

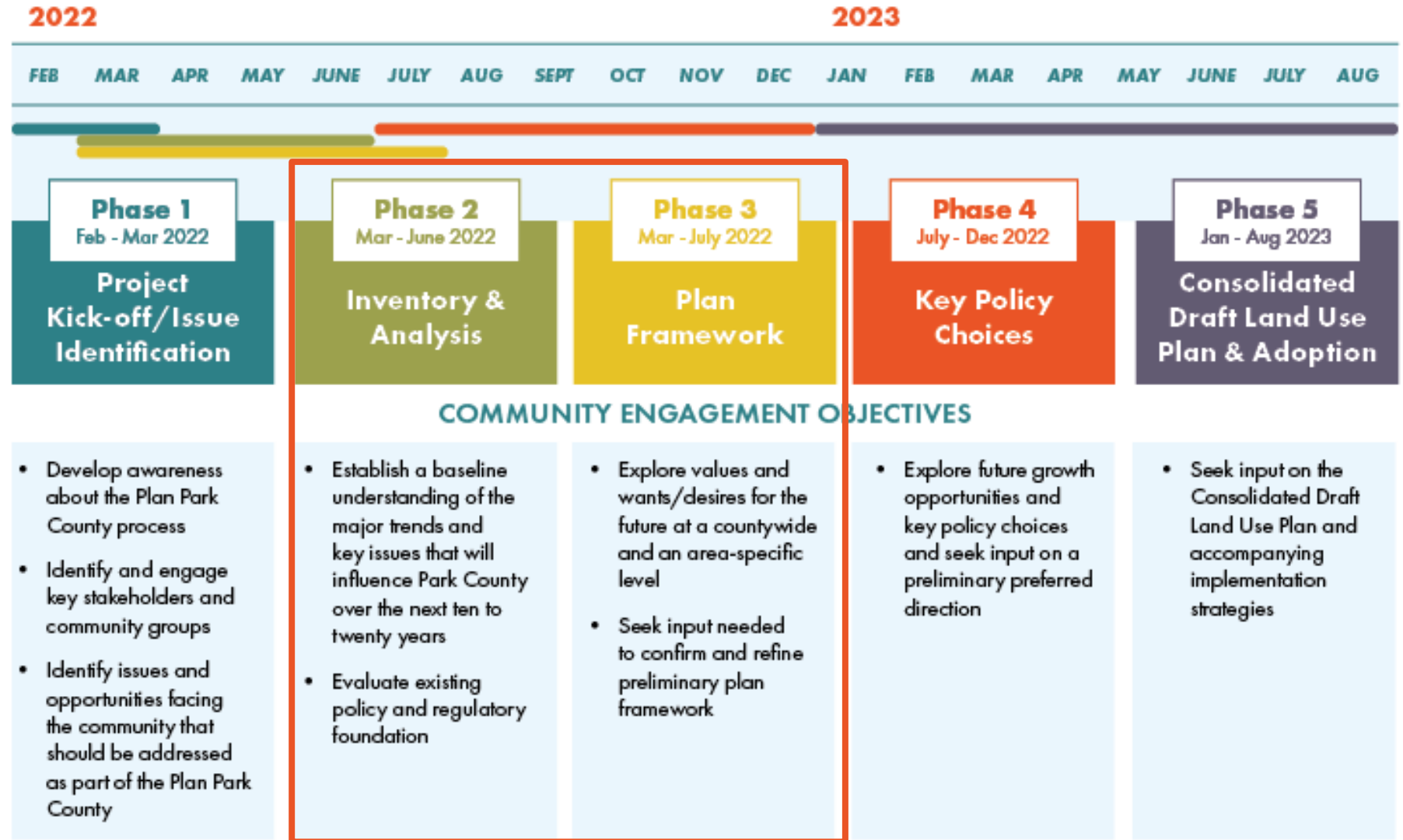
PLAN PARK COUNTY



PROJECT UPDATE

Board of County Commissioners
June 2022

STATUS UPDATE



PRELIMINARY PLAN FRAMEWORK

OPPORTUNITIES FOR INPUT

IN-PERSON

- June 20th | Powell: Park County Fairgrounds (Heart Mountain Hall), 6:30-8:30pm
- June 21st | Meeteetse: School Cafeteria, 6:30-8:30pm
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VIRTUAL (ZOOM)

