

PLAN PARK COUNTY



KEY POLICY CHOICES: OUTREACH SUMMARY

November 2022

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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 seven community meetings, an online survey, and supplemental outreach conducted by Land Use Plan Advisory Committee (LUPAC) members.

Over 700 people participated in this round of public engagement. Public meetings were held between October 3rd and 6th (in-person), and on October 12th (on Zoom). Participation by meeting location/format included Northfork (30), Meeteetse (11), Clark (105), Powell (71), Cody (60), Southfork (28) and (16) attendees on the virtual public meeting. Additionally, 449 responses to the online survey were received. The online survey was available on the project website from October 7 through October 31, 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 information. Not all participants responded.
- **Part 2: Key Policy Choices**—Outreach during this round focused on key policy choices related to growth management, agriculture, crucial wildlife habitat, renewable energy/utility facilities, housing, and economic development/tourism. Part 2 provides a summary of responses at a countywide level, as well as a breakdown of responses by planning area. Open-ended comments pertaining to each question are also provided.
- **Part 3: Community Meeting Notes**—Notes from the seven community meetings are included to show a record of the discussion and public conversation. Comments are grouped by topic.

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 key policy choices will be used to inform the draft Land Use Plan and tee up more refined policy options for individual planning areas.

PART 1: SURVEY RESPONDENTS

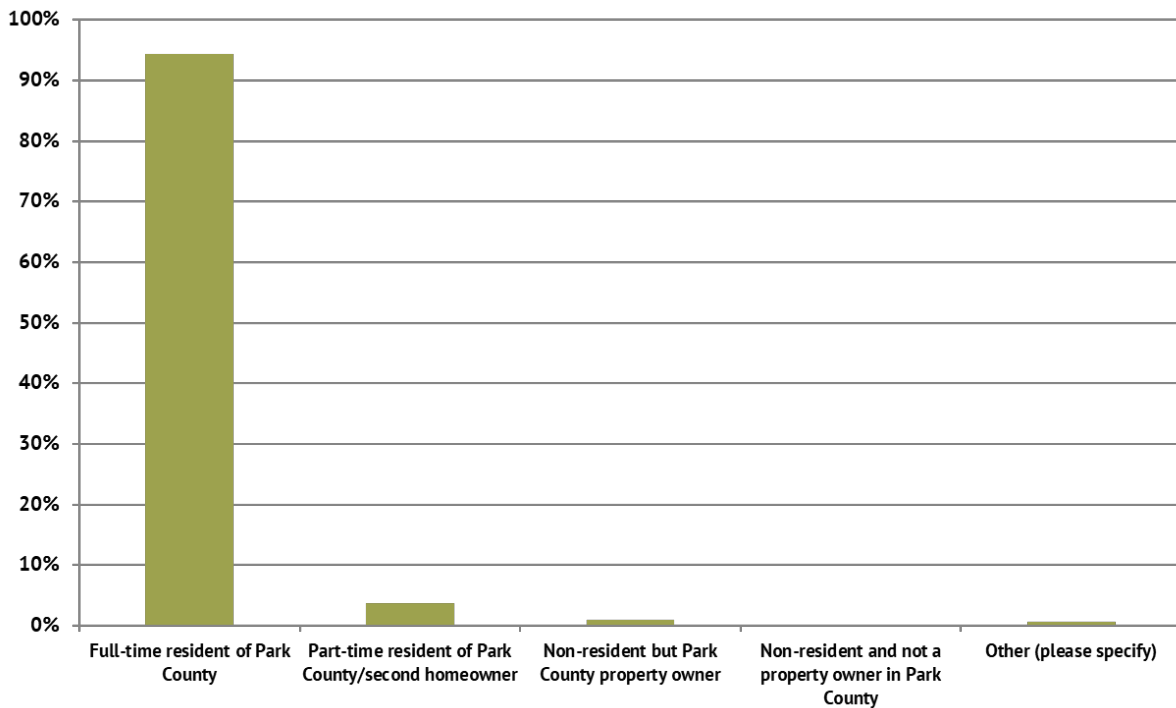
Background

Responses to questions in this section are intended to provide an understanding of how representative survey 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). With the exception of Q2, data in this section reflects participants in the online survey only.

