

Big Horn County Land Use Plan
December Open Houses

Comment Form

Please tell us your ideas and comments:

1. Do the draft goals cover the primary land use issues facing Big Horn County?

yes good work

2. Would you like to suggest any changes to the draft goals?

Draft goal h) - the county should not be advocating conversion of public land to private ownership. I live in this county because of all the public land. It should remain in public ownership for the benefit of all the public.

F) Does "industrial sites" include mines etc.? There are some industrial sites that we do not want near towns.

3. Any other comments that you would like to tell the Land Use Plan Steering Committee as they complete the plan:

Those of us that live in towns are just as much county residents as the rural landowners. More input should have been sought from us before draft goals were established. Increase opportunities for public input.

Please complete this form and drop it off at the check-in desk, mail to the Big Horn County Planning Department, P.O. Box 29, Basin, WY 82410, or email your comments to committee09@mmpianning.com. Thank you!

**Big Horn County Land Use Plan
December Open Houses**

Comment Form

Please tell us your ideas and comments:

1. Do the draft goals cover the primary land use issues facing Big Horn County?

Goals seem appropriate -
will be interesting to see them prioritized

2. Would you like to suggest any changes to the draft goals?

put them in order -
goals are good but more interested
in specifics of how to implement

3. Any other comments that you would like to tell the Land Use Plan Steering Committee as they complete the plan:

When you have a concrete plan -
you'll definitely get lots of input!

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Please tell us your ideas and comments:

1. Do the draft goals cover the primary land use issues facing Big Horn County?

Yes very well. I hope to see the "urban sprawl" of Colorado STAY in Colorado. It is best to address those issues, BEFORE they happen.

Great job! ☺

The maps were especially helpful + interesting!

2. Would you like to suggest any changes to the draft goals?

I'm very happy to see that encouraging growth + business opportunities in Big Horn County are covered.

As a young member of the community, I would like to see the type of growth that allows for my generation + my children's generation to continue to live + thrive in this area.

Change can be a great thing! ☺

3. Any other comments that you would like to tell the Land Use Plan Steering Committee as they complete the plan:

A HUGE thank you to everyone who is working on this project. What a positive + healthy step for the citizens of Big Horn County.

THANK YOU!!!!!!

Please complete this form and drop it off at the check-in desk, mail to the Big Horn County Planning Department, P.O. Box 29, Basin, WY 82410, or email your comments to committee09@mmpianning.com. Thank you!

December 3, 2008

Land Use Planning Committee:

Please accept these comments on the Land Use Plan Goals on behalf of the South Big Horn County Water Quality Committee. We drafted and submitted into the public record a Watershed Plan in 2007 for the Conservation District. This Plan outlined several goals for our committee to remain involved in any process that effects water quality in the county. Commenting on a land use plan was one of our action items and goals.

Broadly, we agree with the goals outlined by your committee for the Land Use Plan. We do, however, have some specific comments on the individual goals:

a) “Retain farming and ranching as the preferred land uses in rural areas”

Comment: I recently spoke to a gentleman from Cheyenne who works for the Wyoming Association of Conservation Districts. He had come up to one of our meetings in Greybull and decided to bring his wife to see the area. She was overwhelmed by its beauty. He told her that the main reason it was this beautiful was because of agriculture. The ranchers have maintained open space, while also irrigating the bottom lands, creating a vast swath of green and trees with the mountain vistas in the background. This county would not look like this were it not for ranchers and it will not continue to be beautiful if this land use is “developed”. Just drive anywhere else in Wyoming and you will see what it will look like if agriculture does not remain the primary land use. In addition to aesthetics, agriculture also protects water quality by maintaining vegetation along streams to prevent polluted runoff and preventing the development of the creek bottomland into housing that can potentially place septic systems too close the water table. This same gentleman that was commenting about the beauty of the area was also astonished that in our county, the agricultural landowners overwhelmingly support feedlot moving and other best management practices to protect water quality. The ranchers and farmers of the area are important members of the communities in which they live.

b) “Sustain scenic areas, wildlife habitat, recreational areas, and other important open spaces.”

Comment: By limiting growth in rural areas, you will protect the values outlined in this goal. You can also encourage “gentle” uses of fragile areas, such as riparian areas, by protecting the agricultural land around them where it is private land, and encouraging planned parks and gentle use recreation around them, such as hiking trails, vegetation buffer zones, etc. in the existing parks and other public lands. Wildlife in this area depends on irrigated agriculture and the stream ecosystems. Growth in areas adjacent to streams should be discouraged.

c) “Ensure that development protects water resource capabilities for established and future users.”

