

PLAN PARK COUNTY



KEY POLICY CHOICES

Community and Stakeholder Engagement:
October 2022

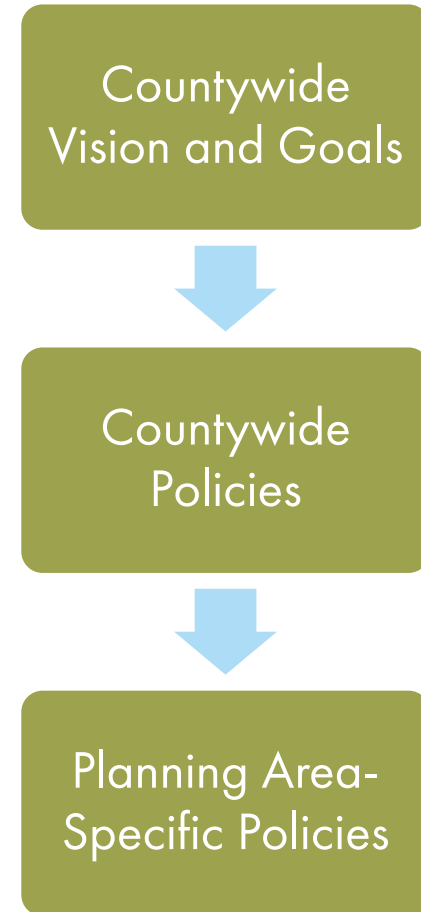
PROJECT TIMELINE



-  "Rounds" of public input
-  Review Draft Land Use Plan (Late Jan. 2023)
-  Adoption Draft Land Use Plan (April 2023)

PURPOSE OF THE LAND USE PLAN

- Establishes overarching vision and goals for the use of land in unincorporated Park County
- Guides day-to-day decision-making regarding:
 - Where and how the County grows
 - The allocation of staffing and other County resources
 - Collaboration with local and regional partners
- *Advisory* not regulatory—must be implemented through County regulations



OPPORTUNITIES FOR INPUT SO FAR

37

ONLINE & IN-PERSON
MEETINGS /SURVEYS



- Stakeholder Focus Groups (21)
- Youth Focus Groups (4)
- Online surveys (2)
- Public meetings (4)
- LUPAC meetings (3)
- Technical Working Group Meetings (2) + Suitability Criteria survey (1)

PARTICIPATION SO FAR

850

SURVEY RESPONSES



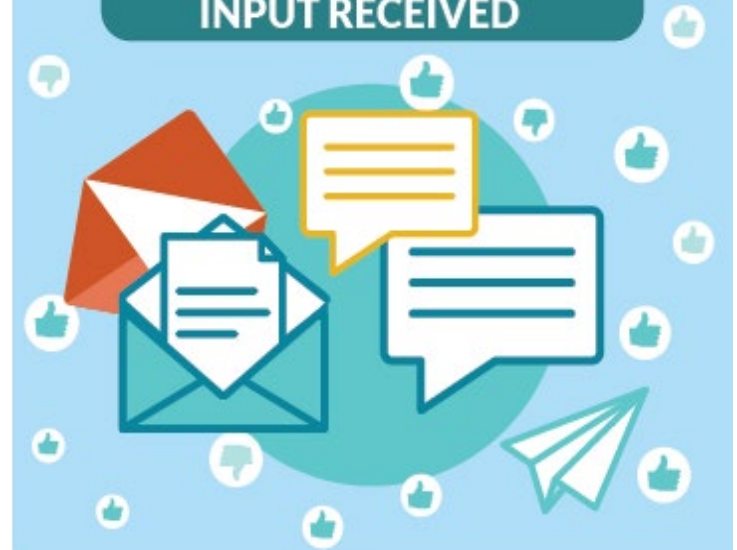
338+

MEETING/FOCUS
GROUP ATTENDEES



222+

PAGES OF COMMENTS/
INPUT RECEIVED



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PUBLIC MEETINGS (IN-PERSON)

OCTOBER INPUT OPPORTUNITIES

NORTH FORK

Wapiti School, 5:30-7:00pm

12:00-1:30pm, **MEETEETSE**

Meeteetse Visitor Center (Ferret Den)

5:30-7:00pm, **SOUTHFORK**

Southfork Fire Hall

Tue. 4 Oct.

Thu. 6 Oct.

Mon. 3 Oct.

Wed. 5 Oct.

CODY, Cody Auditorium, 5:30-7:00pm

12:00-1:30pm, **CLARK**

Clark Pioneer Recreation Center

5:30-7:00pm, **POWELL**, Park County

Fairgrounds, Heart Mountain Hall

(CONTINUED)

OCTOBER INPUT OPPORTUNITIES

- **VIRTUAL PUBLIC MEETING**
Wednesday, October 12, 5:30-7:00pm, ZOOM
- **ONLINE SURVEY #3 – KEY POLICY CHOICES**
Launches Friday, October 7 (remains open through Monday, October 31)

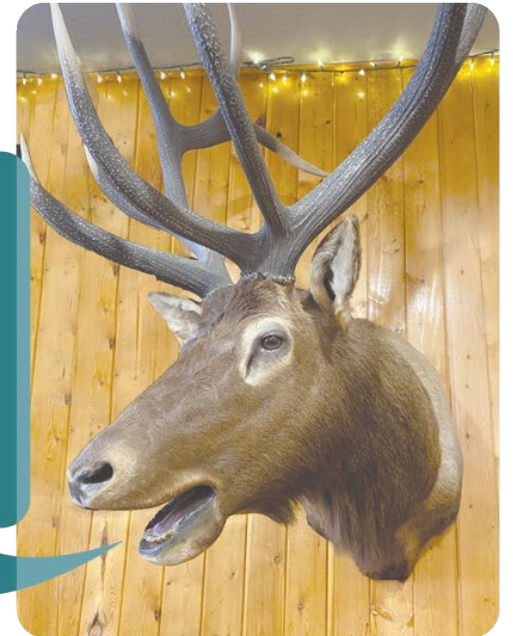


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TOPICS WE'LL COVER

- Countywide Trends and Forecast
- Factors Influencing Growth
- Key Policy Choices

**Park County could
add up to 3,778 new
residents by 2040...**



ROLE OF THE COUNTY

What Can Be Done

- County has authority to promote public health, safety, and welfare
- County can influence where growth occurs and what it looks like

What Can't Be Done

- County cannot deprive people the use of their land
- County cannot directly dictate how many people move here, where they come from, or where they choose to live

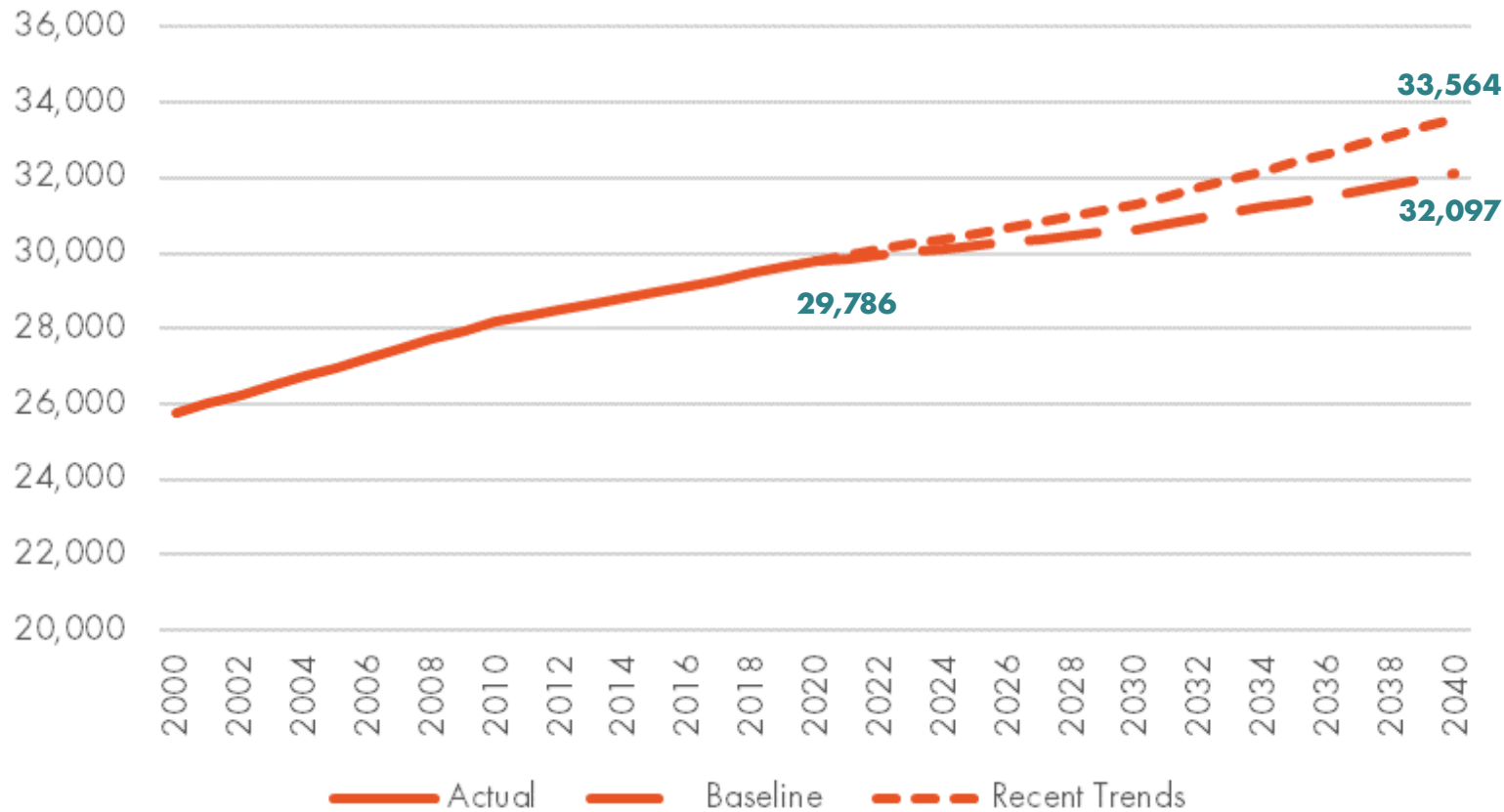




COUNTYWIDE TRENDS & FORECAST

POPULATION

POPULATION CHANGE (2000-2040)



Quick Facts

29,786

Population (2020)

32,097 - 33,564

Population (2040)

0.64%/year

Growth Rate (2000-2020)

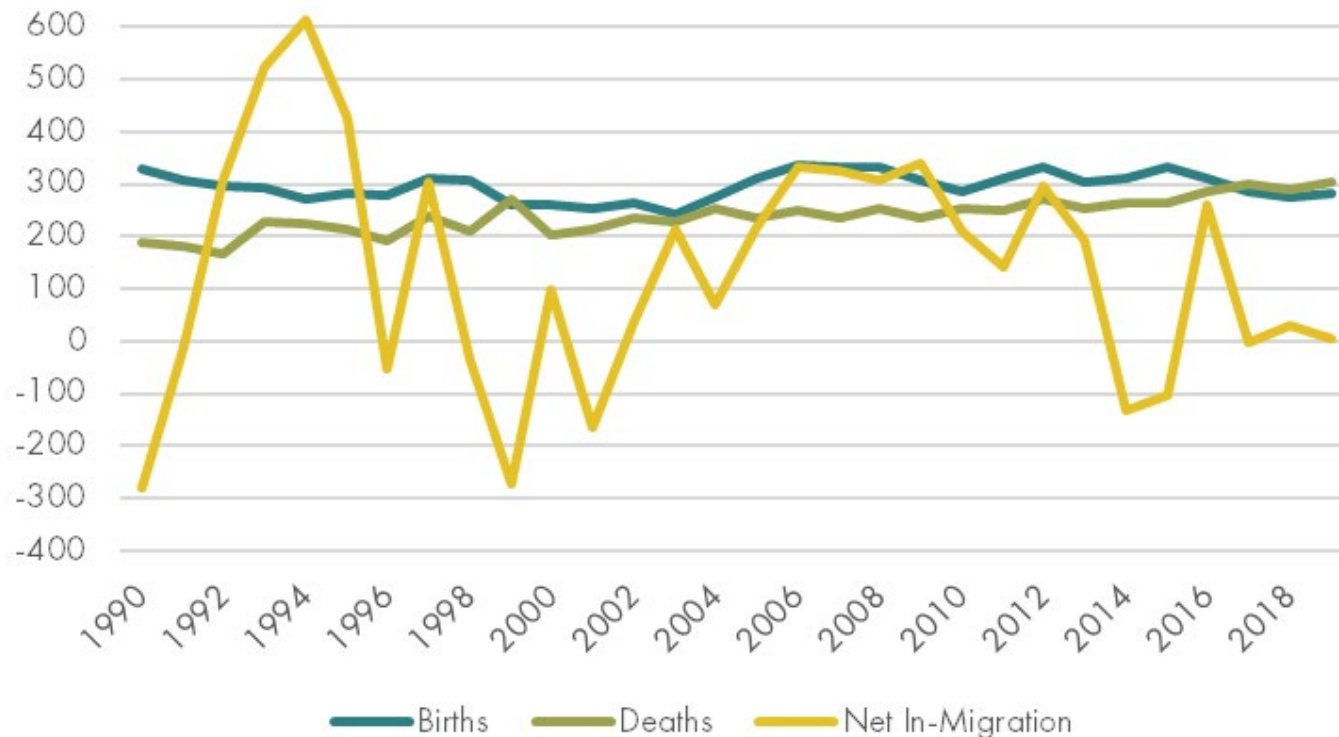
0.37% - 0.60%/year

Growth Rate (2020-2040)

Source: U.S. Census, State of Wyoming Demographer, EPS

DEMOGRAPHIC TRENDS

Park County's population is aging as residents 65+ years old accounted for most the growth over past decades



Quick Facts

2.99%/year
65+ Growth Rate (2000-2020)

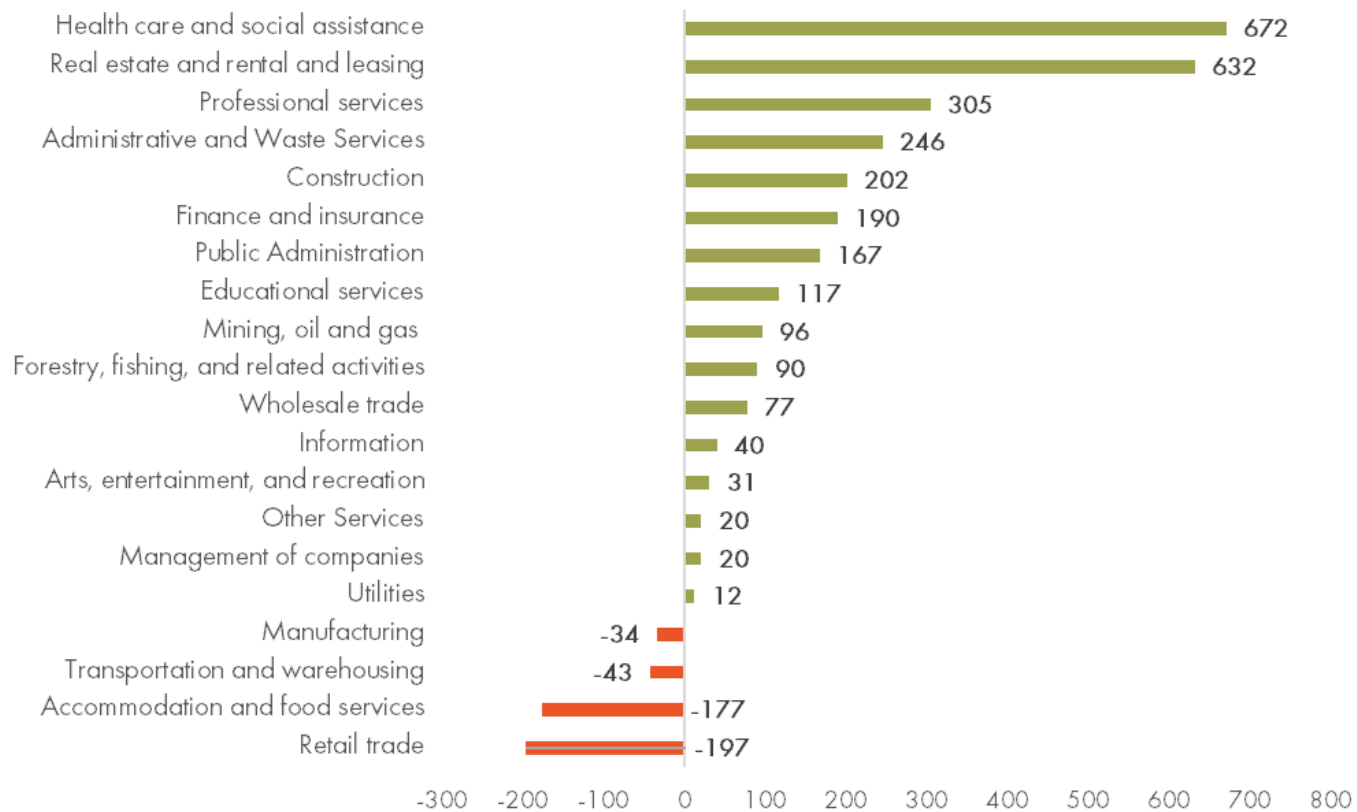
0.05%/year
<15 Growth Rate (2000-2020)

60%
Working-age Pop. (2020)

56%
Working-age Pop. (2040)

ECONOMIC DRIVERS

The Park County economy continues to grow anchored by agriculture, services, and tourism



Industry Trends

Largest Industries

Public Administration
Retail, Lodging & Food Service
Healthcare & Social Assist.
Construction
Farming/Agriculture

Growing Industries

Health Care
Real Estate
Profession/Admin Services
Construction

Source: U.S. Bureau of Economic Analysis, EPS

EMPLOYMENT

- Employment growth has outpaced population growth over past two decades
- Economic indicators, such as unemployment rate, show a strong/growing economic base
- More workers are commuting into Park County for jobs

To sustain recent rate of economic activity the regional labor force needs to grow

Quick Facts

0.72%/year

Job Growth (2001-2020)

4.1%

Unemployment (2021)

9.6% to 20.9%

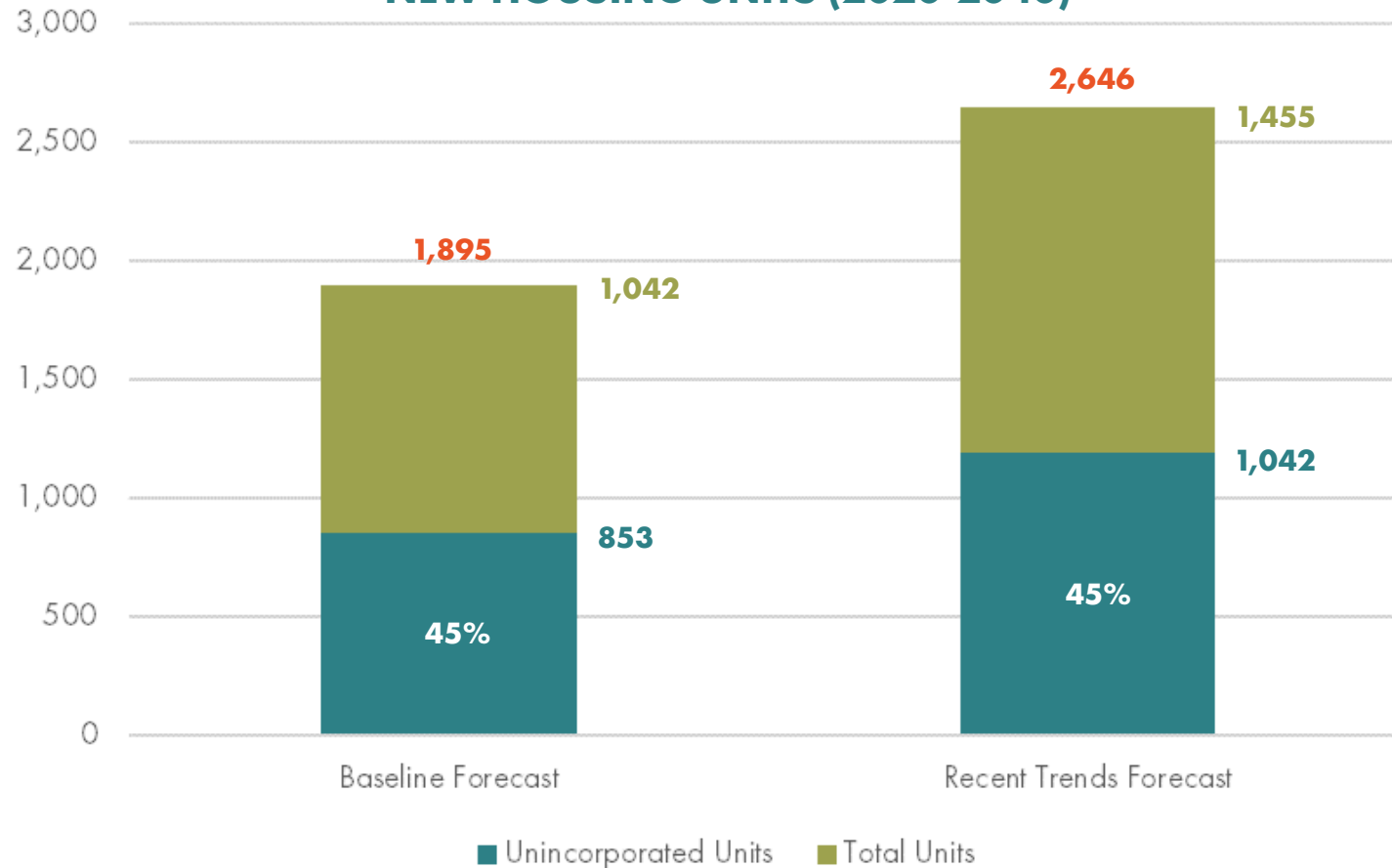
In-Commuters (2002-2019)