Tell Us About Yourself

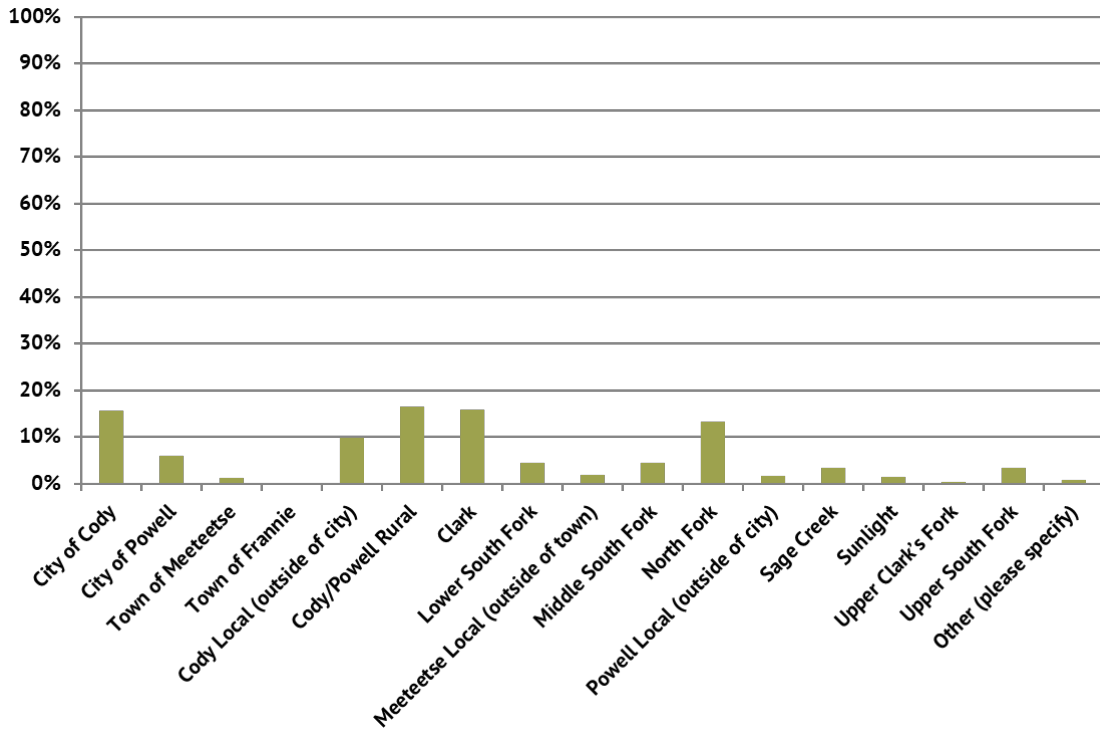
Q1: HOW WOULD YOU DESCRIBE YOURSELF AND WHERE YOU LIVE

The overwhelming majority of survey responses (447) 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.



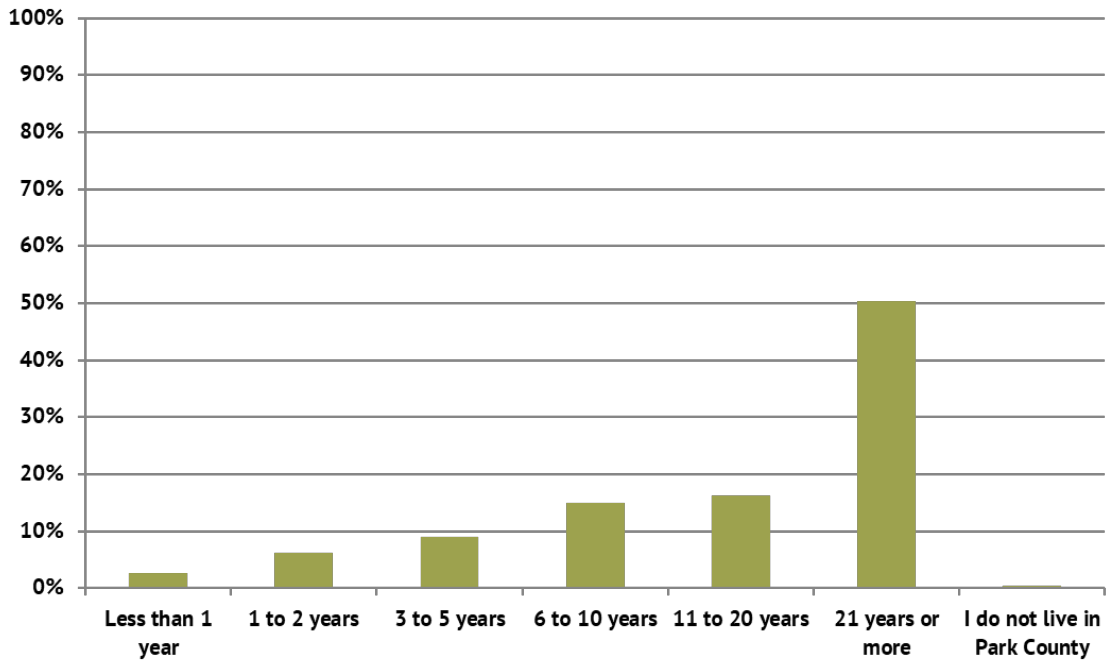
Q2: IF YOU LIVE IN PARK COUNTY (PART-TIME OR FULL-TIME) WHERE DO YOU LIVE?

Responses were received from all planning areas except the Town of Frannie. Cody (121), Cody Local (77), Powell (46), Powell Local (13), and Cody/Powell Rural (128) represented nearly 50 percent of responses. Clark (123) and North Fork (104) were both well represented, while the remainder of responses were split across other planning areas. The data below reflects the combined results of the online survey and public meeting polling results.



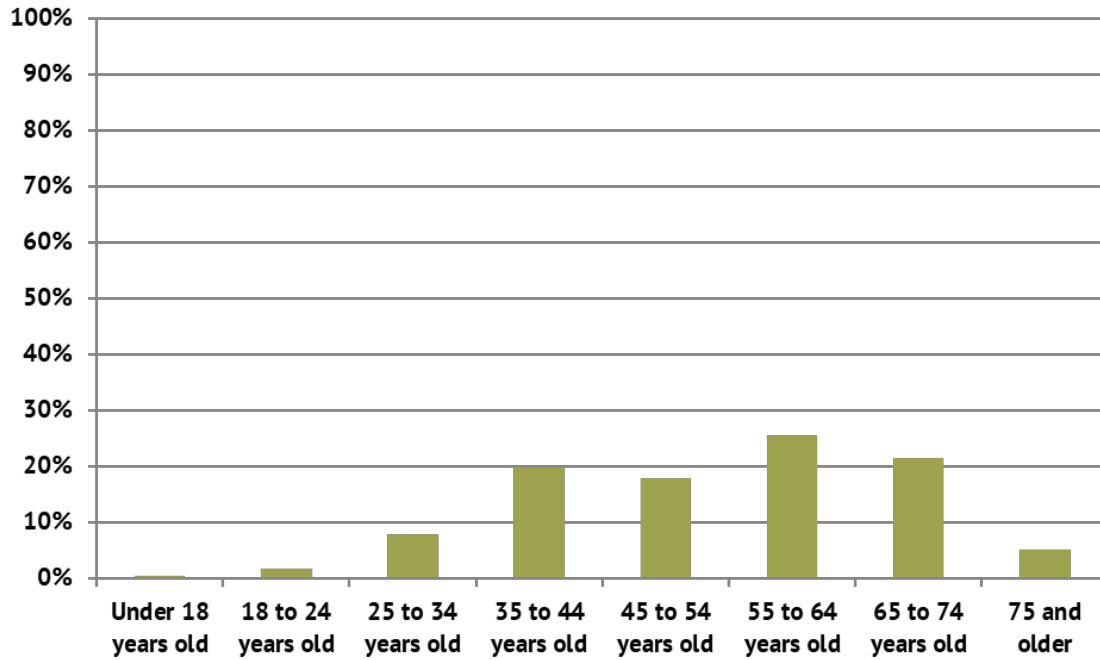
Q3: HOW LONG HAVE YOU LIVED (FULL-TIME OR PART-TIME) IN PARK COUNTY?

