels of the farm in a poor crop year.

Obstructive PZ regs can really discourage this kind of elbow grease innovation.

As with most Wyomingites we can tolerate "governmental medicine" only in small doses and only when prescribed for specific ailments. The only land use ailments we anticipate are 1) scrap yards and 2) high density residential developments in rural areas. Aside from these issues we agree with Thomas Jefferson: the best government is that which governs least.

Thank you for giving us a chance to express our opinions.

139. It is a tragedy that a lot of the new proposed developments (example – Hyattville) will bring nothing to the old local residents but higher property taxes! Which eventually could cause them to have to sell. Sad very sad!

141. I don't think someone living in the county should have to get a permit to improve their property. Wrecked mobile homes that cannot be required are big eye sores. If the "junk in yards" are being used for parts etc. a person should be allowed to keep them. If they are not being kept for parts they should be kept in a neat area. I don't want to give up any of my rights as a property owner and I'm sure others feel the same way.

145. Know that an individual, neighborhood, city, state, nation, or county, can not stay the same, it must either progress or fall behind. I feel we must progress but as my grandmother always practiced, take care of the land, the animals, plants and each other. Conscious in all we do.

149. If you limit rural growth to 35 acres before you can build only the rich will be able to live in the country and that is not what America is about. It would also hurt the cities because the wealthy only spend a portion of their income. The average man spends 80% of his income to live and develop his home. Much of the wealthy money is spent out of state and the average man spends his locally.

152. I am a landscape architect and uncontrolled development takes something away from the citizenry. The object is to design a plan that uses incentive and persuasion, not hard fisted government intervention to achieve goals that help everybody, owners, renters, workers, visitors, and merchants.

153. Squatters, such as junk trailers, no sewers in between Basin and Manderson. How can the law let people live like that? Certainly the planning commission has to watch that they don't go to far and step on peoples rights but they should have the say so in keeping the country clean and neat as old junk cars, machinery, tall weeds, etc. You don't have to be rich to be neat and clean meaning county properties.

154. Regarding junk yards and wrecking yards. Need to be permitted, monitored, and inspected for safety, hazardous waste, disposal, storage and illegal burning of potential hazardous materials. Pop up trailer communities or illegal subdivisions, trailer parks, need to be dealt with current public safety and environmental quality laws.

155. Growth is coming but planning to make land adjustment to existing town makes sense for utilities, etc. Also to just have a subdivision or homes springing up everywhere

with no planning is expensive, is causing loss of good farmland (i.e., Lewis subdivision in Orchard Bench) Cleaning up and caring for what we all have would make our county more livable.

156. When you plan on developing house lots like in Hyattville, they should be five to ten acre lots or more and you need to figure in water and sewage. Especially with that new water line going in and the draught already making the water levels drop for the farmers!

160. Loss of access to public lands is happening so fast! Having drinking water, etc. is a must to have the growth the community needs. Thanks

161. Invest in the infrastructure to make the towns more attractive and user-friendly. Pave all the roads in town. Develop regional water systems rather than current patchwork of systems. Clean up the trash, particularly all the trash visible from the highways, and the trash or unkempt properties in town. Have an organized plan for development of subdivision that emphasized expanding current existing developments. Use zoning.

170. Unless it is a violation of existing subdivision regulations, the county should not dictate what anyone lives in and calls home.

172. Secure and protect owner's rights. Do not increase government control and power!!!

176. Because we are "the west..." with wide open spaces and few forests or barns to provide "private" storage for personal belongings, equipment, or junk, it becomes a public issue to join together to keep our county attractive and not only for our own enjoyment, but in the interest of promoting tourism and other economic growth. I.E. We collectively have very few "eye sores" in our communities (relative to more populated areas), however, it is more critical for us to clean them up... and to prevent random commercial development.

179. Since we have become older, the only way to get around in some areas is with ATVs, would give to see more areas open to that activity careful to protect environment as well.

182. 1. My wife and I live near Hyattville. We moved here because we wanted to live in a rural area and the area we lived in Indiana which had been rural area had turned into a bedroom community for Indianapolis, most people held jobs. The problem I see with high end development like they are talking about in Hyattville is these wont be working people, they will be just here for vacation. These properties will raise taxes for the rancher and working people who do live here now forcing them to sell out and leave the place to the hootie toote crowd. I liked and still like the little cow town atmosphere that was here when we moved here. I know change has to happen. I just hate to see a nice area turn into another Jackson where working people can't afford to live and have to camp out on BLM to live.

193. Hardly anyone can disagree that we should protect and plan for all those items mentioned in questions three and six, however; we must protect private property rights. Absolutely no takings! If the public want it they should pay.

194. The county needs an expanding economic base that is best achieved by encouraging small and medium sized business to set up in Big Horn Co., offer incentives, land, infrastructure and a pool of labor, and tax incentives. In today's world a business can prosper anywhere, why not Big Horn Co.

195. Fresh air and country lifestyle should be preserved at all cost. Over-watering (irrigation) should be more strictly controlled to prevent salinity and then the need to open new land. (Preserve and maintain current farm areas by better management) If new development occurs, introduce strict controls on effluent, garbage etc. Buildings should blend into the environment if rural. Preserve access to public lands in an eco-friendly way.

197. Based on what is happening in California and other urban areas most people want the convenience of the city in the country. The country gentleman farmer with urban income so to speak. If this is allowed to occur the country side is gone and the city is not improved. Wyoming has agriculture, mining, recreation and a low population. So long as everyone has job that isn't so bad.

200. Big Horn County still has the opportunity to manage population growth and development in a way which will perpetuate its unique western personality. There are few places left in the entire US which have the communities to live the agricultural life and maintain a decent standard of living combined with the recreational opportunities which are open to all people regardless of income levels. We don't need to encourage exclusive communities with second home castles that bring money to the economic base of the area but destroy the existing genuine personality of the county's ranching community.

