

PLAN PARK COUNTY



PRELIMINARY PLAN FRAMEWORK: OUTREACH SUMMARY

August 2022

TABLE OF CONTENTS

TABLE OF CONTENTS	1
ABOUT THIS SURVEY	3
INTRODUCTION	3
NEXT STEPS	3
PART 1: SURVEY RESPONDENTS	4
BACKGROUND	4
TELL US ABOUT YOURSELF	4
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?.....	4
Q3: How long have you lived (full-time or part-time) in Park County?.....	5
Q4: What is your age?.....	5
Q5: What is your annual household income?.....	6
PART 2: VISION AND SHARED VALUES	7
BACKGROUND	7
VISION AND SHARED VALUES	7
Q6: How well does the Vision statement capture your vision for park county as a whole?	7
What would you change about the above vision statement?.....	8
Q7: How well does the shared value Our Rural Landscapes reflect what you value about Park County?.....	11
What would you change about the shared value Our Rural Landscapes?	11
Q8: How well do the following proposed countywide goals related to Growth Management in support of Our Rural Landscapes reflect your goals for Park County?	13
What would you change about the Growth management goals?	14
Q9: How well do the following proposed countywide goals related to Private Land Use in support of Our Rural Landscapes reflect your goals for Park County?.....	16
What would you change about the Private land use goals?.....	16
Q10: How well do the following proposed countywide goals related to infrastructure and public services in support of Our Rural Landscapes reflect your goals for Park County?.....	18
What would you change about the infrastructure and public services goals?	19
Q11: How well does the shared value Our Resources and Heritage reflect what you value about Park County?.....	21
What would you change about the shared value Our Resources and Heritage?.....	21
Q12: How well do the following proposed countywide goals related to Economic Development in support of Our Resources and Heritage reflect your goals for Park County?.....	23
What would you change about the economic development goals?.....	24
Q13: How well do the following proposed countywide goals related to Environment & Natural Resources in support of Our Resources and Heritage reflect your goals for Park County?	25

What would you change about the Environment & Natural Resources goals? 26

Q14: How well do the following proposed countywide goals related to Agriculture in support of Our Resources and Heritage reflect your goals for Park County?..... 27

What would you change about the AGRICULTURE goals? 28

Q15: How well does the following proposed countywide goal related to Historic Preservation in support of Our Resources and Heritage reflect your goal for Park County?..... 29

What would you change about the Historic preservation goal?..... 30

Q16: How well does the shared value Our Culture and Sense of Community reflect what you value about Park County? 31

What would you change about the shared value Our Culture and Sense of Community? 31

Q17: How well do the following proposed countywide goals related to Housing in support of Our Culture and Sense of Community reflect your goals for Park County? 33

What would you change about the housing goals? 33

Q18: How well do the following proposed countywide goals related to Culture in support of Our Culture and Sense of Community reflect your goals for Park County?..... 34

What would you change about the Culture goals? 35

Q19: How well do the following proposed countywide goals related to Government in support of Our Culture and Sense of Community reflect your goals for Park County? 37

What would you change about the government goals? 37

PART 3: COMMUNITY MEETINGS 39

BACKGROUND 39

POWELL 40

MEETEETSE 43

CODY 43

VIRTUAL COMMUNITY MEETINGS 44

ABOUT THIS SURVEY

Introduction

This document summarizes the results of the second round of community engagement opportunities as part of the Plan Park County process. Opportunities for public input included an online survey, a virtual community meeting held via Zoom, and three in-person community meetings held in Cody, Powell, and Meeteetse. All public meetings and the online survey focused on the draft Plan Framework, which established a draft vision, shared values, and countywide goals for the community to review and provide feedback on. In total, approximately 130 individuals attended the public meetings held on July 21st (Powell), 22nd (Meeteetse), 23rd (Cody), and 27th (virtual) with at least 45 attendees in Powell, 15 attendees in Meeteetse, and 55 attendees in Cody, and nine attendees on the virtual public meeting. Additionally, over 150 responses to the online survey were received, with 107 responses provided through the project website and another 45 filling out paper surveys (blue/pink sheets) that were then uploaded to the online survey for ease of comparison and use. The online survey was available on the project website from June 27 through July 15, 2022. Results are organized into three parts:

- **Part 1: Who Participated**—responses to questions in this section provide an understanding of how representative respondents to the online survey and blue/pink sheet respondents are of Park County as a whole. The questions include tenure in the County as well as basic demographic and economic information (age and income).
- **Part 2: Vision and Shared Values**—respondents were asked to weigh in on different aspects of the preliminary Plan Framework, including draft vision and values statements, and countywide goals associated with each of the value statements.
- **Part 3: Community Meeting Notes**—notes from the four community meetings are included to show a record of the discussion and public conversation regarding the Plan Framework and countywide goals.

Not all respondents responded to all questions and some questions allow respondents to select multiple options. Open-ended responses to survey questions are provided verbatim.

Next Steps

Input received on the preliminary Plan Framework will be used to inform refinements to the vision and value statements and countywide goals, and the preparation of countywide policies to support each goal.

PART 1: WHO RESPONDED

Background

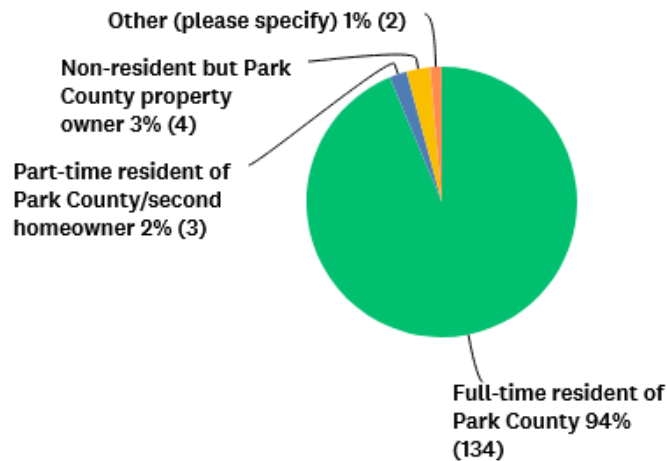
Responses to questions in this section are intended to provide an understanding of how representative respondents are of Park County as a whole. The questions include tenure in the County as well as basic demographic and economic information (age and income).

Tell Us About Yourself

Q1: HOW WOULD YOU DESCRIBE YOURSELF AND WHERE YOU LIVE

The overwhelming majority of responses (129) came from full time residents of the County, with the remaining coming from part-time residents or second homeowners, nonresident property owners, or other minor responses.

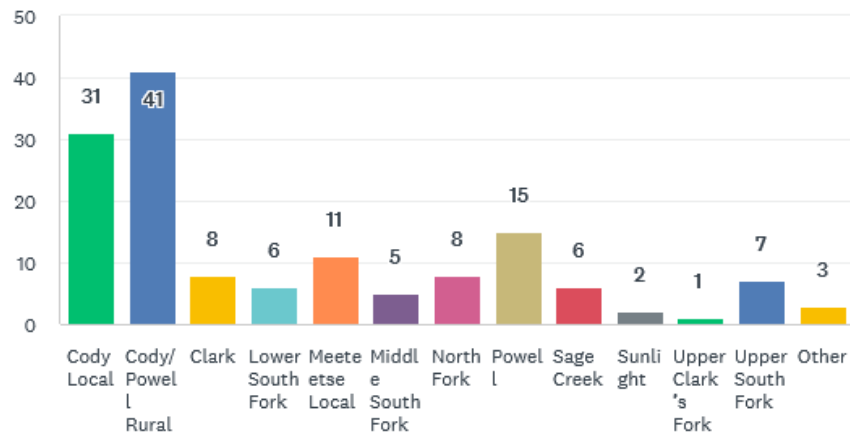
Answered: 143 Skipped: 14



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

Responses were received from all 12 planning areas with the most responses (41) from the Cody/Powell Rural planning area. The Cody/Powell Rural, Cody Local, and Powell planning areas constituted about 60% of responses received, with the remainder coming from other planning areas.

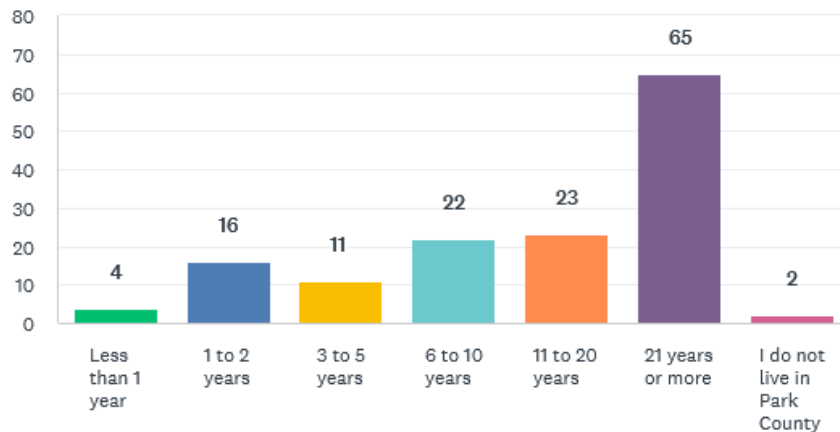
Answered: 144 Skipped: 13



Q3: 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 (65).

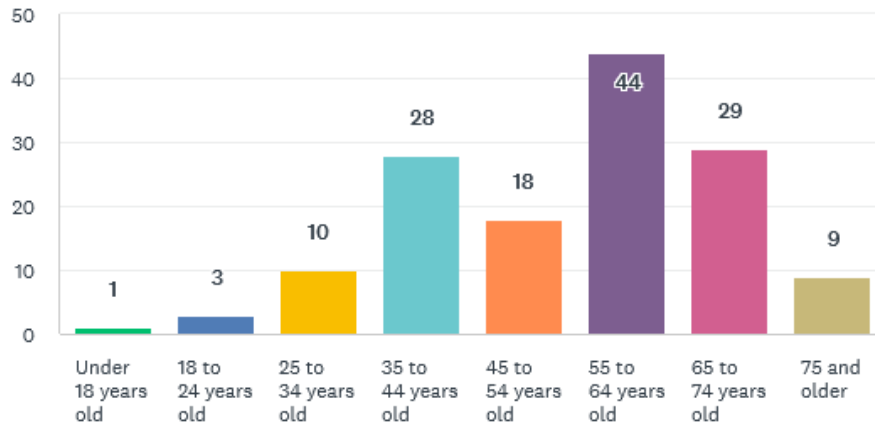
Answered: 143 Skipped: 14



Q4: 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 under 24 was relatively low (4).

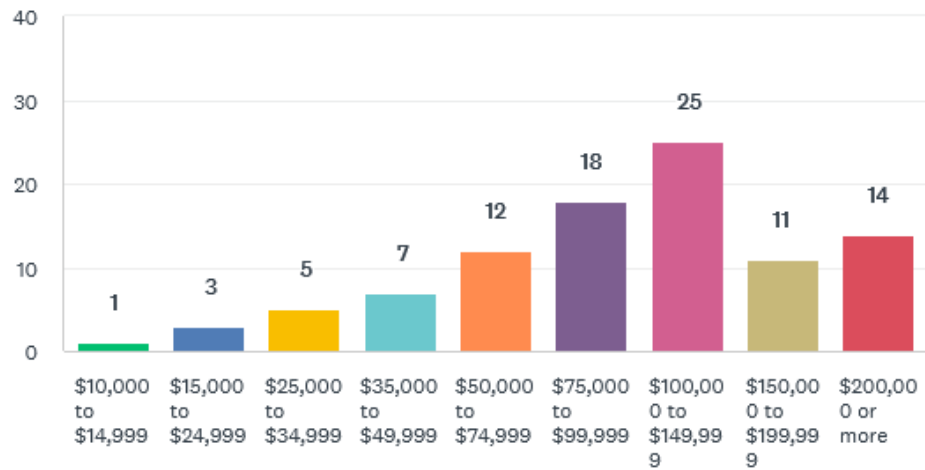
Answered: 142 Skipped: 15



Q5: WHAT IS YOUR ANNUAL HOUSEHOLD INCOME?

A wide spread of responses was received between \$50,000 and over \$200,000, with the upper range of incomes better represented. Incomes below \$35,000 were less represented.

Answered: 96 Skipped: 61



PART 2: VISION AND SHARED VALUES

Background

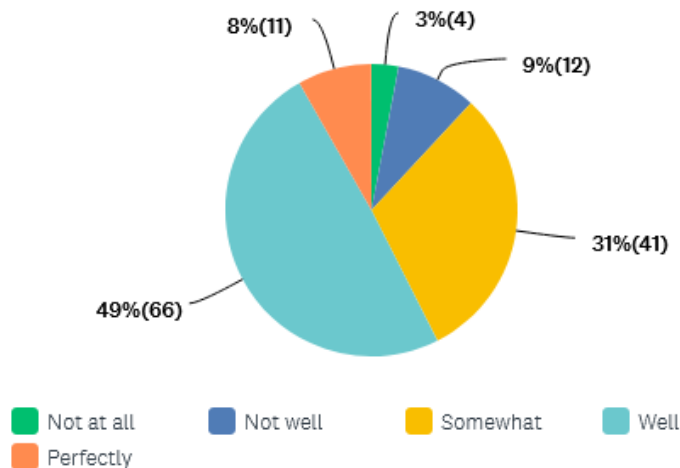
Responses to questions in this section provide an indication of how well goals related to three shared values: our rural landscapes, our resources and heritage, and our culture and sense of community, align with the residents' vision of Park County. Respondents ranked how closely these goals reflect their own views and commented on how the goals could better address their concerns related to development, economy, recreation, natural environment, and quality of life in the future.

