

# PLAN PARK COUNTY



## VISION AND VALUES SURVEY: RESULTS SUMMARY

June 2022

## TABLE OF CONTENTS

|  |           |
|--|-----------|
| <b>TABLE OF CONTENTS</b> .....   | <b>1</b>  |
| <b>ABOUT THIS SURVEY</b> .....   | <b>3</b>  |
| <b>INTRODUCTION</b> .....  | <b>3</b>  |
| <b>NEXT STEPS</b> .....  | <b>3</b>  |
| <b>PART 1: SURVEY RESPONDENTS</b> .....  | <b>4</b>  |
| <b>BACKGROUND</b> .....  | <b>4</b>  |
| <b>TELL US ABOUT YOURSELF</b> .....  | <b>4</b>  |
| Q1: How would you describe yourself and where you live.....  | 4         |
| Q2: If you live in Park County (part-time or full-time) where do you live?.....  | 5         |
| Q3: Do you own property in another area of Park County that is different from where you live? If so, where (select all that apply)?.....   | 5         |
| Q4: How long have you lived (full-time or part-time) in Park County?.....  | 6         |
| Q5: What is your age?.....   | 6         |
| Q6: What is your annual household income?.....   | 7         |
| Q7: If you moved to Park County, where did you move from?.....   | 7         |
| Q8: What brought you to Park County? (select all that apply).....  | 8         |
| Q9: Did you live in Park County at one point, move away, and then return?.....   | 8         |
| <b>PARK COUNTY RETURNERS</b> .....   | <b>9</b>  |
| Q10: When/why did you leave Park County (before returning)? (Select all that apply).....   | 9         |
| Q11: How long have you lived in Park County (since returning)?.....  | 9         |
| Q12: Why did you move back to Park County? (Select all that apply).....  | 10        |
| Q13: Did you have any concerns about moving back to Park County? If so, what were they?.....   | 10        |
| Q14: What positive changes have you noticed in Park County since you've been back?.....  | 10        |
| Q15: What not-so-positive changes have you noticed in Park County since you've been back?.....   | 11        |
| <b>PART 2: ISSUES AND OPPORTUNITIES</b> .....  | <b>12</b> |
| <b>BACKGROUND</b> .....  | <b>12</b> |
| <b>COUNTYWIDE ISSUES AND OPPORTUNITIES</b> .....   | <b>12</b> |
| Q16: How would you rate the overall quality of life in Park County?.....   | 12        |
| Q17: What aspects of Park County are most important to your quality of life?.....  | 13        |
| Q18: Park County (as a whole) has for-rent housing options that fit your income and lifestyle/needs....  | 13        |
| Q19: Park County (as a whole) has for-sale housing options that fit your income and lifestyle/needs....  | 14        |
| Q20: If you indicated that you disagree or strongly disagree that Park County has either for-rent or for-sale housing options that fit your needs, please explain what type(s) of housing you would like to see more of..... | 14        |
| Q21: How would you rate the following economic indicators in Park County?.....   | 14        |

**PLANNING AREA ISSUES AND OPPORTUNITIES..... 15**

    Q22: New development (in the last 5-10 years) in my planning area..... 15

    Q23: New development (in the last 5-10 years) in my planning area is..... 15

    Q24: What types of housing would you like to see more of in your planning area? (select all that apply)  
 ..... 16

    Q25: How large would your ideal property be? (select all that apply)..... 17

    Q26: My planning area has sufficient..... 17

**PART 3: PARK COUNTY VISION..... 18**

**BACKGROUND..... 18**

**YOUR VISION FOR PARK COUNTY’S FUTURE ..... 18**

        Q27: What aspects of Park County (as a whole) would you like to see stay the same in the future? ..... 18

        Q28: What aspects of your planning area (specifically) would you like to see stay the same in the future?  
 ..... 18

        Q29: What aspects of Park County (as a whole) would you like to see changed in the future?..... 19

        Q30: What aspects of your planning area (specifically) would you like to see changed in the future? .... 19

        Q31: What challenges (things that concern you) do you see for the future of Park County?..... 19

        Q32: What opportunities (things that excite you) do you see for the future of Park County? ..... 19

        Q33: What three words best characterize your vision for Park County’s future?..... 20

**PART 4: OPEN-ENDED RESPONSES ..... 21**

**BACKGROUND..... 21**

**PARK COUNTY RETURNERS..... 21**

        Q13: Did you have any concerns about moving back to Park County? If so, what were they?..... 21

        Q14: What positive changes have you noticed in Park County since you’ve been back? ..... 23

        Q15: What not-so-positive changes have you noticed in Park County since you’ve been back?..... 25

**COUNTYWIDE ISSUES AND OPPORTUNITIES..... 29**

        Q20: If you indicated that you disagree or strongly disagree that Park County has either for-rent or for-sale housing options that fit your needs, please explain what type(s) of housing you would like to see more of..... 29

        Q27: What aspects of Park County (as a whole) would you like to see stay the same in the future? ..... 42

        Q28: What aspects of your planning area (specifically) would you like to see stay the same in the future?  
 ..... 58

        Q29: What aspects of Park County (as a whole) would you like to see changed in the future?..... 71

**PLANNING AREA ISSUES AND OPPORTUNITIES..... 88**

        Q30: What aspects of your planning area (specifically) would you like to see changed in the future? .... 88

        Q31: What challenges (things that concern you) do you see for the future of Park County?.....103

        Q32: What opportunities (things that excite you) do you see for the future of Park County? .....123

**YOUR VISION FOR PARK COUNTY’S FUTURE ..... 137**

        Q33: What three words best characterize your vision for Park County’s future?.....137

## ABOUT THIS SURVEY

### Introduction

Park County recently launched a major effort—called Plan Park County—to establish a cohesive, countywide vision for the future and a defined strategy to achieve that vision. This effort will include a complete rewrite of the Park County Land Use Plan, which hasn't been updated since 1998. The updated Land Use Plan will serve as a policy guide for the growth and physical development of unincorporated Park County (not the cities and towns of Cody, Powell, Frannie, or Meeteetse).

The updated Land Use Plan will be shaped by input from the people of Park County. This document summarizes the results of the first of many community engagement opportunities that will be provided as part of the Plan Park County process. The Vision and Values Survey—was available on the project website during the month of April 2022, and was widely advertised through a variety of channels. Results are organized into four parts:

- **Part 1: Survey Respondents**—responses to questions in this section provide an understanding of how representative respondents are of Park County as a whole, whether there are any groups whose perspectives might have missed, and how the perspectives of respondents in different parts of Park County vary. The questions include tenure in the County as well as basic demographic and economic information (age and income).
- **Part 2: Countywide Issues and Opportunities**—responses to questions in this section provide an indicator of what is working well in Park County today, and what could be improved with respect to housing and development, economy, recreation, natural environment, and quality of life in the future. Respondents were asked to respond to weigh in on issues and opportunities applicable to Park County as a whole separate from their issues and opportunities applicable to their planning areas. Responses are organized to reflect this distinction.
- **Part 3: Park County Vision**—responses to questions in this section provide insights into what respondents value most when asked to consider their vision for Park County and their respective planning areas over the next 10 to 20 years.
- **Part 4: Open-ended Responses**—this section contains a full compilation of open-ended responses to all questions where this option was offered. Responses to planning area-specific questions are organized by planning area. A summary of key themes derived from open-ended responses is provided in Parts 2 and 3, where applicable.

Over 700 responses were received, though not all respondents responded to all questions. Open-ended responses are generally provided verbatim. However, in a small number of instances, references to individuals or details that would reveal the individual were removed to protect the privacy of respondents and those referenced.

### Next Steps

Input received will be used to guide potential updates to Park County's vision and goals as part of the Land Use Plan update. This document will also serve as a starting point for diving deeper into any issues, opportunities, challenges, or concerns expressed by survey respondents during the next steps in the planning process.

## PART 1: SURVEY RESPONDENTS

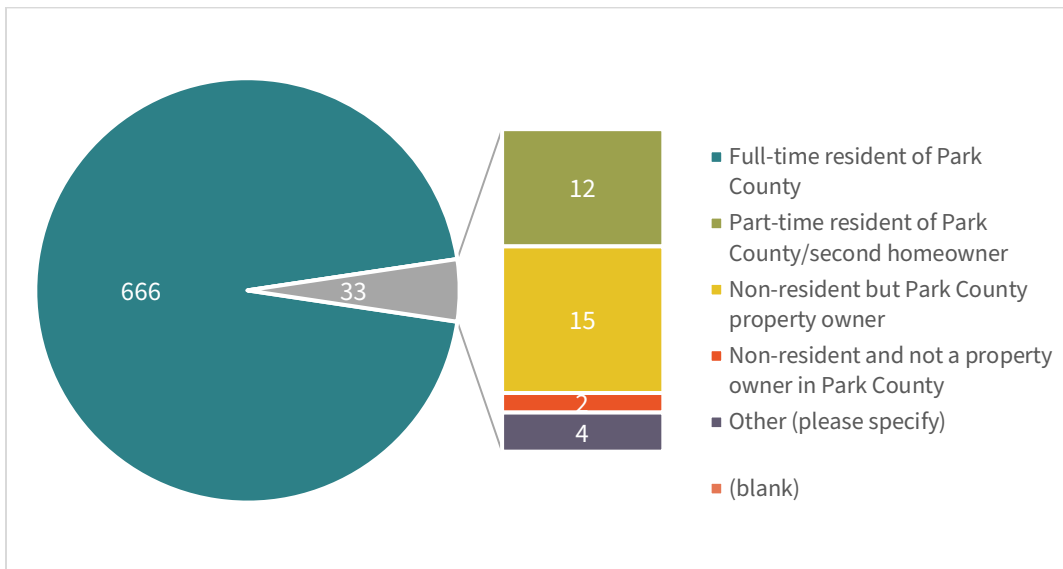
### Background

Responses to questions in this section are intended to provide an understanding of how representative respondents are of Park County as a whole, whether there are any groups whose perspectives might have missed, and how the perspectives of respondents in different parts of Park County vary. The questions include tenure in the County as well as basic demographic and economic information (age and income).

### Tell Us About Yourself

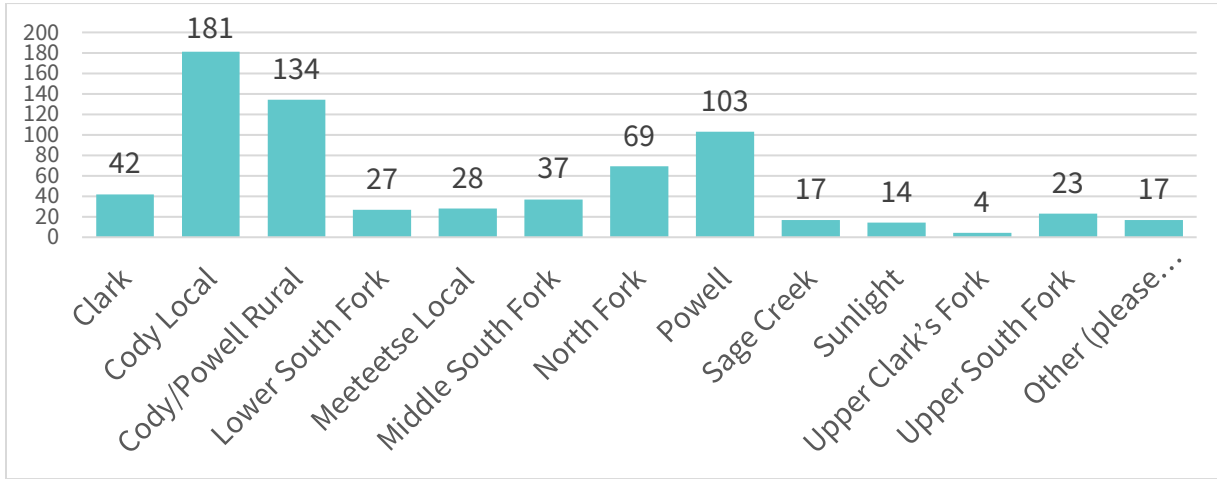
#### Q1: HOW WOULD YOU DESCRIBE YOURSELF AND WHERE YOU LIVE

The overwhelming majority of responses (666) came from full time residents of the County, with the remaining coming from part-time residents or second homeowners (12), nonresident property owners (15) or other minor responses.



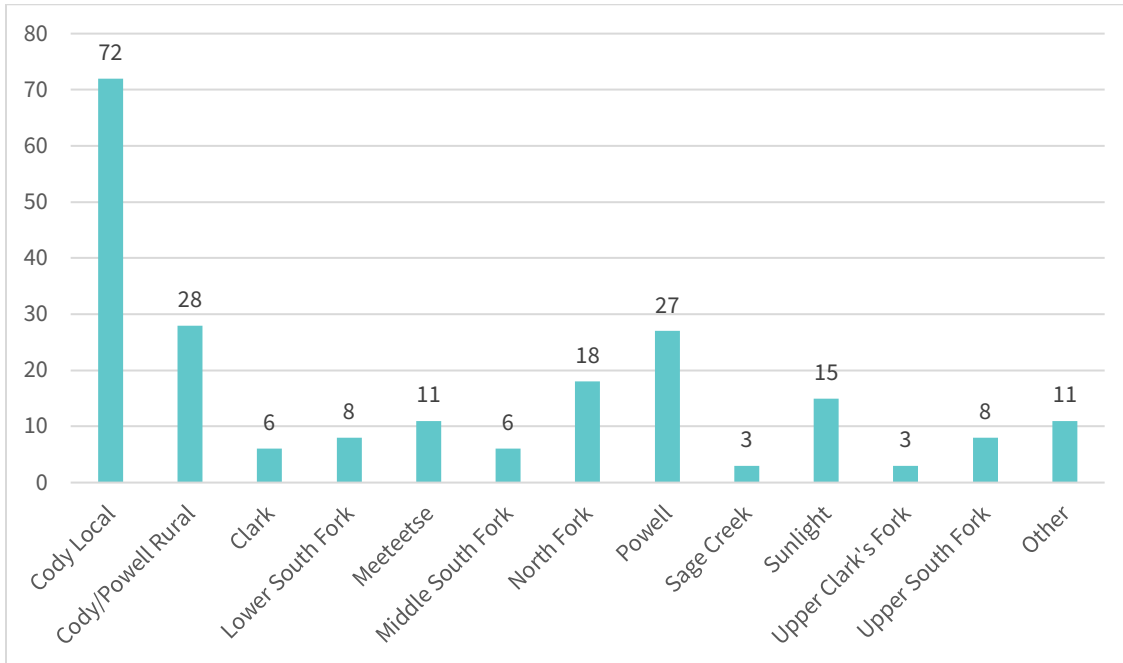
**Q2: IF YOU LIVE IN PARK COUNTY (PART-TIME OR FULL-TIME) WHERE DO YOU LIVE?**

Responses were received from all 12 planning areas. 60% of responses received were from the Cody Local, Powell, or the Cody/Powell Local Planning Areas, with the remainder coming from other planning areas.



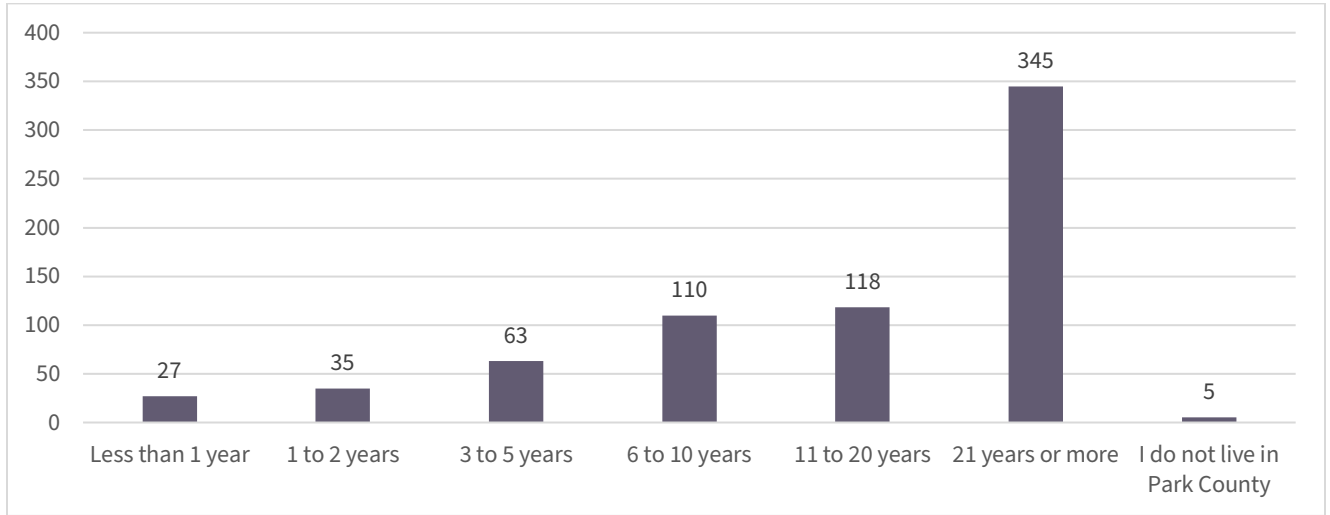
**Q3: DO YOU OWN PROPERTY IN ANOTHER AREA OF PARK COUNTY THAT IS DIFFERENT FROM WHERE YOU LIVE? IF SO, WHERE (SELECT ALL THAT APPLY)?**

The majority of respondents do not own property in another area of Park County (540). Of those who do (153), less than a 1/3 owned in multiple areas (39). The most common areas to own property where the respondent does not live are Cody Local (72), Cody/Powell Rural (28) and Powell (27).



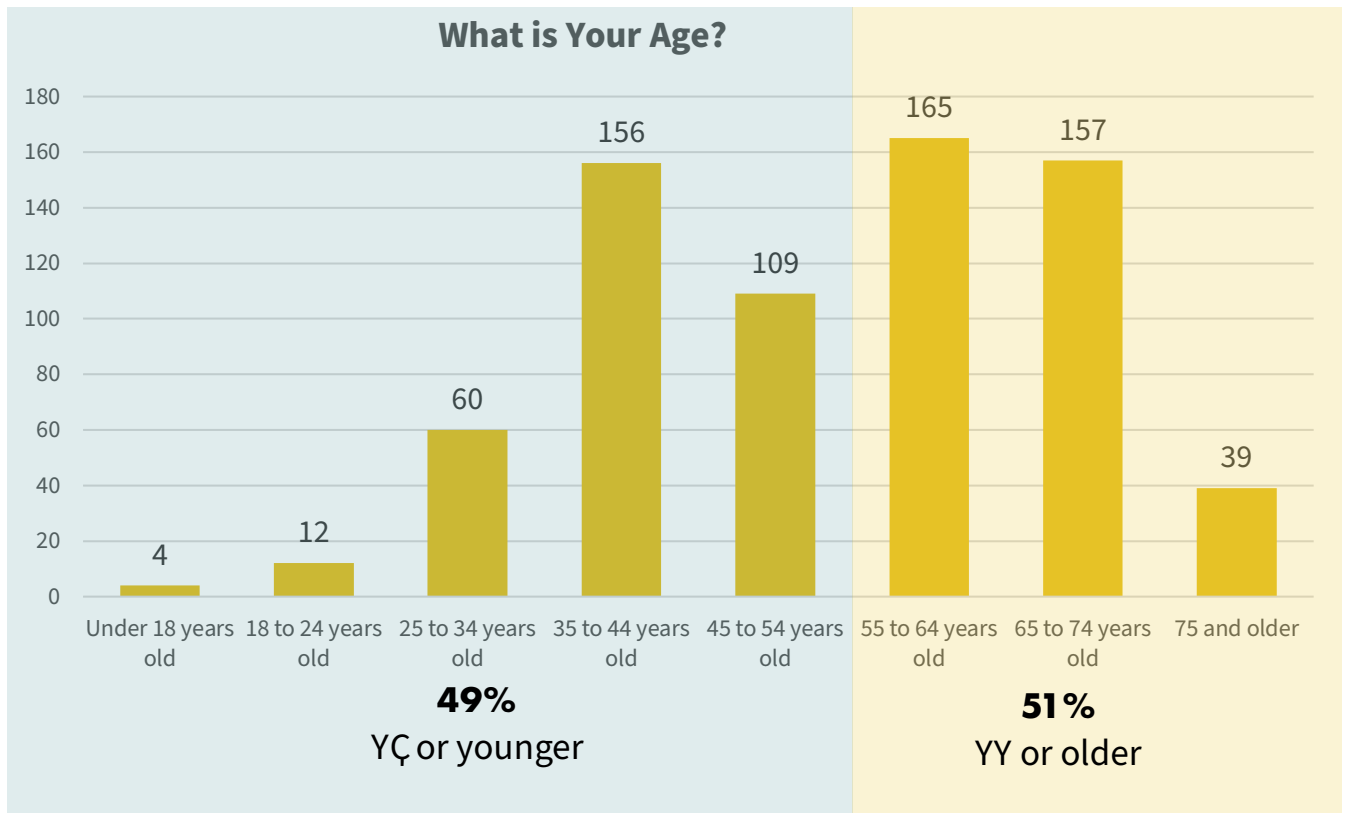
**Q4: HOW LONG HAVE YOU LIVED (FULL-TIME OR PART-TIME) IN PARK COUNTY?**

Nearly half of responses were from residents who have lived in Park County at least part-time for 21 years or more (345).



**Q5: WHAT IS YOUR AGE?**

Respondents were from a wide range of ages, with approximately half 54 and younger and half 55 and older. The number of responses from respondents in the 18 to 24 range was relatively low (12).



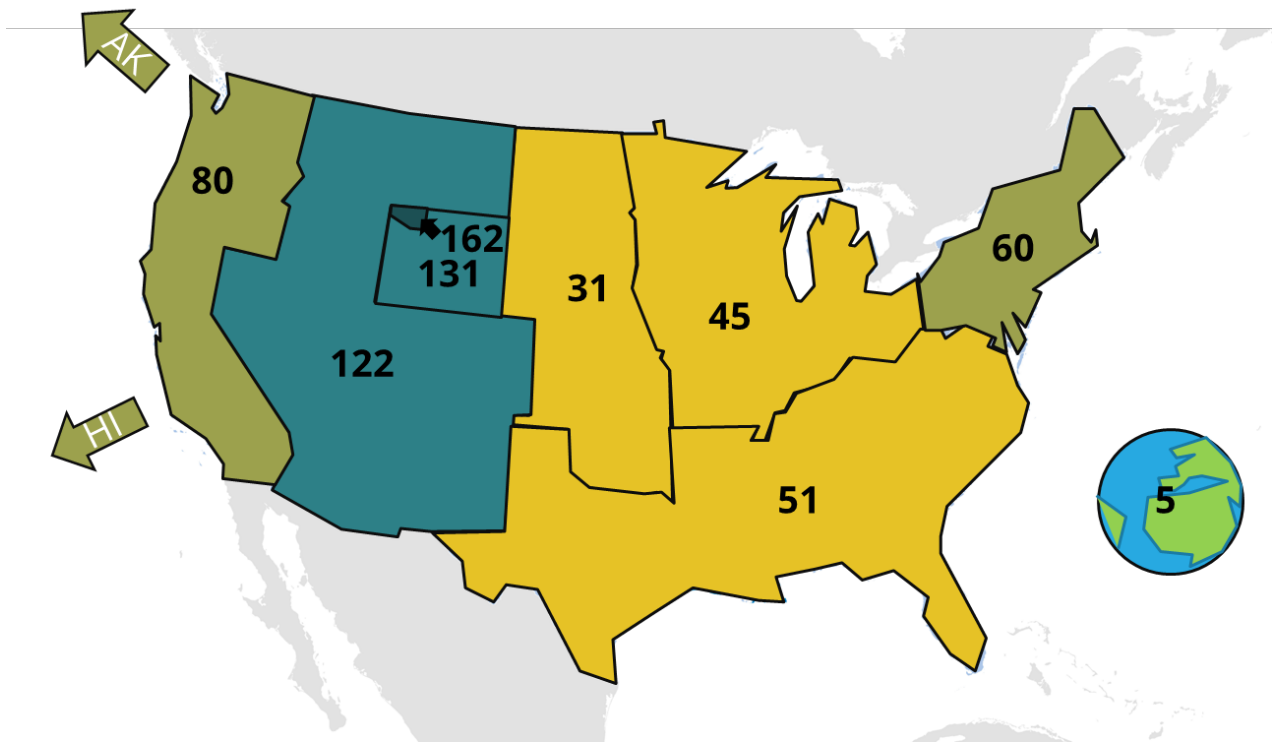
**Q6: WHAT IS YOUR ANNUAL HOUSEHOLD INCOME?**

A wide spread of responses was received between \$35,000 and over \$200,000, with the middle of the range better represented. Incomes below \$35,000 were less represented.



**Q7: IF YOU MOVED TO PARK COUNTY, WHERE DID YOU MOVE FROM?**

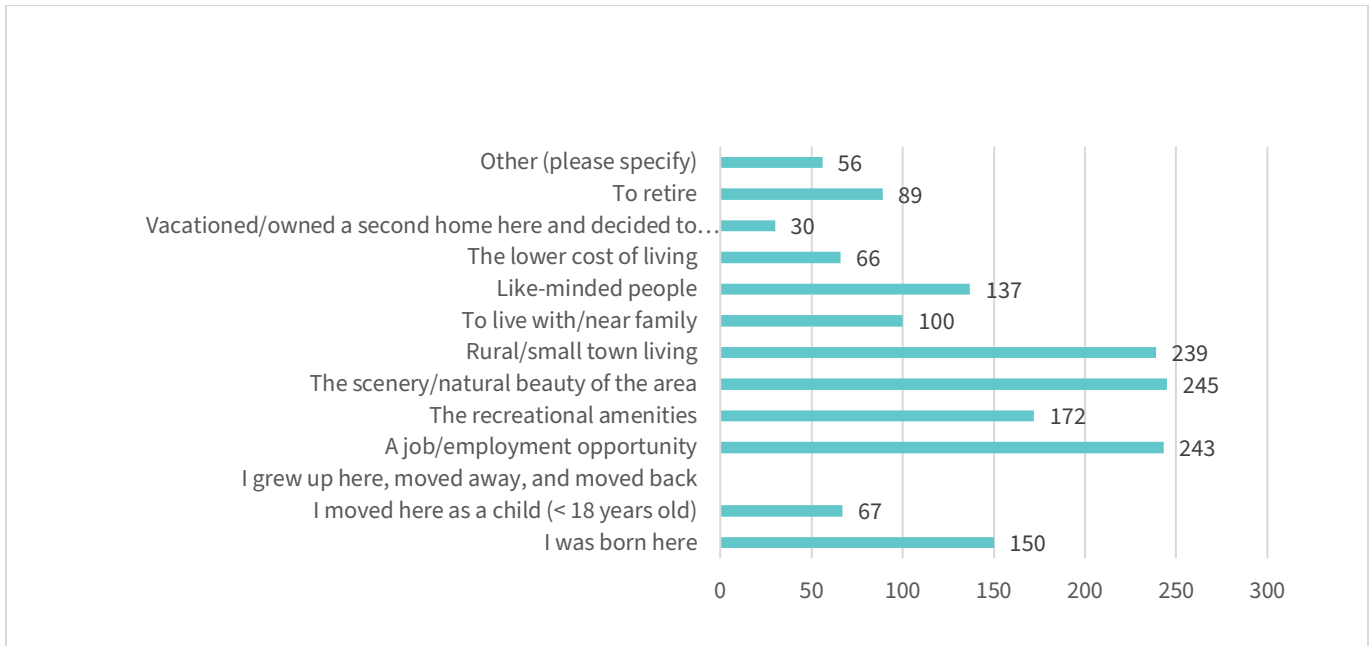
The most common regions where respondents lived before moving to Park County are the areas closest to the county: Those born here (162), from elsewhere in Wyoming (131) and the Mountain West (122).





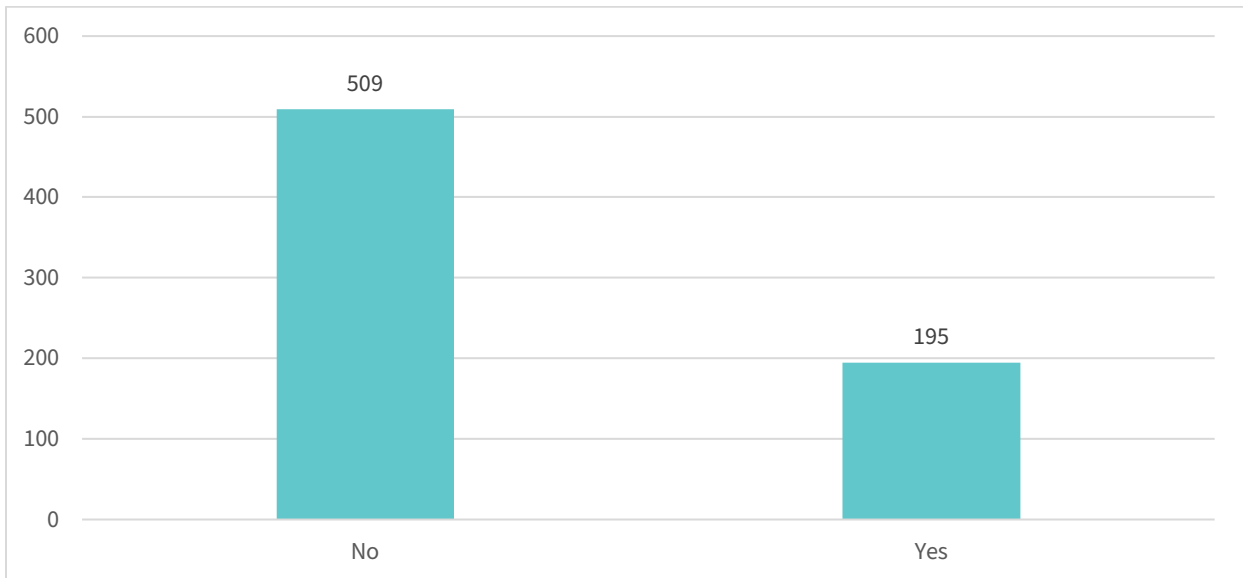
**Q8: WHAT BROUGHT YOU TO PARK COUNTY? (SELECT ALL THAT APPLY)**

363 of respondents chose one response.



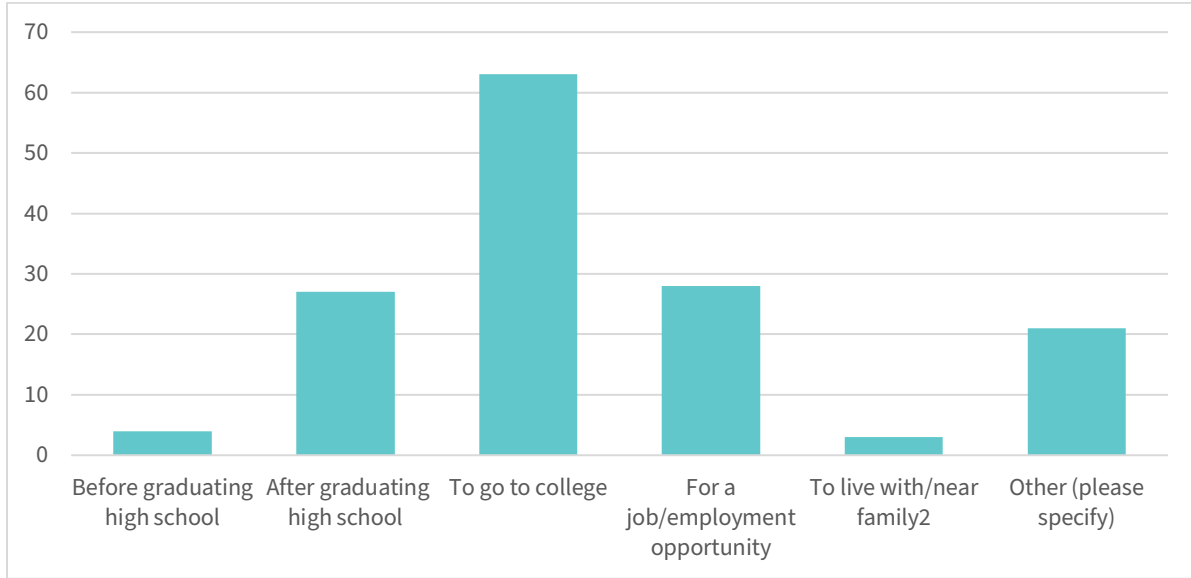
**Q9: DID YOU LIVE IN PARK COUNTY AT ONE POINT, MOVE AWAY, AND THEN RETURN?**

Respondents who selected yes to this question were directed to a supplemental set of questions for Park County Returners. Responses to those supplemental questions begin on page 9.

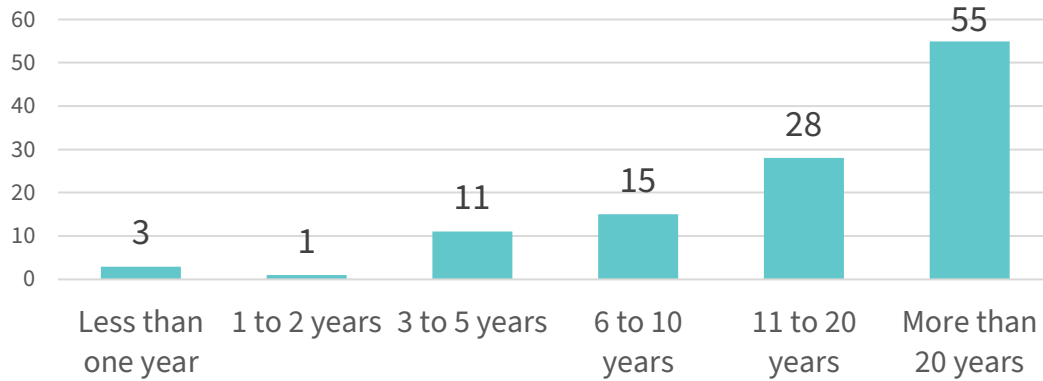


## Park County Returners

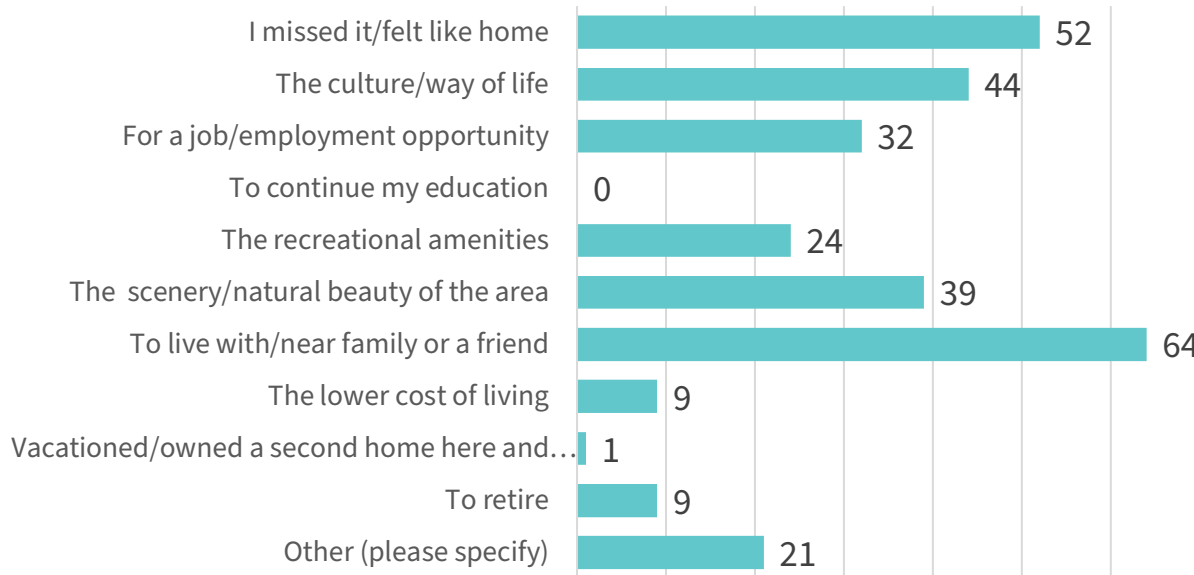
**Q10: WHEN/WHY DID YOU LEAVE PARK COUNTY (BEFORE RETURNING)? (SELECT ALL THAT APPLY)**



**Q11: HOW LONG HAVE YOU LIVED IN PARK COUNTY (SINCE RETURNING)?**



**Q12: WHY DID YOU MOVE BACK TO PARK COUNTY? (SELECT ALL THAT APPLY)**



**Q13: DID YOU HAVE ANY CONCERNS ABOUT MOVING BACK TO PARK COUNTY? IF SO, WHAT WERE THEY?**

Approximately half of written responses indicated that there were no concerns. Where concerns were noted by respondents, they generally fell into the following categories:

- **Financial challenges**—cost of living, high cost of property, and a lack of jobs/lower wages.
- **Lack of Amenities**—access to services and amenities, limited variety of stores, and things to do.
- **Community concerns**—changing too much, not changing enough, lack of young or single people, and a lack of demographic diversity.

**Q14: WHAT POSITIVE CHANGES HAVE YOU NOTICED IN PARK COUNTY SINCE YOU’VE BEEN BACK?**

Respondents cited a range of positive changes in Park County, some of which refer to changes in the incorporated communities, including:

- **New industries & economic growth**—includes both new opportunities and reinvestment in existing businesses and downtown Cody.
- **Growth of recreation opportunities**—includes general comments on improved parks and specifics like Sleeping Giant reopening, recreation center, ice rink, and fairgrounds improvement.
- **More restaurants, shopping, and amenities**—includes food trucks and downtown events.
- **Improved services**—roads, emergency, schools, library.

## Q15: WHAT NOT-SO-POSITIVE CHANGES HAVE YOU NOTICED IN PARK COUNTY SINCE YOU'VE BEEN BACK?

Respondents cited a range of not-so-positive changes in Park County, such as:

- ***Increasing cost of living***—includes housing cost rise, land cost rise, and wage stagnation.
- ***Growth of population***—includes overall growth and sense of concern of where new residents are moving from.
- ***Resistance to change***—includes concerns of “protectionism” and lost opportunities for economic growth.
- ***Decreased access to nature***—includes wildlife, recreation, and open spaces.
- ***Changing culture and values***—respondents had both positive and negative reactions to opinions from both inside and outside the county that were perceived as contributing to a change in Park County’s culture. This included both desires and concerns for shifts in multiple political directions; opinions ascribed to longtime residents and outsiders; and concerns regarding the perceived erosion of civility in civic discourse.

## PART 2: ISSUES AND OPPORTUNITIES

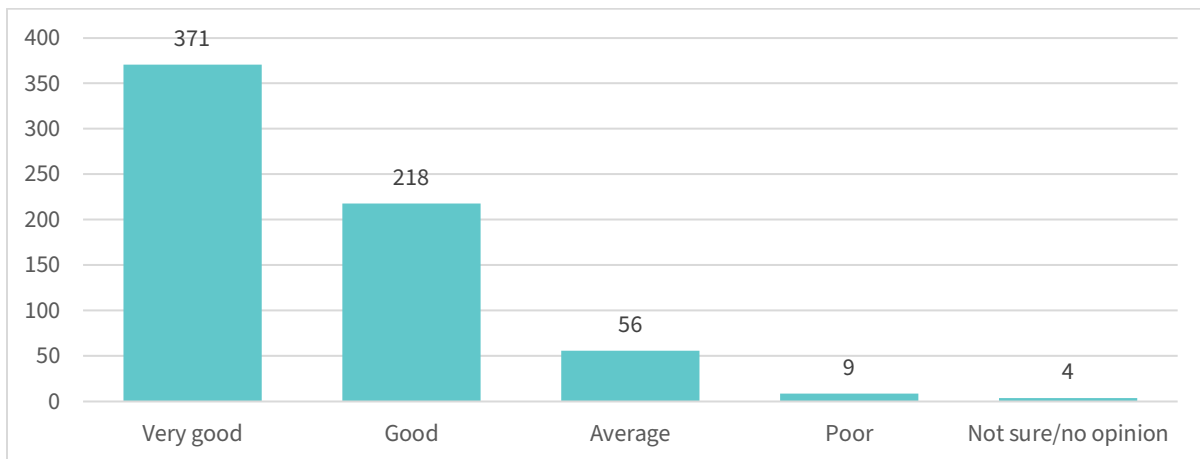
### Background

Responses to questions in this section provide an indicator of what is working well in Park County today, and what could be improved with respect to housing and development, economy, recreation, natural environment, and quality of life in the future. Respondents were asked to weigh in on issues and opportunities applicable to Park County as a whole separate from their issues and opportunities applicable to their planning areas. Responses are organized to reflect this distinction.

### Countywide Issues and Opportunities

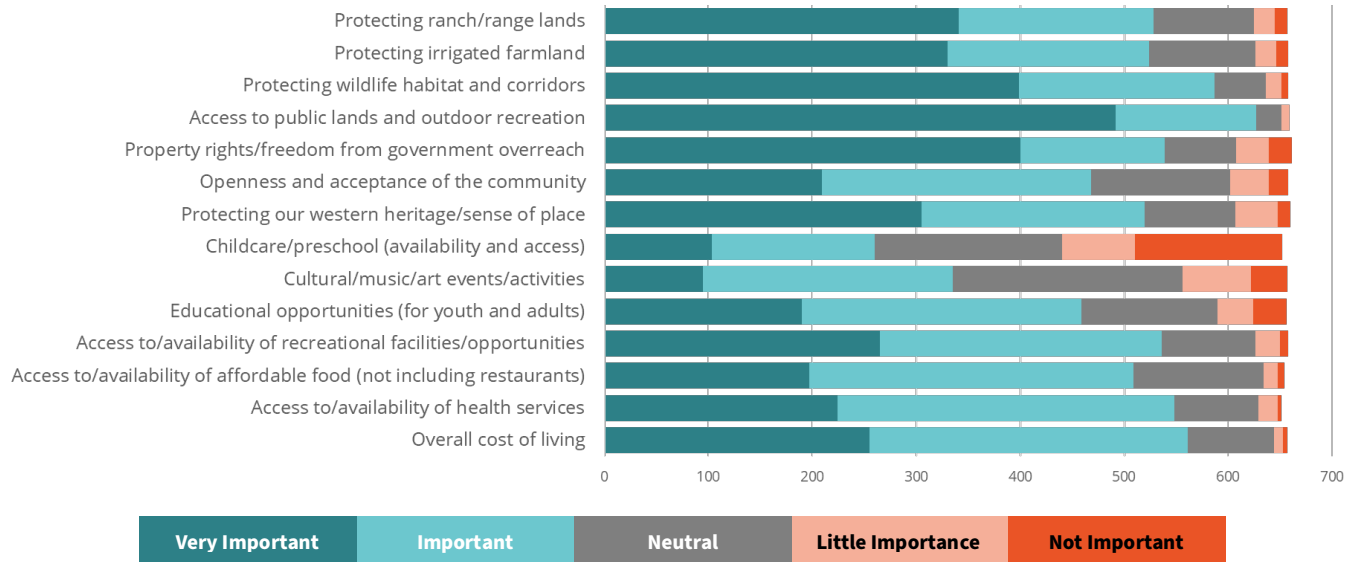
#### Q16: HOW WOULD YOU RATE THE OVERALL QUALITY OF LIFE IN PARK COUNTY?

A majority of respondents indicated that the overall quality of life in Park County is very good (371) or good (218).

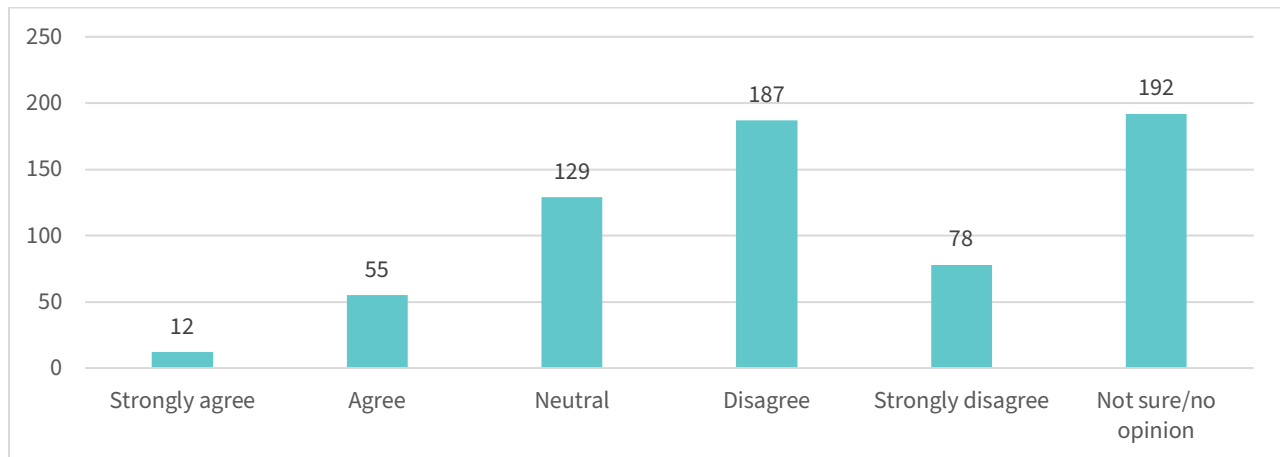


**Q17: WHAT ASPECTS OF PARK COUNTY ARE MOST IMPORTANT TO YOUR QUALITY OF LIFE?**

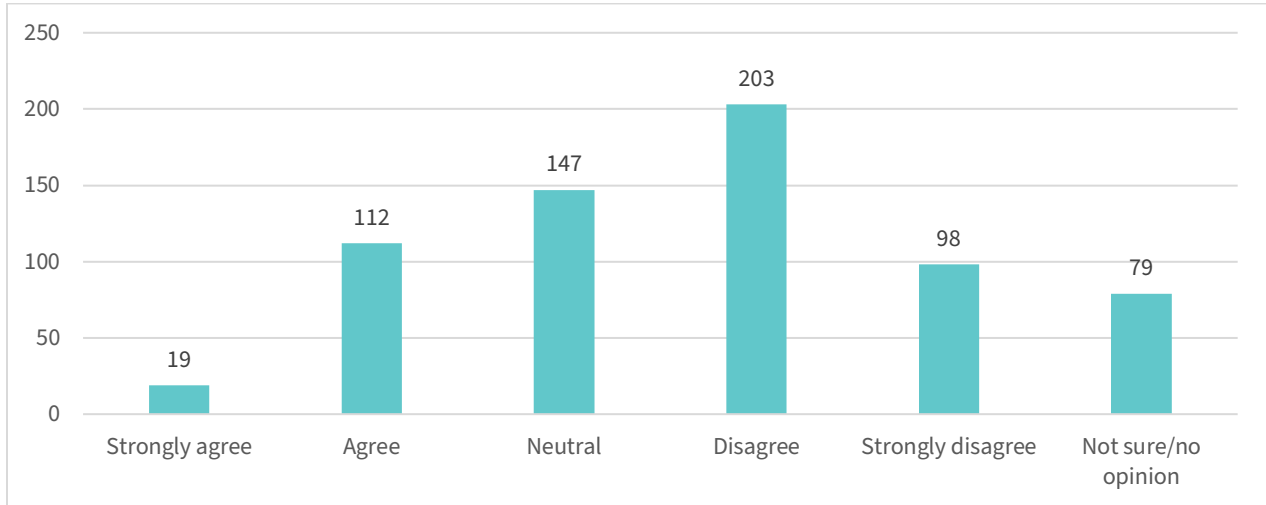
Access to public lands and outdoor recreation ranked highest, followed by protecting wildlife habitat and corridors and property rights/freedom from government overreach. Protecting ranch and range land and irrigated farmland and protecting our western heritage/sense of place also ranked higher than other factors.