203. We feel too much junk in yards (unused cars, appliances, or equipment) should be a priority in both town and rural areas.

213. I hope any new plan won't change our mailing address. We've had enough of that! We certainly don't need any more 10-30 acre plots of ground destroying crop and grazing land and polluting our view of the mountains etc. Exploiting the water table with more and more artisan wells isn't a very good idea either.

217. Too much junk in yards is my pet peeve. I think we have some of the most beautiful scenic area in the world and yet landowners pile useless "Junk" all around. It should be absolutely mandatory that "if it don't work it has to be taken to the landfill". Even farmers pile up old tractors, combines and equipment that will never ever be used again. It should be hauled off by the scrap man. It is an eye sore and a blight on Big Horn County and its image. Visitors always ask me why in the world this is allowed. I have no answer. Why is this allowed? There outta be a law folks! This is why I have not built a nice home on any of my Big Horn County land. I got a pig behind me.

225. Why not put dams in some of our natural streams for more small reservoirs for fish and recreation. Why let Montana have all the water?

227. Need to clean up the various streams from sewage and oil. Need more walk and bike paths along rivers, streams, and such at the North Platte in Douglas and Casper.

233. The county should initiate steps to ensure that junk yard type litter is removed from private lands where it infringes on the views and property values of other residents, especially in rural area.

240. I feel there needs to be a plan between county and towns to develop a plan. It is essential to make everyone feel a part of the community.

249. As a land owner and tax payer of land. I should be able to sell any amount of land from five acres or more without subdividing one. One restriction would be that there could be no blockage or close over of property access besides private roads for utilities and other land owners of the land you sell. If people make a junk yard of any kind it has to be screened from view or removed. Example, the one next to Art, Home on Hwy 32; if land is being sold for subdivision housing it needs to meet your standards. It is the buyer's responsibility to see what he has to do, if he wants to build on the land not the

seller. One more suggestion before a person buys land they need document from you people telling them what needs to be done if they do not farm the land.

254. We feel that the towns should stop going into the real estate business to subdivide good farmland. It should be a high priority of the county to start helping the farmers protect their agricultural land from being subdivided for small 5 acre lots to build homes. What are we going to do for our food supply an income when all of the farms are gone? We have enough imported products already. The town should concentrate on improving their business districts and helping the business that is already there. There is usually a number of vacant lots that should be improved.

262. I hate to see them tear up hay fields to build more homes to sell to rich people.

263. Any development should be restricted to an area that has water, utilities, and sewage handling facilities. All water ways should be tested prior to any subdivisions development. The county should not be responsible for any road maintenance in a subdivision for at least 10 years after development. Any rural subdivision should be higher density than 35 acres plots. This would ensure better utility and sewage management. We need more protection of ag lands.

265. We need to develop housing in Basin. Many people are considering Basin, but no housing is available so they live in Greybull. The school enrollment is dropping considerably in Basin. If something isn't done in the next two to three years, we will loose our schools in Basin. Then the town will dwindle away.

267. Question #5 concerning conservation of Qualities. If you want to cut your timber on private ground that should not be the counties business. If you tell people what they can do with their land, you will end up with over regulated land you can't do anything with without permission permits etc. Lack of regulation and freedom from government is another reason this place is attractive. The county can't enforce the policies for junkyards and things like that. I would like to see the board and planner put teeth in what you already have. I can't see how you can have a vision for the future but not mangle the present problems. As soon as you clean up the problems you can then look forward.

274. Taxes too high on new house on farm land 100 plus.

280. #6 Used mobile home too much junk – Mobile home problem is HUGE (a blight on our landscape) can't we DO something.... I'm ashamed of this for us!

#6 Loss of private property rights – this is extremely important to me, as a US citizen.

#6 Loss of access to public lands – I want Wyoming protected from “outsiders”, for us who are awed by its splendor every day – but I also know we need to preserve some of it, for always, and as a legacy.

295. The county needs good land use and development rules that address

The hodge podge of rural home site development. The accompanying development of poor roads and traffic issues including fire access and commercial development.

I suggest the county describe impact zones near the town, control development so that appropriate infrastructure can be planned in and developed in a coordinated manner the communities can “grow” their sewage and water and road systems via developers. Big Horn country needs and must make developers construct these facilities at their cost and county and public standards. Allow others outside impact zones to develop the unirrigated land in five acre lots. For irrigated land, restrict development to existing lots on 35 acres.

299. Need to protect all the good farm and grazing ground from development. Be careful about over extending the water resource.

300. We moved from Los Angeles, CA to Worcester Co, MD. Worcester Co., MD is a rural county undergoing significant population growth pressure from the nearby metropolitan areas of Washington DC, New York, Baltimore and Philadelphia. Worcester Co. has adopted a smart growth plan that focuses on keeping development adjacent to existing town and developments with a goal of maintaining rural open spaces and agriculture. I hope your new plan maintains the wide open natural beauty in Big Horn County, WY David R. Snow 410-845-7359

302. An observation of two things that I notice in Big Horn County.

Russian olive needs to be attacked as I don’t see near as much in counties. I know the noxious weeds people are trying to get this under control.

I have no objections to the farmer or rancher who stacks his old equipment behind the barn in an orderly manner but just leaving a junk cars and appliances laying everywhere does not help the beauty of the area. Abandoned mobile homes with 5 cars out front is ugly. People need to take pride in where they live.

If you do not plan for use what you see is what you got. Be proactive and look around WY (except Teton Co.) I worked on a land plan from my town and it worked well. If you have questions you can call me at 972-335-6661. Bill Hayes

306. We would really like to see something done about some of the small junky towns. (For example, Otto) It is really hard to take pride in a town that is mostly a junkyard!