1,404 – 2,278

Jobs (2020-2040)

HOUSING

NEW HOUSING UNITS (2020-2040)



Quick Facts

12,575

Households (2020)

2.26

Avg. Household Size (2020)

73.2%

Owner Occupancy Rate (2020)

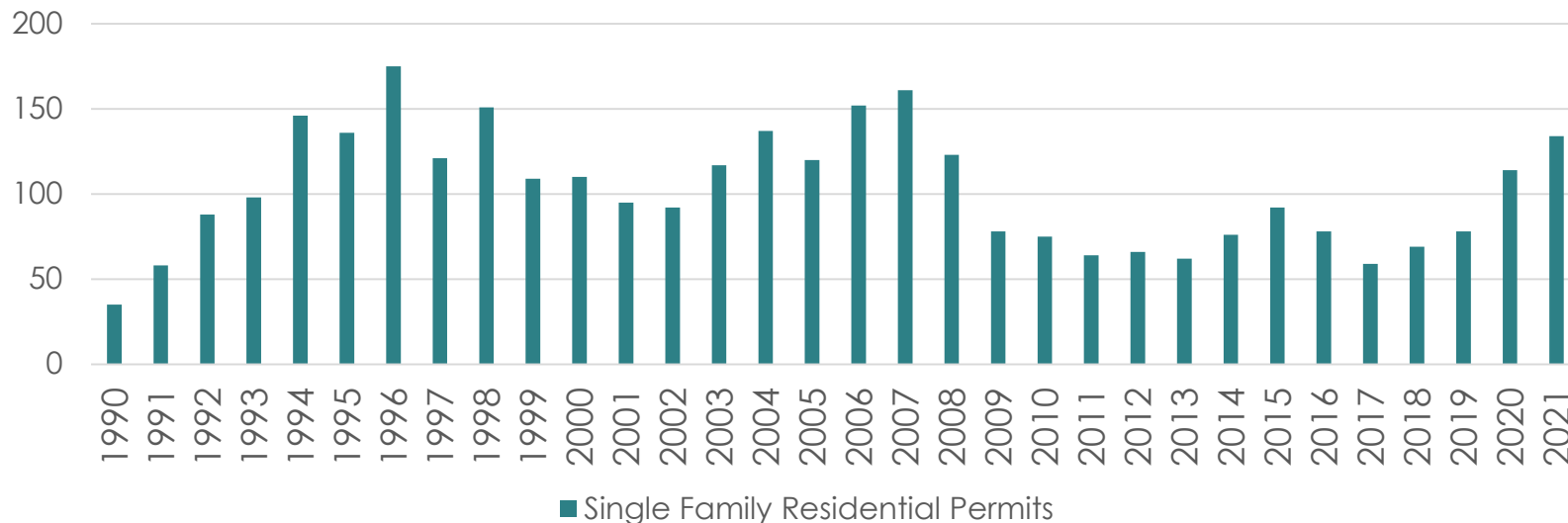
13.7%

Housing Vacancy Rate (2020)

Source: U.S. Census Bureau, Park County, EPS

GROWTH & DEVELOPMENT

Rate of new home development has increased significantly in recent years and appears to be driven by seasonal homeowners, retirees, and short-term rentals



Quick Facts

102 permits/year
Building Permits (2000-2020)

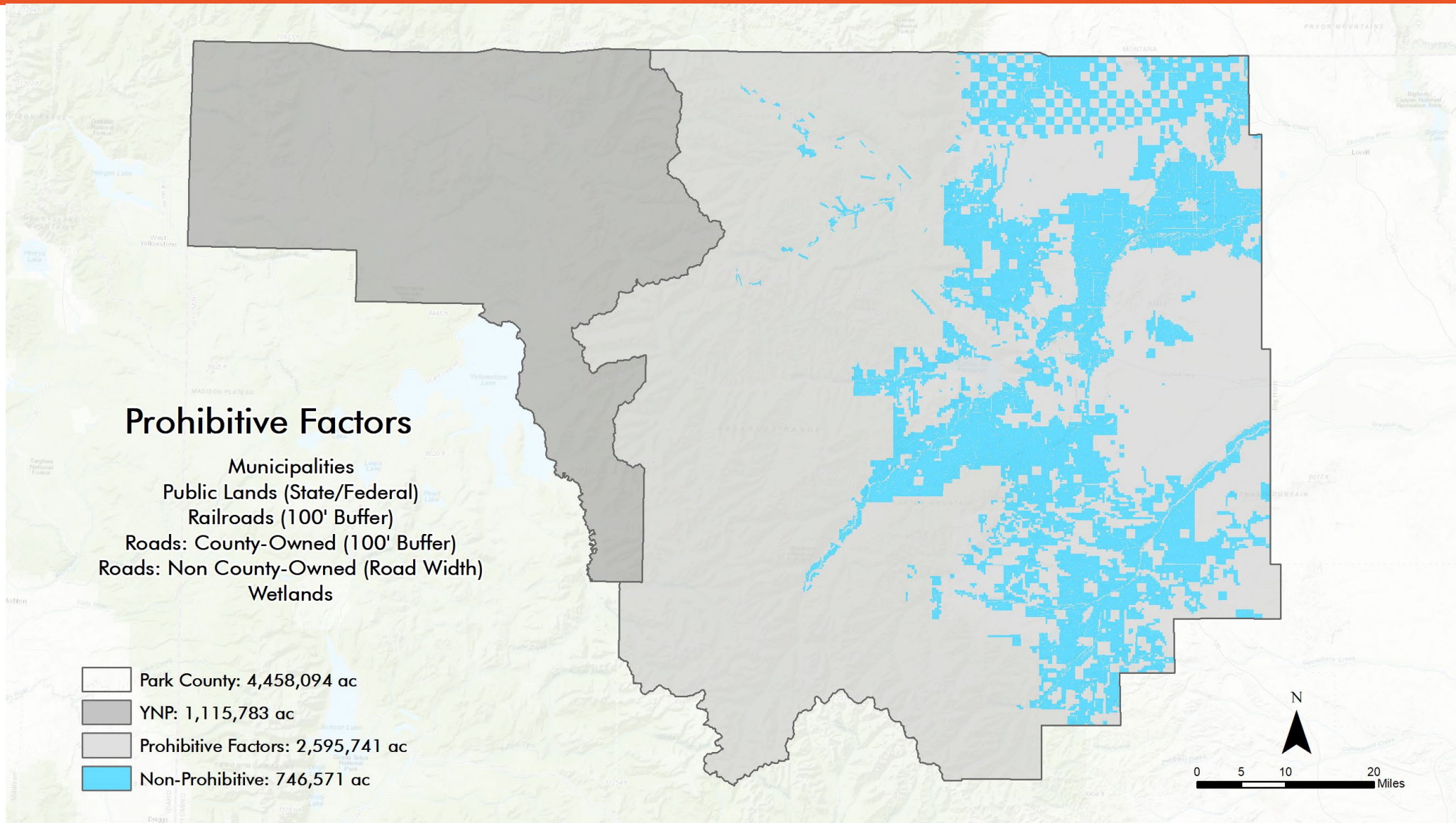
128 requests/year
New Addresses (2017-2021)

68 new taps/year
NRWD Active Taps (2017-2021)

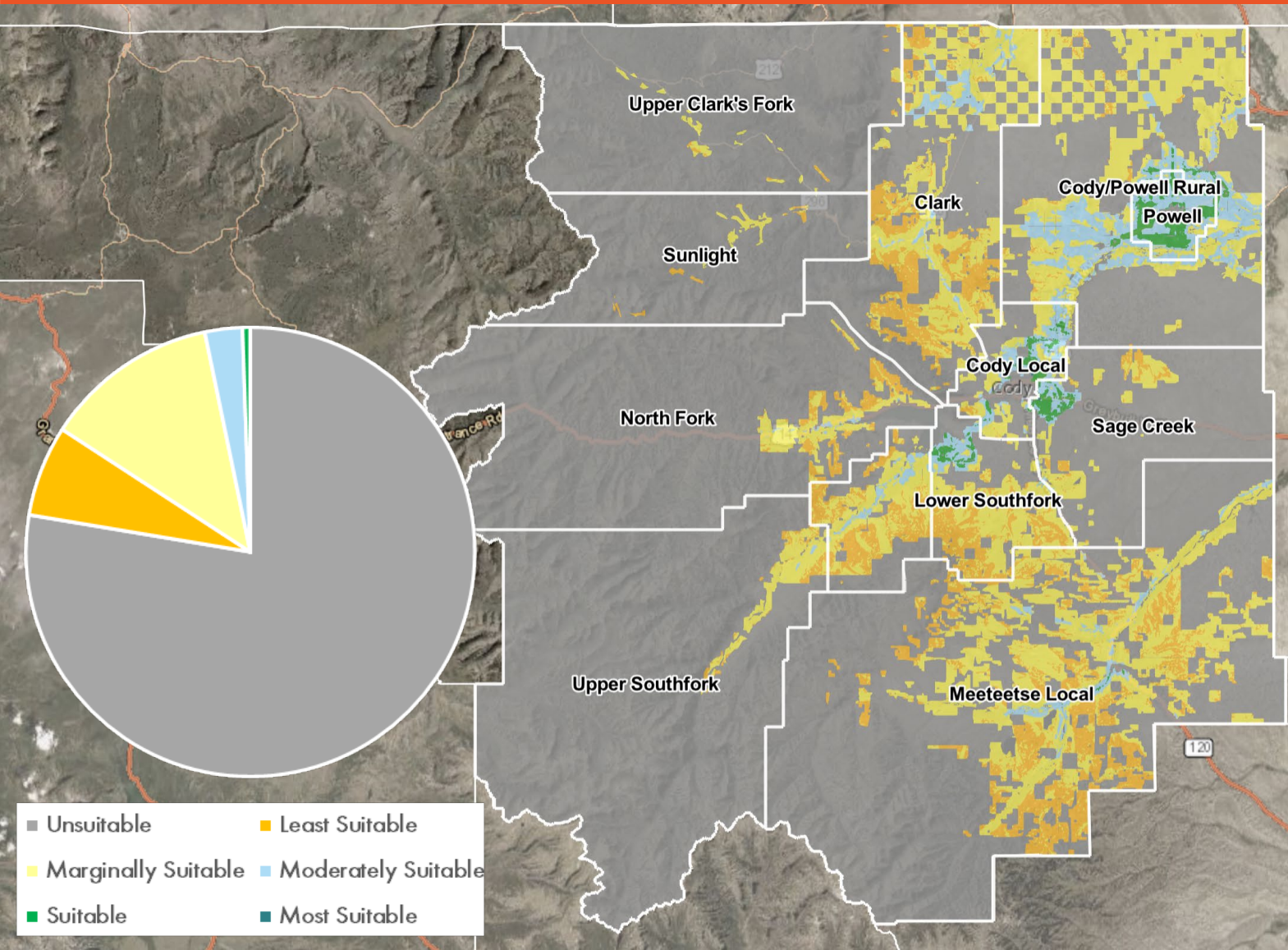


FACTORS INFLUENCING GROWTH

PROHIBITIVE FACTORS



FEASIBILITY FACTORS LAND SUITABILITY ANALYSIS



ANALYSIS CRITERIA

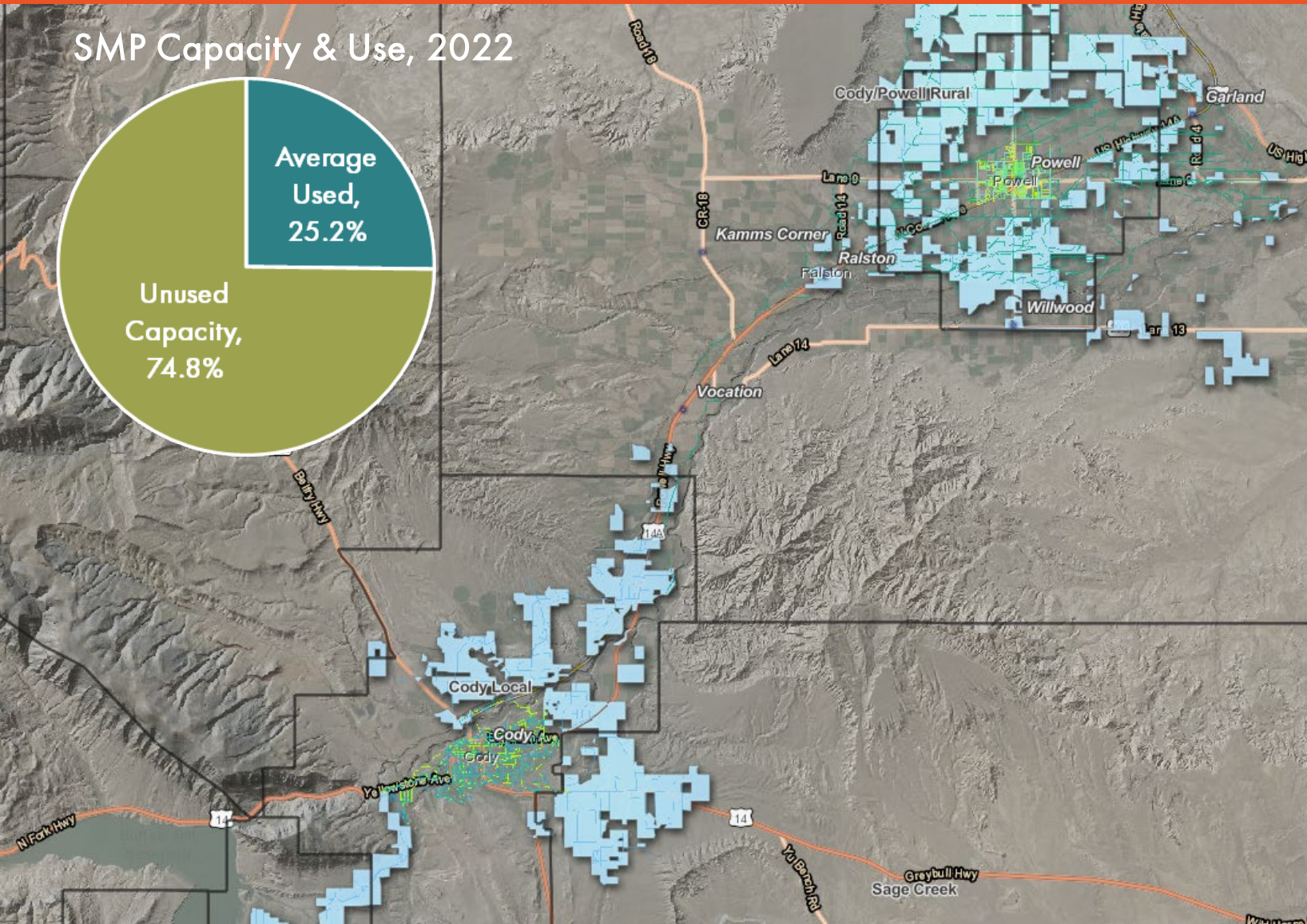
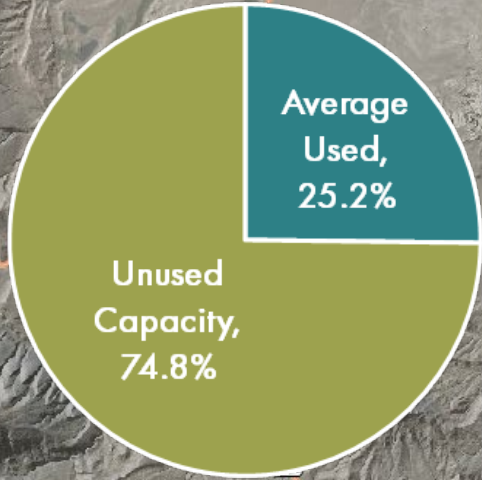
- Distance to infrastructure (municipal and rural)
- Access to services (distance to municipality)
- Distance to roads (paved, gravel, unimproved)
- Slope
- Soil characteristics

Note: Additional suitability factors would be evaluated at a site level at the time of development (e.g., flood hazard, conservation easements, wetlands)

FEASIBILITY FACTORS

ACCESS TO DOMESTIC WATER

SMP Capacity & Use, 2022



DOMESTIC WATER SOURCES

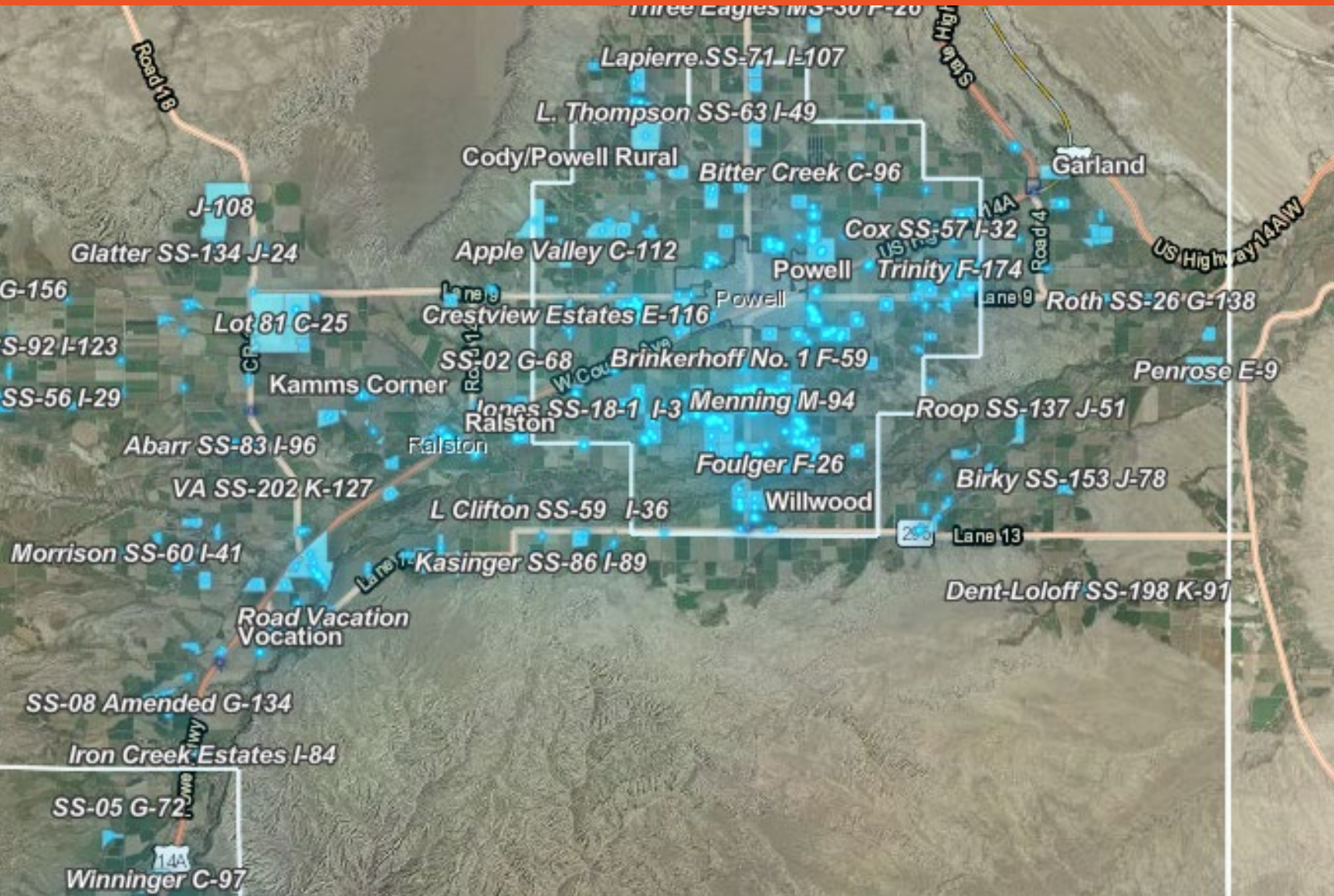
- Shoshone Municipal Pipeline (serves Cody, Powell, Frannie, NRWD)
- Northwest Rural Water District (NRWD)
- Town of Meeteetse
- Individual wells or water systems

LIMITING FACTORS

- Distribution infrastructure (i.e., coverage, pipe sizes, mainline taps)
- Storage and treatment capability (longer-term)
- Quality and productivity of individual wells is unpredictable and varies by location
- Most recent study related to groundwater is over 20 years old