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ONLINE

- June 22 through July 15



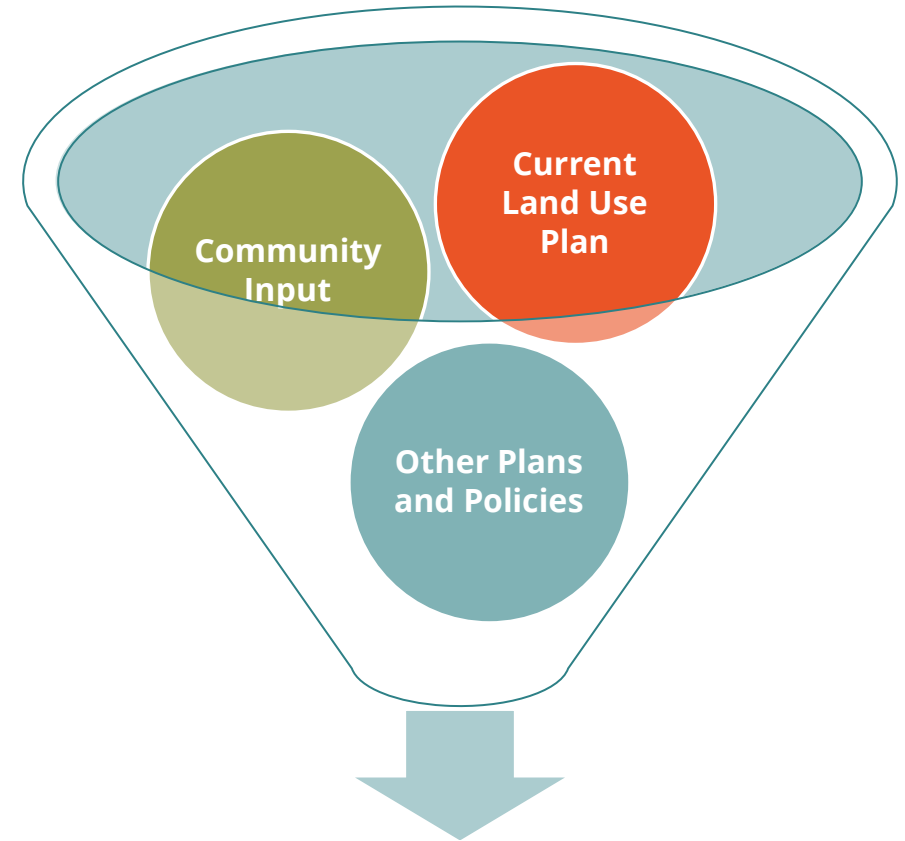
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PLAN FRAMEWORK HIGHLIGHTS

HOW WAS THE FRAMEWORK DEVELOPED?

- Existing plans and policies
 - 1998 Land Use Plan
 - 2021 Natural Resource Management Plan
 - Related plans and studies
- Community Input to Date
 - Initial Focus Groups (March)
 - Vision and Values Survey (April)



Preliminary Plan Framework

QUESTIONS FOR DISCUSSION

- How well does the preliminary Plan Framework reflect your perception of where Park County is today and what the community's priorities should be for the future?
- Is there something we've missed?
- Do you have suggestions to improve the vision, values, and countywide goals?
- Are we on the right track?



OUR VISION

Park County will facilitate well-managed growth that balances the rights of landowners with the stewardship of what matters most: **Our Rural Landscapes**, **Our Resources and Heritage**, and **Our Culture and Sense of Community**.

OUR SHARED VALUES

Our Rural Landscapes

- Growth Management
- Private Land Use
- Infrastructure & Public Services

Our Resources and Heritage

- Economic Development
- Environment & Natural Resources
- Agriculture
- Historic Preservation

Our Culture and Sense of Community

- Housing
- Culture
- Government

CONTEXT FOR EACH SHARED VALUE...



PRELIMINARY PLAN FRAMEWORK

About the Plan Framework

The updated Land Use Plan will be guided by what matters to the people of Park County—today and for future generations. The vision and shared values articulated below, and the countywide goals that follow, emerged from community input provided through initial focus groups and responses to the Vision and Values Survey. Long-time residents may also notice that many of these values are also firmly rooted in the 1998 Land Use Plan. Together, our vision, shared values, and countywide goals establish an organizing framework for the updated Land Use Plan. They will be updated based on input received and used to help guide ongoing discussions with the community over the coming months.