312. I believe that the property owners should have as many rights as possible without causing health or infringing on other property owners rights.

313. If the county or state has too much to say and starts getting like large communities with permits and laws allowing this and not allowing that on private land and property, I will have no problem moving to another country or state. We enjoy the western lifestyle and wildlife. I.E. hunting, fishing, ranching, and freedom unlike 40 or 45 other states.

316. I have a big concern about “trailer camps” with junk piles and trash.

321. For a long time now it seems like BHC rural areas seem to be turning into one big JUNK YARD! Junk trailer homes, junk cars, just junk everywhere. Please make these people clean up their own personal junk yards. BHC is getting the rep as the JUNK YARD OF WYOMING! Thank you!

322. Thanks for asking for input.

325. Thank you for trying to get a handle on this before the problems arises.

328. We need to keep up or increase the removal of junk cars and mobile homes.

334. We have too many rules and laws now and do not make more. Leave the people alone.

348. Need to bring in more businesses with high paying jobs.

349. What does this mean? The right to have too much junk in my yard. County needs to work with and or monitor BLM surface mining activates. What will the hills look like in 20 years? Is it just the state (WY) DOT’s responsibility to monitor dust and noise from bentonite haul trucks or can the county have some responsibility in this?

350. Developing near or in existing towns saves costs such as fire and ambulance and school busing. As land in neighboring Park Co becomes increasingly expensive and rural areas are built up, it is inevitability that Big Horn Co. will see increased pressure for housing development. The time to develop a comprehensive, country wide land use plan is now! I'd like to see the rural nature of the country retained it is what many residents enjoy and what entices visitors as well as new residents. Agriculture and agricultural land is a big part of this.

356. Land planners need to be sure that they protect the rights of private property owners. Land owner have a right to do what they want with their land.

358. Thank you for addressing this issue. It is long over due!

361. We need growth. The only way to avoid it is a stagnant or declining economy and that will hurt existing residents. Growth needs to be managed to avoid carving productive ag lands into endless homes on few acres though. I would prefer to see growth concentrated in or near towns where services can be more efficiently provided. In rural areas, growth should be encouraged away from the most productive land and onto desert land or less productive irrigated areas.

To make it all more difficult, we do not need highly restrictive rules or regulations, just a base set to provide fairness and prevent land use changes heavily opposed by nearby landowners due to negative impacts on surrounding property. If co-operation from the towns could be obtained, growth in and near towns could be encouraged through extensions of public services to new development at reduced or reasonable cost, etc. to provide incentives for growth in some areas and not in others. Rural growth also needs to be managed to protect wildlife routes and habitat. Good Luck!

365. Update essential land areas surrounding Lovell, if the plan goes through for High Communication Center Water, sewer line, why not expand the residential area for sewer? Free up areas that could before homes in those areas, on Lane 12. If you have the population, the town will promote more business, too many years have gone by, no or little amount business has stayed the same. Need to change some old ideas, or practices. Lovell hasn't changed from where it was at 20 years ago. New main street lights, side walks, and want a new stop light! It didn't make any new business. Lovell has to be competitive, if it wants to be a successful town.

370. Under no circumstances allow feed lots – cow, pigs, turkey, etc. Small communities where we're from failed to address such development of cattle feed lots, hog barns, turkey barns – smell is so bad. Ban factory farming. Stench from these will make your eyes water 10 miles away.

Don't go too far on cleaning up junk cars and equipment as it serves as a terrific millionaire repellent!

I would draw the line on things like used appliances and rubbish.

374. It needs to be organized and ascetically pleasing, but not so prohibitive that those with limited funds and means cannot chase the American dream in a rural western setting. Government mandates need to be kept at a minimum so as to not destroy personal rights and responsibilities.

376. We want our county to grow at a slow controlled rate. We need growth to stay healthy economically. Don't make it so hard for new subdivision that people give up but don't make it so easy we end up with a mess down the road.

378. Your questions are subjective and ambiguous. The data collected can be skewed in whatever direction YOU desire. Land owner rights must be protected. The use plan put in place in 1977 seems to have had little to no effect. If agriculture were a viable industry to support families, there would be no need to subdivide for financial reasons.

380. Big Horn County is in high demand for real estate. However, do we really want more land looking like Shell Valley, East Cody, Orchard Bench, etc? No! If your plan focuses on promoting growth for your own tax revenue benefits you will lose your agriculture base and thus the rural open spaces that have made this a desirable county to live in in the first place.

381. We would like a development plan put on the whole area, from the Nowood to the base of the Big Horns. Let each land owner land their own deeded land and get a development plan in place now. Not that any of us will in our life time develop, the land but protect our rights for future generations. Unless the land is farmed or ranched, breaking into 35 acre plots is probably a bigger problem than development that are condensed, because of weeds, water issues. People just don't know how to care for the land. A subdivision should be required to put in a sewer system for the whole plan, not just have individual septic tanks if there are x number of homes and business planned. What about water?

382. Proper land use planning is not an infringement of property rights, but a protection of existing uses of our land. Just as it is the land owner's right to sell and make the best use he can of his property, it should be the right of his neighbors to continue doing what they have done for generations without having to go to expense or change to accommodate the new neighbors. Tax payers should not have to pick up the costs associated with subdivisions should a land owner decide to subdivide, it should be his

responsibility it shoulder the costs and impacts to his neighbors. (by Ogden Driskill)
Covenants for buyers of subdivided property should be a requirement, not an option, and should be made enforceable somehow.

383. Taxes in Big Horn County are reasonable and fair. If we bring in a bunch of outside development the taxes will go up and people will lose what they have simply because they can't pay the taxes. The people moving in here won't care. The county will want the increase in taxes. The small family that is willing to live in rural areas and work hard and make little money, but be happy are being tossed to the side.