**Q18: PARK COUNTY (AS A WHOLE) HAS FOR-RENT HOUSING OPTIONS THAT FIT YOUR INCOME AND LIFESTYLE/NEEDS.**



**Q19: PARK COUNTY (AS A WHOLE) HAS FOR-SALE HOUSING OPTIONS THAT FIT YOUR INCOME AND LIFESTYLE/NEEDS**

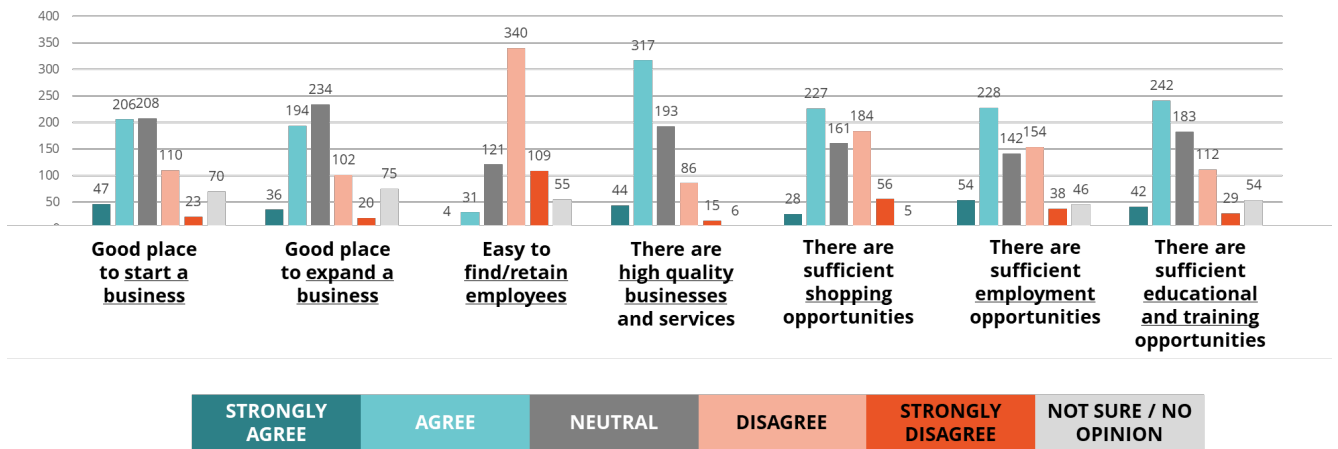


**Q20: IF YOU INDICATED THAT YOU DISAGREE OR STRONGLY DISAGREE THAT PARK COUNTY HAS EITHER FOR-RENT OR FOR-SALE HOUSING OPTIONS THAT FIT YOUR NEEDS, PLEASE EXPLAIN WHAT TYPE(S) OF HOUSING YOU WOULD LIKE TO SEE MORE OF.**

Numerous respondents cited the lack of rental and for-sale housing options that were affordable to middle income/seasonal workers, and families. Short-term rentals were cited as one factor that was perceived as limiting options and driving up prices. A compilation of open-ended responses is provided in Part 4.

**Q21: HOW WOULD YOU RATE THE FOLLOWING ECONOMIC INDICATORS IN PARK COUNTY?**

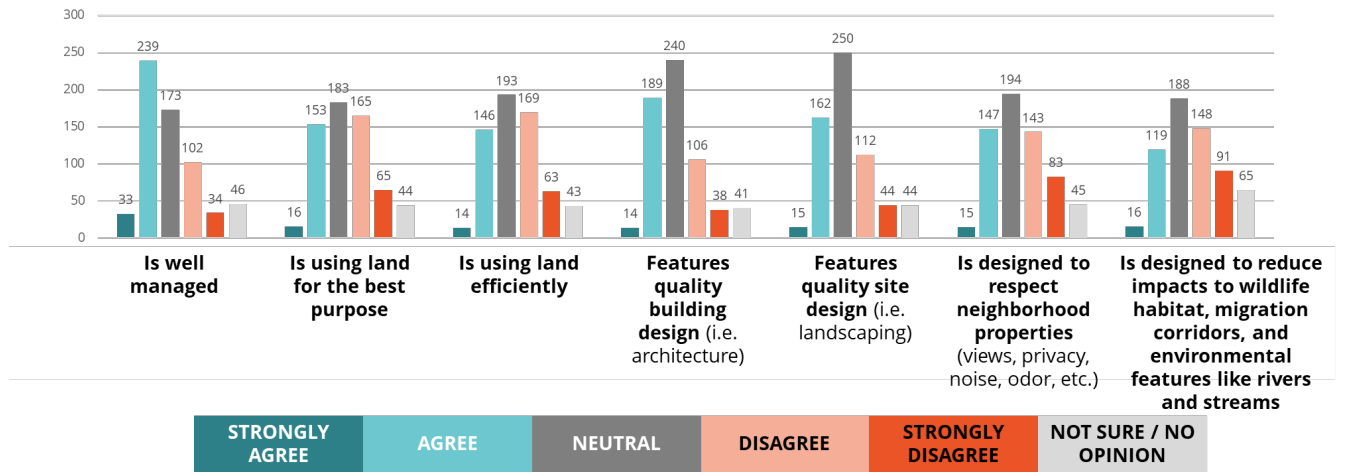
Respondents generally indicated that they agree, or were neutral in their rating of various economic indicators. However, a large portion of respondents (340) disagreed with the statement that it was “easy to find/retain employees.” More respondents also disagreed with the statements that “there are sufficient shopping opportunities” (184) and “there are sufficient employment opportunities” (154).



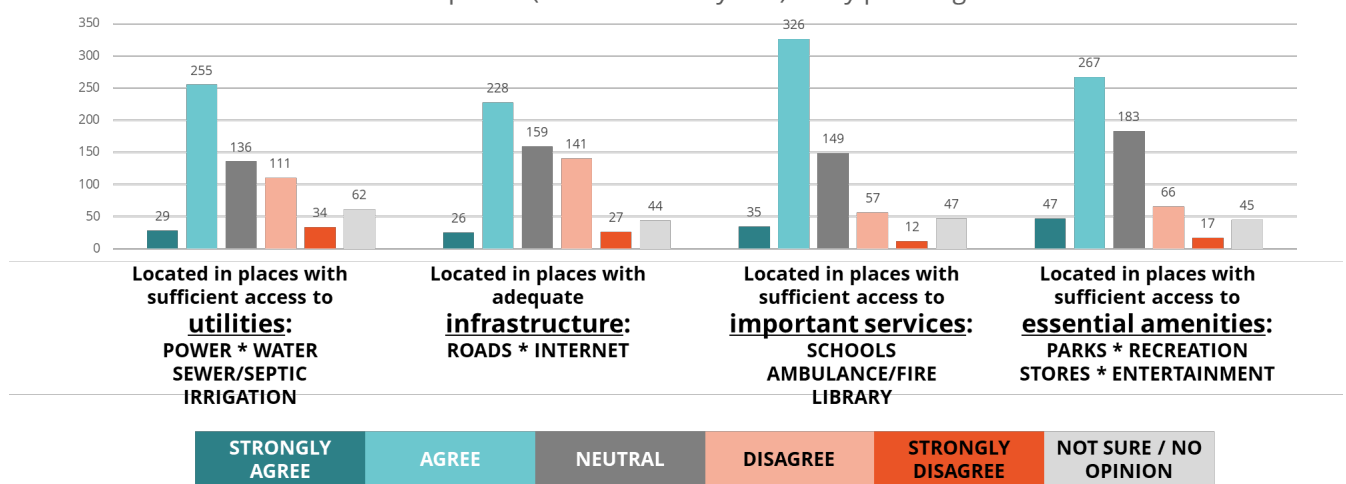
## Planning Area Issues and Opportunities

Respondents were asked to consider where they live in Park County when responding to questions 22 through 26. Charts in this section reflect all responses to each question. Planning area-specific responses to these four questions are not included in this report for brevity, but will be used to help inform planning-area specific discussions later in the process.

### Q22: NEW DEVELOPMENT (IN THE LAST 5-10 YEARS) IN MY PLANNING AREA...

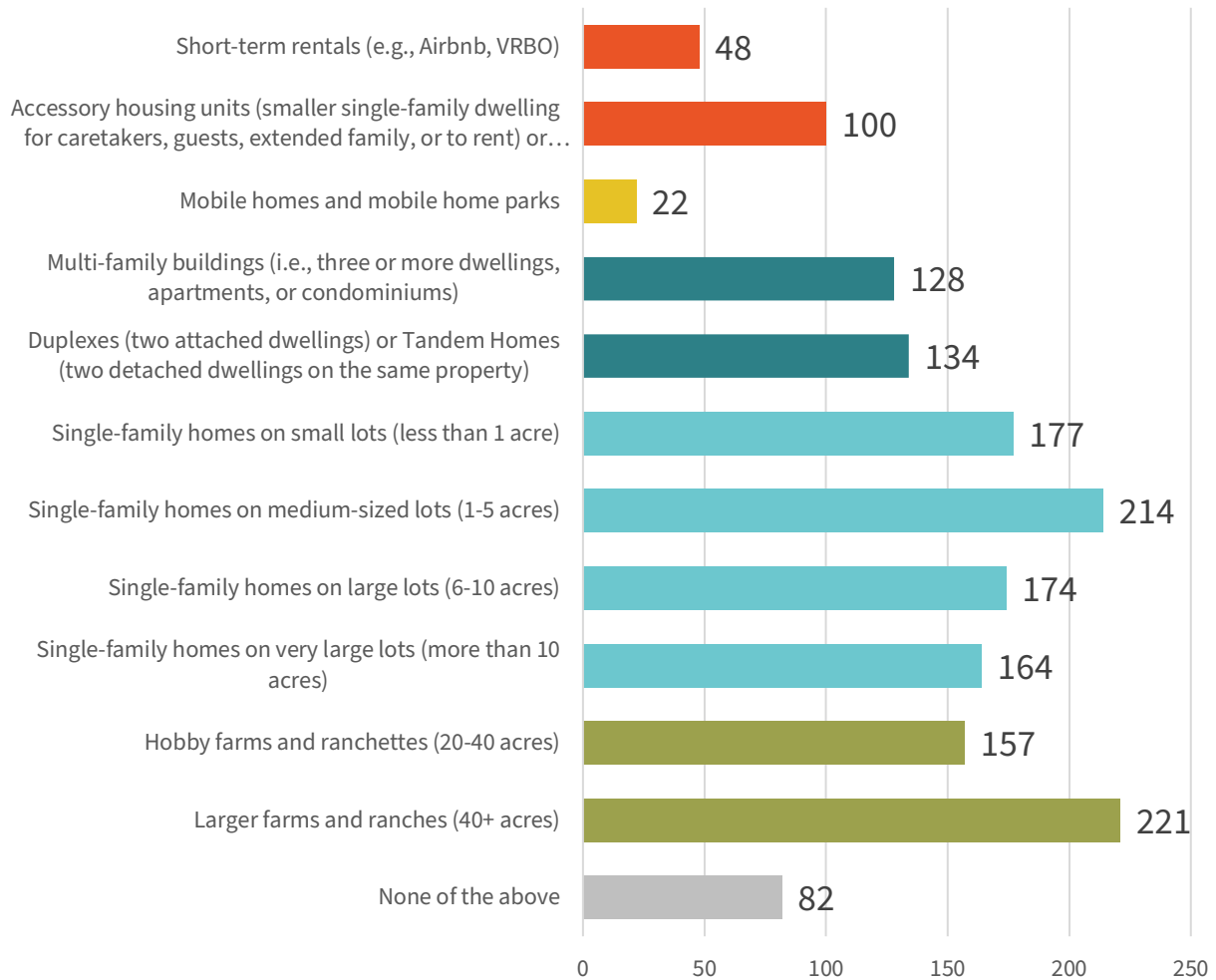


### Q23: NEW DEVELOPMENT (IN THE LAST 5-10 YEARS) IN MY PLANNING AREA IS...

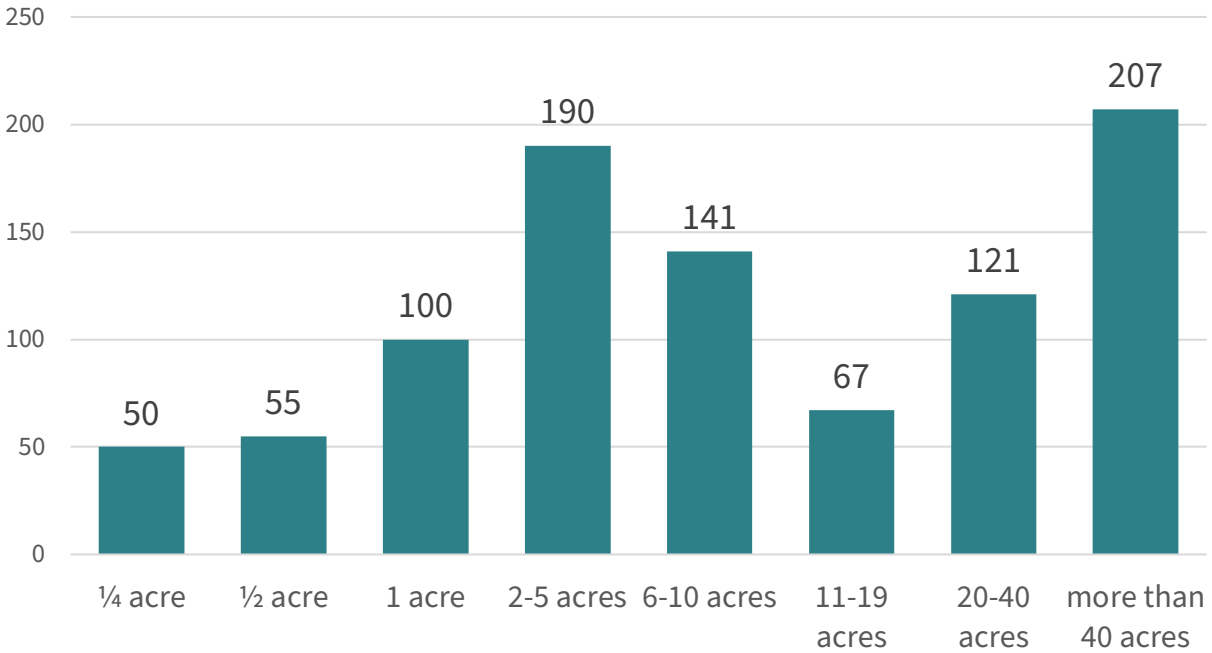




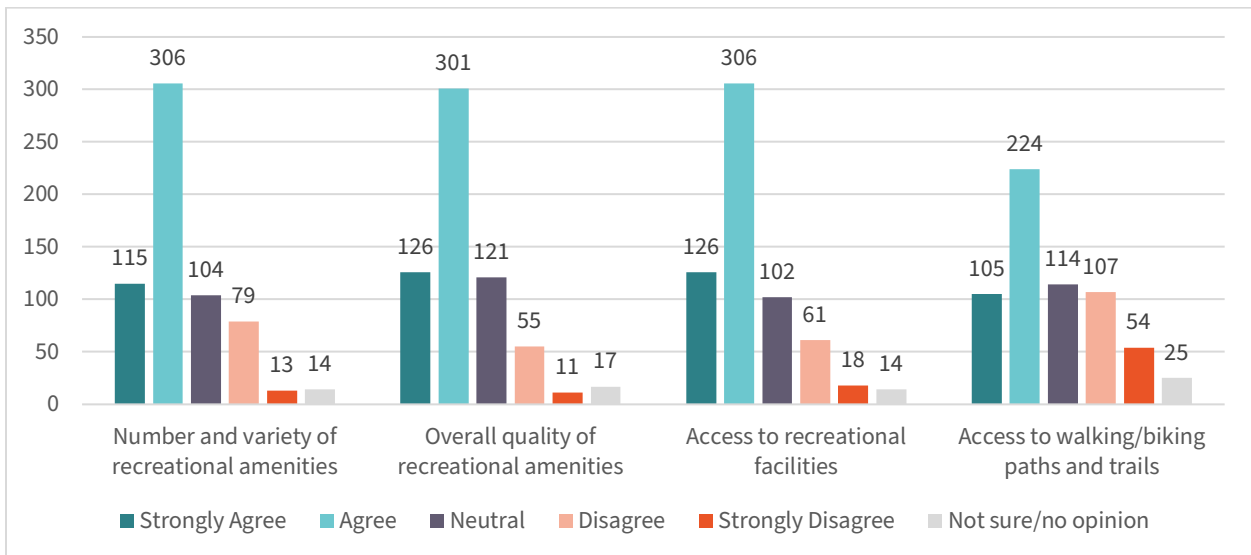
**Q24: WHAT TYPES OF HOUSING WOULD YOU LIKE TO SEE MORE OF IN YOUR PLANNING AREA? (SELECT ALL THAT APPLY)**



**Q25: HOW LARGE WOULD YOUR IDEAL PROPERTY BE? (SELECT ALL THAT APPLY)**



**Q26: MY PLANNING AREA HAS SUFFICIENT...**



## PART 3: PARK COUNTY VISION

### Background

Responses to questions in this section provide insights into what respondents value most when asked to consider their vision for Park County and their respective planning areas over the next 10 to 20 years.

### Your Vision for Park County's Future

#### Q27: WHAT ASPECTS OF PARK COUNTY (AS A WHOLE) WOULD YOU LIKE TO SEE STAY THE SAME IN THE FUTURE?

Over 500 open-ended comments were provided in response to this question and are documented in Part 4. Common themes in responses to this question included:

- **Western lifestyle.** Many respondents cited Park County's western values and heritage as important to retain for the future. Specifics emphasized in conjunction within this theme varied, but included values like land conservation, conservative values, self-sufficiency, rugged individualism, western heritage, respect for private property rights, and a general desire to keep "the West in the West," as one individual characterized it.
- **Protection of rural/open lands.** Numerous respondents cited the importance of protecting the rural character and wide-open spaces that Park County is known for because these lands have scenic value, but also because they provide important wildlife habitat.
- **Access to outdoor recreation.** Responses highlighted repeatedly the value residents place on the ability to access public lands in Park County for hunting, fishing, hiking, wildlife viewing, and other outdoor activities.
- **Sense of community.** Responses noted the importance of Park County's small-town feel, as defined through connections to neighbors and others in the community, and the sense that people are kind and look out for one another. Many acknowledged recognition that some amount of growth was inevitable, but that their desire was that growth happen in a way that didn't transition Park County communities into true "cities."
- **Agriculture and ranching.** Responses emphasized the desire to ensure that farming and ranching remain viable in Park County in the future due to role in Park County's economy and culture, but also because it contributes to the views and open lands people would like to see retained. Numerous respondents cited the rapid subdivision of farmland (and associated water usage) as a major concern, while others noted they would like to see future subdivisions limited to land that is less valuable for agricultural purposes.

#### Q28: WHAT ASPECTS OF YOUR PLANNING AREA (SPECIFICALLY) WOULD YOU LIKE TO SEE STAY THE SAME IN THE FUTURE?

See open-ended comments for a breakdown of responses to this question by planning area.

### Q29: WHAT ASPECTS OF PARK COUNTY (AS A WHOLE) WOULD YOU LIKE TO SEE CHANGED IN THE FUTURE?

Nearly 500 open-ended responses were provided in response to this question. Responses were wide-ranging, but several common themes emerged:

- ***A year-round economy***. Comments related to employment and the economy emphasized the need for higher paying jobs, less of a seasonal focus, and recruitment of larger employers that could provide year-round jobs. Others noted the importance of retaining and strengthening existing industries like agriculture, extraction, and recreation.
- ***Balanced growth***. While a few respondents expressed a desire to stop growth altogether, far more respondents expressed a desire to better plan for growth so that it could happen in a way that would not negatively impact the aspects of Park County that respondents noted they wanted to protect—open spaces, rural character, agricultural lands, wildlife habitat, etc. Building codes were also cited by a number of respondents as a need to ensure that development is safe and built to a consistent standard.
- ***Affordability of housing***. Rising housing costs were cited as a major challenge for workers, retirees on fixed incomes, and middle-income families.
- ***Access to services***. Many respondents noted that having access to more diverse restaurants, shopping, and other services without having to travel to Billings would be positive.

### Q30: WHAT ASPECTS OF YOUR PLANNING AREA (SPECIFICALLY) WOULD YOU LIKE TO SEE CHANGED IN THE FUTURE?

See open-ended comments for a breakdown of responses by planning area.

### Q31: WHAT CHALLENGES (THINGS THAT CONCERN YOU) DO YOU SEE FOR THE FUTURE OF PARK COUNTY?

Some of the common themes that emerged from responses to this question were similar to those that emerged from questions 27 and 29, these included concerns about rising property and home prices, changing values and culture, population and development growth, limited opportunities for the County's workforce and well as the next generation of young adults and families (due to rising costs), and the need to recognize the direct effects of decisions about housing and employment on residents and workers.

### Q32: WHAT OPPORTUNITIES (THINGS THAT EXCITE YOU) DO YOU SEE FOR THE FUTURE OF PARK COUNTY?

Many of the common themes that emerged from responses to this question reflect a desire to build upon what resident's value about Park County and the quality of life that is offered today for the future. For example, expanding outdoor recreation opportunities near established communities, diversifying agricultural and tourism offerings, expanding services and amenities, and preserving the natural areas and wildlife habitat that residents and visitors value.

**Q33: WHAT THREE WORDS BEST CHARACTERIZE YOUR VISION FOR PARK COUNTY’S FUTURE?**

The word cloud below was created using words provided by survey respondents. The most common responses appear largest in the graphic. A complete listing of responses to this question is provided in Part 4.



GROWTH is on the community’s mind more than any other topic, and 2/3 of the time it was a part of an idea or phrase:

- ***Sustainable or Careful Growth.*** Controlled Growth, Discourage Unrestricted Growth, Growth With Care, Responsible Productive Growth, Smart Growth, Wise Growth Decisions, Structured Controlled Growth, Manage Growth, Slow Smart Growth, Reasonable Growth Community, Carefully Planned Growth, Well Controlled Growth, Better Control Growth, Focused Areas of Growth, Quality of Growth, Sustained Growth, Sustainable Longterm Growth, Sustainable Growth, Sustainable Planned Growth, Modest Measured Growth, Growth With Planning
- ***Slow Growth.*** Slow Planned Growth, Very Limited Growth, Slow Sustainable Growth, Slower Population Growth, Slow the Growth
- ***Expected Growth.*** Rapid Growth, Embrace Alternative Growth
- ***Specific Growth.*** Economic Growth, Affordable Focused Growth, Recreational Growth

## PART 4: OPEN-ENDED RESPONSES

### Background

This section contains a full compilation of open-ended responses to all questions where this option was offered. Responses to planning area-specific questions are organized by planning area. A summary of key themes derived from open-ended responses is provided in Parts 2 and 3, where applicable. Open-ended comments are organized in alphabetical order.

### Park County Returners

#### Q13: DID YOU HAVE ANY CONCERNS ABOUT MOVING BACK TO PARK COUNTY? IF SO, WHAT WERE THEY?

1. At the time I was concerned about long term career options. I have been fortunate and have had 3 careers in Park County.
2. At the time, there were no taxis and no 24-hour groceries. We adjusted.
3. Cody is turning into a big city.
4. Commodity pricing and making a living
5. Cost of living, too many people from outside of Wyoming moving here.
6. Cost of living.
7. Cost of property
8. Cranky old Republicans who hate everything
9. Employment opportunities and cold winters
10. Employment, wages
11. Expensive rentals / housing especially with a pet. I was 21 at the time and had a dog.
12. Housing Costs
13. I have two black children and we are worried how they would be treated.
14. if jobs were available
15. Income being sufficient for our family of 6. Access to hunting and fishing.
16. I've never moved away from Park County. Lived here all my life.
17. Job market.
18. Keeping my business running. I have a B2B business, which means I needed businesses to work with.
19. Lack of stores
20. Lack of willingness of the community to invest/maintain amenities, mediocre schools, lack of diverse dining and entertainment options
21. Lack of young single people
22. Low pay scale in Park
23. Low wages. Raising housing costs
24. Make sure people have build a safe home and buildings. I live here to not to live in a big city
25. Making a living in a small town
26. N/a
27. Na
28. Na
29. No
30. No
31. No
32. No
33. No

34. No
35. No
36. No
37. No
38. No
39. no
40. No
41. No
42. No
43. No
44. No
45. No
46. No
47. No
48. No
49. No
50. No
51. no
52. No
53. No
54. No
55. No
56. No
57. No
58. No
59. NO
60. No
61. No
62. No concerns
63. No concerns
64. No concerns.
65. No concerns.
66. No culture
67. No.
68. No.
69. None
70. None
71. None
72. None
73. None
74. None whatsoever
75. Nope
76. Not at the time -- I would have concerns about moving to Park County now given the influx of right-wing wackos.
77. Not very many decent jobs for young professionals and the pay doesn't match the high cost of living.
78. Quality employment opportunities are not plentiful
79. That it was going to be too expensive to afford to live here
80. That the county would continue to allow subdivision in productive farm land.. not sure how everyone thinks they will continue to eat in the future. Think about your kids' kids.

81. The conservative mind set of the people.
82. The housing market is out of control. There seems to be a surge of people moving to the area with very loud, very conservative voices. I worry that these things will come to define our community
83. The lack of good paying jobs.
84. The only concern I had was with family (e.g. not having enough distance or privacy). Nothing concerning the county itself.
85. The pay sucks here. Cost of living is high.
86. The very narrow range of thought and lack of open discussion of issues
87. There is way too much influence from people moving in to Park County who do not understand the dynamics of living in a small community and want to change everything!
88. too much growth and change have changed Cody
89. Trying to make a livable wage for my family and I.
90. Two former foster kids (adopted now) are black. The school district did not want us to move back. Park county planning and zoning broke several laws when setting up our business.
91. Wage vs cost of living here is crazy; not many jobs offered insurance; everyone in your business...small towns...lol Not many options for purchasing things in town, Billings trips necessary
92. We spent a short time in Spokane while my wife finished graduate school. Our main concern moving back was the significant difference in amenities. We grew comfortable with having Target, Whole Foods, a mall, and the countless entertainment businesses.
93. Yes, I didn't want to be single the rest of my life and wasn't sure I wanted to live in such a conservative area.
94. Yes, the conservative, narrow-minded people that seem to be the majority.
95. Yes. Lack of: job opportunities and anonymity. Businesses closing down early in the evening and on weekends. No cultural or sporting events

#### **Q14: WHAT POSITIVE CHANGES HAVE YOU NOTICED IN PARK COUNTY SINCE YOU'VE BEEN BACK?**

1. A few new businesses downtown
2. Advancement in Recreation
3. Amenities in Cody (mountain bike trails, parks with play structures and water features, dining); general positive feeling in Powell with growth in college
4. Amenities.
5. An increase in modern thinking, abdicating for people's rights
6. Better highway between Cody & Powell
7. Better roads
8. Bike trails, recreation opportunities, community beautification, rec center complex, Park County complex.
9. Continued improvement to recreation, town, etc
10. Coulter Ave is nice with the removal of the medians. It's nice to have new medical specialties available for the community. The new building at the Fairgrounds is nice.
11. Diversified businesses and employment opportunities. More year round employment
12. Don't know
13. Ease of living, property ownership, business opportunities, attempting to increase businesses to move here.
14. Excellent schools
15. Expansion into more non tourism reliant industry.
16. Feeling of 'community' and less liberal influence
17. Fire and ambulance services upgraded. additional stores so we don't have to go to Billings
18. Good schools systems



19. Growth
20. Growth and Development
21. growth and improvements
22. Growth in recreational opportunities
23. Growth, economic development/// both have both positive and negative sides.
24. Healthy Growth
25. Hmmm, good question.
26. Honestly not many.
27. I have noticed the amenities for outdoor recreation and events have been expanded here for families.
28. I haven't. More and more retired and rich people moving here driving up prices.
29. improved 4 lanes, nice maintenance of downtown areas
30. Improvement to roads, bridges, infrastructure. Library, fairgrounds.
31. Increase in recreation
32. It sure seems as if there are lots of people moving into the area which could help spur economic/business growth.
33. It's home
34. I've always been impressed by community involvement, and I feel as though it has remained constant.
35. Love the pool being here.
36. Maintenance of western way of life
37. More cultural opportunities--Center of the West and the Culture Club.
38. More diverse demographic, growth of outdoor recreation participation,
39. More emphasis on outdoor recreation. Increase in the amount of young middle class couples. Some of the old run down houses in town being updated. More restaurants.
40. More events.
41. More food options, but these are mostly in the form of food trucks.
42. More recreational activities
43. More restaurants and amenities.
44. More shopping ability, and medical facilities for a place this size are tremendous.
45. N/a
46. N/a
47. N/a
48. Na
49. Na
50. Na
51. NA
52. Negative changes
53. New industries, coming to town
54. None
55. None
56. None
57. None
58. None
59. None
60. None
61. None
62. None
63. None, the county/State seems to take pride in being regressive and repressive

64. None. Growing way too fast. No longer the small farming community of my youth. Too many moving in from out of state, houses going up everywhere.
65. Not much to be honest.
66. Old houses have been restored
67. Older properties are being renovated, new construction is happening, and positive growth will hopefully bring more jobs and allow kids to stay in our community if they choose to live here.
68. Parks seem better...more options for outdoor activities...bike lanes in some places
69. Pass
70. People are nice here
71. Property renovations including business properties. More community events. More downtown events.
72. Rec center
73. Rec center/ ice rink, library
74. Roads and snow removal
75. Roads surrounding Powell are paved.
76. Sleeping Giant reopened
77. Small businesses opening
78. Small towns tend to be family managed so newcomers have made some positive changes in that area
79. The amenities. While many still make the Billings drive, I feel like with local businesses and online shopping I can get everything I need.
80. The demographics are expanding. More socioeconomic diversity
81. The desire to grow physically and economically
82. The economic growth
83. The growth
84. The improvements of the roads and buildings
85. The view is nice
86. There are programs like forward Cody, pep, to help local businesses improve.
87. There have much more negative things going on!
88. There is an effort to be more progressive and less reactive to changes.
89. There's been a little diversification to the economy
90. Uhm, again I'm not moving back, my husband did. But since living here I'd say the PCORC.
91. Very family friendly community.
92. What positive changes have you noticed in Park County since you've been back? (Open Ended)
93. younger people taking an interest in the area they live in

**Q15: WHAT NOT-SO-POSITIVE CHANGES HAVE YOU NOTICED IN PARK COUNTY SINCE YOU'VE BEEN BACK?**

1. A lack of civility toward elected
2. A lot of locals (and transplants) not wanting other people to move here because they're afraid they will change the small-town vibe.
3. A lot of new faces that are driving up property values
4. Cannot find employees willing to work; real estate prices too high
5. Close minded people, lack of recreational engagement/support (poor road shoulders for cycling, river access, etc)
6. Close-mindedness, and lack of willingness to allow economic growth. If you aren't growing, you're dying.
7. Cody country and much too small land parcels in pristine areas like Wapiti.
8. Commissioners not supporting Recycling. Influx of people.

9. Cost of living is still high...groceries and rent here are expensive Wages may be a bit better since covid but before that they were crappy. Hateful billboards
10. County restrictions
11. Everything is getting so expensive it is hard for young people to afford to live here
12. Extreme politics and lots of outsiders moving in with different ideas about how we should live
13. Growth
14. Has become more unwelcoming to diversity
15. High taxes
16. I don't think the infrastructure has kept pace at all. Roads are undersized (Powell Cody Hwy, Cody to Meeteetse, Beacon Hill Road), storm water systems are undersized especially in the municipalities.
17. I think people are scared to grow and evolve and maybe that's because they aren't sure how to maintain the values of what makes a small community great while still allowing for growth.
18. I'm concerned with the increasing housing and cost of living, that parts of Park County may start to price out low wage earners and the working class.
19. Increase in number of people who hate their neighbors, increase in divisive rhetoric (mostly from people moving in to be "somewhere where everyone thinks like me"), less willingness to let your neighbors be who they are as long as they are not interfering with your life, houses going up in the middle of prime agricultural land and in prime wildlife habitat
20. Increased government regulations.
21. Increased population; people seem more hardened and extreme in their political views; aging population
22. Increased property costs. Too much growth. Squeezing out the middle class.
23. Introduction of non-native, illegally planted, invasive species, the wolf, that has decimated our ungulate herds. An example, the North Fork alone has lost over 6K draw permits for elk! Little or no planning on Green Creek subdivision, circular lots, years ago. Copperleaf! Runaway building, deface countryside. Higher taxes, are we going to be taxed out in our retirement? Jacksonification we see happening, Air BNB's that make it too expensive for workforce to rent. Building homes without water. Gov't officials wanting higher pay while cutting services. Over-abundance of gov't employees, which don't produce goods and services. WY G & F selling our ungulate herds out. People growing up here have to move away to make a decent living because of pay scale and high rent/housing.
24. Issues can no longer be openly discussed. There is one accepted mindset/opinion
25. Lack of affordable housing. Lack of infrastructure to support or encourage growth trends.
26. Lack of funds for maintenance and improvements
27. Lack of future plans and updates in Powell for businesses and young families
28. Lack of stores.
29. Land prices are out of control, had people move next to farms causing problems, property taxes are getting higher, traffic on Powell Hwy is bad when moving farm machinery
30. Land use restrictions
31. Limited access to hunting and fishing on BLM. More and more people, bad drivers, not as friendly as they used to be.
32. Loosing small town community feel.
33. Loss of agricultural land
34. Loss of retail stores, grocery stores, local buying options
35. Lots more people
36. Lots of rural farm ground being developed into subdivisions.
37. More outward bigotry and racism, intolerance toward others, hostility to any kind of change.
38. More people

39. More people in the hills, people camping at the foot of cedar mtn, leaving trash and no one doing anything about it.
40. More people moving here.
41. More people, more people in the outdoors, ignorant cult like right wing attitudes, more big corporations and less local family businesses
42. More traffic
43. N/a
44. NA
45. Negative / Nasty behavior during public forums. People have become more disrespectful, crude and care less about their neighbors.
46. Newcomers also change the social and environmental atmospheres
47. No commercial land, park county rural area isn't pro business. It is almost impossible to find commercial land or buildings to run business. The zoning issues outside of city limits really limit the types of businesses that come to the area.
48. None
49. None - COVID slowed everything down or outright damaged businesses
50. Nonresident homeowners driving costs
51. Not sure why county money is used for things that not every park county citizen can take advantage of.
52. Over regulations
53. Overreach of county government control over my land. Population rising. Losing ag ground to housing while this is suppose to be an irrigation district.
54. People do not like change and don't want to move forward. They also are not welcoming to new folks who move here.
55. Politics: an influx of outside folks wanting apparently to change a common sense, middle-of-the-road political environment to something past deep red.
56. Property taxes continue to rise at a crazy rate and housing costs are now completely out of line. Young families cannot afford to purchase property/housing here. We will now lose young families at an even greater rate than before. We do not want Powell to turn into Jackson or Bozeman, MT. It's heading that way at rapid speed, which will destroy this great little place. People moving here have started a terrible trend of paying stupid amounts for property. We are also now seeing increases or the start of fees for everything. You can't even drive down to the Cody reservoir without having to pay a fee to go in. That is so stupid.
57. Racism and a very strong "good old boy" network
58. Rising cost of living
59. See # 14. Stop subdividing our county. You are driving up living costs like crazy. Someone who was born here or lived here most of their lives can not afford to buy a home here if the earn an income at the local average. Explosive growth hurts everyone.
60. See #13
61. Severe cuts to NWC budget. Lack of support for public services and lack of courage to tax extraction industries to support them. The integrity of Republican politics has withered to a dry, brittle crust of fundamentalism and thoughtlessness. I am a Republican, and I am ashamed.
62. Slow snow removal or sand coverage for slippery roads, missed garbage removal, poor health facilities (Powell Hospital)
63. Subdivisions
64. The amount of drug use
65. The closed-minded attitude of many people. Protectionism of a antiquated way of life
66. The cost of living had sky rocketed and the incomes continue to remain the same. No raises or cost of living adjustments.

67. The county and it's resident's (mostly Clark) are getting more and more into the business of what people do in their own damn property. That's a huge negative
68. The culture of huge wage disparity and ability to advance in any type of career make it hard to really afford to live here and enjoy those amenities while holding down more then one job at a time to thrive.
69. The growth and rising cost of living
70. The imports that do not want to live the cowboy way
71. The influx of out of state people that have no respect for the land or private property
72. The influx of people has caused an incredible disconnect between the cost of housing and the existing wages in our county. We desperately need more housing development.
73. The lack of concern and acceptance of people with different ideas or thoughts about growth and the future.
74. The rabid right-wing contingent. Lack of support for an optional 5th cent tax -- one of only two counties in the state that isn't using this tax to fund infrastructure projects. DUMB! Especially in an economy with a tourism-economy -- and Yellowstone as part of our tax collections.
75. The rural areas are pretty much ignored.
76. The subdividing of good producing farm ground
77. There is less access to the National Forrest on the Northfork. There is much more government regulation of what you can and can't do on your own land. Many of the newer residents on the Northfork are trying to control what their neighbors are doing.
78. They do not like change of any kind. Tourism and cows/traditional agriculture are all that seem to get any attention. Homeostasis is VERY real in Park County.
79. To many subdivisions loosing small town feel
80. Too many democrats moving in.
81. Too many out of staters/tourists and changing Cody to accommodate them
82. Too many people don't take an interest in their surroundings
83. Too many people moving here, the farm ground being subdivided at a rapid pace, the housing market way out pacing the average blue-collar salary
84. Too many people moving in from other areas of the country and trying to make Wyoming like what they left behind.
85. Too many people that came from big cities trying to change our way of life! Not good for Park County!
86. Too many regulations
87. Too many vacation rentals which is making it difficult for people who rent. People from out of the area moving in who are far right in their political beliefs.
88. Too much growth and locals getting pushed out by retirees or wealthy people
89. Unaffordable housing. High cost of living. Few opportunities with livable wages. "Big city" ideals being pushed in schools and city management. Slowly becoming an over-priced retirement village like Jackson.
90. Uncontrolled building in rural areas. People attempting to control access to BLM and state lands because they live next to them and want to keep them for themselves. The skies, both day and night, are not as clear.
91. Unless you are outdoorsy it is difficult to find healthy outlets with your time. Seems like many get sucked into drugs and alcohol.
92. Unplanned rural sprawl. Subdivisions with no covenants and no oversight for compliance with existing covenants. Reducing zoned lots sizes for no reason other than the right person asked for permission
93. Unwillingness to attract new industries. Afraid to infringe on Buffalo Bill-Rodeo-Cowboy image
94. Very conservative and not culturally advanced

95. Waste of our tax dollars

## Countywide Issues and Opportunities

**Q20: IF YOU INDICATED THAT YOU DISAGREE OR STRONGLY DISAGREE THAT PARK COUNTY HAS EITHER FOR-RENT OR FOR-SALE HOUSING OPTIONS THAT FIT YOUR NEEDS, PLEASE EXPLAIN WHAT TYPE(S) OF HOUSING YOU WOULD LIKE TO SEE MORE OF.**

1. 1-2 bedroom home
2. 2 bedroom apartments and 3/2 houses that are reasonably priced
3. Affordable
4. Affordable
5. Affordable
6. Affordable
7. Affordable
8. Affordable and multidwelling apartments in cities
9. Affordable condo, duplex, or small starter homes that young people can move into
10. Affordable family housing
11. Affordable family housing
12. Affordable for working class people
13. Affordable housing
14. Affordable housing and rental housing for working class mid economy earners. Housing costs are so high.
15. Affordable housing for all income brackets
16. Affordable housing for low income and seniors.
17. Affordable housing for sale with quality not rush to the market quality.
18. Affordable housing for young families, young people starting out and moving into the area. There is opportunity within Powell and Cody City limits to do this.
19. Affordable housing should be made available within incorporated areas to help house police, sheriff's deputies, health workers, etc.
20. Affordable housing so employees moving in to work have a place to stay
21. Affordable housing that is mid-range (not low end, not high end). We don't need more low-income housing necessarily (although it couldn't hurt), but people need more options, and more affordable options, period.
22. Affordable housing units for families.
23. Affordable housing would be nice. Property values, real estate sale prices, and especially RENTS are ridiculously high in Park County, due to greed.
24. Affordable housing, low income housing is lacking.
25. Affordable housing.
26. Affordable housing. Families that can afford to buy homes, land
27. Affordable infill housing. Also more types of all housing with requirements for developments to have safe walking and biking within the new communities.
28. Affordable options for those with a lower income. PC is raking people over the coals with housing costs.
29. Affordable- Our children have a hard time find affordable housing.
30. Affordable rental property is tough here in Park Cty. Even purchasing an affordable home was a tough prospect when I moved here in the midst of a pandemic!
31. Affordable rentals for mid to low income people that allow pets.

32. Affordable rentals for single income families that allow a pet. Affordable houses for sale that matches the cost of living and wages. Low wages high prices.
33. Affordable rentals for young adults
34. Affordable single family homes
35. Affordable single-family dwellings
36. Affordable!! Not much is doable for first time homebuyers or single income families. Stop approving million-dollar condos and get moving on affordable single family rentals and developments or no one young will be able to live here and the county will die with all the silver haired snakes in charge and summer home snow birds who don't care.
37. Affordable, everything has risen in price, but those on fixed income can't even come close to affording the Inflation
38. Affordable, pet friendly is hard to find for rent. For sale with land at reasonable cost is few and far between.
39. Affordable. Current pricing excludes locals and encourages wealthy transplants from states that do not share our Western values.
40. Am a homeowner, but watch the market on sale properties and rentals... if I needed to move for whatever reason, the prices of both are beyond reach. Not sure what people can do in this area that allows them an income to pay rent or buy a home.
41. Anything within a budget that can be supported by the average income of a Cody resident. Many struggle to make ends meet let alone pay the outrageous price of housing.
42. Apartments and affordable smaller homes.
43. Appropriate cost for housing. If a house isn't worth 500,000, don't list it for that price.
44. As a multi property owner I often struggle to provide lower rents. I'd welcome help from the town to assist in providing quality rentals for the locally employed.
45. At first I wanted an apartment with amenities (an apartment for professional households), but only apartments available were for low income households. Now I'm looking for single-family housing but land and construction cost are unreasonable.
46. Average cost houses that reflect wages
47. Before Covid I would have agreed. Since then it would be hard for a person to afford housing with Wyoming like jobs. Farming/ranching
48. Both rental and for purchase housing is not available or affordable for people relocating to park county
49. Both rental and purchase amounts have been steadily increasing in recent years and may soon put undo pressure on the folks who grew up here.
50. Cheap Multi-apartment complexes. examples such as the apartments below the hospital on canyon Ave, or on top of the hill by sunset school.
51. Cheaper rental options
52. Cheaper rentals for visiting nurses, interns, summer workers, students, etc.
53. Cost of housing for what you get is not proportional in properties for sale. Availability of option is very limited for rentals.
54. Cost of housing has outpaced wages on both the ownership and rental side
55. Cost of housing is getting way to high
56. Could be a bit more affordable
57. Currently - no rental or for sale property is affordable for the average income person
58. Currently built housing types are fine. There are just few that would fit our income level if we were moving here today.
59. Decent condos or townhomes that aren't for low-income individuals, newer builds for rent, allow cats (ridiculous that many allow dogs but not cats when dogs can cause much more damage),
60. Do not need or intend to rent.