Vision and Shared Values

Q6: HOW WELL DOES THE VISION STATEMENT CAPTURE YOUR VISION FOR PARK COUNTY AS A WHOLE?

57% of respondents indicated that the draft vision statement captured their vision for Park County as a whole well (49%) or perfectly (8%).

Answered: 134 Skipped: 23



WHAT WOULD YOU CHANGE ABOUT THE ABOVE VISION STATEMENT?

Open-ended responses are listed below. Respondents expressed an interest in seeing a greater emphasis on private property rights, more clear definition of terms (especially what is meant by "Culture" and "Heritage"), more forward-looking language, and the desire for more specifics in the vision statement (for example, specifically calling out agriculture, natural resources, economic development, being more inclusive, growth management/development, etc.). Some respondents also noted that the vision should be more aspirational, as opposed to being focused on current conditions (or the past).

- Our "heritage and culture" have some horrible aspects and can use some cleaning up. It's impossible to adapt to the future (or the present) if our Heritage is inviolable.
- There is no way to direct development if the Board of County Commissioners don't enforce County Regulations!
- I would add vibrant, diversified economy
- I would not make a lot of low-income townhouses or apartments. There should be some living quarters for seasonal workers. Park County should remain smaller and less populated than Jackson Hole. It is a gateway community that is not a large metropolitan area and should not be treated as such.
- Should highlight natural resources and clean water more
- Maybe
- I appreciate the leaning towards heritage but if this refers to Buffalo Bill alone and not the natural landscape of space like environmental phenomenon of the area or native people's journeys creating the underlining heritage first, then we are only leaning into one area for the dollar of tourism's sake.
- I am not sure the significance of lumping resources and heritage together. It seems like they should have commas between the two as they are two different subjects.
- Include the importance of preserving our pristine natural environment, unobstructed "visionscapes," farming/ranching, fish and wildlife habitat, and limiting commercial/business/resort growth to incorporated urban areas which have the supporting infrastructure. Park County's stunning natural environment is a main attraction for tourism, which is a key part of the economy.
- Careful with the term our culture... the culture is a better term for growth.
- Prepare for growth which will come and plan for most of the growth near the City Hubs
- make it more precise and accentuate the preservation of the gorgeous wilderness we live in.
- It doesn't sound very visionary, it sounds stuck in the past and fearful of growth/new opportunities.
- Good basic start
- I'm not sure Park County has any facilitation ability. Perhaps say Park County Board of County Commissioners. Also, is "facilitate" the best word for this statement.
- When it comes to private lands park county does not have a place in managing those beyond zoning laws. Private land rights should not be infringed upon.
- OUR WILDLIFE CORRIDORS SHOULD BE REFLECTED
- It sounds OK. But that is not what is happening
- The word "balances" should be changed to "ensures." Private property rights can NOT be compromised. Period.

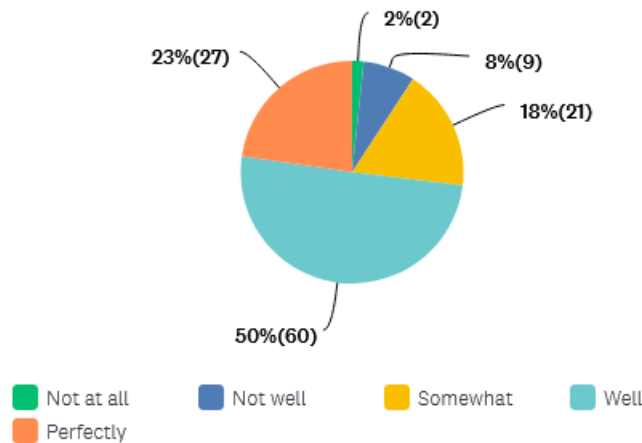
- A landowner's private property is not Park County's property. Park County is already 70% public land. There needs to be a much greater focus on private property rights. Other people should not dictate to private landowners what they want to see--private landowners should not have to provide other residents their open space and viewshed simply because it is desirable; it's highly unethical and extremely hypocritical, and it's a socialist notion. Park County must guarantee private property rights are not sacrificed simply because the neighbor or the tourist thinks it ought to be a certain way. It's not their land.
- As a city of Cody resident, I feel disenfranchised about having a say about Park County since, in fact, I'm also a county resident. I understand the advantage of area planning groups, yet wonder if there's a way to elicit overall consensus on some details, e.g. billboards, areas for growth, areas for no development.
- I think it is on track.
- Land owners selling out to developers. We have a lot of agriculture land and open-space land. Of all sell to developers - holy smokes! And water - huge issue.
- I would specifically like to see the word "agriculture" to protect our farm and ranch community.
- Instead of rural landscapes put our farmland
- An increase in development on property that is unfarmable or without water-rights and a decrease in development of land that is farmable with water-rights.
- (1) "Facilitate" lack ownership/leadership in delivering the desired goals. (2) No mention/reference to economic development.
- Missing the word PRESERVATION of what matters most. We moved here because we don't want it to turn into Jackson, and thought preservation of a way of life was a priority here. Landowners rights period. Who's sense of community? Whose heritage? The new people who moved from places they ruined or the folks who value what this area is?
- I do not know what the land development policies are and if they have/have not been abided. It's very hard these days to take something at its word as of lately governments do as they please.
- Subdivisions must adjoin on an existing town.
- Manage use and growth with respect to private property rights!
- Western heritage
- Make it sound more inclusive of anyone wanting to live here, even if they are not a farmer or outdoor enthusiast.
- Save farmland
- "well managed" is going to be key
- "Farming ranching culture" instead of "culture"
- I primarily think about natural resources when the word "resources" is used - otherwise, the concepts may be confusing.
- Save agricultural land from subdivisions and protect water rights.
- It is important to remember all individuals see area in different ways depending on time in county, whether they are rural or in town, local or moved here, how they were raised and how they understand the vision statement.
- No houses on farmland!

- Define "resources"
- Make it sound more inclusive of anyone wanting to live here, even if they are not a farmer or outdoor enthusiast.
- Planning for less density. More attention to open areas that support wildlife...from antelope to wild horses
- Save farmland
- Do not subdivide farmland
- Becoming more inclusive for outsiders moving in, more open/flexible to change
- What is meant by Heritage? That word does not feel inclusive. It feels exclusive and limited to those that grew up farming and ranching. It feels like it perpetuates the constant feeling of outsider no matter how long you have lived here.
- It feels "old." There's no excitement or spirit in it. Where's the passion for what is to come? The future? The energy? We've got recreation, we're a destination, we are not dull!
- None of the items have a real definition...i.e. how do we define resources? What is a rural landscape? What is heritage or culture? I realize you define them on the next slide, but you should define them before this question to me.
- consider supporting economic and local business community. and education.
- Landowners should not be told what to do with our land.
- We should limit growth as much as possible in the County.
- Define "Our Culture" as I believe we should have an inclusive culture.
- The statement needs to include protection of agricultural land, preventing sprawl, and most importantly, protects and manages our most important resource - WATER!!
- Add sustainability - sustainable development.
- As a WY native, I cherish the uniqueness WY has to offer compared to other US states - low population, undeveloped areas free from developed hiking trails, climbing walls on rock formations, rivers not populated with rafts, fishermen, etc. I'd like to see Park County stay unique in these areas. Help Park county be governed by local control and self sustaining as much as possible - not reliant on fed. government monies/grants that have strings attached. Work with other adjoining counties to help in self sufficiency. Also don't get cart ahead of the horses - infrastructure BEFORE development, proper emergency services/have public access available BEFORE promoting recreation in areas.
- I would not support "facilitating" growth - I would restrict or slow it down. Also, I would prefer "our rural and wild lands" to "our rural landscapes" and "our wildlife and heritage" to "our resources and heritage."

Q7: HOW WELL DOES THE SHARED VALUE OUR RURAL LANDSCAPES REFLECT WHAT YOU VALUE ABOUT PARK COUNTY?

73% of respondents indicated that the draft vision statement captured their vision for Park County as a whole well (50%) or perfectly (23%).

Answered: 119 Skipped: 38



WHAT WOULD YOU CHANGE ABOUT THE SHARED VALUE OUR RURAL LANDSCAPES?

Open-ended responses are listed below. Some respondents questioned the meaning of “Western culture” and whether it is more focused on tourism than local lives. Others suggested changes included less emphasis on “cowboy culture” and the past (i.e., generations of tradition), more emphasis on tight-knit community and the future, concerns about clutter on properties, and consideration of energy development (particularly solar and wind), housing, wildlife habitat, and public lands.

- Rural areas with a junkyard or a mansion—doesn’t matter which—breaking up the view are to be avoided. I would love to be able to limit the size and architecture style of homes in the public view (impossible) but maybe nominating good examples for an award would steer things toward attractive land use that complements the scenery.
- Again, without enforcement of County Regulations, these values mean nothing.
- The “rural landscapes” are sometimes marred by “dumps” /vehicle graveyards
- Rural areas should remain as much as possible what they are now rural. Big resorts should not be able to build and have tourist traipsing thru private property to get better views. We moved out to a rural area to be away from people fir lower taxes etc. So the new people that come and want their roads paved and street lights should of thought about that before they bought. Why should a whole community have to pay for something we don’t want and have lived without as a choice
- How to minimize the growth out without jacking up the prices of the inner Cody resident. Part of the value is the small-town affordability. If this isn’t valued alongside the land, the culture will sadly shift with turnover.

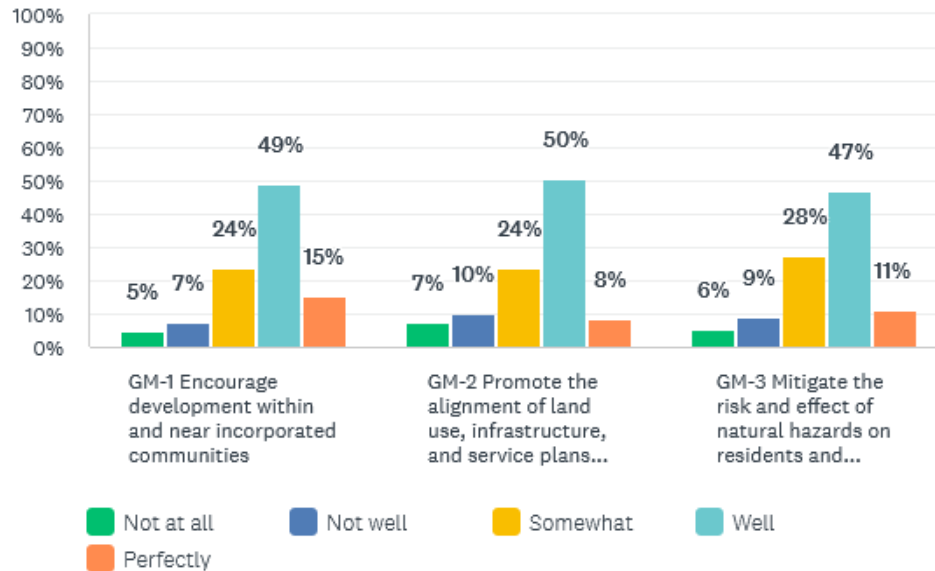
- I'd like to know more of the plans to protect the natural resources and rural public land. Will Park Co limit building and billboards and other eye sore public displays ? Will the current public lands be added to or remain protected as they are indefinitely? Thank you for answering my questions.
- "Rural landscapes and wide-open vistas" should include statements specifying the importance of preserving the pristine natural environment (wilderness areas), and fish/wildlife habitat. Rural landscapes and wide-open vistas are distributed more less equally throughout our 50 states. What makes Park County unique, and hence a major resource, is the "back to nature" feel and the abundance of fish and wildlife habitat; as well as a wide-open, natural "visionscape" unpolluted by such things as wind turbines, solar panel arrays or high-tension power lines.
- Mention that in order to preserve the actual beauty and landscape, effort will be made to hire and involve ARCHITECTS that specialize in ORGANIC & SUSTAINABLE architecture that fits into Nature without depraving Nature! That is crucial to any urbanism development to have a plan. So urbanization is not done wildly and destroying the wildlife around us.
- Individual subdivisions homeowners associations seem to get the bit in their teeth and step on individuals rights quite often. It's scary to think of a countywide regulatory body with an unmanaged amount of power.
- Please talk about wildlife and its absolute need for places to migrate- after all, we live in their home
- Ensure public lands remain public and are accessible
- There absolutely needs to be a stronger emphasis on private property rights. Farmers and ranchers should NOT have to provide everyone's open space vistas for free. "Protecting ag land" is a flawed mindset that goes directly against the private property rights of those farmers and ranchers. Such a mindset has the potential to keep ag producers in POVERTY if they can't sell land to pay debt. Please PROTECT private property rights!
- Again, if wide open spaces and undisturbed areas are desirable for residents, the focus needs to pivot to the public lands and their conservation. The area public lands are being destroyed and tore up, so we need to tend to that. Private lands are just that: private lands. Private property rights trump what other people want to see on those lands.
- This form is unclear. It does not specify what the county-wide goals are.
- Development should be concentrated by incorporated towns. Infrastructure already exists in these areas. Our billion dollar plus wildlife should be a high priority. If it is messed up, you will not get it back and the same goes for out water ways.
- Change rural landscapes to farmland
- Instead of "Rural Landscapes" and "wide-open vistas" say: "our farm and ranch land"
- What matters is to limit/minimize "adverse" impacts.
- Again, it sounds great but I'd really like to know what policies this statement would be based on. Any new development should start at the town and move out and only if the infrastructure is there. Development should not spring up out in the rural areas where there is no infrastructure to support it and ruin the quiet life of their neighbors. If country people wanted close neighbors, they would have lived closer to town!
- The county must develop a meaningful subdivision and zoning change process which protects valuable seed production farmland. There cannot be only politically correct lip service to property rights, otherwise, nothing will change, and development will occur without any controls.