394. I don't know what direction the planning board is going to take this whole issue. But there a few things that concern me. It seems to me that this plan may unintentionally take away the right I have to do with my property what I want depending upon how you classify my property, (agriculture, residential, commercial) you may affect my property value. I may choose to subdivide my property. I won't be able to do that if I choose too. Also don't make the restriction to strict. If my land is considered ag land and I want to build golf carts in my shop over the winter while not farming, does that create a problem because it is not a commercial property? The bottom line is be careful if you plan to tell property owners what they can and cannot do on their property.

395. More emphasis on how the land is kept up (such as Basin Gardens and south of Basin on Hwy 20) and less restriction on how it is divided. Agriculture land owners should have more freedom of choice on whether to want to farm the land or subdivide it. So it would be helpful to have the ability to subdivide with less county restriction on size dictating how to do it. Ag land owners own the land – it is their land, the county planning should not have so much say in what size we choose to divide it. Thank you for your efforts, otherwise.

398. Control junk yard and garbage without hindering good clean development on private land.

400. I am irritated that so much of the mountain has been shut off to public access. I understand the need to have rules, but it is frustrating to not be able to fully enjoy one of the main reasons we make this our home. People on the east coast need to butt out.

403. I don't like the loss of access to public lands.

408. I do not feel the county should be allowed to dictate private property use, you should. They use the eminent domain law on anyone's private lands or properties. I believe in the home and property owners rights. What ever happened to these rights?

409. There must be affordable housing for renters and buyers, transient workers – agricultural, mining, and mineral, any category should not have to take housing from permanent residents, or take the motel rooms from those of us throughout the state.

411. Sorry this is late! Keep access to public lands. Keep private property rights intact. No more loss of lovely views. I like that we have low cost of living here.

417. The problem with regulations they never stop growing which causes prices to increase and little benefit.

Look at the increased cost of the new development up the North Fork. Under the existing regulations you knew the development had to be improved but lawsuits delayed project for several years which increased the price to the buyer. Who benefited – not the public?

423. Your junk might be my treasures. Example – several old autos in yard paid for care of elderly for several years. * Happened in eastern Wyoming.

424. Questions number four and five are worded in an unusual and hard to understand format. Thank you for the opportunity to give input!

429. Protect drinking water! Do what you can to repeal the mining law of 1872! Stop the pillaging of public lands!

432. Keep the lake open and full. It allows us and people visiting from all over to enjoy our area, and help our economy.

434. Growth should never be stopped.

436. Lovell as a town government needs to be more respectful of the concerns of not only people in town but surrounding Lovell. Mayor and council (town) seem to be more reactive to events effecting town than proactive. Thanks for your concerns.

440. I feel that the land owner should have as few restrictions as possible as to what they can do on their land.

444. How about property owner's rights?

450. This questionnaire is very biased in its presentation and requested answers. It is established to obtain a pre-ordained result and not obtain the objectives of the land owners. All of the answers have caviots that should be addressed. This is similar to a U. W. Survey in Gillette and is poorly created and was met with court action. Please revise and re do the request to get a more true result. Dennis Bradec, 6041 South Walnut, Casper, WY 82601

456. This will be a tough job for you. I don't want anyone to tell me what to do on my own place but neither do I want to see or live near a housing development.

My family doesn't live here for the money as we make less here then we could in other places. The cost of living is more expensive here than in other parts of the US. It is all about wide open spaces. More ag and less houses. I say make it hard for people to come in here and subdivide the ground to make little ranchettes. Are they doing it to make Big Horn County a better place to live for their neighbors? Of course not, they are doing it for greed!!! Let's make it harder for developers to rape the rural life here and send them off to screw up places like Kansas.

If it doesn't improve the rural western lifestyle then it is your job, your duty to stop it before we start looking like Cody or Powell. Or worse!

If someone wants to build a housing development on his land then let him buy up and own some land in Greybull. There he can tear down old houses that are for sale and build expensive new ones for fun and profit.

There is commercial rated property in the town of Basin and Greybull that is where further commercial development must occur.

457. 1. Over kill on subdivision, we need to limit this changing our cultural way of living. 2. Overstating cost of our property taxes. 3. Not being in control of our county dumps, sending out of county could very well drive tax cost up... 4. Corporated town can handle more housing in their by laws but county need help.

459. Just school busing.

461. Regarding too much junk in yards etc. Counties should back away from charging too much to dispose of trash. Allowing free disposal of trash and junk four times a year (quarterly) may help.

462. More access to public land. Get the cattle and sheep off the Big Horn Mt. Keep the roads open to public land that travel through private land. Take away crop damage to land owners that deny hunting or access to game on their land.

463. We do not need more regulations; we need to enforce the one's we have.

468. Keep cows off of our mountains!

469. Please follow through with this survey. Won't do any good to just display the results. We don't need another Jackson Hole if you know what I mean. Thank you.

472. We are too populated now for the water and resources we have. If people want city involvement then go to the city. I believe we live in BHC in order to be let to live in peace, quiet, and without outside interference. Sondra and Jim Stafford, 1479 Hwy 30, Otto WY 82434, 307-762-3479

480. Understand that developments are necessary in some instances, but please do not confuse growth with greed. I have seen many beautiful rural places forever spoiled with greed that accompanies development. Think smart for our future and all of our children. Once it is gone, it never comes back.

484. Growth will not hurt us. Some loss of air quality ok - but not much infrastructure kept up to date is essential – build for increase capacity. If you build it they will come! Too much emphasis on aesthetics over personal rights ends up turning people away. Beauty and vistas, wildlife etc are all nice. But without a steady well paying job that allows me to send my kids to college it's useless.

486. Why encourage all these people to move here when we need more jobs for ourselves creating more crime.

487. Big Horn County Planning and Zoning
P.O. Box29
Basin, Wyoming82410

Dear Ladies and Gentlemen:

I was unable to respond to your survey in a timely manner by the August 21, 2007 deadline. I would first like to commend your team for taking the opportunity to gather

public input via the survey you mailed out. I would like to express some comments as per item seven on the on the survey.