FEASIBILITY FACTORS

SUBDIVISION EXEMPTIONS

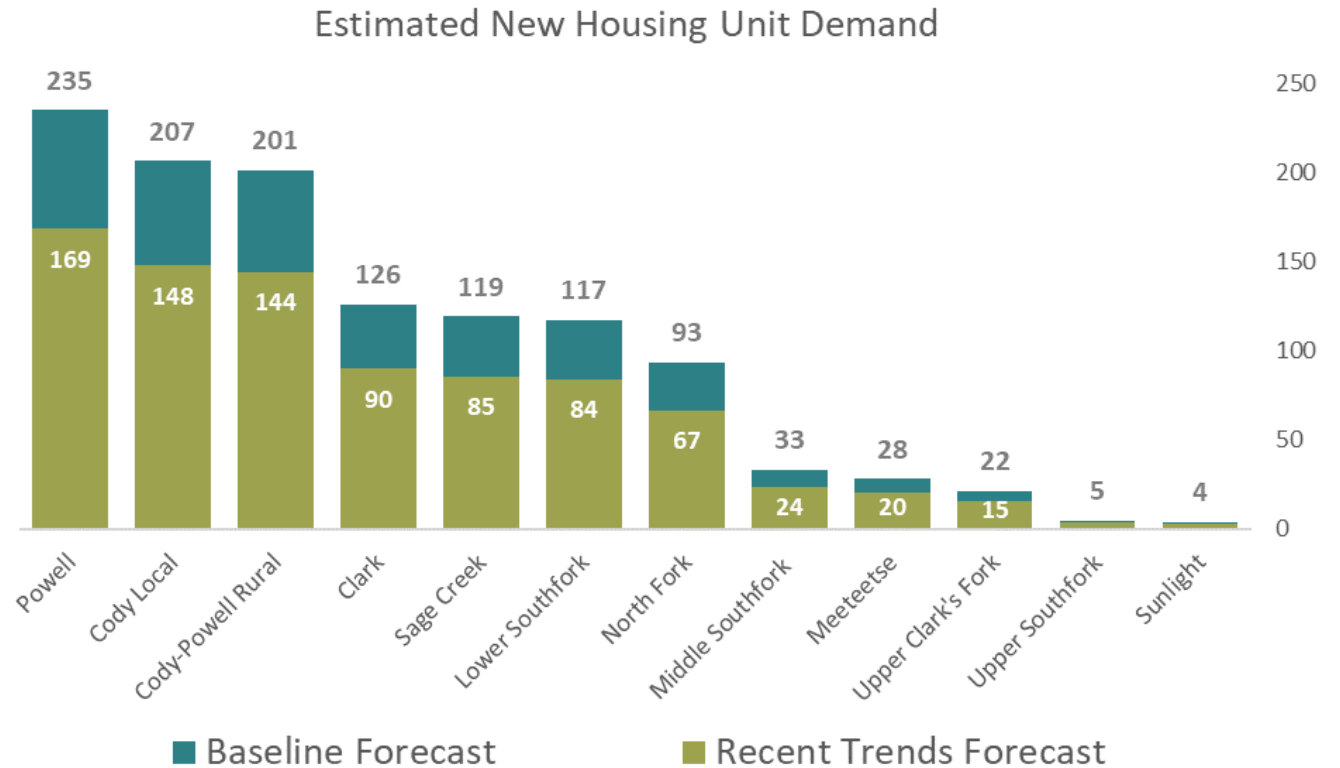


- Not all subdivisions of land require a permit from the County under state law
- §18-5-303(a): “Family Exemption”
- §18-5-303(b): Subdivided lots are at least 35 acres

MARKET DEMAND

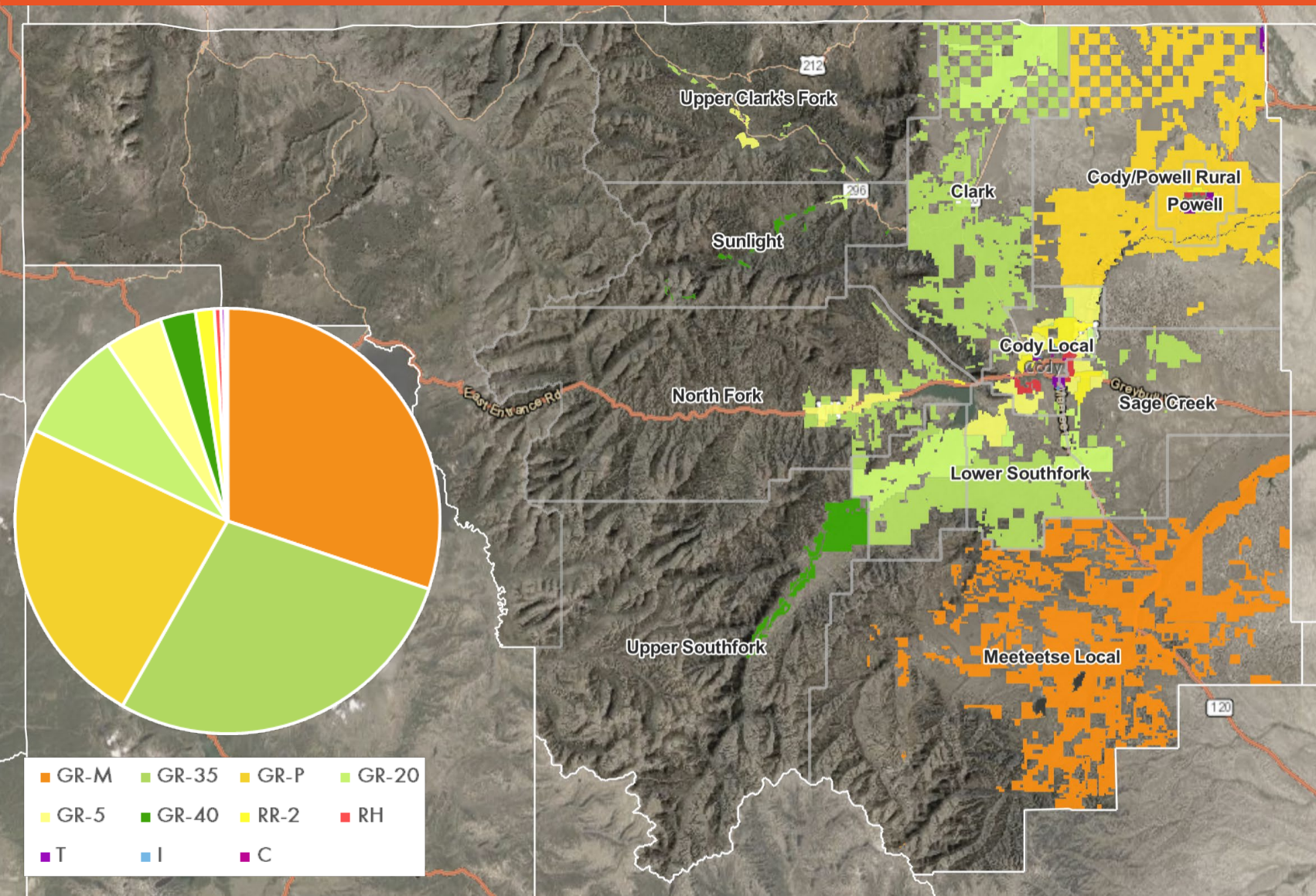
RECENT TRENDS/GROWTH FORECASTS

- Majority of new housing in unincorporated portions of the county is likely to be built in Cody and Powell areas
- The amount of land that new housing developments need is driven by market demand and zoning



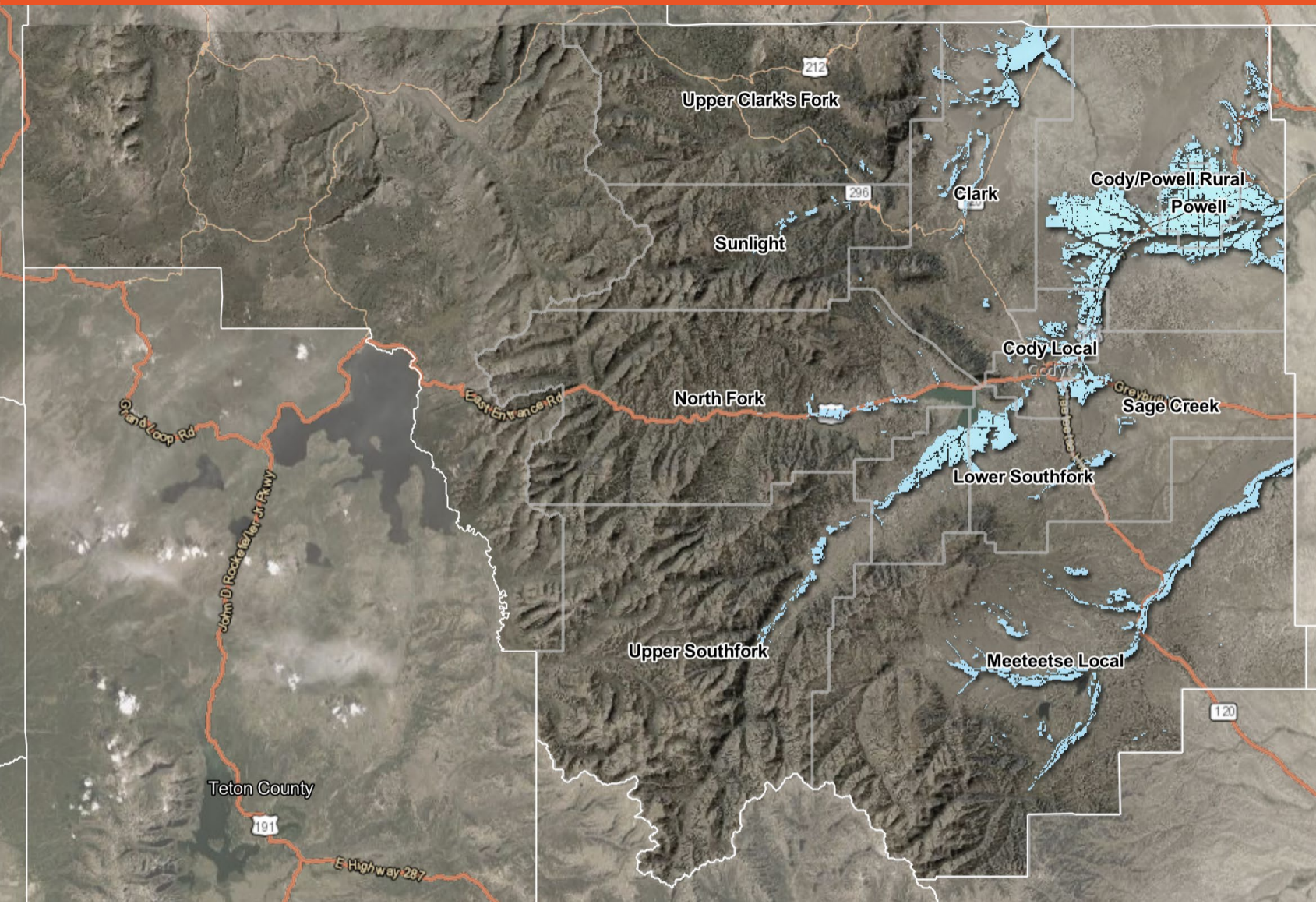
FEASIBILITY FACTORS

CURRENT ZONING



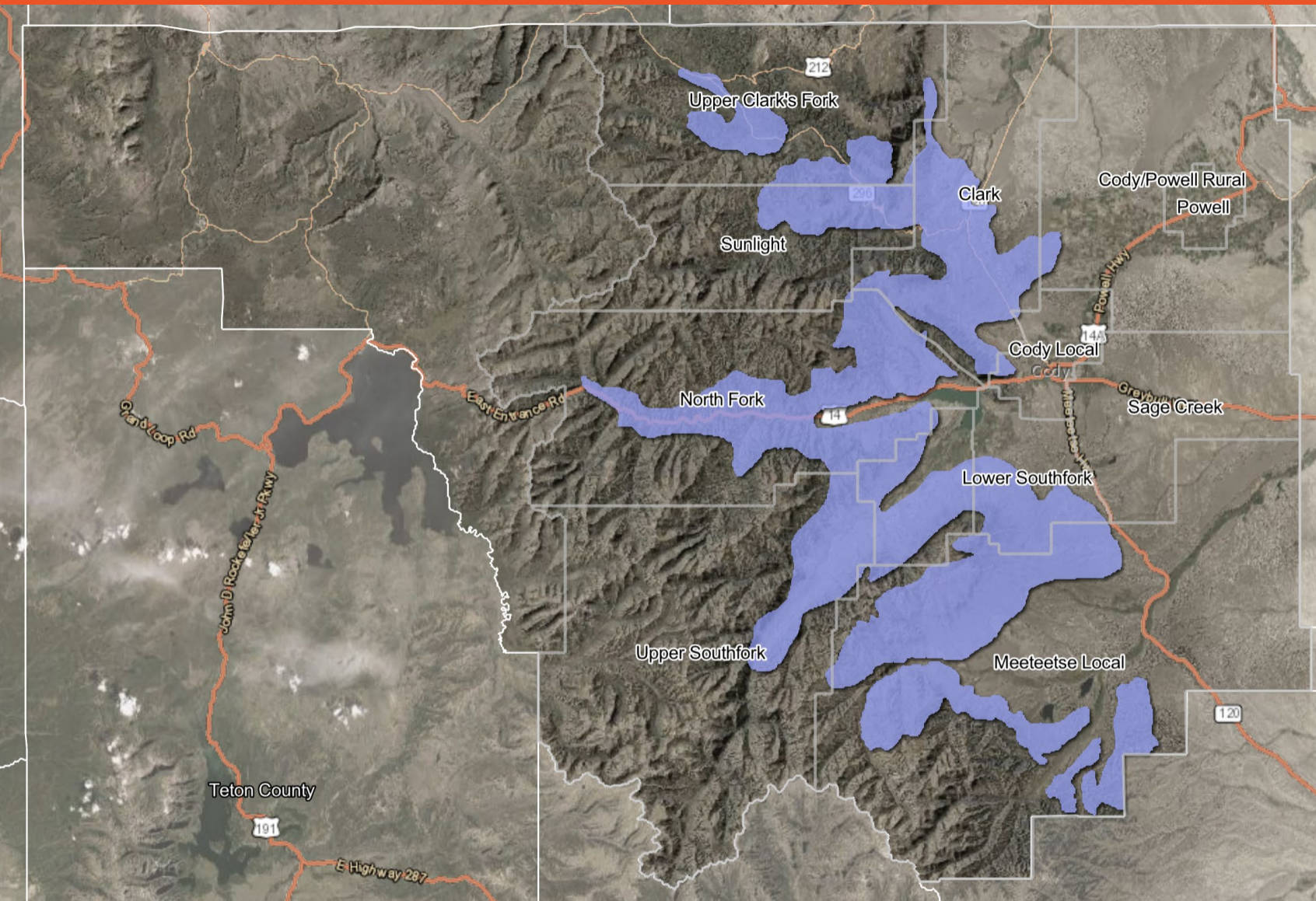
- Minimum lot sizes vary by planning area
- Not necessarily aligned with land suitability or values

CONFLICT AREAS IRRIGATED AGRICULTURAL LAND



- Finite resource
- Concerns about loss of irrigated land generally, but also about the effects of fragmentation of the land that remains

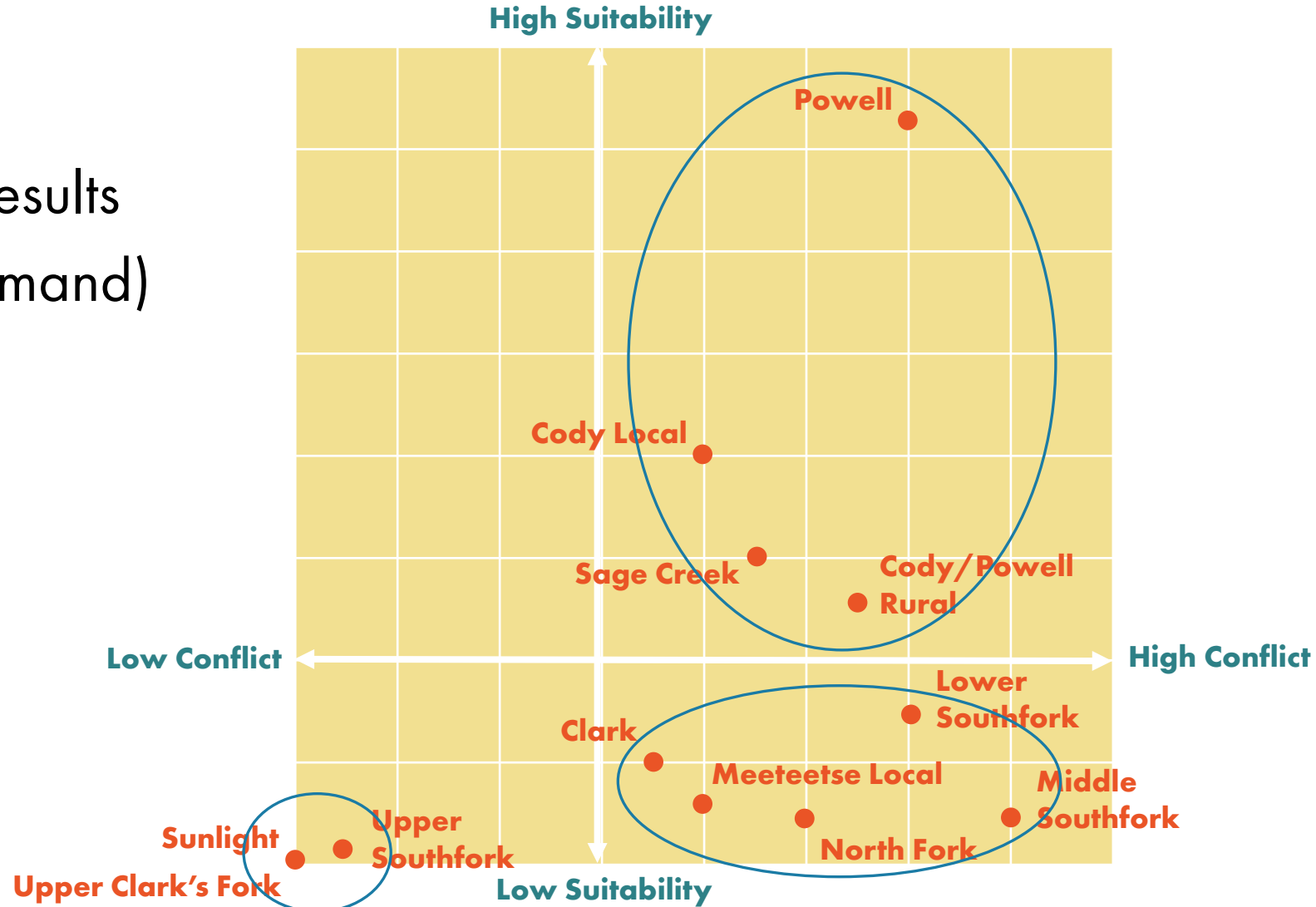
CONFLICT AREAS CRUCIAL WILDLIFE HABITAT



- Multi-species layer for crucial wildlife habitat is currently being developed in collaboration with Game and Fish
- Crucial Elk habitat layer used as an example for now

GROWTH CONTEXTS

- Suitability
 - Land Suitability Analysis results
 - Historic growth trends (demand)
- Conflict
 - Irrigated agriculture land
 - Crucial wildlife habitat