61. Doesn't matter to me... The housing market is what it is thru out the country...
62. Due to recent national events and the lack of zoning and county laws that make subdividing property too simple property and housing have become too expensive for the natives to the area.
63. Due to the market inflation housing availability is slim. I am stuck in my current living situation. Prices have also skyrocketed beyond my means.
64. Everything is so expensive that we can't afford anything.
65. Expensive
66. Family apartments. Attainable Family homes
67. Family housing and low income housing
68. Family housing for rent is very difficult to find. Family housing for sales is grossly overpriced.
69. Fewer homes for rent or VRBO. Prices have outpaced wages by a huge margin. Starter homes being purchased for VRBO or Rental income. More housing in a price range commensurate with wages for first time homebuyers that cannot be rented out.
70. Financially we can live here, but many average families cannot. We bought our house in 2018 before the recent price increases that is driving families out.
71. For a family of 6, when we first moved here, there was no where to rent that was big enough. We refused to pay Cody prices, no one accepted pets and they literally wouldn't talk to us when they found out we had kids!! It was a horrible experience. The houses to buy were so over priced it was ridiculous. They were run down and horrible pieces of land. The realtors and prop appraisers are ruining this area by making housing too expensive! They are running the prices up to absurd levels and it's making it so normal mid income families can't buy property.
72. For me it's ok. But for young people and young families it's very tough
73. For rent seems always full but the renters are looking for way too cheap because the cost of living is higher than the income
74. For-rent housing is very rare and usually expensive. The rentals also typically don't allow pets which is understandable but definitely limiting to people who work and recreate, live alone, and have an animal. The housing market is very expensive at the moment and lots of people are just buying places to use as VRBOs or second homes which limits the ability of people who live and work here full time. That needs to stop.
75. For-rent options are too expensive for average people, and those that they can afford are usually neglected or in less than ideal condition
76. Have always owned own home so does not apply
77. Have not rented Bought
78. High density, lower income apartments or townhouses
79. High prices to buy or rent- very limited rentals available
80. Homes for sale are out of site. I'd never be able to afford to buy if I was buying now. However I think there is way too many houses being built and taking away from the beauty that brought me here. I'd rather see elk then buildings.
81. Homes for sale within a reasonable price range for first time home buyers. Rentals that would allow pets and be priced reasonably.
82. House prices have gone up too fast. Fear of housing bubble.
83. House's that the average blue collar family can afford that aren't a total dump.
84. Housing accessible to employees that reflects 25% per year of income
85. Housing availability is very limited, current homes do not match the local income levels. I am concerned that service level employees will be forced to move leaving now workforce.
86. Housing costs have increased so much. I am grateful that's we bought our house 20 years ago. I would hate to be buying a house at these prices
87. Housing costs must be in line with what our economy allows for. A \$150,000 to \$200,000 house should not be selling for \$650,000 or more. 99 percent of people living in Park County cannot afford



to purchase property at these rates based on their wages. Young families will not stay or come here. It is absolutely not sustainable.

88. Housing goes with what the market dictates. But median home prices should be under 300k with average salaries that are current with goods and services prices.
89. Housing in towns , not on farm lands
90. Housing is at an all time high and the prices are much too steep for first time home buyers and buyers who are blue collar workers. Rental properties are also well overpriced.
91. Housing is extremely expensive in Cody and not available in Meeteetse
92. Housing is far too expensive now compared to 7 years ago.
93. Housing is getting too expensive, so Park County needs to plan for affordability.
94. Housing is good, it's just all too expensive. But it will be anywhere. Prices are too high nowadays!
95. Housing is needed for the people in service ind.
96. Housing is not the issue it is the poor wages paid by local business's
97. Housing is so expensive including buying or renting especially for young families to be able to stay here or better themselves in the future.
98. Housing market is so expensive. I don't know who anyone buying or renting right now can afford to live.
99. Housing prices are extremely inflated at this time. Many people who work and live here, even those who make a reasonable wage, are finding it nearly impossible to locate affordable housing. Lower-income/entry-level folks have nearly no housing options available. Unless they already live here, they basically have no long-term rental options.
100. Housing prices are going up quickly in the last few years so buying a second home in Cody is no longer an option.
101. Housing prices are terribly inflated nationally and Park County is not an exception.
102. Housing prices are too high for many residents, especially 20-40 year olds and families. Income does not support housing price levels.
103. Housing prices have extremely risen in the last two years.
104. Housing prices have gone crazy, demand is too high since Covid hoax.
105. Housing that is affordable for the majority of those that live here and earn less than or just above minimum wage. Not low income housing.
106. housing that is available and affordable for the average person who lives and works here. I'm a single working mother and very fortunate that my monthly rent is still affordable for now.
107. Housing that one person can afford without getting g a room mate
108. Housing/rent are both too high for the income available to make in this community. I work 2 jobs to survive here. The majority of the rentals are overpriced and out dated. They're not safe for young children, most of what I rented when I first moved here wasn't up to date on the rental codes. The Park county community is 15+ years behind the rest of the world. The buying market has skyrocketed, most of the homes purchased today will leave buys upside down. I was very fortunate the sell, but may aren't in my shoes.
109. I actually have housing options in my wage range; however, I need to say that there are many people in our community that do not have good options and are actively being priced out of their homes.
110. I already own my house so not looking to buy but the prices for houses far exceeds what is affordable related to income in the area. My kids could never move back here
111. I am a realtor at BHHS here in Cody. Our inventory in both categories is extremely low and the prices are totally out of line (high).
112. I believe the county needs more low income housing opportunities.

113. I believe with the cost of homes/rent being high it does protect our community from being heavily burdened with people buying homes that aren't fully invested in living in this community. It is harder to afford to live here but it also keeps those here that are willing to work hard to live here.
114. I chose neither of them.
115. I don't think Park County Planning and Zoning should be involved in any way concerning affordable housing. You want to do that, MOVE TO A BIG CITY! I live here for rural Wyoming, NOT the "New West". You can go live in Bozeman, Billings or Jackson, but don't bring your big city ideas about affordable housing to Park County.
116. I don't disagree; not interested.
117. I don't need housing so not sure what others are needing.
118. I feel the re zoning of AG land for housing is as wrong as allowing urban sprawl to continue. The spiral taxes our services ie. police, roads ambulance etc. we need impact fees not more taxes.
119. I have a low income and cannot afford housing pretty much anywhere
120. I have a very good job and in the current market my family could not afford to live in Cody or buy a home or even rent truly. Our incomes do not support the housing market. I have no idea how someone who makes 15-20 dollars an hour could afford to live in the Cody Powell area. This is sad
121. I have had my property for 5 years and had I not bought and built when I did, I would not be able to afford it now.
122. I have never rented housing in Cody. At the moment the cost of housing is way out of line. My modest ranch is now worth \$50,000 more than last year. The current rate of development is changing the character of the county. Houses are either mansions or, if small homes, too close together.
123. I just think like almost everything else in Cody the cost of all housing is artificially inflated but I don't see the prices going down and we are rapidly pricing summer service workers out of the area.
124. I own a gas station and pay my employees anywhere from 10-15/hour. If they need to find a place to rent or buy they will not be able to do so on that budget. Unfortunately many properties that come up for sale are purchased by people who turn them into VRBOs making affordable housing in Meeteetse nearly impossible to find.
125. I own my home
126. I own my home, but I see people constantly struggle to find affordable housing. As an employer my employees can't afford to live in town, even if they are paid well.
127. I own my own home so that does not apply to me
128. I personally am not in the market for either. In the industry I work I just know there are not many middle income housing opportunities.
129. I think Park County needs more middle (lower) income housing for young working families. No more mini-mansions.
130. I think Park County overall has a shortage of long term rentals as well as newer homes. However, I personally like that because it will remain a less populated area. To me it isn't really a problem.
131. I think we just need more housing in general! Affordable but quality rental apartments/townhomes are desperately needed in the more urbanized areas (especially Cody) to support low to middle income housing and the area's seasonal workforce. However, I recognize that land uses within municipal city limits are not the purview of this study. I feel that the County should encourage more dense housing options wherever is most feasible (i.e. as close as possible to areas that are currently more urbanized). Outside of the urbanized areas of the county, I believe "agrihoods" (lower density residential with communal farming/ranching lands and trails) could be a viable solution for providing more housing but preserving the region's farming and ranching land and heritage. I also have a sense that the Airbnb / vacation rental market is one (major) cause of the lack of housing supply throughout Park County. I'm all for the rights of property owners to do as they see fit with

- their land, but I feel that there needs to be some level of regulation/oversight to better balance making Park County a great place to visit as well as a great place to live.
132. I think we need more housing, particularly housing within financial reach of those in our service jobs.
133. I want affordable housing but I also don't want the place to get to crowded
134. I want to see less housing. Therefore less people moving here, therefore less demand for housing, therefore lower cost housing.
135. I would actually like to see less development of the area and definitely not on agricultural lands. Water is going to be a big issue now and in the future.
136. I would have agreed 4 years ago. But California / Texas influx has changed prices. working class has a hard time affording homes.
137. I would like to see both more single family rental dwellings and more affordable buying options. Many of the rentals are not suitable for families with children, somewhat rundown and often out of a price range that locals can afford. The market for those looking to buy a home is very high and difficult to get into for most younger families.
138. I would like to see elderly only rentals so my elderly mother could be closer and I could take care of her. Also the current prices for houses is choking out locals or other Wyoming people. It's also killing farms and ranches. Decent mobile home parks would be nice so people could still have a bit of ownership or at least rent and have the feel of your own space.
139. I would like to see housing that keeps our youth coming home. We raised them here it would be nice to give them affordable places to live so they can enjoy the area and we can enjoy their ideas
140. I would like to see less subdivisions ok'd on ranch and irrigated agricultural land
141. I would like to see more affordable housing for first-time home buyers and affordable rentals for those yet to qualify for home ownership.
142. I would like to see more for-rent housing options for all.
143. I would like to see more housing for smaller families that are not brand new houses.
144. I would like to see more low income housing offered, rentals/for-sale.
145. I would like to see more multifamily developments to accommodate young adults/families in Powell.
146. I would like to see more rentals and homes as well. 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.
147. I would like to see some townhouses and condo/row houses. They take up less land, no maintenance (HOA fees cover those costs), and use less public money for infrastructure.
148. I would like to see the average 4 bedroom house 2 bath and 2 car garage. Trees around the property to block wind.
149. I'm disturbed by look of our new communities. Ugly houses being deigned for ease of build and to save contractors money. That approach will have long term effects on my property value and it all hurts my eyes. We live in a beautiful place and no care is being given. Why is river front property in Cody a prison and city of Cody utility area? Gross.
150. I'd like to see a way to provide mid-level homes both for rent & purchase. Homes for working families with kids
151. I'd like to see more of both affordable for-rent and for-sale options. If we didn't have family to stay with, it would have been difficult for my husband and I to move back to Cody because rentals are so limited and over-priced. We would buy, but prices for even starter homes are so high that it's just not an option. I want to start my family in the place I was born and raised but we may end up leaving if we can't find a home here
152. If a home needs remodeled or fixed up it shouldn't be priced like a new home. If I bought a home outside my price range it shouldn't need major repairs done.
153. If I didn't own my house I couldn't afford to move here.

154. I'm not sure about the current state of things but when I was trying to find an apartment a few years ago, it was very difficult to find reasonably priced apartments that weren't low income only.
155. I'm not sure if anything can be done about it, the housing market is just really expensive/limited right now. I feel that first time/lower income, even middle class, buyers are being priced out of the market right now.
156. It is extremely hard for a first-time homebuyer to buy right now. I would like to see more affordable housing for locals who work in the area.
157. It is hard for our town to bring in good people with the cost of our housing at this time.
158. It's kinda hard now with the Covid shuffle which has had rent and home sales going through the roof. I'm all for capitalism but sure would be nice to keep Cody like it used to be - bigger lots - developers are squeezing homes in lots that the city of Cody zoning changes to make such small lots. But wish Cody wouldn't do as other cities are doing. But it's coming. I really don't know how to get affordable housing AND NOT HAVE GOV'T get their grubby hands in our city and state govt. Not an answer but I don't like the small lots and 3 story multi-plex's going up.
159. It's not the housing it's the crazy price gouging both in rent and sale. Which will raise our property taxes when these fools leave after 2yrs and built their mansions they not only changed our landscape but added higher taxes
160. It's too late
161. Just more availability to bring prices down.
162. Just regular old affordable homes. I was lucky enough to purchase a home when prices were low. If I had to move here now, I would not be able to afford a home (for purchase or rent) for my family on my salary
163. Just think it's highly overpriced
164. Just what I hear I own my own home
165. Land prices and housing prices are outpacing cost of living, this is a supply problem
166. Large family, pet friendly, affordable options out of town to rent! Land prices are crazy and it's impossible to buy irrigated land to build in for a large family or families just starting out.
167. Larger lot size houses are being built too close together not allowing for larger garages or space for RVs. Privacy is non existent
168. Less Airbnb's, more rental properties and single family homes for sale.
169. Less cost per acre for land. Better internet and cell phone reception in the rural area of the Southfork
170. Less expensive
171. Less expensive
172. Less expensive housing options
173. Less housing all around. Water needs for development of now open lands is already an undervalued problem that can only become worse.
174. Limits on vacation rentals will aid our community's need for long term rentals. This is approaching a crisis situation IMO
175. Locals can't afford to live here. It has become too expensive to Rent or buy
176. Long-term rentals.
177. Low income
178. lower income housing
179. Lower income housing for seniors, lower income housing for people with pets and children, smaller upscale homes for seniors.
180. Many available rentals are of substandard quality for the price. Landlords must be able to make a living, but there is definitely an opportunity to provide better quality housing at the available price points.

181. Many of the rental properties are overpriced and poorly maintained; very challenging to find, nothing is available because there have not been many new builds. More townhomes, apartment style living.
182. Mid price housing
183. Middle class. There should be a cap or rent control. Don't turn this into Jackson hole
184. Middle class. Wages have not kept up with price of homes or rent. This is a wage problem more than a supply issue.
185. Middle income single family housing
186. Might be missing the point. My concern is that there seems to be no sense of community planning, which I think is what you are trying to get going. The degradation of farm land is one example. The lack of serious thought about water resources is another. The chopping up of special lands is another.
187. Mine are met but I know many everyday working folks who can't afford our housing costs.
188. Mixed demographics condo community in or very close to town, work, recreation. And Healthcare with little or no maintenance
189. moderate-income housing for sale or rent. starter homes. Seasonal rentals for temporary workers.
190. Modern housing options weren't available in Park County when we moved here over five years ago. All the properties that we toured and the home we subsequently had to have major renovations. We rented a property for three years before purchasing, it was nice but not modern. (Updated kitchens, bathrooms, the esthetic was dated and not well-maintained. Additionally neighborhood amenities like designated walking and bike paths) A positive was the home-town feel and well maintained city parks.
191. Modest income new construction between Cody and Powell
192. More affordable
193. More affordable
194. More affordable
195. More affordable family housing
196. More affordable housing
197. More affordable housing
198. More affordable housing for families hard to afford a \$500,000 dollar house for a family and not have dual income
199. More affordable housing for middle class.
200. More affordable housing for middle income households. More homes that range 1,000 to 1,400 square feet. Many houses are enormous which cost more energy. More solar construction. I would like to see more walking/bike trails throughout the cities and the county as a whole.
201. More affordable housing for young families
202. More affordable housing that is equal to the average household income for the area.
203. More affordable nice housing with 2-5 acres or affordable homes for locals and young adults who wish to stay in Park County
204. More affordable single family homes. as a landlord myself I try to offer housing for a reasonable rate. why should one rent for more than a mortgage payment would be on a house?
205. More clustered housing with open space around it. Not ranchette sprawl.
206. More high end housing
207. More homes for first time buyers, rents for local workers
208. More long term rentals, cheaper single family homes for families. Less VRBOs and second homes/vacation homes.
209. More low to mid income housing is needed to provide a stable workforce.
210. More low/mid income housing
211. More middle to low income houses

212. More moderate prices on rentals and home buying
213. More of both, for rent and for sale. Don't stifle development.
214. More options
215. More planned unit development (PUD) with smaller lots, no fences, and close to open space for hiking & biking options.
216. More reasonable prices.
217. More rental and housing options for everyone that needs somewhere to live.
218. More single family
219. More single family homes and apartments in Meeteetse
220. More small stand alone and duplex housing
221. More suited for seniors
222. Most of the building that is going on is NOT affordable for the average family in Park County. nor is the rent affordable.
223. Multi family housing. I'm a realtor and there are no rentals or affordable housing. Short term rentals are partly to blame.
224. Multi-bedroom places to rent for under \$1,200/month and three bedroom homes for under \$250,000
225. My rental experience had been poor in landlords not fixing issues and property managers keeping deposits for unnecessary reasons without communication. Have not bought a home so I have no input there
226. N/A
227. N/A
228. N/a
229. N/A
230. N/a
231. N/a
232. N/a
233. N/a
234. N/A
235. N/a
236. NA
237. Need middle income and low income housing options for sale and rent. Developers need funding options that incentivize non investor type building projects and or zoning that does not allow investors to buy up the housing for rentals or second homes.
238. Need more affordable apartments
239. Need more housing across all price levels but especially workforce & lower income housing and first time buyer/small family starter homes.
240. New homes, homes that are updated, prices not inflated by greedy sellers who ask too much for their home because they know buyers are desperate and are willing to pay more.
241. No more
242. No more building at all ...housing
243. No more housing.
244. no opinion
245. None
246. Not in the housing market
247. Not looking for more housing. Just noting that the prices have gone through the roof nationally and that has limited options. We should not over build to meet that trend. Keeping Park County small is more critical
248. Not necessarily a housing type but rather cost of any said housing
249. Not relevant

250. Not sure at this time
251. NOT tax supported housing-----people need to plan ahead
252. Options for affordable workforce housing close to Cody are in short supply. We need more rentals and entry level housing for our laborers.
253. Our age bracket has us destined to assistance in living. These opportunities seem limited. We will be leaving our rural land and home in a few years and will focus on finding a small home in either Cody or Powell (very limited currently).
254. Our community has raised rates at such a pace the community can't afford to live
255. Our home is paid for so fits our needs with our fixed income. If we did need to move we'd want low income housing - single story duplex or townhouse.
256. Our housing prices have gone up to the point that retirees have to watch every penny to survive. I am glad to have a home here and not have to find a new one with today's prices.
257. Out of state people or developers buy up property and or renting or selling at outrageous prices
258. Park County could use some more house as the population has continued to grow. It does not seem to be able to catch up with the growth in the area
259. Park county needs more affordable homes for rent. I continue to see families searching for homes that they can afford and be able to remain in the area.
260. Park county unfortunately mirrors national affordable housing crisis
261. Park County, Cody in particular is a desirable area. It is growing very fast! I saw this happened to Sonoma County California. It makes it difficult for young people trying to get a start in life. People with money come in and scoop up places making for rent or for sale housing options difficult for native residents. The most important thing is to have very specific well thought of well planned options for growth! Inviting the public is very important. Sneaking things in when no one is looking and creating cheap housing will be a detriment to the future! Wise planning is paramount to keep this beautiful area... Beautiful!
262. People need a place to live, and not everyone wants to live in a town. well thought out subdivisions should not be banned on agricultural land. I have issues with people who live in towns telling those of us who live in the rural areas what we can and can't do with our land.
263. pet friendly, all types.
264. Please, NO modular or mobile homes on Southfork, and/or more subdivisions that destroy property values of established ranch/home owners who have invested in their properties, and works against many who are trying to preserve the beauty and natural habitat of the land.
265. Prices for middle class and more pet friendly options
266. Prices have increased drastically
267. Property is very high priced and overinflated. Caused by the influx of out of state people moving here.
268. Quality 3 bedroom homes for under \$300k for young families to find this area livable. Rent for the same under \$1k.
269. Quality built affordable housing for help in the summer.
270. Quality properties to match for prices being asked.
271. Quality rental housing that is not geared to low income or college students, but still fairly priced
272. Reasonable rental costs, affordable houses for sale for 1st time home buyers. The way prices are now, lower middle income families can't afford to live/work/raise families in Park county.
273. Rent and housing prices are extremely high right now (as they are in many areas around the country). We own our house, but if we were moving here now, we wouldn't be able to afford anything that fit our needs and life-style. It seems that it will be almost impossible for the majority of young people to buy houses in the future, unless prices go down and/or salaries go up. I would like to see more small, affordable houses and cheaper rent.

274. Rent and housing prices are out of reach even for middle income folks. I would like to see more affordable options; whether it be single family or duplexes.
275. Rent and housing prices have skyrocketed since Biden took office. Along with an influx of out of staters from both coasts driving prices higher. The average working "stiff" can no longer afford their "dream" home.
276. Rent has become so expensive that many who needed cannot afford reasonable housing.
277. Rent is outrageous is cost.
278. Rent prices are high which would not be an issue based on my income but I likely would be unable to find a rental which allowed my 2 dogs.
279. Rent that the lower income can afford.
280. Rental and sale housing for lower income folks
281. Rental housing for people with moderate income.
282. Rental properties are few and far between. I don't personally need a rental, but know folks that do.
283. Rental properties that allow pets are hard to find. And the current market for rentals and home purchases are crazy. Interest rates are high and I feel for the people that are in the market for a home or rental
284. Rental properties with workspace, office, room for RV, outdoor living space
285. Rentals in Cody aren't the best maintained and now the rent has really increased.
286. Rentals that appeal to professionals and middle-income families. Also low-income housing is lacking. I want professionals to be able to rent and I don't want the market to be too expensive for entry-level people (like Jackson).
287. Rentals that are not owned by Barren
288. Rents are high for lower income residents who are manning the front line retail. Housing prices and building costs are way above average
289. Rents are high. Housing costs high.
290. Rents locally are out of reach for most. While we own our home, if we had to rent something (even though we make money) the value of rentals that I have seen are way lower than what you have to pay for them
291. Restrictions on Airbnb and rental caps.
292. Retirement friendly single level homes retirement income friendly
293. Senior housing
294. Simply affordable
295. Single family
296. Single family at lower costs.
297. single family home three bedroom 150000\$
298. Single family homes
299. Single family homes for rent
300. Single family homes that someone earning wages common in the area can actually afford
301. Single family houses with actual yard space, not houses cramped together. Not duplexes.
302. Single family housing that's affordable
303. Single family rentals and apartment buildings inside city limits.
304. Single family, single level homes
305. Single houses on acres of land, not housing tracts
306. Small Acreage ranchettes
307. small patio homes for down sizing seniors, small families
308. Small single family homes at reasonable prices.
309. Small single family units. People buy up multiple homes and turn them into summer tourists rentals thereby taking them of the market for people who live and work in Park County. Drive around downtown Cody and a lot of the houses in the area are unoccupied most of the year except for a few



months of airbnb traffic in the summer. These houses used to be the affordable living options for young people and lower income folks in the area. Same thing up in Wapiti. Too many vacation rentals and not enough actual places to live. \$\$\$\$\$\$\$\$\$\$\$\$\$\$

310. Smaller homes with more reasonable prices or more rent-to-own properties
311. Smaller rural homes on 20+ acres
312. Some of the jobs in Park County do not pay a high enough wage for people to be able to afford housing/renting.
313. The astronomical jump in realty values is not in line with the wage average across the entire state of Wyoming. This is something that needs to be address in diversifying economy to allow for better career options that allow people who have worked for over 18 years here to step up in positions instead of hiring outside people all the time for jobs you train them for as a lower employee on the management ladder.
314. The cost of housing has been over inflated and is no longer affordable or available.
315. The cost of housing is too expensive for the area annual income and for families just starting out.
316. The cost of living has gone up so high that it is stupid. I don't understand it. To rent, you need to be working at least 5 FULL TIME jobs just to make ends meet. And that is UNREALISTIC!!!
317. The cost of living vs the average income is so high here, that nobody can afford to live alone.
318. The county allows 3 buildings on a parcel no matter if it's 50 acres or a quarter. I think that's absurd
319. The desire here from residents and new incomers are small (2 - 5 acre) plots with good access to utilities, (Water, gas, electricity, etc...)
320. The for rent or for sale housing is too expensive for the wages that's offered. A single parent would find it very hard to afford housing here in Park County. Additionally it would take to wage earners to afford housing especially if they had children. It's not fair where a parent has to seek additional help with food etc. if they have children. They should be able to afford They're living expenses without having to seek help
321. The housing market has become so unaffordable as to price out "regular" Wyomingites in favor of West-coast riches.
322. The housing market, especially in last 2 years, has skyrocketed, and property prices have escalated out of proportion to the income of those that live and work here. The working people need to have housing that does not exceed their ability to pay, and still make a decent living. \$60/80K homes for workforce to buy, not over \$100k plus. Rent is out of reach, for instance, for granddaughter and her partner in Cody.
323. The housing that's generally available in the Cody/Powell areas has become unaffordable to the average person. Folks continually talk about building more affordable housing, but everyone complains when developments are proposed in their back yard.
324. The jump in housing prices has been frustrating, but it appears to be nationwide.
325. The lucrative business of short term rentals make it difficult for the average Cody resident to find affordable housing. Basic housing that does not model the cookie-cutter subdivisions that have been popping up around town would be nice.
326. The prices are way too high for this area. We need to be realistic in our rentals and housing or we will be in the same boat as Jackson and not be able to keep people working in many areas because the cost of living is too high!
327. The prices for houses are out of control. The market is crazy and people with shabby properties are tagging high prices.
328. The prices make it impossible for young people to live.
329. The rental and for sale market in Cody is difficult for single income households to say the least. More affordable options would be nice to see.
330. The rental and housing market is way out of line for income levels of younger members of the area
331. There are affordable places but they are not in good condition. Too few choices on the market

332. There are few rental options, and they are very expensive. As for buying, everything is expensive right now.
333. There are no available houses at this time. Not for anyone who can't afford to pay half a million to buy property and build a new home at least. People who actually work here and have lived here can't usually afford to buy a home or rent if they weren't already before the Covid boom.
334. There are too many Govt. funded low income housing projects being built now!!
335. There are very few affordable rentals
336. There are very few homes for rent or sale in Powell. I was planning to build a home this year but the cost to build is almost double what it was just a couple years ago and now I can't afford it. I also cannot afford to buy the type of home I would like to live in as the costs are also about double now.
337. There aren't enough homes for families in good shape. Many are extremely outdated/unlivable, or they are too expensive/too much land.
338. There aren't enough well-built duplexes, especially for older adults. We need more places like the duplex community across from Mentock Park/Absaroka Assisted Living.
339. There is an extreme lack of quality low and middle income housing for sale or rent - while this may not apply directly to my current income, at any moment most regular people could find themselves in need of safe, affordable housing which simply doesn't exist here. This is also a huge problem for disabled and elderly individuals. The county acts like anyone who isn't ridiculously wealthy is less than human and undeserving of dignity or respect.
340. There is no affordable housing for small family
341. There is very few affordable options for the middle income families. Already I have seen the difficulties of hiring employees that are unable to find housing if they are making under 50K and trying to raise a family.
342. There is very little inventory for anyone looking for a moderate sized piece of land.
343. There needs to be more affordable housing (homes) and rentals to support the tourist, construction, and service industries. This is contributing to labor shortages.
344. There needs to be more housing for the middle class. Not everyone can afford housing that is over \$500,000 for purchase nor can most people afford to rent something over \$1000 per month.
345. This latest boom gave us a ton of equity that we can't use to move up out of a starter home. Literally puts us in neutral buying position.
346. Variety of affordable options.
347. Very few houses / apartments are for sale or rent in or near Meeteetse. Prices for what is available are increasing at an alarming rate. Too many who do not live here have purchased properties either as an investment or have converted them to B&B. We need more housing - period!
348. Very few rentals available in Park County
349. Very low supply and ongoing high demand
350. We absolutely need to put a moratorium on vacation rental properties commonly known as airbnb's and Vrbo's. We must provide housing to those who work in the service industry as we rely so much on the hospitality industry. Way to many properties are becoming short term rentals!
351. We bought a place and moved here, and don't intend to move out, so this really has no impact on us.
352. We do need affordable places for people to rent or buy, but we also need to protect our open spaces and overall look of our county. Housing can be simple and nice, but there should be regulations that protect property values of others in the community.
353. We don't rent, and there are plenty of homes for sale in our income range. What is needed in this town is more affordable housing for the service workers.
354. We don't need government assisted affordable housing if that is what this is getting at.
355. We have looked for temporary rental housing and found few options available. This means young people don't have a way to stay in the community.

356. We just need more housing. There is a massive lack of supply. Balancing looser zoning to allow for higher density would be one thing to help, but I also know subdivisions are drying up aquifers in the county, so balance is needed. I know the cost to connect to rural water systems locally does not encourage development currently. Perhaps expanding that system near towns would allow for denser housing that wouldn't deplete the aquifers and diminish farm land
357. We need affordable housing throughout Park County.
358. We need more low/middle income housing for people who make too much for government housing but not enough for the current high pricing.
359. We need to encourage and incentives workforce housing that will allow younger families and individuals to afford to live and work here. Smart growth is crucial to our success. Pushing people away and not allowing it to grow will only increase the affordability gap that continues to rise.
360. We own our home, and thankfully bought before the rapid price increases of the last few years. It's amazing how much home prices have sky-rocketed, and how many peers I know struggle to find ownership and for-rent options in their price range. Would love to see more inventory/options for middle class peers.
361. We would love to be able to buy a property with a home on it for an affordable price (\$400K - \$600K vs. \$1.2 Million). We would also like to see smaller homes available for new homeowners.
362. When we first moved out before we purchased, we rented and it was hard to find rentals that allowed pets. Now that we are looking for land, it seems to be hard to come by and what is available is way over market value. I.E land in Clark that was 40K in 2019 is 300k now.
363. When we moved here in 2011, we could barely pay over 1k for rent, making it extremely difficult to purchase a home, because we weren't able to save any money when we were already paying a house payment in rent. The rent has just steadily gone up from there. We have tried to find places to rent for friends, and homes to purchase for family, and it is EXTREMELY difficult to find anything in a reasonable price range. Anything affordable goes very fast.
364. While, I am no longer a renter and rather own my home, finding a rental when I moved here was near impossible. That was 7+ years ago before the housing boom. The problem has only become worse as more rental properties are converted to short-term vacation rentals.
365. With the covid influx of out-of-state people moving into the area they have drove the price of land and housing up artificially
366. Would like to see less competition for rent and home sale prices with people from other places with a much higher cost of living
367. You have had money move in here which has drove prices out of reach of the lower income people otherwise known as labor and high school grads

## Q27: WHAT ASPECTS OF PARK COUNTY (AS A WHOLE) WOULD YOU LIKE TO SEE STAY THE SAME IN THE FUTURE?

### CLARK

1. Access to public land
2. Controlled development
3. Enforce General Rule 40. NO PARCELS smaller than 40 acres
4. Everything
5. History
6. I like the rural aspect of the Clark area.
7. I would like Park County to remain as rural as possible
8. I would like to maintain access to our public lands.
9. I'd like to see it remain a rural and wildlife area and not become overbuilt and only affordable to millionaires.
10. Keep Clark a rural community with no commercial development.

11. Keep housing in towns without urban sprawl.
12. Keep population growth down!
13. Keep wide open spaces as much as possible.
14. Leave the land alone, don't want any resorts, it takes away from the reasons we bought here in the first place to get away from crowds, see more wildlife, fish clean rivers etc etc etc.
15. Minimum 20 to 40 acre property size. We are still angry about Hogeboom
16. open space
17. Preserve rural character or rural communities. I. e. 20 acre minimum, no commercial development of any kind away from highway.
18. Protecting wildlife and resources.
19. Public land access and in developed public land
20. Ranches and farms
21. recreational opportunities"
22. Respect and care for land, water and wildlife
23. Retain the small town feel of Cody and Powell. Try NOT to turn them into a larger towns or small cities.
24. Roads and speed limits
25. Rural living, undeveloped lands, protected wildlife, access to public lands, low traffic, lack of governmental pressure
26. Slow the growth

#### CODY LOCAL

27. Access to outdoor recreation
28. Access to public land
29. Access to public land
30. Access to public land, clean air and water, clear thinking and flexible government that adapts to changing times and respect property rights and individual liberty.
31. Access to public land, plenty of open spaces. Park County is beautiful, with good people and just enough amenities to keep us comfortable and entertained while still remaining a small community. I would hate to see us outgrow that.
32. Access to public lands
33. Access to public lands and amount of public/undeveloped lands
34. Access to public lands and outdoor recreation areas. Natural beauty. Land that can be viably farmed and ranched.
35. Access to public lands and recreational opportunities (although it would be nice if those increased). I like the western feel of the town and I think we need to preserve that. But I also think that we shouldn't be stuck in the past. Change is inevitable and we have to plan for it.
36. Access to public lands, better development of that access (trailheads, parking, trash cans, restrooms). We need to protect wildlife corridors - with increased home building, that's going to decrease.
37. Access to public lands, freedom to live how we choose without backlash, well maintained roads, access to great childcare.
38. Access to public lands.
39. Access to public lands. Future development should increase and not block access to public lands.
40. Access to recreation, continued funding of public schools.
41. Access to recreational activities, specifically, road and mountain biking
42. Access to recreational areas, paths, parks
43. Affordability
44. All of the parks
45. Amazing public land
46. Avoidance of sprawl

47. City house with horse corrals:)
48. Clean air , extensive emphasis on wildlife habitat
49. Clean air and water. access to public lands.
50. Clean air, water, scientific management of fish and wildlife resources,
51. Cody City center and areas within 1 mile of that. No multi level apartments, condos, and the like.
52. Commitment to wildlife and public land access. Commitment to recreational areas for families to enjoy
53. Community activities and connection
54. Conservative family values protected, access to recreational opportunities, focus on western agricultural way of life.
55. Conservative values and traditions.
56. Conservative values, access to public lands, slow and intelligent growth (we don't want to ever be Jackson or Bozeman), welcoming to all good people.
57. Conservative values, neighbors helping neighbors, focus on outdoors and family
58. Creating home swear people who were born and raised here can afford to live.
59. Downtown
60. Downtown and local amenities
61. Ease of access to public fishing and hunting areas, the well maintained trails along the lakes or rivers, the mountain views, the variety of businesses, community events
62. Easy access to public lands; large vistas; historical integrity of the landscape
63. emphasis on quality schools and city parks
64. Excellent hiking and biking trails, access to public lands, great schools, programs for kids
65. Family homes should stay in designated areas together, I do not like to see storage units built in residential areas, nor high apartment buildings in single family home areas. this town is like a crazy quilt, everything everywhere, except in higher income home areas.
66. Focus on wildlife. Good public schools.
67. For my property in Sunlight, no changes, this is a forested area. I don't want it to change
68. Freedom, clean, friendly
69. Hold the line on new subdivision development on now open spaces.
70. Home town feeling
71. I am all up for change, But when you think of park county you think of nature, so it shouldn't turn into a "city type with a lot of structures
72. I don't know what the answer is. Enforce or establish rural building codes.
73. I like that it still has a small town feel even though it is growing. I like that we still have good views of the mountains and scenery and I would not want that to be blocked by large buildings.
74. I like that there is still a fair amount of farming and ranching. I would like to see Park County continue to prioritize agriculture development and industry. I like the availability of recreational areas and that they are generally well maintained.
75. I want Park County to embody the western legacy and spirit. We are rural in nature and as such outlying areas within the county need to be kept as such. There are lots of usable lots closer to town that are under utilized for development. I want to keep Wyoming rural and wild that is our cornerstone achievement in the 21st century. We are not LA. We are not Denver. We are not even Billings. We are wild and free...or some might think we are or envision to be.
76. I want the area to remain essentially rural.
77. I want to see the beauty of our county retained. I would like to see ranching and agriculture still a large part of our economy and land use as well.
78. I would like to see open space and wildlife values conserved so future generations can enjoy this wild country. This includes winter range for elk, mule deer, pronghorn, and other species, and water quality and native cutthroat trout fisheries

79. I would like to see Park County keep and support our agricultural economy.
80. I would want the small town community feel and care for our neighbors.
81. I'm not particularly attached to anything in Park County as a "whole". I like my job and I like living close to family. That's why I'm here. Without either or both of those, I would live elsewhere
82. Individual owner property rights. stay same or improve
83. It's a great place to live, work, and raise a family. People here are friendly, love the outdoors/mountains and wildlife. We can still have a small-town western vibe while implementing smart growth plans that will allow our community to flourish in the future.
84. Keep as much farm land as possible, but I realize that property rights play into this also and I am not a fan of not allowing people to do with their land what they like. We seem to live in a community where it is all about the money!!
85. Keep Farm and ranch acres, limit subdivisions
86. Keep it cowboy. Western!! We are the cowboy state but I see it changing drastically. California/down state N.Y. types
87. Keep the fairgrounds here in Powell but in a central location. For example, Powell, Cody, Meeteesee. A place where we can continue with the activities that can accommodate all needs of the people.
88. Keep the rural area's that are out side the hubs near the cities open so that we can enjoy our beauty of the mountains and not cover with housing
89. Keep the West the West
90. Keep Valley and Mountain views: Limit more development in valley like Wapiti, South Fork, Wood River, Sunlight etc.
91. Keeping our town small and low crime rates! Safe for all !!
92. Keeping the existing parks maintained
93. Large to small ranches, undeveloped open-space.
94. Large tracts of land for ranching and farming being left intact.
95. Local government staying in their lane. Look at how destructive the Ciry of Cody Building department has been, they harass locals and let deep pocket transplants build things how they want. I'd rather they leave everyone alone.
96. Low(er) population/Wyoming values/holiday celebrations/the museum/rodeo/Wyoming's acceptance of the 2nd amendment
97. Moratorium on building.
98. Nice place to live and raise a family
99. No more closing down of two track roads on BLM land
100. No new hotels.
101. No thought
102. Not many subdivision more individual homes. Love all the parks nestled different areas of town.
103. Not subdividing all the farm ground
104. Open areas for wildlife, and wildlife corridors.
105. Open space & access to public lands
106. open space protection, habitat preservation, access to outdoors, rural nature.
107. open space! whether it be farms and ranches or public space. Not every piece of dirt needs to be built on ! Look to our neighboring states, especially Colorado. Don't let us ruin Park County.
108. Open space, land owner rights, inclusive opportunities
109. Open space, whether public or private or protected by conservation easements between each community so that we don't end up just one faceless sprawl.
110. Open spaces and consideration for the wildlife. The Northfork, Southfork and Powell Highway are getting way to many houses.
111. Open spaces and publicly accessible land; small community feel
112. Open spaces, agriculture, access to public land, true western culture,

113. Open spaces. Outdoor recreation. Conservative
114. Political climate; excellent education; low taxes
115. Population and impact
116. Promotion of growth
117. Protecting public lands, animals while growth continues to support families to remain in this area, and not all people moving here are millionaire/billionaires that buy all property with cash. Need for better direction from the the city of Cody as well for many of the departments to support the growth
118. Protection of wildlife habitat and reduce conflict with wildlife through more thoughtful zoning and development.
119. Public access.
120. Public lands not being traded or sold
121. Quality of schools, parks, open to new businesses.
122. Quality schools, great community rec center, library, increasing health care professionals, vibrant main street, museums,
123. Ranch/farm lands
124. Reasonable land use. If people want to recreate, there are already enough possibilities for them to enjoy. We do not need added money spent on recreation
125. Recreational land
126. Recreational opportunities
127. Respect for elections officials. Social gatherings that bring people together from different community groups. Role of Extension Agents, Public Health, Water Conservation to inform public with evidence-based best practices. Seasonal festivals. Lively arts. Promoting access to outdoor recreation for youth.
128. Retain large open rural properties, such as farms and ranches, have a minimum of high density rural development, less development in the rural areas. Do not allow sub surface water resources to be transported outside the county.
129. Rugged individualism, live and let live mentality, appreciation of our environment
130. Rural and agricultural way of life should be preserved. I don't want to see us become Jackson.
131. Rural Use, and free of government influence
132. Rural, quiet living, with historical American Judeo-Christian values.
133. Same emergency services
134. Slow growth and affordable living
135. Small government. Good views.
136. Small town atmosphere
137. Small town atmosphere, not become like Jackson, where the workers can't afford housing and cost of living.
138. Small town community atmosphere with support of different opinions
139. Small town feel with like minded conservative people
140. Small Town feel. Limit urban development and commercialism.
141. Small town feel. Local businesses. Community events.
142. Small town friendly atmosphere
143. Small Town life. We always have and always should be small town oriented. No matter how many new tax payers you want to bait in that are running from their awful home towns. Remember the people that have always been here and respect the way we have always lived.
144. Small towns, open spaces
145. Smaller communities with employment opportunities for younger families. Emphasis on tourist opportunities. Access to outdoor rural recreational activities.
146. Stay away from building or allowing multi-family housing units, duplexes and trailer parks

147. The community support aspect with less gossip, as a whole. Continued work towards developing more affordable housing for service workers and a continued working toward more affordable utilities and better access to internet in rural areas.
148. The elementary schools are great, and the new after school programs are an added opportunity to give kids hands on enrichment.
149. The energy towards building bike trails and paths. We need a better way to get up and down the hill via bikes. Imagine how one would get groceries home if you live downtown. There is not a safe route.
150. The farm lands staying farm lands.
151. The overall footprint of the town. I do NOT want it to become a sprawling city.
152. The rural character with modern accents such as modern recreational opportunities but not too crowded
153. The small town community values, and access to public land and healthcare
154. The small town lifestyle that is sadly disappearing.
155. Value and access of public lands for recreation
156. Values, rural lifestyle respect for the land and nature
157. Views and outdoor recreation/public lands access is currently good but could be enhanced. Bike lanes should be added to continue improvement. Housing is needed, especially affordable housing to keep prices down. More efficient use of land (adding basements where applicable, increasing density or filling in city lots would be preferable to preserve character of the landscape)
158. Walking/bicycling to access all life necessities- banking, groceries, medical, post office
159. We need to have a focus on maintaining agricultural land. We need to maintain wildlife corridors. We need to at least maintain our access to public land.
160. Western flare
161. Western heritage/culture, abundance of wildlife and wild/scenic areas, rural feel, low traffic, low crime, conservative values;
162. Western, small town charm, updated architecture that keeps the western theme
163. Wide open spaces, access to outdoor activities and spaces, private property rights
164. Wide streets with grid pattern and alleys. No more cul-de-sacs.
165. Wild areas such as Sunlight, Crandall and North Fork should see very limited or no further development. They are our legacy to our children and grandchildren. South Fork is already ruined and North Fork is well on the way. Sunlight and Crandall can still be saved.
166. Year round airport access, raw water for yards and gardens, river access, walking trails and parks, at least two groceries, fossil fuel stations, fireworks, horseback riding, ATV trails, hunting, open firearms carry.

#### CODY/POWELL RURAL

167. A mutual respect for our neighbors, where did some of these very verbal "loose nuts" come from?
168. A place where generations of a family can afford to remain - if they choose. Ranching, hunting - all recreational opportunities.
169. Access to BLM land and the river for recreation.
170. Access to land for side by side riding
171. Access to outdoor recreation retained and expanded.
172. Affordability, small town atmosphere,
173. Affordable single homes, duplexes and attractive low income apartments. Need affordable and accessible care for the mentally ill and low income. No one should be housed in the jail if mentally ill. Attention to renewable sources (replanting trees, open space). Off leash areas for dogs. We have plenty of vacation homes. Would like to see the neighborhoods stay the same without every other house becoming a vacation rental.



174. Ag lands need to stay as ag lands, larger subdivisions will ultimately cause problems in the farming/ranching community.
175. Agricultural business and land. Keeping the commercial business around the urban area. along with the housing
176. Agricultural influenced, park county fair, support for our youth/schools
177. Agricultural land
178. Agriculture based
179. Autonomy from government control, open farm and ranch land, access to public lands, more restrictions on housing and development
180. Beautiful viewscape, no wind turbines, available oil and gas energy.
181. BLM land, freedom to access trails, hike, fish, hunt. Do not want any legal impediments to this way of life
182. Clark should remain a rural community with minimum amount of amenities. If you want them stay closer to Cody, Powell, or Redlodge. A majority bought out there because it is rural. No street lights and kerpnrge gravel or dirt roads off main streets
183. community events and gathering
184. Conservative slant with emphasis on conservation
185. Country living! I would also like to see a more diverse shopping experience close by instead of having to travel to Billings to buy things because there is much better selection of everything!
186. Don't think you can "Plan" people's behavior. I also don't want Park County "Telling" people what to do with their property. Go live in the Big City or Jackson if you want a government telling people what to do, how to live and what they can do with their property.
187. Everything needs to stay mostly the same, we don't need more people here
188. Family heritage
189. Family values and quality schools
190. Farm and ranch not being subdivided
191. Farm land availability and irrigation availability.
192. Farm land. Overall appearance. Development restricted to rough ground not farm land.
193. Farming and ranching
194. Farmland
195. Farmland
196. Farmland preserved. Wildlife areas preserved. Walk-in access persevered. Parks and recreation, campgrounds preserved.
197. Farmland!!!
198. Farms and ranches staying around
199. I love how easy it is to access the national parks and great fishing spots. I also think that we do a great job making the outdoors very accessible; campgrounds are clean and well equipped.
200. I think there should be better restrictions on farm land being subdivided into tiny 1-5 acre parcels without enough thought of how it's going to impact roads, water, irrigation, utilities, farming, etc. Access to public lands needs to stop getting worse and it'd be best if it got better. I don't know if it's intentional to keep residents from recreating and hunting but in just the last 7 years more and more public property is being bought by private companies and owners are blocking access to public lands.
201. I would like Park County to grow without the failed policies of Forward Cody and PEP. Let the resources here supply the jobs. This will mitigate any rapid expansion and let it have the same rural setting.
202. I would like plenty of public access to public land continue to be available. I would like to maintain farms/ranches, very large lots (40+ acres), and large public spaces outside of the city limits. I do not want Park County to experience urban sprawl with all the large acreages to be subdivided so that

- Powell and Cody eventually seem connected. I want to see taxes stay low and cost of living be reduced. I would like to see more affordable housing be available for purchase.
203. I would like to see irrigated agricultural land and productive rangeland stay in production. I would like to see the family friendly part of the county stay the same.
  204. I would like to see it stay a farming community rurally and development to stay closer to the cities.
  205. I would like to see respect for private property rights. I own a farm, and not all farm families are the same. some have family members to pass land on to and some don't. Arbitrary laws that stop all development on agricultural land are a violation of private property rights.
  206. I would not want it to become too expensive to live here because of increased property taxes. The ruralness of the area is appealing.
  207. Irrigated lands be kept whole , develop non productive areas. Stop wasting this limited resource of good farm land to ranchets and subdivisions
  208. It is an agricultural community and I would like it to stay that way.
  209. K-12 schools should stay the same. Small town living.
  210. Keep farm land for farming and not large homes on unused land.
  211. Keep the agricultural land for agricultural. Stop all the subdivisions we are on a well as are many in the area between Powell and Cody. Bottom line there is not enough water to support all the subdivisions. If you are going to authorize all of these new subdivisions connect all of us to northwest rural water
  212. Keep the population low with lots of open space
  213. Keeping as many farm and rural acreage
  214. Large open areas of public land and farm/ranch land with adequate wildlife corridors.
  215. Large open spaces that keeps it rural and protects the water and farmlands
  216. Larger ag farms. The Bighorn Basin was founded on ag would love to keep larger ag farms. Look to expand close in town of Powell and Cody
  217. Leave the rural areas alone. Keep out huge subdivisions in the rural areas.
  218. Limit of sell farm land for stupid subdivision which bring in more outstate city people who do nothing but complain about people who have been perfectly fine living in middle of no where for generations.. stop subdividing land !
  219. Limited growth in Government and no expansion of regulations in the County
  220. lots of elbow room limited restrictions but some protection for the land values
  221. Low population.
  222. Maintain rural character of area, protect farmland, maintain wildlife migration corridors
  223. More farms, less regulation from park county planning and zoning. Small family farms value added businesses are being targeted because of subdivisions. P&Z needs to get their act together. There are no set rules. Mostly grey areas. [Name removed] needs to go.
  224. More the country life which is what everyone wants but you are losing that way
  225. No development of farm land, develop the waste (non-irrigated) land
  226. No more apartments
  227. No more subdivisions.
  228. None
  229. Not a lot. Too many things have already changed. Need to bring them back.
  230. Open space, wildlife habitat, agriculture.
  231. open spaces and productive agriculture
  232. Open spaces, agricultural lands, animal migration corridors,
  233. Open spaces, clean air, access to public lands, camping opportunities without having to reserve months in advance (Wyo. residents pay taxes on all these and should have open access).
  234. Plenty of Parks and outdoor recreation close to town limits"
  235. Preservation and management of Wildlife & natural resources, open spaces.