What makes us unique as INDIVIDUALS.
Park County is comprised of people from diverse backgrounds. Families with multi-generational roots in Park County, an array of recent—or not so recent—transplants from elsewhere in Wyoming, the United States, and other parts of the world, and part-time residents that support our economy—either as visitors, or as part of the seasonal workforce. Everyone has a story about how they ended up in Park County and why, and what matters most to them now and for the future.

What we share as a COMMUNITY.
Setting aside what makes us unique as individuals, we share a love for Park County's wide-open spaces, public lands, outdoor recreation, agriculture and ranching, western lifestyle, and sense of community. These shared values will be used to inform ongoing discussions about where and how we grow, how we maintain and enhance our quality of life, and how we maintain our culture and identity through periods of change.

Our Vision

Through more than sixty years of land use planning, Park County has sought to promote growth that balances the rights of landowners with the needs of the community. As we look to the future, this philosophy remains central to our vision for Park County.

Park County will facilitate well-managed growth that balances the rights of landowners with the stewardship of what matters most: Our Rural Landscapes, Our Resources and Heritage, Our Culture and Sense of Community.

Our Shared Values

Our vision for the future of Park County is grounded in a commitment to protecting what matters most to us—our rural landscapes, our resources and heritage, and our culture and sense of community. In our day-to-day lives, these values are closely intertwined. Actions that impact one aspect of our vision will more than likely directly or indirectly impact another. As such, these values are viewed as equal in weight. Decisions about the future of Park County should consider benefits and potential trade-offs in each area.

Our Rural Landscapes
Park County's rural landscapes and wide-open vistas are valued by residents and visitors alike. Managing where and how we grow to minimize impacts on these finite and precious resources for future generations is essential to our identity and our economy.

Our Resources & Heritage
Park County's economy and way of life have always been closely tied to our public lands and natural resources. Our communities recognize the importance of scenery, open space, wildlife, and history in attracting visitors, creating jobs, and providing residents with a quality lifestyle. We seek growth that doesn't compromise access to recreation, economic opportunity, and a pristine environment for future generations.

Our Culture & Sense of Community
Park County has a rich history and unique Western culture that are built around generations of traditions. We care about maintaining a tight-knit community as we grow—one where people can live affordably, enjoy a high quality of life, and where neighbors look out for each other.

Value Statement

CONTEXT FOR EACH SHARED VALUE...

Desired Outcomes

Our Shared Values

Our Rural Landscapes

DESIRED OUTCOMES:

- Development patterns use land efficiently and minimize impacts to wildlife habitat and agriculture
- Community needs and values are balanced with private property rights
- Public services support resident needs without compromising fiscal responsibility
- Infrastructure is well-maintained and efficiently managed

WHAT WE'VE HEARD

- "Moratorium on building."
- "No new housing developments."
- "No development of farmland, develop the waste (non-irrigated) land."
- "Keep housing in towns without urban sprawl."
- "Allow good quality development, both residential and business."

- "With an increase of people moving into the area more opportunities will occur in shopping, and conveniences."
- "We will not be able to progress as a community with out growth so lets keep that growth near the city's where have already in place such as roads, utilities easy access to schools, medical, shopping."
- "I do not think anything should stay the same. I would like to see the area grow and prosper more."

Our Resources and Heritage

DESIRED OUTCOMES:

- A strong and diverse economy that serves residents and visitors alike
- Development that maintains agricultural lands, wildlife habitat and migration corridors, scenic vistas, access to open space, and air and water quality
- Sustainable management of natural resources
- A thriving agricultural economy and community
- Partnerships with other public agencies
- Decisions consider the needs of future generations

WHAT WE'VE HEARD

- "I love the convenience and amenities of Park County without the congestion of a Billings."
- "Maintain rural character of area, protect farmland, maintain wildlife migration corridors."
- "Access to recreation, continued funding of public schools."
- "Quality schools, great community rec center, library, increasing health care professionals, vibrant main street, and museums."
- "Park County does a good job of providing services for tourism which is essential to keep small businesses going. I love the recreational opportunities."

