

DRAFT - SUMMARY  
Big Horn County Land Use Plan Steering Committee  
Sixth Meeting – October 23, 2008  
7:00-9:00 p.m., Sheriff's Office, Basin, WY

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Persons Present

- Committee Members: Charles Hessenthaler, Debbi McKim, Tim Mills, Dave Monk, Dave Neves, Mary Russell
  - Consultants: Ken Markert, Anne Cossitt
  - County Planner: Nick Wilson
  - Public: None Present
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Brief Summary

Committee members met to tie up some loose ends from previous meetings, including various pieces of the Inventory (e.g., infrastructure, housing, etc.), follow-up items from the last meeting (agriculture statistics and energy corridor); and new maps. The committee also met to discuss the draft "Primary Goals" to get them ready for public review in December.

There were several handouts and new maps presented at this meeting. All are posted on the website with the exception of notices of public meetings for the BLM Bighorn Basin Resource Management Plan. Copies of this can be obtained directly from Ken Markert or from the local BLM office.

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Decisions/Action Items

- Primary Goals:
    - i. Delete the words "noxious weeds" from item #8
    - ii. On #8, steering committee generally agreed that mobile homes and substandard (uninhabitable) housing is a problem (e.g., problem area east of Basin), and should probably be specifically addressed in the goals. Consultants will prepare some draft language prior to next meeting.
    - iii. Committee agreed that the Primary Goals were in the "general ballpark," worth more discussion and the Committee should meet to finalize them in November
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Other Discussion (not decision items)

- Steering Committee discussed the maps of "expansion areas" as presented in the various municipal land use plans in the county. Ken verified that cities must make decisions (to approve/not approve) subdivisions within one mile out of city limits. Some of the plans show expansion areas beyond one mile.
- The Steering Committee discussed the role of the county in the various city plans. Should the county's land use plan recommend the adoption of the out-of-municipality actions proposed by the various city plans (e.g., potential plans for expansion areas outside of the city)? General agreement was that it is an important thing to consider, but we'll need to analyze the municipality's plans for unincorporated land to see if they make sense from the county's perspective.

- Steering Committee discussed the authority of the municipalities to take action in unincorporated areas without county consent. Ken clarified that the city can require subdivisions to include lights, standardized street design, sewer, etc. in a one-mile area outside of the city, but it is not so clear if they can specify lot size or make other restrictions.
  - Debbi McKim requested a map that would show city “growth” areas as an overlay to irrigated cropland layer
  - Mary Russell raised questions about standards for manufactured housing as well as mobile homes.
  - Ken explained that the Primary Goals are very general and don’t begin to address how a particular issue might be addressed. That will come later as objectives are developed.
  - Committee members discussed Goals 1, 8, and 2 in some detail. There was a general discussion of how development should occur outside of existing communities. Should there be limits on size of lots? Limits on development at all? Concern was expressed about loss of agricultural land (to development), and also the need and rights of landowners to sell off portions of their land for other uses.
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#### Next Steps/Follow-up

- NEXT COMMITTEE MEETING: November 20 in Basin to finalize Primary Goals.
  - Ken to see if he can get a copy of the Basin Land Use Plan that was prepared in the 1970s.
  - Anne Cossitt to get definitions for the housing condition categories.
  - Consultants to finalize the Inventory into draft document for release to public.
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#### Corrections

If you would like to make a correction or addition to this summary, please contact Ken Markert (307-587-4480) by no later than November 20.