I do believe the planning and zoning within Big Horn County does have merit. Agricultural and grazing lands should be preserved. At the same time the planning and zoning for population growth also with industrial development should be addressed. Not an easy task. Perhaps even development of future towns should be considered.

There are some specific and immediate issues which may be worthy of consideration or even abandoned. There are a number of residences which have no septic system, running water or appropriate sanitary facilities. I believe it is imperative and in concert with E.P.A. standards to have septic systems which meet federal code at every permanent residence. Proper sanitary facilities (flush toilet and bathing facilities) should be required especially where minor children are involved. Any cabin or residence which is used less than 90 days in a 12 month period could be exempt.

The concern of unused cars, appliances, or equipment in yards within the rural areas is something I believe needs to be dropped. Many of the agricultural producers use the parts off of cars, equipment and even appliances to repair similar items. This is due to the lack of funds to buy new parts if available. Having to use older equipment where parts are discontinued make it necessary to recycle what we have. Also some people have vehicles for restoration or "projects". A major portion of the economy and income of this county is dependant on agriculture producers. Please don't make things tougher than they already are. As for used mobile homes, I live in one because I can't afford anything else. Official "recycling yards" which are dependant upon most of their income probably do need to be permitted for a form of county tax.

Private property rights is a special issue primarily due to the fact the Wyoming statutes do not favor the private land owner compared to other states We do not need more roads or property to be ceased by county government. If there is a genuine need then the landowner should be compensated at market value and improvements made. A new subdivision is an example where access should be guaranteed and could be done by easement or public road.

As for public services such as law enforcement, fire protection, road maintenance, access to public land and school busing, the planning commission needs not be concerned. Agencies, department head and elected boards are quite capable of addressing and implementing necessary changes.

Thank you for inviting input in your decision making process. I hope the input from the community at large will be useful. If any of my input sparks new thought or anyone has questions regarding same please call me or I would be glad to appear for discussion at a regular meeting. I am interested in your search for what is best for this county.

Sincerely,
Michael Scherman 762-3619

496. I believe there should be less control of property by county land planning. I believe if a person buys a piece of property they should be allowed to do with it what they please. If they want a new or used mobile home on the property, it should be up to them. I do believe there should be some guidelines on the appearance of the property (i.e.) junk, old cars, weeds, unsightly buildings etc.

498. We have owned 80 acres in Big Horn County for 8 years and have been saving money to build a house on that property for the view, ag producing ability, (we have irrigation rights), the wildlife, the access to public land and the lack of rules of what we are aloud to do on our own property. The co plan SHOULD NOT infringe on our rights to build a single residents house on our property!!

503. I think your subdividing laws should be more consumer friendly (shorter) and easier to understand. That should help tremendously.

509. I feel as though we need to protect our agriculture lands for the future. At the rate Wyoming is developing, we could very easily lose our crop and range lands. We need to look very carefully at where we develop.

For example: Cody and Powell area has developed some the best crop lands in Park county (residential and commercial development) If this type of development continues on a national basis, as it is presently doing, the nation will become more dependant upon food sources from other nations. Not good. Thank you for the opportunity to comment.

516. There needs to be some kind of zoning laws for a clean up of junk parked around rural homes. It is not only an eye sore but also devalues the rest of the neighbor's property. This is an important issue for us.

517. Who decided a new plan was needed? You, so you can justify your useless position at the tax payers table? One thing you have accomplished, wasted a bunch of our money? One more suggestion. LEAVE US ALONE!! Tony Shosten, Lovell WY

524. Big Horn County has not had enough planning in the past. We need to regulate new growth both residential and commercial. Too many junk yards at residential lots makes us look bad. We need to beef up junk ordinance laws and enforce them to improve our whole county. We might draw some more businesses at the same time. I can see a big difference between us and Park County.

525. More info is needed as to the sell off of small parcels. Is there really a subdivision law that is observed and complied with? How do these land owners get around the stipulated (state) laws?

526. Please remember that Big Horn County is a large county with small areas of population; this may affect tax bases from developing areas such as Shell Creek area, rolling over in to less desirable areas such as Otto, Burlington, Manderson. The community has to develop sadly to say most of the residential development will be bedroom community. "Retired" non residents moving here because of the benefits they can gain by living in Wyoming. Wyoming needs industrial commercial as well as residential development/ too many towns and areas have pushed away any new industrial commercial development because "We" are getting along just fine.

527. Subdivided lots should not exceed 15 acres in size with 35 acres being maximum, before considering increasing acreage to go over 35 acres.

529. I believe in Florida they passed a zoning law forcing people to subdivide in 40 acre parcels. This was an attempt to dissuade some people from buying such large pieces. What actually happened was a house on every 40 acres, causing loss of rural land and wildlife habitat. They now force more people into small areas to preserve this land.

535. A septic system should not be a requirement for electrical power to be brought in to a residence.

536. I feel there is a need for some rules on how the land out of town is being used. How someone can get salvage and scrap permit to make a mess of oil, transmission oil, all contaminates on ground and water pollution. The other resident's homes that are not worth the money they have worked hard to put up in this area. Joe Meyers making a filthy mess with all those old Mobile homes. Same with Robert Turner. All this is doing is making other people feel they can also treat the land the same way. We need more restrictions on people like this. "No septic" there are two mobile homes and a home there running off one power supply and no septic. What about our water quality? Then they bury metal, burn material they shouldn't be. The road that goes to the oil fields is also looking like a "Dump". There's fire works left on the ground. There's beer bottles laying on the ground. Just plain junk. Tires also. We need to get at bit more caring about how our land's appearance. This is getting out of hand. I can't believe you can get land like Turner can and junk it up so bad and no one cares. Well, someone should care because it's your town too. It was so nice to take a ride out there in that area, not anymore. Unless you want to look at filth. I agree something needs to be done with all the debris. All these old mobile homes sitting around. They are eye sores. Not to

mention all the mice and rats. Yes there have been rats seen. Try to do something about this problem before it gets worse. Turner can go somewhere where no one has to look at this disgusting ways. Meyer's needs to just plain clean up the land. Thanks for letting me tell you what I think.