- "Keeping farm and ranch land intact. Keep wildlife habitat and wildlife corridors open."
- "Fishing, camping and family recreation areas. Low enough taxes for small farmers and ranchers. Sufficient law enforcement to protect citizens."
- "Rural development density focusing on proper resource management (ranching, crop agriculture, mineral extraction)."
- "Park County's western heritage, scenery, fish and wildlife habitat, and pristine natural environment are unique and highly valued qualities which should be protected, nurtured, and allowed to thrive in the future."
- "More entertainment, shopping, and health facilities."

Our Rural Landscapes

DESIRED OUTCOMES:

- A culture that is friendly, welcoming, and neighborly
- Housing options that are diverse and attainable for all residents
- Transparent and effective government with highly-involved citizens
- Collaboration with state and federal agencies to meet community needs
- A commitment to preserving our way of life for future generations

WHAT WE'VE HEARD

- "I want it to stay a close community which people care for each other... but also stick to our values firmly."
- "Conservative values, neighbors helping neighbors, focus on outdoors and family."
- "I love our community and way of life; I'd hope that we continue to have the same quality of people and living that we currently experience."
- "What our county and our country need is more diversity, not less. We need to be able to live in peace and harmony with those who think differently than we do."
- "More housing, particularly housing within financial reach of those in our service jobs."

- "I would like to see improved private property rights with less government interference and regulation."
- "Stay away from building or allowing multi-family housing units, duplexes and trailer parks"
- "I would love to see us stay somewhat small, but provide affordable house for those helping build local businesses. Our kids shouldn't have to move out of state."
- "I think a diversity in housing options would be good as people have a variety of needs. I'm okay with apartments, duplexes, single family homes, etc as long as they are planned for and have adequate parking and safe pedestrian options."
- "More arts and culture beyond Cowboy Culture."

What We've Heard

CONTEXT FOR EACH SHARED VALUE...



OUR RURAL LANDSCAPES

Where we are Today

The vision for growth and development that Park County residents expressed in the 1998 Land Use Plan is not dissimilar to what the community values today. Since 1998, however, Park County has experienced steady population growth, which resulted in the development of many new homes, businesses, and subdivisions to serve a growing population. In many cases this growth has not followed the approach outlined in the Land Use Plan, which highlights the need for more clear policy direction and robust strategies.



In recent years Park County has also seen an uptick in growth and development pressures. This is signified by approval of new subdivisions in Park County, which have grown from seven in 2019, to 14 in 2020, and more than 23 in 2021 (data pending). Although overall population growth since 2000 has been relatively steady—averaging 0.7% or 192 new residents per year—residents, service providers, and development statistics suggest that an uptick in growth during the past few years is not well reflected by official Census data. This suggests that State Demographer projections for the next 20 years, which expect annual average growth of 0.4% or 108 new residents, could be more of a low-end estimate. Additional data sources and trends are being evaluated to help inform the range of growth projections that may be feasible.

Looking to the Future

Maintaining *Our Rural Landscapes* will require consideration of community preferences—and potential trade-offs—associated with these questions:

- How should the County balance the community's desire for the protection of agricultural lands, open spaces, wildlife habitat, and views with the rights of individual property owners to do what they want with their land?
- To what extent should the County accommodate the expansion of services and amenities to limit the need for residents to travel elsewhere to meet their needs?
- What is the responsibility of the County and service providers to provide infrastructure (roads, water, irrigation, etc.) in areas where the costs to do so impact fiscal responsibility?

Countywide Goals

GROWTH MANAGEMENT

- GM-1** Encourage development within and near incorporated communities
- GM-2** Promote the alignment of land use, infrastructure, and service plans countywide*
- GM-3** Mitigate the risk and effect of natural hazards on residents and property

PRIVATE LAND USE

- LU-1** Encourage growth that sustains the economic, environmental, and cultural values of our County
- LU-2** Promote development that balances the community interest in open spaces, agriculture, scenery, wildlife, clean water and air, riparian areas, wetlands, and the health, safety, and welfare of residents
- LU-3** Balance private property rights with the needs of the community

INFRASTRUCTURE & PUBLIC SERVICES

- IP-1** Prioritize infrastructure improvements, expansion, and maintenance in areas that best serve the most businesses and residents*
- IP-2** Plan for emergency services as the County grows
- IP-3** Coordinate with state and regional partners to support the transportation needs of people, goods, and services*

Note: An asterisk (*) indicates a new goal since the 1998 Land Use Plan.