Comment: Currently in Hyattville (I live just outside of it), the well and water line is being renovated. This will not, however, provide more water for future use. It will up the water pressure a little for the existing users, but not allow for many more taps. Obviously you are aware that we have limited water resources in this county. Even the deep aquifers will not sustain a huge increase in use with the limited rain resources to replenish them in our arid

climate. With most stream systems also depending on aquifers for replenishment, this would effect water quality if those resources were taxed.

d) “Encourage development that is well planned with respect to environmental hazards and resource limitations and is compatible with established and future land uses.”

Comment: Using Hyattville again as an example, I would like to cite my disappointment in the sentiment of the Planning Board that the current proposed subdivision is a good plan simply because it seeks to develop within the existing town structure (source: comments heard by Board during a public meeting in Hyattville). If anyone takes the time to look at our town, they will see that it lies in a flood plain. The stream ecosystem and water quality in the town and downstream from it are already affected from the existing number of residences. More septic systems in this floodplain/bottomland are not going to improve that water quality, only degrade it. I realize that most towns in the county lie in or near a floodplain, but there are adjacent lands to these towns that are out of those watershed boundaries that would be better suited to development, if any. I also realize this is hard to reconcile to your goal of keeping development close to towns, but I feel this goal needs further development, as I will outline below under item f.

e) “Ensure that development is fiscally responsible and has adequate roads and other infrastructure.”

Comment: Water quality would be protected by providing for the use of professionally and adequately designed septic or sewer systems, which in unincorporated areas should be the fiscal responsibility of the developer, and in incorporated areas, the towns should be sure their existing systems could adequately handle the added sewage load.

f) “Encourage residential development and business and industrial sites to locate close to towns and other developed areas.”

Comment: I feel the committee should further develop and debate this goal. Each area of existing residences or town, or business clusters, should be evaluated on an individual basis for its development potential and also the possible harm of that development to the community structure and identity, as well as environmental quality. As I stated under item d, the unincorporated town of Hyattville sits not only in a sensitive area environmentally, it also would lose its unique character and identity if it became the site of a large second-home community, not to mention that it does not have the infrastructure to sustain the development or funds to even increase that infrastructure. Certainly, there are areas in the county that have the infrastructure and also the existing businesses that some development would fit well into. The committee should perhaps consider going into each community or geographic area individually to solicit comments and advice on that areas identity, needs, concerns, etc. When my own committee did outreach for our best management practice grants, we went into each small community and held a meeting there, giving speeches to outline what we were offering, and asking for input. We went into 6 different towns and that was just in the south end of the county.

g) “Support the logical development and improvement of the county’s towns to help make the towns more attractive to new residents and businesses.”

Comment: This goal does not have any direct water quality influence. I would only comment that if the good water, good phone and electric utilities, great recreation and scenery, and friendly

tax structure of our towns does not encourage new residents and businesses, than nothing else will. Our area is simply geographically isolated. I personally would consider this a good thing. But certainly, those other qualities I mentioned could be promoted further to encourage folks to come and stay. Affordable housing development in the towns should be one of your goals. Business will come if you can house their employees.

h) “Retain diversity of use of public lands and provide for conversion of public lands to agricultural, residential, commercial, or industrial use as would benefit the orderly development of existing communities.”

Comment: Diversity of use of public lands is the law of the land under the Multiple Use Act. As long as the conversion of public land is in a suitable area and will not degrade water quality, than I would be for it.

i) “Reduce impacts to public health, safety, and rural scenic values from junkyards and other nuisance land uses.”

Comment: This could only be accomplished with enforceable county ordinances. Our committee would like to see the EPA and local officials focus more on junkyards as potential polluters, rather than farmers and ranchers.

j) “Encourage rehabilitation or replacement of substandard housing and/or structures and ensure that all new housing meets health and safety standards.”

Comment: My committee, though a Federal grant, was able to renovate 19 faulty septic systems in the last few years. This, however, does not begin to address the problem of faulty or simply aging systems. With the typical life of a system being only 30 years, most rural homes have outdated ones. Unfortunately, the restrictions that have recently been placed on federal dollars have become such that our committee is leery of continuing our septic rehabilitation and feedlot moving efforts. I have contacted the Rural Housing folks and they do have low income/senior loans available, but I have not pursued this avenue further. We would encourage your committee to come to us with any questions or ideas regarding the septic system issue of this goal, as it is a shared goal of our committee and the Watershed Plan we have developed. Due to our extensive education campaign, many homeowners are aware of the problem of aging septic systems on water quality in our streams and more directly for them, on the water quality of their wells. If your committee puts language in the land plan concerning this specific goal, it may help in obtaining future grant money for rehabilitation of systems, should the Conservation District wish to pursue it. It may help Mr. Waller if he had someone to help him with the septic permit process, but as far as septic system design, you are dependant on largely outdated and vague EPA guidelines. Having some language in the plan that allows for acceptance of modern designs, stricter standards on location of leach fields, and protection of floodplain/riparian and well areas, would benefit the public health to a great degree.