- The county needs a policy on wind and solar projects that could negatively affect rural vistas.
- Cody not the country will condemn property for recreation there for putting the needs of the new residents over the established residents
- Use the words farming and ranching
- I'm unsure what is meant by the word pristine as it applies to environment.
- I hope shared value does not mean shared private property.
- Stop ruining Farms ground
- Again, where is the energy? Yes, we have amazing views and wide-open spaces, but we can also USE them! We farm, we recreate, we create, we meditate.
- It would depend on the planning area and with so much of the county being state or federal land, where very little development can be done. Only 23% of Park county is not held by the state or federal government. That is better than the 3% in Teton County, but The rules are going to need to be flexible in the 23% that development can be done on.
- Landscapes change over time. If people do not like it anymore thru can move to another location. Do not impact other's rights to cater to anyone.
- Managing means taking private property rights away. Everyone values this but are not paying for this.
- Teton County seems to have a comprehensive plan and land use re-visited every five years. Loss of prime agricultural producing land to large subdivision will only cause problems with irrigation delivery. Would support moratorium on large subdivisions larger than 4 or 6 divisions. Moratorium at least until new land use rules and regulations are officially developed in two years.
- This is my opinion not necessarily shared values of all Park County.

Q8: HOW WELL DO THE FOLLOWING PROPOSED COUNTYWIDE GOALS RELATED TO GROWTH MANAGEMENT IN SUPPORT OF OUR RURAL LANDSCAPES REFLECT YOUR GOALS FOR PARK COUNTY?

Most respondents felt that proposed goals related to growth management reflected their goals for Park County WELL or PERFECTLY, with the strongest support for GM-1 and GM-2. All three goals were rated WELL or PERFECTLY by more than 58 percent of respondents.

Answered: 111 Skipped: 46



WHAT WOULD YOU CHANGE ABOUT THE GROWTH MANAGEMENT GOALS?

Open-ended responses are listed below. Respondents felt that there was not enough emphasis on private property rights and raised concerns about the terminology of “encouraging” development, natural disasters, the role of the County to actually mitigate hazards, and the importance of water in determining where growth should occur. There was some confusion about the meaning of the language in GM-2.

- I am only mildly concerned about property damage from wildfires, flooding, or landslides etc. when people choose to build without regard for the cost to defend those places.
- Hold strong to regulations! People want property rights but they also want regulations to protect them.
- Should leave rural areas rural. That’s why we bought land in rural areas
- By more development we are driving the animals that lived here first away . Visitors to this area do not understand that the deer population in town is a draw for tourists. They are wild animals and should be treated as such. The bears, elk, and sheep also are important. Don't pet the bears!!! Or maybe do and stop the gene pool. But the bears and wild animals should not be punished for a dim-witted person that does not realize the danger. One of the big draws for us to this area was the wildlife.
- Not sure what #2 really means. Rather vague and ambiguous.
- We don’t need to encourage development, but rather manage what is naturally occurring.
- I would say :”protect the land for recreation and natural environmental habitats versus building fir economic growth.”
- GM-3 as stated is beyond government’s ability and outside government’s proper role. "Mitigate" implies actions that shift responsibility from individual landowners to government agencies, increasing dependency on government for personal safety, and a relinquishing of basic individual freedoms. The goal is admirable and should be kept, but needs to be reworded.

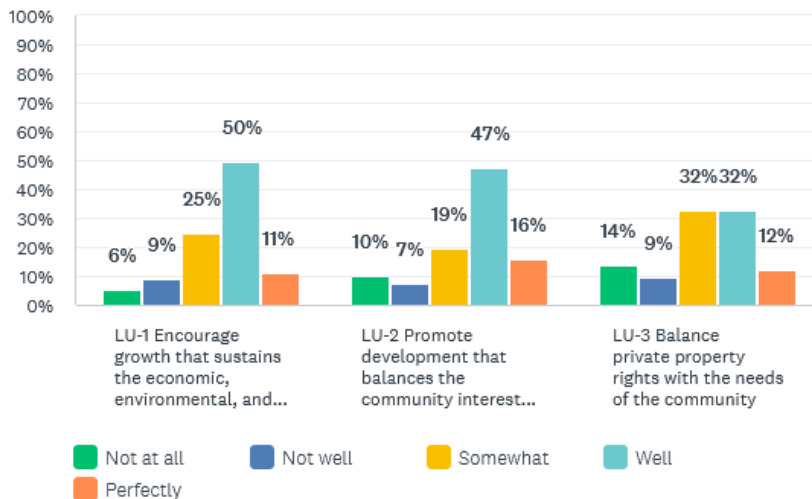
- If "alignment of land use . . . plans" refers to different planning for different areas, then I agree: for example, Cody should be planned differently than the Upper Clarks Fork. The key of course is how each area is planned. In addition, the scope of "natural hazards" should be specified to avoid governmental overreach. Not all natural hazards can be ameliorated in the normal course of government policy.
- Make your goals clear. Now they are vague. Urbanization is a must with architects and developers that know how to integrate architecture in such pristine landscapes. Use visuals.
- In promoting alignment of land use, discourage development on irrigated farmland through fees and taxation structure.
- I'm not sure how effective the county can be mitigating risks and natural hazards. Rather than mitigate perhaps its more about acknowledging risks and natural hazards. Fire/drought/landslides/floods are evident lets acknowledge it and not fool ourselves the county can effectively mitigate it.
- we do NOT need to run waterlines county-wide (GM-2)
- What is meant by this statement?
- What does "encourage" mean? Does that mean more regulations? These goals sound like the county government wants to be in the middle of every single thing... we don't need more government, we need less government.
- Again, we are totally overlooking private property rights. We don't need more government intervention into every single detail of life.
- Basically, building development should be concentrated nearer to existing towns and cities. The further distances from them should be kept more open
- GM-1 "Encourage development" - No!
- Landowners don't need to be micromanaged.
- GM. what is promoting the alignment of land use. If it is the County telling landowners how to use their land, I don't think that is right. GM-3 I think Owners should know the risk of natural hazards on their property and I don't think it the county that should mitigate effects of hazards or risks.
- I think that water is very important, as it is a limiting factor and there are historically binding laws for its uses, this should be a very important factor when implementing new goals. Any new development shouldn't harm any existing individual's availability to their water.
- Subdivisions should not be granted below the canal system unless adjacent to a town.
- Wide open vistas and necessary growth as demanded by population growth are mutually exclusive!
- Growth depends on water!
- A sustainable future for Park County is primarily about balanced growth. Growth of industry, manufacturing, and businesses - the appropriate number in appropriate places. Also growth in residences. How many, what sizes (minimum acres), and where. All of this entails a coordination of municipalities with non-incorporated areas. The two areas rural and urban, should have plans that consider closely, the plans of the other.
- Do not understand what you are trying to get across in GM-2. That needs clarification.

- I'm not sure what is referenced by natural hazards. Natural hazards have been present since the area was established. I think it's more important to focus on the manmade effects from where and how the county population expands (replacing production farm ground with housing).
- GM-3 There should be more building code regulation that takes into consideration what it means to live in a place that has natural hazards. Don't cut the forest to prevent fire impacts on homes, reduce the number of homes in the forest and build them of materials that are resistant to flame. Thinking about risk needs to come from the wholistic perspective not just from the protection of property that should not have been there in the first place. If a home is built in the floodplain they should have flood insurance, not ask the farmer not to irrigate his fields.
- GM-1: Perhaps direct "dense" development within and near incorporated communities. GM-2: As written, it is hard to understand. Maybe "Align development with available and planned infrastructure and services." GM-3: "Avoid development in hazardous environments."
- When you say "development", that is really vague. I assume you are talking about housing specifically. Our family farm is in the Powell planning area, but my business is in the Cody/Powell Rural. The idea for development is very different for the two planning areas.

Q9: HOW WELL DO THE FOLLOWING PROPOSED COUNTYWIDE GOALS RELATED TO PRIVATE LAND USE IN SUPPORT OF OUR RURAL LANDSCAPES REFLECT YOUR GOALS FOR PARK COUNTY?

Over 60 percent of respondents felt that two of the three proposed goals related to private land use (LU-1 and LU-2) reflected their goals for Park County WELL or PERFECTLY. However, LU-3 had only 44 percent of respondents rate it as positively.

Answered: 111 Skipped: 46



WHAT WOULD YOU CHANGE ABOUT THE PRIVATE LAND USE GOALS?

Open-ended responses are listed below. Some respondents expressed concern about “balancing” private property with community needs (generally wanted greater priority on private property rights). There were

also concerns about the vagueness of the goals, the terminology of “encouraging” development, the role of water, and importance of agricultural lands.

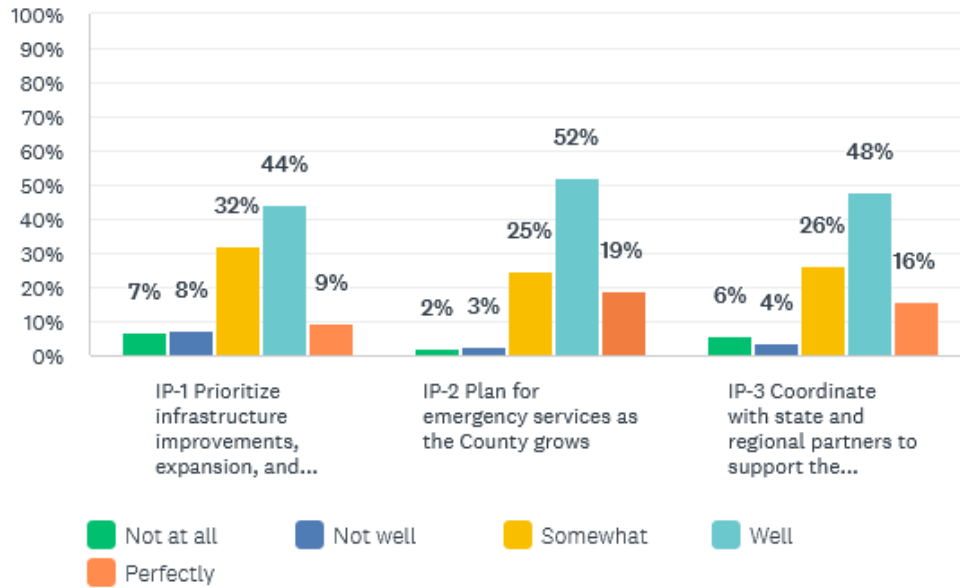
- There should be some way to keep our night skies. Like using yellow lights instead of the harsh white lights.
- If traditional land use is not paying the rent, we shouldn't try to force people to stay in those businesses (ag, I'm looking at you)
- This is a HORRIBLE survey! It's so vague.
- Economic values should be varied, not just tourist oriented. The string of empty motels is extremely unattractive.
- Private property should be managed only as far as building more living quarters. What someone does with their property is not the business of others. The building of 1 permanent residence should be allocated to each property owner.
- LU-3 sounds like what they are doing in Colorado and everywhere else. Private property is PRIVATE PROPERTY and should not be considered in the "needs" of the community. Communities change with the influx of urban dwellers and they then push for the "amenities" they left behind, instead of embracing what makes their new town unique. Next thing you know they want to run a bike path across private property (only one example) "for the greater good". There is no "balance" when the new arrivals outweigh the native populace.
- Goals are very vague. Too much emphasis on the environment not enough on private land rights.
- Don't encourage growth to the community. Deal with what happens naturally
- We don't need to encourage growth or development, rather manage what is naturally occurring.
- LU-3 should be stated "Protect private property rights," rather than trying to enforce compromises with special interest groups that violate them.
- Respect private property rights and collaborate with landowners to address needs of the community.
- Rattlesnake mountain and other public lands are currently cut-off by private landowners. Can this be addressed by the county?
- PRIVATE means PRIVATE private property rights are not the communities to balance LU-3
- "Encourage growth that sustains the economic, environmental, and cultural values of our County..." by who's definition? That's very vague. Private property rights are absolutely paramount--they are not something that should be "balanced," they must be "ensured." This is something the county should not be negotiating... without guaranteeing private property rights, the county is putting themselves on a dangerous and slippery slope.
- Again, you should not be "balancing" private property rights, you need to be "guaranteeing" private property rights.
- LU-1 "Encourage growth" - No!
- Encouragement of new businesses is not welcoming in the statement.
- LU-2 seems much too broad and unwieldy to the point of being meaningless. LU-3 is vague.
- Private property rights are private property rights. The 'community' doesn't have a right to tell the private property owner that its needs supersede the private property owner's. That is the antithesis of private property and outright destruction of private property rights.