Influencing factors

Questions to consider

Countywide goals

OUR RURAL LANDSCAPES

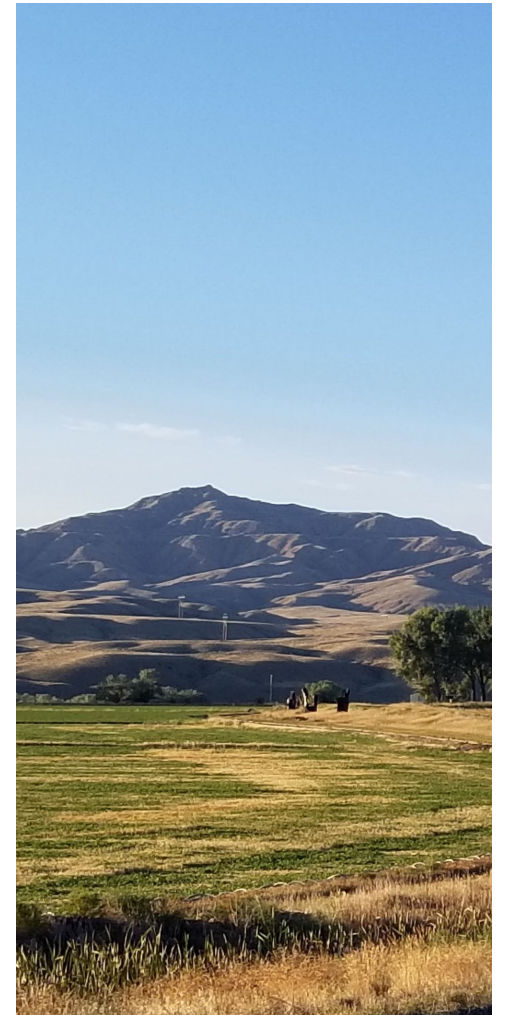


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OUR RURAL LANDSCAPES

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OUR RURAL LANDSCAPES

PRIVATE LAND USE

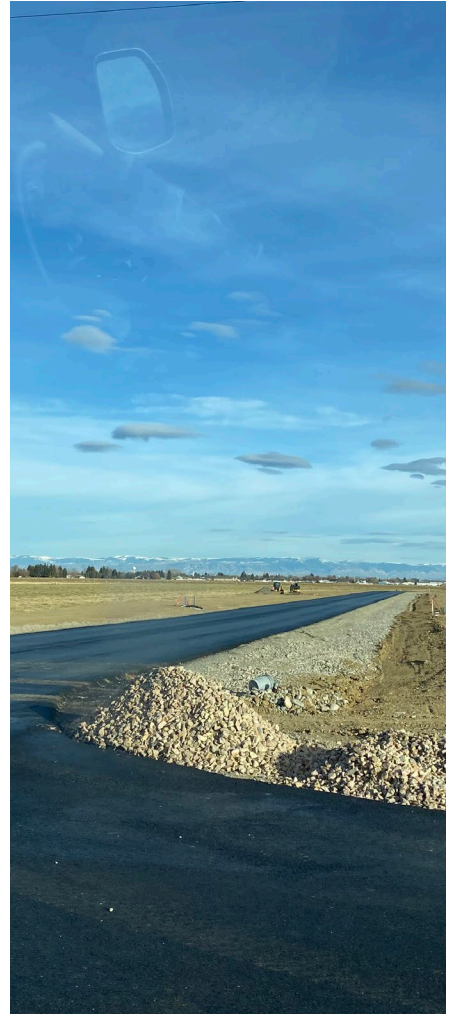
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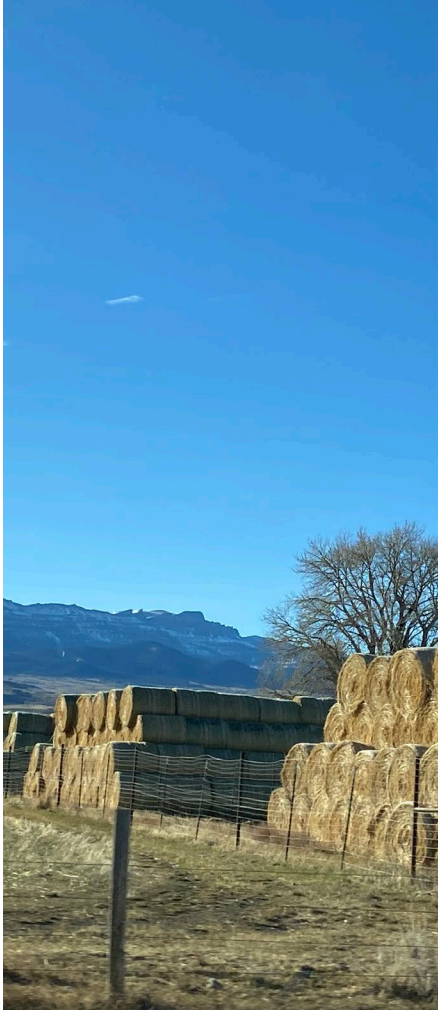
OUR RURAL LANDSCAPES