236. Priority on economy and way of life features. Agriculture is a large part of our county, we need to prioritize areas for this and build more inside towns, making it a priority first. We cannot lose our agriculture lands to developments.
237. Private property rights. Protection of private property rights is extremely important.
238. Protect farm and ranch lands.
239. Ranch and farm lands, access to public lands.
240. Retain a family-friendly environment
241. Retain farming and open spaces.
242. Retention of open space to retain lower population density, wildlife habitat and scenic views.
243. Rural agricultural lifestyle with some tourist industry.
244. Rural atmosphere
245. Sense of community, strong work ethic.
246. Small-town feel, low cost of living
247. The current regulations for down-shielded exterior lighting and only on-site commercial signage of limited size are GOOD regulations. It is not likely that the county will be able to enforce the exterior lighting regulation with its limited and overworked staff, or pursue violations of commercial signage so it is imperative that the county provide education to the public, new and old.
248. The low population and lack of large housing developments. We are not a large city, I shouldn't see houses everywhere. Keep Park County, Park County, not Teton County or California.
249. The number of homes and the population. The amount of farming and ranching.
250. The rural farm land stay the same
251. The rural feel and lack of people as well as protection of recreational opportunities.
252. The rural-ness, west feel. Housing in town as apartments etc. can increase, but quit taking up the rural landscape with houses.
253. The small town atmosphere.
254. The small town feel. No city retail stores. A safe community
255. The way of life in rural Wyoming is what is most important. We have to remember not to fix problems that don't really exist. We are unique because we take care of our problems with our neighbors on a one on one basis. There is no need for governmental oversight. This is the main reason that people are moving here from other places and is why people stay here.
256. The western background, the farm background that Powell was built from, the agriculture industry that economically supports local businesses
257. The western heritage
258. View shed
259. We are losing our farm land at an alarming rate
260. We need to keep agricultural first when thinking of building. If it was not for farming there would be very little here and every year more farms get subdivided and our way of life is destroyed forever.
261. We need to keep the development off of the farm ground. We need to encourage development in the area that does not have irrigation.
262. We need to maintain our farm ground and open rural areas. If subdivisions are approved there needs to be stricter covenants re: building, infrastructure etc. with actual oversight for compliance by the county.
263. We need to retain our open spaces. It's important that we limit subdivisions and growth of our county. Some growth is good, but if we become another Bozeman or Denver, we will lose our quality of life.
264. Well maintained infrastructure like roads and bridges, open space, vibrant agriculture, wildlife.
265. Western conservative way of life
266. Western heritage
267. Western, adventure sports, equestrian properties, Cody night rodeo, hunting outfitting,

268. Wilderness

**LOWER SOUTH FORK**

- 269. 1. No more big box Stores in Park County 2. Maintain Rural-Western character 3. DO NOT want this to become like Jackson Hole
- 270. Keep Cody as a western heritage town. People that move here and then want to change our heritage should go back to where they came from.
- 271. Keep the rural and small town feel.
- 272. No big box stores
- 273. No shopping malls
- 274. Not having the rural county areas have to incorporate City or Town building codes and/or regulations in addition to allowing smaller lot sizes.
- 275. Not lessening subdivision acreage requirements out of city limits. Small lots especially out of town heavily impact viewshed and land quality.
- 276. Rural feel
- 277. Rural, small town
- 278. Small town with all that is needed to live comfortably, not to turn into a Jackson Hole, where I can't afford to live.
- 279. Small Town, clean water and air, high quality habitat for animals, quality agriculture lands
- 280. Small Town. Keep Mountains and base of mountain areas rural.
- 281. The parks and recreation places..... I know the county spends a lot of money on upkeep and I see very few people using the properties
- 282. There needs to be an alternative transportation system. The Trails Master Plan includes bike, pedestrian, and walking system.
- 283. Wildlife corridors

**MEETEETSE**

- 284. Access to Federal land
- 285. Access to open spaces.
- 286. Conservative values
- 287. Diversity - values, ages, economic levels, cultural/ethnic (such as it is - more would be better)
- 288. Focus on outdoor recreation and wildlife
- 289. Friendly people. Easy access to public lands and outdoor recreation. Low taxes
- 290. Hiking, hunting, fishing, sightseeing
- 291. I would like the hunting, fishing, camping, and outdoor activities to stay the same.
- 292. Land protections
- 293. Open space and rural setting
- 294. Open space, access to public land
- 295. Open space, public land access
- 296. Open space. Maintain or increase big game winter ranges. No new rural subdivisions.
- 297. Park county does a good job of providing services for tourism which is essential to keep small businesses going. I love the recreational opportunities
- 298. Plenty of open space with public access
- 299. Recreation
- 300. Seasonal economy needs to disappear
- 301. Small town / rural feel
- 302. Small town and rural areas
- 303. Small town living, easy access to some recreational activities (beck lake, bike parks, cedar mtn)
- 304. Steady development, no major booming
- 305. The "small" town caring for neighbors and friends

- 306. The culture, no big chain stores, family values, no woke culture. I want to maintain the freedoms that brought me here. The less laws the better off we all are.
- 307. The openness
- 308. The safety and sense of community.
- 309. To be expanded.
- 310. Wide-open spaces, intact viewsheds, the ability to recreate close to home, keep the migration paths open and lots of wildlife habitat free.
- 311. Zoning further away from the Town of Meeteetse should be more reflective of similar areas in the County: 30 plus acres. This is to protect our State's annual Billion dollar plus revenue generator: our Fish and Wildlife.

#### MIDDLE SOUTH FORK

- 312. Access to health care, awesome amenities like the library and rec center, large tracts of public land, and no future subdivisions.
- 313. Commercial uses outside of municipalities should be limited and/or located within 1 mile of a municipality. Rural Park County should stay residential. This includes short term rentals.
- 314. Conservation of wildlife
- 315. Emphasis on locals not big government
- 316. Existing ranches and farms
- 317. Farming and ranching property. Good access to public land.
- 318. Feeling of openness. Growth is inevitable but we don't need small lot subdivisions in the county
- 319. Free parking downtown
- 320. I don't know
- 321. I want ranching/farming to remain. That is the character/lifestyle that brought me here.
- 322. Keep as much irrigated farm land as possible
- 323. Less affordable housing (large complexes going in) that are NOT really affordable
- 324. Less governmental intervention.
- 325. No small lot subdivisions in the South Fork, no retail on Southfork
- 326. Not subdividing all of the lands. Use the non-productive lands not the good farm lands for people
- 327. Open spaces. Not tall buildings. The wild West. Access to land. Freedom to have an Airbnb if you want on your property.
- 328. Park County needs to maintain its rural atmosphere and quit trying to mirror Jackson hole
- 329. Proper management of natural resources.
- 330. Public land access
- 331. Quality of life
- 332. Relatively low population density, high quality recreational activities/parks, freedom-minded and low government interference-minded attitude
- 333. rural atmosphere, middle class housing, western heritage in art and architecture, building design, etc.
- 334. Small home town feeling. Respect for land and wildlife. Reasonable taxes.
- 335. small town feel
- 336. Small town, friendly and save.
- 337. Stay small and keep western heritage and values
- 338. The small town feeling, where neighbors know each other
- 339. Western heritage and values
- 340. Western lifestyle

#### NORTH FORK

- 341. ??
- 342. Agricultural areas and larger acreage property

343. All of them
344. Allow good quality development, both residential and business.
345. Cleanliness, attention to details, protection of wild areas.
346. Continued focus and protection of wildlife.
347. Density of population.
348. Development density - to not become over developed
349. Everything that is not Teton County. Keep Park County the way it is, with very little, if any, changes and only if the vast majority of residents request specific changes or additions. The Park County Commissioners, their hand-picked, biased LUPAC Committee and Progressive consulting firm Clarion, who proclaims on their own website, "we must meet the moment by responding to calls for climate and equity justice with thoughtful consideration of whether current planning policies and land use regulations are leading us to the futures we want." NO! That Woke, politically-correct, progressive mindset does not belong in Park County and specifically the Northfork. The collective "WE" that Clarion adheres to and the Progressive political Left does not live here and should not have ANY influence on the future of Park County and the Northfork. LISTEN to the residents and take their opinions and desires seriously and strongly.
350. Fewer homes built on top of each other
351. I know growth happens. Where I come from it was once a small farm town. Now it is over crowded and backed up to the national forest where they can not build.
- I would hate to see this place head that way. Please consider the water. Look around at place like Havasu where Lake Mead is at one of its lowest points. They build up all around there and the water was used from the Lake to support the population. California has had similar issues.
  - With build comes more roads, schools, hospitals, law enforcement, fire departments and so on. The impact is Hugh on a community.
  - My hope is we find a happy medium where the wildlife can remain, we can continue to have farms and ranchers, but also build homes or condos for young and struggling families. You need a place for employees to live to build a town. If you look at Jackson of Steamboat both are have major housing crises to house those they need to help support local businesses.
  - Just please don't make Cody into Jackson. Let us remain the real western town. I hope the structure built from here on out around Cody reflect that.
  - I think make a vision and stick to it.
  - Good luck and thank you for all the hard work.
352. I would like less people and more wildlife
353. I would love to see the town stay small and not turn into a Jackson Hole.
354. Keep Park Co open. People hate houses on top of houses.
355. Lots of open space.
356. Low density housing, rural, agriculture and wildlife habitat. Quit subdividing all the ag property which not only supports ranchers and farmers, but the wildlife population as well. That's the reason I moved here for the rural, wildness of it all. Don't urbanize it and destroy the natural beauty of the area that was meant to be wild.
357. Low development or large parcels of land
358. Maintain open spaces.
359. Maintenance of rural atmosphere and the western lifestyle.
360. North Fork
361. open land, outdoor recreational opportunities
362. Open space
363. Open space and access to public lands.
364. Open spaces

- 365. Open spaces , less development, less out of staters gobbling up real estate and not living on premise for vacation or annual rental
- 366. Plenty of open, undeveloped land.
- 367. Population
- 368. Population density
- 369. Preserve as much open space as possible. The North Fork is over developed now is begging to look like urban sprawl. Why do we need more unfettered development.
- 370. Public land access for recreation and wildlife.
- 371. Quality and availability of wildlife habitat. Most people moved here to see wildlife, not developments.
- 372. Respect the open spaces and wildlife.
- 373. Retention of Agricultural land and Rangeland. Access to public lands.
- 374. Rural nature of county areas. Lack of major resort operations.
- 375. Rural, wildlife, outdoor, freedom
- 376. Scenery, recreational opportunities, mostly sufficient amenities, shopping, restaurants, health care, infrastructure, etc.
- 377. Small town feel
- 378. Stay uncrowded. Maintain easy access to State and Federal lands
- 379. Taxes , hometown support of events, ex: parades
- 380. The current plan has been working well. Cody will sprawl. But rural Cody should be maintained as such.
- 381. The small western town with the freedom to enjoy outdoor hunting, hiking, fishing, etc.
- 382. VERY limited growth
- 383. Wapiti allow elk to migrate
- 384. Western heritage.
- 385. Wide open spaces.
- 386. Wide open spaces. Agricultural lands. No more subdividing all of the county. Medical services. Library. Access and multiple use as originally intended to public lands.
- 387. Wildlife areas along the Northfork.

#### OTHER

- 388. Access to public lands.
- 389. I'm not particularly attached to anything in Park County as a "whole". I like my job and I like living close to family. That's why I'm here. Without either or both of those, I would live elsewhere
- 390. Keep it cowboy. Western!! We are the cowboy state but I see it changing drastically. California/down state N.Y. types
- 391. Keep the fairgrounds here in Powell but in a central location. For example, Powell, Cody, Meeteesee. A place where we can continue with the activities that can accommodate all needs of the people.
- 392. Moratorium on building.
- 393. Open spaces and publicly accessible land; small community feel
- 394. protection of wildlife habitat and reduce conflict with wildlife through more thoughtful zoning and development.
- 395. Public access.
- 396. Rural, quiet living, with historical American Judeo-Christian values.
- 397. The community support aspect with less gossip, as a whole. Continued work towards developing more affordable housing for service workers and a continued working toward more affordable utilities and better access to internet in rural areas.

#### POWELL

- 398. Access to all public lands

399. Access to outdoor recreation and natural habitats, including camping on the Northfork. Smallish towns with minimal amounts of sprawl. Access to a community college and the cultural events and diversity of students. Lack of most big box stores.
400. Access to public lands (Shoshone/Bighorn National Forests, Bighorn Canyon National Recreation Area/Yellowstone National Park, BLM lands, etc.), low rents
401. Access to recreation in outdoor spaces
402. accessibility to outdoor recreation
403. Close community, farmers welfare
404. Conservative family values
405. Conservative values
406. Continue responsible growth
407. Courthouse services, libraries, extension services
408. Farming
409. Farming and Ranching = Rural lifestyle and Small town lifestyle
410. Fishing, camping and family recreation areas. Low enough taxes for small farmers and ranchers. Sufficient law enforcement to protect citizens.
411. Focus on community, quality of life, and affordable housing for residents.
412. Free to do what I want in a more aspect without rules that prohibit freedom and friendly easy to work with attitudes
413. Good schools
414. Government staying out of the business of landowners
415. Highways and road maintenance, snow plowing, weed and pest, etc.
416. I appreciate the continued small-town culture that Park County has. I like that it is easy to access public lands and outdoor recreation. The most important thing to me is the aspects that directly affect children in the area.
417. I do not think anything should stay the same. I would like to see the area grow and prosper more.
418. I don't know.
419. I hope that Park County can remain a viable agricultural area with the good people our great little communities are known for. Our western heritage is important.
420. I like the small town community we live in. I don't want the city life.
421. 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.
422. I love the convenience and amenities of Park County without the congestion of a Billings.
423. I love the feel of park county. It is a small, close knit and safe community.
424. I think we need to protect open space, green space and our water resources.
425. I want it to stay a close community which people care for each other...but also stick to our values firmly
426. I would like Park County to remain an agricultural community
427. I would like to see improved private property rights with less government interference and regulation.
428. It is very important to keep designated areas for viewscapes and open lands to maintain our ag and tourist economies.
429. It's a farming/ranching community. I want to keep that. God and country.
430. Keep the farm ground for farming, ag is huge to our economy
431. Keeping the community smaller but with some room for growth and improvements.
432. Let land owners develop their land to their liking not to the soreheads who don't want change.
433. Low crime
434. Low crime rate
435. Low Population Density.



436. Lower cost of living
437. Lower population
438. Lower taxes
439. More parks
440. Natural vistas
441. No
442. Not sure
443. Not sure
444. Nothing comes to mind
445. Open spaces. Wildlife. Scenic byways. Preserve the old west feel while also allowing an increase in necessary services.
446. Park Country needs to protect the agriculture farm lands. At the rate it's going all the good production land will be covered in houses here shortly. Lots of old family farms are going broke (due to their own choices), maybe there needs to be a protection plan laid out.
447. Parks, small town feeling
448. planned development
449. Population - no more growth
450. Presence of wildlife and views
451. Preserve the farm and ranch community and stop the excessive development
452. property rights are important
453. Protecting natural resources and farms.
454. Public Access to land
455. Public lands
456. Public lands with more access
457. Quality education. Professional jobs. Low taxes
458. Quality of life and recreation
459. Recreational ops and wildlife habitat/corridors
460. respect for nature, open spaces, mountain views, public access to state and BLM lands. Appreciation of place.
461. Rural nature of county
462. Rural with responsible development and conservative property rights
463. Schools
464. Schools, college
465. Sense of community, small local businesses, community events, access to public lands
466. Sensitivity to placement of developments - housing and industry (including guest ranches and "experience lodges") - to have little or no impact on wildlife, natural resources, especially demand for limited water. Preserve farm and ranch lands as much as possible, including those close to town.
467. Small town feel
468. small town feel, friendliness, sense of community
469. Small Town feeling
470. Small town living, Christian values
471. Small town quality is being lost with all of the formerly beautiful open land being sold off and developed to the highest bidder.
472. small town values
473. Smaller population
474. The culture and the lifestyle
475. The hometown feel and connection. I hear this to be a repeated concern for residents.
476. The small town feel of community
477. The small town feel of every location.

- 478. Thriving downtown areas and businesses
- 479. To grow but not too fast. And keep our small town attitudes.
- 480. We are a historically agricultural driven community and I would like to see that. Also, I would love for us to maintain a rural community.
- 481. We need to maintain farm ground for those that want to keep farming.
- 482. We need to quit subdividing our Farm Ground
- 483. Well maintained roads.

#### SAGE CREEK

- 484. Access to public land and a commitment to wildlife and the environment
- 485. Access to public lands
- 486. Don't California or Colorado our Cody area!!!!
- 487. Farmland and access to public lands
- 488. Heritage Sites, small commercial buildings (under 50' high), undeveloped river & riparian corridors, open space preservation
- 489. I would like to see agricultural land remain. It is land that you can never get back- provides habitat for animals and open space. Build from the inside out.
- 490. Open space
- 491. open space, agriculture, and wildlife
- 492. Open spaces, access to recreation, western values and quality of life.
- 493. Small town character and access to recreational opportunities.
- 494. Support for small farms and ranches to remain. Continued encouragement for access and expansion to open spaces and trails. Continued support for healthy activities and events bring money to our communities.
- 495. The Political Climate, the Cleanliness, the Minimal Amount of Population, The Lack of Homelessness, Crime, Woke Culture, and the Lack of Illegal Aliens
- 496. Wide open spaces. Limited urban sprawl.

#### SUNLIGHT

- 497. Access to public lands protected. Protection of farm land and the water it needs.
- 498. Conservative values
- 499. Development within the incorporated municipalities and limited development on large lots, greater than 10 or 20 acres in rural areas.
- 500. Keep the limited residential encroachment into federal lands.
- 501. Keep the rural western atmosphere
- 502. Large ranches and farms
- 503. No new housing developments.
- 504. Preservation of it natural beauty
- 505. Recreation access
- 506. Rural development density focusing on proper resource management (ranching, crop agriculture, mineral extraction). Avoid massive commercial wind farms and solar arrays for wildlife protection and minimizing impact on the natural aesthetics.
- 507. Sparse development except near towns
- 508. Wild/public land

#### UPPER CLARK

- 509. 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.
- 510. Space population and space from neighbors

#### UPPER SOUTH FORK

511. Downtown area with existing good oversight regarding appropriate and attractive store fronts, along with managed growth and parking availability.
512. I like access to outdoor activities
513. Keep small town feeling where families still mean something and quality of life comes first.
514. Keeping farm and ranch land intact. Keep wildlife habitat and wildlife corridors open
515. Local businesses are important for our town.
516. low population access to public property
517. Low population and conservative American values
518. Maintain rural areas and maintain western heritage
519. Parks
520. Ranch's and farms stay viable
521. Rural living with limited government interference. Ease of communication and comprehending what essential government requirements are.
522. Rural setting
523. Single family homes only. No apartment complexes or buildings.
524. slow growth, keep development off of irrigated farm land, protect big-game winter range, keep developers from taking over
525. Small town feel
526. Western heritage.
527. Working farms and ranches

#### Q28: WHAT ASPECTS OF YOUR PLANNING AREA (SPECIFICALLY) WOULD YOU LIKE TO SEE STAY THE SAME IN THE FUTURE?

#### CLARK

1. Access to public land
2. All of it
3. All of it leave it alone
4. All to have no less than 20 acres!
5. Clark no commercial zoning
6. Controlled development
7. Do not allow "averaging" to sell smaller than 20-acre properties.
8. Everything
9. I would like access to public lands to remain open and accessible to everyone.
10. I would like Clark community to require at least a minimum of 35 acres for any home being built.
11. I would like the population to stay the same or go down. And keep our access to public land.
12. Keep Clark a rural community with no commercial development. Want property owners to not subdivide their property in less than 20-acre parcels.
13. Keep it natural and stop all the Airbnb's
14. Keep the Clark community at 35 acres or more for single family housing. Far too many 20 acre lots and smaller are going in.
15. Keeping large minimum lots, 20-40 acre minimum.
16. Limit number of new homes in rural areas.
17. Limit the new development, keep commercial recreation facilities (hotels) OUT.
18. Maintain a 20 acre minimum for single family homesites.
19. No additional Park County sales tax
20. No Commercial and hotels outside of our cities.
21. No commercial development that would impact wildlife or resources...water.

22. No more small acreages developed, limited VRBO, access to public lands, river, and streams, lack of commercial development
23. No wind machines or oil rigs"
24. None. Clark ground is useless. Allow development here and preserve quality farm ground where it exists. Allow some development which may bring in amenities
25. Only single-family homes allowed on lots
26. Open space
27. Open spaces and views
28. Preserving wild places and better use if SUP process. It should be for cottage industry only on rural tracts, not resorts or commercial projects.
29. Privacy and less population
30. Remain unincorporated community, rural, beautiful, clean place to live. Continue land, water and wildlife conservation efforts.
31. the nature and local wildlife
32. Well maintained roads

#### CODY LOCAL

33. Access
34. Access to medical services, good school, recreational and cultural activities, parks, open space.
35. Access to nature
36. Access to public land
37. Access to public land
38. Access to public lands
39. Access to public lands, recreational facilities, and wide open farm and ranch land.
40. Access to public lands.
41. Access to public lands. Future development should increase and not block access to public lands.
42. Access to recreation and public amenities
43. Access to recreational activities, specifically, road and mountain biking
44. Access to recreational areas
45. Access to the forest area, fishing availability, wildlife viewing
46. Affordability
47. affordable housing on larger lots
48. Appears that park country continues to suffer massively from a lack of intellect in a master plan, consistent approach, and actual thinking. For example, commissioner Thiel appears to not understand the basics of land use.
49. Avoidance of clutter and high rise buildings
50. Be smart about placement of homes and developments.
51. Better infrastructure and space between dwellings
52. Camping sites
53. Change is the only constant in life. We should preserve our history, promote our proximity to Yellowstone National Park, and embrace the fact that people want to move here to enjoy the same quality of life we have today.
54. Civil city council meetings. Extension agency support for increased local food and local energy development. Seasonal community festivals. Ability to travel on sidewalks and streets with baby buggies and bike trailers safely. Public services available to all that overcome the income disparities that sort people according to their real estate values.
55. Clean streets - trees planted throughout town - sidewalks everywhere. Love being able to walk everywhere.
56. Cody should stay the hub for development
57. Connect to trails

58. Cost of housing and taxes staying low.
59. Cost of living, city services,
60. Downtown Cody. The “cuteness” of it brings tourists in!
61. Easy access to mountain bike trails.
62. Farm ground and wildlife corridors
63. Focus on wildlife
64. For our northfork property unobstructed views are great. so less housing up high on the hills
65. Free parking.
66. Freedom, clean, friendly
67. Friendly neighborhoods, access to good schools.
68. Great local schools, community concerts, active churches, downtown area, rec center, great local people who support one another
69. Housing developments that look nice and reflect a western atmosphere, available recreational activities maintained (trails parks etc.)
70. I am satisfied with our area. Can't think of anything I'd want to change.
71. I do not wish to see more two story apartments put up. I would like development to take into consideration scenery and views. I would like to see the concerts, plays, recreational opportunities in the towns continue. I would like the downtown area to stay about the same.
72. I don't know how to answer these questions
73. I don't think we need a whole lot more multifamily units or subdivisions. How much can we possibly fit in one area? I like our current size.
74. I like that there is some variety of housing types in town.
75. I like the remoteness and lack of big city amenities. I like the access to outdoor recreation.
76. I live in a historic neighborhood in Cody. I would like to see those neighborhoods with 100+ year old houses maintain the architecture and neighborhood integrity.
77. I live in the City of Cody so there is not much land left to build on without expanding City limits. I was annexed into the City and promised amenities, thirty years later the amenities are still not in place...If you cannot take care of it don't expand.
78. I think Cody is a beautiful and well-maintained town. I'd like to make sure that historic buildings in town are maintained and that future buildings have beautiful architecture that will fit the historic nature of our town.
79. I would like to see Cody stay Cody and not turn into a mini Jackson Hole.
80. IDK
81. It should be rural. We can't keep killing farms and ranches. We should be able to continue growing our own food. Protect land that is used for farming/ranching including small farms and ranches. Let people grow our food if we choose and stop taxing us to death.
82. Keep a mixture of multiple land uses.
83. Keep downtown Cody western.
84. Keeping Our town small, safe for families and children, low crime rates
85. Keeping the existing parkS and open spaces maintained
86. Leave downtown quaint and charming. Do not expand commercially to Beck, Rumsey, Alger, Bleistein, etc. Downtown residential neighborhoods are a plus and should be fostered and kept viable.
87. Maintaining the small town feel - open spaces
88. Mountain bike trails / Beck Lake area
89. multi-use for lands.
90. My area can use some upgrades in housing
91. My planning area? As in my goals? My goal areas need change. I want property and to purchase home that isn't so high priced. I'm not sure if I understand what this question is about.

92. N/A
93. Na
94. Neighborhood parks
95. Neutral
96. Nice mid to upper mid range homes
97. No large industrial
98. No short term rentals
99. None. Too many new developments are being built.
100. Not much.
101. Not so many HOAs, larger lots
102. Open space & access to public lands
103. Open space, land owner rights, inclusive opportunities,
104. Open space. All the open lots in Cody are filling in with homes. I don't want to see the city limits expanded.
105. Parks
106. Preservation of surrounding area's agricultural lands would preserve the character of our town while preventing urban-style sprawl. In-fill with residential housing or more efficient use of business lots would be the ideal way to keep the character of town while encouraging business development.
107. Promotion of growth
108. Quality housing for longevity not cheap housing
109. Quality planning and construction
110. Quit promoting Cody.
111. Recreational opportunities
112. Recreational walkways
113. Room for small businesses
114. rural feel, open spaces
115. Rural Use and FREE of all government influence
116. Same
117. Same access to utilities
118. Same as 27
119. Same as above
120. Same as above
121. Same as above.
122. Same as above
123. Same as for Park County as a whole; hold the line on new subdivision development of open space.
124. Same as question 21.
125. Same. Continued development of pedestrian and bike pathways, public gathering spaces.
126. See above
127. See question 21.
128. Single family homes. No condo highrises. Short-term rental restrictions. Few duplexes. Few townhouses.
129. slow traffic and accessibility to public places
130. Small Town character
131. Small Town feel.
132. Small town, surrounded by accessible spaces
133. Small-town feel and charm. Gateway to Yellowstone. Good access to natural areas right from Cody.
134. Stop building multi million dollar homes

135. The boundaries of the city of Cody should not keep expanding out into the ag lands. Even if it means building multi-story complexes in suitable locations, the integrity of our landscapes should be preserved.
136. The cleanliness of the trails and parks as well as the up keep of roads and alleys also same as the aspects of Park County listed above.
137. The land use policy that is currently being used needs to be examined and its foundation needs to be kept intact. Articles in paper and other discussion seem the current land use plan is being totally rewritten and thrown out. Many hours went into that plan by residents in the late 1990's and now we are hiring an outside group to give us ideas. To boot we are paying this group hundreds of thousands of dollars.
  - o My hope is that the individuals who are on the committee live entirely in Park County and they are individuals who have lived here for more than 15 or better yet 20 years, so they can bring historical significance to the discussion.
  - o Do not throw the baby out with the bath water and start entirely over. Use the foundation that is already in place. There probably needs to be some issues or principles changed, but this whole process could have been done without a company from who knows where at an expensive cost.
  - o Use the locals that we have and throw out the company who is in my opinion going to throw away what we currently have.
138. The review process for subdivisions and landscaping etc. seems to work well.
139. The space and utilization within the city limits to maximize housing and amenities are flowing in the right direction.
140. The wide open spaces.
141. We need to at least maintain our parks and open spaces. We need to at least maintain our zoning in primary travel corridors that present a neat, orderly community image.
142. We will not be able to progress as a community without growth so let's keep that growth near the city's where we have already in place such as roads, utilities, easy access to schools, medical, shopping.
143. Well designed and nice residential area
144. Western atmosphere
145. Western heritage/culture, low traffic, low crime, conservative values;
146. Wide streets with grid pattern and alleys. No more cul-de-sacs.
147. Year round airport access, raw water for yards and gardens, river access, walking trails and parks, at least two groceries, fossil fuel stations, fireworks, horseback riding, ATV trails, hunting, open firearms carry.

#### CODY/POWELL RURAL

148. After 2 hard winters my opinion is city people need to stay in town they have no idea that that fancy pu can't make it through a 5 foot drift quarter of a mile long and it can get dangerous in 20 to 30 degrees minus wind chills or the wind doesn't blow in winter
149. Ag zones, stay ag zones. Irrigation land stay in farms
150. Agricultural business and farming
151. Agricultural land
152. Agricultural use of land is preserved
153. Agriculture based
154. Agriculture based
155. Agriculture stay zoned agriculture and not subdivided
156. All of it. We are happy with our area as is
157. BLM land, hiking, fishing, hunting and any other access to this way of life. Do Not want to see a change or impediments to this way of life. This is the heart of Wyoming
158. Control over irrigation

159. County roads.
160. Current development totally unplanned. None of that should stay the same. Farms should remain undivided. Water management crucial!!!
161. Don't think you can "Plan" people's behavior. I also don't want Park County "Telling" people what to do with their property. Go live in the Big City or Jackson if you want a government telling people what to do, how to live and what they can do with their property. Powell, Cody and Meteetsee can zone for town but Park County is not a big town and it shouldn't be regulated like one.
162. Everything. Stop allowing subdivisions that blot the landscape with homes when it should be open areas for wildlife and farm land.
163. Family values and farm land to support agricultural
164. Farm ground
165. Farm land
166. Farming.
167. Farmland
168. Farmland
169. Farmland preserved. Wildlife use areas preserved.
170. Farmland staying in production
171. Farmland sustainability.
172. Farmland!
173. Homes on larger lots.
174. I don't want to see large areas of production ground turned into residential sites that don't reduce the usefulness of the ground. I don't mind seeing 1-10 acre residential sites but if a 160 acre section gets split into 8-16 residential sites, that seems like a waste of the land.
175. I love the small town feel and community.
176. I use to be the only house on my road. And now I can see house next to me and across. Just to close.
177. I would like to maintain farms/ranches, very large lots (40+ acres), and large public spaces outside of the city limits. I do not want Park County to experience urban sprawl with all the large acreages to be subdivided so that Powell and Cody eventually seem connected. I'd like to see public land access continue.
178. I would like to see protection for farming, agriculture in general and gravel pit type of businesses continue.
179. I'd like to see more public land with better access. Stop letting big ranches such as Two Dot, Nature Conservancy and private owners buy public land and then cut off access to the rest of the state land, bureau of reclamation land and National Forest. Park County is letting people from other states buy our public land and then they restrict where residents can recreate and hunt.
180. Keep access to public land
181. Keep agricultural land the way it is. stop developing good farm ground
182. Keep development away from ag land, avoid urban sprawl, avoid piecemeal housing developments
183. Keep farms large enough to be viable
184. Keep our wholesome ag industry thriving. Keep young working family's in the basin. Keep the area from Cody to Powell not a giant subdivision. I am concerned with all the wells and lack of sewer with water availability and quality
185. Keeping farmland intact. We need farming in our county and there us way too much of it being taken away!
186. Lack of people (few neighbors)
187. land parcels 20 - 40 acre ranches, large ranches, agriculture & livestock, rural feel, small business owners
188. Large farming activity and protection of water resources
189. Large farms and very few subdivisions



190. large farms, country/rural living
191. Large open areas of public land and farm/ranch land with adequate wildlife corridors.
192. Large tracts of land for wildlife migration and little development to obstruct nature and wildlife
193. Larger lots, allow mini homes, but not vacation homes. Monthly rentals okay. Clean up existing "poor" subdivisions.
194. Less people
195. less subdividing--but some realistic expansion is a must
196. Less traffic
197. Limited housing development with no smaller than 5 acre parcels
198. Limited residential development
199. Limited subdivisions
200. Long term residence
201. Low population
202. Maintain rural natural resource access and quit building houses on all the land and wild views.
203. Most all of them,
204. No comment
205. No more subdivisions.
206. No more variances to reduce lots size. We don't need 2acre net subdivisions in rural areas....
207. None
208. None. Need to go back to the way it was.
209. Not sure
210. Not sure
211. Not sure
212. Open land so one can see our beautiful mountains.
213. Open space, wildlife habitat, agriculture.
214. Open spaces, agricultural lands, animal migration corridors
215. Productive irrigated agriculture
216. Protecting private property rights. Retaining the ability to subdivide your own property.
217. Quiet neighborhoods with access to bike trails, outdoor activities, balance of use and preservation.
218. Respect for our land and water resources
219. Respect for private property rights. I see this as the greatest threat. I see misguided people, including some in elected positions, with the intent to violate private property rights.
220. Retain a safe and family-friendly neighborhood
221. Retain rural residential areas and don't develop on less than 1 acre lots
222. Retention of open space to retain lower population density, wildlife habitat and scenic views. Also, limiting the number and density of new roads.
223. Safe, friendly, clean open spaces. Respect for our natural resources and our neighbors.
224. Same
225. Same as above
226. Same as above. I believe it's important to keep our open land and not let Powell become a suburb of Cody.
227. Same. I live out of town and don't want every lot subdivided so every field fills up with houses
228. Same.... limits on commercial signage and exterior lighting.
229. See question #27
230. Simple sub divisions
231. Single family homes with acreage, access to public lands
232. Some of the folks that actually have common sense.
233. Stay farm land and not houses
234. Staying rural with very few amenities

- 235. Stop all the subdivisions on agricultural land
- 236. Stop the subdivision!
- 237. The excellent care of parks.
- 238. The farms on Heart Mountain are a great asset to the county and the state. It would be nice to protect those from being broke up into small lot, high density subdivisions. Smaller hobby farms have become popular and if used correctly they don't diminish the way of life that has been so important to everyone in that area.
- 239. The governmental oversight should be left at a minimum. Their oversight should be for safety concerns only. It should not be to form or manipulate growth and change. The only thing that is constant is change.
- 240. The process works already.
- 241. View shed and no smaller than 5 acre lots
- 242. Water use is of vital importance... we live in a high plains desert.
- 243. We need to preserve our farm land but respect private property rights
- 244. Well maintained homesteads
- 245. Well maintained infrastructure like roads and bridges, open space, vibrant agriculture, wildlife.

#### LOWER SOUTH FORK

- 246. 1. Maintain Rural Western Character 2. Large lots 5 acres or greater 3. No businesses"
- 247. Access to outdoor activities and wildlife opportunities
- 248. Conserve the open spaces
- 249. Continue to respect the views of other property owners when building on your own property and not putting up buildings that don't fit the area.
- 250. Everything
- 251. Keep it rural and not overly tourist-oriented.
- 252. Larger subdivision requirements. (R-5 zoning). Allowing short term rentals (Airbnb's) to continue to help offset the rising cost of living on larger acreage.
- 253. Low density, unregulated
- 254. No lots under five acres
- 255. outdoor recreation and trails
- 256. Preserve and protect the South Fork as it is.
- 257. Property values increases to slow down. The hometown feel to remain the same. A community of citizens with values of the past, hard workers, care about others, care about their community, take care of their property. Grocery stores, places to buy needed daily items, restaurants, local healthcare and schools that don't teach anti-American values.
- 258. The attraction and value of this country may be almost completely expressed by describing it's scenic and historic value. Out of control development and an attitude that we have to compete with other areas of this country are destroying the things about this area that we love.
- 259. The recreation areas.... Find out how much use there is and start cutting some of them out because of non use
- 260. Wildlife corridors

#### MEETEETSE

- 261. Affordability
- 262. Agricultural land and ranches. No subdivisions.
- 263. All of them
- 264. I would like the spacing between housing and people to stay the same.
- 265. Laid-back small town western vibe. Easy access to public lands and outdoor recreation
- 266. N/A
- 267. No apartments

- 268. No mobile homes.
- 269. Open space and rural/wildland setting
- 270. Open spaces
- 271. Place Name
- 272. Recreation
- 273. Same
- 274. See above
- 275. Small / rural town
- 276. Small town
- 277. Small town feel
- 278. Small town friendliness, low-key,
- 279. Small town living
- 280. The County has already indicated that our plan will be totally rewritten.
- 281. The natural landscape and views are great and hopefully that will stay the same,
- 282. The quietness.
- 283. The ranches and forest lands
- 284. To keep the nice community

#### MIDDLE SOUTH FORK

- 285. Farm and ranch land
- 286. Farm ground staying larger parcels
- 287. Houses built with a minimum of 2 acres
- 288. I like not having neighbors.
- 289. Keep as much irrigated farm land as possible
- 290. Large acreage
- 291. Large tracts of land not small
- 292. Larger farms and ranches. We do not want to see more 5-10 acre plots.
- 293. larger lot size - less HOA's
- 294. Lifestyle
- 295. Limited subdividing, limited growth
- 296. Low density housing
- 297. Low housing density, no businesses operating in homes, room for wildlife.
- 298. Na
- 299. No housing tracts and keep acreage plots no less than 5 acres
- 300. No more building
- 301. No subdivisions or development, primitive access to public land.
- 302. Not a tourist destination, focused on ag and residential
- 303. Not overly publicized to tourists, do not want excessive state park campground installations happening
- 304. Not so much growth
- 305. Open farm/ranch land.
- 306. Openness and the basic right not to have big brother governmental attitudes. i.e. don't permit land owners to death!
- 307. Respect for land and wildlife and rural lifestyle.
- 308. Rural Park County should stay residential and farm/ranch uses.
- 309. Same as 21
- 310. See above

## NORTH FORK

311. 5 acre minimum lots
312. Allow good quality development, both residential and business.
313. Also keep the building in a western theme. "
314. Building permits
315. Careful planning for commercial use, such as stores, gas stations, etc.
316. Continued focus and protection of wildlife.
317. Density
318. Development
319. Downton Cody has been managed well with the exception of town tree maintenance. Currently it is the responsibility of the abutting residence. That has not been working as is evident by the many downtown trees in poor health and with dangerous limbs. Town of Cody should take care of these trees in order to beautify the entire downtown area.
320. Everything that is not Teton County. Keep Park County the way it is, with very little, if any, changes and only if the vast majority of residents request specific changes or additions. The Park County Commissioners, their hand-picked, biased LUPAC Committee and Progressive consulting firm Clarion, who proclaims on their own website, "we must meet the moment by responding to calls for climate and equity justice with thoughtful consideration of whether current planning policies and land use regulations are leading us to the futures we want." NO! That Woke, politically-correct, progressive mindset does not belong in Park County and specifically the Northfork. The collective "WE" that Clarion adheres to and the Progressive political Left does not live here and should not have ANY influence on the future of Park County and the Northfork. LISTEN to the residents and take their opinions and desires seriously and strongly.
321. Fewer homes being built
322. Fewer homes on the mountain sides that take away from the view and beauty of the North Fork...
323. Hiking trails--we don't need any more
324. Home owners that live here not rental property from out of staters buying up the houses and not ever living in them
325. 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 if sate.
326. Keep more space between houses.
327. Larger area (acreage) requirement.
328. Less development
329. Less housing and less vrbo's
330. Limit development. Before we know if, Wapiti will just look like a big subdivision.
331. Limited development, large lot size for housing (5+ acres)
332. Limits on improvement that are not consistent with the area..
333. Lots of open space (less building on the Northfork).
334. Low population density. Unpaved roads.
335. Minimum acreage requirements. No exceptions.
336. Mom and pop businesses stay in business
337. Natural and rural feel of the North Fork valley. No resorts or large tourist development. Limited small acreage subdivisions.
338. No more development. Copperleaf is enough, however, Copperleaf needs to be warned that they need to be more detailed and meticulous with their property. The Board for Copperleaf is not moving on action items that have been identified by committee groups for property improvements.
339. No zoning
340. Open areas of the Wapiti area
341. open space

- 342. Open space
- 343. Open space and access to public lands.
- 344. Open space.
- 345. Open spaces
- 346. Open spaces and large acreage lots.
- 347. Open spaces for deer and elk
- 348. Population density
- 349. Protection of public lands and wildlife corridors
- 350. Same as above.
- 351. Scenery, sparse development, recreational opportunities
- 352. Small town
- 353. The rural wildness of it. Leave it wild for the animals that migrate and live here. Learn to live with the grizzly bears. After all, we are invading their territory, not the other way around.
- 354. VERY limited growth
- 355. Western architectural style of buildings.
- 356. Wild life habitats intact
- 357. Wildlife areas along the Northfork

#### OTHER

- 358. Access to public lands.
- 359. Keep Californians and west coasters out! Our slogan should be "Don't change the area you escaped to!"
- 360. Open spaces and publicly accessible land; small community feel
- 361. Public access.
- 362. Rodeo, western shops, cowboy
- 363. The horse sales, Mule sales, i'll live stock sales, auction, rodeos and the fair, swimming recreation , golfing, and fishing tournaments. Family events.
- 364. The small-town western feeling, which is realized through the coziness of the downtown area.
- 365. What is a planning area? Again, there's not much that couldn't improve

#### POWELL

- 366. Access to public lands
- 367. affordable state and local taxes, good schools, recreational opportunities
- 368. Agriculture opportunity in county
- 369. All of it
- 370. Close-knit community. Good schools. Safe. Wide streets.
- 371. Conservative family values
- 372. Conservative Property Rights
- 373. County fair -- but it needs an overhaul.
- 374. Ditto
- 375. Don't lose the small town.
- 376. Farm land
- 377. Farm land to stay farm land.
- 378. Farming and Ranching
- 379. Focus on maintaining and improving facilities.
- 380. Housing
- 381. I am not for preserving the status quo. Economic conditions will dictate the future needs of every man, woman, and child in the county if we will but allow it.
- 382. I don't know.
- 383. I hope that the community remains tight-knit and safe.

- 384. I love the access to public lands. I love our small town safe community. I like our schools.
- 385. I love the fact that Powell itself is an AG town. I grew up in agriculture and don't want to see it diminish for population growth and expansion. We also love the parks!
- 386. I would like to see more paths around town and in Park County for biking running. Actual designated lanes on the roads clearly marking these paths.
- 387. I would like to see the value in public education (k-12) stay the same in the long-term. Additionally, I would like public safety remain a priority. I'm very pleased with the way the City of Powell maintains their properties. They do a great job maintaining the buildings and land that they own.
- 388. Idk
- 389. Input from various residents
- 390. Keep college going, keep fairgrounds open
- 391. Keep our local businesses afloat.
- 392. Keep Taxes Low.
- 393. Large farm lands, need to stay the same.
- 394. Less development of rural areas. There will be nothing left for future generations. We will be just another tourist trap.
- 395. Local park investments and community recreation.
- 396. Low population, great schools, and affordable living
- 397. Low rents, ample and good schools, good internet access
- 398. My area farm ground is being diced up for home lots. It's getting crowded
- 399. N/a
- 400. Na
- 401. North Fork
- 402. Not sure
- 403. Not sure
- 404. Nothing can stay stagnant and survive.
- 405. On the south side, there could be some improvements. I would not mind seeing some change
- 406. Open spaces, more housing, but spread out
- 407. Our Farm Ground.
- 408. Presence of community college, good network of organizations helping the community and those in need, presence of the hospital, nursing home, and Heartland.
- 409. Presence of wildlife and views
- 410. Protection of outdoor resources.
- 411. Public lands with greater access
- 412. Quality education professional jobs. Local Healthcare
- 413. Quality of life and recreation
- 414. Replacing and repairing run down properties with updated and new properties where they currently exist
- 415. Responsible growth
- 416. Retain access to public land and increase access
- 417. Same
- 418. Same as 21
- 419. Same as above.
- 420. Same as above.
- 421. Same as the previous question
- 422. See 21
- 423. single-family home ownership
- 424. Small. Conservative. Country loving.
- 425. Still small town feel

- 426. Summer events
- 427. The lifestyle and level of K-12 education
- 428. The small town feel of community
- 429. The town takes very good care of our streets and utilities. Thank you.
- 430. There is nothing that I specifically would like to remain the same in the planning regard.
- 431. Thriving downtown areas and businesses
- 432. Unknown
- 433. We have a streets plan in place for future building, we need to maintain that without exception. City parks and open spaces are important. Quality of life is important.
- 434. Well maintained roads.
- 435. what we have now seems to be working

#### SAGE CREEK

- 436. Access to BLM land and no more housing units or subdivisions
- 437. Access to public land
- 438. Build from inside the town out. Do not urban sprawl. Do not use up the agricultural land and habitat.
- 439. Controlled developments
- 440. Farms and ranches
- 441. Fields and livestock
- 442. Larger residential lots (2-10 acres)
- 443. No commercial development
- 444. open space, agriculture, and wildlife
- 445. Quality infrastructure. Do not build more than the quality of infrastructure can maintain.
- 446. See 21,
- 447. Use good responsible judgment.
- 448. Visual quality

#### SUNLIGHT

- 449. Continued restrictions for subdividing large land tracts or ranch's
- 450. Development is currently fairly balanced between agriculture and rural dwelling density. Prefer maintaining this focus in the next 10-20 years.
- 451. Development only on existing lots.
- 452. Keep the rural western atmosphere
- 453. Large acreage required (40 acres or greater) for subdividing private lands
- 454. Large lot sizes
- 455. Limit residential and commercial construction in lands that immediately adjoin federal lands.
- 456. Maintain current property/lot sizes without subdivision.
- 457. No more developments. If land is subdivided, it should be require 40 acre lots. Wildlife migration corridors and winter range protected. Conservation easements encouraged. Viewscapes should be protected.
- 458. No new housing.
- 459. Wild/public land

#### UPPER CLARK'S FORK

- 460. The Eastern Front of the Rocky Mountains, especially the Clarks Fork Canyon area, should be protected from commercial development to maintain its pristine scenery, and wildlife and fish habitat.