50 percent of survey responses were from residents who have lived in Park County at least part-time for 21 years or more (227).



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 low (10).



PART 2: KEY POLICY CHOICES

Background

Outreach during this round focused on key policy choices related to growth management, agriculture, crucial wildlife habitat, renewable energy/utility facilities, housing, and economic development/tourism.

To help frame the key policy choices, participants were provided with an overview of countywide trends and forecasts related to population, demographics, economic drivers, employment, housing, and growth and development, as well as an overview of the various factors that influence where development occurs in unincorporated Park County.

Participants were asked to indicate the type(s) of policy approaches that make sense for Park County on various issues, ranging from limited, to moderate, to proactive. A summary of responses to each question is provided below. Responses are provided at a countywide level and by planning area. Open-ended comments pertaining to each question are also provided by planning area.

Key Policy Choices

Q5: WHAT APPROACH TO GROWTH MANAGEMENT MAKES THE MOST SENSE FOR PARK COUNTY?

- **Limited.** Pursue limited changes to existing regulations.
- **Moderate.** Pursue changes to minimum lot sizes and subdivision regulations.
- **Proactive.** Pursue stronger development regulations and new programs to direct most growth into or near municipalities.
- **Other.** Please note on your sheet.

Responses indicate that at a countywide level, a majority of respondents favor a proactive (46.48%) or moderate approach (19.23%). Exceptions at a planning area level include the Clark area, which favors a limited approach (61.4%).

Aggregated Responses - Countywide (Growth Management)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Limited	28.55%	199	97	102
Moderate	19.23%	134	66	68
Proactive	46.48%	324	201	123
Other	5.74%	40	26	14
Additional Comments			101	
Total	100.00%	697	390	307
Skipped			61	

Planning Area Breakdown of Responses (Growth Management)

The following table reflects combined responses from the community meetings and online survey broken out by planning area.

	Limited	Moderate	Proactive	Other	Total	Responses
Clark	61.4%	11.4%	16.7%	11%	100%	114
Cody Local	20.6%	27.7%	46.5%	5%	100%	155
Cody/Powell Rural	20.3%	15.2%	58.2%	6%	100%	79
Lower Southfork	36.7%	16.7%	43.3%	3%	100%	30
Meeteetse	31.8%	22.7%	45.5%	0%	100%	22
Middle Southfork	43.8%	9.4%	43.8%	3%	100%	32
North Fork	17.6%	5.5%	69.2%	8%	100%	91
Powell	17.0%	27.7%	51.1%	4%	100%	47
Sage Creek	11.8%	35.3%	50.0%	3%	100%	34
Sunlight	20.0%	20.0%	50.0%	10%	100%	10
Upper Clark's Fork	33.3%	66.7%	0.0%	0%	100%	3
Upper South Fork	25.0%	15.0%	55.0%	5%	100%	20
Total					0%	637

Open-ended Comments by Planning Area (Growth Management)

CLARK

- I think this is tricky, so you have a tough job. I believe smart development would head off some of the issues. For instance, if a conservancy of some sort doesn't own the property proposed (and declined) for development at the mouth of the Clark's Fork, then smart development such as was planned should be allowed. I would rather have one high-end resort there with limited capacity than multiple developments. I hope that makes sense.
- For 1-3 miles no less than 2 acres, 3-5 acres 3- 5 miles out of town and rural areas 20 acres
- I am in favor of pretty much the current zoning restrictions in Clark, so do not support any changes that were given as examples at the public meeting. There are a lot of Jacksons in the world, the country, and even in Wyoming. There are very few Clarks and we should preserve that kind of uniqueness. Also, at the public meeting, we were asked to answer this question, unlike most others, from the perspective of Clark alone.
- Just leave things alone!

CODY LOCAL

- Lot size shouldn't just be smaller next to municipalities. It can also be smaller in rural areas too. Many people that want to build in rural areas don't have the financial resources or equipment to properly maintain more than a 1-acre parcel. If there is an irregular shaped field, the ability to have several small lots around the perimeter allows the field to be made more suitable for agriculture or irrigating by retaining the more profitable main portion and developing the less suitable edges that can't be irrigated or farmed efficiently. This is more beneficial to preserving agricultural open space than 5, 10 or 20 ac parcels that create parcels too big for many people to properly take care of and also changes the character of ag production completely as the production farm field is now

converted to pastureland for livestock or just mowed to control the weeds or keep the fuel level down to reduce the fire hazard that can quickly destroy whole neighborhoods.