- LU-3 Private property rights should not cater to what the community needs unless agreed to by private property owner
- Once again, I am very suspicious of these statements as they can mean one thing to me but still leave a great deal of wiggle room for the government. As I have seen policies that are enforced for some but not others.
- I am skeptical of this plan - it looks so diverse that nothing will change, because of the bandwagon of private property rights is an easy way to get votes and change won't happen.
- Growth depends on water
- Private property rights? County already has rules about property right. We need county permits to build. No private rights. Now? We need to eat. (Save farmland)
- Have more respect for water rights.
- Stop building on farm ground
- Private land use as a category seems odd. LU-1: What does this mean? LU-2: Seems loaded. LU-3: Balance private property rights with the health and safety of the community.
- My family has been living here since 1907, and the county government just needs to get out of the way.
- Landowners should not be regulated on what uses are permitted for their deeded land.
- Private property rights are more valuable than community needs.
- One of the aspects of Park County that makes it such a special place to live is the low population and large agriculture and public land landscapes that exist here. The more growth we promote the faster we lose the most treasured aspect of this place. We should limit growth as much as feasibly possible.
- LU-1: "Only allow" growth...; LU-2: "Only allow" development...

Q10: HOW WELL DO THE FOLLOWING PROPOSED COUNTYWIDE GOALS RELATED TO INFRASTRUCTURE AND PUBLIC SERVICES IN SUPPORT OF OUR RURAL LANDSCAPES REFLECT YOUR GOALS FOR PARK COUNTY?

Most respondents (53-71%) felt that the proposed goals for infrastructure and public services reflected their goals for Park County WELL or PERFECTLY. Support for IP-1 was lowest.

Answered: 107 Skipped: 50



WHAT WOULD YOU CHANGE ABOUT THE INFRASTRUCTURE AND PUBLIC SERVICES GOALS?

Open-ended responses are listed below. Comments included support for prioritizing infrastructure improvements and concerns about less populated areas being underserved, funding for fire departments and districts, and the cost to taxpayers of extending infrastructure.

- I understand that our rural fire departments are underfunded.
- I like having access to remote areas so county roads and bridges need to be safe, but they don't need to be 120' wide high speed thruways. Just safe and well marked as public (many remote stretches of road begin to look like private roads and landowners like that.)
- Leave the rural areas rural
- I would change that if you move to this area it is your responsibility to take care of yourself. Not the government and not the city.
- Infrastructure should be provided to as many areas as possible, especially water and sewer.
- IP-1 "best serve the MOST businesses and residents" Sounds like only the town will benefit and rural residents will come last.
- Those are good
- I would add to IP-1 that business/commercial/resort growth be restricted to existing incorporated urban areas or existing developments which have supporting infrastructure in place. It is too easy to justify new developments (bringing new infrastructure) in the name of progress; without realizing that such developments erode away the very environmental resource that we are trying to protect: i.e., the pristine environment that draws both residents and visitors alike, and is the foundation of our tourism industry.
- IP-1 Prioritize infrastructure improvements, expansion, and maintenance in areas that best serve the most businesses and residents* THIS MEANS NOTHING BUT MORE PROPERTY TAXES IP-1 Prioritize

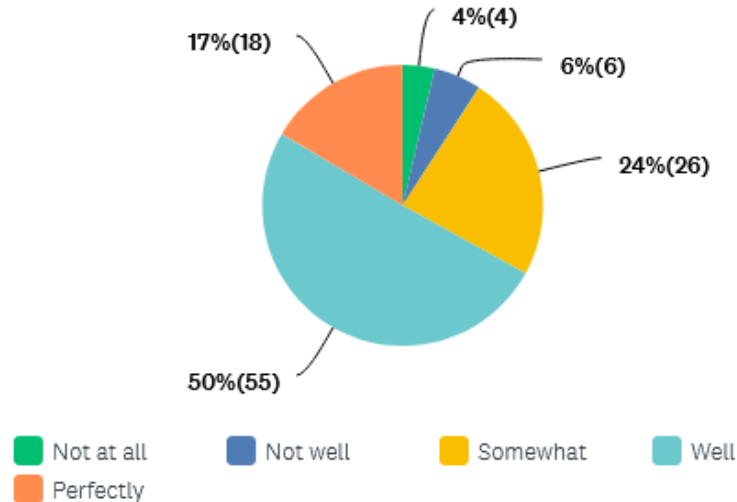
infrastructure improvements, expansion, and maintenance in areas that best serve the most businesses and residents* AGAIN, WHERE ARE YOU GETTING THE FUNDING?

- Obviously, business drives a community. It is important to support business that does not create pollution or attract less than desirable activities such as, horse racing/gambling.
- This is more in line with what county government should be concerned with and planning for. The last goal is vague and needs more clarity.
- This is the role of what county government is supposed to be doing.
- IP-1 what does “most” mean?
- If I don't have to pay taxes, no problem, focus on the 'most businesses and residents,' for improvements. We all pay taxes and if a public rural road to a rancher property needs improvement it should be fixed.
- IP-1 Prioritize infrastructure improvements, expansion , and maintenance in areas the best serve the community.
- Ip-1 why not all?
- Stop wasting money
- When prioritizing infrastructure expansion in areas that would benefit more people and businesses... are you taking into account the short term business of building houses or renewable revenue that ag provides year after year? I think the weight of revenue put back into the community should be heavily taken into consideration vs the sole number of people. Money streams is what will keep the longevity of our community thriving.
- Seems to overlap with growth goals. IP-1: Plan rather than prioritize? IP-2: Basically we need to fund emergency services to support the growth that occurs. IP-3: Evaluate and provide transportation means to support people, goods and services.
- Most of the infrastructure is owned by districts, which I admit are political subdivisions of the county, so far, not many of the districts have been included in this from where I stand. If the state (WYDOT) or federal agencies are going to build a road, they are going to build a road. There is not much input from municipalities or the county. They will hold listening sessions, that is about all.

Q11: HOW WELL DOES THE SHARED VALUE OUR RESOURCES AND HERITAGE REFLECT WHAT YOU VALUE ABOUT PARK COUNTY?

67% respondents felt that the shared value Our Resources and Heritage reflected what they value about Park County WELL or PERFECTLY.

Answered: 109 Skipped: 48



WHAT WOULD YOU CHANGE ABOUT THE SHARED VALUE OUR RESOURCES AND HERITAGE?

Open-ended responses are listed below. Comments included a desire for greater emphasis on protecting nature, concerns about what “compromises” could impact this value, a desire for growth and development that isn’t like other booming and expensive places, interest in more diverse economic industries, and discussion about the character and culture desired (i.e., more vs. less welcoming to change).

- Hard to have a pristine environment if we’re encouraging resource extraction but it’s good to have that language in there.
- Calling out clean water is important
- I think instead of “compromise access,” the first priority should be to leave those resources untouched. As soon as we start toying with the idea of what is compromising, that’s a slippery slope that, when money is involved, will not be balanced with our environment’s best interests.
- I don’t know the scope of what this indicates
- I would like to see in addition something about protection of freedoms, reduction of government interference, and preservation of conservative points of view.
- I would qualify “economic opportunity” in the above statement to specify that economic opportunity which is consistent with Park County resources and heritage. “Economic opportunity” as such is too broad a statement.

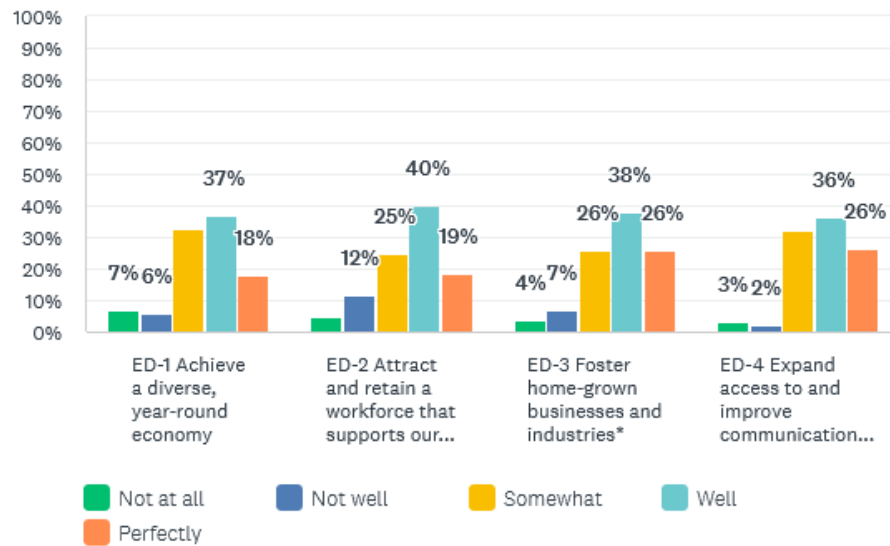
- Once again, you need very good urbanists, architects and planners that can create a unified vision that respects the Nature we have here in Wyoming. respecting the open-space, the scenery...it all lies in the way all is build. And integrate all better in Nature.
- It is difficult to lump these values into one goal without making compromises.
- We can't have growth that doesn't compromise access to recreation, economic opportunity, and a pristine environment. Change doesn't compromise to "minimizes"
- Not condemning private property for public recreation thus choosing who is and who is not of value regarding private land
- Natural resources, in this area, include wind and sun. The utilization of wind and solar over oil and gas can be a nonpolluting option for our economy. There are considerations in their planning and adoption but, they are viable and responsible alternatives to being held hostage over oil and gas tax money and pollution.
- If this value were focused solely on public lands, then it's a good goal. However, I know it's not focused solely on public lands because obviously this is a survey about the Park County LUP. Private property rights are not negotiable. It is NOT okay for the general public or the county government to expect or demand that private landowners provide residents with a "quality lifestyle." County government doesn't have the right to use privately owned lands to achieve goals of "access to recreation, economic opportunity, and a pristine environment" for people of the county. This is government overreach at its finest.
- The focus for this needs to be put on the public lands, not private lands.
- Somehow, the shared values should note water supply as a major factor affecting growth - sorry, I don't know how. Under Resources and Heritage, "pristine" seems a stretch in defining our environment. Also, should the statement acknowledge the recent addition of remote work?
- The shared values should not be limited to public land but should include private lands as well: - i.e. current zoning regulations for the Upper Wood River are set at one acre. This acreage and specification must be increased (to 20-40? acres) to protect wildlife corridors, fishing, and scenery.
- Our view sheds, wildlife, and waterways are the money generators! Do not mess them up. Get zoning in proper order to protect these areas. Also, insure that land use, recreation, extraction, manufacturing, development, and farming do not destroy our great assets.
- Enlarge lot sizes for now. This might give us breathing room.
- We don't want big business, big "manufacturers." And I certainly don't want to see us "promoting"/ encouraging growth. Growth will happen but we need to make sure we don't become Colorado and Bozeman, MT.
- Tourism ruined Jackson. Cody shouldn't make the same mistakes by going for increased numbers and ruining town for the rest of us.
- So describe the type of growth you are supposed to be seeking
- I don't see how you can have both - if you want to preserve the "natural resources" the growth would kill it. If there is enough development to satisfy the economic growth where does the water come from???
- Encourage growth but not to the detriment of established residents forcing them out of their homes and lively hood for new residents
- Stop putting subdivisions on prime farmland!

- Stop building on agriculture grounds
- It is important that this value is focused on access for ALL not just ranchers/farmers or seasonal visitors. It is also important that this value be welcoming to new residents who want to live in a place with these values that may be coming from other locations.
- Seems repetitive with earlier statements.
- The only resources that are promoted are agriculture and tourism. Now, 18-5-201 protects mineral extraction, but the county doesn't want that. Unless the county allows for any industry, we will always be a one-pony show. That will result in locals being forced out to find work. Begging for H-1B visas will continue.
- The main item Park County needs to worry about. The majority of growth I have seen relies on ground water. Aquifers are fragile and finite items. With un-regulated and un-controlled use of the ground water will have disastrous consequences for the area. Wells will dry up or silt in, water quality will degrade and friction and fights over water will occur. Park County needs to implement regulations that will require any new sub-division to show a 30+ years supply of water that DOES NOT impact existing users. As a geologist I have seen this go on through the West.
- Add more detailed wording.
- I don't seek growth.
- Many in Park County do not seek growth, they want to slow it down. The influx of outsiders is destroying our communities, especially with them buying up all the affordable housing and turning it into VRBO's. Subdivisions are destroying our ag. lands. Retiring farmers and ranchers should not be the ones giving up the monetary value of their property for the public good. We need a Park County land trust, or a relationship with a land trust like American Farmland Trust, that can purchase farmland and keep it in ag. while paying the farmer same as a developer would. It is critical to maintain open space between Powell and Cody so the 2 don't merge into one Colorado-style blob. Critical properties need to be identified - consider "viewscape" from the highway as well as wildlife land, good farmland, and set in motion a mechanism to protect these lands from development - easements, purchase, leases - maybe other options too. Kanye West ranch property good example of how much damage one idiot can do in a short amount of time.