GROWTH CONTEXTS

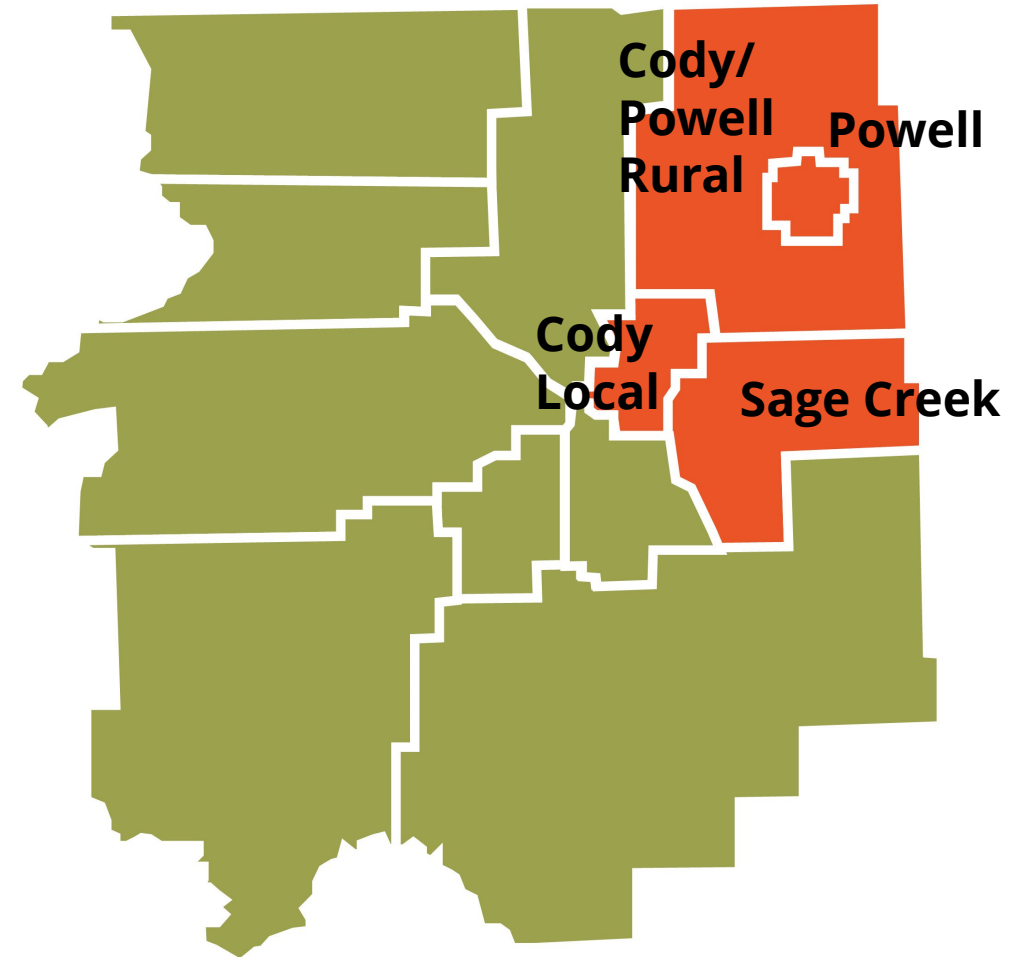
HIGH SUITABILITY/HIGH CONFLICT

CHARACTERISTICS

- Most land suitable for development
- High pressure for development
- Potentially developable areas often correspond with irrigated agricultural land and crucial habitat

CONCERNS

- Continued rate of development will negatively impact future viability for agriculture and/or habitat



GROWTH CONTEXTS

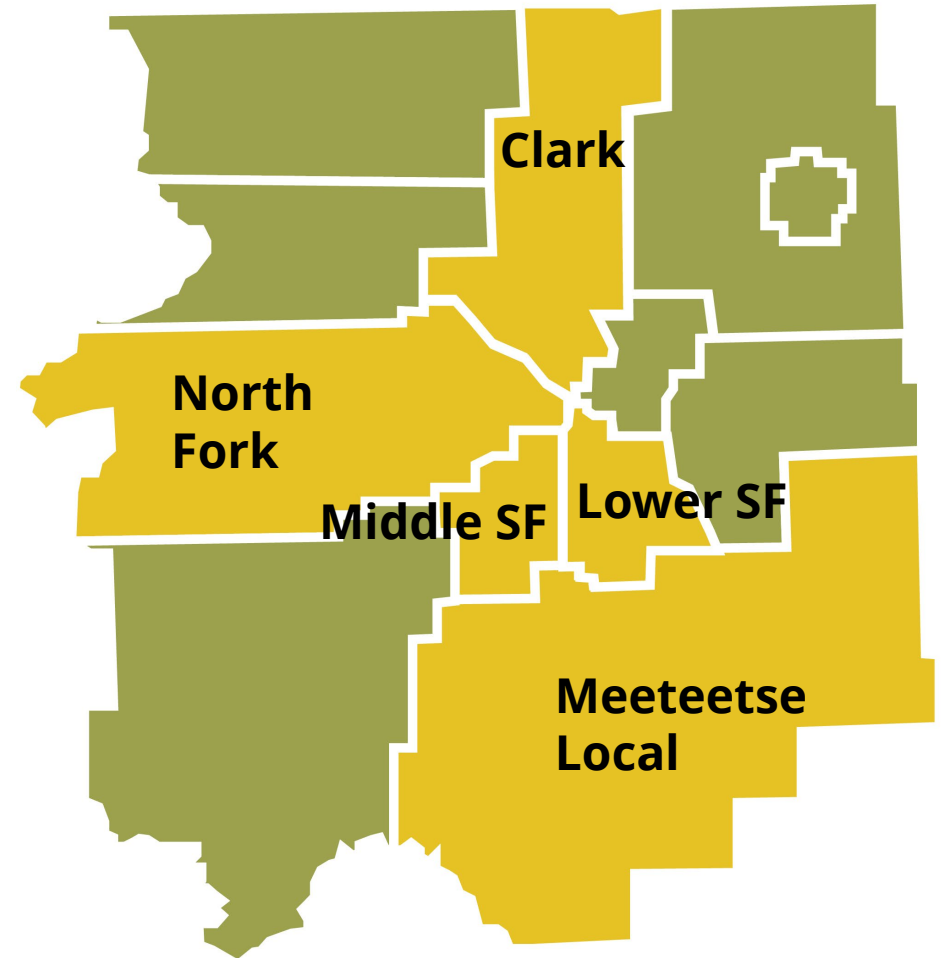
LOW SUITABILITY/HIGH CONFLICT

CHARACTERISTICS

- Pockets of land that are more suitable for development
- Conflicts with valued lands vary by area

CONCERNS

- Development in certain areas will disrupt contiguous sections of valued land
- Allowed densities don't always align with development suitability



GROWTH CONTEXTS

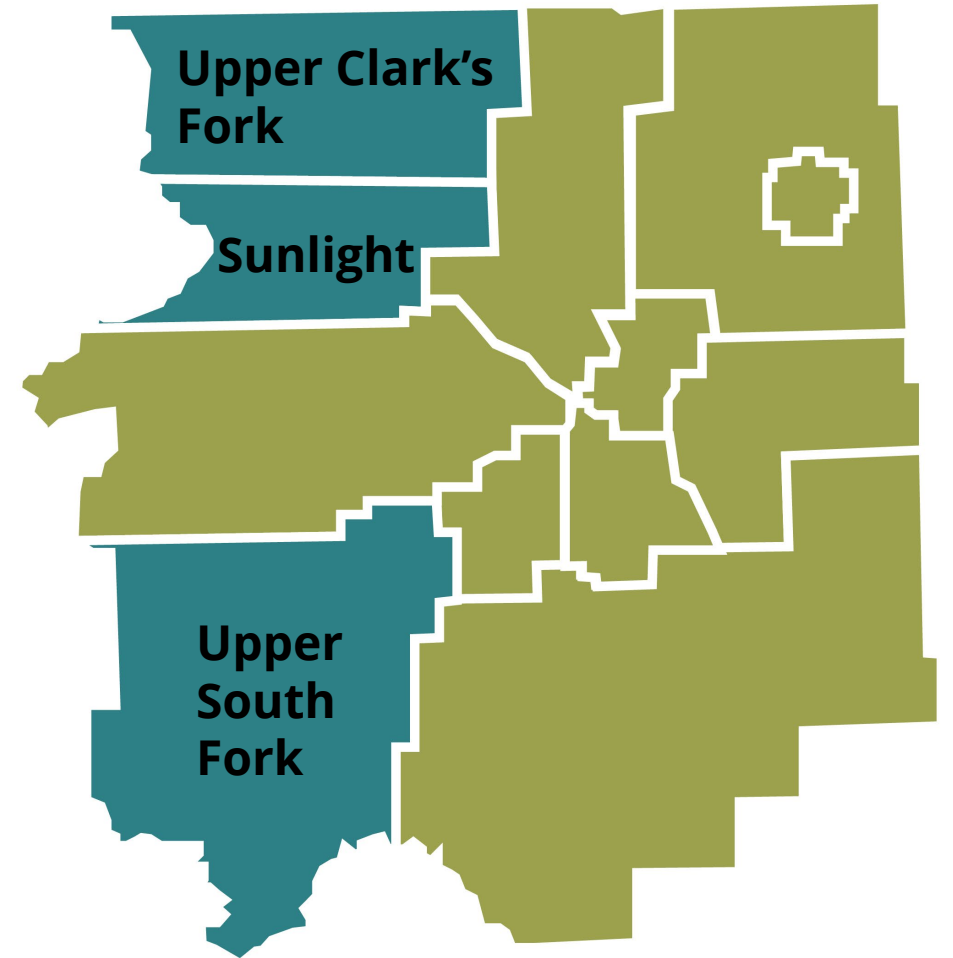
LOW SUITABILITY/LOW CONFLICT

CHARACTERISTICS

- Mountain valleys with limited amounts of private land
- Development suitability and pressure is generally low

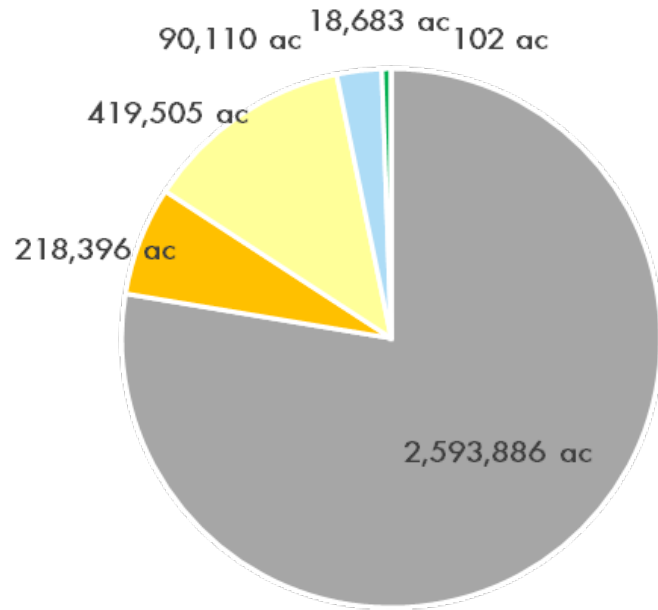
CONCERNS

- Protecting the wild and scenic quality of these remote areas
- Limiting potential impacts associated with tourism-related uses



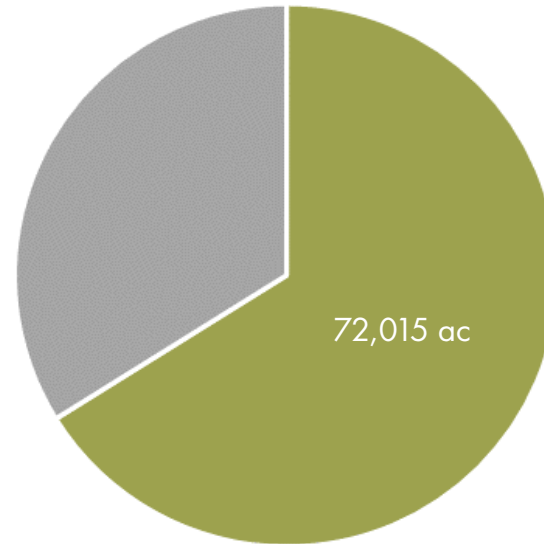
CAPACITY CONSIDERATIONS

How much of Park County is potentially suitable for development?



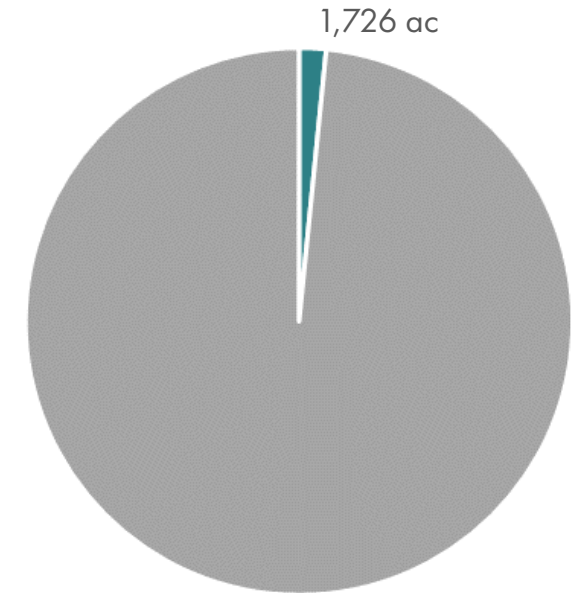
Of the land that is moderately suitable or better for development, how much of that land is also...

IRRIGATED AGRICULTURAL LAND



■ Also Irrigated Agricultural Land, 66.1%

CRUCIAL WILDLIFE HABITAT



■ Also Crucial Wildlife Habitat, 1.6%

- Unsuitable, 77.6%
- Marginally Suitable, 12.6%
- Suitable, 0.6%
- Least Suitable, 6.5%
- Moderately Suitable, 2.7%
- Most Suitable, 0.003%

TRADE-OFFS TO CONSIDER

- Conservation/viability of irrigated agricultural land
- Protection of crucial wildlife habitat
- Maintaining rural landscapes



- Private property rights
- Access to affordable housing
- Economic diversification/growth
- Tourism



POLLING EXERCISE: KEY POLICY CHOICES



COUNTYWIDE VISION AND SHARED VALUES

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

57%

Our Rural Landscapes

73%

Our Resources and Heritage

67%

Our Culture and Sense of Community

74%

COUNTYWIDE GOALS

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

58-64%



44-63%



53-71%



55-64%



- Environment & Natural Resources

62-77%



- Agriculture

62-71%



- Historic Preservation

66%



- Housing

54-72%



- Culture

73-79%



- Government

63-75%



WHERE AND HOW DO WE WANT TO GROW?

- Growth Management
- Agriculture
- Crucial wildlife habitat
- Renewable energy/utility facilities
- Housing
- Economic Development and Tourism

For Each Topic

- What we've heard
- Where we are today
 - Policies/regulations
 - Park County's role
- Area-specific considerations
- What types of strategies could we potentially pursue to achieve our goals?



WHAT POTENTIAL TOOLS ARE ON THE TABLE?



POLICY DIRECTION

What language do we want to see included in the updated Land Use Plan?



REGULATORY TOOLS

What recommendations do we want to provide in the Land Use Plan regarding future updates to the County's Development Standards and Regulations?



PROGRAMS

What other initiatives do we want the County to pursue—alone, or in partnership with others—to help implement our vision and goals? Generally, programs correlate to the dedication of funding and staffing.

WHAT APPROACHES MAKE SENSE FOR PARK COUNTY?



LIMITED

Some changes proposed, but closest to maintaining the status quo.



MODERATE

Stronger tools than we have today, but still somewhat limited in terms of the County's role.

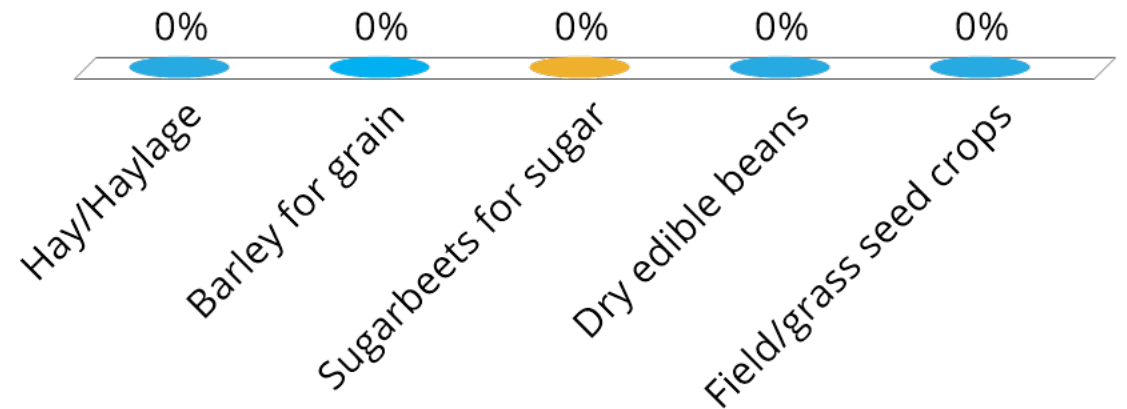


PROACTIVE

Most proactive option. Let's do everything we can to address an existing challenge or emerging issue.

WARM UP QUESTION: WHAT IS PARK COUNTY'S TOP CROP IN TERMS OF ACRES?

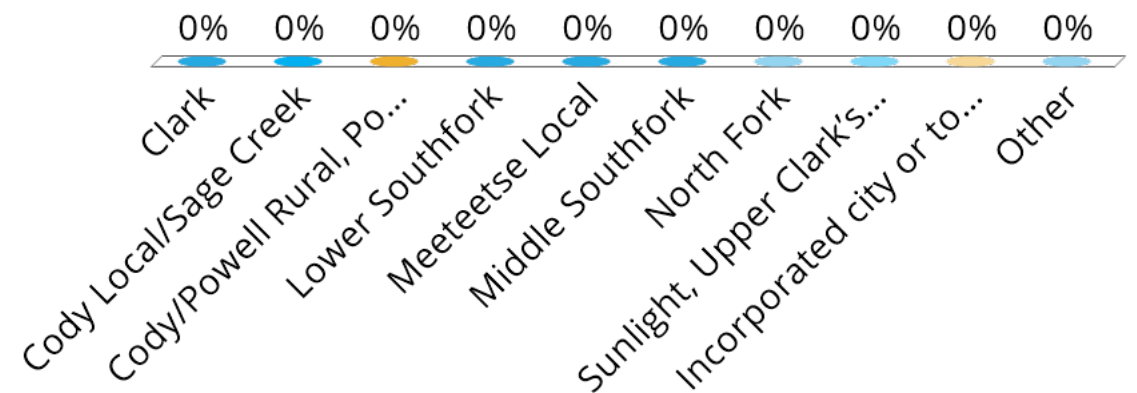
- A. Hay/Haylage
- B. Barley for grain
- C. Sugarbeets for sugar
- D. Dry edible beans
- E. Field/grass seed crops



**Response
Counter**

WHERE DO YOU LIVE?

- A. Clark
- B. Cody Local/Sage Creek
- C. Cody/Powell Rural, Powell
- D. Lower Southfork
- E. Meeteetse Local
- F. Middle Southfork
- G. North Fork
- H. Sunlight, Upper Clark's Fork, Upper Southfork
- I. Incorporated city or town (Cody, Powell, Meeteetse, Frannie)
- J. Other

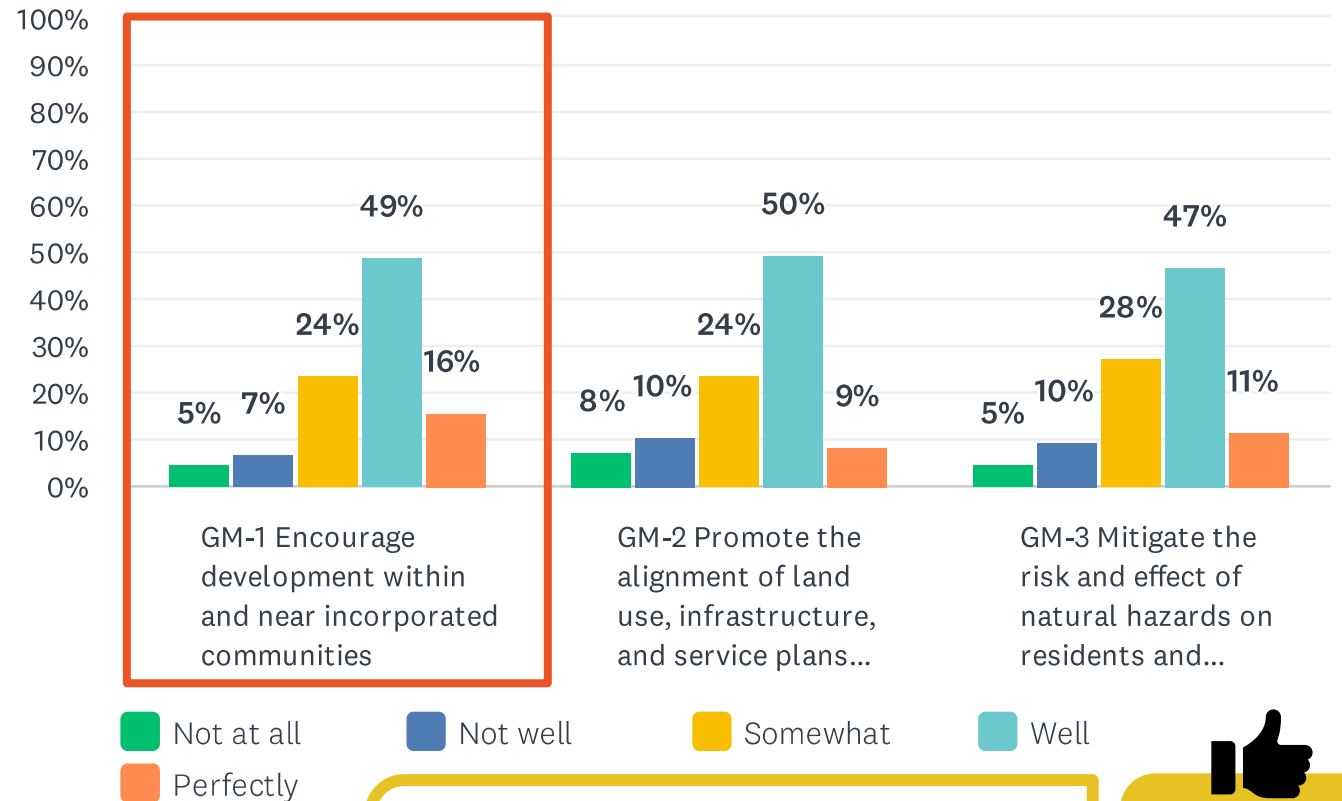


**Response
Counter**

GROWTH MANAGEMENT

WHAT WE'VE HEARD

- Concerns about balancing growth management with property rights
- Importance of water in defining where growth occurs
- Clarify intent (e.g., "encourage development, types of development")