- subdivisions eating up wildlife habitat
- Would like to see smaller lot sizes in rural areas. The concern is the difficulty for many people in adequately maintaining larger acreages due to the expense and lack of equipment. Smaller lots also allow the farmer to adjust the field shape. That would also help preserve more open space.
- 5. Moderate. Lot sizes should vary and not just be smaller next to municipalities but also smaller in rural areas. One fact to consider is that some people who want to build in rural areas are too limited in their financial resources and/or equipment to properly maintain more than 1 acre parcels. Also it's helpful to a farmer/landowner to have the opportunity to develop an irregular shaped field into several small lots to make the field the best shape for farm equipment. Having smaller/ 1 acre parcels is more beneficial to preserving agricultural open space than 5 , 10 or 20 ac parcels that create parcels too big for many people to properly take care for. The result is the production farm field is now converted to pasture land for livestock or just mowed to control the weeds or keep the fuel level down to reduce the fire hazard.
- minimum government involvement in planning and zoning, allowing owners personal property rights. Encourage tax breaks for farmers and ranchers to discourage using current farmland for development.
- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- Lot size shouldn't just be smaller next to municipalities. It can also be smaller in rural areas too. Many people that want to build in rural areas don't have the financial resources or equipment to properly maintain more than 1 acre parcels. If there is an irregular shaped field, the ability to have several small lots around the perimeter allows the field to be made more suitable for agriculture either by "squaring it up" if it is flood irrigated or side-roll sprinkler irrigated or lots on the corners of a center pivot style irrigation. This is more beneficial to preserving agricultural open space than 5 , 10 or 20 ac parcels that create parcels too big for many people to properly take care of and also changes the character of ag production completely as the production farm field is now converted to pasture land for livestock or just mowed to control the weeds or keep the fuel level down to reduce the fire hazard (remember what happened last fall in Eerie Colorado).
- Less government interference.
- Unlimited growth will increase property taxes, strain existing services and reduce our quality of life.
- Senior housing. Not apartment style!
- Deregulate. The last few years are not the right direction. I did notice that wasn't a choice!!
- Water availability is a key concern, especially when sinking numerous wells in a small proximity of acreage.
- Our lack of regulations have made Cody looks unorganized and without common purpose. Additional zoning/regulations is better for the town, even if short sighted lovers of "freedom" cannot see it.
- Planned growth in both city and county to restrict and or limit new wells and stop development on farm/agricultural land
- Encourage reduced cost housing for entry level and lower income workforce.

- Farmland should be kept undeveloped. Water is a major factor going forward. Will it be there if the pace of development continues. Increase in basic services such as garbage, electric, gas, internet, sewage removal, and the end of Wyoming as a tourist destination. People come to see Wyoming for wide open spaces, not houses.
- Would prefer conservation focus while requiring logical development regulations to provide space for smart and controlled growth.
- Larger lot sizes outside of city to maintain the landscape and preserve the reason why most people want to live here. Elbow room, views, and privacy.
- Have smaller lots available
- I like a combo approach. Subdivisions should be limited far from cities/infrastructure, but believe other than that a Limited Approach fits our culture and county best.
- With the addition of protecting irrigated farmland and viewsheds and also requiring a source of potable water
- The time allotted for permitting should have a reasonable and stated limit.
- I like the idea of distinct area's for specific things. AKA housing, commercial, recreational, rental. not allowing everything everywhere but a standard for things to be contained to area's for their intended use.
- Only the proactive method is sufficient to allow cities to grow and expand and for the County to preserve a large percentage of the agricultural lands. The ability of the cities to accommodate the majority of growth is the only way that quality agricultural lands will be able to be preserved in the long run.
- I'm in favor of everything stated in each of the 3 levels (Limited, Moderate and Proactive) EXCEPT requiring conservation subdivisions and exploring opportunities to transfer development rights to desired locations.
- Limited growth due to limited employment. Disagreed with development in any agricultural areas
- The County needs to partner better with Cody and Powell in determining proper development corridors
- More high density zoning. The most pressing issue is the lack of affordable housing for low/medium income in park county. Our major industry is tourism, and to sustain we need workers who can afford to live here. I would support planning changes that would allow for housing based on income/section 8.
- Protective measures of our water resources and ag lands
- Amend Land use plan to add significant Commercial & Industrial zoning that is not already used.
- build the infrastructure with the population growth

CODY/POWELL RURAL

- I would like to see developments be available around good farming ground, but leaving the largest most profitable portion for agriculture
- I don't think the county has any rights in deciding what a landowner does with their property. Your growth plans are an overreach of power no matter how you try to spin it
- Protect farm and conservation areas.

- I'm concerned about wells and water supply for new homes and subdivisions
- Leave the status quo in place.
- Zone ag areas with minimum lot sizes of 40 acres. Don't allow developers to "cheap out" by listing "individual wells" for their subdivisions without doing a comprehensive hydrology study that proves that water is available for their proposed use for 50 years into the future without impacting current water users. Allowing them to do this, as is currently the policy is just a method of transferring wealth from existing residents to realtors, developers, and new residents who have no concept of the value of water in a high desert environment.
- There is only so much land. We don't need houses on every acre!!
- not sure the current regs
- Hope we can protect agricultural lands and have developments of smaller acreage closer to municipalities
- Save the agricultural land by restricting development lot size and protect animal habitat.
- Private property rights are the most important rights we have as Americans. Protecting private property rights should be the most important consideration in this plan.
- Consider promoting "build up not out" as part of a residential growth plan.
- Keep farm ground farm ground!
- STOP DEVELOPING FARM GROUND.
- existing water wells being contaminated by septic systems. water table being lowered and with all the new wells could impact existing wells
- I would like to see any rural subdivision lot size minimum 5 acres.
- Private property rights trump almost everything. Government and the mob mentality group cannot tell individuals what they can do with their property. That is what made America. Government should protect us from being harmed not make us feel better.
- Stop allowing farm ground OR large pieces of land to be subdivided! It sells as a whole or not at all! Not all of us, meaning virtual none of us want anymore neighbors!
- We need to adopt the Uniform Building Code for all of Park County
- No more subdivision on irrigate active farming ground
- Cody is turning into Jackson. We need to make sure this doesn't happen. The only way forward is more development regulations. We don't need more houses our commercial/industrial companies in wildlife crucial range. We need more affordable housing within city area. There are no rentals or affordable housing for younger people.
- The county should work closely with cities and towns so when a development is annexed it already meets city specifications.