#### UPPER SOUTH FORK

- 461. I like the large lot size in my neighborhood
- 462. Keep low income housing to a minimum

- 463. Keeping 40 acre lots is important
- 464. larger properties
- 465. Leave Upper Southfork planning area as is.
- 466. Less government restrictions
- 467. Maintain open and rural space.
- 468. Minimum 20 acre lots
- 469. Not sure
- 470. Open spaces
- 471. Open spaces
- 472. Ranch/farm land preservation
- 473. Rural setting
- 474. See #21
- 475. slow growth, protect the South Fork of the Shoshone river corridor from development, enact a non-development easement program for South Fork Shoshone administered by county
- 476. The same general land use and development requirements as present.

## Q29: WHAT ASPECTS OF PARK COUNTY (AS A WHOLE) WOULD YOU LIKE TO SEE CHANGED IN THE FUTURE?

### CLARK

1. Allow 4-5 acre parcels to split so a separate unit could exist if necessary.
2. Allow smaller parcels for development
3. I would like to ensure that lands are not developed for large facilities, with tourism as the planned purpose of the land.
4. If you purchase property that includes an irrigation ditch the owners need to realize that those that care for the ditch need access to said property to maintain said ditch.
5. Increase conservation efforts.
6. It's too bad folks ignore speed limits on the highways... mostly out of state esp. Montana.
7. Keep the open land as much as possible
8. Land plots for housing be larger plots 20-40 acres
9. Larger minimum lot sizes
10. Less politics in every decision. Read the law, follow it. Keep rural "rural"
11. More Jobs that aren't seasonal
12. More opportunity for commercial property
13. No billboards, more renewable energy resources, filling stations for electric vehicles,
14. No County Government overreach - Leave Me alone!
15. No housing developments on lots of less than 10 acres
16. No opinion
17. None
18. None, leave our land alone no resorts
19. Not all roads in the area are maintained by the county. Property owners building on private roads need to be advised that they will be responsible, along with their neighbors, for maintenance of said roads. It would be great if all roads could be maintained by the county but realistically I know that is not possible.
20. Not really sure
21. Over developing
22. Please keep the farmland and ranches. Anyone who subdivides their property must maintain a minimum of 20 acre parcels. Keep the trails and public lands free and accessible to everyone with no further development. Thank you.
23. Respecting the nature of the surrounding community.



24. Same as #22
25. Slow development and put the costs for services on the developer in impact fees.
26. Slow the commercial growth and the residential too
27. Stop allowing leasing of BLM lands for mineral extraction that are interspersed with living areas.
28. We as residents need to realize growth can be a good thing.
29. We need more farm and ranches as opposed to houses everywhere

#### CODY LOCAL

30. 5th cent tax!
31. A disc golf course.
32. A more diverse economy in general, but recognizing that tourism, agriculture, and resource extraction will always be important. Encourage new and innovative business ideas that are compatible with our agricultural and natural lands.
33. A more friendly cycling community- connective trails or paths between all communities. Encourage positive lifestyles and healthy living
34. A trail BIKE paved from Cody to Powell along the train tracks
35. A turn to science-based appreciation of the challenges climate change poses to our agricultural and tourism industries. Planning for community preparedness that connects federal and state agencies with communities. Less display of intolerance like rebel flags and other signals that we are a place to rally for white nationalist purposes. Greater emphasis on local food and local renewable energy production to promote local security in light of greater ecological challenges. A county-wide embrace of Indigenous heritage that promotes Indigenous experts, Indigenous artists, and "sister city" relationships with Indigenous clans who have long-standing relationships to Park County. Restoring knowledge about place names through interpretive signs--Apsáalooke and Shoshone interpretive signs regarding names like Absaroke, Wapiti, Foretop's Father, White Tip Bear Mountain, Rotten Sundance valley. Greater emphasis on foot and bike travel as good and pleasant transportation. More attention to the erosion happening on favorite local recreation spots, promoting greater civic responsibility by users.
36. Ability to use land as owner sees fit such as a gravel pit without Park County involvement.
37. Access to Public lands, protection of natural and historic sites, better restaurant services (esp. in winter), a bigger available work force,
38. Affordability of housing could be improved, as could access to more variety of restaurants and indoor (winter) activities.
39. Affordable housing - let's keep locals local we can't afford to purchase a house here, increase opportunities for businesses to move in to Cody - lower operational costs, more offerings for affordable childcare - especially in the summer.
40. Affordable housing. Mental health care needs funded. Good ole boy's need out of government
41. Availability of affordable housing (rent and own)
42. Back to where we were 20 Years ago
43. Better connectivity of foot/bike/horse trails to public lands. Increase housing density in Cody and Powell, decrease development density out of towns.
44. Better infrastructure
45. Better jobs and incomes and housing prices that actually match the incomes
46. Better known businesses
47. Better opportunities for jobs in the Cody area
48. Better regulation of new developments. Where is their water coming from? Regulation of subdivision of acreage. New subdivisions and houses that work with the land, not just scrape it, level it and build it. Keep patches of sageland within these subdivisions. Require planting with native species - not blue grass.

49. Better rural internet access, responsible housing development, more investment public events (esp. arts and music)
50. Bring back conservative values
51. Can't think of anything.
52. Concentrate development in areas to minimize impacts on wildlife habitat, develop wildlife crossings to reduce wildlife/vehicle collisions and preserve migration corridors, enhance natural areas and parks, improve bicycle and pedestrian infrastructure.
53. Connectivity in all aspects
54. Consideration of adding new maintained roads in the county
55. Continued growth in town, specifically for affordable housing options.
56. Curb the airbnbs
57. Decreased pricing for home buyers and renters- very difficult for people to move due to cost of living
58. Emphasis on non-motorized outdoor recreation; protection and preservation of habitat close by, trail connectivity; making the city bike friendly.
59. Fewer people from Missouri coming in and telling us what they think is best.
60. Fewer planning and zoning restrictions
61. Go back to the old west values and ideas
62. Higher paying long term jobs or more affordable housing.
63. Housing lots with no less than 1/2 acre, spacing between dwellings to be no less than 20 feet, Cul-de-sacs able to handle full fire trucks
64. Housing prices based on median family income of those who actually live here the majority of the year
65. I am not sure.
66. I can't think of anything major I would want to change. I like it the way it is now.
67. I can't think of anything.
68. I don't know
69. I like things the way they are. We are getting too crowded. I grew up in a fair sized city. Didn't like it.
70. I think the county and specifically the city of Cody needs better financial direction with in many of their departments (parks, recycling is always a mess, etc)
71. I wish the negativity would stop. Small groups of people seems to hate everything. They don't like tourists, local government, and enjoy complaining.
72. I wish the rec center was better managed and staffed to be fully utilized. More public access ( for fishing, hiring, biking)."
73. I would like additional bike paths and safer pedestrian travel. I would like to see more access from neighborhoods to public lands and parks. Some of our public land is land locked and inaccessible. As our community grows more access to public lands will be needed to spread out the pressure.
74. I would like more open space parks around downtown.
75. I would like more shops and social events in the winter.
76. I would like to see more bike paths and walking trails. Make Cody a walkable community. Possibly add scooters for rent for clean local transportation
77. I would like to see more focus on quality housing for low to middle-income people that also uses space efficiently in the towns. The urban sprawl is really taking off and I worry that it could become very detrimental as it continues to push outward and take away from agricultural development and industry that we need to support the communities.
78. I would like to see Park County do the same thing that other counties in the state of Wyoming have done by enrolling County Roads into the State of Wyoming Trails system. Counties like Uinta, Sweetwater, Fremont and others have enrolled their county and some city roads into the State of Wyoming Trails system. Mark Tesoro the founder of Southwest Wyoming Off-road Trails (SWOT)

would be a great person to contact to discuss this opportunity for economic development. Wyoming State Trails can also give more information.

79. I'd like to see businesses maintain the landscaping on their property. WalMart and Walgreens are good examples of not maintaining their landscaping.
80. I'd like to see the fostering of growth around cities. Thinking Cody and Powell specifically, they need to grow in area to accommodate the growth in population. I know people on the edge of town love having "their space" while still being 10 mins from all the amenities they want, but that's not a reason to shut down, restrict, and legislate against annexations and growth in the city boundaries. I'd like to see that become easier as needed.
81. If we don't accept the growth knocking at our door, we will continue to price out future Wyoming generations from being able to afford to live here. Keep the density closer to the infrastructure near the city's/towns and spread out land size from there.
82. Improved services and infrastructure for rural communities, well devised plan for expansion of communities
83. incentives for larger supply of homes in both town and rural areas
84. Incorporating water resources/availability into land use planning.
85. Increase the understanding that your rights end where they impact my rights and property rights have limits as well.
86. Increased access to recreational activities, specifically, road and mountain biking
87. Increased job availability for skilled workers at higher wages
88. Keep our western way of life.
89. Keep subdivision closer to urban areas. Not in the middle of Powell highway
90. Less ad hoc unregulated sprawl. A real estate transfer tax and a serious increase in property tax mil levy for abusers of Ag exemptions , and hobby ranchers getting wealth and tax advantages not deserved
91. Less ag landed turned into subdivisions, restrictions on vacation rentals and second homes. More businesses and amenities focused on residents and less so on tourism.
92. Less government interference, more parental influence in education, less federal monies and their strings.
93. Less growth
94. Less mobile home parks, or at less visible mobile home parks. More affordable housing units like apartments/ townhouses instead. Either update old run-down vacant buildings, update them, or start over new. More trees.
95. Less people trying to change things
96. Less retired right wing so-called "conservatives" determined to regress all progress.
97. Less tourist growth, less people retiring here and more industries to keep locals working and providing a income that they can afford to live here.
98. Limited growth with clean industry such as gun manufacture, tech industries to provide good jobs. Expanded airline service to Cody.
99. Lot size averaging
100. Lower cost housing opportunities
101. Lower property costs and affordable housing for lower income working population
102. Lowered price of housing market. Continued focus on small local businesses who use local products. I hate seeing influx of corporate America. I worry that small businesses are being sniffed out by government regulation hoping to make commerce only major corporate businesses with no small town ideals.
103. Maintaining the dog park. It has become a real disgrace.
104. More affordable housing and job growth.
105. More affordable housing opportunities like townhomes/condos, multi-family or mobile home parks.

106. More affordable housing options
107. More affordable housing. More approval of non tourism oriented businesses
108. More bike and pedestrian friendly development
109. More bike trails connecting rural areas to the town of Cody. Fewer gigantic ranchettes. Reuse existing structures- don't always build new.
110. More care in new building... that there is an over all design plan for new. I live in the old nEilson subdivision and They had a plan for streets/ paths and trees, community.
111. More choice of shopping
112. More developed trail systems and recreational areas.
113. More education and training for trades and skilled workforce More rentals and affordable housing to attract quality employers and employees
114. More employment opportunities that pay above minimum wage.
115. More entertainment options
116. More families able to purchase homes. Fewer short-term/VRBO rentals
117. More family recreational activities, housing that is affordable for young families, an increased focus on rodeo as a city supported sport
118. More good restaurants
119. More hike/bike trails
120. More housing options
121. More recreational opportunities both indoor and outdoor. I would like more safe bike paths and walking paths.
122. More rental housing. More bike paths. More walking paths.
123. More traffic lights and pedestrian safety
124. N/a
125. N/A
126. Newer buildings
127. No more party buildings on top of businesses, no apartment buildings in residential areas. no downtown living where retail should be, keep business areas for expanding businesses not turned into luxury condo or apt. for non residents to use in summer season.
128. None
129. None that I can think of.
130. None. I understand that change is inevitable but it's been fast and furious and needs to slow down.
131. Not as much building but again those who own the property should have the right to do what they like.
132. Not much really; keep agriculture, keep open spaces. Don't change this to housing developments! Greed should not be our gauge of success.
133. Nothing its great the way it is.
134. Old trashy businesses that are closed cleaned up
135. Probably need to address lot sizes more. Need different buildings in different areas to help with growth in a reasonable fashion.
136. Recruit businesses that are farming/ranching oriented. Stop trying to bring in businesses that are not conducive to the western way of life. Limit subdivisions of farm/ranch ground. Protect the air, land, and water from pollution especially from gas and oil diggers. Their bosses don't give a hoot about us.
137. Reduction of the Planning Dept. Including the Planner, and the new position. They are far over stepping their need. Refocused commissioners on conservative values.
138. Resistance to growth
139. Reduce tourism impact on state and local parks

140. Rural development should not be sprawling ranchettes that chew up a lot of land. Development should be clustered with open space around development. Developed areas should be bike/walk friendly so you don't have to drive everywhere and you can recreate outdoors in your community.
141. Slow growth
142. Some kind of educational support for local businesses, and employees.
143. Stop the overflowing growth of our town, too many moving here and it's driving our inflation through the roof!! Opportunities for young children to remain here and something to look forward to! Lower tax rates!
144. Support for small businesses and new businesses. Encourage more restaurants in the community.
145. The 29th st bike path connected to rest of the city. More pathways/sidewalks in areas lacking them. Less vrbo use in town. Less single family homes stacked so close together. More creation of neighborhoods rather than developments. Better native landscape use. More trees. Updated park equipment. Taxation on second (multiple) homes.
146. The gap in average income and housing costs
147. Tighter rules about development in rural and wild areas.
148. Tourist focused
149. Try to diversify the businesses we attract. There are limited professional opportunities which do not support tourism. James Klessons is not fit for his current role.
150. Uniform codes.
151. We need conservation easements, and ideally a Park County Land Trust to save what we've got before it's all paved over.
152. We need more affordable but nice quality affordable housing.
153. We need more recreation infrastructure. We need a more robust plan that focuses housing development in areas that are least likely to interrupt agriculture, wildlife corridors and access to public lands.
154. We need to stop dividing usable land that is numbered for subdivisions and killing our agricultural market. We do not have very many options in industry.
155. Weather (less wind), affordable housing availability, lower property taxes, 5th cent sales tax for infrastructure improvements
156. Work with Wyoming State Trails to enroll roads into their trails system. As Rock Spring and Evanston, DuBois, Lander and other town have done.
157. You can't have a river without a river bed. Separating the Shoshone river waterflow from the river channel and allowing private ownership of the river bed below the high water mark is archaic and unreasonable law. I would like to see the Shoshone river be more respected in Park County and for the tremendous natural resource that it is.

#### CODY/POWELL RURAL

158. A community that respects its wide open country and access for all to public lands.
159. Access to public lands and water.
160. Accessibility and affordability for health care. Transparently of fees for all medical care!
161. Add new housing on dry land areas, ie bench, etc
162. Affordable everyday shopping, maybe bring in good paying jobs with some kind of industry
163. Better access to public lands
164. Better and more shopping opportunities. Access to more medical facilities. Recreational facilities to keep our young people from leaving. The need is arising for more senior living facilities as we are drawing more retirees and our population is aging.
165. Better control of the size of parcels being sold. These use up our ground water and eventually this will be a huge problem.
166. Better protection of the aquifer

167. Better rentals, more affordable housing, more activities for kids and teenagers, better stores, easier access to BLM and wilderness.
168. better repair and less large truck use on the MTN road and passes
169. Better shopping opportunities for basic necessities such as kids clothing and shoes. Walmart is not cutting it. More recreation opportunities close by for indoor activities for youth. Right now we have to go further away to do this. Powell could use an indoor activity/rec center.
170. Better zoning in commercial areas of town. Jackson has strong zoning and their Albertsons and Target look beautiful. Our Walmart and most of the west strip are eyesores. Require business owners to pull weeds, pick up garbage, etc.
171. Business and industry less scattered amongst housing development. More parks/access along rivers. Vibrant town businesses. How can we not lose farmland to housing? Too many developments removing farmland. More developments on less desirable farmland?
172. Continue improving access to public lands.
173. Don't subdivided farmland
174. Encouragement of agricultural areas
175. Expand the water system/systems
176. Fewer roads and more hiking and biking trails
177. For property taxes not continue to increase. For utilities to stop charging "basic charges" that have no basis on usage.
178. Forward Cody and PEP need to stop pushing the concepts they use as they have not one successful project since they started.
179. Forward Cody and PEP of Powell need to be disbanded. They advocate bringing businesses and people into our area with no inkling of the impact. They say come and visit and stay, but then have no plan for where people are supposed to live. They try to stop development on agricultural land which is a violation of private property rights. The advisory committee is loaded with people like this.
180. Health care is a huge concern. We have too many hospital/clinics. This needs to be consolidated and managed for efficiencies and care satisfaction. We have lost very good health care professionals because of the bureaucracy in the hospitals.
181. Housing next to cities
182. I love what we have!!!!!!!!!!!!!!!!!!!!!!
183. I personally would love to see a Ross store open up on Yosemite Ave. Cody has no Family clothing stores. I do not count Sierra clothing store as a family clothing store. It is considered a specialty store. Nor do I count Walmart as a clothing store
184. I would like more consistency with planning.
185. I would like to see more successful businesses that aren't related to tourism welcomed into our county. Get rid of the Forward Cody scam and it would be a lot better.
186. I would like to see that new businesses and industry are encouraged to develop in Park County. Right now population is growing but businesses to support the growth are missing.
187. I would like to see the County do away with lot size averaging.
188. I would love to see more activities for kids. Discovery museums, events, indoor playground, etc.
189. I'd like real estate and rentals to be restricted by how much they can randomly raise prices on land and houses. They are making it impossible for young families to move here! Park County needs young families to move here to survive. The only new people we ever meet are older people that got tired of their old state or they're retired and sold their house for a lot of money and bought property here for higher prices thus driving up prices for everyone else.
190. I'd like to see the county roads dept scrape the roads more. If they need more money to buy equipment, or employees or pay overtime, whatever but something needs to happen. Powell in general is crazy dangerous in the winter, the Powell/Cody Highway gets dangerously slick from snow

removers never being out during storms and county roads are crazy with the amount of ice build up and drifting. We live by Heart Mtn on Powell side and are lucky to see a plow once a day when it snows. I'm not expecting miracles but the county is obviously understaffed and doesn't have enough equipment. The only area that has it together is Cody with their amazing street dept and snow removal process with the blower and trucks. Everyone needs to take notes on the city of Cody snow removal.

191. If rural subdivision occurs it should be with less acres per house.
192. Improvement in city parks in Powell would be great. Spraying for mosquitoes on a semi-weekly night time schedule would be amazing. Having to wear bug spray to walk a block in Powell at night is craziness. Powell needs another hotel at least, better shopping and stop signs instead of yield signs every where. All of Park County needs to have better shopping for teenagers and little kids. It's ridiculous that Walmart and second hand stores are the only ones. And there's no way teenagers want to buy from Walmart and 2nd hand stores! Powell has gotten really bad about that. I don't even shop for anything in Powell any more. "
193. Increase in availability of natural gas, tap water, and reliable high speed internet to rural homes and business.
194. Increased bike and walking paths and a greater respect for upholding the integrity of our small town feel.
195. Infrastructure increased in size and quality as more people move in, especially for movement of Ag. equipment within the county. Better irrigation delivery and management on small acreages (<40 acres). Increased access in rural water availability.
196. Leaving agriculture as agriculture and not subdivided
197. Less government
198. Less hotels. More local shops
199. Less influx of people who want to change things here. Less government rules for property use.
200. Less infringement by the federal government. Such as bear, wolf issues, timber sales mineral leases etc.
201. Less people.
202. Less people.
203. Less subdivisions on farm land, forest lands and the out skirts of areas, say the McCullough Peaks
204. Less subdivisions on small lots taking over farmlands
205. Long-term visionary planning to protect open space, wildlife habitat, and agriculture.
206. Make it more difficult to flip farm land, create a way to counter big money from other states sweeping up our productive lands just so they can be flipped. Land conservation program
207. More affordable house, access to child care and summer programs (at a reasonable price)
208. More affordable housing
209. More bike and walking paths.
210. More business opportunities
211. More functions at the fairgrounds. There is a lot of wasted space and kitchen that could be utilized.
212. More good, higher paying jobs.
213. More mom and pop small grocery store
214. More ORV trails, fewer 5-10 acre weed patches and wrecked car dumps on recreation ranches and oversize lots.
215. More rein in housing and building
216. More trails for equestrian, hiking, biking, etc. linked in a network.
217. More welcoming to outside businesses
218. Mostly less subdivisions of farm ground.
219. Much, much stronger regulation of groundwater permitting. If we are not careful we will end up with no groundwater

220. Need to change and go back to the way it was. Like 30-40 yrs ago.
221. No more people or new houses.
222. None
223. None
224. Not sure
225. Nothing.
226. Nothing. It's a nice place as it is.
227. Open up Shoshone Forest
228. Our zoning doesn't make any sense in most of the county. Major subdivisions can happen anywhere. Open space is one of the main characteristics that makes Park County special. The county needs to be zoned to protect that so that we don't turn into one big sprawl. It's not just about this county. It's about our country as a whole. We are losing the capability to feed ourselves and acre by acre we become vulnerable by allowing that to happen. Where does it stop? The buck needs to stop somewhere. It should be here.
229. Out of state people can leave
230. P&Z department. [Name removed] needs to go.
231. P&Z enforcing existing zoning --- for example -- I see too many horses on small lots. Identify short-term rental corridors and keep them out of existing residential neighborhoods -- they are "businesses" the same as a motel or hotel.
232. Planned development with focus on retaining what we value and what brings people here. Our current unplanned sprawl will make a few people rich now but impoverish all of us ultimately...economically and culturally.
233. Planned growth
234. Preserving traditional ways
235. Quit the housing projects and build in town affordable housing options that a lower middle class income worker can afford.
236. Road signs on the highways need to be improved. Too many ppl make u-turns in the middle of the Powell/Cody Hwy, they don't know you're supposed to stay in the right lane if you are driving slower than the rest of traffic and they drive slower than the posted speed limit (sometimes by 15-20mph slower) causing unsafe driving conditions. And no one is enforcing the road laws. Although that's probably a law enforcement, county road dept, and WY Driver's License employees negligence problem?
237. Small acreage with horses and bare ground and bark ate off the trees or trying to water Kentucky blue grass
238. Some growth is good, but there should be a limit (with a possible goal of no more than a 10% increase in population). Smaller, affordable houses should be built to attract younger and less wealthy people to our county. A much larger diversity of new, small businesses would be great for our county. I think it's important to start planning right now for bike/walking/running paths within our towns, that people can use from their houses. The majority of desirable towns and cities in our country have these. This would greatly increase our quality of life. I'd like to see a greater diversity in our people too.
239. Some recreational facilities could use update or just better maintenance than they currently receive.
240. start placing housing on poor land and next to or in urban areas
241. Stop all the subdivisions on agricultural land
242. Stop subdivisions
243. Stop urban sprawl into farmland and encourage development on lands that are not ag lands.
244. The attack on and disregard for private property rights.
245. The cost of housing has increased drastically in the last several years. Overall, that does cause a problem with families being able to stay in the area.



- 246. The modernization of utilities and infrastructure, water, electricity. County roads could use improvement
- 247. The opportunity for subdivisions in areas that are not on high yielding farm ground, zoning to promote local business growth
- 248. The park county planners will do what ever they want with no care to the landowners who object to subdivisions and land developers who in said payoff local officials!
- 249. Uncontrolled growth is a problem. I would like to see a greenbelt established between the towns of Powell and Cody, which are slowly merging. This is very similar to the merging of Loveland/Fort Collins I saw 20 years ago in Colorado.
- 250. Underground lines for power and internet. focus on improving what we have. No urban sprawl.
- 251. Unsure
- 252. We need to get more residents greater access to more plentiful and higher quality water for domestic use.
- 253. We need to keep farm and ranch land as agriculture. We need stop letting realtors and subdividers ruin farm ground for huge profit, meanwhile the farmers have to deal with problems forever.
- 254. We will have to solve some type of affordable housing both in city limits and out, a new indoor horse facility
- 255. We would benefit from local recreation access, such as public trails, rather than always having to travel to the National Forest or BLM public lands. Look at any western community listed on anybody's "best places to live" lists, and they've got a significant development of multi-use recreation trails that can be quickly accessed from the main populated areas.
- 256. Work on everyone getting along no matter their individual opinions."

#### LOWER SOUTH FORK

- 257. Additional one cent sales tax for city operations
- 258. Cleaning up of trash on side roads
- 259. Have a building inspector for the rural areas that can verify that contractors are at least building buildings that meet a minimum construction code to protect the consumer without tremendous costs.
- 260. I came here because I like Park County - it has changed in the last 20 years much to my disappointment. The influx of too many irresponsible people who do not share our views and values seems to be causing the changes that I do not like.
- 261. Less commercial development. No more Walmart like stores
- 262. Limit development along the Abasaroka Front. Housing should focus east of Cody in the Basin. Maintain business for Yellowstone but NOT become a Jackson Hole
- 263. Limits on housing developments, limit VRBO and other short term rentals. Stop conversation of high quality agriculture lands to subdivisions
- 264. Maybe allow a few Fuel stations, and fast food places on the West Strip
- 265. Park County has always been as good as it gets usually very clean and cared for thanks for all your hard work
- 266. Park County is in Serious need of a Building Inspection system, too many of these fly by night self contractors building crappy buildings
- 267. Property taxes going to education (schooling) should be tied to the student so parents can determine and use their "education-funding taxes" for the best choice for their child(ren).
- 268. Some amount of basic regulation in building and land use standards outside of the city. There is a lot of exploiting of the lax regulation to bury trash, contaminate ground water, not care sufficiently for livestock, etc.
- 269. Wholesome activities recreation for all youth, not just those from wealthy families. Let's bring back dancing, lol. Affordable housing is needed for employees, Cody might want to follow what

employers do in West Yellowstone, MT. Often employers owned property where employees could live.

270. Would nice to see a pathway around town similar to other towns. With the issues on Bighorn Ave and no real safe way to walk/ride around the airport a pathway connecting the different areas of town.

#### MEETEETSE

271. A cleaner entrance to Cody from all sides
272. Affordability
273. Better forest / range management to prevent fires
274. Better grocery shopping (choices).
275. Better infrastructure - better cell phone / 4G / 5G coverage
276. Better utilization of outdoor recreation
277. Business Opportunities
278. Don't know of anything at this time
279. Ensuring short term gains in the tax base to not impede our future.
280. I would like the number of activities to increase in the future. I want there to be more opportunities presented in the future.
281. I would like to see more homes in smaller towns.
282. Inclusivity
283. Land use limitations based on soils/geology/hydrology issues/concerns. Restrictions on junk storage.
284. Less ORV use, they are out of control. More noxious weed control.
285. Less people.
286. limit largely unplanned growth and development. Our open, rural lifestyle needs to be maintained rather than allowed to be broken into many small, dispersed houses.
287. More affordable housing. Better shopping options. Better signage for outdoor recreation locations. Better medical care
288. More affordable long term housing for people who live and work here.
289. More business opportunity.
290. More development to support growth
291. More outdoor concerts
292. More recreation opportunities like bike paths/running trails/etc.
293. None
294. Planned and well considered growth - and ways to strategically limit and encourage that growth
295. See # 27, Supra
296. Stronger land use planning to limit spread
297. The trash at Cody and more fun things to do like yellow-tail.
298. Update and get a facelift.
299. Work together as towns and not separate, better restaurant options and way better service, more public transport options such as Uber and scooter rentals

#### MIDDLE SOUTH FORK

300. Accessibility to have Airbnb. Keep realtors from purchasing more than 2-3 homes. Allow others to buy a first home. A couple more options for hosting large (300-500 people) events in one location.
301. An equal focus on recreational activities such as bicycling, hiking & walking paths, water sports, rock climbing etc...Park county is more than horses, fishing, rodeo ...
302. Better infrastructure.
303. Control of building sites, with respect to 21,22 answers.
304. Give liquor licenses to places with nightlife, not guest ranches
305. Growth and development to slow down.

- 306. I would love to be able to have water to my property (not depend on a well).
- 307. Infrastructure
- 308. Less politics or division of people because of them, less junky rural lots, and utilize optional one-cent expiring taxes for worthwhile projects.
- 309. Less subdivisions in rural areas
- 310. Lower numbers of new construction permits, better informing policies when permits are requested or approved so people know new builds are going in
- 311. Lower property values and taxes
- 312. Minimum lot sizes in the GR-P Zoning district need to increase to at least 3 acre minimums.
- 313. More emphasis on the self sufficient and less on “coty” living mindset
- 314. more restaurants
- 315. No mining, no development
- 316. No more building
- 317. Not sure
- 318. Not very much
- 319. People having more respect for the forest, the BLM and for their neighbors.
- 320. Quit catering to the out of state businesses and help the local businesses that have been struggling for over 2 years now
- 321. Stop turning irrigatable farm land into housing developments
- 322. Stringent rules for minor and major subdivision’s
- 323. This is a very broad statement but, keep it as close to what we have now
- 324. Would like to see a Target and cheaper restaurants

#### NORTH FORK

- 325. Access to better healthcare. Better shopping opportunities especially lumber yards etc.
- 326. Affordable housing for workforce. Make ag land affordable for ag land, not subdivision. 3 person county commission again. [After all, we keep hearing expenses must be cut]. The county to encourage property taxes to be based on cost when purchased, not because property around them have sky rocketed in sales. Pay property tax once. [Dreaming]. Vocational training to build and encourage work force.
- 327. Allow good quality development, both residential and business.
- 328. Better access to public land in the North Fork
- 329. Better businesses opportunities. I see people moving to Park and then trying ro find a job. Seems people come here not knowing the area is small and not many jobs
- 330. Better internet in Northfork; more affordable housing for in Cody for service industry
- 331. Better planned growth in areas that are not ag or wildlife corridors. Build where it can't be farmed. Don't develop more subdivisions until the current ones are built out.
- 332. Big Horn Avenue needs to be cleaned up; take down those silly domes in the park downtown.
- 333. Building codes, inspections, and enforcement. Zoning inspections and enforcement.
- 334. Cycling paths to allow for safer cycling in the area
- 335. Development
- 336. Development while maintaining critical wildlife habitat and mighty corridors
- 337. Don't allow crowded developments on the North Fork.
- 338. Educate people on the affects of fencing choices to assist wild animal movement
- 339. Fewer homes built on the mountain sides/peaks .... Restrict 'night lights' on those homes as well... The light pollution on the North Fork is getting worse... If those folks are afraid of the dark they should move back to the city...
- 340. Fewer residential developments.
- 341. Houses on top of each other. i think there should be larger plots of land
- 342. I'd like to see a convention center in Cody and better shopping opportunities in Cody.

- 343. Less development
- 344. Less development more focus on wildlife habitats
- 345. Light pollution from all the new homes being built by people that seem to be afraid of the dark
- 346. Limit growth; not all growth is good!
- 347. Low income housing in the city and more childcare facilities.
- 348. More and better career employment opportunities, diversified economy & industry, more and more affordable housing options to attract employees
- 349. More arts and culture beyond Cowboy Culture. Removal of abandoned buildings. Condemn them and remove them - example the restaurant that burned on the west strip, the muscle car building. If someone still owns them, assure they either upgrade the building, sell or tear down. There are many buildings that need attention.
- 350. More businesses that can survive. Many fail here and with few families owning the entirety of Cody I don't see the survival rate for those businesses expanding.
- 351. More educated people.
- 352. More emergency services
- 353. More entertainment, shopping, and health facilities. Many residents have to travel to Billings or Denver for their health needs.
- 354. More infrastructure. Specifically new roads to take traffic away from the center of Cody. More paving of county roads with heavy traffic such as Greencreek Road.
- 355. More markers, better restaurants and promotion of business.
- 356. More quality, attractive employee housing. However, it needs to be done in a tasteful way as not to negatively impact neighboring property values.
- 357. More restrictive building codes to avoid damaging the beauty of the natural surroundings.
- 358. More shopping and restaurants
- 359. No changes ...go backwards 30 yrs
- 360. None
- 361. Nothing
- 362. Nuisance weed laws. Respect for public lands and the impacts that more people either residents or tourists have on our natural resources.
- 363. Park county is a resort community and we should look like a resort community. The west strip of Cody has so many rundown buildings and its the first thing that most visitors see when they come to Cody from the Park. Also, please consider more bike paths and let's get rid of those ugly bubbles at the Cody visitors center.
- 364. Planning and zoning process, consistency, results/enforcement
- 365. Return to western theme that makes the area a place that visitors expect to see.
- 366. Same, see above
- 367. Stopping the influx of out of state house buyers
- 368. Sustainable year round employment
- 369. We just took a trip. We just typed in things to do and it came up with a list of stuff with links to those businesses.
- 370. we need more shopping besides Walmart, how about a Fred Meyers? A lowes, or home depot...Maybe locate on the big lots going to Powell on the big horn strip
- 371. With limited water resources and continuous long term drought, less housing development is desirable.

#### OTHER

- 372. Affordable housing and utilities, less gossip, more residents staying year-round instead of being snowbirds, wage increases.
- 373. Clean up the badlands.

- 374. Disparity of business and family opportunities between Powell and Cody. More recreational infrastructure around Powell. More affordable groceries. More brick and mortar restaurants that stay in business. Some kind of a replacement for shopko in Powell. Less smoke in the air on nice days. More access to the river. More community support for the community college. More community pride. More options for affordable health care. Hospitals that are reasonable about billing. More family doctors. More community support for education. More programs that help with things like compost, tree planting, beautification, etc.
- 375. I think the housing crisis here is caused by short term rentals in city limits. They should be banned within city limits
- 376. More affordable housing so people can move here and work.
- 377. More horse activities, shows, kids activities. Less building of hotels
- 378. More, varied shopping; improved educational opportunities
- 379. N/a
- 380. No sprawl.
- 381. The Cody airport needs to be placed where it could serve the community and all airlines better. The area it's at is not working for us, it's maxed out .

## POWELL

- 382. Acceptance of minorities
- 383. Access a variety of commerce, more competition, which is being deterred by local government. People are afraid to bring new tech, progress, or improve commerce thinking that this area will become the next LA or NY
- 384. Additional job opportunities. Alternative energy research. Manufacturing continued business growth
- 385. Affordable housing
- 386. Affordable housing for locals (10+ years living in Wyoming)
- 387. Availability of natural gas to rural areas. Especially the properties between lines.
- 388. Better management of urban fringe areas - make it less difficult for close-to-city lands to be annexed and develop city service connections - this would hopefully discourage so much remote development outside of the city centers. Increase in available affordable housing options close to/within the cities.
- 389. Bring back gun safety and teach personal responsibility in schools.
- 390. Decent restaurants, more chain restaurants, something other than Wal-Mart or a dollar store for shopping, grocery stores that don't price gouge, better road maintenance in the winter, better housing for renters, a different drug store chain
- 391. Decreased housing market prices, stop shutting down public access areas
- 392. Develop Affordable housing
- 393. Development of an industry or refine a part exclusively from this area. There are new industries in the state. This is an opportunity to provide jobs in this part of the state as well.
- 394. Do not let the outsiders change how we take care of each other. We need to remain Wyoming people with our western ways.
- 395. Economic diversity
- 396. Farmers need to be paid more so they can afford to keep farming and stay here.
- 397. Get rid of trashy properties
- 398. Honesty and better business competition and a fair blue collar wage for cost of living
- 399. I hope that we can attract the types of people and businesses that will bring jobs and prosperity to the Big Horn Basin.
- 400. I want biking paths for families. So little kids can ride their bikes without having to ride on the roads.
- 401. I would like a broader variety of restaurants and retailers. A bus route between Cody and Powell (or Cody and Garland, stopping in Ralston and Powell on the way) would be nice, too, perhaps running a couple times a day.

402. I would like more kid friendly places and activities. We have toddler aged children and it is hard during the winter to find kid friendly activities to get them out. We spend a lot of time cooped up until spring!
403. I would like there to be more walking and biking trails. I would like to see more opportunity for community recreation programming.
404. I would like to see better education, signage and digital tools to access current public lands. I would like to see a balance of designated areas for growth of residential and commercial development that don't impede operations of our current major industries.
405. I would like to see more encouragement of technical businesses and other non-manufacturing businesses as well as small businesses in the area.
406. I would like to see more investment in our communities to help the grow and prosper, by brining in new investment and industry to create more job opportunities so that our children have a place that will allow them to make a living.
407. I would like to see Park County embrace who they are, which is a retirement place that is also a good place to raise families. Attracting the younger folks to rural America has never been easy, but if we can actually take care of the lower income and senior/fixed income folks through affordable housing and assistance programs, then Park County can be authentic to serving those who actually live here.
408. I would love to see recreational opportunities in the Park area. The county owns land west of the Annex that would be developed into a recreational area. A walking path around Powell on the north end of town would be great.
409. I'd like to see more businesses and employment opportunities for residents. Also more resources for elder care and childcare.
410. Infrastructure upgrades
411. It would be nice to see the community innovated to current year we are living in. Everything in the community it dated. The stores rape you with their prices and terrible customer service. The COOP being the worst in the Bighorn Basin. They're suppose to help the farmers and ranchers but they have the HIGHEST prices on everything. They have been 40 cents higher on fuel than anywhere else.
412. Less government, with its interference in the private sector, choosing winners and losers, with regulations favoring the "big" over the "littles".
413. Less subdividing of property
414. Less taxes
415. Limit residential expansion. Too many stressors on the current infrastructure. Leaves locals on the financial hook to accommodate people moving here for whatever reason
416. Limits to short-term rentals (VBRO, AirBnB, etc)
417. Looking at our cost of living compared to wages
418. Managed growth
419. More activities for the youth throughout the year. Land devoted to free access for youth to play (i.e. splash pad)
420. More arts and entertainment
421. More career opportunities and resources for issues like mental health, women's issues, etc.
422. More community paths for recreation. Much like in Jackson, WY. They have a safe paved path that parallels the highway for biking and running. It is a safe place to ride bikes, walk and run with the family.
423. More cultural opportunities, more affordable housing
424. More diversity, less resistance to new ideas
425. More entertainment
426. More events (related to outdoor recreation)
427. More family owned businesses and less corporate owned businesses

428. More investment in infrastructure
429. More open public lands in our national forest and blm areas.
430. More opportunities for family recreation year round
431. More opportunities for our children to stay in our community
432. More options for getting things like car tags/taxes paid in Powell rather than one more trip to Cody.
433. More parks
434. more promotion of the smaller cities not just Cody
435. More recreation locations ex: river access, family entertainment.
436. More safe outdoor recreation for seniors, families, and small children
437. More Stores to Compete against Walmart
438. More trails and recreational opportunities
439. More variety of stores and restaurants. We have a multitude of the same things multiple hardware stores, multiple pizza and mexican food locations. We need to get a local farm and ranch store back not stores for tourists.
440. Na
441. Need walking and biking paths, need to work on all sidewalks in town, need to improve internet and cell service
442. No more 1-20 acre farms
443. Not sure
444. Not sure
445. Opportunity for growth.
446. Park County, Powell especially, needs better access to indoor resources/facilities for sports and fitness opportunities. Winters are long here. Various outdoor activities are often cancelled because of weather. Unfortunately, these type of facilities come with cost that the taxpayers must be willing to support.
447. Parking on Bent.
448. Public transportation between Powell and Cody"
449. Push development to ground unusable for farming.
450. See 21
451. Slow the spread of ranchettes between Cody and Powell, and Cody and Wapiti.
452. Smaller lots the subdivisions of 2 to five acres are too small for live stock and two big for a yard so we end up with a lot of wasted space.
453. Stores to Compete against Walmart.
454. Stores to compete against Walmart.
455. The influx of people from the West coast
456. The ugly intolerance and shift to the extreme right. After living here for 40 years, I'm feeling like I no longer belong. It's very troubling. I also think we need to be willing to look at new ideas for keeping our graduates here by listening to their ideas.
457. There isn't enough to do here on weekends, there aren't enough young people, and people are way too closeminded towards outsiders
458. Total lack of a cohesive plan that would manage growth while preserving views, dark skies, open spaces and wildlife corridors.
459. Unknown
460. We need controlled growth. The P and Z office needs to be fully funded and staffed so that growth is done well and preserves the reason we all want to be here.
461. We need more bike walking paths in Powell. We need more childcare options. We need a rec center in Powell.

- 462. We need to develop more affordable housing. I understand that this is easier said than done. Many of the lots within town are oversized and could be used to develop additional residences. I would like to have more indoor recreational activities available as well.
- 463. Would love to see more recreation in desert/ blm lands. Bike/running/ hiking trails. More access for ATVs

#### SAGE CREEK

- 464. A better commitment to the environment. The continued subdivisions ruin what we enjoy so much. Also maybe something could be done with the plastic bags from the dump and around the county in general. Ban them already. Jackson did it and they are just fine over there.
- 465. Good conservative judgement, not liberalism ie school board and forward Cody!!
- 466. I really enjoy Park County so at this time, I am not sure
- 467. I would love to see bike connector paths from Cody-Powell- Greybull etc.
- 468. Implementation of basic building standards/codes including neighbor input. Minimum lot size of 10 acres.
- 469. Less development out of incorporated areas
- 470. Less encroachment on wildlife migration routes and habitat.
- 471. Lucky to be here. Love it now. Maybe a good plan good luck
- 472. More affordable housing and good job opportunities.
- 473. More formal pathways (hardened) and connecting pathways (gravel), including some designated for hiking, biking, and horses.
- 474. More small stand alone and duplex housing for the working class placed in clusters and taking less farm/ranch/wild lands out of the equation. continue adding trails for biking and hiking and horseback riding and dedicating separation where needed with OHV. Ban single use plastic bags.
- 475. Need to figure out real estate prices. Middle class is being squeezed out due to housing prices.
- 476. Preservation of wildlife corridors and access to public lands

#### SUNLIGHT

- 477. A bit more shopping, as in a general department store (like Kohls).
- 478. As stated above, bring some order and discipline to the planning process. If the debate is going to be between property rights and community rights, the stress should be on the community.
- 479. Better control of dumping on public lands.
- 480. Better understanding of water conservation to avoid (or minimize) deadlocking between farmers, ranchers, and rural dwellers.
- 481. Enhance rural western atmosphere
- 482. Greater cultural diversity
- 483. Improved road maintenance!
- 484. Limit subdividing of remote lands
- 485. Nothing
- 486. Park County Planning and Zoning inspectors
- 487. Requirements for bear proof trash cans in appropriate areas suggested by WGF. Real planning for wildlife corridors and wildlife use. Water use consideration Viewscape. Dark sky enforcement (there is already a restriction on the books)

#### UPPER CLARK

- 488. Given the unique Western heritage of Park County, additional funding could be provided for the identification and maintenance of Western heritage sites. Agriculture, farming and ranching, should be encouraged.
- 489. None



## UPPER SOUTH FORK

490. Better access to infrastructure such as water, natural gas, electricity incentives, and internet.
491. Better airline/flight choices for travel.
492. Control urban growth areas, control light pollution and enact stronger signage ordinances.
493. Get rid of ticky tacky properties
494. Give us a Chic FIL E or a Taco Bell. Also update buildings on the West side of town by the Rodeo. It looks dumpy and does not represent how Cody should be.
495. Growth slowed
496. Hiking and bike trails
497. I would like to see some regulation of short term rentals to protect neighbors and to protect the safety of the travelers.
498. Less government restrictions
499. Lower taxes
500. More affordable housing in the towns and larger land parcels outside of towns instead of 1 or 5 acre lots
501. No modular and trailer homes, building color that match the environment, e.g., no large white canvas horse arenas eye sores and properties that look like junk yards with unattended RVs, boats, and rusting cars.
502. Put strict controls on development of irrigated farmland and river corridors
503. Stronger building codes with quality builders. Builders using trained skilled craftsmen and not what ever they can find for help
504. Zoning restrictions in town and county that limit urban sprawl and hodge-podge with too much commercialism (air bnb's, etc.), sub divisions, junk yards, etc. More needs to be done to preserve and maintain the beauty of Cody and surrounding areas to avoid further destruction.

## Planning Area Issues and Opportunities

### Q30: WHAT ASPECTS OF YOUR PLANNING AREA (SPECIFICALLY) WOULD YOU LIKE TO SEE CHANGED IN THE FUTURE?

#### CLARK

1. A library for our community and a better fire department/ambulance service.
2. Better funding for volunteer firefighter communication technology
3. Disallow small plots under 10 acres for single family housing
4. Don't limit access to public lands or land lock public lands.
5. I like them just the way they are
6. I would like to create a better boundary near rivers and creeks, so that people will have better access to these waterways
7. I'd love to have a gas station within 10 mile
8. Increase conservation efforts.
9. Infrastructure to handle growing number of buildings and homes.
10. Less development and population
11. Minimum of 20 acre lots for residences only and no commercial development whatsoever.
12. More informed landowners on irrigation rights
13. No commercial use next to the Clarks Fork Canyon. We need to preserve areas like this.
14. No land parcels smaller than 40 acres
15. No major changes

16. No opinion
17. No opinion now
18. None
19. None
20. None
21. None
22. Not sure
23. Pave all roads
24. preservation of the limited agricultural land as agricultural land
25. Sup not being abused. Car repairs, horse training, cottage industry is supposed to be the point. Not a resort or shopping mall in a pristine area. Act in a way that preserves the identity of the area and doesn't affect value and character of a community in a negative and irreversible manner
26. To a GR20 (20 acre lot size). opportunity for commercial property.
27. Use. 23
28. Water is a big concern -- limit the number of families drawing on this very finite resource. Drought is becoming more severe.