Thank you for your efforts and for reading these comments.
Sincerely,

Jenny Mercer, Chair, Water Quality Committee for SBHCD

Ken, Anne, Jim and Committee Members,

I would like to comment on the Land Use Plan.

The Plan needs to include future zoning to protect local communities from activities that occur on adjacent county land. County Zoning that would regulate what can and cannot happen within a 3 to 5 mile radius of each community. Also allow for community ordinance enforcement within one mile of community boundaries.

Any development of housing or subdivisions within five miles can have a negative impact on a community. Development without zoning and ordinance enforcement can result in poor and inappropriate land use. This can result in a decrease in property values of the developed and adjacent lands.

I don't have a problem with people doing what they want with or on their property as long as it does not negatively impact adjacent property owners, Communities or the citizens of Big Horn County.

It is important to protect our agriculture lands from spot development of subdivisions. Zoning and ordinance development should be implemented to encourage housing development adjacent to communities where annexation can naturally occur. When we strengthen and improve the communities of Big Horn County, we also strengthen and improve Big Horn County as a whole.

I believe we have some of the best outdoor recreation available anywhere in the US. We need to include in the Land Use Plan ways to maintain access to public lands for outdoor recreation use.

Big Horn County needs an increase in population. We need to make Big Horn County a place where people want to move to and live. If growth is to occur it needs to be in an organized manner or people will move to other counties where growth is organized. Some people of Big Horn County don't want the population to increase, but they do want the County Officials to provide better services. Better services require more money. A major portion of State funding that the County gets is population based. Lack of population and the size of Big Horn County is the reason we are the second poorest county in Wyoming.

The Land Use Plan should be what is best for Big Horn County as a whole and not specific group(s) in Big Horn County.

Thank you for letting me give some of my input,

Bart Grant
Administrator
Town of Lovell
307-548-6551

From: consultants09@mmpianning.com
To: markert@mmpianning.com;
Subject: FW: Questions/Comments on Big Horn County Plan
Date: Tuesday, December 16, 2008 10:38:03 AM

As I reviewed the Primary Land Use Goals I did not see any thing addressing public access to public lands. As people from other countries and places buy up the land in our county and state they seem to have different value and ideas. Even people who's families have been here for generations seem to have change in their views on public access to public lands. I believe this is only going to get worse as we continue on into the future. Maybe the county doesn't see it as a county problem but if you talk to the state, the BLM, the Forest Service and any other entity, it seems that NO ENTITY wants to address or find a solution for this problem. It is very wrong, to me, that somebody that owns 40 acres can shut off or land lock thousands of acres. Some of these same land owners have permits to run livestock on the same public land that they will not let the public access. If I missed something in my review of the plan please correct me and direct me to where I can find answers to these problems.

Thanks for the opportunity comment;
Bob Graham
925 N. 4th St.
Greybull, Wy. 82426
goofie@tctwest.net

From: [Jim Waller](#)
To: ["Ken Markert":](#)
Subject: Comments Continued
Date: Monday, December 08, 2008 2:53:04 PM
Attachments: [Commission Wolf Grizzly Resolution.pdf](#)

Oops sent without finishing.

We don't address mining or tourism at all in our goals. Mining and Tourism are both large contributors to our county and both represent land use. It was expressed that we should have our plan address tourism and mining. We do have 5 Bentonite Plants and 1 Gypsum Plant. Just right off hand I can think of about 10-12 guest ranches/dude ranches that offer guests the opportunity to stay and live a week in the boots of a cowboy. There is a ski area and several resorts. In fact check out this web site: <http://www.thebighorn.com/> The Wilderness Ranch is the private lands that have been talked about being divided into the 500 lots. Very interesting.

If you have any questions please let me know.

Jim Waller
Big Horn County
GIS Coordinator/County Planner
Phone: 307-568-2424
Fax: 307-568-2461
e-mail: jim.waller@bighorncountywy.gov

From: [Jim Waller](#)
To: ["Ken Markert";](#)
Subject: Comments made at one of the open houses.
Date: Wednesday, December 10, 2008 9:36:53 AM

Thank you and Anne for all the help with the New Plan.

A comment was made about services. Kind of an interesting comment—why can't I get cable TV in the county, it does not seem fair to get TV in towns only through cable services.