537. Item #4. The requirement of larger acreages will mainly benefit the more affluent investors and owners. I feel this would be detrimental to the average American's ability to obtain housing. I feel the junk and not kept yards is important as smaller housing sites that are junky can make the whole area junky.

548. I would like to see your plan.

559. I did not know septic tanks made electricity.

553. Planning is needed.

554. I believe B.H. County has a real problem regarding junk and unsightly yards. When you can trap over 100 skunks and raccoons in Otto – I believe you have a health threat. Clean up the county!

559. Thank you for your concern in controlling the beautiful environment of Wyoming. Don't let us be sold out for anything to big spenders.

568. Big Horn County has an opportunity to control development and do it right. Please take advantage of it.

577. I would like to see wide open spaces. It would be nice to have some coordination between, county and towns with small businesses trying hard to make it. Thank You!!

582. I think that the forest service should quit closing off four wheeler roads and campgrounds. The camp grounds that are developed should be under the control of the counties that they are in – not farmed out to companies that allow camping places only threw the internet from somewhere in the east coast that has no idea what our mountains and camp grounds are like or where they are located.

591. Thanks for your efforts. Dorla Stoddard Herrod

595. There needs to be some kind of role to stop these small 30 to 60 acre farm grounds from being split so many times. A person buys 15 to 40 acres so he's not in town then the county lets some contractor buy a 20 or 40 next to you and make a subdivision out of it so next thing you know there's no farm ground irrigation, ditch are over loaded, drains that are natural become a problem and so forth. Something needs to be done to save good farm ground and rural living. A 40 only split three times ways a good start.

599. As I said we moved here because it is a small town and lots of open land. I came from a small town that was ruined because of growth. Now that town has thousands of people, more crime, traffic, etc. This county is special because of the farms, ranches, schools, and small towns. I would hate to see all of this ruined because of subdivisions and commercial building. There is always Billings and Cody to drive to for shopping purposes. Let's keep it that way, "America the Beautiful".

605. Junk should be put in the landfill – not left around your property to devalue your property and the property of your neighbors. Big Horn County seems to be the junkiest county in the state. This needs to be addressed.

607. Just make sure you leave people's property rights alone. No agency has ANY rights to dictate what a person does or has on his or her owned property. That includes old and unused cars. The one thing I love about living here is, we don't have the STUPID RIGHTS TAKING AWAY LAWS SUCH AS CALIFORNIA. You couldn't pay me to live in such a regulated and dictatorial place!!

616. Make people clean up their lots and property – leave our farm land alone.

621. We don't need more laws – we need to enforce the ones we have!

624. Please be aggressively progressive in your attempts to bring new businesses and families into BHC. Don't abuse your power.

626. Growth should be positive. Look at Ten Sleep, the area has been developed, which improving the quality of life for all residents.

627. Please consider everyones freedoms to own property and live on it as they see fit, as long as it does not create a health or safety hazard to someone else. Beauty is in the eye of the beholder, and should not be legislated.

628. Taxes have gone up on BHC property 40% in 2007. Land planning is a night mare financially. A departing county official developed her property to suit herself (after accusing me of being a trouble maker when I pointed out an over charge on taxes on land) when she left office, while others where working with land planners and jumping through all the hoops.

633. On the US 310 consider from Frannie to Basin, Big Horn Co. is a visual mess. Junk cars, junk trailer house and just plain junk.

635. Big Horn County either has the poorest county plan or does not follow it!

643. Make sure that subdivisions, new building sites, etc. follow rules that are set up within the county. I.E. culverts in approaches, proper building practices, appealing sites, no junk blowing around, stuck in fences or your typical “eye sores” of which we have aplenty!

644. We must protect our farm ground from development. If we don’t we will soon have no where to grow crops and then there will be famine. The world (Earth) is badly over populated and we must control our populations before it’s too late!

647. I would like the county to make it easier to develop rural subdivisions.

654. Leave as is. Don’t change anything.

659. The planning commission needs to address the present abuse of residential land in our rural areas. The junky residential land in rural Big Horn County is a disgrace and embarrassment to all others in the area.

661. Over development in small rural areas that environ quality can not compete. Property taxes over costing from high end housing sales.

668. Keep the population in the cities, not on our farm land. Big Horn County is the last of the open spaces and now you are allowing development in the rural farm areas. Soon there will be nothing but riff raff and crime everywhere. People are already putting up junk yards – look at 6 miles south of Basin and the great view in Basin Gardens. Jim, 4481 Orchard Bench Rd, Basin Keep your tickets.

671. Clean up junk yards.

676. The only “Public Services” that should be included in a county plan are those services directly provided by the county. School busing is a school district issue. Fire protection is the issue of each fire district. These districts were formed to address these issues.

I understand the unpleasantness of viewing unkempt property; however, if it is my property, unless I am causing a health hazard to others, it is my decision. Do not take the rights away from the majority for the negligence of the few!

682. Mr. Jason Roylance is thinking about and in the process of developing land here near the old town site of Bonanza, would like to see this development studied carefully. I am not in favor of the project.