#### CODY LOCAL

29. ??
30. 5th cent tax. More restaurants with quality, higher-end food -- chef driven. If Red Lodge can support them, why can't we???
31. A smaller divide between average income of available local jobs and cost of living.
32. A turn to science-based appreciation of the challenges climate change poses to our agricultural and tourism industries. Planning for community preparedness that connects federal and state agencies with communities. Less display of intolerance like rebel flags and other signals that we are a place to rally for white nationalist purposes. Greater emphasis on local food and local renewable energy production to promote local security in light of greater ecological challenges. A city-wide embrace of Indigenous heritage that promotes Indigenous experts, Indigenous artists, and "sister city" relationships with Indigenous clans who have long-standing relationships to Park County. Inclusion of Indigenous Parade Marshalls for every Stampede. Restoring knowledge about place names through interpretive signs--Apsáalooke and Shoshone interpretive signs regarding names like Absaroke, Wapiti, Foretop's Father, White Tip Bear Mountain, Rotten Sundance valley. Greater emphasis on foot and bike travel as good and pleasant transportation. More attention to the erosion happening on favorite local recreation spots like Cedar Mountain and Red Lakes, promoting greater civic responsibility by users. The erosion in these places will get worse due to warming that creates drier ground and bigger bursts of water that erode dry ground fiercely.
33. accessibility to side walk and safer walking paths
34. Affordability and accessibility of housing could be improved, as could traffic flow around town with the addition of bike lanes and walking paths for alternative transportation.
35. Affordable housing and utilities, less gossip, more residents staying year-round instead of being snowbirds, wage increases.
36. Affordable housing. Non tourism business approvals. Better cellphone infrastructure
37. Allowance of "granny flats" in zoning area A for owner occupied houses only.
38. Availability and cost of housing
39. Better care for city parks
40. Better enforcement on overgrown lawns and weeds and parked vehicles that are trash and don't work parked along peoples housing. Also more affordable housing or higher paying jobs.
41. Better internet service. Ralston is the Bermuda Triangle of internet and cell service.

42. Better trail maintenance and beautification. I'd also like the open green space to be maintained a little better and landscaped. It could be a cute park/neighborhood gathering area if shade trees, paths and benches were added
43. Concentrate development in areas to minimize impacts on wildlife habitat, develop wildlife crossings to reduce wildlife/vehicle collisions and preserve migration corridors, enhance natural areas and parks, improve bicycle and pedestrian infrastructure.
44. concentrated development in town, with plenty of large areas of open space for agriculture and wildlife habitat.
45. Connectivity of pathways for walking and biking
46. Crackdown on drugs
47. Curb the airbnbs
48. Curtail construction of multifamily and multistory buildings adjacent to older neighborhoods.
49. Decreased emphasis on western heritage and increased emphasis on outdoor recreation
50. Denser housing options, particularly around downtown Cody. More sidewalks / bike lanes / trails throughout town that connect to schools, parks, and natural areas (Shoshone River and Beck Lake) and provide a real transportation alternative to driving. More welcoming to newcomers and young people.
51. Do you have a strong foundational planning committee with long-term residence in attendance. There needs to be focus on water for now and the future, support and education for local businesses, and continued strong support for public education!
52. Go back to old west ideas and values
53. Growth of Cody will continue, do we want another Bozeman or Jackson? The service industry will not be able to afford living here.
54. Housing lots with no less than 1/2 acre, spacing between dwellings to be no less than 20 feet, Cul-de-sacs able to handle full fire trucks
55. I don't know
56. I have no suggestions at this point.
57. I like sidewalks, and I love alleys. very important to run utilities down alleys for repair and maint. accessibility, not through peoples landscaping and yards.
58. I think regulations on how many buildings on a lot! Karsten subdivision is too jam packed. And that is still a hunting area so we have people hunting in yards. No
59. I think the ability to put an accessory unit on your property should be allowed. Limiting it to long term rentals ~4+ months is fine. I think this would help generate income for locals and could address some of the housing shortages especially for seasonals.
60. I would like planning to allow connectivity. There are areas you can't walk safely from one area to another. Lack of sidewalks, bike trails, crosswalks, stoplights isolate neighborhoods from the rest of Cody.
61. I would like to see more care put into making Big Horn Ave look nicer. I think there are too many billboards which make it look kind of junky.
62. I'd love to see a small business community working together. We have everything here to sustain us. I want more restaurants buying local products. Farmers and ranchers who can afford to grow to maintain their demands. I'd like to know that keeping my prices low, but competitive can sustain me and my staff because the small businesses I support also reciprocate and do business with me. I hate shopping at box stores and would love to afford 100% local. I'm almost there. But not quite.
63. I'm noticing more and more covenants and tightly squeezed, filled to the brim subdivisions. I'm not sure how much of that we can sustain.
64. Increased access to recreational activities, specifically, road and mountain biking
65. Industries to replace Cody Labs, the Gyp plant, Husky, the oilfield. Tourist industry is seasonal.

66. Intelligent, thoughtful and esthetically pleasing development. Commercial/Residential Zoning that enhances the major corridors in and out of all towns and or enforcement of current regs.
67. keep it cleaner.
68. Less cookie-cutter developments, no million dollar townhomes/condos. More affordable housing for locals who work in the area.
69. less development on previous agricultural land. More bike trails that connect rural parts of county (ie 2AB) to the town. Regulate size of houses?! limit oil and gas development.
70. Less government interference, more parental influence in education, less federal monies and their strings.
71. Less housing developments, more quality restaurants
72. Less large dumpsters
73. Less mobile home parks, or at less visible mobile home parks. More affordable housing units like apartments/ townhouses instead. Either update old run-down vacant buildings, update them, or start over new. More trees. another park or two.
74. Let me put a fence in without needing permission
75. Limit house sizes. Encourage better efficiencies on new homes.
76. Lot size averaging
77. Main Street Ralston needs to be commercial zoned. The speed zones needs to be extended. And to a slower speed.
78. making downtown bike friendly.
79. More affordable
80. More affordable housing options
81. More affordable housing so people can move here to live and work here or commute to Cody (25 min.)
82. More bike and pedestrian friendly development
83. More bike trails
84. More connective bike paths
85. More enforcement of weeds in lawns and unregistered cars sitting in the street.
86. More housing opportunities for young adults.
87. More industrial job growth
88. More interconnected recreation (bike trails)
89. More mixed use, higher density locations near downtown for residential/commercial purposes.
90. More neighborhood parks
91. More parks. More bike paths.
92. More paved and unpaved biking and walking trails to get around town in a safe way.
93. More pet friendly housing available. Other cities manage this. Look at Bozeman.
94. More rental housing. More bike paths. More walking paths.
95. More restaurants and entertainment options
96. More trails and bike paths!
97. More variety of restaurants not just steak places
98. More walking, biking and hiking trails; better specialized medical services;
99. More walking/bike paths. Improve pedestrian safety along Bighorn Ave (Powell Highway) in Cody.
100. n/a
101. N/a
102. Na
103. Na
104. Named restaurants
105. Need for affordable housing that can allow for the low income families making the state minimum wage (5.15) can afford

106. Nelson park is not being cared for. Full of thistles and the old volleyball court is full of weeds.
107. No mobile homes unless on permanent foundations, no RV Parks within city limits unless they are zoned for RVs only. No RVs living in mobile home parks! It looks trashy and makes our town look trashy
108. No more apartments or high buildings. Take into consideration scenery and views when new development occurs.
109. No more multi-family units
110. No more overpriced housing developments.
111. No more subdivisions on ag land.
112. No opinion
113. None
114. None
115. None
116. None that I can think of.
117. Nothing
118. Nothing.
119. Ok
120. One thing that I see as a problem is the cost of housing, especially for people in the low or middle income ranges. It would be helpful to have more housing that is decent quality but affordable for low-income people, and also middle-income people that may not qualify for low income housing.
121. Protect farming/ranching. Stop trying to turn this beautiful place into an area raped by the big city for its pleasure.
122. Real estate is impossible to afford- the cost of living is too high for most families to be able to buy a home. A western way of life is veering away from agriculture as a foundation- more attention should be put into the Cody Nite rodeo as a tourism outreach for Cody.
123. Reduction of the Planning Dept. Including the Planner, and the new position. They are far over stepping their need. Refocused commissioners on conservative values.
124. Regulation of air bnb
125. Requiring full disclosure of actual ownership identity
126. Resistance to growth
127. Restrictions on the number of vacation rentals.
128. rural development should not be sprawling ranchettes that chew up a lot of land. Development should be clustered with open space around development. Developed areas should be bike/walk friendly so you don't have to drive everywhere and you can recreate outdoors in your community.
129. same as above
130. Same as above
131. same as above
132. Same as above and pressure the Bureau of Reclamation to be a more sensitive government agency toward Cody (and Park County rather the just cowtoeing to irrigation companies).
133. Same as above.
134. See 23
135. See 23
136. See above
137. Sidewalks - what a novel idea. Increase access to public lands for children, bicyclists. New houses have to plant with at least 30% native plants. Cut back on lawn watering and promote use of xeric plants. Get a real sign ordinance and some get some cohesive planning for signage. Get control over in town lots that are selling and buildings being razed for high rise apartments/VRBO. Gentrification is rampant, people being run out of being able to live downtown. Reduce the number of "back

shacks" - cheaply built rental places in people's yards. Develop bicycle lanes and interconnected pathways in town.

138. slow growth
139. Smaller less traveled county roads maintained
140. Stop cramming so much in a subdivision!! Almost can touch the house or apt. next door from inside your home!!
141. Stop the airbnb and Vrbo growth!! Stop turning Beck, Alger, Rumsey, Bleinstein, etc. into commercial growth.
142. The City of Cody is committed to infilling, which i see is the only practical option. If thats the case then the city needs an influx of spending on sidewalks, curbs nd gutters, and their storm sewers. They are all not adequate for the subdivisions we have going in and while making each subdivision keep it's own storm water is great, eventually the city needs to have some backup plans if the really big storm comes.
143. The Cody Canal and its ditches are an important riparian area, a corridor for birds and other wildlife within the city and its environs. We need to stop the destruction of this priceless amenity. We should be celebrating the live water that flows through our neighborhoods instead of burying it and killing all the ecosystems that rely on it.
144. The old Walmart either needs to be developed into something or torn down. It's nothing but an eyesore. There are some other properties on the west strip that need to be cleaned up also.
145. The roadside been damaged by wind or use of traffic but have not been restored.
146. There needs to be better access and utility right of way maintenance that does not hinder property values or increase home owner maintenance because of collateral damages caused by unmaintained right of ways after used and waste left.
147. There needs to be more jobs for young adults and more things for them to do to entice them to stay in Cody and Park County.
148. Tourist focused
149. upgrades in other houses property's
150. We need a modern zoning plan that provides incentives for more dense housing options, including duplexes and apartments and condos. We will continue to see growth, and it all can't be ranchettes.
151. Weather (less wind), affordable housing availability, lower property taxes, 5th cent sales tax for infrastructure improvements
152. Why do we need so many parks in city limits that we cannot take care of...I believe in open spaces but in reality if you can't take care of the land why do we allow the open spaces?
153. With the green space laws, there is a lot of wasted space/land in our subdivision - and other subdivisions- I would like to see some of it utilized by the closest homeowners so they can develop it and hopefully cut down on home owner's fees for watering/weed removal etc. The city doesn't have enough extra funds to keep these spaces watered and maintained. Sell some of these spaces back to the people of the subdivision.

#### CODY/POWELL RURAL

154. A requirement for subdividers to provide evidence that they (a) are only developing lands with no or minimal agricultural value, and (b) if wells are proposed that they have done a hydrological study that demonstrates the ability of the water source (aquifers) to support water needs of the subdivision for 30 years + into the future, taking into consideration the existing uses in the area. I have neighbors who lose their water (wells) in early spring before area flood irrigation begins to replenish the aquifers, yet major subdivisions are being proposed AND APPROVED on adjacent lands. I myself have had to drill new deeper wells TWICE in the last 20 years. I don't understand why a 27 lot subdivision dependent on wells would be approved when the aquifer is marginally supporting existing properties. There's a BIG disconnect between subdivisions being approved at the county level and water rights being approved at the state level with no "closing of the circle" so that the

data is available to the state and the county that shows when wells have failed or had to be abandoned. We are under the illusion that water is an infinite resource. It is NOT. Especially in this high desert. Continuing to blindly approve subdivisions dependent on wells is pure insanity. Each lot could conceivably drill 2 wells on average.... one for the house and one to keep their Kentucky bluegrass green. This is a luxury Park County and its residents cannot afford.

155. Access to Heart Mtn, stop allowing people to cut off access to public land, better road signs at intersections in rural areas, solve the issue of teenagers throwing stuff at street signs making the signs unreadable at night time, better advertisement of community meetings (it shouldn't just be in the newspaper). For Game & Fish, Irrigation Depts, Public Land use plan meetings, county conservation, political meetings, ALL of it needs to get more creative in getting ppl involved. Facebook and Instagram ads, announcements on radio, buyers guide, etc.
156. Access to tap water, natural gas, high speed internet, and better water rights for small properties
157. Better planning and less ruining of productive land
158. Conservation of farm land
159. Control over land use
160. Eliminate short term rentals in residential zoning.
161. Eliminate subdividing farms. We should at least hold dividing lands to small area around the towns
162. Evaluate the tipping point of agriculture lands vs. developments. More regulation on new developments in rural county
163. Fewer 5-10 acre weed patches and wrecked car dumps on recreation ranches and oversize lots. More agricultural land.
164. I like my area in Clark the way it is. That's why I bought so far from Cody. Like the dark sky's, no street lights dirt roads. Maybe put in a medical clinic in by the rec center
165. I want to continue to see my area not partitioned off for more houses. I want the same rural Life. More people means less safety and more problems with your neighbors
166. I would like the Park County Planning & Zoning Dept to back off the Big City ideas of planning everyone's future. Frankly I would like see their power decreased and am thankful the Park County Commissioners have had some common sense and shut down some of the P&Z Dept's decisions (Fry Gravel fine is a good example).
167. I would like things that stay the same. The park county of my youth is no longer, and I don't want to see it change even more.
168. I would like to see building codes in rural areas.
169. I would like to see the land stay in agriculture production but I also realize the families that want to live in the rural area with some acres are also entitled to their dreams. I have no clue how you would balance this out without stepping onto a slippery slope of government overreach
170. I would like to see the zoning changed to no lots smaller than 10 acres in Badger Basin and the Heart Mountain Bench.
171. I would love for there to be more bike trails, and indoor activities for kids in the winter.
172. I'd like to see enforceable covenants. There are so many properties that our not well-maintained and decrease property values of those who take care of their properties. Is there a way to encourage people to be proud of their property and take care of it??? Also, if there is not already, there should be a law against dogs running loose, to ensure the safety of those dogs and of people and dogs walking in the area.
173. I'm fairly happy with the current aspects.
174. Improved high speed unlimited internet to out lying areas
175. Improvement in the road size.
176. [Name removed] leaving.
177. Just keep it rural. Please.
178. Keep lots 40 acres or more

179. Keep the business in town.
180. Keeping some farmland from being developed
181. Knowledge of VRBO locations so we are aware of strangers in the area.
182. Large irrigated farm acreage preserved, improvement of current zoning regulations for businesses (agriculture and non-agriculture)
183. Less homes and less people.
184. Less people
185. Less people
186. Less subdivisions of Farm Ground, limited commercial development. Less Traffic. No wind farms
187. Limits on dense residential areas
188. Long-term visionary planning to protect open space, wildlife habitat, and agriculture.
189. More affordable childcare and preschools, multiple county financially supported early childhood education opportunities.
190. More individually owned stores donut store. Cakes and cupcakes store. Pies.
191. More input from surrounding properties not just connecting properties with upcoming subdivisions
192. More river access sites. More affordable housing.
193. Neutral
194. No HUGE subdivisions
195. No more developing of good ag land for housing.
196. No more lot size averaging and larger lot sizes in rural areas that are now farms and ranches.
197. No more subdividing
198. No more subdivisions.
199. None
200. None
201. None
202. None
203. None come to mind
204. North Fork subdivisions need help with better roads, water and power an issue in some.
205. Not sure
206. Nothing
207. NWC improvement of quality of classes and degrees, better stores in downtown Powell, less small subdivisions.
208. Nwrw
209. Only allow simple subdivisions outside city limits.
210. Pit houses on none productive land
211. Quit the housing projects. Private landowners have blocked much of the access to public lands. If a private landowner buys around the public access require an easement for the public to reach the public lands. Do not allow private purchase of public land or historic/natural wonder sites.
212. Respect for private property rights.
213. Restrict development without well proven groundwater sources for 50 years.
214. Road management and affordable housing
215. Same as above.
216. Same as above.
217. Same as above.
218. Same as for Park County as a whole
219. See question #29
220. Setting up city water access for a new property is expensive and back-logged
221. Some of the inconsistencies give the appearance of a good ol boys club or it depends on who you are or who you know.



222. Stay rural
223. Stay the same as it is now
224. Stop all the subdivisions on agricultural land and connect us to northwest rural water
225. Stop rural subdivisions
226. Stop the sprawl. Stop farmers from using their land as retirement policies ... not from selling at good prices but by restoring and enforcing the old farm zoning statutes.
227. The ability for every land owner to do what they want with their own land, even if that means subdividing
228. The attack on and disregard for private property rights.
229. The good of the whole has to take precedence over private property rights. A person put a bunch of junk cars and a beat up trailer down the road from us and the value of our house dropped by \$20,000.
230. The regulations are in place. They need enforced.
231. The river and hunting access in my area boat and hiking access from cody down stream to powell
232. Timeframes for completion of construction and requirements to cover bare dirt on lots with at least grass
233. Trail corridors, green belts between developed residential areas.
234. Unknown at this time.
235. Using a central well for several households in an area instead of everyone having their own well.
236. Water
237. Water rights restored to minor subdivisions for flood irrigation purposes and expansion of existing irrigation systems.
238. Water use... I was told years ago that 2 wells could be placed on a 5 acre lot... REALLY? Ponds that are showing up on properties.
239. We are ok
240. We need better options for domestic water.
241. We need to limit where houses can be built. We need to have zoning specifically to keep anyone from subdividing any farm ground they want. We also need to make laws that will protect any farmer who farms next to subdivisions from people trespassing all the time.
242. We would benefit from local recreation access, such as public trails, rather than always having to travel to the National Forest or BLM public lands. Look at any western community listed on anybody's "best places to live" lists, and they've got a significant development of multi-use recreation trails that can be quickly accessed from the main populated areas. And although I don't want too many new roads constructed, it's clear the existing roads will need expansion. Try pulling onto US 14A southbound from 2AB at 0740, or making a left from 2AB onto 14A northbound at 1600. Good luck.

#### LOWER SOUTH FORK

243. Adopt a Building Inspection system
244. Better emergency services access for the area.
245. Employee housing, possibly owned by employers. More affordable single family homes, possibly more apartment complexes.
246. Fuel Station up the South fork
247. General rules regarding building and land use including sceptor burying of materials and other land use that can impact the broader environment, habitat, and groundwater.
248. I would like to see a stop to the housing development covering up the wild and agricultural land.
249. Just the places that cost money to keep beautiful and only a few people use ....put the time and money into the most used and add more up kept tables and more tables for handicapped
250. Main street program
251. None. Maintain as is.

- 252. None. South Fork should be preserved.
- 253. Nothing. (Definitely no new regulations)
- 254. Possibly consider a future second road access to Cody as the population grows in the Southfork area? We all depend on one single road in and out.
- 255. Require sprinkler irrigation in new subdivisions, require weed management , require development setbacks from streams

#### MEETEETSE

- 256. A more inviting main street so people stop
- 257. Addition of cell towers so you can make a phone call within town of Meeteetse and surrounding populated area.
- 258. Better and additional signage directing visitors where to go
- 259. Better restaurants and businesses (change liquor laws to represent needs of community- lack of liquor store options, less empty spaces and buildings for more development, development of housing and sale of old golf course for housing
- 260. Business Opportunities
- 261. Change the existing zoning to match similar areas in the rest of the county.
- 262. Develop areas already available within the town limits and have greater planned control of development in the rest of the planning area. Need to take community into account rather than individual profit seeking.
- 263. Don't know
- 264. I would like to change the restrictions to trails that lead to public areas.
- 265. I would like to see a limit on VRBOs they are going to cause major problems if not regulated. This will impact hotels as well as affordable housing opportunities. I would like to see a cap on the number of new VRBOs each year.
- 266. Land use limitations based on soils/geology/hydrology issues/concerns. Restrictions on junk storage.
- 267. Less emphasis on extermination (reduction) of big game herds (ie elk area 61, 66, deer area 165 ). Long endless big game (elk) seasons.
- 268. Less houses.
- 269. More & Younger Families, more economic opportunities, & fewer Dudes.
- 270. More access to land for hunting and recreating.
- 271. More business opportunity
- 272. More concern for setting, development placement
- 273. More housing
- 274. More housing
- 275. More housing options. More businesses. Indoor community space. BETTER CELL SERVICE and BETTER INTERNET.
- 276. More multi-use trails and access to the Greybull River
- 277. More recreation opportunities like bath paths/running trails/etc.
- 278. No opinion
- 279. None
- 280. Strategic multi faceted growth - not just ""outsiders with money"" buying everything. Limits on STR (vrbo/abnb) - any family size house is being used as STR. They bring limited value to the community. Strategic long-term vision for the future rather than short term, immediate fixes
- 281. The building inspector in Meeteetse is our mayor and most things are only checked afterwards or not at all. I would like there to be more regulation on that.

#### MIDDLE SOUTH FORK

- 282. Better and clearer zoning plan. Remove "loop-holes" from land plan
- 283. Better information/opposition opportunities for new builds

- 284. Development to slow down
- 285. Dust abatement on South Fork dike
- 286. Fiber optics, walking/bike path into town, and an emergency escape plan into Cody in case south fork is not accessible
- 287. I don't want businesses operating out of homes, I don't want homes being purchased for use as rentals. I don't mind a rental as long as the property owner lives on site.
- 288. Less junk, no small lots.
- 289. Less subdivisions in rural areas
- 290. Limit building
- 291. Na
- 292. No changes.
- 293. No smaller hobby lots. Diamond Basin road is narrow and traffic does not follow speed limits.
- 294. Not very much
- 295. Nothing
- 296. Nothing
- 297. Pave high volume roads
- 298. People moving in need to control there weeds. Be respectful of livestock. Keep fences repaired
- 299. See 23
- 300. See above
- 301. Stop small development. Keep larger land areas whole
- 302. Stop turning irrigatable farm land into housing developments
- 303. Stringent rules for major and minor subdivision's
- 304. We don't need more planning. It's the ruination of our society.
- 305. We like it the way it is. We don't want it to change. Too many homes going in now. We want to keep the land free of more buildings.
- 306. Wildlife corridors

#### NORTH FORK

- 307. Ability to make money year round for those that work in the service industry.
- 308. Allow good quality development, both residential and business
- 309. Approve more all-year eating establishments on the North Fork to support the residents. Encourage expansion or improvement to the Red Barn with maybe tax incentives. This would allow long term North Fork residents to keep the business and improve it. Also allow tiny houses.
- 310. Better access to public land
- 311. Better cell coverage, more and better broadband internet options, better protection for property owners from interference from others about property use
- 312. Better planning of home size, commercial lots.
- 313. Better Winter Road Maintenance (snow plowing).
- 314. Better/Additional/Less Expensive internet service providers
- 315. Bigger lots
- 316. Cap on development, larger parcels. Make the North Fork a restricted development area and stop new subdivisions, buildings, etc.
- 317. Cease development of single family homes built on less than 20 acres.
- 318. Close access to public land that goes through private property
- 319. Continue easy access to forest and continue listing of wolves and grizzlies.
- 320. Cycling paths
- 321. Day-Hiking Guides.
- 322. educate people on fencing/wildlife movement, wildlife/vehicle collisions, protect our dark night sky

- 323. Fewer building permits issued, fewer well permits issued... The North Fork is being over built by folks that have no care or concern for the Natural Habitat of animals in the area... or the water issues that change due to weather changes...
- 324. Houses bought up from out of staters for rentals
- 325. I think we need to stop making businesses that have been established for over 50 years have to jump through hoops. Most of the businesses were here before P&Z was even a thing. Its nearly impossible to be a business here, when you won't let a property that is along the highway and has commercial potential be a business. Or you have zoned existing commercial properties as residential and then have to file SUP's that were never required from the start? It doesn't make sense.
- 326. I'd like to see less development in the Northfork.
- 327. Less building in prime winter range. Water development for north fork houses
- 328. Less subdivisions
- 329. Less water being dumped out of the dam. This year the lake is so low.
- 330. Limit building to prevent the push out of wildlife.
- 331. Limit development. We need space for the wildlife that rely on our area for wintering.
- 332. More emergency services
- 333. More paved roads on County maintained roads through residential areas. More facilities, restaurants, stores, etc. A bike path would also be nice, the north fork highway is not safe for bicyclists.
- 334. More paving of busy county roads such as Greencreek Road.
- 335. More restrictive building codes to avoid damaging the beauty of the natural surroundings.
- 336. N/a
- 337. Need to grow infrastructure bring in bigger business. Does Park even have fiber optic. I'm not sure. Anything new should be kept to the east of the tunnels. Which I don't see how it couldn't be
- 338. No building on undeveloped land. No more roads cut for housing. No new utilities to new properties.
- 339. No large developments like Copperleaf or Cody's Country under 10 acre lot size.
- 340. No more breaking up into small subdivisions. No more breaking up 10 acre lots [existing] into 1-5 acre lots. Wolf free zone. No allowance of griz and wolves in populated area. 55 mph for all of valley, too many animals killed by speeding, unaware drivers. Never have rural water issue come up again, it was defeated and it needs to stay defeated. We were told if it was a done deal properties under 20 acres could no longer use their wells. BS. destroys private property rights. No water, no building. No increase in property taxes, it should be based on cost of property when purchased, not pie in the sky. Costs up here are forcing retirees that lived and worked here for decades or life-times to wonder if they will be able to live here as property sales have gone thru the roof. Don't punish those of us who have purchased at lower prices to sacrifice our homes because other property has sold for crazy prices.
- 341. No more neighborhoods.
- 342. None
- 343. None
- 344. Return to former rural community standards so the western way of life is a highlight rather than futuristic look.
- 345. Return to larger, wildlife friendly, property division and usage
- 346. Same
- 347. slow down the growth of new homes being built
- 348. Stricter restrictions for communities like the one off of Ptarmigan. There is an awkward mix of homes and scrappy properties. Make the owner of the junk yard on the N side of the highway clean it up. Assure no more properties are built close to the highway. Properties need to be a comfortable distance off the highway.

- 349. The speed limit signs are confused about when it's daylight.
- 350. Vacation rentals have reduced the number of available housing units for long term rentals for residents living here.

#### OTHER

- 351. Affordable housing and utilities, less gossip, more residents staying year-round instead of being snowbirds, wage increases.
- 352. Better internet service. Ralston is the Bermuda Triangle of internet and cell service.
- 353. concentrated development in town, with plenty of large areas of open space for agriculture and wildlife habitat.
- 354. I think regulations on how many buildings on a lot! Karsten subdivision is too jam packed. And that is still a hunting area so we have people hunting in yards. No
- 355. Keep it cleaner.
- 356. Main Street Ralston needs to be commercial zoned. The speed zones needs to be extended. And to a slower speed.
- 357. More affordable housing so people can move here to live and work here or commute to Cody(25 min.)
- 358. More interconnected recreation (bike trails)
- 359. See 23
- 360. See above

#### POWELL

- 361. A downtown that offers retail not just hair salons, office areas on bent street that is not very inviting to locals or guests but looking at bent street the majority is office or hair
- 362. A new station like TV. It is a big promoter of commerce. It would also be innovative if there was a community greenhouse that offered products and veggies locally grown year-round as way to offset supply chain issues and feed the local community.
- 363. Access to Public Lands
- 364. Affordable housing , job opportunities alternative energy research new educational opportunities
- 365. Affordable housing, more walking/biking paths, consistent utilities
- 366. Again more investment in our communities. More opportunities for people to prosper.
- 367. Better bike trails
- 368. Better budget, more staff and more responsibility for controlled growth. Just because someone is willing to pay for a subdivision or a building permit does not mean that it is a good idea - so they need good zoning, good rules and good ability to enforce those rules.
- 369. Better electrical infrastructure.
- 370. Bring back an actual farm and ranch store. Bring in more activities and events for adults. Entertainment.
- 371. Decent restaurants, more chain restaurants, something other than Wal-Mart or a dollar store for shopping, grocery stores that don't price gouge, better road maintenance in the winter, better housing for renters, a different drug store chain
- 372. Do not let growth cause sprawl.
- 373. Economic diversity
- 374. Fresher affordable food in the Powell area. Lower fuel prices. Overall affordable living for the average income.
- 375. Go back to three county commissioners or designate the area the county commissioners represent.
- 376. Housing availability and cost
- 377. I would like there to be more walking and biking trails. I would like to see more opportunity for community recreation programming. I would like more housing on the rental and buyer's market.
- 378. I would like to see additional and more affordable housing for locals.

379. I would like to see in-fill building within the City of Powell. I would also like to see responsible mixed use development within the county just outside the city limits. Additionally, adding amenities that educate, invoke pride, and create recreation access. For example, interpretive trails that explain our unique irrigation system, bike trials and walking paths for healthier living and easy access from the county to the city.
380. I would like to see more apartments built in Powell, and especially closer in to the downtown/city center area, which is conveniently walkable. Definitely more retailers and restaurants here, too, and more things open on Sundays/late into the evening.
381. I'd like to see more businesses and services to accommodate the growing population and to provide more employment opportunities.
382. Improvement in adult education or trades. NWC is behind the times and always trying to catch up
383. Indoor resources available for sports, fitness opportunities, etc. Really need to get that new hotel built in Powell.
384. Infrastructure in particular seems to be a major problem - everyone is opposed to spending the money but we have real, tangible problems with lots of infrastructure. These do create real quality of life problems.
385. Infrastructure upgrades
386. Keep growth in/near town. Leave ag/ranch land, public land, and open spaces for views, wildlife and recreation.
387. Limit building/development. Too many new places with a lot if empty
388. Local park clean up and upkeep
389. More balanced industrial v. standard businesses on the south side (mostly industrial)
390. More bike paths, reduce light pollution, new library
391. More biking and running trails in and around Powell.
392. More entertainment
393. More housing but large lots
394. More jobs for higher-level professionals. Improvements to Northwest College - update infrastructure, enhanced programs, perhaps even more of a UW presence. More unique (not chain) restaurant offerings. More business allowances out-of-city, based upon decent availability of utilities/access.
395. More parks
396. More rec added for children. An indoor ice rink, bowling or something of that nature that appeals to children. In addition a pool or splash pad for them in the summer.
397. More recreation locations ex: river access, family entertainment.
398. More social events at parks, restaurants, bars, etc.
399. N/a
400. N/A
401. Na
402. Need to make bike /walking paths and need to fix/put in sidewalks in town.
403. No more garbage dumping in the desert, more patrol and making it easier to use landfills
404. None
405. Not sure
406. Not sure
407. Not sure
408. Not sure
409. Not sure
410. Paved bike paths through Powell and outlying areas, beautification of downtown areas.
411. Paying farmers more so they can keep farming.
412. Same
413. Same

- 414. Same as 23.
- 415. Same as above
- 416. Same as above
- 417. Same as above.
- 418. Same as answer to Question 23 plus less government spending and lower taxes.
- 419. See 21
- 420. Specifically where we live there are no sidewalks, just dirt side road on Tower Blvd. Would like to see a lower speed limit from 35 to 25 since this sections is residential and within city limits. Paved sidewalks for walking, running and biking.
- 421. The county fair. Need to change -- exhibit halls and judged entries for art, flowers and cookies seems outdated. Animal barns and stock show seem to flourish. A change of vision that celebrates who we are now, not who we were in 1965.
- 422. The impact of the influx of people from the West coast
- 423. There has to be a balance between individual property rights and the rights of one's neighbors.
- 424. Unknown
- 425. We are doing just fine so far.
- 426. We need more bike walking paths in Powell. We need more childcare options. We need a rec center in Powell.

#### SAGE CREEK

- 427. County planning and zoning needs to visit the areas they are deciding on. I would like to see them have a vision.
- 428. Designated parking areas for access to open space. Code enforcement for eyesores, e.g., weed infestations, junk vehicles, etc.
- 429. Implementation of basic building standards/codes including neighbor input. Minimum lot size of 10 acres.
- 430. Less development
- 431. Less development out of incorporated areas
- 432. Less large mini mansions
- 433. Moderate priced housing opportunities
- 434. More affordable housing
- 435. NA
- 436. None
- 437. Same as 23
- 438. See 23, As well, address the tremendous amounts of trash that leaves the dump every year. Close the dump on high wind days, allow the trucks to dump down at the pit where the machine is waiting to cover with material, or build large temporary type structures where trucks can dump on windy days. The Cody landfill has serious problems that must be managed.

#### SUNLIGHT

- 439. Greater cultural diversity
- 440. Just leave it alone!
- 441. Maintain non-paved roads with fewer paved roads
- 442. No new housing development.
- 443. None
- 444. Nothing
- 445. Since county taxes have increased rather dramatically (due to property valuations), incorporate more of the existing (private) roads into county oversight and supervision (maintenance).

- 446. Stated above, no more subdivision development. If absolutely unavoidable, minimum of 40-acre lots. Neighbors have property rights such as viewscapes. Wildlife needs winter range, calving range, and migration routes.
- 447. Sunlight was originally supposed to be 40 acre minimum. I'd like to see front country 40 acre and back country 60-80 acre. Assistance for conservation easements on large property to protect wildlife. Bear trash cans required. Dark skies enforced. New homes must have a Western or log-front appearance

**UPPER CLARK**

- 448. None
- 449. The Clarks Fork Canyon area should be maintained as a Wild and Scenic River area; kayaking down the Canyon should be prohibited due to its danger. Agriculture should continue to be encouraged. Western heritage sites should be noted and maintained.

**UPPER SOUTH FORK**

- 450. All OK
- 451. Better internet and alternatives and incentives for alternative sources of power
- 452. Continued Road Improvement to accommodate increased traffic volumes.
- 453. Improved zoning, ranch/farm land preservation, and protection of wildlife habitat; and less expansion of commercial vacation rentals--it's gotten out of control.
- 454. Improvement to roads.
- 455. Less government restrictions
- 456. Limit development in rural agricultural areas
- 457. More bike paths, around town, and leading out of town.
- 458. No change
- 459. No modular and trailer homes, building color that match the environment, e.g., no large white canvas horse arenas eye sores and properties that look like junk yards with unattended RVs, boats, and rusting cars.
- 460. None
- 461. None
- 462. None.
- 463. Nothing
- 464. Nothing
- 465. Same answer as 23. Lots of places need updated. Empty buildings should be updated or removed.
- 466. See #23

**Q31: WHAT CHALLENGES (THINGS THAT CONCERN YOU) DO YOU SEE FOR THE FUTURE OF PARK COUNTY?**

**CLARK**

1. Affordable housing, water issues, small lots and too many septic systems near the water source
2. Availability of and/or access to water.
3. California mentality
4. Cost of living as property values climb
5. Development of employment opportunities that will keep younger people here
6. Drought, aquifer overuse.
7. Drought, potential overpopulation, expansion of drilling near housing and water supplies.
8. Growth, access to quality things like cell service, internet. Attracting businesses to move to the area. We need quality jobs to keep young families in the area. These families also need quality affordable homes.



9. Hyper partisan politics with a national issues focus, not a Park County focus.
10. I see large numbers of people moving here from places with much higher property values. These people are will to pay much higher prices for property. This makes it extremely difficult for our young people to purchase property in Park County.
11. Keeping old west culture
12. Keeping taxes low so older folks can afford to keep living in their homes.
13. Keeping the western culture and open spaces for hunting
14. Lack of growth in population
15. Liberal minded people, foreign investors buying up land to build resorts on
16. Lose of production ag land
17. More demand than supply leading to over development
18. More subdividing on ag land
19. None
20. Not enough affordable housing, keeping property taxes down, not enough sources for affordable food, better training of law enforcement
21. Not sure
22. Overcrowding and major subdivisions. Our natural resources and our county resources will be overly taxed if we don't plan for the future.
23. Overdevelopment and overpopulation.
24. People are wanting to subdivide and develop Clark without proper infrastructure, and in areas that are very rural. Those of us living in these more remote areas moved here specifically BECAUSE they are rural and remote. Developing subdivisions that are not appropriate to these areas will destroy a way of life we cherish.
25. People who want to close the gate bed them. Allow change!
26. Regulating tourists.
27. Taxes
28. Taxes and housing going up so it will not be affordable anymore.
29. Too many foreign corporations looking to encroach on our way of life. They should not be permitted to build in Clark. Clark must remain rural, residential.
30. Too many people moving here with a higher than average financial status without the values of Park County and Wyoming as a whole.
31. Too much growth and a spike in property prices and taxes.

#### CODY LOCAL

32. Affordability in all ways. Keeping our same "sense of community" in spite of many newcomers from many areas.
33. Affordability remains a huge concern, especially as more people purchasing second homes move in. Additionally, child care access and affordability remains a huge issue--this will only get worse if population of 20-40 year olds continues to increase.
34. Affordable entry level single family housing
35. Affordable housing
36. Affordable housing, resistance to county improvements like general and specific purpose taxes. If we don't maintain our assets, we will regret it.
  - o Our businesses need employees but if young people lack afford housing, they can't live here. New businesses won't move here or expand.
  - o Many people struggle to meet their basic needs. With inflation and property values rising, more people are going to be unable to live in Cody or thrive living here.
37. at the rate it's going, I see the younger workforce being driven out and those left behind being unable to keep up with the traffic and demand.

38. Balancing private property rights with the need for careful planning and zoning to conserve the natural resource values we love in Wyoming. Housing shortages, loss of wildlife habitat (especially winter range) and migration corridors due to rural development that fragments habitat.
39. Balancing the needs of the working class with the influx of retirees and people who have loads of money settling into the area (who aren't necessarily working in the county)
40. Becoming unlivable for most average families due to cost.
41. bias against progress for the community
42. Business starting to appear in downtown residential areas. downtown area is a mixed bag of business and residential. encroaching on each other. perhaps more business parks
43. Climate change, transition from gas and diesel, greater challenges to monocrops means we need more diversified local food, fierce defense of the wildlife and their corridors because the animals and fish will face greater threats from warming waters, drought, seasonal transitions out of sync with migration patterns, increase disease like the current avian flu. We have functioned as a one party political dead zone that has increased extremism and incivility. White nationalism will produce greater propensity for violence and intimidation.
44. Concerned with people moving in with "liberal agenda". People moving away from something bad but bringing the bad with them. Preservation of conservative values and western heritage. In order for Park County to prosper, availability of affordable housing is critical. This effects labor supply for many industries. This is a huge problem that will only get worse if corrections are not made. Resistance to change as a "blanket philosophy" is not good. We need to preserve what is important (conservative values and western heritage) but be willing to consider fresh ideas on growth and development.
45. Continued stress on those with lower income levels to afford housing.
46. Democrats moving in . Looking our western charm!
47. Development of ranch lands especially in valleys like Wapiti, Sunlight, South Fork, Wood River and traffic and other issues that come with development; Loss of farmland due to development. Water availability for new developments- groundwater use; solid waste management that increases with growth.
48. everything turning into short term vacation rentals; a small # of people/businesses owning a disproportionate # of housing properties and fully monetizing vacation rentals at the expense of the local workforce who need affording housing
49. Expanding fast and the people moving in from blue states
50. Finding enough employees to work at businesses
51. 'Free stuff' ideology influencing the voters. We are turning into a Jackson, with less to offer.
52. Getting ahead of the out of state human movement into the area and changing our area to be more like the messed up regions people are coming from.
53. Good jobs to attract younger people so we don't just become a retirement community, with the difficult balance of managing growth so we don't become another Bozeman.
54. Governance is dominated by far right element of local Republicans. Young people less likely to move here until we have some moderation and bipartisanship in our solutions to challenges.
55. Government getting too involved
56. Growth and changing values
57. Growth of population and housing and loss of irrigated farm land to hobby farms and ranchettes.
58. Growth/Too many people/ people trying to change Cody/effects of Covid on the younger generation
59. High cost of living limiting people to move here
60. High traffic levels, limited city infrastructure to support rapid growth.
61. Housing
62. Housing affordability for young families.
63. Housing has been a challenge for awhile.

64. Housing prices
65. Housing prices and fuel prices getting out of control, driving away the working force
66. How we grow without having housing spread all over the county
67. I am concerned about affordability and access to housing. We don't want to become a place where the people who work here can't afford it. We also need to continue to recruit business that support skilled high paying jobs. Wages here are way too low. Jobs are paying the same wage as I was getting in 1996-2003 for the same position.
68. I think people will start to leave when they can't find affordable housing, this makes it so hotels, restaurants, etc aren't able to find the workforce they need to stay open.
69. I'm concerned that it will have such a huge influx of people that it will really change our way of life.
70. I'm worried about small businesses being able to make it. I hate hearing that someone is outsourcing. Ordering meat from Costco businesses and families alike. My husband needed a part for a drum kit but there isn't a place that sells musical equipment for drums. Or I need jeans hemmed but the one or two people locally can't do it because they have a day job and high demand for other sewing jobs that would make them more money. I worry that when I try to find someone local they aren't there. I'm worried more that they are and we cannot find them.
71. If wages are not increased, more affordable housing offered, and snowbirds supporting local businesses year-round, with a decrease in oil and gas productions + local jobs, we will need more industry in the area. The bentonite plant closing along with Marathon oil selling assets has been a super disrupter/influencer on our local economy. This breakdown has increased meth and drug use in the local area.
72. If we don't plan for growth based on our current/future infrastructures, we will have more significant problems on our hands down the road. Look at it from the bigger picture of what it would look like if Park County had 100,000 people. Plan for that because people live longer and the population isn't decreasing. Buffalo Bill made wide streets in Cody to turn his wagons around quickly, and today we enjoy the parking those streets provide for our downtown shops, restaurants, and entertainment.
73. I'm concerned that our young adults will leave the community because they can't find good jobs or have things to do in their down time.
74. Inability of young people being able to afford the cost of living in park county. Wyoming will die if our number one export continues to be youth. Also say no to the Mormon temple.
75. Increased population, degrading infrastructure, lack of buildable land
76. Inflation has gone through the roof. Too many people trying to change our town, and bringing in crime with them! Landlords taking advantage of the inflation and making it impossible for young families to afford housing, which can result in homelessness in our town.
77. Inflation, government overreach
78. Infrastructure for future development. Capacity of NWRW, availability of internet etc
79. Issues with having enough water, and enough space. I worry about our beautiful, spread out county being packed to the brim with subdivisions and not enough resources to sustain it.
80. It is challenging to hire skilled or unskilled employees at these low wages! Must increase wages and increase labor pool.
81. It is getting too built up. The wildlife is being pushed out.
82. It is obvious that street, road and zoning planning in the past has been very poor in the past and we still have problems from these, residential areas with many different types of residences and usages allowed.
83. It seems that the population is growing, and it is a lot of people in a higher-income bracket that live here but don't work for local businesses. If that trend continues, I see that it may present serious challenges with the workforce as the cost of living is driven up. I am concerned about industries being pushed out and taking their jobs with them, including farms and ranches. We need to have other industries to be able to support the communities in the county, in addition to tourism.

84. Jobs that pay enough to afford to live here. For example, Childcare pays their employees \$10-\$13 an hr. You can't live in Cody with that. So you try and pay them more, raising the cost to parents. Well what parents can afford to pay \$600-\$800+ a month for childcare? It's this never ending cycle. Upping the housing supply available is the only outside force that can fix that. And what can the County government do to help that? Make subdivision rules easier to meet would be one option.
85. Keeping Cody affordable will be a challenge. We also need to keep a diversity of businesses that attract skilled educated employees. Becoming a sole tourist community is not sustainable. Look at housing and employment imbalance problems facing Jackson, Moab, Aspen, etc.
86. Keeping Park County Western and rural.
87. Lack of affordable housing
  - o Lack of skilled workforce and family wage jobs
  - o Lack of diversity of thought and acceptance of different opinions
  - o Drugs
88. Lack of affordable housing for locals
89. Lack of affordable housing for middle class, lack of restaurants
90. Lack of economic diversity and job opportunity. Housing costs exceeding local wage earners ability to purchase housing. Affordable rental housing ownership controlled by fewer, larger owners. Populace unwilling to pay taxes to provide for necessary infrastructure. Far-right politics driving agendas that the majority of the local population does not agree with.
91. Lack of quality jobs
92. Lack of sufficient quality whole food and workers with the booming population.
93. Limit sprawl and over-development. Sheridan county is turning all of its surrounding open land into subdivisions.... Awful!
94. Limited good paying jobs to allow a good living for young/older families and to enable our kids to stay/return after their education to raise their families.
95. Local, lower level workers being pushed out of town due to ever increasing cost of living
96. Losing farm ground
97. Loss of critical winter range habitat for migrating ungulates, loss of conservation easements to access public land, water shortages due to too many homes built beyond the carrying capacity of the landscape, increasing income disparity with the rise of VRBO and second/vacation homes. Increasing political polarization as those with extremist views concentrate in rural areas.
98. Maintaining or updating older homes. Refurbishing outdated homes.
99. Maintaining western character and land use in the face of development pressure.
100. Making sure newcomers don't change our little town with lots of western charm into something modern, cold, and/or industrial
101. Mitigating the effects of short-term rentals and second/vacation homes on real estate prices. Maintaining/increasing access to public lands as the county experiences more development. Managing wildlife and water resources
102. More and more govt overreach.
  - o Farmland bought by developers and making it into new housing developments - Look at Boise
  - o Big City Liberals taking over council positions, school boards and hospital boards and bringing their toxic political agendas that they ran from
103. New developers coming in and changing the community with their fast paced building structures to make them rich.
104. New residents having different expectations of the county's obligations.
105. Nimby attitudes may prevent real changes.
106. No affordable housing. \$300,000 & up is not affordable in Park County!! Quit building so many new subdivision.