LOWER SOUTHFORK

- However do not agree with word require to replace encourage

MEETEETSE LOCAL

- Yes, the County is very generous in supporting our area growth, however money and opportunities are wasted. Example: 3 million \$ for a sewer pond. A backhoe hole with raw sewage pipe. Can't

even sustain a town of 400 much less significant population growth. County engineer needs to be in charge of planning and funding of projects.

MIDDLE SOUTHFORK

- Less government regulations, the better.
- Preserve agricultural lands.
- The Middle Southfork area has experienced the continued pressure of residential development. As a result, the number of agricultural/cattle production as well as equine management and production has been reduced as land is sold, subdivided and taken out of production. Fortunately, the Upper Southfork has yet to be adversely impacted, primarily, I assume, due to distance and the associated circumstances that come with a more remote location. We understand the conflict between free enterprise, property rights, etc. and the desire to preserve what makes Cody and Park County the wonderful and beautiful place that drew Buffalo Bill here (and to the Southfork) originally. The influence of very wealthy out-of-state buyers can be irresistible to someone struggling with a heritage property. However, we as the citizenry have only ONE CHANCE to contain unrestrained development that will turn Park County and specifically the greater Cody area, into Jackson Hole Part Deux. While we are not environmental activists by any means, even multi-generational Park County residents have noted the overall trend of experiencing drier, warmer weather over time. Associated with that issue is the additional concern of water. We live in the Lakeview Irrigation District and as everybody else, we are dependent on snow melt for our water. I, along with others, watch the USGS reports on "snow water equivalent" that falls as snow in our mountain area. While we were saved this past spring with some surprising rain, the overall trend is snow pack well below the 20-year median. New homeowners who are building on the Southfork see that they have "water rights" and assume there is an unlimited supply of cheap water for their grass and trees. Water is a finite and transient resource. As more people tap into irrigation water, what will happen to the ranchers and agricultural producers? Some proposed drilling more wells all over the County, as was approved in the Buck Creek subdivision. Bad decision. Even a casual bit of research by anyone will find that our Western aquifers are not being "recharged" as fast as water is being lost due to the drilling of more wells. It's a constant net loss of water. So, folks drill deeper wells which only perpetuates the net loss of water in a continually drier climate situation. Look at Lake Powell and you see the future of the West due to unrestricted development. My wife and I do not have any hard and fast answers. Some people say that restricting development will drive up the price of real estate. That may be the price to pay for maintaining our beautiful landscapes and ranching heritage that brings tourists here every year. Moratoriums on irrigation taps and well drillings should be considered while a comprehensive study is done to evaluate future water resources. Similarly, limiting NWRW water taps, while forcing well-drilling, may price some developers out of development, I don't know. All I do know is that the current system of laissez-faire management of development isn't working. Wyomingites tend to dislike government meddling in their affairs but unless something is done, Cody, the Southfork and Park County in general will be unrecognizable for our grandchildren. Thank you.

NORTH FORK

- Consider the importance of open space without fences for and the necessary requirements necessary for wildlife in specific planning areas. Studies show how rural development negatively impacts

migratory ungulate herds. Build up not Out! Development should occur near or within current cities. Until the plan is updated and new zoning is in place, perhaps a moratorium should be considered. Variances should be eliminated. People buy property, its up to them to know what they bought.

- The amount of wildlife we have seen from our home in Wapiti, vs moving up here 30 years ago, and from Randy growing up here at Blackwater, is DRASTICALLY different. Not only do we have more development in areas that wildlife would habituate in winter, but we have so many more predators, mainly wolves and bears, that the wildlife needs a break! We see fewer and fewer elk and deer, but more and more sign of wolves and more encounters and seeing bear tracks on our property, just in last few years. It is very discouraging.
- Need to preserve open space for winter Elk and deer in Wapiti
- No new subdivisions in rural areas!
- There needs to be protected areas for wildlife. Minimum building of residential areas like Cooperleaf in wildlife areas. All open farmlands should be approached about wildlife easements to not allow residential development in the future. Especially the ones whom have already written letters in protecting the lands. We need to protect open space on the Northfork. We are losing critical elk habitat because of development.
- Land use plans in place need to be honored. SUPs should go away.
- Maintain rural quality of park county by limiting subdivision and commercial growth outside of cities. Strongly regulate or eliminate SUP's No new taxes or regulations.
- Priority should be given to: Wildlife corridors, historical open spaces, maintaining low density ,being vigilant to keep all development restrictions on water use and sewage treatment in check.
- Make all lot sizes that are out of the city 10+ acres. No housing developments in country
- I think rushing to develop unusually sensitive (wildlife) and scenic areas that draw tourists to Cody in the first place is a huge and irreversible mistake. Develop within and on the boundaries of Cody itself, stay away from the rural and agricultural areas. You cannot un-do destroyed wildlife migration patterns. You cannot un-do light pollution (stars/birds) once development is in place. Etc, etc.
- I think we should be gearing growth where infrastructure is available or close to existing. Control needs to be in place in areas within wildlife management, agriculture and scenic byways.
- No sub-dividing of current property. Follow the rules. No more SUPs. Keep the NF as it was before Copper Leaf!
- More than proactive. Prohibit "dense pack" buildable lots less than 1 acre in size in areas far outside of town. Lots should be at least 4 acres, preferably larger, for a buildable residential lot.
- Limit development on the Northfork. Maintain open space and Elk refuge.
- You MUST be Proactive in all areas of future development or you're NOT doing your job as a County Commissioner
- I believe in a case by case discussion
- Commercial development on the North Fork will ruin its beauty, harm wildlife, and have us fleeing to the mountains of Tennessee. Air B&B use of housing out here of any kind should have such property zoned and taxed as commercial. One man's pretty little piece of Wyoming is an eyesore to those of us who live here full time.