685. Whatever is done taxes need to be kept down. Property tax is already far too high especially for undeveloped land.

688. The County Commissioners, planning and zoning need to be more aware of land use development and use of rural (irrigation) water usage for recreational and beautification purposes. Our irrigation is our life line and when it is rerouted for ponds, yards and other purposes, it is no longer a viable life line of economics for our farming and ranching communities. Land use for residential development and commercial real estate purposes need to be watched more closely. As an example, at Shell, the development of residential property utilizing agricultural water sources at the Hide Out. Hyattville also has top dollar home in development. Monitoring old dump sites are poorly maintained eye sores and is a major problem in the Basin area and on the Worland highway. Are these trailers a representation of our lifestyles, income base and our gene pool?

691. Need for everyone to understand the use of water rights!

692. If you live and own property, do with it what “you” wish. We don’t need a zoning committee. What we need is a vigilante court.

696. Any infrastructure should include looking out for the total care of indigent people, low income folks having access to public lands. In fact, public lands are having too much regulation and only the wealthy can access what's left.

710. I really feel that since so many people use this area for recreation it would be nice if those folks with junk in their yards would clean up their mess. We live on Hwy 14 and lots of folks see a real mess as they travel this scenic route.

712. I believe if the Planning and Zoning will make certain there is not over development in any area they will be doing their job. I also believe they need to Protect the small rural communities before our way of life is destroyed and becomes a financial gain for outsiders.

714. We need to help the rancher in our area large enough to be able to make a living.

728. How does one go about being on the "Commission"?

730. It would be beneficial to have a mailing of the combined results of this survey. I commend you for asking these questions and believe more people would reply to questionnaires if they saw results of the questions asked.

732. Please do work on Beaver Creek road. Of those of us who must travel it daily, it is truly a danger zone. Impassible many days to even get to town to do our jobs! Thanks

733. I believe that we are headed in the right direction in developing a plan. I think Ag and the western way of life is very important to maintain. I believe that property rights need to work both ways. The "new type" of people need to have an understanding of the agricultural way of life. Maybe they should have to take a class. I am extremely worried about the cost to tax payers when these newer fancier home start being sold and the infrastructure needs improved. I do not want to pay for the millionaires and billionaires.

736. Subdividing increases property taxes and strains resources. I like our local life as it is for good family life and less crime.

737. My feelings are that we should allow more business to come to our area to provide variety to all types of people. I also feel we need to find more things for our children to do, bowling, movies, etc. to help aid in keeping them from trouble.

739. Find a way to clean up areas that are basically junk yards. Adopt a building code and enforce it. Get sewage out of the rivers.

741. With the large numbers of retired people moving to the area we need to do things to ensure affordable housing for young families. Without young families in a community, the community dries up.

742. Need to have covenants on property for specific sized homes, big lots, junky areas not allowed.

743. I wrote on email concerning the “area” in my neighborhood. Ruth Ann Cox

744. We need to stay rural. Ag is only important. Our rural area is getting taken up with too much building.

745. There are many used mobile homes in the county that the taxes are not paid. The treasurer should ensure that the taxes are paid or the mobile should be sold and removed.

750. The elected officials have no business in trying to run everyone’s lives!! Too nose!

751. The planning and zoning commission should only have control of Public Health and Safety.

752. I feel that any development (more than 1 or 2 house) should be close to existing communities. Please be very careful about pressure to make rapid fire decisions. We can learn a lot from other communities & should be afforded that time. I do not want development on every hill from Shell Canyon to Greybull. Plus providing for vacation homes does not help our small communities. We need families who involve themselves in the community. Ex: Fire departments, 4-H clubs, Chambers, etc.

753. Question 5 is too vague. "Commercial" covers way too much grey area.

Commercial – Ethanol plant in town – irresponsible

- Ethanol plant out of town – Depends
 - Technology sector – would be great anywhere
 - Wal-mart – a big reason to live in Big Horn County (There aren't any!)
 - Etc.
-

760. Cattle Feed lots allowed close to existing homes – should be regulations on this – it makes existing homes & properties worth much less.

The rural water line is not available to everyone & they are not too anxious to let others on especially if it is a longer distance – also the cost is prohibitive.

764. Lots should not be 35 acres

What's wrong with smaller acres?

Do away with used mobile homes & junk in yards

768. As population & development increase in the county it is becoming more important to look ahead to preserve the access to public lands that is so appealing in Wyoming. However the development is done – it should always preserve large tracts of public use land – even within the developments themselves – for recreation and wildlife preservation.

769. Tax payers own the land and still government wants to dictate to us how to use our land & what we can do with it. We can't even sell it to our kids without a bunch of b.s.

771. I would like to see a land plan that respects the Property Rights of the Individual with as Few Restrictions as Possible and still live as neighbors.
DON'T GO OVERBOARD!!

772. We need posted speed limit signs on all country roads.

781. After eight years on the Gillette planning commission, it is extremely important for planning coordination between county & city zoning regulations to help eliminate potential future zoning conflicts.

786. I wish there was a regulation that required a 5 – 10 ft. barrier along each property line which would prevent things from spilling over into another’s property, such as corrals right up against the property line or buildings right against it. Thank you.

787. Private Property is Private Property – Don’t tell me how I can use it!

795. *More water taps on an already overextended supply of H²O – is this wise?

799. I strongly object to allowing small (less than ten acre) subdivisions being allowed without any input from other area residents in rural locations. It seems you require no protection for existing property. Just go to the Big Horn County Commission and get a subdivision approved and allow any kind of dwelling, old trailers or poorly constructed building. This of course destroys any value my property did have.

803. Private property rights should be protected except in cases of public endangerment.

806. I do not want to see private property rights infringed upon to meet some planning program – Also I do not want to see more public land closed off to the public.

809. Landowner’s loss of his or her own private rights on there main property, but should work with them - on access to public lands, no owner should have the right to lock out anybody – to public land’s where they have there – own private hunting or play area – so the rest of the public can’t get to it.

813. I think the county planners should assist in rural development as required by State Law, so that utilities and roads can be furnished the most effective and economical way.