107. No workers to fill jobs, no housing for people that want to work, high prices on everything and catering too much to tourists instead of longtime residents or all residents
108. none
109. not enough labor force. not enough low-mid income housing. Not enough businesses to attract growth. unfriendly locals who discourage growth. If you will not grow, you will end up like other dead or dying towns in Wyoming.
110. Not enough rentals for short term employees at the hospital, summer workers, interns. The presence of a very blatant militia group.
111. Not turning into a retirement community for people that sold a home in another state, come here and pay way too much for property, causing property taxes to go up for the locals that grew up here.
112. Our politicians have a fundamental fear of investing in our infrastructure. They see ALL spending that isn't done by people in cowboy hats as bad, so we are not making the appropriate hard decisions that give us the funding to deal with our challenges. We are always broke, so we can't invest in infrastructure or systems that will allow us to deal with our challenges. Unless it is something to do with a rodeo or thumbing our nose at the feds - we have plenty of money for that.
113. Outside growth changing the Wyoming heritage
114. Over crowding
115. Over development; excessive increases in house/land prices; dilution of local character
116. Overcrowded neighborhoods with no green space
117. overpopulation and destruction of open spaces
118. Overpopulation, change to the community.
119. Park County has devolved because conservative Republican wingnuts, gun nuts, and radical Christian zealots seem to have way more influence than they deserve over the rest of us...
120. People coming in from other states that want to change Cody. People moved here for a reason. Not to liberate or change anything.
121. People don't like change or new but the town needs to grow to allow for all the people moving here and help keep the younger generations wanting to return to keep Park County thriving.
122. People relocating here to get away from their criminal history in their former places of residence
123. People remain stagnant. Don't want anything different
124. Political Discord; lack of tolerance for different opinions
125. Political divide is growing and kindness is evaporating.
126. Prices of homes, rentals, jobs for folks other than summer jobs, quality restaurants, the cost of living
127. Pricing the locals out of the area.
128. Rapid growth is stressing outdoor recreational opportunities
129. Real Estate soaring above the reach of a typical family with children- we are increasingly going the way of Jackson Hole.
130. Resistance to growth
131. Resort town evolution
132. Retention of young families because of excessive small business regulations and fees, high costs of utilities, excessive tax burdens, and high cost of general living expenses.
133. Rising cost of housing and cost of living in general. Lack of housing supply for those seeking to relocate here and work.
134. Rising taxes, overdevelopment, wage disparity, lack of urban forestry planning.
135. See previous answers
136. Skyrocketing real estate prices leading to no affordable housing and investors gobbling up properties to make million dollar condos and or nightly rentals
137. Social resistance to embracing an identity outside of the traditional "Western" or ranching identity

138. Sprawl- bad. Folks moving in from elsewhere where dollars don't translate the same -driving our property values /taxes up. Long term housing rentals for the working class joes we require to run this town.
139. Subdividing land. Cost of living. Availability of services. Affordability of services. and see 23
140. That developing and that idea of "growth" is a positive thing. It is greed. I do not believe that is what most Park County residents want. Go to Bozeman, Jackson, anywhere in Colorado!! and you can see what we don't want to become.
141. The amount of retirees is increasing so the need for services is also increasing. There is a lack of professional, well paying jobs that can buy a house and stay in cody long term. We have a brain drain. Smart kids are staying here to work in the service industry. The opportunity to grow business is hard because of the lack of quality employees. Vrbo housing will kill Cody like Gardiner, MT. Generational wealth clouds the judgement of local leaders when empathizing with new people moving in and dealing with the high cost of living here. Agriculture and ranching are not a protected heritage and shouldn't get special treatments.
142. The cost of living, and NOT following Teton County mistakes .
143. The division of our County's constituents...it's hard to move forward with a cohesive plan when so many people want to denigrate the other side.
144. The division of the community based on if someone agrees with you or not.
145. The growth in population and people coming here wanting to have things the way it was where they came from.
146. The mass influx of people and the inflation rate is unsustainable with the jobs that are available here at lower wages. There is no diversity in economy to sustain a healthy growing population. Unless you want this to be the new retirement destination this needs addressed.
147. The number one challenge is finding a way to keep absolute idiots from leading the way, but we appear to have a plethora of retired absolute idiots with time on their hands to do so.
148. The rate that our youth leave is appalling.
149. The rush of people moving in to buy "cheap" land. It's killing Wyoming and our way of life. Taxes on land owned by people for years are having a hard time paying the taxes because of the constant increase of the value of the land. The people moving in want to change us into big city living.
150. The town needs a new or revised identity a visual plan and conviction to follow it thru.
151. Too many California's
152. Too many liberals wanting to move here.
153. Too many people moving in too fast- water supply issues, pollution issues, poor traffic safety, very hard to find enough employees because too few affordable housing
154. Too many people. Too much traffic. Too many people uses recreational area.
155. Too much development with to little water and infrastructure to support added development.
156. Too much development.
157. Too much farmland being turned into subdivisions, and the lack of affordable housing in Cody for the service workers.
158. Too much government control over our lands and land use
159. Too much growth without planning. Folks moving into Park County are fleeing liberal states, but are bringing their ideas with them.
160. Traffic is getting very heavy in certain areas. Canyon Avenue is one example in Cody. Big Horn Avenue traffic is so heavy that it sometimes takes 5 minutes or more to cross traffic and it's only going to get worse as more businesses move that direction and Powell sends more employees to Cody.
161. Trash with more folk and higher cost of living.
162. Turning us into Jackson Hole
163. Unfettered, unplanned growth....including recreational access.

- 164. Unsure
- 165. Urban sprawl to areas we need to protect. People moving here that don't share our values.
- 166. Vacation rentals taking over.
- 167. Water, land. People moving in from other states with different mentality of our town
- 168. We're going to become Bozeman. Too many people with money are running out those who don't have any. Housing is already pushing unaffordable. Wages aren't keeping up with the cost of living. Rich people buying acreage and denying access to public lands. Drought - even in a good year we don't get enough precipitation. We need to plan for more drought years - where are these new subdivisions getting their water? What will the county do when the water table drops and there's not enough water?
- 169. Young people can't find or afford rent and leaving. Everyone moving here retired or remote work so not adding to society. No Jackson hole amenities but with Jackson hole prices.

#### CODY/POWELL RURAL

- 170. (1) Water. When lands are subdivided, the current requirement of most of the irrigation districts is that the land then goes to sprinkler irrigation. While this is a more efficient use of the water, the aquifers are not being replenished, so its a two-edged sword. More usage. Less replenishment. This is going to catch up with us. We need to be forward-thinking, community-minded and responsible in our management and usage of water. (2) Sprawl: Two of the primary attributes that set Park County apart are open spaces and wildlife. These are both in danger.
- 171. Affordable homes decent jobs-but not all can be high paying
- 172. Affordable housing, sustainable and environmentally friendly manufacturing employment opportunities, availability of water
- 173. All the subdivisions that are allowed
- 174. Already we see increase in theft, liberal policies in our schools, crazy neighbors that don't understand this way of life, locals losing purchasing power with the inflation of everything- housing, land, vehicles. We're out competed when it comes to out of state money
- 175. An increase in the number of people moving here. Especially those with democrat left leaning ideas.
- 176. Aquifer depletion... water is very important and scarce enough in the region. We really know very little about what is available and where. And if we want MORE development we need to know what limits we have to work with and where.
- 177. As for ag land, the challenges of irrigating small parcels of land is not efficient. Often uses more water than it needs to. With the current drought conditions this could be a problem.
- 178. Balancing growth and still retain our agriculture/ ranching/oil production culture
- 179. Big city ideas coming to our small community. I understand that change is necessary. But, these changes do not need to come all at once!
- 180. Businesses don't thrive, the community doesn't support them enough. Labor is too expensive, not enough jobs.
- 181. Californians
- 182. Cannot find employees
- 183. Common sense.
- 184. Continued subdivision pressure, if approved by the commissioners, will turn numerous rural areas around Powell and Cody into typical suburbs. Retaining the open space that brought many of us here will be a challenge, and if we give in to the subdivision pressures, it will be lost forever. Remember that Denver was once a small town on a river at the foot of the mountains, just like Cody is today. Some think that the BLM public lands surrounding our cities make extensive development impossible, but that's not true (look at how Las Vegas has turned public lands private in order to continue urban development).
- 185. Convincing people to stay away and bringing down home costs to a reasonable level, not this god awful inflation.

186. Cost of living, recruitment of quality employees, and businesses that can support year round employees.
187. Developers buying farmland and taking out of production. Decreased production ag will lower the jobs directly provided, reduce the revenue supplied to our local businesses. Overtime could be very detrimental to our local economy.
188. Expansion and urban development
189. Failed understanding of a rural setting in Park County as a whole. To stop the never ending change over of build a house, not like the area, and sell the house. This destroys community building.
190. Farming and land being sold and subdivided or not used for farming. Less and less access to public lands for recreation and hunting/fishing.
191. Farmland getting broken up
192. Growth to land mass, we will need to subdivide in order to grow, the grown is inevitable, keep traditional roots during grown, I like grown but I do not want to be Jackson Hole or Colorado
193. Health care is a HUGE challenge here, particularly for mental health. Absolutely need to get the state involved.
194. Housing and the need for increased short-term rentals to handle Park visitors. They need to be in business corridors.
195. Housing sprawl, ag land subdivided into ranchettes,
196. I am very concerned about these "fringe" political entities and the influence of groups that do not even live in Wyoming.
197. I think that controlling growth will be a problem. I think we really need to prevent a lot of new subdivisions out of town. We need to keep our open land. This does not concern land, and I hope it's ok to bring this up, but lack of diversity in our future is a concern. From what I hear from folks who have recently moved here and from other sources, the majority of new residents moved here to be near like-minded people (their former homes were too "liberal."). I believe that anyone and everyone is welcome here and has a right to move to wherever they want, but when people move for the reason of being around people who think like them (and that is happening all over the country), it causes those places to be even more extreme than they were previously. And it deprives people of the opportunity to learn how to talk to and get along with people who they don't agree with. 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, and that does not happen when there is not enough diversity. It just drives people farther apart. So, how do we solve this problem? I don't know. Maybe more diversity in the types of businesses. I think that a walking/biking path would attract more young people and families and just a more diverse type of people.
198. I worry about the rate that farmland is being subdivided. Not only that the larger farms are disappearing but also space for wildlife to live without being harassed by domestic pets.
199. Increased population
200. Increasing property and irrigation taxes on those with fixed income
201. Indoor recreation activities for kids. rising rental prices and old housing.
202. Influx of people that are coming here to escape situations they helped create. Keeping oil and gas production going as they are some of the highest paying jobs. Without jobs, there is not much to keep out young people here.
203. Irrigation districts refusing and/or complicating water right for small subdivisions. Current lack of expansion and maintenance of irrigation districts. Loss of good, reliable, and honest healthcare. PVHC sucks because of poor management and CRH wont treat you unless you can afford it. Also NWC is dying which will hurt the county.
204. Just good paying jobs to support a young family. Movement of agriculture products to market.



205. Keeping or Losing our ag/ranching/old west character and values. Planning to control land development and a solid economic model to support it while building in economic opportunities that will encourage our youth to remain
206. Keeping our infrastructure ahead of the growth curve. For example, How did nobody predict that Northwest Rural water District would run out of taps in the Powell and Garland area in time to execute a plan to increase capacity.
207. Lack of sustainable jobs especially in Cody that caters to the tourist trade and understandably so but they don't support the workforce year round.
208. Large tracts of contiguous land parcels for wildlife
209. Liberals moving into the area.
210. Locals that don't support change and transplants that want the wrong things for our community.
211. Loss of access to public lands due to over regulation.
212. Loss of agriculture grounds that feed people. Loss of water to developments and now farming
213. Maintaining good production ground for the agriculture industry that this county and community was built on. I understand that there is a lot of new money moving into the area, and not enough housing to compensate for an increasing population, but I think we should be careful not to spurn the farmers and ranchers at the benefit of new residents who may or may not last through the next hard winter.
214. Maintaining requests for growth without giving away agricultural land
215. Maintaining the reason we exist in Rural Powell which is the irrigation district and farm land.
216. Maintaining what attracts people to the area, maintaining the natural beauty and appeal of the area, while increasing affordable housing for the working class needed for our primary industries, tourism and ranching.
217. Managing development and protection of open space values.
218. Many people moving here who want to live like in Jackson with all their rules and screwed up behaviors. Jackson is screwed up because they got what they wanted. I know. I used to live their. That's is one on the most screwed up Planning & Zoning Depts in Wyoming.
219. Massive influx of people ignorant of the local culture and ability to stay sustainable
220. More government intervention. Rising cost of living.
221. More programs for kids and less drugs
222. New houses are going up, but they are too expensive.
223. Not enough water for the farmers.
224. Not sure
225. Not to totally ruin what was here
226. Others trying to make us what they are, change our values.
227. Our culture and lifestyle is changing to that of California, Oregon and Washington
228. Overdevelopment of land for people that don't leave here the majority of the time.
229. People coming from other parts of the country trying g to change our way of life. Want street lights and paved roads in rural areas. All the farm land that is sold divided into small lots. I don't think much property out of city limits should be smaller than 5 acres
230. People moving in from democratic states that want to Continue the way of life that they try to flee.
231. People moving in from more expensive places driving up housing cost because they are willing to pay more. Aging population because wealthier retirees move in, making it harder for young families to afford housing. Property being bought up by people who do not primarily live in Park County for short-term rentals, reducing the available housing for people who want to live in Park County. Some (not all) people who move here like the lifestyle of Park County, but then they want to add the regulations and services they are used to from where they lived before. Many services may be wonderful, but they add to taxes. I would prefer to reduce services to keep taxes low.

232. People moving in from out-of-state are making it more difficult for natives to afford housing whether in the form of rentals or owning a home.
233. People moving in that don't share our Wyoming values.
234. People moving into the area trying to change the culture of Park County.
235. People who move in and want to immediately change it to be just like where they moved from instead of respecting local culture. Quality of life is why most long term residents live here and a lot of folks moving in don't care about the land, or the wildlife - they just want to make a quick buck! I am also extremely concerned that we have lost our welcoming attitude and friendly attitude. We need to get rid of hateful, negative billboards.
236. Population Explosion.
237. Preserve agricultural business, and limit development to areas adjacent to existing towns and villages. Eliminate large > 3 acre lots that cannot be maintained and are too small to farm.
238. Property prices. Development of new housing yet protection of the prime agriculture ground
239. Rapid population growth, housing and living expenses
240. Retaining a farming community while providing housing that has enough property for children to play on. Keeping the small town shopping vibrant.
241. Rise in population, selling farmland for housing, lack of water!
242. Saving farmland
243. Small acreages
244. Sustaining infrastructure growth and maintenance (water, gas, electricity, waste, roads/bridges etc...)
245. The ability to keep young working growing families in the community due to the cost of housing and overall wage to housing disparity
246. The ag community is what built Park County as well as the state of Wyoming. Having larger subdivisions pop up can cause some major issues if the individuals moving in do not understand the way of life, the agriculture community.
247. The economic groups such as Forward Cody and PEP in Powell are pushing too hard to development the area.
248. The influx of out-of-state people who come here to change Wyoming to be more like where they came from
249. The influx of people into the county. With a small population things can change quickly: the lack of working family's and people. We are turning into a dying retirement area with lack of services
250. The loss of the open space of Park County, loss of agriculture ground, the increased growth of the county with the same or current infrastructure, impacts of subdivisions on groundwater and access to domestic water. Providing affordable and quality housing for the middle and lower income classes in park county.
251. The main challenge I see is the influx of newcomers who want the country lifestyle but expect the level of services and infrastructure of a city
252. The opinions at park county p&z office, that stop growth by their personal opinion not park county rules. the subdivisions of large, irrigated farms. a county that doesn't promote business. the large amount of people moving in from out of state trying to change the heritage of park county.
253. The prices of homes are skyrocketing. Our children cannot afford to live here
254. The rural nature of the area
255. There's nothing for young people to do. It's always been that way and it's sad. Young families can't afford housing, farming traditions are not getting passed on. Farm land is too expensive for younger people to buy. Most businesses are privately owned and don't pay very good wages with no overtime or insurance, there's no shopping for young families, the health care will always be lacking in Powell, and now Powell High School is taking funding away from sports, the more interesting classes they offer is dwindling, all of it is making it so the Powell area (at least) is not appealing to young families.

- 256. To save farmland
- 257. Too high of housing prices
- 258. Too many ATV's driving off road.
- 259. Too many people coming in too fast
- 260. Too many people moving here building crap then moving on cause the weather drives them nuts
- 261. Too many people moving in from out of state, too much new construction
- 262. Too many people. Not enough water. Loosing farmland to subdivisions
- 263. Too much growth too fast. Farmland used for housing.
- 264. Too much rural growth cutting up the open space
- 265. Traffic and recreational opportunities. Tourism business that put up a lot of advertising signs and billboards to catch peoples attention. Renewable energy development
- 266. Trying to control my private property rights
- 267. Uncontrolled growth/water usage
- 268. Unsure
- 269. Urban sprawl, employment, lack of long term planning. this is a step in the right direction
- 270. Waste of farm land
- 271. Water! Keep building, but no new water sources.
- 272. We all want slow growth with common sense solutions to housing and development. Protection of private property rights is paramount.
- 273. We are growing too fast and need to get a plan & regulations in place to protect the land and neighbors and water.
- 274. With all of the farm ground lost to houses, hobby farms and subdivisions we are going to lose millions of dollars of income for the county. We will also need more money for police, fire department and other utilities that extend out in rural areas.

#### LOWER SOUTH FORK

- 275. Business interests over commercializing Park County
- 276. Becoming another Jackson
- 277. Development density ruining the Mountain sections which need to be preserved.
- 278. Growth in the senior population moving into the area as people flee big cities and blue states
- 279. Housing prices that are in line with wages in the area
- 280. Implementing and enforcing any adopted regulations. Maintains employment opportunities that can bring higher wages to the area over the long term. Ensuring broadband access to encourage work from home opportunities if business does not come here in a brick and mortar fashion.
- 281. Influx of people moving here that want to change the quality of life that those of us here already enjoy.
- 282. Jobs that support livable incomes
- 283. Junky , Trashy Buildings
- 284. Larger population brings more crime and homeless this will be a big problem.
- 285. Once again, the uncontrollable exodus of irresponsible people into our area.
- 286. Politicians will want to overdevelop Park County.
- 287. Population growth that could exceed available water and other utilities and that could change the rural lifestyle.
- 288. Pressure for certain community interests to turn the area into a resort like other areas in the West.
- 289. Turning into a Jackson Hole, where I can't afford to live. Our community becoming a sanctuary for illegal aliens or a place of violence and unrest
- 290. Water to support development.
- 291. We do not have sufficient infrastructure in place or planned upgrades to support the rate of development. Specifically water and sewer. The irrigation districts fee structure and delivery systems are not setup to handle so many small users.

#### MEETEETSE

292. Affordable living with a lot of people moving in. Also, less people in the work force as many people that live and move here are retired.
293. bureaucracy, & committee enhanced stupidity
294. Change in demographics and dynamics, aging/childless populations, lack of knowledge/understanding of Wyo principles (water rights, live & let live, etc)
295. Education- it'd be great to have some place where students can get advanced degrees. I might have to leave the area to do so and I don't want to do that.
296. Entry level and middle income are being priced out of housing. Available jobs are low paying.
297. Expensive housing driving out people that can find/afford anything
298. Fuel prices and lack of housing
299. Funding. Increase taxes.
300. Having way for families to stake roots for many generations
301. Increased development with lots of houses packed into small areas which is just a money-making scheme that lacks any longevity
302. Influx of move ins from other states that don't support our heritage and way of life
303. Lack of diversity and interests
304. Lack of housing, jobs, and employees does not attract new growth.
305. Lack of job opportunities to bring new people
306. Matching population growth to our Infrastructure
307. Our younger generations cannot afford the high real estate prices
308. Rich people from California and Utah coming and buying property and ruining the beauty and prices of homes.
309. Running out of housing and infrastructure for the amount of people moving here. Becoming a retirement community.
310. Short term rentals
311. Small population
312. Spread rather than development concentration
313. The County has fallen into a 'single thought appropriate' mindset. From bill boards telling people they are not wanted here to the overwhelming single-party, one-way-or-the-highway mindset, the County is not amenable to innovation.
314. The fact that we have 5 commissioners who are more concerned about their wages and Yellowstone Park than they are the land and the people of the County
315. The foothill country from the Montana border to the WRIR contains some of the best, intact winter ranges and big game habitat left in the lower 48 states. Everything possible should be done to protect these areas and prevent fragmentation by roads, atv's, subdivisions and other development.
316. The thing that concerns me is the trash on the side of the hill going to Cody.
317. The woke culture arriving and trying to force the narrative on us. I dont want to have to discuss people gender
318. Too many people moving here.
319. Uncontrolled population growth. Property tax increases.

#### MIDDLE SOUTH FORK

320. Affordability
321. Affordable housing and adequate workforce.
322. Becoming a large, expensive city. Pushing the locals and little guy out.
323. Becoming a retirement place...we need young people to work and play here!
324. Bringing in big businesses and not being able to fill jobs
325. Challenge of fairness to all, but with a clear understanding of what is realistic to expect of our fragile land and water resource,

- 326. Cost of land and housing
- 327. Cost of living, property values and govt overreach
- 328. Dense housing developments
- 329. Don't overburden us with big city rules.
- 330. Every Tom, Dick, and Harry subdividing, it's going to look like the area around Carson City, NV where everybody is fighting
- 331. Finding a sustainable workforce's. The cost of living is so high that wealthy retirees come in without a contributing to the workforce then all you hear are complaints about lack of businesses
- 332. Great influx of people from out of state that will change the way we live
- 333. Influx of large populations of people who do not particularly care about Park County
- 334. Influx of people from more populous states bringing faulty perspectives and "big city" mindsets; strain on natural resources; inflation pushing out the minimum wage worker group with high cost of living
- 335. Keeping the culture of the town
- 336. Lack of affordable housing for service industry workers
- 337. Land us vs private property rights
- 338. Maintaining or Agriculture property
- 339. Our farmland is getting bought up for housing development. Build where we don't have crops growing! Housing prices skyrocketing so our locals can't stay here. Our children can't afford these prices.
- 340. Over-population, changes oriented toward tourists, not locals
- 341. Pay scale is not up to the standard of the cost of living.
- 342. Political division and politically-motivated short-sightedness. Unaffordable housing making it difficult to support all socioeconomic levels.
- 343. Population
- 344. Prices of residences and land are getting outrageously high and need to come down.
- 345. Subdivisions taking g water meant for agriculture use
- 346. To crowded
- 347. Water! specifically will there be ample supply of NWRW
- 348. Water, cost of housing for workers
- 349. Young people can't purchase housing because of price. There aren't enough job opportunities for career minded people. Most jobs are lower paying.

#### NORTH FORK

- 350. A mostly service-based economy with property prices driving the middle class and new employees out (see Jackson), cost of living increases that accompany these trends
- 351. Attracting seasonal workers. We do need to have options for housing seasonal workers.
- 352. Building an infrastructure to bring in business
- 353. Building inappropriate places, without regard to wildlife and open spaces...demand for smaller properties and subdivision
- 354. Change in traditional Western culture and history with the influx of new residents with progressive liberal views. County officials, servants of the people, not listening to and getting direction from whom they serve. Government overreach, increased taxes and infringements on our Constitutional rights.
- 355. Cody and Park county in general is growing, we aren't going to stop it. But don't make it harder for the people that are already here either!
- 356. Good internet, taxes, water, traffic, displacement of wild life, services if we grow to large
- 357. Government over-reach and too many rich people moving in and changing our way of life.
- 358. Housing bought up from out of staters that never live in them
- 359. housing cost, employer's

- 360. Housing for employees
- 361. How to limit growth
- 362. I am concerned that we will have higher crime rates with more people moving in from bigger cities.
- 363. I am worried about elk wintering ground in the north Fork being developed
- 364. I see an interest in developing the areas surrounding Cody, but not Cody itself. The rural nature of the surrounding areas needs to be preserved. Cody could grow and develop.
- 365. If I was just graduating I would have almost no chance of creating the life I've been able to create. VRBO's need to be on owner occupied property, they are killing the rental abilities of young people. Too much focus on tourism, not enough focus on keeping Ag/Rangeland undeveloped. Lack of middle class job market.
- 366. Increase of the number housing developments and the expansion of current housing developments
- 367. It seems that with housing prices going up, along with food and gas prices, it will be difficult for moderate income people to own. It seems there will be a greater divide then between the more wealthy and the poorer people. We want to keep and create opportunities for all.
- 368. Job opportunities for young adults
- 369. Keeping conservative values from eroding.
- 370. lack of economic opportunity or jobs for skilled workers (good paying jobs).
- 371. Larger population impacting the environment including people in the backcountry, traffic concerns, housing issues.
- 372. Light pollution from the folks moving here from the big cities... they all seem to be afraid of the dark and surround their new homes with lights...
- 373. Money hungry leaders and politicians of the town will ruin Cody if more humanity isn't found.
- 374. Overdevelopment of residential housing. Pressure to increase short term rentals like AirBnB.
- 375. People moving in from liberal states.
- 376. People with Wyoming values getting pushed out non-residents who think they have the same values. I lived/worked in Jackson hole and one you get non-natives in political positions it's all over but the crying. Affordable housing for workers was always an issue but that was to maintain services for rich people.
- 377. Poor management of growth impacting wildlife corridors and catering to second home residents/tourists versus investing in the needs of permanent residents.
- 378. poor medical care, development where there is a high wildlife usage
- 379. Resisting legalization of drugs and gambling. Resisting large-scale speculative tourist development.
- 380. See answers above! More people in the area require more regulation. Rural developments end up costing Counties more than twice the money for every dollar of revenue received from taxes. (UW study)
- 381. Sky rocketing property sales that price those already living here out of the county. Jacksonification of the county. The strain on those that live here to access their cell service when we have a flood of tourists. YNP going to buses only services, as it is constantly mentioned. People in YNP using Park Co \$\$\$ for free education, they need to pay taxes for education like the rest of Park CO. No more handouts like given to the ski run. Forward Cody has constantly had money issues with their unwise promotion of businesses etc. Don't throw our tax \$ away. We see wolves and grizzlies coming into populated areas and we fear some child/children will be killed or maimed [great to see them in public lands]. Disappearance of ag lands, to subdivisions, then the cost of hay going up because of that [along with crazy fuel prices].
- 382. Slowing down the growth while keeping a positive environment...
- 383. The (over)development of the North Fork valley.
- 384. The increase in population. The skyrocketing cost of housing.
- 385. The influx of people bringing out of state attitudes trying to change local values.
- 386. To much development on small lots

- 387. Too high of property taxes.
- 388. Too many people for the land to support. Destruction of the wildlife population. Fragile environments damaged because of too many people. Not enough water to support the development.
- 389. too many people moving into the area that want to change our small community---then complain about housing. Also, rising taxes concerns me a lot.
- 390. Too much development and too rapid. But politicians are interested in one thing: revenue.
- 391. Too much growth therefore eradicating the reason why so many people move here for. It's not all about tax dollars.
- 392. Too much heavy handed government control
- 393. Too much old/poorly kept properties all over the county. Many homes in town are old and need to be cleaned up. Allow people who want to buy and tear down home and rebuild - perhaps the county or city could offer an incentive for improvements.
- 394. Town tree maintenance

#### OTHER

- 395. Democrats moving in . Looking our western charm!
- 396. Getting ahead of the out of state human movement into the area and changing our area to be more like the messed up regions people are coming from.
- 397. Governance is dominated by far right element of local Republicans. Young people less likely to move here until we have some moderation and bipartisanship in our solutions to challenges.
- 398. If wages are not increased, more affordable housing offered, and snowbirds supporting local businesses year-round, with a decrease in oil and gas productions + local jobs, we will need more industry in the area. The bentonite plant closing along with Marathon oil selling assets has been a super disrupter/influencer on our local economy. This breakdown has increased meth and drug use in the local area.
- 399. Over development; excessive increases in house/land prices; dilution of local character
- 400. Subdividing land. Cost of living. Availability of services. Affordability of services. and see 23
- 401. The cost of living, and NOT following Teton County mistakes.
- 402. Trash with more folk and higher cost of living.
- 403. Unfettered, unplanned growth....including recreational access.
- 404. Young people can't find or afford rent and leaving. Everyone moving here retired or remote work so not adding to society. No Jackson hole amenities but with Jackson hole prices.

#### POWELL

- 405. A need for higher budgets to keep up with expanding the infrastructure. Not getting enough money from tourism to cover costs from expansion. The lower income citizens having to foot the bill for expansion.
- 406. Ability to bring in light industry to provide good paying jobs.
- 407. Accommodating growth of population
- 408. Affordability to live here. Food, fuel, real estate ect!
- 409. Although I see new houses - not sure there is growth. As more people retire here, there are not services such as transportation, wellness services, delivery services etc also the airport needs to be upgraded to have the ability to land and take off in moderate weather because too many flights gets canceled
- 410. At the rate we are growing I see childcare and healthcare as 2 major concerns that need addressed.
- 411. Attracting young people to live/work in the area
- 412. Availability of ground water. Sprawl of small ""ranchettes"" eating up the land.
- 413. Available housing across all income groups.
- 414. Becoming a small city that no longer feels like Wyoming.

415. Being able to maintain the small town feel. also being able to sustain the ag industry that built this county
416. Cost of housing for young families. Crowding of houses in small areas
417. County Taxes. Property taxes
418. Crime, drug usage, poverty/small wages, fewer job opportunities
419. Dwindling youth population and the lack of good quality jobs to attract that demographic pose the biggest challenge for the state and Park County in the near future.
420. Economic opportunities, welcoming diverse population
421. Farm ground eaten up by growth.
422. Fast influx of out-of-state residents with their opinions of what is important. Overuse of public lands/natural areas. Regulations that can't keep up with today's types of developments. Lack of development of good jobs.
423. Financial resources
424. Garbage dumping in the desert
425. Government over reach P and Z and the commissioners yield too much power over individual landowners wishes to develop their land.
426. High houses low wages highest gas price in the state as well no new businesses for starter jobs for young work force poor healthcare
427. Higher sales taxes concern me. No new taxes
428. I am greatly concerned that Park County's cost of living/housing is going to become the destruction Park County as we know it. People will not be able to afford to live here unless they are affluent. I think we will continue to struggle with good job opportunities, making it difficult to attract/keep young families and give new graduates a reason to stay in Park County. I am also concerned that with the significant reduction in mineral and oil/gas tax benefits we are going to struggle with any kind of growth in resources available for our communities.
429. I don't have any specifics concerns about Park County as a whole. For my area in particular, I worry about the potential of a decreasing population of 20-40 year olds with families. While the area is a wonderful location for retirement, I think that it is important to maintain a population of families and 'younger' adults that will be active in the community.
430. I feel that the ruling party, that I am a member of, is becoming more isolationist, and fascist. I think people need to be more open to conversation, different points of views, and change. One thing is certain in life and that is change.
431. If Park Co stays on the path that it is on, it looks to be on par with Jackson Hole. I am concerned that housing seems to be a premium and the area is expanding. It is going to drive people out and is not going to allow for young families to grow up and out of their homes -- without sacrificing the land in the area.
432. Influx of low income residential housing but little housing for working middle class.
433. Influx of outside people with different values wanting taxes to rise to pay for services that should be their responsibility.
434. Intolerance or new views and poverty
435. Keeping smaller businesses in business. Prices of local items that are affordable. Catch 22 on the two things.
436. Keeping the area safe, healthy and affordable
437. Keeping the farmers here. Keeping Communism out of here as new people move in.
438. Kids get a great education, then take their skills elsewhere. Affordable housing
439. Lack of funds to meet the needs of everyone
440. Lack of housing options. Took us 3 months to find a place we could afford to rent when I got my job.
441. Lack of infrastructure for growing community
442. Lack of openness both with land and people



- 443. Lack of quality employment opportunities. Also, there are not a lot of options to obtain and maintain employees. I live in Powell and do most of my shopping in Cody or Billings just because there are more options.
- 444. Limited workforce with the wrong skillsets for future job opportunities. Unwillingness to support new businesses.
- 445. loss of employment opportunities for locals
- 446. Maintaining balance between agriculture and the need for housing.
- 447. More political extremism causing many to feel unwelcome (consider some of the billboards in the county), thereby keeping this area stagnant and not desirable to people with new, modern ideas. Addressing the fact that persistent drought and climate change are real and we'd better take them seriously when planning. Realizing that, like it or not, we are moving away from petroleum and may be better served by looking forward to capitalize on the wildness, wildlife, and recreation opportunities that we could build. That might help attract younger adults who would stay and raise families.
- 448. N/a
- 449. No education of newcomers as to how not to spoil Park County by their being here. I.e. how to respect water rights, how to conserve and preserve whatever drew them here in the first place.
- 450. No real respect or value for higher education, which is a mindset that prohibits growth and opportunities
- 451. Operate a landfill for all municipalities in the county that is cost effective.
- 452. Our leaders not listening to community input on boards. Fire board, school board
- 453. Park County is so entrenched in its values and staying the same that most people here are stuck in the last century. There's also not enough affordable housing.
- 454. People do not want to change, and the world is moving ahead, while some people here want things to stay the same as in the 1950s. This area is a cultural bubble stuck in the past
- 455. People moving here who don't understand our way of life and voting in a terrible fashion.
- 456. People moving in wanting to Change our Values.
- 457. Public land dumping
- 458. Recreational opportunities
- 459. Restrictions about zoning, building rights
- 460. Retaining good employees as pay is stagnant in Park County
- 461. Retention of open spaces for larger ranch/farm ground
- 462. service industry won't be able to afford to live here
- 463. Slow economic growth stymied by government interference. Declining well being of the populace due to government spending. Difficulties for young people trying to get their start in life due to high costs of everything.
- 464. Taxes, health care costs are out of control and no economic diversity
- 465. That Park County will continue to try to attract those who will not be invested in the long term stability and growth of our community.
- 466. The biggest challenge will be the balance between sensible growth and over population. Western mountain cities struggle with this balance often. We need more housing, we need more commercial spaces but we must be mindful of what resources we lose when we build.
- 467. The influx of new residents, and the lack of infrastructure to support that growth
- 468. The influx of people from the West coast trying to change our way of doing things to match the ruins they created in the states they have fled.
- 469. The people from outside Wyoming moving in.
- 470. The resistance to change is due to fear of changing the western culture of our state and this area.

- 471. The wave of anti-intellectualism, unthinking right-wing politics, racism, poverty, the hostility and violence toward LGBT+ community, and the distortion of what "Western" values means. We used to value our neighbors.
- 472. There are going to be challenges getting people who are set in their ways and don't like change to work with those who want to see development and progress.
- 473. Too many liberals moving in and calling themselves Republicans to get into office and then voting the opposite. Bureaucrats spending tax dollars just to spend it because if they don't spend the money for a yearly budget. They might lose it the next year.
- 474. Too many new developments and not enough emphasizes on impact
- 475. Tremendously strong far right groups taking over all aspects of county government
- 476. Uncontrolled growth, uninspected building in the rural areas, loss of agricultural land, restricted use of state and BLM lands.
- 477. Urban sprawl.
- 478. Wanting to expand but being stagnant. There's business that come here and die. It's unfortunate but how do we keep monies in park county? How can we keep shopping local instead of going to Billings
- 479. Water
- 480. Water issued
- 481. Water resources and how we protect both the quality and quantity
- 482. Way too much growth and loss of farm ground. There does not seem to be any enforcement on the care of properties
- 483. We seem to only care about business and tourism - rather than also caring for the residents and workers. That needs to change. Overall, there are not enough jobs, housing, or practical education and training for youth. We - like most of Wyoming - are experiencing an unfortunately brain drain, and it's going to have major consequences for the future. We're also going to see a major crisis for our elderly and low-income individuals as housing prices climb.
- 484. With an aging population, I think that there is a risk that this county will have too many retirees and too few working-age people to function effectively, if more people do not move to the area. I worry that climate change/drought will make this region increasingly hostile to habitation.

#### SAGE CREEK

- 485. Affordability for young families and loss of rural heritage
- 486. High rates of growth will challenge middle class from affording our communities and push people to drive further and more often, reducing quality of life significantly. Pressure on water systems, water quality (aging or insufficient septic systems), landfill management and inappropriate development of critical farm, ranch and wildlife corridors are all big challenges ahead.
- 487. money and spending
- 488. More residential sprawl degrading the environment
- 489. Non-residents and housing corporations buying up residences and developable land, increasing the local cost-of-living and decrease opportunities for local families to prosper.
- 490. Open space access & parking & pathways blocked by housing developments (and fences). Lack of recreational ROWs for connecting pathways.
- 491. Population
- 492. Providing housing while still maintaining rural appeal and having a small population. Coming from CA I am concerned with the movement to embrace Cannabis, I have seen the impact and it is devastating to Ag land, water and to the community; brings crime, illegal aliens, homelessness and devastates areas. I hope Park County resists it.
- 493. Real estate supply/cost, job availability with wages that are commensurate with cost of living
- 494. Responsible growth

- 495. Significant growth and sprawl. Insufficient water supplies. Water quality issues. Green energy bringing in wind and solar farms
- 496. Slow down and smell the roses, Protect our deer population (18 wheelers)
- 497. unregulated growth
- 498. Water.

#### SUNLIGHT

- 499. Affordable housing, within municipalities, for employees working in the tourism industry.
- 500. Balancing growth and maintenance of natural beauty
- 501. Big government
- 502. Erosion of rural western atmosphere
- 503. Influx of liberal thought...!!
- 504. Maintaining country living while expansion take place
- 505. Overall growth.
- 506. People are pouring into NW Wyoming. Many have an inflated idea of private property rights and a lack of community responsibilities. Our political culture has supported low taxes which attracts more people, many retirees, who don't want to support community needs. It is a vicious cycle. We are not keeping our children and grandchildren in Cody because of that lack of community, lack of cultural events, schools and teachers hamstrung by politically and religiously driven interests.
- 507. Social conservatism
- 508. Subdivisions that restrict wildlife (think Copperleaf!!!). No planning for water use. Sprawl into the desert and mountain. Oil/gas leases already sold along 120 beartooth front being developed and ruining our viewscape and entrance into Cody. Rich corporations building exclusive resorts (like what almost happened at the Clark's Fork mouth in Clark)
- 509. With the influx of new people to the west, particularly Wyoming and Park County, maintaining land use and associated regulation free from the problems that come with new residents bring their troubles with them.

#### UPPER CLARK'S FORK

- 510. To balance the need for sustainable economic growth with protection of the County's natural beauty and environment: agricultural development should be encouraged while commercial development should be closely managed. Excessive commercial development easily destroys the very pristine natural environment that makes Park County unique and attractive.
- 511. Too many people and too much new construction

#### UPPER SOUTH FORK

- 512. Control rapid growth and tourism. Create clear rules for building quality homes with acreage. We do not need subdivisions with cramped land. Builders, developers, and realtors should never be on P&Z board!
- 513. Employee shortage
- 514. Have local families afford to buy a single-family home.
- 515. Housing for lower income
- 516. Housing that is attainable for our teachers, nurses and other that are working hard. If we don't address our housing issues it will be harder for citizens to stay in our county and to contribute to our community.
- 517. Impact of growth on government services.
- 518. Inadequate zoning codes and enforcement.
- 519. Influx of population without infrastructure (physical and workforce) to handle additional people.
- 520. Less government
- 521. Not being able to keep up with the increase of population.
- 522. Overpopulation

- 523. Rapid uncontrolled growth.
- 524. The ability to create enough housing without taking farm land and destroying wildlife habitat
- 525. Too much development, Cody area will start to look like Jackson Hole. not enough control on developers
- 526. Too much growth and housing.
- 527. Too much growth that will change Park country
- 528. Uncontrolled growth
- 529. Unmanaged or poorly managed growth, lack of appropriate zoning, uneducated and/or biased leaders making the decisions are most significant concerns.

### Q32: WHAT OPPORTUNITIES (THINGS THAT EXCITE YOU) DO YOU SEE FOR THE FUTURE OF PARK COUNTY?

#### CLARK

- 1. ?
- 2. ?
- 3. Ability to control growth
- 4. Hoping the commissioners do not sell out when a dollar is waved in front of them.
- 5. I do like the use of more of the 4 lane highways - Powell to Cody
- 6. I moved here in 2016, very excited with what park county had to offer, and remain very satisfied with it. If the things I love about it go away, I will leave.
- 7. Keeping our County beautiful and clean
- 8. Keeping stores in the downtown areas.
- 9. Maintaining and improving public lands
- 10. Maintaining the beauty and peaceful surroundings.
- 11. More access to streams and hunting opportunities
- 12. Neutral
- 13. None
- 14. None
- 15. None
- 16. None
- 17. None. It is changing to fast and in the wrong direction.
- 18. Not much going on here
- 19. Not sure
- 20. Nothing
- 21. Right now none
- 22. this LUP update to rewrite the rules.
- 23. Unsure of this.
- 24. What we have right now is ideal. I'd like to see more conservation easements put on land.

#### CODY LOCAL

- 25. As one of the few places in Wyoming still growing, we can capitalize on that growth
- 26. Beck Lake and the development of trails out that way is great for everyone in the community.
- 27. Become even more a recreational destination. Bring in more tourism to support the local economy.
- 28. Bicycle friendly community
- 29. Bringing full time jobs that pay well. Seasonal jobs in the tourist industry change Cody. Local full time jobs for the common person help keep the small town atmosphere.
- 30. Business and economic planning.
- 31. Business growth and opportunities

32. Businesses that bring in good paying jobs that will allow people to actually afford to live here. I also like all the art and cultural resources that are offered to both the tourist and the community. Any outdoor rec opportunities is also great.
33. Careful land use planning to conserve natural resource values while also respecting private property rights. Enhancement of natural area and parks, expansion of bicycle and pedestrian infrastructure.
34. Clean communities; western friendly businesses
35. Community support for the variety that live in the area from families, children, veterans, ranchers and farmers!
36. Conservative base.
37. Continued focus on recreation.
38. Continued outdoor rec
39. Development of new cultural and recreational opportunities- we have lot of potential
40. different shopping
41. Diversity (all types) coming from the newcomers.
42. Ever-evolving community; more businesses and diversity
43. Expansion of the outdoor recreation economy, which will require better cooperation with public land managers. Locally based jobs will continue to be a problem without better political leadership, but COVID has improved the prospects of attracting more remote workers to the area. Park County is still lightly populated and developed, we have the chance to get this right if we are willing to spend the time, money and put the regulations in place to guide development in the desired direction. We can learn from others mistakes. This can only be done with strong political leadership, which I fear we lack.
44. Expansion to the NE entrance to Yellowstone, expansion of our airport, genuine care for ones neighbor, ability to direct one's own healthcare
45. Flower baskets on main street downtown area. landscaping on big horn ave. and entrances to Cody. Bozeman has done a great job and of course California landscaping is beautiful along the coastal hwy, laguna area. Dana Point.
46. Forward Cody takes a lot of shit considering the high quality jobs they've brought into town. However higher quality jobs does not equal higher quantity of jobs.
47. Growth and more job opportunities
48. Growth creates job opportunities! Trade schools, an event center, outdoor recreation, retail stores, franchise restaurants, and the ability for our children to live, work and play in a great community without having to move away because of a lack of good-paying jobs and unaffordable prices for homes/rentals.
49. Growth. Growth equals more opportunities for all.
50. Hmmmm haven't thought about it
51. Honestly, not a lot right now.
52. Hopefully better paying jobs to keep some of the younger generation wanting to stay.
53. Hopefully more variety in restaurants
54. Hopefully the influx of people and rising property values/taxes can at least translate to an increase in services. Maybe we can get some infrastructure that helps us retain some young families in the area. Not much excites me at this point. The costs are beginning to outweigh the benefits of living here. So we either need to reduce the costs or increase the benefits.
55. I am doom and gloom on the economic future of Park County. we have no economic plan. we have no economic leadership. we are unhealthily tied to the past.
56. I do not see a bright future at all for the area.
57. I don't see many opportunities
58. I grew up here. I like the small town aspect. Not large city ideas

59. I like seeing how new businesses have come in to the county and how some old businesses survived through the pandemic. I appreciate the efforts to build community and provide opportunities for people to come together. It is pretty awesome to see what different organizations have done and continue to do to contribute to each community. I've seen efforts to add new housing in towns and I have hope that the workforce will be able to thrive if the infrastructure is in place. I also love to see an increase in local agriculture businesses selling their products right in our communities and that makes me excited that our county could work towards being a little more self-sufficient. I think that there are opportunities for new industries to come in and existing industries to develop further -- if the planning is done wisely.
60. I like the badlands, the blm, public access.
61. I like to see the educational and recreational opportunities to continue and be improved for our children , families and single adults.
62. I love how clean our town is, the roads are well maintained, for the most part people are friendly and accepting, and we love how accessible public land is.
63. I love that they are having a slaughter house. I love seeing the growth of small farms again. I like that we have some gun manufacturers here. I'm glad to see Park County thinking about the future and hope we can maintain our Wyoming life.
64. I ready have no idea at this time
65. I see that Cody is only going up. We're always the gateway to Yellowstone. I see some tech jobs entering which is always exciting. I see growth at the airport which is exciting. I think 2020 and now gas price hikes showed us we need more local shopping and can't always rely on Billings. I see a future of more businesses like Bomgaars in Cody or Albertsons and Dairy Queen coming to Powell being more prevalent and necessary for our communities.
66. I think geothermal to our county is a good thing we can support it in a positive direction.
67. I think it is a great place for businesses to get started and grow, and that will bring some nice employment opportunities.
68. I think there is a huge opportunity in creating businesses for families with children to recreate.
69. I think there is a small group of people fighting to prevent this. I also think that they have a fighting chance to make a difference that supports small businesses. I think it takes educating our communities. Making local resources accessible and easy to find.
70. I'm not sure. I've only lived here a year and a half. And so far it's been perfect!
71. If we can get new people on boards and committees, there may be a chance, otherwise nothing will change
72. If you build it they will come... we need to be thoughtful and proactive about how we promote this area and how we want it to grow. Park County must think proactively vs REactively with this plan or we are all gonna be screwed.
73. I'm am not excited by ANYTHING that I see heading this way. All bad. Wrong demographics.
74. Improved services, increased opportunities for business and employment
75. Increased focus on outdoor recreation could bring more jobs and increase the labor pool.
76. Increased year-round population that increases year-round availability and access to businesses and amenities.
77. Influx of young, outdoor minded people that don't have a ton of money. We're slowly leaving behind the "Buffalo Bill" mentality and embracing a new land ethic.
78. Kanye is gone; greater broadband connectivity
79. Leveraging our natural resources and status as a desirable place to live to grow and thrive in a sustainable way.
80. Limited amount of people, Increase business opportunity
81. Lots of COVID refugees going back to where they came from
82. Many ranchers and so much natural resources.