**This reflects what I think
"well" or "perfectly"...**


65%

GROWTH MANAGEMENT

WHERE WE ARE TODAY



1998 LAND USE PLAN

- “Concentrate population growth in or near existing urban areas”
- “Adopt regulations and develop infrastructure that makes urban development more attractive than rural development”

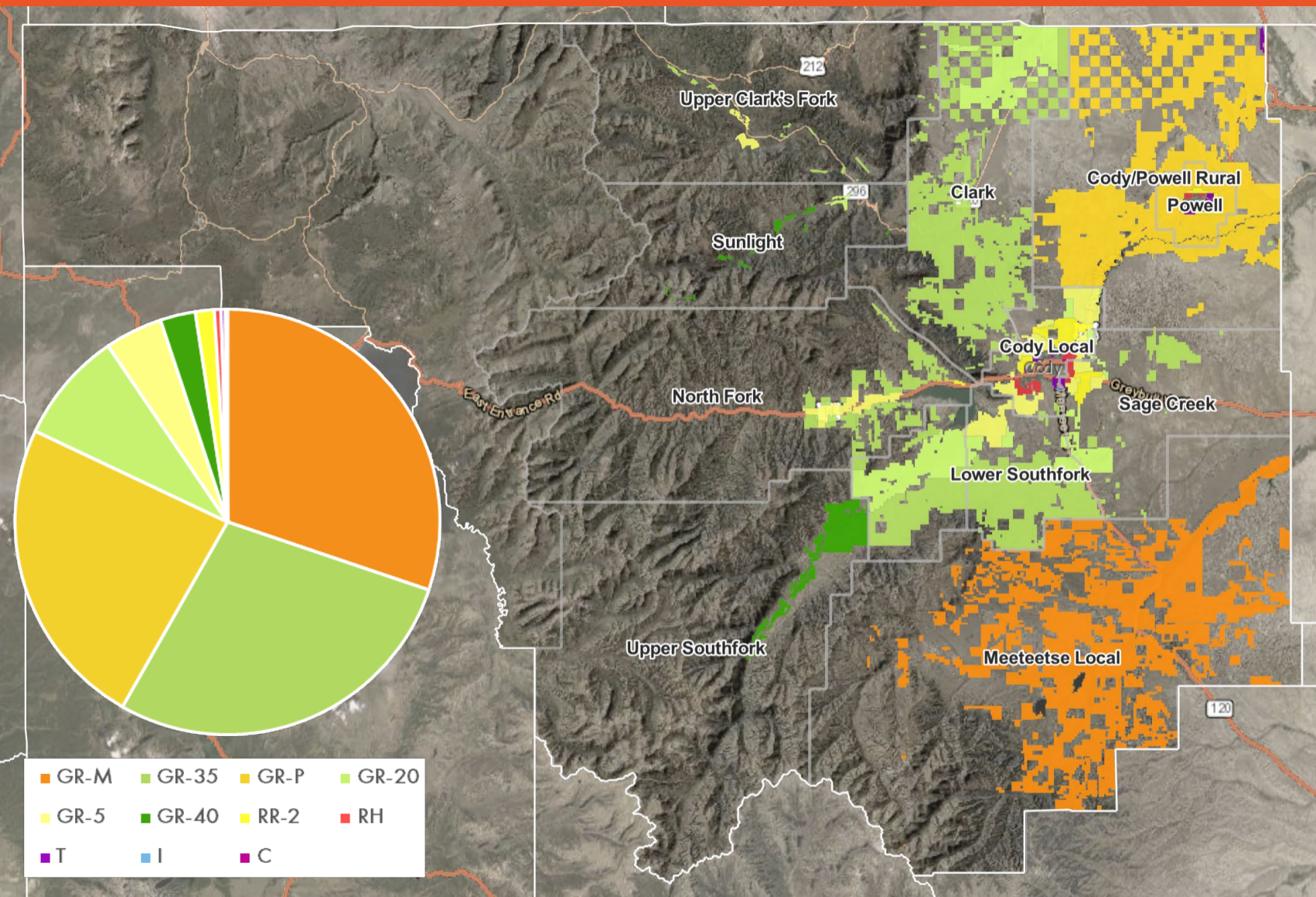
Policies convey importance and intent, but regulations lack “teeth” and in some cases conflict with stated goals.



DEVELOPMENT REGULATIONS

- 1 acre lots (or smaller) allowed far from cities and infrastructure
- Some areas around cities allow smaller lots, but not always
- Subdivisions close to municipalities are encouraged (but not required) to connect to city utilities
- Protection of open space, ag. lands, wildlife habitat, and scenery is encouraged (not necessarily required)

GROWTH MANAGEMENT EXISTING REGULATIONS



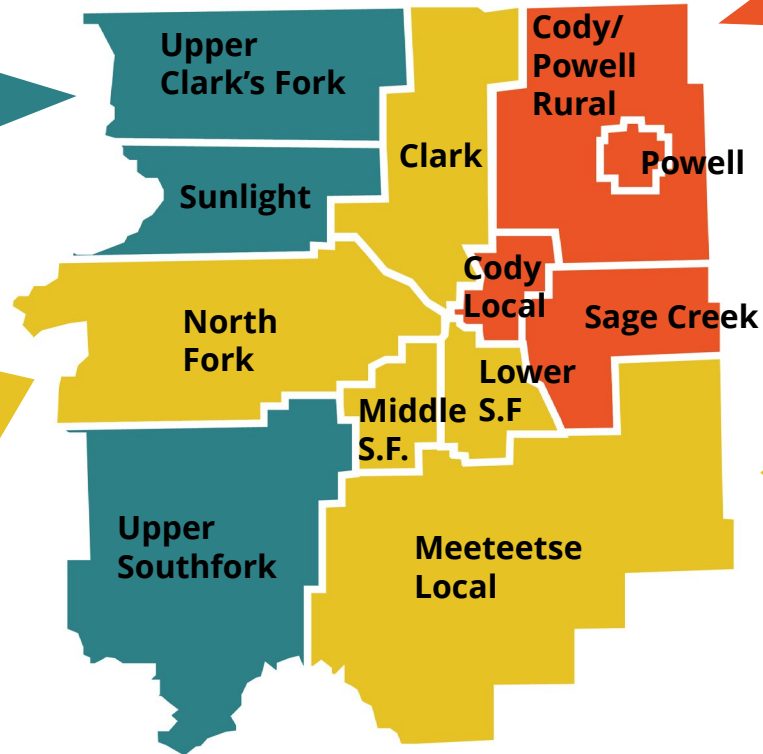
- **55%** of land in unincorporated Park County is allowed to be subdivided into lots of **1 acre or less**, including:
 - Meeteetse Local (GR-M)
 - Cody/Powell Rural (GR-P)
 - Most of Powell (GR-P)
 - RH, T, I, and C Districts
- That's capacity for over **424,000** housing units

GROWTH MANAGEMENT

AREA-SPECIFIC CONSIDERATIONS

- Low demand
- Limited capacity (large lots)

- Demand and capacity vary
- Clark & Middle Southfork: 20-35 acre lots
- North Fork & Lower Southfork: 2-35 acre lots



- High demand/suitability
- 1-acre lots = almost unlimited capacity

- Meeteetse Local:
- Limited demand
 - Low suitability
 - 1-acre lots = almost unlimited capacity

WHAT POLICY OPTIONS MAKE SENSE?



LIMITED

POLICY DIRECTION

- Continue status quo of encouraging growth to occur within and closer to cities

REGULATORY TOOLS

- Require (instead of encourage) conservation subdivisions



MODERATE

REGULATORY TOOLS

- Adjust minimum lot size requirements depending on proximity to cities and infrastructure

PROGRAMS

- Work with cities to identify future growth areas and require city-level development standards in these areas



PROACTIVE

REGULATORY TOOLS

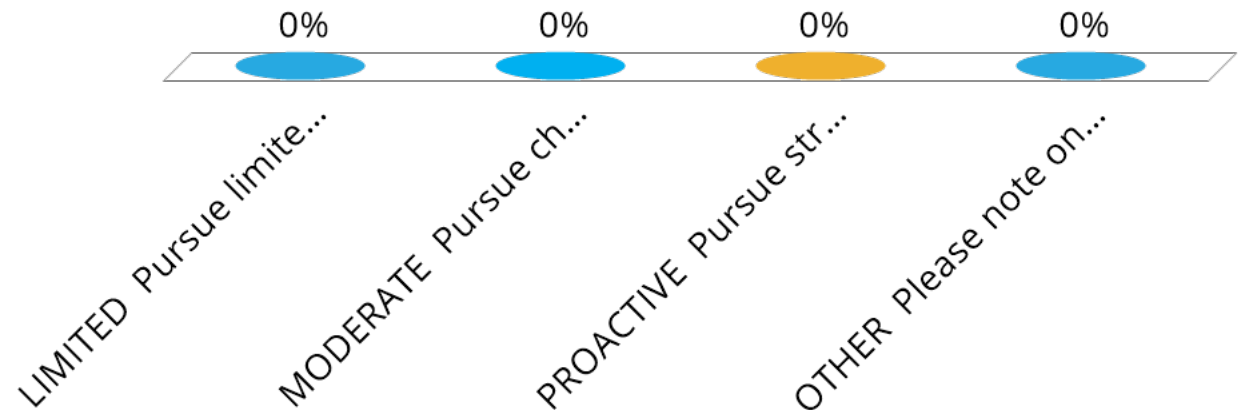
- Limit subdivisions in areas far from cities or infrastructure
- Encourage development near cities to annex

PROGRAMS

- Develop annexation plan and agreements with cities
- Explore opportunities to transfer development rights to desired locations

WHAT APPROACH TO GROWTH MANAGEMENT MAKES THE MOST SENSE FOR PARK COUNTY?

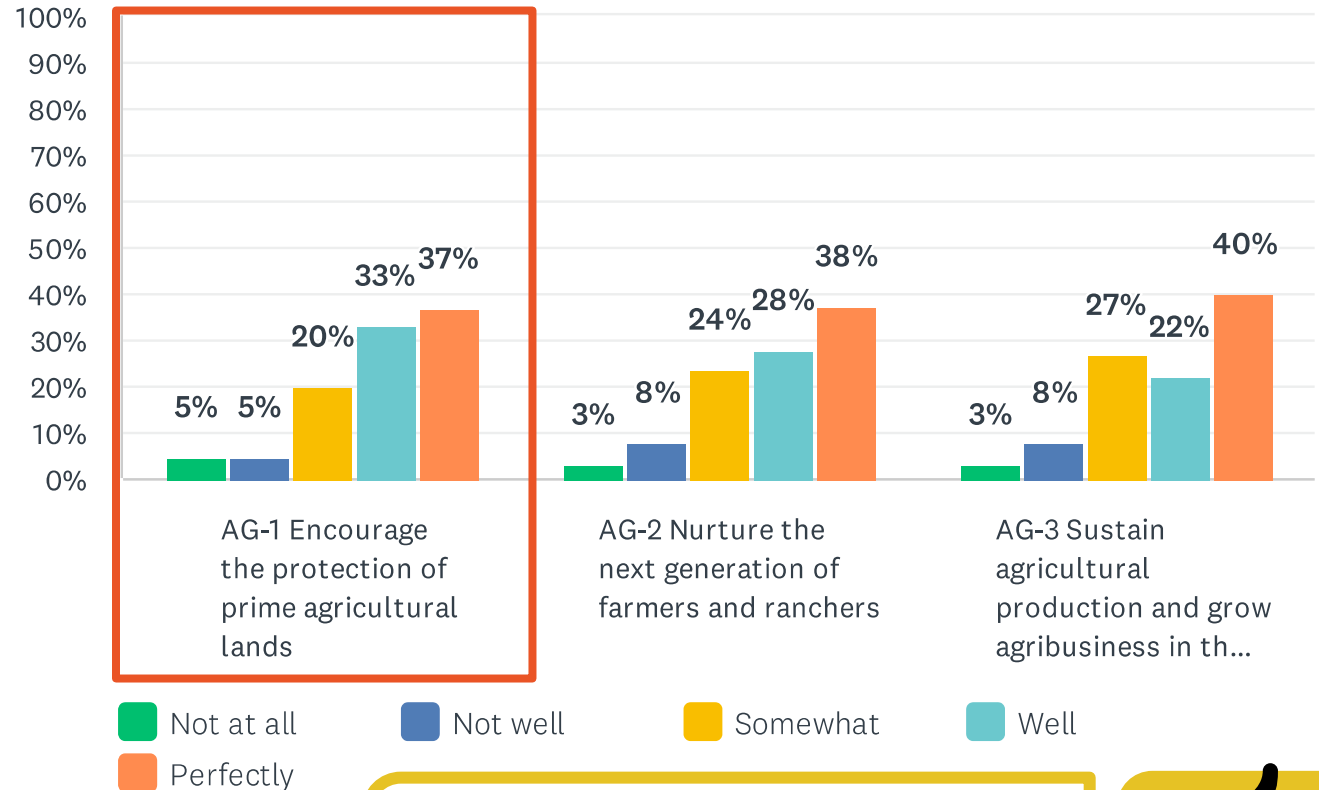
- A. **LIMITED** Pursue limited changes to existing regulations
- B. **MODERATE** Pursue changes to minimum lot sizes and subdivision regulations
- C. **PROACTIVE** Pursue stronger development regulations and new programs to direct most growth into or near municipalities
- D. **OTHER** Please note on your sheet



Response
Counter

WHAT WE'VE HEARD

- Strong support in concept
- Questions about role of County in protecting land
- Desire for more clarity about what land is most important and what tools make sense



**This reflects what I think
"well" or "perfectly"...**

70%

AGRICULTURE WHERE WE ARE TODAY



1998 LAND USE PLAN

- “Achieve harmony between agriculture and ... urban interests”
- “Encourage incentives for existing businesses, farms, and ranches to help retain them as part of a diverse economy”

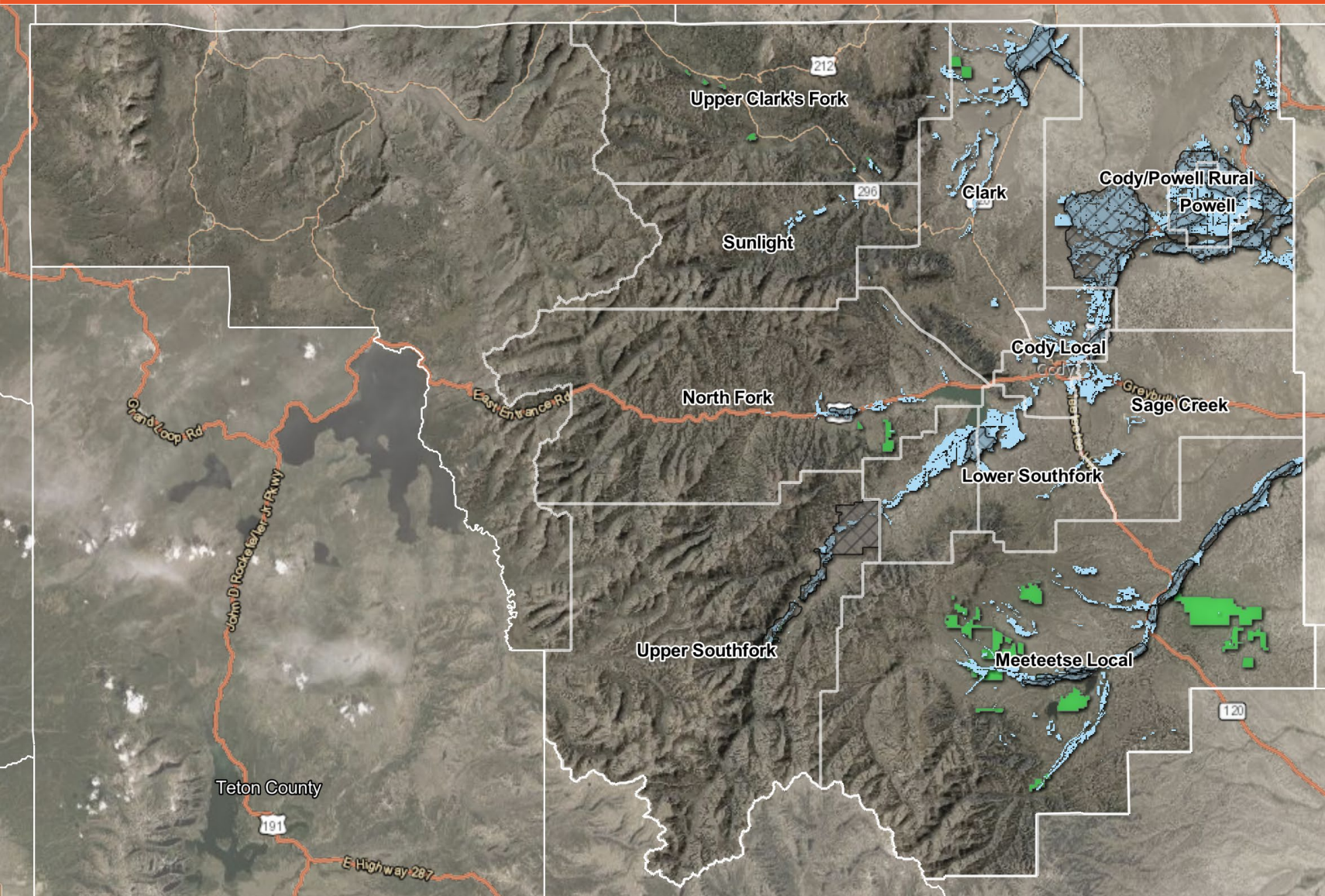


DEVELOPMENT REGULATIONS

- Current zoning that allows 1-acre lots in much of Park County
- Agricultural Overlay (AGO) doesn't clearly align with irrigated ag. lands
- AGO applies review criteria to promote the continuation of agriculture (but does not require conservation or protection)

Policies convey desire to protect agricultural lands and industries, but regulations lack “teeth” and current overlay is limited/lacks documentation.

AGRICULTURE PRIORITY AREAS FOR CONSERVATION



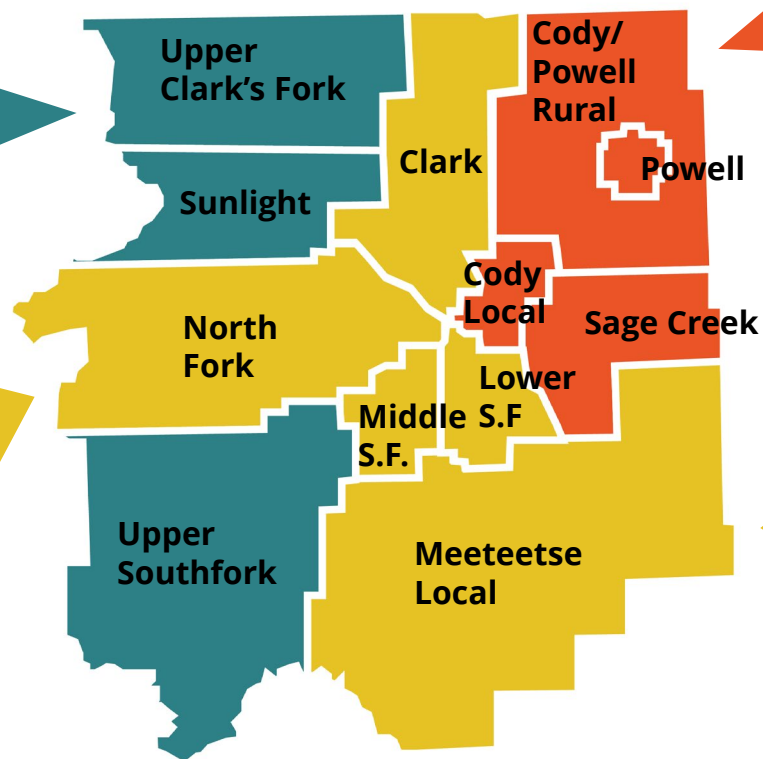
- Current Agricultural Overlay (AGO) encompasses a smaller geography
- Conservation easements have been established in some areas voluntarily (generally outside of the current AGO)

AGRICULTURE

AREA-SPECIFIC CONSIDERATIONS

- Large lots, limited development pressure
- Limited ag. lands

- Clark: some ag. lands but less development
- Middle/Lower Southfork: more ag. lands and more development pressure



- Most-valuable ag. lands
- Most development pressure

- Limited demand and suitability
- Less pressure on ag. and range land

WHAT POLICY OPTIONS MAKE SENSE?