POWELL

- I like both the moderate and proactive choices.
- do not take farm land out of production. Plans to expand the Shoshone pipeline must be started immediately. We cannot continue to drill wells thereby depleting our water table.
- We own land 2 miles directly south of Powell and are seeing our neighboring farmland being developed into subdivisions. I am not happy about this! Our water is being affected as well as limiting land to be purchased to farm. I grew up on a farm and want to see it prosper for my kids and grandkids, not see lots of houses out my window!
- Stronger development regulations and new programs to direct most growth towards the most suitable areas for development that have limited impact to ecologic, economic, or cultural resources.
- Encourage growth without jeopardizing access to public access, land or ruining good farmland with houses
- I think we should protect our agriculture and our wildlife, rivers and streams. Keep large subdivision closer to towns and don't let them subdivide down to smaller than 5 acres. Plus only one subdivision on a piece of property not let them subdivide down to less than an acre.
- Limit small parcels to areas near cities. Encourage annexation - work with cities to plan for it. Where septic systems are the only option, parcel sizes should be 2 acres minimum. Increased distance from services should mean increased parcel sizes.

SAGE CREEK

- Address the newer subdivisions, that once was productive irrigated farm ground, where the new property owner/homeowner does not irrigate the ground. Land is left to go to weeds. Concerns are we are not "recharging" the water table, high concerns of wildfires, and visual negative appearance. If people buy irrigated lots, then they must continue to irrigate the land.
- Park County should actively be involved in infrastructure development and maintenance as properties are developed including road paving, maintenance, and snow removal. Private roads should not be allowed unless there is a legal, funded governing body responsible for the maintenance of roads within subdivisions and developed/developing areas. Park County should proactively pursue rights-of-ways and private to county owned and maintained road conversions where sufficient housing density exists. Taxpayers fund the county - the county ought to serve the taxpayers with well maintained roads.
- "Not looking to prevent land owners from utilizing their land as per their desire, but rather to have clear descriptions in place as to the extent of development allowed on any particular property. Not a fan of any development on any property less than 2 Acres per parcel in the county. Taxation for property in the county is currently not sustainable and 100% not fair for those of us who have been here prior to the "Covid induced flight" mess.
- I believe any property purchased after May 1, 2020 should be considered "Covid Induced Flight" and should be charged a special assessment to make up for the tax base increase. Furthermore, those of us who were, are and will be the ongoing backbone of the county should have our tax base put back to pre-Covid (prior to May 1, 2020) induced flight levels."
- Sage Creek - keep min lot sizes to 5 ac or more to preserve the rural/ag area that exists. We don't need high density housing like the city is allowing

SUNLIGHT

- My opinion favors a balanced mix of "moderate" and "proactive" growth management. I am concerned that a "limited" strategy is too passive for future land use management.
- Sunlight is special because of its remoteness, the beauty of the non-human impacted landscapes, and the lack of commercial development. Let's keep developing Cody, and maintain the remote areas for wildlife and for humans to enjoy in ways that minimally impact the natural resources there.
- I am concerned with wildlife corridors, water, infrastructure. If Park County looks at what has happened in other areas with rampant growth where taxes were the main motivation, you will see what could happen here. Growth also should be centralized rather than sprawl. Just look at Bozeman

UPPER CLARK'S FORK

- N/A

UPPER SOUTHFORK

- Allow businesses to flourish in Park County.
- According to your webpage It is not the counties job to dictate how people use their land.
- Limit development and subdivision on the south fork and around Meeteetse.
- No wind generators on the South Fork. No new sub-divisions of less than 5 acres per lot.

Q6: WHAT APPROACH TO AGRICULTURE MAKES THE MOST SENSE FOR PARK COUNTY?

- **Limited:** Encourage (but don't require) preservation of agricultural lands.
- **Moderate:** Require preservation of agricultural lands through changes to minimum lot sizes and stronger development standards in the Agriculture Overlay.
- **Proactive.** Limit subdivisions in the Agriculture Overlay and work with land trusts and other organizations to actively conserve high value agricultural land.
- **Other.** Please note on your sheet.

Responses indicate that at a countywide level, a majority of respondents favor a proactive (53.34%) or moderate approach (23.90%).

Aggregated Responses - Countywide (Agriculture)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Limited	20.06%	141	71	70
Moderate	23.90%	168	88	80
Proactive	53.34%	375	220	155
Other	2.70%	19	14	5
Additional Comments		0	49	
Total	100.00%	703	393	310
Skipped			58	

Planning Area Breakdown of Responses (Agriculture)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Limited	Moderate	Proactive	Other	Total	Responses
Clark	32.5%	16.7%	45.6%	5.3%	100%	114
Cody Local	21.5%	34.2%	41.8%	2.5%	100%	158
Cody/Powell Rural	21.3%	13.8%	60.0%	5.0%	100%	80
Lower Southfork	6.5%	25.8%	67.7%	0.0%	100%	30
Meeteetse	27.3%	18.2%	54.5%	0.0%	100%	22
Middle Southfork	28.1%	12.5%	56.3%	3.1%	100%	32
North Fork	13.2%	18.7%	64.8%	3.3%	100%	91
Powell	17.6%	21.6%	60.8%	0.0%	100%	51
Sage Creek	15.2%	48.5%	33.3%	3.0%	100%	33
Sunlight	27.3%	18.2%	54.5%	0.0%	100%	11
Upper Clark's Fork	0.0%	0.0%	100.0%	0.0%	100%	3
Upper South Fork	21.1%	15.8%	63.2%	0.0%	100%	5
Total						630

Open-ended Comments (Agriculture)

CLARK

- I'm not sure where this fits, but I would like to see us look at other ag opportunities. Are there products that would grow here that are more sustainable, higher revenue? Likewise, I think the people in this county do a great job, but I know there are ways we can use the water better.
- Although I am not a farmer or rancher, I think it is very important to protect agricultural land where at all possible. There are plenty of places in this country to develop, but once ag land is gone, it's gone.
- Keep the farmland, and ranch land and keep the commerce in the cities where it belongs. Not in the country.