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OUR RESOURCES & HERITAGE



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OUR RESOURCES & HERITAGE

ECONOMIC DEVELOPMENT

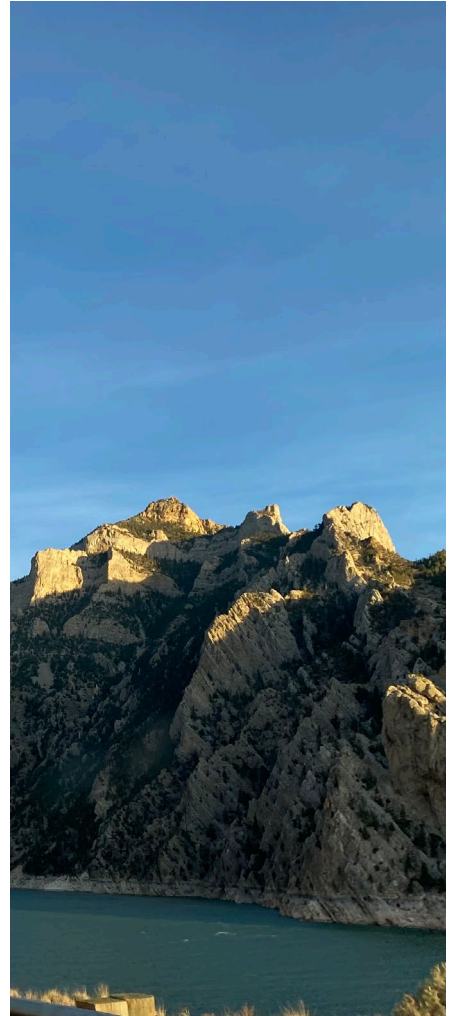
- **ED-1:** Achieve a diverse, year-round economy
- **ED-2:** Attract and retain a workforce that supports our unique economy*
- **ED-3:** Foster home-grown businesses and industries*
- **ED-4:** Expand access to and improve communications networks



OUR RESOURCES & HERITAGE

ENVIRONMENT & NATURAL RESOURCES

- **NR-1:** Work with local, state, and federal partners to manage and conserve Park County's natural resources for the benefit of current and future residents
- **NR-2:** Encourage the protection of crucial wildlife habitat*
- **NR-3:** Maintain and expand access to outdoor recreation*
- **NR-4:** Promote the stewardship of water to meet the needs of all users
- **NR-5:** Protect the quality of ground and surface water