LIMITED

POLICY DIRECTION

- Encourage clustering, development of “marginal land,” and other approaches

REGULATORY TOOLS

- Update ag. overlay to align with highest-value agriculture
- Continue to review development in ag. overlay for impacts on agricultural operations for informational purposes



MODERATE

REGULATORY TOOLS

- Pursue changes to minimum lot sizes in key areas
- Adopt stronger standards for development in ag. overlay, like:
 - Require the use of conservation subdivisions
 - Apply location and design standards to minimize the impacts on agriculture land and operations



PROACTIVE

REGULATORY TOOLS

- Limit subdivisions and residential development in ag. overlay (in conjunction with Growth Management tools)

PROGRAMS

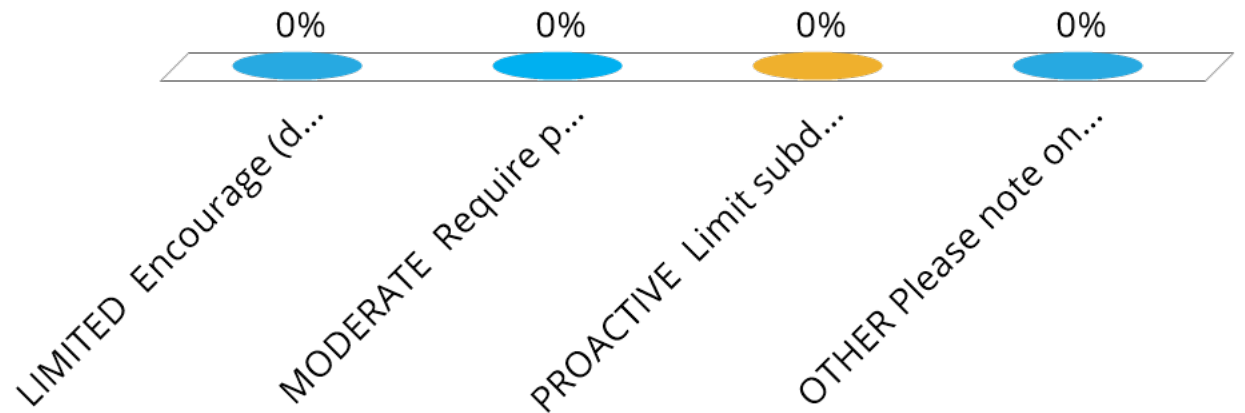
- Work with land preservation orgs. to help landowners place land into conservation easements
- Explore program to purchase high-value ag. land for preservation

WHAT APPROACH TO AGRICULTURE MAKES THE MOST SENSE FOR PARK COUNTY?

- A. **LIMITED** Encourage (don't require) preservation of ag. lands*
- B. **MODERATE** Require preservation of ag. lands through changes to minimum lot sizes and stronger development standards in AGO*
- C. **PROACTIVE** Limit subdivisions in AGO and work with land trusts and other organizations to actively conserve high value agricultural land*
- D. **OTHER** Please note on your sheet

*Updating Ag. Overlay would happen in all scenarios

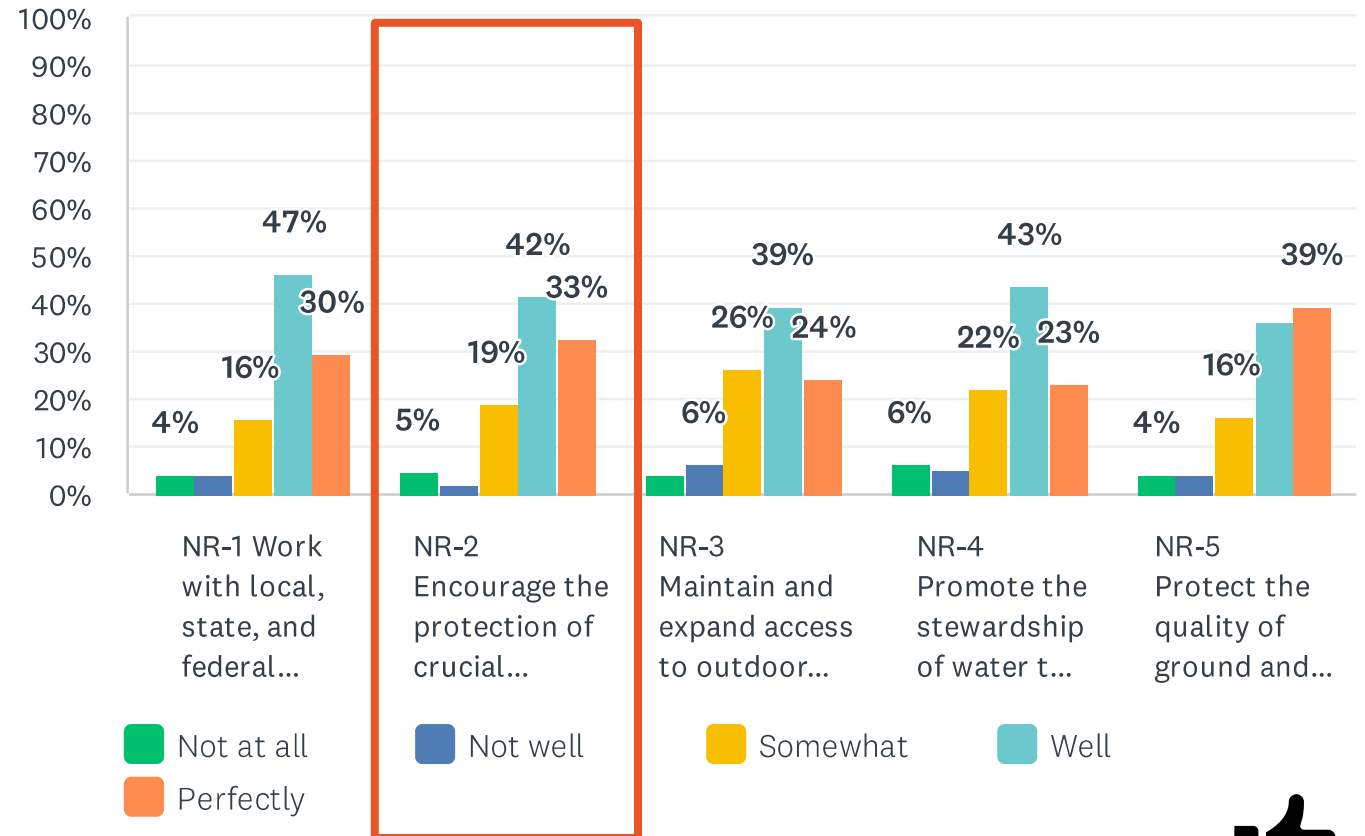
**Response
Counter**



CRUCIAL WILDLIFE HABITAT

WHAT WE'VE HEARD

- Desire for more specifics about protecting wildlife and environment
- Concern about private property rights and impacts of access to public lands from private lands



This reflects what I think "well" or "perfectly"...



75%

CRUCIAL WILDLIFE HABITAT WHERE WE ARE TODAY



1998 LAND USE PLAN

- “Encourage preservation of crucial wildlife habitats”
- “Promote sensible building regulations to protect wildlife habitat”
- “Manage the quality and quantity of big game habitat”

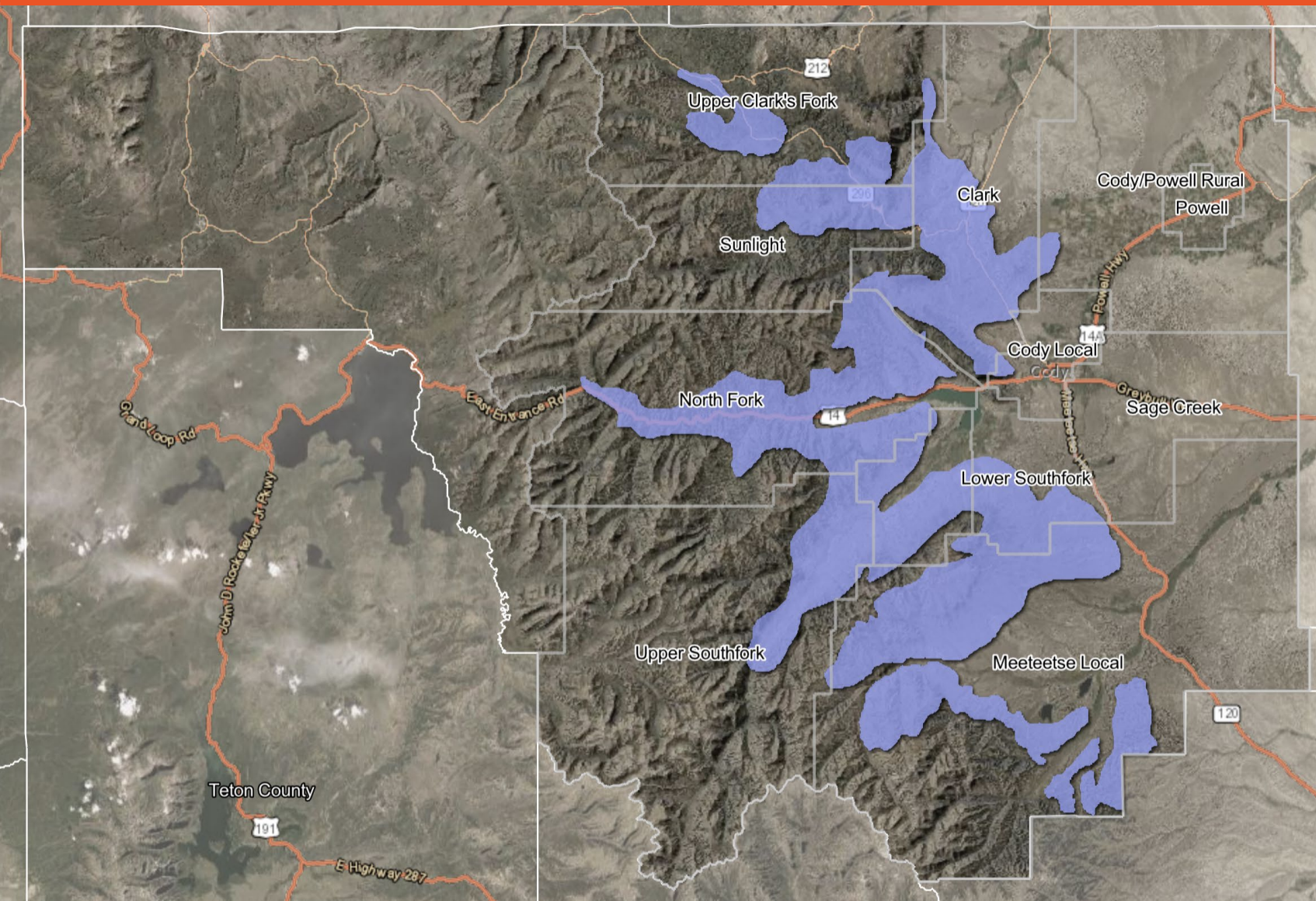


DEVELOPMENT REGULATIONS

- Conservation subdivisions are incentivized with a lot bonus
- Developments that disturb more than 2 acres of crucial habitat must implement a plan to protect habitat
- 100-foot setback from wetlands encouraged to extent practicable

Plan stresses importance of habitat; regulations include some tools that could help, but they are not tied to a particular geography (e.g., no overlay) and are challenging to implement.

CRUCIAL WILDLIFE HABITAT POTENTIAL OVERLAY AREA

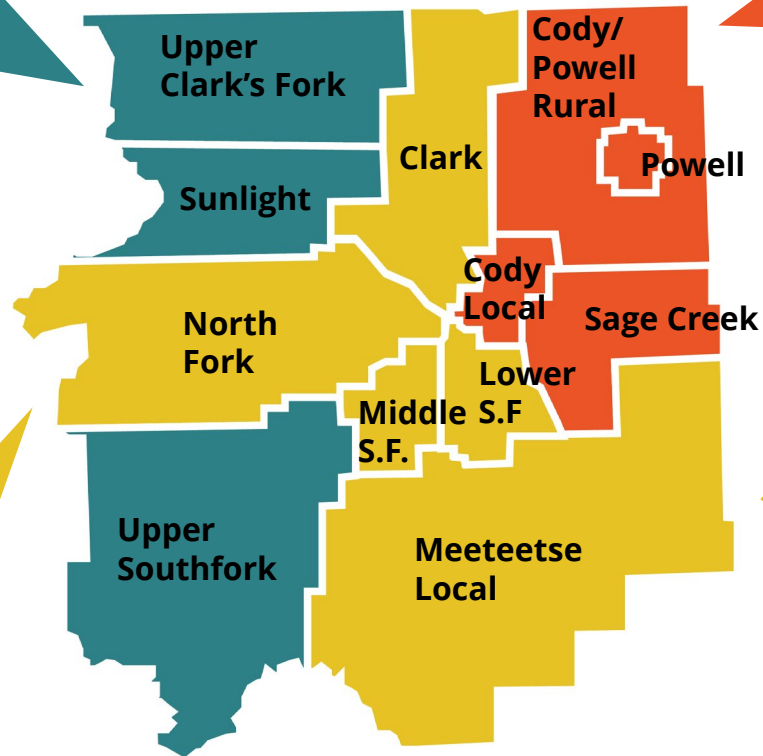


- Multi-species layer for crucial wildlife habit is currently being developed in collaboration with Game and Fish
- Current exhibit shows Crucial Elk Habitat only

CRUCIAL WILDLIFE HABITAT AREA-SPECIFIC CONSIDERATIONS

- Extensive public lands
- Highest value habitat
- Large lots/limited development

- Largest overlap between crucial habitat and private lands



- Limited crucial habitat
- High development pressure

- Crucial habitat tends to be less suitable for development
- Clark: Habitat overlaps with suitable lands the most

CRUCIAL WILDLIFE HABITAT

WHAT POLICY OPTIONS MAKE SENSE?



LIMITED

POLICY DIRECTION

- Encourage the conservation of crucial wildlife habitat

REGULATORY TOOLS

- Adopt crucial wildlife habitat overlay district
- Encourage development of “marginal land” and use of conservation subdivisions in areas within overlay district



MODERATE

REGULATORY TOOLS

- Require the use of conservation subdivisions in wildlife overlay
- Adopt standards for wildlife-friendly fencing
- Apply location and design standards on new development within overlay to minimize impacts



PROACTIVE

REGULATORY TOOLS

- Limit subdivisions and residential development in wildlife overlay

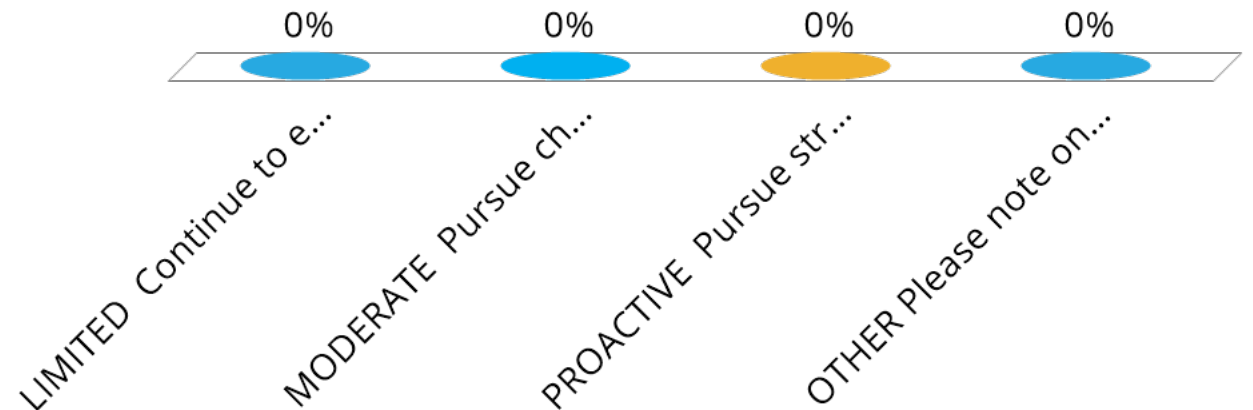
PROGRAMS

- Work with cities and land preservation orgs. to help landowners place land into conservation easements
- Explore program to purchase high-value wildlife habitat for preservation

WHAT APPROACH TO CRUCIAL WILDLIFE HABITAT MAKES THE MOST SENSE FOR PARK COUNTY?

- A. **LIMITED** Continue to encourage (not require) preservation of crucial wildlife habitat using existing tools
- B. **MODERATE** Pursue changes to minimum lot sizes and subdivision regulations in crucial wildlife habitat areas
- C. **PROACTIVE** Pursue stronger development regulations in crucial wildlife habitat overlay and work with land trusts and other organizations to actively preserve agricultural land
- D. **OTHER** Please note on your sheet

Response
Counter



LARGE-SCALE RENEWABLE ENERGY AND COMMUNICATION FACILITIES

WHAT WE'VE HEARD

- Concern about potential future impacts of large-scale wind and solar on rural landscapes
- Interest in exploring job/economic opportunities associated with renewable energy
- Cell tower/internet support and opposition



Source: <https://www.npr.org/2021/11/14/1054942590/solar-energy-colorado-garden-farm-land>

LARGE-SCALE RENEWABLE ENERGY AND COMMUNICATION FACILITIES WHERE WE ARE TODAY



1998 LAND USE PLAN

- “Encourage the sustainable development, use, and conservation of Park County’s renewable and non-renewable resources”
- “Work with telecommunication companies in developing and improving communications networks”



DEVELOPMENT REGULATIONS

- State established minimum standards for counties in 2010 to address permitting; location; access; proximity to cities, towns, roads, etc.
- Park County has criteria for siting wind facilities based on size and status
- Major Utility use requires SUP in all districts

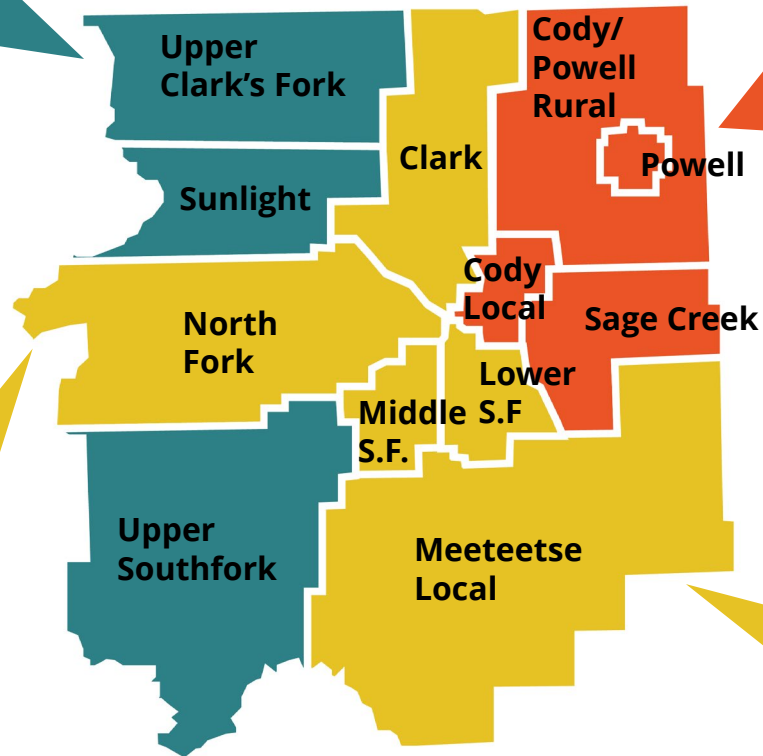
Plan supports renewable energy development but does not address wind and solar facilities directly; regulations exist for large scale wind facilities, but *not* for solar.

LARGE-SCALE RENEWABLE ENERGY AND COMMUNICATION FACILITIES

AREA-SPECIFIC CONSIDERATIONS

- Low population
- Significant public lands

- Almost no transmission lines in Clark, North Fork, and Middle SF
- Major north-south transportation corridor and YNP access



- Majority of existing population and growth potential
- More conflict with agriculture and development

- Major north-south utility corridor east of Powell and Cody

LARGE-SCALE RENEWABLE ENERGY AND COMMUNICATION FACILITIES

WHAT POLICY OPTIONS MAKE SENSE?



LIMITED

POLICY DIRECTION

- Encourage development of renewable energy sources
- Encourage siting to limit impacts on scenery, wildlife, etc.