CODY LOCAL

- Some good agricultural land is along highways and close to towns. The County shouldn't restrict residential development on these lands if they are also well suited for residential development. Not all ag families have children that want to continue in agriculture and shouldn't be required to maintain that land in agriculture without compensation for the development value of the land.
- In light of the challenges of agriculture with rising expense and falling income it's important to allow flexibility to develop land that is suitable along highways and close to cities
- The county should consider that some good agricultural land is along highways and closer to towns and not restrict development of that land if it is suited to residential use. As the expenses increase and the income decreases for farmers it becomes more and more difficult to make a living and continue in agriculture therefore they should have the opportunity to develop the land for residential use or be compensated for the development value of the land or be given the opportunity to develop an ag business on that land.
- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- Some agricultural lands is also along highways and closer to towns but is also good ag land. The County shouldn't restrict residential development on these lands if they are also well suited for residential development. Not all families have children that want to continue in agriculture and shouldn't be required to maintain that land in agriculture without compensation for the development value of the land.
- You can never turn subdivisions back into farmland.
- Subdivisions surrounded by agriculture is a poor stewardship of the land and leads to conflicts between the farmers/ranchers and average people wanting to live in the "country" basically wanting a suburban experience in a rural setting.
- Do not use lot size averaging to change lot sizes. Advertise all meetings in more than papers. The word needs to get out to all Park county residents. How about a general mailing.
- And also cluster housing on "marginal" land [that's mentioned under limited but should be included in proactive, in my view]
- I believe a proactive approach is ideal, but hesitate to say Land trusts and conservation easements are the way forward. Ensuring irrigated agriculture remains active should be a priority.
- Keep it wild. I like the idea of having area's that aren't run over with vehicles and people. but you can get out and see naturally what is happening.
- I am VERY OPPOSED to any required use of conservation subdivisions. If a developer wants to use them that's fine, but they should not be required by the county. The county should not be working with conservation organizations to place conservation easements on private land, nor should the county be involved in creating a conservation/land trust to do so themselves. I'm in favor of encouraging development on land that is agriculturally unfavorable, however, there isn't much of that in private ownership (non-public land). In favor of updating the ag overlay, however, this should include irrigated land up the South Fork, North Fork and Meeteetse as well. These areas have been ignored as important ag areas in this process. As a land owner, real estate agent and former rancher,

I favor smaller lot sizes because people with 5 acres generally don't know how to care for or manage it, and it is most often either overgrown with weeds or severely overgrazed by horses.

- Ag should only be a priority in areas that make sense
- Stop the stupid subdivisions that have no access or water
- Leave it alone.
- keep our waters healthy from pesticides and fertilizer. stop the algae bloom

CODY/POWELL RURAL

- I farm for a living between Cody and Powell, but generally consider myself part of the Cody community because my kids go to school in Cody and my family attends church and community activities in Cody. I hate to see good farmland developed and turned into homes, but at the same time I value and respect personal property rights. Most of the time when I have seen larger parcels of farmland come up for sale around my farm, if my family doesn't buy it, it's usually purchased by a developer and turned into homes. I don't like this, but we can't afford to buy every farm the comes up for sale around us especially at current land prices.

Some people have expressed the opinion that we should only allow lot sizes that are 5 acres or larger in the agriculture area because it still maintains some open space and decreases the amount of ag land that is developed. I disagree with this idea and have no problem with lot sizes as small as 1.5 acres, so long as the residential wells and septic systems can handle this density. What I have seen is people have romantic ideas about having a small farm or ranchette. They buy a 5, 10, or even 15-acre lot so they can have some cows, horses, chickens, goats, etc. They plant some grass pasture on the land and begin to live their dream, only to discover their dream is really expensive to maintain, and they can't afford to buy equipment to cut and bale their pasture, and it's difficult to leave town because they need someone to feed their livestock while there gone, and it takes a lot of time to irrigate, harvest hay, and care for their livestock. They have difficulty irrigating their pastures because they don't have good corrugations, if its flood irrigated, and the neighbors in the subdivision can't figure out how to share and use water in a timely efficient manner. If they manage to get water to the bottom of their pasture, they don't have the waste ditches set up to handle the waste water because they and everyone around them have built fences, planted trees, and placed utilities in or so close to the waste ditch it's nearly impossible to maintain, so the waste water floods the neighbor's yard leading to conflict. Inevitably these new neighbors come to me and say could we hire you to cut and bale the hay off my pasture, or would you consider renting my land and farming it. In most cases I have declined to help these people, not out of spite but out of practicality. My equipment is large and doesn't work well on small acreages, and small parcels of land are extremely inefficient to farm. What happens to most of these larger lots? What I have seen is most have a very nice home with a well-maintained yard and the rest of the land becomes a vacant, useless weed patch. So, in my opinion if good ag land in going to be developed it just as well be developed with mostly small lot sizes. I believe if less acres per home are used for development less ag land will be used for development.

This brings me to my final point. I believe in personal property rights and for the most part believe if a person purchases a piece of land, they should be able to do what they want with that land. I hate to see good ag land developed into homes but respect personal property rights. My concern is that as more and more homes are developed around my farm that all theses new land owners will

support regulation and laws that restrict what I can do with my farm. Most people that want to live in the country want to live here because of the open space, clean well-maintained fields, and beautiful vistas. They are naively unaware of some of the draw backs of building a home next to a farm.