Q12: HOW WELL DO THE FOLLOWING PROPOSED COUNTYWIDE GOALS RELATED TO ECONOMIC DEVELOPMENT IN SUPPORT OF OUR RESOURCES AND HERITAGE REFLECT YOUR GOALS FOR PARK COUNTY?

55-64% of respondents indicated that the four proposed goals related to economic development indicated that they reflected respondents' goals for Park County WELL or PERFECTLY.

Answered: 105 Skipped: 52



WHAT WOULD YOU CHANGE ABOUT THE ECONOMIC DEVELOPMENT GOALS?

Open-ended responses are listed below. Comments include concerns about government involvement in economic development, worries that economic growth will result more people and development, a desire for more economic development, confusion about the meaning of “home grown,” and a mix of support and opposition to more cell towers and internet access.

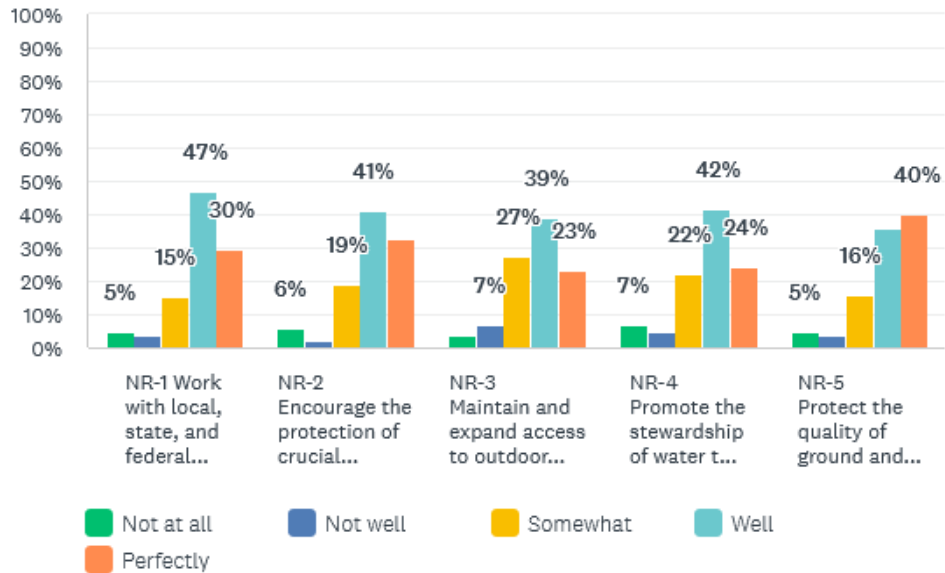
- No more cell towers. If you live here it is not imperative that you have cable and communication all the way thru the park.
- ED-1 "Encourage", not "Achieve" -- beyond government's ability and role to actually accomplish
- The unique Park County "visionscapes" should be protected as part of the pristine natural environment: i.e., no wind turbines, solar panel arrays, or high tension electric power lines. Efforts should be made to grow and attract businesses, for the overall health of the County. However, that growth should be limited to incorporate areas, especially the Cody planning area. Non-polluting industries should be stressed and extraction industries avoided. The farming and ranching economy should be encouraged. Broadband internet access should be provided throughout the County.
- Yes all this should be done but with elegance, and perfect urbanism planning.
- Park county residents often display a lack of economic comprehension by complaining about the tourism that supports their community.
- Foster organically grown businesses that have relied on internal capital rather than looking to snag grants from state and federal sources for pie in the sky ideas that can't stand the realities of the business world.
- This is confusing to me. It sounds like the county is concerned about growth, but then wants more growth? You can't expect to curb growth but then try and bring more people into the county in the name of economic development. It doesn't make sense.
- On one hand the county seems to be concerned with too much growth, but then you want to bring more people to the county? You can't have both.

- ED-3 “home-grown” seems unnecessarily limiting. ED-4 needs to be much stronger
- Let the market work. If people can figure out how to make money in the off season great. Let employers figure out how to keep employees. As long as so many people are staying home to collect free money, no amount of 'attraction and retention' is getting them off the couch. Don't waste our tax dollars. Let the market WORK.
- I think government needs to get out of the way if businesses, especially small businesses. I think now more than ever we have learned how detrimental government is to businesses and livelihoods of residents. Park county should support the economy not try to drive it.
- More focus on economic development
- Almost seems like economic development should be an overarching value. ED-3: What does that look like? Avoid chain stores/restaurants? ED-4: telecommunications
- Agriculture is not a year-round business. My family is farmers and November gets pretty boring. The George Dairy is year-round, but ag businesses that are year-round are few and far between. Tourism is not year-round. There is only one ski resort (on federal land) so the county has no control over that operation. Cody slows way down in the winter. Merit Energy really provides about the only real year-round jobs, and the county seems to discourage commercial and industrial development.
- Business incubator
- We are asked to rate how well the state goals "reflect Park County." This is very confusing. Park County today? How I would like Park County to be in 5 years? 10? 25? For instance should we aim for a year around economy? Yes? No? Maybe? But none of the above "reflects Park County." I think growth needs to be slowed down not promoted. I don't like this survey - don't like questions or phrasing. Confusing and simplistic.

Q13: HOW WELL DO THE FOLLOWING PROPOSED COUNTYWIDE GOALS RELATED TO ENVIRONMENT & NATURAL RESOURCES IN SUPPORT OF OUR RESOURCES AND HERITAGE REFLECT YOUR GOALS FOR PARK COUNTY?

62-77% of respondents indicated that the proposed goals related to environment & natural resources reflected their goals for Park County WELL or PERFECTLY, with especially strong support for NR-1 and NR-2.

Answered: 107 Skipped: 50



WHAT WOULD YOU CHANGE ABOUT THE ENVIRONMENT & NATURAL RESOURCES GOALS?

Open-ended responses are listed below. Comments included concerns about the County impacting private property rights, the impacts of people crossing private lands, the impacts of expanding access to more people, and the potential impacts of protecting wildlife habitat on the use of private land. Comments also highlighted a desire for more specifics on protecting wildlife and the environment and a stronger emphasis on water (e.g., separate heading w/goals to address both domestic and irrigation resources).

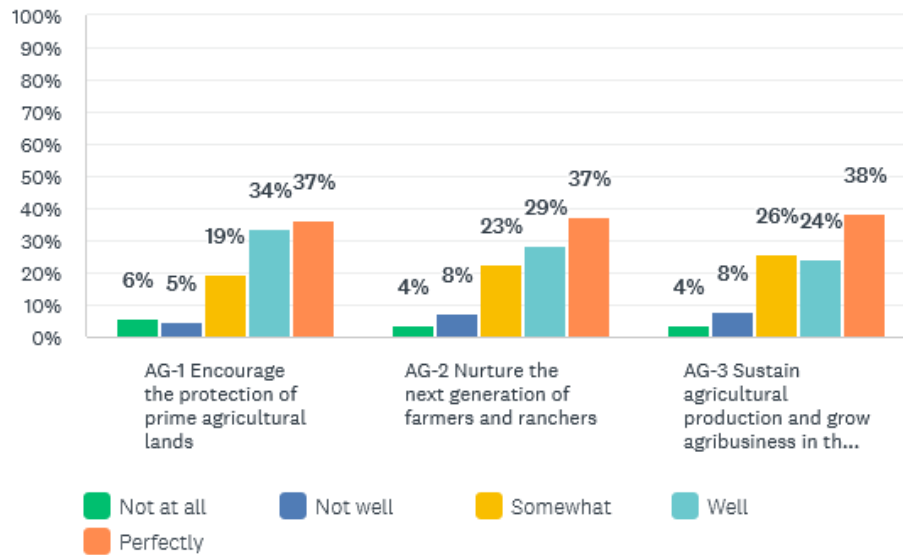
- NR-3 is a mixed bag, isn't it? Access to public land across private is important. Don't support landowners who would quibble about "corner crossing." But also don't build roads into wilderness areas and dredge up the old "multiple use everywhere" nonsense.
- This is a high desert. Move south if you want more water
- Protect Wildlife and Fisheries Habitat
- Yes but all vague. Find great people that can work in such a pristine environment without destroying it. Do a International Competition to get the best sustainable and organic architecture. Organic architecture can be very sophisticated and gorgeous without interfering with the landscapes.
- Irrigation districts original intent were focused on agricultural applications only, not intending to supply domestic water to subdivisions. It's a sticky wicket when you overlay ag land with a subdivision plat and attempt to reapportion water among small non ag lots and applications
- What does promote the stewardship of water to meet the needs of all users mean?
- In NR-1 change "work" to "collaborate". In NR-4 add "quality, quantity and timing" before "water".
- NR-3 Maintaining access is a given. Expanding access should be considered carefully. Humans can be very destructive in their pursuit of recreation. Land damage and erosion, disruption of wildlife migration, overuse must be primary considerations. In other words, business for the sake of business does not fit our life goals.

- You can NOT do these things at the expense of PRIVATE landowners and PRIVATE property rights! If this were completely focused on goals for how the county could work with the federal government on the public lands, then it would be an admirable goal. The county has no right to control these things on private lands unless they are having a harmful impact on a neighboring landowner. "Protect" is often a dangerous word which can be taken out of context and used as a weapon for power and control. It is not the county's business or role to "protect" things like wildlife habitat and water on private lands, nor is it their job to use private lands as a way to expand access to recreation. The county is bordering on socialism with these "goals," and it needs to be reined in.
- You can't do these things at the expense of private property rights. If this is the goal for public lands, this is great. The government shouldn't be trying to control every aspect of private land ownership.
- NR2 - add migration corridors, please
- Wildlife viewing, fishing, and scenic expanses are some of the most important tourist attractions which earn revenues for the local communities.
- NR-2: This is one of the most important NR-4: This is also very important
- Sounds like a lot of bureaucracy. Local decisions made locally by locals are awesome.
- Promote stewardship of water...is park county going to change laws for the use of water? Water is limited- you can't have it for all!! Would be nice but it doesn't work that way.
- NR-1 Coordination with federal government will most likely be in opposition to maintaining local and personal property rights. NR-2 Maintaining major species migration corridors is important but that can be easily taken to extremes when protecting minuscule species of fish and insects like federal government does.
- N3 expanding recreation to the detriment of historical dated ranches. Because greed always overrides.
- Protect is a good word to use. Water is in our state constitution! Wyoming is only 1 of 2 states that recognized the importance of water for development. This should be reflected in this plan.
- Park County has world class wildlife habitat for large mammals, many of which migrate to and from Yellowstone. The value of these herds and their habitat should be explicitly stated.
- Encourage signage to show where public access begins.
- Promoting the stewardship of water to meet the needs of all users....I think this needs to be more specific. Recreational water usage is much different than private property water rights.
- NR-3: Manage access to outdoor recreation in a way that balances use and conservation. Expanding access can sometimes be destructive to the overall goal.
- Because only 23% of the county is privately owned, Park county tends to dump most of this off to state and federal agencies. They don't have much control.
- Protection of ground water needs to be the top priority. Without water we won't have communities.

Q14: HOW WELL DO THE FOLLOWING PROPOSED COUNTYWIDE GOALS RELATED TO AGRICULTURE IN SUPPORT OF OUR RESOURCES AND HERITAGE REFLECT YOUR GOALS FOR PARK COUNTY?

62-71% of respondents felt that the proposed goals related to agriculture reflected their goals for Park County WELL or PERFECTLY.

Answered: 105 Skipped: 52



WHAT WOULD YOU CHANGE ABOUT THE AGRICULTURE GOALS?

Open-ended responses are listed below. Some respondents questioned if the County should be involved in protecting agricultural lands and supporting agricultural businesses. Other respondents felt that traditional forms of agriculture were overemphasized, wanted more sustainable agriculture, felt that “protecting” “prime” agricultural lands was not enough, and wanted stronger guidance on subdivision design and locations.