83. Midterm elections/ freedom
84. More bike trails
85. More biking, walking trails to promote healthy living and accessibility
86. More diversity
87. More hike/bike trails for families
88. More outdoor opportunities for non-hunters, like the bike trails around the reservoirs or the hiking trail by the river.
89. More parks, bike trails, educational and recreation opportunities for kids.
90. More people and more businesses
91. More public access to public land
92. More tourism and visitors.
93. More variety in businesses
94. More young people moving in and the increasing amount of cultural/recreational activities in Cody.
95. N/A
96. N/A don't know if any
97. new bike trails.
98. New businesses making Cody home
99. New dining opportunities
100. New energy moving in.
101. New money and ideas while staying true to Wyoming values.
102. None
103. None
104. None that I can think of.
105. None unfortunately
106. None.
107. None.
108. Non-historic, wrecks of buildings being torn down for new construction. More art activity and art. More walking and biking trails.
109. not much, given current trends
110. Not sure
111. Nothing at this time, as everything that's happening with our town is going to implode at some point. It's scary for us that I've lived here forever to watch what's happening.
112. Nothing, the current growth is sickening.
113. Nothing.
114. Opportunity to plan smartly around water resources, make habitat conservation a priority and partner with private landowners to help ensure ag lands don't turn into subdivisions, opportunity to provide amenities and business that cater to the community to increase standard of living and a friendly/welcoming culture
115. Our economy is poised to grow as more Americans learn to use our unparalleled outdoor amenities.
116. Outdoor activity, taking care of the wild horses
117. Outdoor pickleball courts
118. overreach of unelected people/committees--excite in not a good way
119. Park County has a chance to create a land-use plan that is economically fair and environmentally sustainable. We don't have to allow the loudest and the wealthiest to dictate the path of our community.
120. Park County is appropriately named. We are fortunate to have some of the wildest and most scenic lands in the world. This has always been the draw to this part of the country and will continue to be the case as long as we do not screw it up. Proper planning is critical to this effort.

121. Park County will continue to grow, at times quickly, as Bozeman and Teton County price out normal people.
122. PCORC is an amazing group forming among others that is grass roots based to help provide maximum amenities and activities for all.
123. Preserving the past and our way of life.
124. Quality of life should attract better businesses if we don't put up too many roadblock and if we focus on developing a higher quality workforce
125. Reasonable business starting. Park county has incentives with how we live already. Non-profits like Forward Cody are a waste of time and tax dollars.
  - o Keep Cody what it is today as it was yesterday and businesses will eventually come in time and grow at a good rate verses trying to beg companies to come in and then they leave. This a basis of constant and reasonable growth."
126. Recognition of our assets seems to be growing, which is exciting. Access to city council and community leaders is pretty open, and that's a huge benefit to living in a small town in my opinion.
127. Recreational development, more young families relocating here
128. Renewed civic engagement in small scale agriculture, renewed civic pride in being guardians of wildlife, greater connectivity and improved community preparedness through Extension agents and others promoting resilience, local marketing, and education. Restoring rural connections to earth sciences. Experiencing a sense of making justice now with the Indigenous persons upon whose lands this county is overlaid. Promoting curiosity and knowledge of history that is deeper than settler history, which makes for a good and moral universe. Improved clarity regarding the good life as climate and global markets illuminate the need for greater local resilience and collaboration. New lines of work for youth who can engage in work that promotes their future well being.
129. Rodeo is going to start up and 4th of July celebration. Can't beat Cody
130. School system.
131. small town character, emerging place for the creative class.
132. Some of the improvements at one of the city parks. Would be nice to make those improvements at other city parks
133. Stay alert-- beware of the (crazies) from the right and the left
134. The growth and new mindset that comes with change. I LOVE the domes!
135. The increase in visitation, hopefully will lead to increase in income levels for seasonal workers and others in service sector.
136. The large amount of open space and the outdoor opportunities it presents
137. The last place in the lower 48 for lobo,griz and wild trout.
138. The potential that maybe, just maybe the leaders of Park County will take to heart that more development, more growth, more expansion doesn't solve problems; it creates more and bigger problems.
139. There are good recreational opportunities in Park County we just need to enable access for people and we need to remember to include opportunities for the handicapped.
140. There seems to be more medical care coming in, which will be needed as the town grows.
141. Think with more people moving here, we could see additional amenities, but not if we figure out how to make living here affordable.
142. This is a very attractive place to live, and properly managed we can keep it wild and open.
143. Tourism is only growing
144. Town gatherings and celebrations.
145. Unsure
146. Visitors and vacationers are lifeblood. Combining local economy with tourists while maintaining affordable services. Best of both worlds
147. We are becoming more diverse and open to others' views.



- 148. We are seemingly economically growing and not dying.
- 149. We have an amazing quality of life. The amenities in Cody are extraordinary and we have many individuals who work to make things great - improved bike trails, new businesses, dedicated health professionals.
  - o We have people moving here who are excited to be a part of our community.
- 150. We have an opportunity to make this a very livable area with enough affordable housing and recreation infrastructure. Our natural resources are remarkable. We just have not had the political leaders with the courage or vision to make the improvements that we need.
- 151. We have so much to do here! Public lands, trails, rec center, businesses, restaurants. It is beautiful, with plenty of businesses and jobs. Our schools are good. We live in a great place.
- 152. With the pandemic fading, this should open up tourism and improve lodging and eating establishments in the coming months. Need to restore air service to Salt Lake.
- 153. with those moving in, I think we'll see a lot more diversity in the arts and community.

#### CODY/POWELL RURAL

- 154. ???
- 155. A continued rural existence - not a Big City way of thinking.
- 156. A more stable local economy with more year-around employment, less dependence on seasonal tourism.
- 157. A vibrant agricultural industry.
- 158. access to public lands
- 159. Arts and cultural progress
- 160. At least communicate with the process
- 161. better shopping for basic stuff. we need better than Walmart. too cheap quality when it comes to clothing.
- 162. Building up not out.
- 163. Can't think of any, things are good as they are.
- 164. controlled growth of quality families
- 165. Don't know. Like things the way they are
- 166. Good environment for business growth, recreational activities.
- 167. Growth of business and overall community support
- 168. Growth, I'd like to see more dense growth rather than 15 acre lots.
- 169. Hopefully a good county plan
- 170. I do think that this influx of new residents and visitors has given our area more attention and a good chance for more tourism which would translate to more money coming in.
- 171. I don't.
- 172. I don't think the future looks good without changes
- 173. I feel it is a good place for industry and manufacturing, those kinds of jobs along with jobs in the energy sector are jobs that pay enough that people can buy a house, pay taxes and live a good life here.
- 174. I have not heard of anything
- 175. I honestly don't see any opportunities for park county
- 176. I love seeing young families move to town with exciting opportunities, this is such a wonderful place to raise children.
- 177. I love the outdoors, so I am always excited for recreational health opportunities. Extending walk walls for seniors, etc.
- 178. I own land 19 acres in NM I'm in a subdivision we're off the grid want to buy something here but with what has happen here with the growth you had I'm glad I didn't

179. I think some walking/biking paths through town would be a great opportunity for our county. This would promote better health (physical and mental), and family life, and attract a more diverse group of people.
180. I would love more social businesses. Winery, brewery, music venue, etc.
181. I'm always excited about Park County's future. Within a couple hours drive you can be in the mountains hunting and fishing or in a smaller city that has a great medical complex/shopping ect
182. If we lose our outdoor appeal, by covering the land with houses, opportunity will not matter. We are not a factory/industrial town - there are plenty of them. Play to our strengths, preserve them and quit destroying them.
183. Increased focus on outdoor recreation and creating pathways
184. Indoor event center for horses, leverage the stampede ground,
185. It's a great place to live. Creative ways to maintain the rural, conservative, way of life for future generations
186. It's nice that there is more music available at local venues but it's not varied in the kind of music. And most of it is centered around bars, especially in winter. More art, photography, cowboy life style geared programs, events that celebrate our western culture would be amazing. Classes, groups, and activities for 20-30 year olds would be even better. More activities for locals instead of just geared towards tourists would be great. We have a great community that could capitalize on our unique western heritage. Take notes on Red Lodge and Jackson activities! Are there equestrian groups that go riding in the mountains? 4-wheelers? Snowmobiles? Jeeps? Hiking? Bow hunting? If there is I never see any or the people involved are not in my age group.
187. Local businesses adding additional streams of income/services to keep their businesses viable. As a consumer being able to buy flour, meat, vegetables, etc more locally.
188. Long-term visionary planning for development and protection of open space values.
189. Make more ORV trails and open accesses so that all can enjoy the hiking, fishing and camping. Develop more oil and gas production using deep fracking, thereby reducing gas prices.
190. More outdoor recreational opportunities within 5 miles of Powell.
191. More people moving into park county is definitely going to bring with it more opportunities. I think it's important now to set a precedent on how we want life to continue here. A community that enjoys its space while being friendly. We don't want to live where everyone has a locked gate!
192. New business growth.
193. New businesses and people with visions that see a need. And just because these people come in it doesn't mean that they can Overcharge for what they bring. Nor does it mean that Park County can text them and its citizens. The one thing that I've seen is that park county is getting greedy and they're overcharging taxes
194. New businesses such as Dairy Queen and Albertsons coming to Powell
195. New technology and upgrades to the town as a whole
196. None
197. None come to mind.
198. Not a lot right now.
199. Not many. Park county is a great place to live and raise a family, but it is a very hard place to make a living.
200. Not much it's getting overcrowded
201. Not sure
202. Not sure
203. Not sure
204. Nothing
205. Nothing

206. Nothing is exciting when the public lands are going to be abused more and more and nothing is being done besides pushing for more access to cause more destruction.
207. Nothing. Too many people moving here, ruining my home.
208. Park County so far has held onto its reputation of being a great place to raise a family. It is also a place that kids if they want can come back to and start a career or their own business.
209. Personally I hope to expand my farm, I hope to see others do the same. Ag commodities are going to be in higher demand globally
210. Places to shop.
211. Planned and managed growth with sensible tax laws to support it
212. Possible expansion of recreational experiences
213. Quality of life
214. Remaining wild and not over regulated.
215. Small business
216. some common sense regarding land use and development
217. Some growth can be good
218. Some of the Gun Related companies that operate and the local ag and food production
219. That we can keep moving forward with our Land use plan from 1998 and not change much of it just update a few things
220. The ability to use your property as you see fit.
221. the culture and access to renowned healthcare systems
222. The economic growth that could be created and the preservation of the what the county was built upon
223. The growth is good don't get me wrong. But responsible growth, focus on our economy drivers and what is the best use of our lands. We need to protect and use well. They aren't going to make more Land!
224. The opportunity to keep farm ground in the hands of actual farmers and not lost to houses and hobby farms would be good.
225. The recreation the wild west
226. There are lots of opportunities as long as common sense, multiple use of land is allowed.
227. There are some great opportunities to keep young families in Park County. It is truly a great place with a wide variety of opportunities for people of all ages.
228. There is room to grow our economy and our population. The work from home movement has opened that door.
229. There is some growth potential for new or existing businesses
230. These are all redundant questions.
231. This is difficult. I am very concerned about the future of Park County. It is one of the last best places in the lower 48 and I don't see us doing anything to preserve that, or anything to keep us from becoming just like everyplace else that has been denigrated to the point that the special-ness is lost and what was once a unique and great place to live is now just like every other box-store and Starbucks on every corner pasturization of America.
232. Unsure
233. We can plan for the future by being open to new development but also retaining our western culture.
234. We continue to be a place where people want to move because of our freedoms, low taxes, and safe, small-town, rural lifestyle. Many wonderful new people are moving to our areas, who want to embrace these.
235. We have all the tools in this area to be one of the most self sufficient areas to live and recreate in the mountain west.
236. We have great kids - we just need some of them to come home after college

- 237. we need more small businesses
- 238. We still have the opportunity to plan for retention of open space and recreation corridors before all the private land fills with houses if we will plan accordingly now.
- 239. With an increase of people moving into the area more opportunities will occur in shopping, and conveniences.

#### LOWER SOUTH FORK

- 240. Balanced development while retaining its historical/rural character.
- 241. Beauty, flowers, landscaping, renovation of run down properties.
- 242. Country music entertainers desire to perform here.
- 243. Different occupational opportunities and more time to explore the incredible country in Park County.
- 244. energy development oil/gas, wind and solar,
- 245. Hopefully good jobs for our youth so they can live here if the choose.
- 246. Lack of local government control of rural areas so people have a chance to be left alone if they wish.
- 247. Limited government that is responsive to its citizens.
- 248. Maintaining it exclusive small town, Western Heritage
- 249. N/A
- 250. Outdoor activities including hunting and fishing
- 251. Rapid Growth
- 252. Recreational infrastructure improvement
- 253. The improvement of access of top tier satellite internet (starlink) that will allow people to live anywhere in the county and be able to work efficiently.

#### MEETEETSE

- 254. Development that includes greater variety
- 255. Don't know
- 256. Everything. Sky is the limit.
- 257. Ex. diversify restaurants, shopping options
- 258. Freedom and lack of government intrusion in my life
- 259. Fresh ideas and people for more diversity
- 260. Growing population should drive more and better amenities.
- 261. Maintaining our wonderful wildlife and water quality. It is a huge asset
- 262. Montana incorrectly calls itself "The Last Best Place". In a lot of their state it was, but the battle has been lost. In a lot of ways, Park County is. Let's not screw it up and let rampant, unplanned development ruin this wild country. Look at the Bitterroot Valley and the Flathead and what is happening in Bozeman.
- 263. More growth
- 264. More people living here will help increase the demand for goods and services and more opportunities for businesses
- 265. More small businesses- we have some really great ones.
- 266. Na
- 267. New people coming into the area do bring fresh ideas
- 268. Opportunity to learn from other Greater Yellowstone Area communities (Jackson, Teton Valley, Bozeman) on how to handle increasing population growth in a responsible manner.
- 269. Population growth controlled so that housing remains affordable (we can still afford to live here). More job opportunities to attract my children and grandchildren.
- 270. positive development
- 271. Schools
- 272. Things just might stay the same.
- 273. Us being a small county with little people I like the lonesomeness and not seeing a lot of people.

- 274. We have great opportunities for people to come and enjoy/learn from our abundant public lands, but the local over emphasis on private property in many cases cuts of access to these lands.
- 275. What excites me is hunting in park county.
- 276. Work from home can lead to diversification of economy, young people committed and involved,

#### MIDDLE SOUTH FORK

- 277. ?
- 278. ???
- 279. Additional cell towers
- 280. Again growth is inevitable. But if we can keep the small town feel without encroaching on people's property rights
- 281. Clean air, low light pollution and better internet
- 282. Collaborative opportunities with enthusiastic people.
- 283. Don't want it to change
- 284. Great place to live and raise kids.
- 285. Hobby farms, agritourism
- 286. I hope we will improve our infrastructure to attract new business opportunities...internet etc. We have the best highways already thanks to WYDOT!
- 287. Keeping things natural and open for people to enjoy
- 288. Love to see new innovations that support farming/homesteading/recreational opportunities/educational opportunities. Working together to become more SUSTAINABLE!!! Let's keep teaching people how to grow their own food and not depend on China and external imports.
- 289. None Unfortunately.
- 290. Not sure
- 291. Not sure.
- 292. Nothing good
- 293. Opportunities are as vast as the foreseen problems
- 294. Proper management to control over growth, keeping open spaces, maintaining rural life style and realistic taxes.
- 295. Recreation
- 296. Unsure
- 297. Workforce growth

#### NORTH FORK

- 298. ??
- 299. ??
- 300. Another hospital!
- 301. Arts, culture. Sleeping Giant must stay open. It is understood there are legal issues with the owner. The county needs to find a way to keep this going. Olive Glen is also a lost opportunity - the City needs to partner with them to make it a highlight in town. It's kind of like the courthouse, a town's country club needs to be top-knotch. First impressions make a difference. It is also a town that could have AWESOME Christmas decorations downtown. The light-pole lights need to go - a new professional look would be huge, including the courthouse lights. Much could happen and it would be spectacular!!!
- 302. Better promotion of the area rather than billing the area as a gateway which essentially says pass on through to Yellowstone and other areas.
- 303. Can we save it?
- 304. Cody is changing. Change is inevitable. I am just hopeful it is positive.
- 305. Continued responsible growth of the cities and facilities.
- 306. Hopefully good paying stable jobs

- 307. Hopefully the expansion of protected land and wildlife.
- 308. I can't think of any.
- 309. I like that there seems to be more musical entertainers coming to the county
- 310. I'd like to see better airport services, even if that means moving the airport. We need more airlines, especially the return of Delta. I'd also like to see other airline options like American or Southwest or Frontier.
- 311. It's all downhill from here. Our immense public land acreage is our only saving grace.
- 312. Maintaining our Western Culture, traditions, way of life, conservative views, resisting progressivism, being a stronghold for traditional American ways and sanctuary for those who seek it.
- 313. Maybe a different direction in P&Z and the commissioners
- 314. More bears and wolves!!!
- 315. More of a western look for buildings in Cody...not dam bubbles!!!!
- 316. More recreational opportunities like bike trails, pickleball courts
- 317. More visitors and tourists. Also, new businesses that cater to tourists.
- 318. N/A
- 319. None
- 320. None. It's going to be ruined unless they stop things now. It's already too expensive for the average person to live and work here with the influx of wealthier people moving here, destroying the small-town, Cody atmosphere. It's not longer wild.
- 321. Not knowing what your plans are....I am always excited about getting outside and working on gardening and livestock, hunting, fishing, camping, etc.
- 322. Not sure
- 323. Not sure-haven't been here that long to make an observation.
- 324. over or underpasses for wildlife on the Northfork Hwy
- 325. Preservation of the amazing wildlife and natural beauty of the area.
- 326. Preserving our cowboy heritage instead of shrinking it. Keeping the East gate of Ynp open for travelers and not bused in with a reservation
- 327. See a grim future because of the Jacksonification of the county. Our hunting and wildlife opportunities have been destroyed, i.e. wolves, too many griz and G & F ineptitude. Crazy high prices for housing, which pushes out the work force. Game and Fish building is case in point, it is bragged it will help the wildlife, BS!
- 328. The expansion of Gunwerks bringing more jobs to the Cody area
- 329. Wider variety of outdoor activities
- 330. Wildlife protection, education in the arts and environment, Ranger lead appreciation of scenic views in four seasons.
- 331. With changing demographics to perhaps a younger age, perhaps greater concern for natural resources, open spaces and recognition the this is a high plains desert. Maybe regulations reflecting use of native species for developments instead of acres of blue grass turf. (I'm sure this seems strange coming from a conservative but if we don't think about these things now, it may be too late.)
- 332. With wealthier and higher educated people coming into Park County we will see better restaurants and perhaps more cultural events.

#### OTHER

- 333. Business and economic planning.
- 334. Hopefully the influx of people and rising property values/taxes can at least translate to an increase in services. Maybe we can get some infrastructure that helps us retain some young families in the area. Not much excites me at this point. The costs are beginning to outweigh the benefits of living here. So we either need to reduce the costs or increase the benefits.
- 335. I like the badlands, the blm, public access.

- 336. I like to see the educational and recreational opportunities to continue and be improved for our children , families and single adults.
- 337. More diversity
- 338. None
- 339. Rodeo is going to start up and 4th of July celebration. Can't beat Cody
- 340. small town character, emerging place for the creative class.
- 341. We are seemingly economically growing and not dying.
- 342. With the pandemic fading, this should open up tourism and improve lodging and eating establishments in the coming months. Need to restore air service to Salt Lake.

## POWELL

- 343. ?
- 344. A far amount of people that want to work together to achieve a good way of life.
- 345. A growth in tourism that can bring new opportunities to the area
- 346. A new grocery store
- 347. A willingness to listen to new ideas from outside of the area and planning for growth to protect our way of life could be balanced to the benefit of natives and newcomers.
- 348. Albertsons in Powell
- 349. At this point, I am not aware of any exciting things for Park County's future.
- 350. Better restaurants and entertainment options
- 351. Biking trails
- 352. Building homes and parks. Bringing quality businesses to the area, allowing residents to shop more locally rather than driving to Montana.
- 353. Continuation of making this a good place to live, grow and invest in, not just visit - or retire to.
- 354. Development
- 355. Efforts to improve the outdoor recreation and keep what we have accessible
- 356. Expansion of the local community college.
- 357. Growth of diversity in restaurants
- 358. Gun friendly businesses.
- 359. Have seen too many instances of catering/spending money geared towards visitors, rather than full time residents
- 360. Honestly I'm scared where we are headed
- 361. Honestly, not much. It's getting less inclusive and more politically extreme. It worries me. I hope Sleeping Giant does well. That and other outdoor recreation may be our best avenue for self promotion.
- 362. Hopefully a younger, more environmentally conscious demographic
- 363. I am excited about the new trail that may be built in Powell.
- 364. I am excited to continue to have access to the public lands around us.
- 365. I am excited to see more businesses and opportunities to promote tourism and bring revenue to the area.
- 366. I am not sure yet. The dog park was a great addition
- 367. I got WiFi to my house that was 5 miles from downtown Powell, that was huge for my family. Currently I don't see opportunities coming to Powell at this time. The cost of living is completely out of control. Cost of living is up 8% and I don't foresee a raise to cover that.
- 368. I love its friendliness and small town appeal. I lover our police force. I love the fact that there's not must crime.
- 369. I think Park County will continue to thrive as a tourist destination as people continue to seek trips to Yellowstone. I think Park County has great opportunity for growth in the meat processing industry and use of locally grown livestock.

370. I think that this is a pretty nice place to raise a family, if you have/want one. Making it a bit easier to move here (more rentals and an easy way to browse them and contact landlords, for instance) and adding more restaurants and off-season (October-April) recreational opportunities could attract lots of people who want to work independently/remotely in a pleasant, family-oriented community.
371. I'm excited to see new people moving to our community, this should help to boost existing businesses and encourage more to start their own businesses to create a stable economy.
372. Increase in the economy, spring and summer events are fantastic here!
373. Increased tourism and expanding and new businesses.
374. Keeping Conservative Values and Limited growth.
375. Low taxes
376. More community involvement/activities, more downtown businesses. An indoor walking path for the winter months would be amazing.
377. More cultural events, activities and businesses geared towards people in their 20s and 30s
378. More employees for businesses in town
379. N/a
380. Need more stable enterprises and less reliance on tourism. We have lost several employment enterprises in the last couple of years.
381. New hotel conference center in Powell
382. Not much.
383. Not sure
384. Not sure
385. Not sure
386. Not sure
387. Not sure
388. Not sure.
389. Not that much i believe we have lost our way and are actively recruiting big money and will push agriculture out of the county in the near future
390. Nothing at this point really excites me at this point.
391. Nothing comes to mind
392. Opportunities for increased tourism to bring revenue to the area. Better broadband/internet offerings will hopefully bring more job opportunities.
393. Park County has the opportunity to get it right. We can be the County next to the first national park that makes smart decisions in planning to keep our values in tack but also fosters reasonable growth. With some key investments in infrastructure we can grow rail access, air access to create value-added industries to export our products cost- effectively. We can also work to increase tourism (also and export economy) We can grow our lodging and sales tax collections for the travel and tourism industries by 67%
394. People with new ideas are moving here.
395. Potential business growth- alternative energy research, tech options
396. Providing input to make sure that the core values of the county remain the same
397. Schools are turning out quality students
398. Some young people seems to be excited to live here
399. Talk of bringing trades and apprenticeship back to the area
400. The new Dairy Queen in Powell
401. The opportunity to develop outdoor recreation for tourists and the climbing/mountain biking/trail running industry.
402. The people from the West coast realizing that Park County, Wyoming is too harsh for them or too far removed from amenities for them and them moving to Texas or Colorado.
403. The water park is cool...Beck lake is cool. Hunting is great as well.



- 404. There is at least talk about improving outdoor recreation for seniors. If we want to encourage families to remain here and seniors to retire here, we must make this a destination place with amenities to allow everyone to enjoy a better quality of life.
- 405. There is no limit to the potential opportunity here other than those imposed by the natural resources available.
- 406. Unknown
- 407. We have people who care, businesses that are willing to invest in the community and we have wonderful opportunities to utilize our views, proximity to Yellowstone, and our recreational opportunities IF we can build a planning and zoning plan that protects each of those.
- 408. With a shift in worker dynamics to an increasingly work-from-home model, people are discovering the smaller corners of the world. I expect the influx of "outsiders" with new ideas and new opportunities to continue well after the pandemic.

#### SAGE CREEK

- 409. Economic growth is needed
- 410. Increased recreational opportunities
- 411. Managed, sustainable growth.
- 412. None
- 413. Not sure
- 414. Opportunities to retain our western culture and embrace change that we can all enjoy
- 415. Responsible conservative government!!
- 416. Some of the younger professionals have different innovative ideas
- 417. The ability to modernize while still maintaining the appeal and ruralness. The capacity of the County to be creative while maintaining its essence
- 418. Thoughtful planning for the future
- 419. Tough one
- 420. We can address the challenges stated above and direct our communities toward a significantly more healthy and prosperous future.

#### SUNLIGHT

- 421. Continue the 'small town' way of life.
- 422. Great people and great land
- 423. More western entertainment
- 424. Nothing
- 425. One thing that does "excite" me is the fear that Park County come under pressure to be like Teton County. Becoming excited is not always positive motivation.
- 426. Our natural surroundings are still great, but they need to be protected from abuse. There are a core of community-minded people but they are aging and some are leaving.
- 427. Real planning that draws on the mistakes from other areas that never planned and just looked at tax \$\$ income i.e. Bozeman and CA.
- 428. Recreational

#### UPPER CLARK'S FORK

- 429. Increased opportunities for agricultural and ranching development
- 430. Nothing. It is great the way it is

#### UPPER SOUTH FORK

- 431. Ability and awareness to maintain our small towns feel.
- 432. Attention to access to public lands
- 433. Better zoning codes and enforcement for items listed in 23 and 24
- 434. Continued support of the "Best place on earth!"

- 435. Great place to live. Great place to start a company
- 436. Growth and maintaining the Wyoming values.
- 437. Improved health care; and economic growth with more restaurants/shopping/businesses, more art/culture events developing to expand on Cody being more than just a cowboy/rodeo town.
- 438. Increased outdoor recreational opportunities. Park County Outdoor Recreation Collaborative is identifying projects that will further increase these opportunities. County support of this organization would be appreciated.
- 439. More paved bike paths would be great.
- 440. Opportunity to control growth to maintain our lifestyle.
- 441. Opportunity to plan for protection of irrigated land, river corridors before they are screwed up,
- 442. Roads and bridges, schools, continued low tax structure. Support of all business sectors, including oil and gas, tourism, agriculture.
- 443. Strong tourism bringing money to the area.

## Your Vision for Park County's Future

### Q33: WHAT THREE WORDS BEST CHARACTERIZE YOUR VISION FOR PARK COUNTY'S FUTURE?

#### CLARK

- 444. Accessibility. Freedom. Independence.
- 445. Affordable rental housing
- 446. Beautiful, peaceful and open
- 447. Conservation
- 448. Conservation
- 449. Conservation
- 450. Diversity
- 451. Family oriented everywhere
- 452. Getting worse
- 453. Green technology
- 454. Just as it is take it or leave it
- 455. Keep it wild
- 456. Keep life simple.
- 457. Keep population low.
- 458. Keep your distance.
- 459. Large minimum lots
- 460. Leave it wild like it is supposed to be, do not impact our wildlife, our streams, or rivers. We bought here for this quiet and beauty so leave it alone
- 461. Let it grow
- 462. Not very positive
- 463. Old West values
- 464. Open space, heritage.
- 465. Positive land use
- 466. Quality of growth
- 467. Quiet, scenic, western
- 468. Respect for wildlife and environment
- 469. Respect, conserve, harmony

- 470. Retain natural beauty
- 471. Rural, wildlife, nature
- 472. Rural. Beautiful. Kinda wild
- 473. Stable longterm growth
- 474. Stop the taxing
- 475. The Wild West
- 476. Too many people
- 477. Western culture space

#### CODY LOCAL

- 478. ???
- 479. 21st century, cool outside activities,
- 480. Affordable focused growth
- 481. Affordable, quality, sustainable
- 482. Affordable, recreation, community.
- 483. Agriculture, wildlife, freedom
- 484. American values, open space, and pride in Wy
- 485. Back to Future
- 486. Beautiful open spaces
- 487. Beautiful
- 488. Beautiful, caring community, wild west
- 489. Beauty, Growth, Community
- 490. bright, resilient, conservative
- 491. Citizen participation is most critical
- 492. Clean Slow paced Affordable
- 493. Clean, family friendly
- 494. Communication communication communication
- 495. Community, inclusive, opportunities
- 496. Community, openness, accessibility.
- 497. Community, self-sufficiency, prudence.
- 498. Community, sustainable, equal
- 499. concern change
- 500. Conservation, community, sustainability
- 501. Conservation, sustainability, wild
- 502. Conservative, opportunity and affordable
- 503. Control county development
- 504. Courageous Civic Connected
- 505. Crystal ball fogged
- 506. Designed , thoughtful, inspired
- 507. Discourage unrestricted growth.
- 508. Dont become Jackson
- 509. Effective government, engaged community
- 510. Embrace alternative growth.
- 511. Engineering, architecture, resources
- 512. Family friendly, small town atmosphere
- 513. Family, outdoor, healthy
- 514. Freedom near Yellowstone.
- 515. Freedom, choice, republican
- 516. Freedom, freedom, freedom.
- 517. Friendly, three, and conservative.

518. Growing, Modern, Traditional
519. Growth with care
520. Growth, diversity, and less closed minded people
521. Growth, modern, and recreational opportunities
522. growth, vision, restoration
523. Hard Work Needed
524. Healthy, sustainable, conservation
525. Home
526. Home. safe. Our towns generosity!
527. Hope, hope, hope
528. Hope/Appreciation/retro
529. Hopeful, interested
530. I hope we are successful, respectful, and thriving.
531. Inspirational. Innovative. Friendly. - Stop asking what we should do and start asking why we're doing it!
532. It is a hodgepodge everything just happens, a auto shop down town is not smart. townhouses downtown is not good in business locations. we could have ally shops and alley beautification, building design should be Cody style, not straight modern architectural lines, a cookie cutter approach to design. we are unique, lets stay that way. not a hollywood prop look either. small town America is what folks do not see anymore, the modern trend is boring.
533. Keep it charming.
534. Keep it conservative.
535. Keep it country
536. Keep it small
537. Keep it small
538. Keep us Cody
539. Kindness Community History"
540. landscape, recreation, diversity
541. Less stupid people
542. Life outdoors
543. Local
544. Long live the West
545. Maintain. Enrich. slow-grow.
546. Modest Measured Growth
547. More outdoor use
548. NA
549. Na
550. No. More. Subdivisions.
551. None
552. Open - Friendly - Welcoming
553. Open Free rural
554. Open space
555. Open spaces, and freedom
556. Opportunity for all
557. Opportunity, collaboration, community
558. Outdoor cowboy town
559. Outdoor, Wildlife, Healthy Living
560. Outdoors, Adventure, Beauty
561. Outdoors, Education, Community

- 562. Outdoors, Neighborly, Positive
- 563. Overrun by tourists.
- 564. Past Present & Future
- 565. Preservation, access and acceptance
- 566. preserve western character
- 567. Preserve, beautify, protect
- 568. Progress, Inclusivity, and Growth
- 569. Progress, recreation, community
- 570. protect our home
- 571. PROTECT our scenic & wildlife resources. MANAGE growth. ACCESS to recreational opportunities
- 572. Quality file style
- 573. Reasonable growth community
- 574. Recreation, education and green space
- 575. Respect our heritage
- 576. Sagacious, responsible, leadership.
- 577. Stay. The. Same.
- 578. Stopbefore it's toolate.
- 579. Structured controlled growth
- 580. Sustainable growth, Celebration of public lands and access to recreation, small town personality with unique amenities.
- 581. Sustainable planned growth
- 582. The next Jackson, sadly
- 583. The Old West
- 584. Thoughtful planning
- 585. three words?
- 586. Thriving, variety, and conservative
- 587. Tolerance. Beauty. Diversity.
- 588. Traditional, affordable, and simple
- 589. Unsure
- 590. Upgrades, growing, more populated
- 591. Values, growth, recreation
- 592. Vibrant, active, growing. Using our foundation of Western Values to shape our future. Keeping ahold of our past, and taking that with us into the future. Family strong, Culture proud.
- 593. Water, sustainability, protection
- 594. Western, historical, modern
- 595. Wholesome, innovative, western
- 596. Wild, Scenic, Conservative
- 597. Wilderness recreation and friendly.
- 598. Wildness, youth, freedom
- 599. Wyoming for generations

#### CODY/POWELL RURAL

- 600. A Turning Point
- 601. Accessible Western Space
- 602. Affordability, safety and freedom
- 603. Agriculture, good citizenship, focused areas of growth
- 604. Agriculture, rural, wildlife.
- 605. Balance, and vision
- 606. Bleak, overpriced, crowded
- 607. Clean quiet quality

- 608. Connected, protected, and free
- 609. Controlled growth
- 610. Diversity, affordable, recreation
- 611. Don't sell out
- 612. Family business focus
- 613. Family, community, unity.
- 614. Family, Friendly, and beautiful
- 615. Farm Ranch Oil.
- 616. Farming ranching and energy
- 617. Freedom quality space
- 618. Freedom, peace, responsibility
- 619. Freedom. Autonomy. Privacy
- 620. Grow. Responsibly. Better.
- 621. Growth with planning
- 622. Growth, retention, commerce
- 623. Healthy, affordable, tolerate
- 624. Honestly, friendliness, freedom.
- 625. Hopeful, excited, growth
- 626. I'm cautiously optimistic
- 627. Inviting, diverse, honest
- 628. It looks promising!
- 629. It's going down
- 630. Keep it simple!
- 631. Keep it small
- 632. Keep it small... I mostly feel that Park County is trying to be the Jackson Hole of the eastern slope.
- 633. Keep it wild
- 634. keep same feel
- 635. Keeping it the way it is and not attracting to many people moving in
- 636. Large farm preservation
- 637. Leave it alone
- 638. Leave it alone.
- 639. Less people
- 640. Let's work together
- 641. Look out
- 642. Love Park County
- 643. Maintain Natural Beauty
- 644. Maintain western living
- 645. More activities!
- 646. Move Forward Sustainable
- 647. No more subdivisions
- 648. No more vacancies.
- 649. Not really sure
- 650. Open space (OK, that's two words) Recreation Small
- 651. Open spaces, affordability for all income levels (don't become Jackson!)
- 652. Opportunity, low cost of living and beautiful country living.
- 653. Preservation, conservative values
- 654. preserve ag areas
- 655. Preserve agricultural lands
- 656. Pricing people out

- 657. Private Property Rights
- 658. Private Property Rights
- 659. Quality of life
- 660. Respect, Conservation
- 661. Respect, outdoor opportunities, opportunities for young people to earn a living here
- 662. Responsible management for progeny, or cooperative conservation of open-space, or Keeping the West Wild
- 663. Responsible Productive Growth
- 664. Rural, farming, tourists
- 665. Safe Stable Organized
- 666. Safe, prosperous, family oriented
- 667. Seek quality western lifestyle
- 668. Small town feel and the farm and rural acreage
- 669. Solid, smart, and homey
- 670. Spacious, access, friendly
- 671. Spacious, low key, modernized
- 672. Sprawl-less, freedoms, welcoming
- 673. Stability farming and awesomeness
- 674. Steady, Rural, Friendly
- 675. Stop liberalism invasion.
- 676. Stop the subdivisions
- 677. Sustainable. Sustainable. Wildlife
- 678. Too Many People
- 679. Tradition, progress, intelligent design
- 680. Unsure
- 681. Way of life
- 682. Welcoming, Respectful, Forward-thinking
- 683. Welcoming, wildlife, planned
- 684. Western, growth, destination
- 685. Western, original, open spaces
- 686. Wild Wild West!
- 687. Wow just wow

#### LOWER SOUTH FORK

- 688. Beautiful, Jobs, nip Crime
- 689. Clean, wholesome, affordable
- 690. Equal opportunity county
- 691. Preserve. Maintain. Rural
- 692. Private property rights!
- 693. Public Recreation options
- 694. Restrict Land Use
- 695. Rural, friendly, quiet.
- 696. Selective, planned, sustainable development
- 697. Stay the same.
- 698. Sustainable and ecological-minded development
- 699. Vibrant, tight-knit, small-town
- 700. We need a Building Inspection System
- 701. Western, Rural, Beautiful

#### MEETEETSE

- 702. Away from people.
- 703. Back home again
- 704. Balance Sustainability
- 705. Big, New, Bold
- 706. Clean, open, wild
- 707. Collaboration Cooperation Respect
- 708. Community, Honesty, Empowering
- 709. freedom, western, family
- 710. Hope, prosperity, activity
- 711. Jobs Housing Recreation opportunities”
- 712. Na
- 713. Outdoor Recreation Destination
- 714. Outdoors Wildlife Tourism
- 715. Quality of life.
- 716. Reknown by reputation
- 717. Slow Smart Growth
- 718. Stay the same.
- 719. The three words are outdoors, agriculture, and farming/ranching.
- 720. Thriving, safe, natural
- 721. Vitality, Diversification, Moderation
- 722. Western Innovative Affordable
- 723. Wild and free
- 724. Wild, inclusive, clean

#### MIDDLE SOUTH FORK

- 725. Carefully planned growth
- 726. extreme resource management
- 727. Historical. Agricultural. Values.
- 728. Homeless gangs crime
- 729. Hopeful, cautious, optimistic
- 730. HOPEFUL. CAUTIOUSLY OPTIMISTIC. PROTECTIVE
- 731. Keep it clean, no nonsenses and no vagrants
- 732. Keep it western
- 733. Keep life simple
- 734. Leave it alone
- 735. Open - Sustained - Stable
- 736. Open spaces opportunities
- 737. Recreation Community Western
- 738. Roots, family, smaller
- 739. Rural, small government, safe haven
- 740. Rural. Rural. Rural
- 741. Self sustaining
- 742. Small community feeling.
- 743. Space-Affordable-Quiet
- 744. Stay the same
- 745. Stick to it
- 746. Unity Recreation Quality
- 747. Western, quiet, friendly
- 748. Wild, agriculture, entrepreneurship

#### NORTH FORK



- 749. A wildlife focused community with few services other than food industry. Quite putting in RV parks
- 750. About the same
- 751. Affordability, access and conservation.
- 752. Beautiful Resort Community
- 753. Business, culture, recreation.
- 754. Clean, detailed, cultural
- 755. Family, Safe, Recreation
- 756. Free market determination
- 757. Freedom, diversified economy
- 758. Friendly, beautiful, welcoming
- 759. Fun, active, nature
- 760. Hardworking, Compassion, Generosity
- 761. Hyperinflation. Wildlife desertification.
- 762. I would like to see better and stronger control of developments, ie. lot size and quality of home and commercial buildings
- 763. Keep it wild
- 764. Keep it wonderful
- 765. Keeping it small.
- 766. Larger than life
- 767. Leave Us Alone
- 768. Maintain its beauty
- 769. Natural Resource Conservation & Stewardship
- 770. Old West Character.
- 771. Preserve what we have.
- 772. Preserving wilderness and wildlife
- 773. Refuge from world
- 774. Return to yesteryear
- 775. Slow the growth
- 776. Slow, sustainable growth supported by a local economy, not driven by real estate and economics from other areas of the country.
- 777. Slower population growth.
- 778. Small, safe, supportive
- 779. Stop Light Pollution
- 780. Sustained growth
- 781. The real West
- 782. Too many people.
- 783. Too much influx
- 784. Turn Off Lights
- 785. Very limited growth; smart growth when needed;
- 786. Western, Authentic, Conservative
- 787. Wildlife, amenities, growth
- 788. Wonderful Wild West

#### OTHER

- 789. Care Beauty preserve
- 790. Conflicted, Frustrating, Expensive....I hope not. Healthy, Fun, Affordable....I hope. Right now the first set of words seems more likely."
- 791. Crowded, democrats, Jackson like
- 792. Freedomfreedomfreedom
- 793. Get it together

- 794. Model for conservation
- 795. More political moderation/bipartisanship.
- 796. Simple, American, Christian
- 797. Stay + Play
- 798. We don't want progress!!!!
- 799. Western, public land, diversity, education, health care

## POWELL

- 800. 50 shades of brown.
- 801. Affordable / Wild / Pristine
- 802. Agriculture, Recreation, Conservation.
- 803. Being the "last, best place" to live.
- 804. Best place on earth
- 805. Carefully optimistic
- 806. Civility, Opportunity, Restorative
- 807. Clean, progressive, social
- 808. Community, environment, agriculture
- 809. Community. Farmers. Youth.
- 810. Conservation, balance, managed
- 811. Conservative Western Rural
- 812. Data-driven, tactical, bright
- 813. Development Progressive Opportunities
- 814. dismal, depressing, hopeless
- 815. Diversity, equality, civility.
- 816. Education, diversity and conservation
- 817. Exciting, attractive and openness.
- 818. Faith, hope and charity.
- 819. Family, friendly, USA.
- 820. Freedom, low taxes
- 821. Friendly accessible affordable
- 822. Friendly, inexpensive, variety
- 823. Go Away Please
- 824. Gods Divine Will
- 825. Gonna Be Interesting
- 826. Growth, opportunity, safety
- 827. Hard working, Community
- 828. Healthy, strong, united
- 829. Hopeful, economic growth
- 830. If the county does not go back to its roots I do not see a good future as I look at retirement in the near future not sure I will be able to afford to stay in the area due to big money being recruited to come to park county
- 831. importance of property rights
- 832. Innovation, education, implementation
- 833. Innovative cooperative conservation
- 834. Innovative Creative Open
- 835. Keep It Beautiful
- 836. Keep it how it is....if it isn't broke don't fix it.
- 837. Keep politics out!!!
- 838. Keep Us Free!
- 839. Looking forward

- 840. Nature, space, quaint
- 841. Needs to change.
- 842. No new taxes
- 843. Opportunity thru Work
- 844. Opportunity, growth, sustainable
- 845. Parks, better planning, more bike paths
- 846. Prepare. Control. Sustain.
- 847. Preserve the land
- 848. Progress, growth, peaceful
- 849. Quite friendly stable
- 850. Rapid growth
- 851. Recreation, hospitality, innovation
- 852. Recreational growth, Employment opportunities, and Farming.
- 853. Revitalized, Limitless, Enthusiastic
- 854. Rural, Housing, Agriculture
- 855. Safe Economical Fun
- 856. Safe, family friendly, open
- 857. Saving Wyoming Values
- 858. Small town, home feeling
- 859. Stability
- 860. Stop the spoilage
- 861. Strong agriculture community
- 862. Strong schools, affordable living, and great place to call home.
- 863. Thriving, Inclusive, Intentional
- 864. Tourism, cleanliness, opportunity
- 865. Uncertain
- 866. Uncertain, possible, hopeful
- 867. Values, honest, integrity
- 868. Vibes of a Small Town
- 869. We're all Family Here
- 870. Western Safe Strong
- 871. Wildlife Diversity/inclusiveness Recreation

#### SAGE CREEK

- 872. Beautiful rugged enjoyable
- 873. Conservation, preservation, planning
- 874. Environment, wildlife, recreation
- 875. Freedom, Rural, Individualism
- 876. Higher wage jobs, real estate, recreation
- 877. Keeping old values
- 878. Responsible conservative government
- 879. Safe Healthy Accessible
- 880. Safe, healthy, affordable
- 881. Scenic, Healthy, Business-friendly
- 882. Slow planned growth
- 883. Unique, high-quality, sustainable.
- 884. Western, fusion, protection

#### SUNLIGHT

- 885. Affordable, Wildlife, Recreation

- 886. Conservative Western Rural
- 887. Freedom...Rural...Western
- 888. Nature, community, agriculture/ranching
- 889. Open protected shared
- 890. Preservation Conservation Friendliness
- 891. preserve with respect
- 892. Scenic wild beauty
- 893. Scenic, remote, maintained.
- 894. Scenic, tourism, recreation
- 895. Small town living.

#### UPPER CLARK'S FORK

- 896. Space, private, quiet
- 897. Wildlife; Environment; Agriculture

#### UPPER SOUTH FORK

- 898. Community, strong conservative values, freedom
- 899. Control growth
- 900. Don't become Jackson!
- 901. Enjoying the outdoors.
- 902. Harmonious, Vibrant, forward-looking
- 903. Little Jackson
- 904. Morals....Quality....Traditions
- 905. No development sprawl
- 906. Opportunities, challenges, and home
- 907. Optimistic, supportive, anticipating
- 908. Preserve our lifestyle.
- 909. Progressive property conservation
- 910. SMART Growth/Preservation
- 911. Well controlled growth
- 912. Wildlife Wide open Culture
- 913. Wise growth decisions
- 914. Zoning Codes and Enforcement