REGULATORY TOOLS

- Apply existing standards for siting large-scale wind facilities and communication towers



MODERATE

POLICY DIRECTION

- Identify key areas where large scale renewable energy and communication facilities would most impact agriculture, scenery, and wildlife

REGULATORY TOOLS

- Adopt criteria to request that large-scale solar and wind facilities and communication towers be sited to minimize impacts



PROACTIVE

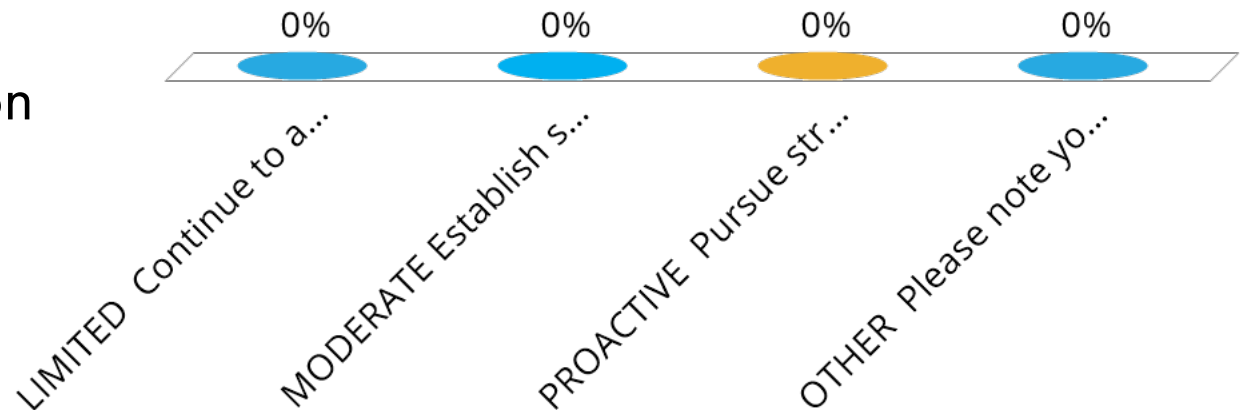
REGULATORY TOOLS

- Adopt standards to require that large-scale solar and wind facilities and communication towers be sited to minimize impacts

WHAT APPROACH TO LARGE-SCALE WIND FACILITIES MAKES THE MOST SENSE FOR PARK COUNTY?

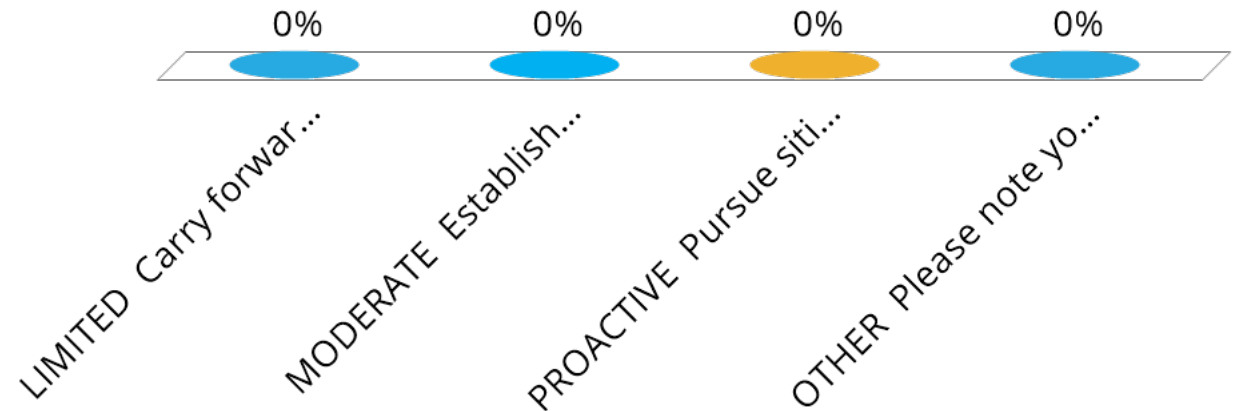
- A. **LIMITED** Continue to apply current State and County standards
- B. **MODERATE** Establish stronger policy guidance regarding siting considerations for large-scale wind facilities
- C. **PROACTIVE** Pursue stronger development regulations and siting standards in key areas
- D. **OTHER** Please note your other idea(s) on your sheet

Response
Counter



WHAT APPROACH TO LARGE-SCALE SOLAR FACILITIES MAKES THE MOST SENSE FOR PARK COUNTY?

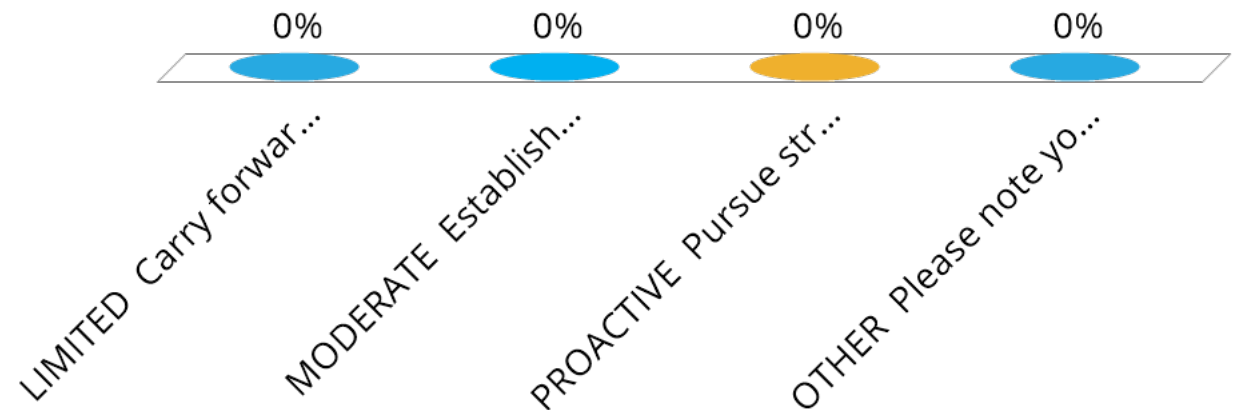
- A. **LIMITED** Carry forward policy guidance expressing general support for renewable energy
- B. **MODERATE** Establish stronger policy guidance regarding siting considerations for large-scale solar
- C. **PROACTIVE** Pursue siting criteria and development regulations for large-scale solar facilities
- D. **OTHER** Please note your other idea(s) on your sheet



**Response
Counter**

WHAT APPROACH TO COMMUNICATION TOWERS MAKES THE MOST SENSE FOR PARK COUNTY?

- A. **LIMITED** Carry forward policy guidance expressing general support for expanded communication networks
- B. **MODERATE** Establish stronger policy guidance regarding siting considerations for communication towers
- C. **PROACTIVE** Pursue stronger siting criteria and development regulations for communication towers
- D. **OTHER** Please note your other idea(s) on your sheet

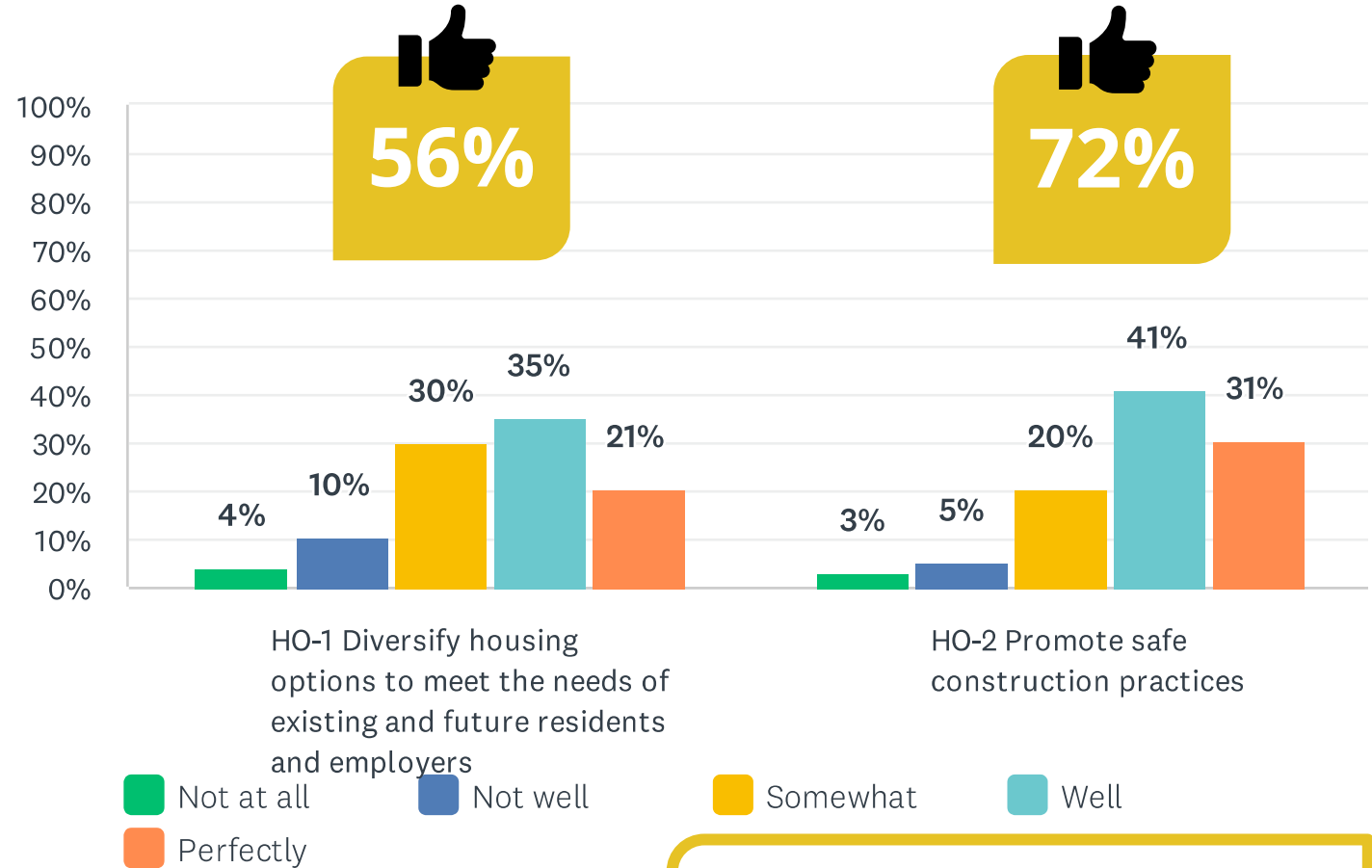


**Response
Counter**

HOUSING

WHAT WE'VE HEARD

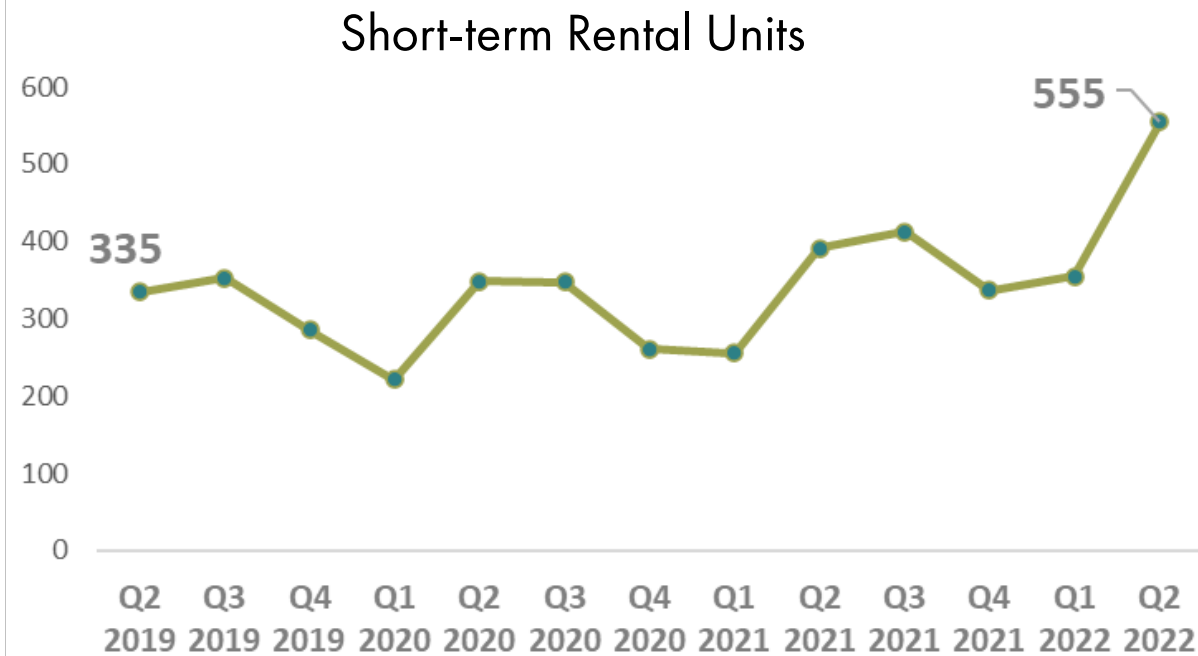
- Mixed opinions on County involvement in housing market
- Concerns about the lack of affordable housing/senior housing
- General support for guiding more dense housing to incorporated areas
- Support for pursuing building code discussion



**This reflects what I think
"well" or "perfectly"...**

HOUSING EMERGING ISSUES

- Increase of new residents to the area in recent years—generally older retirees or remote workers
- Growing number of short-term rental units—66% increase since County conducted initial outreach sessions in 2019
- Growing concerns about rising housing costs and associated impacts on the workforce/economy



Source: AirDNA.CO

HOUSING WHERE WE ARE TODAY



1998 LAND USE PLAN

- “Encourage opportunities for affordable housing”
- “Provide safe and diverse housing”
- “The provision of housing units is largely the responsibility of the private sector, but...policy affects the type, location, and quality of housing.”



DEVELOPMENT REGULATIONS

- Accessory housing units permitted in all districts (except Industrial)
- Employee housing and mobile homes allowed in all districts
- Multi-family housing allowed with SUP in Meeteetse and close to Cody and Powell

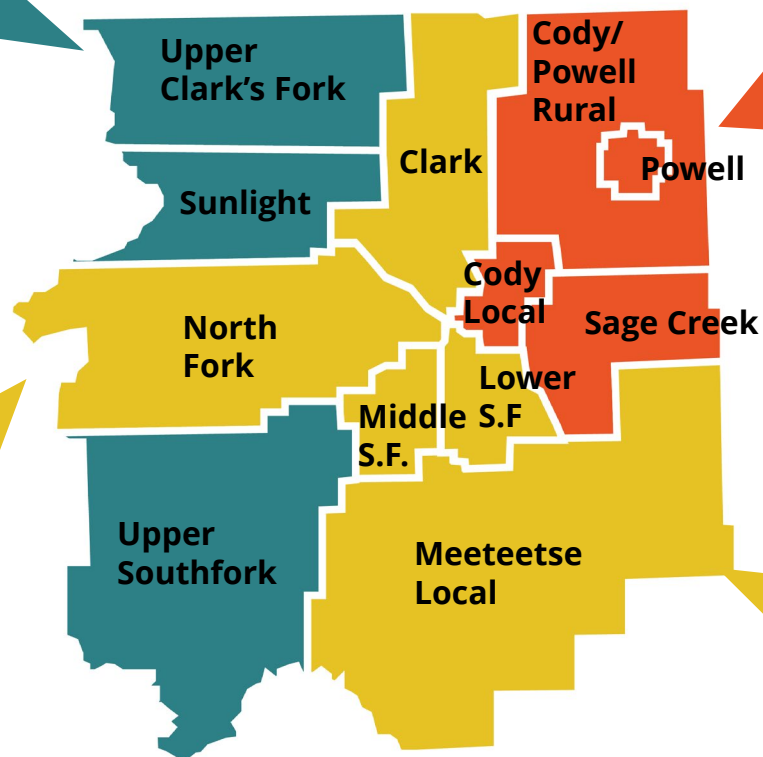
Plan attempts to strike a balance regarding the County’s role in housing—offers limited/no guidance on emerging issues (e.g., short-term rentals); regulations offer flexibility for housing in targeted locations.

HOUSING

AREA-SPECIFIC CONSIDERATIONS

- Limited demand for year-round residences
- Poor suitability
- Poor access to services

- Moderate demand for year-round residences
- Growing presence of seasonal/short term homes
- Moderate suitability
- Limited access to services



- Greatest demand for workforce housing
- Most suitability
- Best access to services
- Growing presence of seasonal/short term homes

- Meeteetse:
- Significant capacity
 - Limited demand/suitability

HOUSING

WHAT POLICY OPTIONS MAKE SENSE?



LIMITED

POLICY DIRECTION

- Discourage smaller lot housing subdivisions in areas with poor access to services

REGULATORY TOOLS

- Require larger lots in areas with poor suitability and/or poor access to services



MODERATE

POLICY DIRECTION

- Encourage denser housing options within and closer to cities
- Allow for denser housing options in areas adjacent to cities

REGULATORY TOOLS

- Vary the allowed size of lots based on suitability and access to services



PROACTIVE

POLICY DIRECTION

- Allow for greater diversity of housing units types in areas with good access
- Require denser housing developments near cities, built to city standards

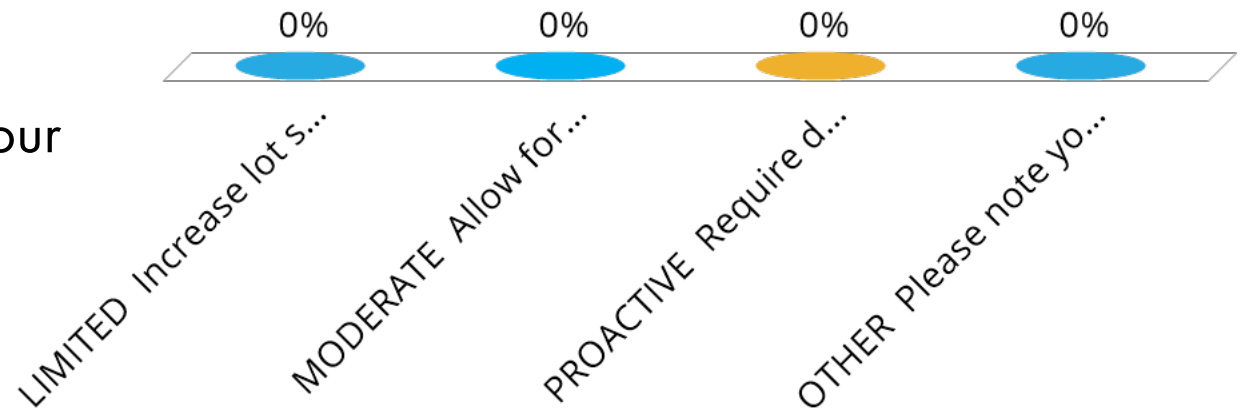
REGULATORY TOOLS

- Explore requiring special districts for larger and/or denser subdivisions
- Explore a Uniform Building Code

HOW ACTIVE SHOULD THE COUNTY BE IN ADDRESSING HOUSING DIVERSITY?

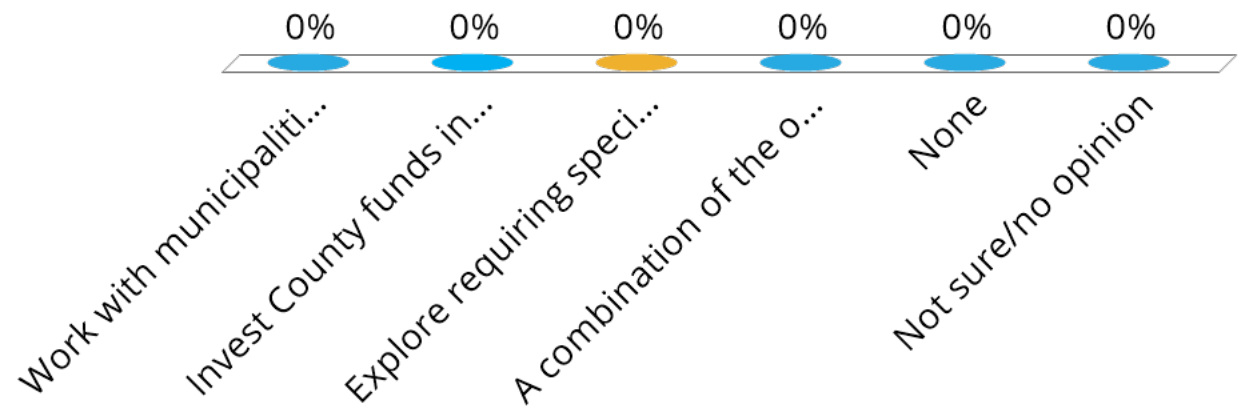
- A. **LIMITED** Require larger lots in areas with poor suitability and/or access to services
- B. **MODERATE** Allow for smaller lots and greater diversity of housing types in areas near cities and with good access to services
- C. **PROACTIVE** Require denser, more varied housing development near cities; establish stronger standards in these areas to match/mirror city standards
- D. **OTHER** Please note your other idea(s) on your sheet

**Response
Counter**



WHAT ROLE(S) SHOULD PARK COUNTY PLAY IN ADDRESSING HOUSING NEEDS? (SELECT ALL THAT APPLY)

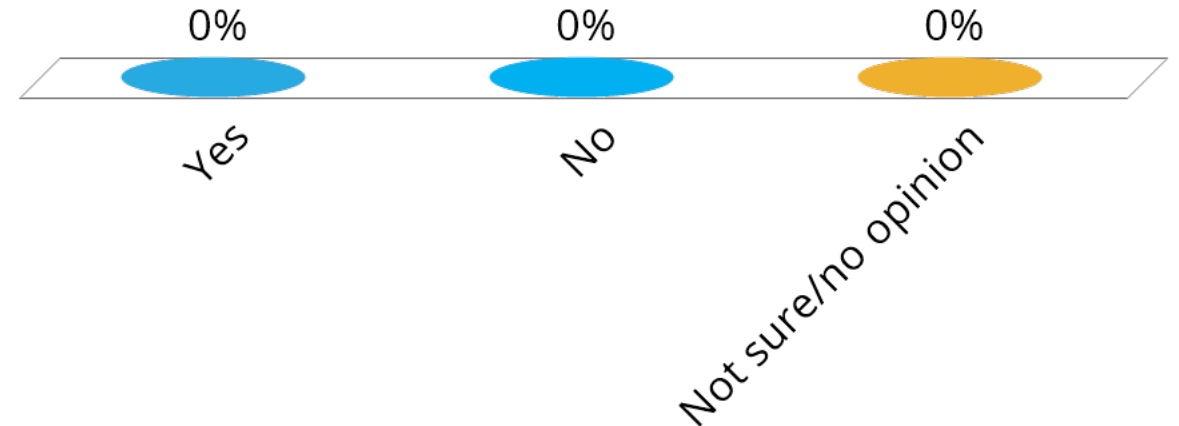
- A. Work with municipalities and other partners to identify and address specific housing needs (i.e., affordable to certain income levels)
- B. Invest County funds in the development of more affordable housing types
- C. Explore requiring special districts for larger and/or denser subdivisions
- D. A combination of the options listed
- E. None
- F. Not sure/no opinion



**Response
Counter**

SHOULD THE COUNTY LOOK INTO THE COSTS/BENEFITS OF ADOPTING A UNIFORM BUILDING CODE? (RULES THAT GOVERN THE DESIGN, CONSTRUCTION OR MODIFICATION OF BUILDINGS)

- A. Yes
- B. No
- C. Not sure/no opinion



Response
Counter

HOUSING (SHORT-TERM RENTALS)

WHAT POLICY OPTIONS MAKE SENSE?