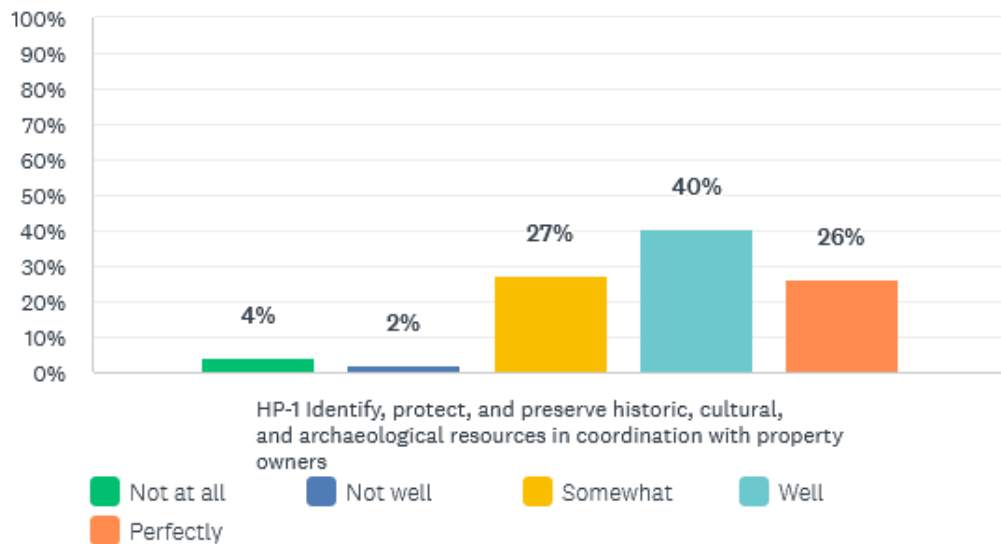
- A lot of our ag land has been subdivided and used as residential. Ag land should be designated as such. Doesn't mean people can sell their land, they just have to sell it as ag. Once the land has a bunch of houses on it, there is no going back.
- If a family farm has to be converted to ranchettes just to pay the bills, that's not right, and I prefer to look at farms, but each parcel has a different “best use”
- Are there areas mapped as Prime Agriculture Areas? Is this a country designation?
- I don't think “encourage” is a strong enough word. We MUST protect ag land.
- These issues will be determined by climatic factors and are unlikely to grow or sustain over the course of the land use plan.
- I don't place much value in AG-2 or AG-3
- Who decides what's prime ag land. Wyoming soil; is alkaline but different areas grows certain crops better than other so it is too complicated to try to simplify
- In AG-3 add “water-conserving” after “sustain”.
- It is absolutely not the right of the county or the general public to dictate to ag producers what they can or can not do with their private lands! “Nurturing the next generation of farmers and ranchers” is a noble idea, but is it the role of the county government? Same with “sustaining ag production and growing agribusiness in the county...” it's a nice thought, but not really the role of county government.

- Park County has always been an agricultural community, and of course everyone would like to see it remain as such. However, it is not the County's business to dictate things in such detail. Agriculture is not a lucrative business and it's hard to get new people wanting to be in that line of work. The County should not get to dictate what does and does not remain as "prime agricultural lands."
- People should not build houses where you can grow food.
- Not a reflection of future generations - may need to change the way of doing things without closing family farms.
- A clear bias to agriculture limits other sources of economic growth.
- AG-1 Does this mean no subdivisions? what type of protection?
- I am very concerned about how the government would be involved in this....
- There must be an emphasis to protect agricultural land for seed production.
- AG 1 encourage the protection of all agricultural land. What is prime ag land? different soil grows need and different crops. This is vague and too narrow
- We need to save farmland! This country will starve without farms.
- Encourage agriculture and an agriculture economy.
- Don't subdivide farmland
- I come from an agricultural background and appreciate finding ways to protect commercial farming. However, we also need to face the reality that unless a farmer is given land, it is nearly impossible to "make a living" in the industry. The other related reality is the average age of farmers is 70+. Many do not have families that can or want to take on the farm. Subdividing becomes about the only viable option because of the last point regarding how impractical it is to "make a living" on a farm when you have a land payment.
- Housing seems to be more important than agriculture. Discourage out of the area owners whose presence will only raise taxes and deplete agriculture
- Stop letting Farms ground be sold and turned into houses
- AG-3 agricultural production should have its limits in an arid environment and there are limits to how many head of cattle fragile native soils and plants can handle. Just because there was historic agricultural use does not mean it was sustainable use.
- AG-2: How? AG-3: Definitely need to encourage ag-related businesses where ag activities are already occurring.
- The subdivision of ag land into low-density housing is kind of silly. There is only so much land that can be irrigated, and every field that is broken up will never be replaced as ag land unless the irrigation ditches are moved, but that is too expensive to do.

Q15: HOW WELL DOES THE FOLLOWING PROPOSED COUNTYWIDE GOAL RELATED TO HISTORIC PRESERVATION IN SUPPORT OF OUR RESOURCES AND HERITAGE REFLECT YOUR GOAL FOR PARK COUNTY?

66% of respondents felt that the proposed goal related to historic preservation reflected their goals for Park County WELL or PERFECTLY.

Answered: 99 Skipped: 58



WHAT WOULD YOU CHANGE ABOUT THE HISTORIC PRESERVATION GOAL?

Open-ended responses are listed below. Respondents raised concerns about the impact of historic preservation on private property rights and questioned if the County should be involved in historic preservation. Others expressed a high value on preserving and protecting resources and wanted tribes to be more involved.

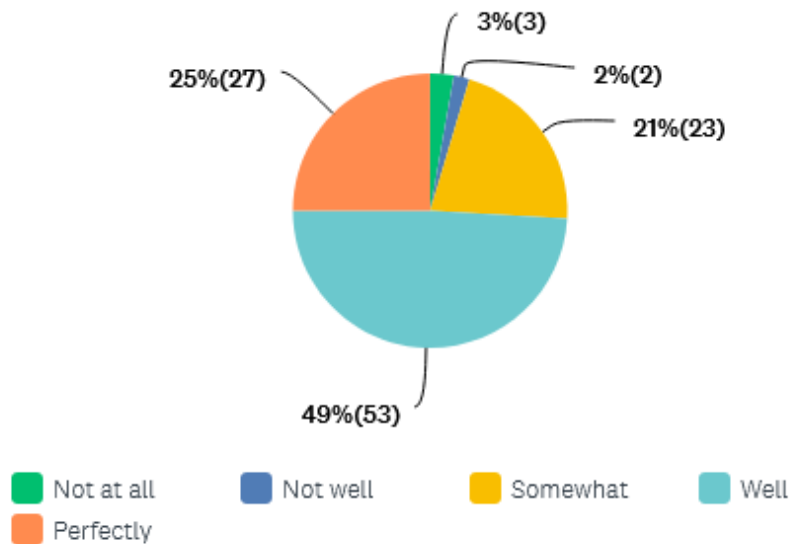
- If a private property owner finds dinosaur bones it is their responsibility to preserve the area. Not the government
- How are you going to protect cultural resources on private lands? There are no protections for housing development
- I would also mention working with federal, state, and local partners to develop and nurture historic and heritage sites, including Native American sites.
- Protecting, preserving historic and archeological resources are a MUST.
- I don't think the county should be involved with protecting resources on private or public lands. Let the feds or private landowners decide what is best for these resources.
- This is complete government overreach! The county doesn't have the right or the role in this with regards to private lands! Please stay in your lane and do what is needed and required of county government and don't infringe on things that are not part of what you should be focusing on.
- Again, what business is this of the County? Why should it meddle in these things?
- So long as private property rights are not infringed upon.
- Add "in coordination and cooperation with property owners"
- Delete preserve
- Not sure if "in coordination with property owners" is needed.

- 23% of the land is privately owned, and so the SHPO really only focuses on centennial farms and ranches. We have the Heart Mountain relocation center, but that is about the only historic property that is not in private hands or controlled by the federal government.

Q16: HOW WELL DOES THE SHARED VALUE OUR CULTURE AND SENSE OF COMMUNITY REFLECT WHAT YOU VALUE ABOUT PARK COUNTY?

Most respondents felt that the shared value Culture and Sense of Community reflected what they value about Park County WELL (49%) or PERFECTLY (25%).

Answered: 108 Skipped: 49



WHAT WOULD YOU CHANGE ABOUT THE SHARED VALUE OUR CULTURE AND SENSE OF COMMUNITY?

Open-ended responses are listed below. Respondents questioned the meaning of “Western culture” and whether it is more focused on tourism than local lives. Others suggested changes that included less emphasis on “cowboy culture” and the past (i.e., generations of tradition), more emphasis on tight-knit community and the future, and felt that growth and development have a large impact to the type of culture and community that Park County becomes.

- The more people that populate the area, the more difficult it is to look out for one another and the less quality of life you have when you have people living on top of one another.
- Park County people pay lip service to this idea and then ignore it as soon as possible
- Although this needs to go beyond to the native presence too, not just “western “.
- As an observation, if the natural landscape, rural, and urban planning is done properly, then the cultural and sense of community values we seek will follow.
- YES and I would emphasize all of the above 200 fold.
- Park county should diversify attractions.

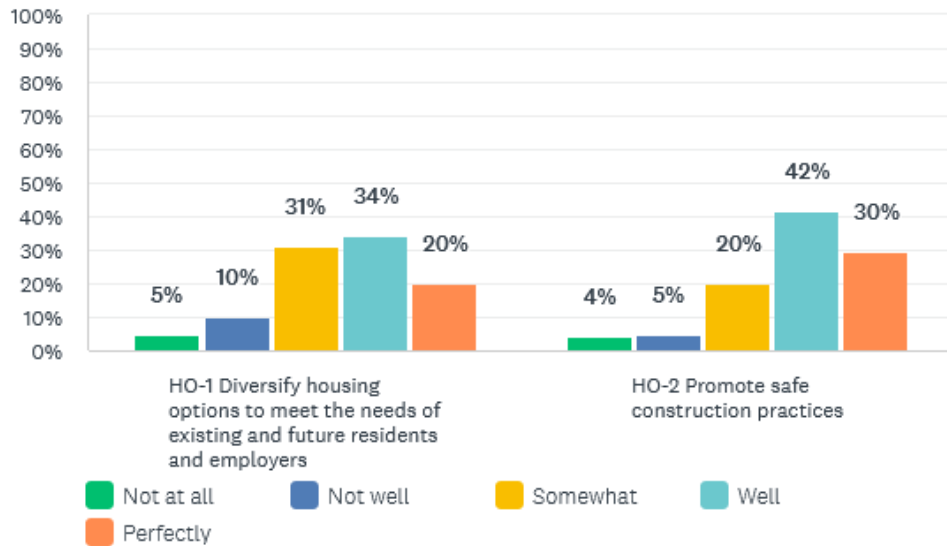
- It isn't forward looking at all its mostly about trying to live in the past. Might as well say "Park County has a cowboy culture where the whole of its existence -past and future-is linked to Buffalo Bill Cody."
- Cody is a tourist town and the west is a Hollywood fantasy. Cody is simply a town in the west. Is the culture real or for tourists entertainment. The history is real but this is 2022. Fake boots and not horse. Tourist shops and pretend horse rides.
- It's sad when multi-millionaires move into our area and increase property values so much that life long residents can't afford their taxes and lose their homes. There are ways to tax those who can pay more property tax.
- This is noble, but if it involves treading on the rights of private property owners to achieve it, then it is NOT okay.
- Again, why is the county government deciding these things? The County appears to be trying to micromanage every little detail with these statements, and it's government overreach.
- What is "Western" culture?
- Our natural resources; public lands are very important. But so is what is happening in town (Cody). Such a hodge-podge of development. Can dealerships spread out all over town. Big box stores the same. Why can't we have "areas" for those businesses, not just where ever they pop-up. We also need to work hard at keeping a "downtown" neighborhood of houses - not just VRBOs and airbnbs!
- If people can subdivide farm and ranch land, then the farmers and ranchers can not afford to buy the land, the land will be sold as a subdivision, and farmers and ranchers - our "unique Western culture" - will cease to exist in Park County.
- Also add something along the line of raise a family, great schools
- I think you're headed down the right road. Hope that we could get more citizen involvement.
- Powell is a hometown tight-knit community. Cody is no longer a tight-knit community. (Population growth is the difference)
- Important to remember the difference in the rural and community areas - differences in farming/ranching and city ideas and opinions.
- Recent political divisiveness will make this difficult.
- The community should welcome new people. Certain areas of the county are not friendly to new people or families. There is a very negative attitude towards new people even though those new people bring new skills, help achieve the economic goals of the community, supply tax dollars which fund schools, and help the fabric of the community become more vibrant.
- We have the least popular entrance to Yellowstone, and we are just another unheard-of farming community. I have traveled for work a lot. I have to answer the question where are you from frequently. "Have you ever heard of Yellowstone? I am from a farming community two hours east of Yellowstone." Even without being popular is it not cheap to live here. There are no jobs, and anybody who does want to bring industry is turned away unless it is agriculture, oil, or tourism. My family has been here since 1907, but we have to have in-town jobs (schools and hospitals) to keep the farm afloat, and when I try to bring industry to the area the zoning is changed on our property, still without any reason as to why. I do not have a strong sense of community when I can't talk to my elected officials.

- Remove "built around generations of traditions" it makes it sound stale, like we won't/can't change because of tradition.
- The statement about "maintaining a tight-knit community" does not sound like we are welcoming different types of people. We have to realize that with growth comes change. Our communities will have "different looks" over time. The best we can hope for is to maintain the values of Park County.
- Add more detailed wording.

Q17: HOW WELL DO THE FOLLOWING PROPOSED COUNTYWIDE GOALS RELATED TO HOUSING IN SUPPORT OF OUR CULTURE AND SENSE OF COMMUNITY REFLECT YOUR GOALS FOR PARK COUNTY?