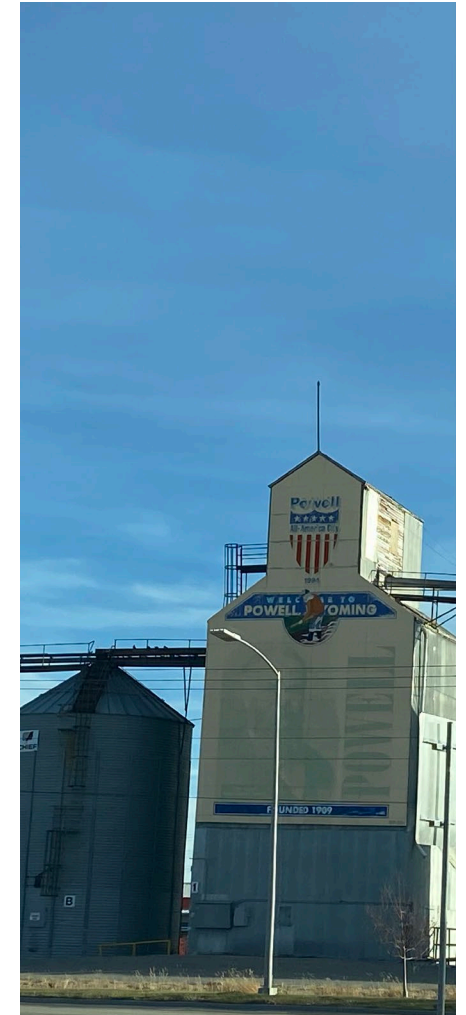
OUR RESOURCES & HERITAGE

AGRICULTURE

- **AG-1:** Encourage the protection of prime agricultural lands
- **AG-2:** Nurture the next generation of farmers and ranchers*
- **AG-3:** Sustain agricultural production and grow agribusiness in the County*

HISTORIC PRESERVATION

- **HP-1:** Identify, protect, and preserve historic, cultural, and archaeological resources in coordination with property owners



OUR CULTURE & SENSE OF COMMUNITY



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OUR CULTURE & SENSE OF COMMUNITY

HOUSING

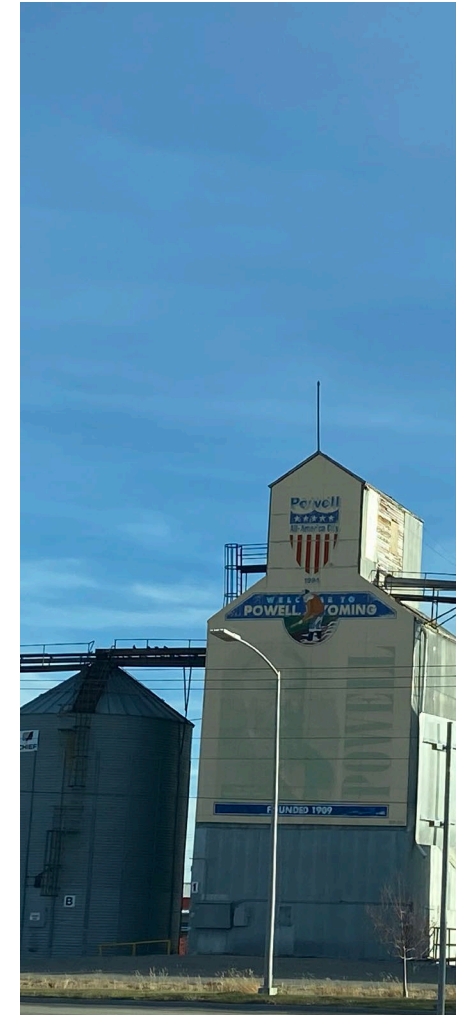
- **HO-1:** Diversify housing options to meet the needs of existing and future residents and employers
- **HO-2:** Promote safe construction practices*



OUR CULTURE & SENSE OF COMMUNITY

CULTURE

- **CU-1:** Maintain and promote our friendly, small-town, Western, rural character
- **CU-2:** Protect our rural landscapes*
- **CU-3:** Celebrate our shared history and culture while maintaining the unique identity of each community within Park County



OUR CULTURE & SENSE OF COMMUNITY

GOVERNMENT

- **GV-1:** Identify opportunities to partner with other local, state, and federal agencies while maintaining local control
- **GV-2:** Expand opportunities for citizen involvement in County decision-making
- **GV-3:** Pursue opportunities to improve the efficiency, effectiveness, and transparency of County government operations





NEXT STEPS

NEXT STEPS

- Refine Plan Framework based on input received
- Ongoing work:
 - Trends and growth projections
 - Land Suitability and Demand Analysis
- Frame Key Policy Choices for discussion
 - Countywide
 - Planning Area-Specific

PRELIMINARY PLAN FRAMEWORK

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