NO Zoning!
or loss of property rights!

817. 1) A good county planner that understands septic systems / design is important. The planner (and maybe he can, I don’t know) should be able to survey in the leach field and pipeline to be sure proper slope/ level is maintained. The county planner from the early 2000’s did not have a clue.

2) More strict building codes for electricity, plumbing, etc. should be enforced on new construction.

3) Open pipe sewers that drain directly into ditches, rivers, etc. should be regulated / fixed / fined by the county.

818. Residential and commercial growth should primarily be in towns instead of removing agricultural land. Some housing out of town could be created but it should utilize land that is not prime farm ground. Lower cost housing should be preferred over expensive, palatial style housing, to provide more family friendly and worker affordable living areas.

820. Keep the country style of living. This was one of the items of greatest importance to us.

823. #1 Survey – Good idea – Thank you Planner and especially Planning Commission!!

#2 Government is already too big – Please always keep personal property rights in your minds!

#3 Please address “Junk”, used trailers, trash, cars, etc. in updated plan – make it mandatory to clean up!! – I realize this may be an issue with property rights, but we need to work to ensure our communities are attractive – This invites growth slowly.

#4 Work to have the agencies involved to enforce laws that are in place concerning weeds, junk, and any unsightly items that make our community ugly! Thanks you for your efforts.

824. I feel that people want to move to the country and have some land but strongly feel that new homes and buildings should be built on the fringe of land that is not planted.

829. I think it is very important for county planning to address unauthorized subdivisions and protect agriculture land. Without food for crops, people won't get fed!

830. We can not stop progress, it is going to happen – We just need to keep guide lines and laws to preserve our western heritage for future generations. Our western land is precious- Lets not change it.

837. Big Horn County has needed planning for years.

841. If you own it you should be able to do what you want with it.

847. I'm all for growth, but on a control development, commercial & residential separate, & with control on what kind of houses in sub divisions. (Trailers in parks on a permanent foundation in developed areas).

851. The towns and Big Horn County need to work together to eliminate trashy, unclean, and unsafe living places, i.e. Basin Gardens. There should be minimum standards for property maintenance. Let's get rid of junk yards!

854. I think people need to be contacted about new commercial developments and have a say or vote on whether or not a new business should be able to be started in the area. Also regulations like fences, and environmental issues should be taken into consideration and also be enforced.

862. Major businesses, restaurants, agricultural supply and materials are needed. Also grocery stores. Competition is essential.

865. I strongly object to some landowners controlling access to large tracts of public lands (Horse Mt & Sand Notch areas).

867. Commercial use next to or near agricultural use is counter – productive. We must preserve the integrity of the farm land for future generations.

870. I think people should be allowed to do what they want with their land, as long as it does not devalue their neighbor's property.

873. The rural lands in Big Horn County are a blank slate for future growth. Many alternative plans can be accommodated if the right performance standards are included in the plans. It is not likely that you will see pressure for large subdivisions in remote areas which could be problematic. Small well planned subdivisions in areas close to towns would invigorate local commerce service centers and provide quality living.

874. During May 2005 world oil production reached 72,000,000 brls/day. Now it's steady at 70 million barrels but will soon sink into the sunset. Also the USA has used and flared – (e.g. Torch Light Basin, etc.) 90% of our national endowment of 1200 TCF of natural gas. In a few years only vital enterprises depending on oil and gas will be practical. Big Horn's best assets are loads of food production, a solid rail connection, and distance from starving, rioting cities. Yes, if managed intelligently the loss of cheap oil and gas could just cause a serious recession. But if our governments (that's you) and

institutions continue to deny the severity of the crisis, a deep depression or even national collapse is possible. In summary, the future is probably awful and it would be wise to stop planning as though it were still 1957.

876. I feel county should not cross the line in interfering with private property owners rights to do with their property as they please. We do not need outsiders trying to control what or how we do on our own property. We as property owners at the same time should not cause any harm or interference with our neighbors. Don't try to get to many rules & regulations as they have in town such as permits for common improvements or repairs on our homes such as sewers (septic), hot water tanks, etc.

881. Major changes should require popular vote by residents.

882. It is a little hard to return half of the ticket for the drawing when you don't receive a ticket to begin with. Is this an example of your planning??

887. I worry about the loss of farm ground for housing.

888. It hard to see a feedlot being built next to your house and not have any recourse.

891. 1. Trailers should be located in one area – Trailer Park –
2. Residential and Commercial “Junk” yards should be fined. (Health Hazard)
3. I hope Wyoming has enough sense not to end up like Colorado. If you don't know what I am talking about, I'll give you a hint. The mountains and farm land is what you need to worry about. If you don't believe me, go down there and take a good look!!

897. Sprawl is a terrible problem all over Wyoming. Everyone wants to live “in the country”, which means higher costs for services, more driving, loss of habitat, loss of open spaces, loss of vistas. Often, too, after people move into a rural subdivision (or lots over 35 acres) they find the water system is not what it was represented to be, or the road isn't plowed, or whatever... and come hollering to some governmental entity to fix it for them. LIVE IN TOWN.

903. Be flexible in variances to allow for creativity. That is a tricky requirement but will keep the notion of a “stifling” arm of the government from making itself felt. Try to avoid arbitrary rules by Government Figures.

906. Personal rights most important!

908. It is highly important for Big Horn County to move rapidly in updating a 30 year old land use plan. The maintenance of agricultural land – particularly irrigated crop lands – is critical not only to the future of the county but to the State of Wyoming. Control of development that is not compatible with the rural nature and rustic settings of the Big Horn County must be regulated at a minimum – i.e., junkyard, residences that appear to be junk yards, and other non compatible possible uses – and in some instances denied. Strong enforcement of whatever updates made will also be a key requirement. Without enforcement of regulations you might as well save the paper.