54-72% indicated that these goals reflect their goals for Park County WELL or PERFECTLY, with the strongest support for HO-2.

Answered: 101 Skipped: 56



WHAT WOULD YOU CHANGE ABOUT THE HOUSING GOALS?

Some respondents raised concerns about having the County involved in the housing market and building code, while others felt that there should be a stronger emphasis on more housing and adopting and enforcing a building code. Comments included concerns about more dense housing types, support for more affordable housing types, and a general desire to guide more dense housing to incorporated areas.

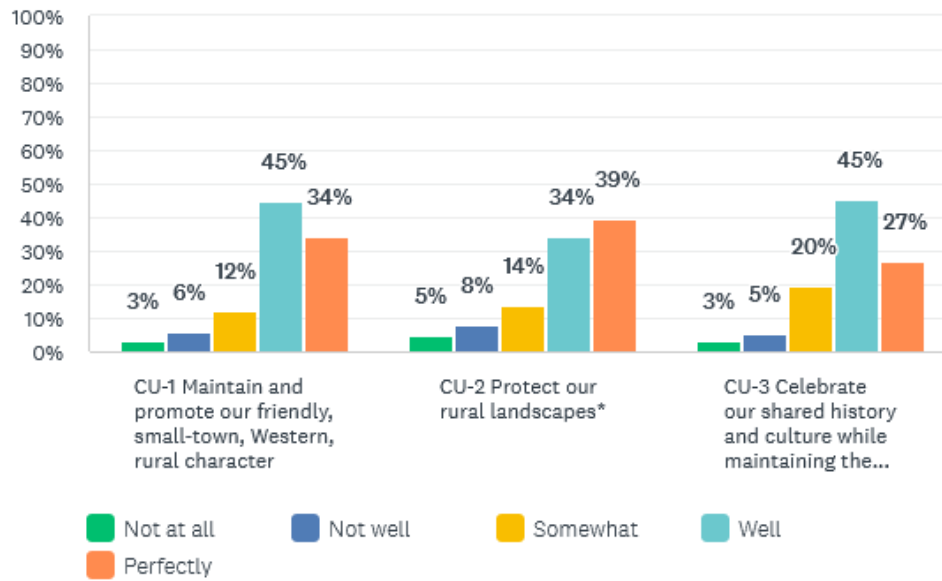
- Slow down on the building
- I do not want to see city building codes and inspectors for everything in the county areas.
- We do not want lots of low income government funded housing
- HQ-2 needs to include best practices from contractors and construction.
- Large buildings will limit homeowners access to the views preserved and prioritized.
- HO-1 If "Diversify" in the Clark area means allowing "options" such as apartment buildings, large RV parks, etc., this does not reflect my goals for the Clark area.

- Housing policies and options should be developed based on the actual current and projected population profile, not on forecast (and often not realized) business plans.
- We don't need more low income housing or Ye-esque igloos.
- You need to have a list of architects that can create housing that don't look offensive. That integrate our pristine landscape without damaging nor destroying it. You can do better. The architecture can be better and way more attractive. Right now some buildings are simply not attractive nor historically accurate nor even in the Western Style since we are in the Far-West. Emphasis should be made to really develop a better architectural and urbanists vision that fits with the Nature we have here.
- In HO-2 add "and enforce" after "Promote".
- If diversifying housing options is a goal, then you should NOT increase regulations that allow private landowners the opportunity to sell, subdivide, and develop land. More regulations increase costs! Promoting safe construction practices is not really the role of county government.
- Why is Park County trying to become the Federal Government? This is Big Government ideas creeping in. There are already agencies that work towards promoting safe construction practices. Diverse housing is not the role of the County. The County should be issuing septic permits, building permits, and following the written regulations in the land use plan. Why does the County feel the need to dream up other things to be responsible for that are outside of their scope? Less government!
- Leave it to individuals.
- HO-2 maybe be a little more specific
- HO-1 Only in incorporated areas.
- Cluster housing and commercial development. Promote small, clustered lots for housing. Promote building up as opposed to building out.
- Housing shortage (especially in an affordable price range) is a growing issue. Careful planning on land development can solve all these issues.
- We desperately need more, affordable senior housing. Taxes are running us out of our homes & there's nowhere to go. Waiting lists on all senior apartments & most are outdated
- HO-2 Building codes should not just focus on safe but should include requirements for resource requirements. This should include requirements for low water landscaping, proper insulation, energy efficiency, and indoor air quality/health.
- HO-1: Allow for diverse housing options... HO-2: This is completely lacking in Park County outside of the cities. It is scary and may have huge implications for people when it comes to insuring their homes.
- This should not really be a county thing. Keep as much of the housing as possible in and around the municipalities, where the infrastructure is located.

Q18: HOW WELL DO THE FOLLOWING PROPOSED COUNTYWIDE GOALS RELATED TO CULTURE IN SUPPORT OF OUR CULTURE AND SENSE OF COMMUNITY REFLECT YOUR GOALS FOR PARK COUNTY?

73-79% indicated that these goals reflect their goals for Park County WELL or PERFECTLY.

Answered: 102 Skipped: 55



WHAT WOULD YOU CHANGE ABOUT THE CULTURE GOALS?

Open-ended responses are listed below. Respondents raised concerns about the impacts of protecting landscapes and character on private property rights, expressed general concern about growth and development, and stressed the importance of more clearly defining what aspects of Park County’s culture are most important.

- Too much building
- CU-1 “maintain” –yes Cody and Meeteetse could use some architectural rules to avoid stupid-looking eyesores breaking up the Main Street feel
- But lets lean in to more than Western in the unique history of our recorded and confirmed past.
- Protect out rural landscapes is too broad. I think you need to add language so it is tied into the culture/community.
- Protecting “our rural landscapes” should include protecting our pristine natural environment, our farming and ranching, our fish and wildlife habitat, and our “pristine visionscapes” which allow both resident and visitor to enjoy unobstructed our rural landscapes (i.e., no wind turbines, solar panel arrays, or high tension power lines).
- You have to do more.
- CU-2 needs more language to better define what is meant by “protect”.
- Some “communities” could be consolidated. School districts for example.
- Again, some of this is outside the county’s role. “Protecting rural landscapes” is a direct threat to private property rights. I have been farming and ranching my whole life. I’m at least 4th generation in agriculture making my kids at least 5th generation. I do not like to see farm and ranch land subdivided. It makes me incredibly sad that those of us in ag sometimes face selling land as a last resort because it’s so hard to make a living in this business. However, selling land or subdividing land is absolutely the right of a landowner to do! “Saving ag land” or “protecting our rural

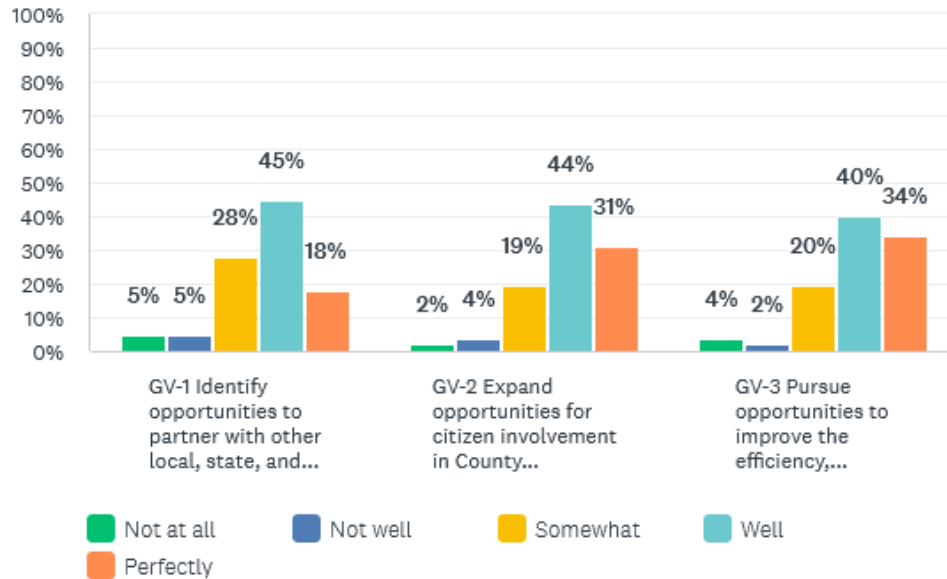
landscapes" from subdivision/development is a VERY slippery slope mindset. In fact, the ability for those of us in ag to be able to sell land or pieces of land often enables us to STAY in production ag! Unfortunately, there is not a long line of people fighting to get into the ag business these days. It's hard work and low pay, and unless you have family to help you, it's rarely going to be practical or affordable to this day in age. Agriculture has always been a "land rich, cash poor" endeavor. If we don't have the ability to sell land to a potential developer or no reasonably easy way to sell pieces of land to pay off debt, then we are forced into poverty at the hands of others who want their viewshed "protected." That's socialism, and it's wrong all the way around. It's also hypocritical and is a highly uneducated viewpoint. Private property rights must be guaranteed for landowners! We should not have to provide open space for the general public or the county simply because others think we should do so... and for free! The county doesn't have the right to put us in poverty to "protect" the rural landscape!

- Reading these statements... again, this is complete socialism. This is the taking of private lands and freedoms. There should be absolutely no language in this document about "protecting" rural landscapes. Private landowners do not own land for the sole purpose of having everyone dictate to them what they should or should not do with it. That's why it's called private property!
- CU-2 seems out of place in this section b
- Adopt the Moab Dark Skies policy quickly.
- Delete maintain
- Neighbors should look out for each other.
- Landscapes can only be respected if newcomers know about how to do it. Doesn't appear that is happening
- Stop selling out our future for quick cash
- CU-1: Protect the small-town feel and character while managing growth as it occurs. CU-2: The constant references to the rural landscape are overkill. There's a real lack of energy in these statements. Everything feels bland. Makes Park County seem boring.
- I know these responses are not lumped together but just aggregated, so these questions seem very redundant. Just as an example, USDA is encouraging farmers and ranchers to move away from flood irrigation to pivots. That will drop the water table. Every homeowner will not have well water in the very near future. My family farm has been there since 1907, and we have a deep water well because there was no groundwater when we first moved here. It only rose when flood irrigation and french drains were placed all over the Powell flats. I think every question has said "protect our rural landscapes" but houses without water is not protecting rural landscapes.

Q19: HOW WELL DO THE FOLLOWING PROPOSED COUNTYWIDE GOALS RELATED TO GOVERNMENT IN SUPPORT OF OUR CULTURE AND SENSE OF COMMUNITY REFLECT YOUR GOALS FOR PARK COUNTY?

63-75% indicated that these goals reflect their goals for Park County WELL or PERFECTLY, with the strongest support for GM-3 (33% ranked it PERFECTLY).

Answered: 103 Skipped: 54



WHAT WOULD YOU CHANGE ABOUT THE GOVERNMENT GOALS?

Open-ended responses are listed below. Comments noted that “local control” was a nice idea but not achievable, while others felt that these goals were the correct role for County government. Other comments highlighted specific issues with the County—trash service/landfills and zoning processes.

- The County needs to develop a better working relationship with local, state, and especially federal agencies. The county needs to quit whining about not having local control on lands it doesn't have jurisdiction over. Many decisions that occur on state/federal lands are made by individuals that reside and live in the county.
- In the not too distant past, we had a county government who did not plan for changes and upgrades to the county landfills. As a result, the landfill situation in Park county is less than desirable. The status of landfills needs addressed. We, in Powell, pay less to have our garbage hauled to Montana than the county wants to charge to use the Cody landfill. Lost revenue and bad feelings do not help the community.
- Yes! This is what county government should be working on!
- This is getting to the point of what county government should be working on.
- GV1 - "maintaining local control" with state and federal agencies seems unlikely, unachievable
- GV-1 “local control” of what?

