

DRAFT - SUMMARY
Big Horn County Land Use Plan Steering Committee
Third Meeting – May 22, 2008
7:00-9:00 p.m., County Annex, Lovell, WY

Persons Present

- Committee Members: Mary Flitner, Mike Hinckley, Carol Lowe, Ron McArthur, Debbi McKim, Dave Monk, Dave Neves, Brad Tippetts, Charles Hessenthaler, Mary Russell, Lisa Kimsey
 - Consultants: Ken Markert, Anne Cossitt
 - County Planner: Jim Waller
 - Public: Brenda TenBoer
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Brief Summary

Committee members met to review draft report on Economics and also review the results of the 2007 Landowner Opinion Survey.

Decisions/Action Items

No decisions made at this meeting.

Action items:

- Ken Markert to update the committee list.
 - Consultants will bring copies of the economics report to the next meeting (miscommunication prior to this meeting meant there were no copies to hand out)
 - Consultants will bring copies of reports to meetings (as reports are presented)
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Other Discussion (not decision items)

- The Land Use plan should be a big picture for the county over the next 10-15 years
- Question was raised by Planning board member Charles Hessenthaler: “How do 5-10-20-30 acre ranchettes affect the county? Why is considered a bad thing?” Planning board member responses:
 - Affects agricultural operations
 - Can affect water quality (from septic)
 - Can affect other natural resources
- We need to give the county something that enables the county to be a “cooperating agency” in federal decision-making (Specific issues included decisions on AUMs/grazing on federal land, water allocations on Big Horn River/Yellowtail Reservoir)
- Depressing economic forecast—what can we really do about it?
 - Do we try to keep the county as it is for people now? How could we do that?
 - How are locals going to afford housing? (newcomers can force up cost of housing?)
- Negative attitudes can really limit what can get done—seems like sometimes there’s a bit of a “crabpot” mentality in the county (e.g., don’t let anybody do better than you)
- Ken Markert raised the question to each committee member, “What do you think are the most important points or considerations raised by the results of the 2007 landowner survey? Responses:
 - Preserve agricultural land; develop closer to town
 - Encourage people to do the right thing
 - The results indicate people are generally “anti-growth,” and want to make things better for themselves, but not necessarily to see the county grow. Most people

want new development in the towns, but the towns are limited—some new development, esp. large development (like a Walmart) would have to go on the city fringes

- Scope of this is intimidating; expect it will be difficult to find consensus among the public about what to do
- Preserve what we have; retain hunting and fishing
- Do not want to lose personal property rights; be able to do what I want on my property
- Everybody wants their little piece of Big Horn County—it's OK to tell other people what to do, but don't tell me what to do
- Air and Water quality—it ranked so high on the survey, and then we find out tonight that the county has some of the worst water quality in the state. Also, people just don't know what they're getting into when they buy ranchettes—it's a lot of work and requires time and equipment. I can't take care of my 12 acres adequately—I need a tractor, but I can't afford one and I don't think I'm the only one in that situation.
- People want development—they want it to occur in the towns.
- People want planned growth while preserving quality of life, don't want a band-aid fix on the economy
- Want to preserve what we have in the Basin. It's hard to farm fields when the fields you're working are leased and the owners keep selling off corners here and there for residential development. Then, you've got even more to worry about—how irrigation wastewater flow under, over, or around the new development, for one thing. I don't have the answer. I don't want set rules for other people.
- People want to keep it the way it is and they want to keep their property rights. Want clean places, clean air and water. What about greenbelts around the cities? Other places have them. Don't want a lot of growth, but controlled growth or slow growth would be good.

Next Steps

Committee will meet on June 26 in Basin to review more “inventory” results from consultants.

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 May 22.