LIMITED

POLICY DIRECTION

- Maintain current regulatory approach to short term rentals

REGULATORY TOOLS

- Maintain a database of rentals using secondary data sources and track changes in number of active rentals



MODERATE

POLICY DIRECTION

- Develop definitions and standards related to short-term rentals in zoning and development

REGULATORY TOOLS

- Establish a registration program for short-term rentals



PROACTIVE

POLICY DIRECTION

- Restrict or cap number of short-term rentals in certain areas

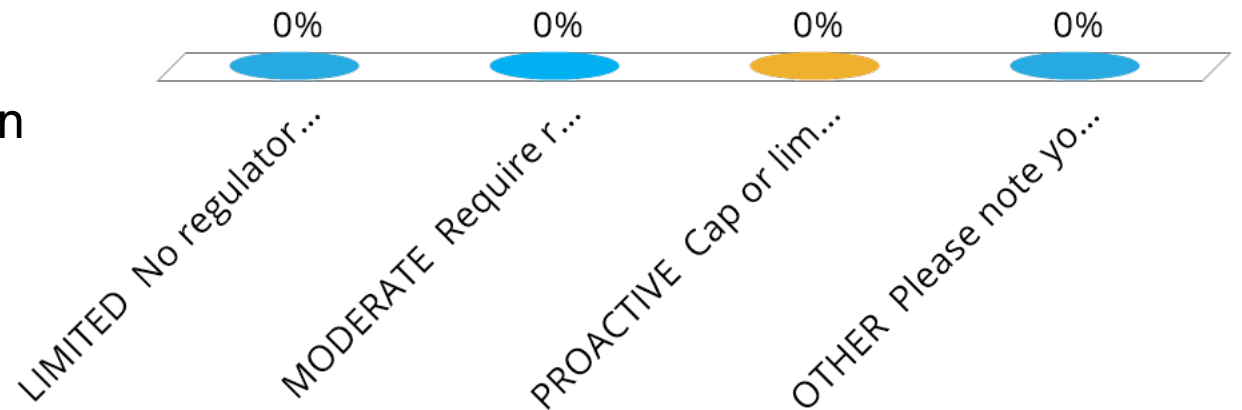
REGULATORY TOOLS

- Explore fees for short-term rental to offset impacts on county services and infrastructure
- Restrict short-term rental permits to accessory units in certain areas

WHAT APPROACH TO SHORT-TERM RENTALS MAKES SENSE FOR PARK COUNTY?

- A. **LIMITED** No regulatory changes; begin tracking number of active rentals
- B. **MODERATE** Require rentals to be registered; develop specific code language to address short-term rentals
- C. **PROACTIVE** Cap or limit locations and conditions where short-term rentals can be located; explore fees to offset impacts
- D. **OTHER** Please note your other idea(s) on your sheet

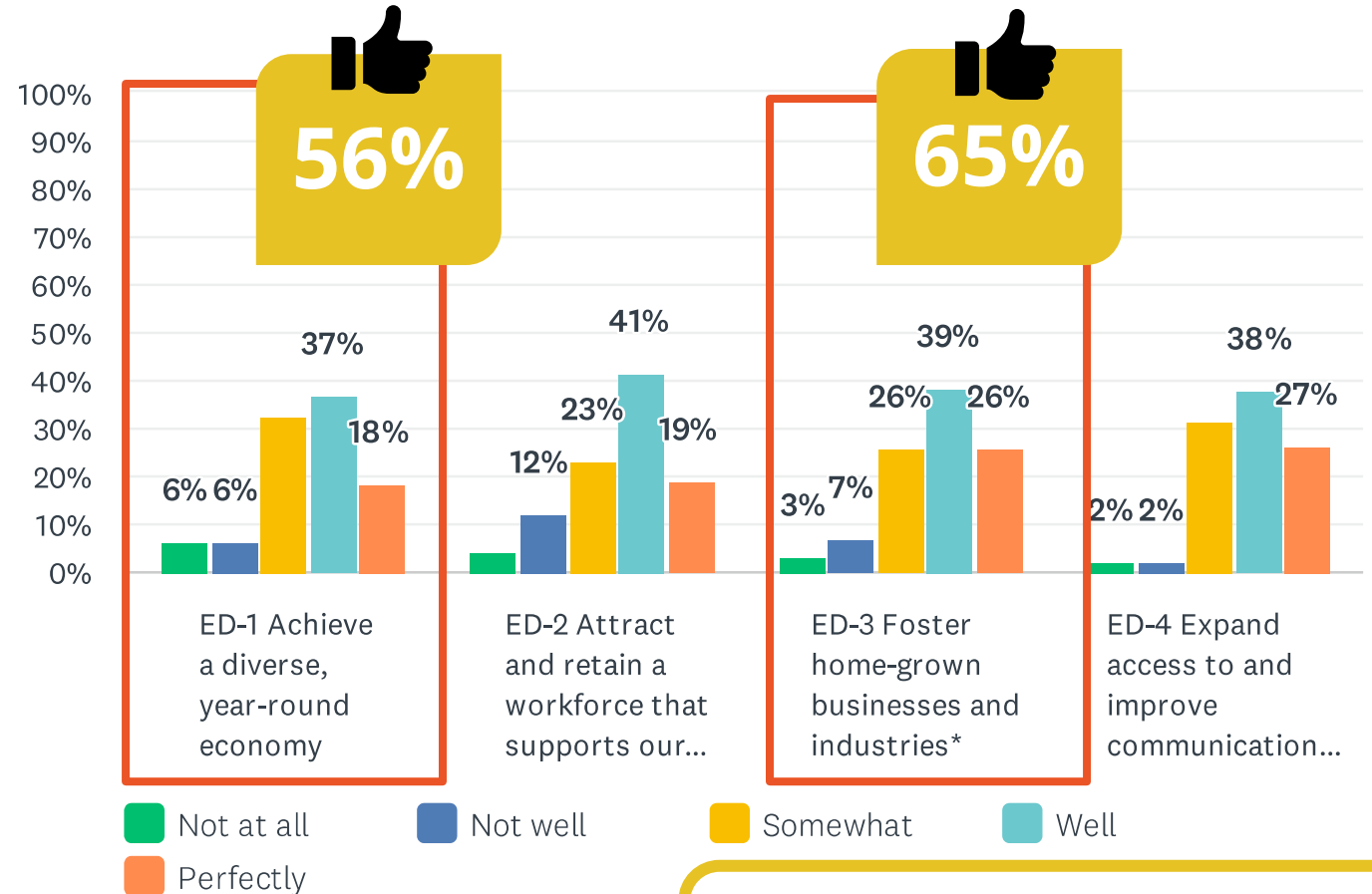
**Response
Counter**



ECONOMIC DEVELOPMENT & TOURISM

WHAT WE'VE HEARD

- Mixed opinions on County involvement in economic development (and linkage between ED and growth)
- Support for/against expanding recreational opportunities or tourism-related uses on or adjacent to public lands (in cooperation with public agencies)
- Desire to reduce seasonality of tourism and agricultural industries



This reflects what I think "well" or "perfectly"...

ECONOMIC DEVELOPMENT & TOURISM

WHERE WE ARE TODAY



1998 LAND USE PLAN AND 2021 NRMP

- “Retain and expand existing businesses and industries”
- “Sustain agricultural business”
- “Diversify business and industry”
- “Retain the multiple use of public lands”



DEVELOPMENT REGULATIONS

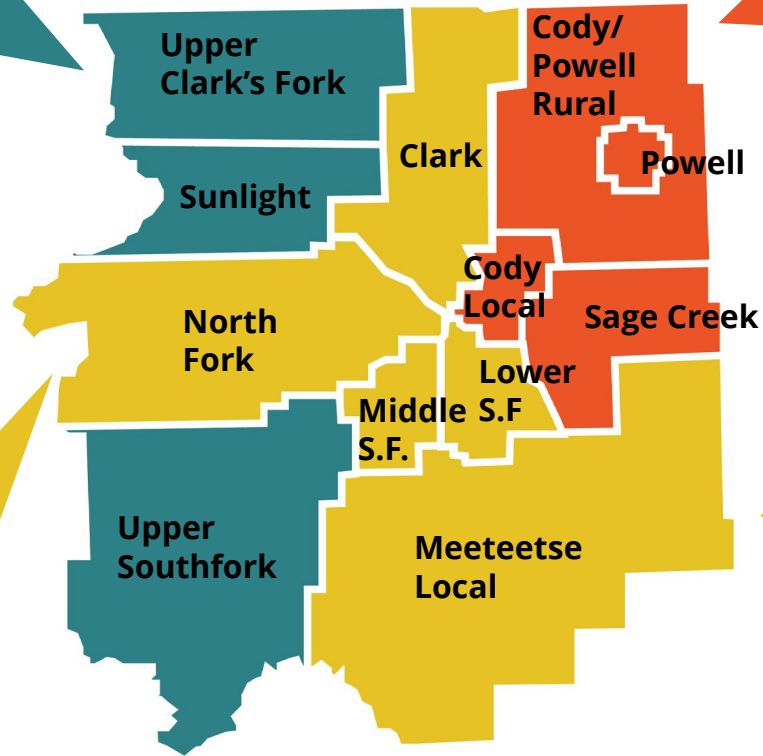
- Allowed uses vary by planning area
- Limited portion of unincorporated area zoned for commercial/ industrial uses

Plan encourages a sustainable, diverse economy through support for key industries; guidelines vs. regulations provide greater flexibility.

ECONOMIC DEVELOPMENT & TOURISM

AREA-SPECIFIC CONSIDERATIONS

- Limited agricultural and commercial activity
- Access to public land is primary tourist attraction
- Limited services



- Substantial agriculture and commercial activity
- Lower presence of public land
- Tourism services hub for surrounding attractions

North Fork:

- Significant public land
- Tourist attractions and services geared toward Yellowstone entrance

- Limited/moderate agricultural
- Limited commercial services
- Access to public land is primary attraction

ECONOMIC DEVELOPMENT & TOURISM (COMMERCIAL BUSINESSES)

WHAT POLICY OPTIONS MAKE SENSE?



LIMITED

POLICY DIRECTION

- Support existing businesses
- Sustain agricultural activity
- Support diversification of employment in the county

REGULATORY TOOLS

- Maintain current regulatory approach to commercial businesses in the unincorporated portion of the county



MODERATE

POLICY DIRECTION

- Encourage commercial business activity in designated areas
- Encourage agritourism and agribusiness opportunities

REGULATORY TOOLS

- Allow for more commercial business uses in suitable areas
- Provide greater allowance and flexibility for agriculture-related businesses



PROACTIVE

POLICY DIRECTION

- Proactively seek to attract/direct commercial businesses to designated areas
- Invest in growth of agriculture, agritourism and agribusiness opportunities

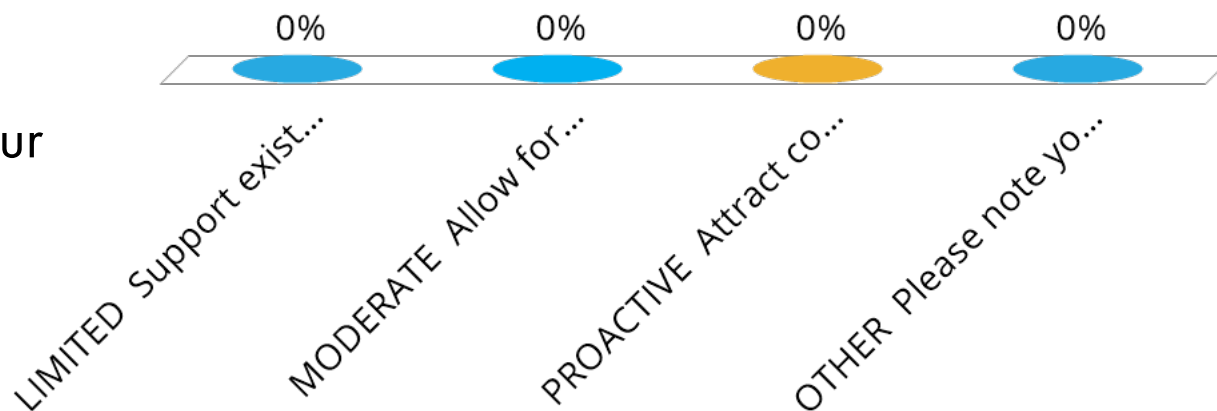
REGULATORY TOOLS

- Allow for development of cohesive business/industrial parks
- Identify greater protections for farming and related activities

HOW PERMISSIVE SHOULD THE COUNTY BE IN ALLOWING COMMERCIAL BUSINESSES IN UNINCORPORATED AREAS?

- A. **LIMITED** Support existing businesses but maintain current regulatory approach
- B. **MODERATE** Allow for more commercial activity in certain areas and encourage more agriculture related businesses throughout county
- C. **PROACTIVE** Attract commercial business development to designated areas and increase opportunity and protection for agriculture and agri-business
- D. **OTHER** Please note your other idea(s) on your sheet

Response Counter



ECONOMIC DEVELOPMENT & TOURISM (OUTDOOR RECREATION) WHAT POLICY OPTIONS MAKE SENSE?



LIMITED

POLICY DIRECTION

- Encourage that existing access to public land be maintained when adjacent development occurs
- Discourage the expansion of recreation-related uses in some areas (e.g., campgrounds, lodging) based on community input from specific planning areas

REGULATORY TOOLS

- Maintain current allowances



MODERATE

POLICY DIRECTION

- Support efforts to locate recreation attractions and businesses on or adjacent to public lands where appropriate

REGULATORY TOOLS

- Require that existing public land access be maintained as a component of adjacent development



PROACTIVE

POLICY DIRECTION

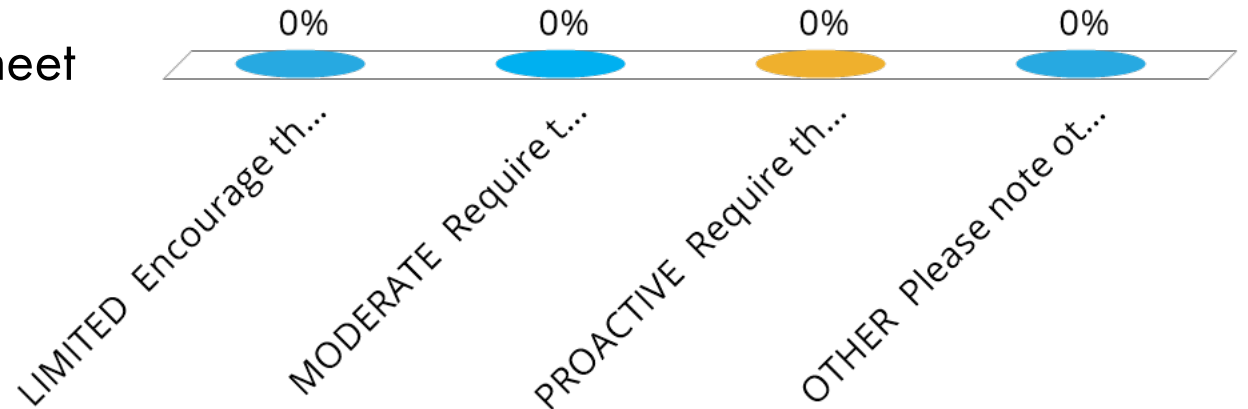
- Invest in infrastructure to support expanded public land access and use

PROGRAMS

- Partner with local, state, and federal entities on efforts to expand outdoor recreation access/support greater tourism activity

WHAT APPROACH TO PUBLIC LANDS ACCESS MAKES THE MOST SENSE FOR PARK COUNTY?

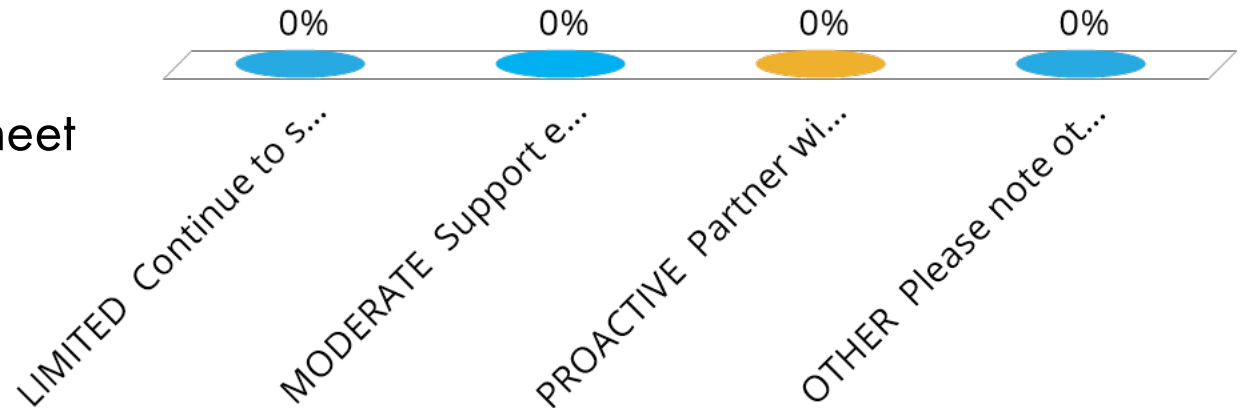
- A. **LIMITED** Encourage that existing access be maintained when adjacent development occurs
- B. **MODERATE** Require that existing access be maintained when adjacent development occurs
- C. **PROACTIVE** Require that existing access be maintained when adjacent development occurs and pursue opportunities to expand access in partnership with others
- D. **OTHER** Please note other idea(s) on your sheet



**Response
Counter**

WHAT APPROACH TO OUTDOOR RECREATION MAKES THE MOST SENSE FOR PARK COUNTY?

- A. **LIMITED** Continue to support multiple uses of public lands in partnership with state/federal entities; limit intensive recreation uses on private land
- B. **MODERATE** Support efforts to locate recreation attractions and businesses on or adjacent to public lands where appropriate
- C. **PROACTIVE** Partner with others to expand and invest in outdoor recreation amenities
- D. **OTHER** Please note other idea(s) on your sheet



**Response
Counter**



NEXT STEPS

PUBLIC MEETINGS (IN-PERSON)

OCTOBER INPUT OPPORTUNITIES

NORTH FORK

Wapiti School, 5:30-7:00pm

12:00-1:30pm, **MEETEETSE**

Meeteetse Visitor Center (Ferret Den)

5:30-7:00pm, **SOUTHFORK**

Southfork Fire Hall

Tue. 4 Oct.

Thu. 6 Oct.

Mon. 3 Oct.

Wed. 5 Oct.

CODY, Cody Auditorium, 5:30-7:00pm

12:00-1:30pm, **CLARK**

Clark Pioneer Recreation Center

5:30-7:00pm, **POWELL**, Park County

Fairgrounds, Heart Mountain Hall

(CONTINUED)

OCTOBER INPUT OPPORTUNITIES

- **VIRTUAL PUBLIC MEETING**
Wednesday, October 12, 5:30-7:00pm, ZOOM
- **ONLINE SURVEY #3 – KEY POLICY CHOICES**
Launches Friday, October 7 (remains open through Monday, October 31)



www.PlanParkCounty.us

REVIEW THE DRAFT PLAN!

- PUBLIC DRAFT PLAN POSTED | JANUARY 23
- 3RD ROUND OF PUBLIC OUTREACH | JANUARY 30-FEBRUARY 17
- In-person
- Virtual
- Online comments



www.PlanParkCounty.us

WE WANT TO HEAR FROM YOU!



www.PlanParkCounty.us

- Submit comments or questions
- Sign-up for project updates
- Contact your LUPAC member
- **CHALLENGE:** Ask two people not at this meeting to take the online survey!