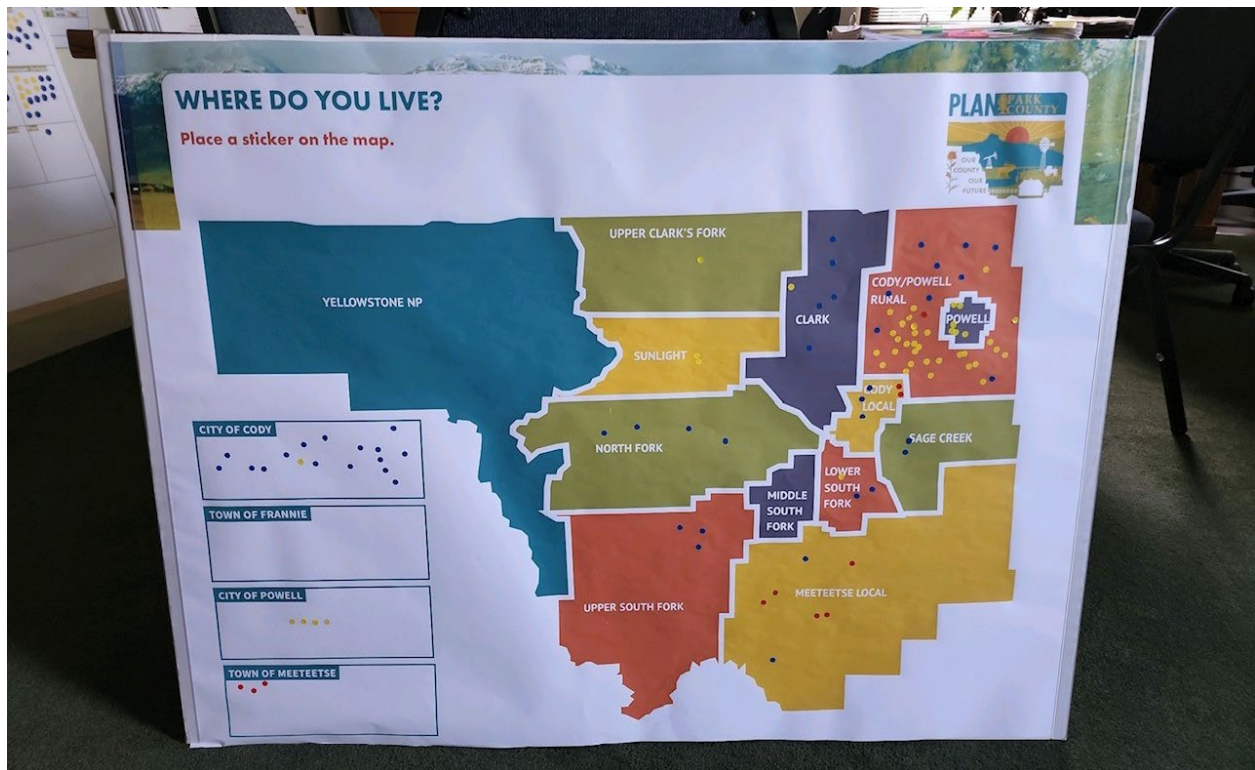
- I'd hope that park county would protect itself as much as possible from the federal government and always maintain as much control as it can.
- GV-2 - Citizens need to engage in county decisions.
- GV-1: Partner with them on what, specifically? GV-3: Not just pursue. Do.
- My business bought the old Air Force base in the Powell/Cody planning area. We were very open and transparent with our plans, that we would be making magnets from Wyoming minerals. It took 18 months, but we got the property zoned industrial, and then 13 days later the BOCC without any notice, no public hearings, no publishing in the paper, not even putting the item on the agenda the zoning was changed to a conservation zoning. Park county is HORRIBLE at transparency. We still don't know why the zoning was changed. The county rules are very clear, "A map amendment may be made at the sole discretion of the Board to classify a parcel of land as Commercial or Industrial that has historically been utilized for commercial or industrial uses if there is verifiable evidence that the use was existing in that location prior to 2000, and has been in continuous use. " The base was built in 1983, so before 2000 and "continuous use" is hard to prove as there is no qualification to base that against. W.S. 18-5-201 protects mineral extraction and production from counties and so I got a 5-0 ruling in my favor from the State Board of Land Commissioners to go ahead and get to work. I tried to involve the county and give them control but they don't want control it would seem. Just pass the buck to state and federal agencies. So the county doesn't partner with the state or feds. They don't allow public involvement. The county is not transparent in their operations. At least not in my experience.

PART 3: COMMUNITY MEETINGS

Background

In-person community meetings were held on three consecutive evenings in different locations (Powell, Meeteetse, and Cody). A virtual community meeting was also held via Zoom for those that were unable to attend the in-person meetings. This section provides a record of questions and comments raised by the public during the discussion portion of the meetings, as well as any specific comments provided on the boards. Most participants who provided feedback did so verbally, or by completing one of the blue or pink sheets (comment forms) provided. That input is reflected in Part 2 of this summary.

Who Participated?



How did you hear about the meeting?

HOW DID YOU HEAR ABOUT THIS MEETING?

Place a sticker in the relevant section.

PLAN PARK COUNTY
OUR COUNTY. OUR FUTURE.

County Commissioner	Planning Commissioner	LUPAC Member	Friend/Family
8 stickers (4 yellow, 3 blue, 1 red)	5 stickers (3 blue, 2 red)	12 stickers (8 yellow, 4 blue, 1 red)	15 stickers (10 yellow, 5 blue)
Television	Radio	Newspaper (Ad)	Newspaper (Article)
0 stickers	5 stickers (3 blue, 2 red)	15 stickers (8 yellow, 7 blue, 1 red)	18 stickers (10 yellow, 8 blue)
Social Media	Movie Theater Ad	Park County Website	Flyer
2 stickers (1 yellow, 1 red)	0 stickers	2 stickers (1 yellow, 1 red)	1 sticker (blue)
Other			
8 stickers (5 yellow, 2 blue, 1 red)			

Powell

Most of the following comments are notes based on public comments delivered at the public meeting. A few comments were provided using sticky notes on meeting boards, which are noted.

- Subdivisions are the nemesis of an irrigation district—more problems because people want money. Never put in infrastructure to bring water (to the lots). The BOR project was meant for production ag. Lakes are drying up. Every acre in the Southwest is 50,000 less salads. Millions of acres of water being taken for reservoirs. No recorded easements. Irrigation district needs all water mapped out for all splits. Subdivisions lead to water arguments. When subdividing, farmers say they don't want to share water. Weed and pest needs to be more involved – weeds are taking over subdivided lands.
- Irrigation needs to prioritize agriculture – BOR subsidies are for agriculture not houses
- Park County is unique for its crop diversity and seed production, something that was once more common in Canyon County, ID. That area was impacted by population growth, tech jobs, and loss of agricultural lands that the county was not prepared for. Park County needs to establish limits on rural subdivisions to avoid that fate – growth outpacing infrastructure, loss of agricultural lands, and requiring new subdivisions to be located adjacent to cities.
- Doesn't want to see farmland turned into houses. Can't farm if there is a house in the way.
- Majority of Park County allows 1-acre minimum lot sizes. Mentioned moratorium on subdivisions.
- Every house around Powell was built on prime farmland. Homesteaders all popped a house on prime farmland. We have changed – we haven't ruined it. There was a time when there was a surge of subdivisions – then it dropped off. We will see it slow down again.
- Water is not available for homes. Go as quick as possible to make a decision for the future, not the past. Moratorium.
- Enact limits on the number of subdivisions allowed per year for controlled sustainable development. (written comment)
- Need to focus on sustainability of development. Most people who are here like wide open spaces. Wildlife/nature. In northern California, smog rolled in. People say it's not what it used to be – not what they moved there for at the time.
- Family homesteaded here. Moved here in 1947 and could see cars in the Bighorns because there was no smog. But we have wind. There's a lot of land, but only so much is livable. Doesn't like the idea of a moratorium. Can slow down in other ways. As people move in, people also die. As we look around at towns, we see homes that are falling apart – we need to fix them up. Water is always a problem (1977 drought). We have to make it so that it works the very best for us and not and not stop people from coming in.
- We need wide open spaces that are farmable. Is production ag important to you? Working in wintering range for wildlife. If we put houses everywhere, where will they go? Cluster development for bigger open spaces.
- Wide open spaces; some areas are not prime that could be built on. W/o canal or dam we wouldn't be here. We protect Indian land and ferrets...when do we protect the farms and the food we eat? Farmers are an endangered species.
- As people move from more populated areas, we need to figure it out. We need to look at what other areas have done.

- Where there was once one home, look at it now!
- Neighbor input on proposals is critical. Also consider building code – safe building practices.
- Agriculture – need to protect farmers but nobody talks about the average age of farmers. Not all folks have someone to pass their land on to or they don't want to farm the land. Hard to pay for and work a farm. If inherited, it is easier to afford. The reality is, at retirement, why can't they do what they want to do? Everyone body wants to own something. We have a huge housing shortage. What can we do to help people on either end of life? Service industry needs starters. Cody did some rezoning. Subdivisions need to go through vigorous review. Stopping subdivision is not the answer to affordable housing.
- County should have weed/pest enforcement
- County should protect agricultural lands and require development to occur near infrastructure
- We don't want to see farmland turned into subdivisions
- Farming is part of our culture and heritage
- County currently allows 1 acre minimum lots everywhere – the South Fork planning areas makes sense (they allow smaller lots closer to Cody and require larger lots as you get farther away)
- We should have a moratorium on subdivision while the plan and regulations are developed
- We can't just protect all prime agricultural lands – Powell and almost all houses in the area are on prime agricultural lands
- Today's farms require more land to sustain farmers than what homesteaders could make do with
- Not everyone that moves here wants to live in cities/towns and so there will always be growth, development, and subdivisions in rural areas
- We can't change the past (already approved or built subdivisions) so we should focus on what we can impact
- We need growth to be sustainable – we value open space, views, agriculture, etc. And we need growth to protect what makes us special
- There shouldn't be a moratorium. Maybe we can slow down growth, but we can't control if people move here.
- Maybe we can focus growth on older houses that are sitting vacant to avoid needing a lot of new development
- It's ok if we grow, but it needs to be done in the best way possible
- If production agriculture is important to us, we need to prevent break-up of land. It's also important for wildlife range
- We need to protect farmland – even though private property rights are essential
- We can't kick the can down the road any longer on preserving our values
- I agree that we should look into fixing up older houses to accommodate new growth before we build/expand
- GV-2: I don't think we need more opportunities for people to participate – we just need more people to participate, period.
- I'm a contractor and should love to see the growth, but I hate it because it's changing this place from what I want to pass on to my kids
- How is infrastructure going to keep up with growth?

- We should consider a maximum number of subdivisions per year and require a good excuse to go beyond that
- Seems like the standards in South Fork make sense with smaller lots allowed near city
- Stop building houses on prime agricultural lands (written comment)

Meeteetse

- Have you talked to Indians in terms of heritage?
- Western Heritage is a bumper sticker phrase. Need a clear understanding of what this County means by Western Heritage.
- Keep youth involved all the way through.
- There isn't a lot of solar/wind power yet, but it is coming and will happen fast, so we need to be prepared for it
- Is County going to weight survey responses and public input to account for different opinions of youth, long-term residents, newer residents, etc.?
- County needs to engage with public lands agencies – they should be at this meeting
- Encourage protection of critical wildlife (elk and migration corridors should be protected), but not overprotection. Feds limit water use to protect (overprotect) fish (for example).
- We shouldn't have so many regulations for wildlife that ranchers can't use the land. Federal regulations (endangered species act) make it hard on ranchers
- We don't need to change minimum lot sizes because there isn't any growth pressure in the area
- We need broadband and better cell service – it's hard to do school virtually
- We need to get stuff done now: it only takes 1 bad actor to ruin the area and development is impacting farms and wells already
- We need to look at how development impacts wildlife (especially fencing)
- One acre minimum lot size in Meeteetse area doesn't make sense – there are impacts of septic systems on wells, neighbors, and rivers, and also the impact on wildlife

Cody

- Well planned but missing how County plans for illegal immigrants (and impact on population growth).
- County needs to think about water – how can we allow for growth if there is no water?
- Water belongs to the state. First in time, first in right.
- Growth projections need to account for potential influx of illegal immigrants
- Growth in rural areas is not well served by emergency services – fire departments/EMS are already underfunded
- Recent development in Ralston allowed a subdivision without sufficient water – that shouldn't be allowed
- Ralston subdivision does have enough water
- It costs money to supply emergency services to subdivisions in rural areas. Fire department, police, EMS services are worse in rural areas – and that makes sense. We can't serve everyone equally when they choose to live far from cities/towns

- Can the County look into impact fees on new development to fund maintenance and expansion of services like fire, EMS, etc.?
- Is County looking at purchasing conservation easements to protect agricultural lands and open space?
- We need to prioritize private property rights. Covenants and proper planning can help.
- The County should place a moratorium on new development until they can catch up on permits and better enforce the existing rules
- Affordable housing is an issue.
- City growth is not accounted for. Need more emphasis on municipal plans.
- A moratorium would only raise the cost of land and make it harder to live here
- There isn't a shortage of water – it just isn't available everywhere
- Northwest Rural Water District should be responsible for expanding infrastructure – not the County's job
- County should consider spur roads (like South Fork) and areas with one way in/out – could there be alternative routes developed in the event of an emergency?
- I like the goals about focusing development near cities and infrastructure. Infrastructure drives development.
- Education and information is important so that new residents know more about their land and how development work here
- People need to be educated about mineral rights – they don't know that mineral rights have priority over surface rights
- People's attitudes are also a challenge
- Precision ag – taking prime ag land and building on it. Point to studies that are done/have been done.
- We don't want Park County to turn into Billings
- We need to think about water capacity for growth – water is not an infinite resource

Virtual Community Meetings

- How has the discussion of growth gone - it is about population, development, housing, or economic development?
- Yellowstone is a huge driver in economic development - I assume this will impact economic development/growth
- Eastern front of the Mountains in Upper Clark's Fork/Clark is a bit different - wondering how growth in the future will reflect that
- There is always bias in survey data - how do we integrate the responses into the next steps (policies)?
- The survey does have responses from every planning area and did a good job of capturing feedback from throughout the County.
- Interested in impacts of the plan on non-profit sector (how will growth impact as we grow)? As growth spreads out, it will leave the downtown churches behind
- Feels like there is a lot of resistance to change in the community

- Worried about the loss of businesses after that first year - how can we support them better?