It is my understanding TCT West and Bresnan have limited TV service available in the county; therefore if you have TV in the county most likely it is satellite—with satellite the choices for local Wyoming stations is limited. Rural Wyoming is just that—Rural. I would assume cable can be provided but the costs would be tremendous. As a kid I recall not having choices for TV, my parents had a satellite and prior to the dish we relied on a Trusty TV antenna high above our house.

It is expensive to have the services in the county that are available in town. Maybe there is something wrong with society. It is funny how people want to complain about this and that but their behavior tells a different story. Not in my backyard. It seems that with different proposals the locals are almost demanding the county say no to all items associated with change. What I have or am doing is great and I don't want any one else to have or do what they want. Laws and rules are created to be followed; if the rules and laws are not followed then there are issues, if the rules and laws are followed then great.

Jim Waller
Big Horn County
GIS Coordinator/County Planner
Phone: 307-568-2424
Fax: 307-568-2461
e-mail: jim.waller@bighorncountywy.gov

TO: Ken Markert
FROM: Anne Cossitt
DATE: December 29, 2008
RE: My notes from the public open houses held December 2-4, 2008

Comments I heard included:

- Why does most of the town of Otto show as “state-owned” land on the map of land ownership?
- Where is the town of Shell on the maps?
- The county website should have a link to the planning information, but it doesn’t.
- RE: industrial sites (e.g., type of use/ownership)—why doesn’t “Potato Ridge” (area south of Shell) show up on the map since that is an area of existing bentonite mining? (Ken, I believe you answered this question was answered in this way, “the area shows as federal government land, so the operation is probably under a lease, not a mining claim and therefore doesn’t show as private ownership.)
- RE: the subdivisions map—Where exactly are these subdivisions (not sure if location is “approximate”)? When were the subdivisions developed?
- The survey results sort of conflict with each other. For example, people responded generally that they’d like to see new growth near existing communities, but it’s pretty clear that people are moving to the rural areas of town. Look at increase of numbers in unincorporated areas per the tables; nearly half the county’s population lives in unincorporated areas.
- Lovell’s town administrator (Bart?) stated he was concerned about development that occurs within two miles of town. He’d like to see a waiver of right to protest annexation required for subdivisions within two miles of town.
- Another woman at the Lovell meeting owns some land in the Lovell “anticipated growth area.” She was wondering about subdividing, but then also mentioned that the entire 40 acres she owns is platted like the town (but not included in city limits?)
- County really does need to address noxious weed control as part of its land use plan.

To: Land Use Plan Steering Committee

From: Ken Markert

Date: January 16, 2009

Re: Comments I heard at Open Houses

These are specific comments that people made to me at the open house meetings:

- Land use maps should show industrial areas on BLM land, not just on deeded land.
- One person wondered about the goal of having commercial and industrial development near towns—this person felt that, at least in the case of Basin, the town government is not favorable to commercial or industrial development.
- One person questioned the usefulness of a land use plan—Big Horn County people feel property rights are too important and will not want any county regulations telling them what they can do with their land.
- County plan should take into account the source water protection plans for Worland, South Big Horn, and Burlington water supply wells.
- County plan should support cleaning up junk and trashy conditions in county, especially right near towns.

**Big Horn County Land Use Plan Open House
Greybull - December 2, 2008**

Sign In, Please

Name	Address
Cliff Mauer	1802 Hwy 14, Shell
Row Mauer	" "
Wayne Skarda BAREA	Basin WY
Carol Zurlain	Otto, WY
John M.	Shell
Keith Grant	Lovel.
Mike Hineley	Shell
Frank Wink	525 N. 4 th , Greybull
Teresa Caldwell	437 4 th Ave N. Greybull
DAVID R. [unclear]	" "
Bill Road	457 N 6 th Basin
Bob Graham	925 N. 4 th 57 Greybull
Jeff V. [unclear]	By Run PEA -
Jerry Ewen	Shell, WY
Aaron + Amy Kaniga	PO Box 743, Basin.
Jean Petty	P.O. Box 212, Shell

Big Horn County Land Use Plan Open House
Greybull - December 2, 2008

Sign In, Please

Name	Address
John Keck NPS	Hwy 14A Lovell, Wyo
Mary Elmer	3288 Rd 36 Greybull
Carolyn Walton	889 Hwy 14 82426
Dave Neues	3360 Road 12 Emblem 82422
John King	646 N 4 th Greybull 82426
George Kelso	Box 68, Emblem 82422
LARRY JORDAN	Greybull (Box 8)
Rodney Ross	Coneysville
Brenda Ann B...	1510 ...
Tom Easterly Wy 6 ^F	132 N 5 th Greybull
Chris + Christine Bullinger	4245 Rd 10 ^{1/2} Burlington
Pam O'Leary (Fotman)	3208 Beaver Ck. Sheld