My family has a dairy farm, and beef cattle, and raise crops to feed these livestock. When you live next to cattle, it's not if they will get out of their pen or pasture, it's when they will get out. When they get out, they may run into you perfectly manicured lawn and driveway and poop all over your yards, tear up the flower bed, and leave tracks in your grass. I'll put the cattle back as soon as I know they're out and try to pick up the cow's pies in the driveway, but this a risk you are taking when you build a home in the country. Will you be kind and understanding of this situation or will you be mean and vindictive for the rest of your time as my neighbor?

Sometimes my waste water from flood irrigation gets on the county road because a waste ditch became plugged, silted in, or a gopher burrows a hole right through the side. I'll fix the ditch as soon as I can but you may have to put up with driving through water on the road from time to time. Will you be able to tolerate driving your car to and from work through muddy water for several days at a time?

Sometimes my sprinkler sprays the county road and neighboring land with water because of mechanical issues or wind. I'll do what I can to fix the problem but are you prepared to drive your freshly washed car through water or have the corner of your yard get wet when you don't want it to be wet from time to time?

My cows produce a lot of manure. I have to clean my corrals many times each year and haul, and spread this manure. Your house may be near enough to my feedlot that it smells bad when I clean my corrals. I may spread manure in the field next to your subdivision for weeks or even months at a time, and it's going to smell bad. Are you prepared to deal with this?

When I haul manure or harvest my crops small amounts of mud and manure are going to end up on the county road. Are you going be ok driving your brand-new car through some mud and muck from time to time? These same trucks will be traveling near you home many times each day during crop harvest and manure spreading season. Are you going to be ok with them traveling slower or faster than you like?

When you live close to livestock you also live close to flies. I spend a lot of money trying to minimize the number of flies there are, but from July through October there are going to be more flies near you home than you like. Are you going to be ok swatting flies in your house every day, and dealing with fly specks on your patio and house?

Sometime the weather turns extremely windy. When the fields next to you house is very dry with loose soil, the wind will blow some of the soil off the field and sandblast your house, cars, or newly planted flowers and shrubs. I go to great efforts to use tillage practices that minimize wind erosion, but sometimes despite my best efforts it still happens. Are you going to be okay with your house and land being sandblasted by mother nature sometimes?

I believe in using herbicides and insecticides to control weeds and pests on my crops. I spray my fields several times each year. I do my best to spray when it's not too windy and mix anti drift agents with the chemicals so they won't drift on adjoining land. If you believe that spraying next to your home will have adverse health effects, it would be best if you don't live in the country. Sometimes I use planes or helicopters to spray my fields. They may start buzzing your house at 5:00 am on a Saturday morning when you were hoping to sleep in. Are you prepared to deal with this?

Sometimes I work my fields and harvest my crops in the middle of the night. This equipment is loud, produces a lot of dust, and has very bright lights. Will you be able to deal with this while you're trying to sleep at night?

Sometimes in the middle of the winter we go from sub zero to 55 degrees in a 24-hour period mixed with a little rain. If the fields next to your home have accumulated many inches of snow on them it will all melt and run off the fields and flood the county road, your driveway, and your yard. Are you prepared to deal with this?

I may want to expand or change my farm one day. I may decide to build some corrals, a feedlot, or a dairy in the field next to your subdivision or home. I may change my farming practices in a way you don't like. You may be concerned about losing your pretty view, dealing with the smell, flies, and noise, or believe this may lower your property values. Do you believe that the same personal property rights that allowed you to build a home in the country on agriculture land should apply to me and allow me to build and change my farm as I see fit? Are you prepared to deal with and take on the risks that I have spelled out, as well as numerous others that relate to agriculture production that I have not?

In short, I believe that land developers and real-estate agents need to be legally obligated to notify new home owners of some of the risks and downsides that occur from building and buying a home in the country. I believe every time a home is sold, the new home owner should sign off that they are aware of these risks. Above all else I don't want to have hundreds of new neighbors who 10, 20, or 30 years down the road, through their collective voices persuade the county commissioners to pass regulations that restrict my ability to farm my land and raise livestock. If these protections can be codified in current law and regulation, I'm ok with new development in agriculture land in the name of personal property rights, but if farms and ranchers can't have this protection in regulation and law then I don't believe there should be much home development in agricultural land.

- The AG overlay needs to be aligned with right to farm law from the state. Meaning you should have the right to live near agriculture, but you can't complain about the standard farming practices ie smell of chemical/ livestock etc.
- No farms = NO FOOD instead of trying to regulate land owners work with the farmers to help them be more successful. Farmers buy everything at retail and sell everything wholesale. Provide property tax incentives for harvestable crops and livestock... do something to help the young farmers get their start, etc. We don't need growth we just need a return to roots and family farms
- respect private property rights. allow subdivisions on ag land. not everyone has marginal ag lands. every situation is different. no blanket policy.
- The current ag overlay is a joke. Give it teeth. Zone ag land as such and disallow, by what is allowed in the zone, subdivisions so that developers are forced to look elsewhere for land to cut up.
- Farmers and ranchers don't need more regulations on their land. The ability to sell pieces of land may help keep an ag operator in business. If things go bad, selling pieces of land or subdividing may be an ag person's only option to get out of debt. By restricting what a farmer or rancher can do with their land, it could mean forcing them and future generations into a life of debt and poverty. Nobody should have to live that way simply because another person enjoys the viewshed. Ag is a hard business, and sometimes survival, especially after a couple bad weather or price years, can mean bankruptcy. Not every farmer or rancher has family that wants to stay in the business. Should those of us in ag be able to tell someone in town that they can't sell their business or lot or house how

they want to if they go broke or get hurt? Should they be forced to do things that hurt them and their family simply because I like to look at their building a certain way and don't want change? The answer is no.

- Keeping ag acres in production is important to maintain the larger and important ag economy.
- Every rule made would have a direct influence upon the value of the land in question.. Example: "Restrict this and restrict that,, and allow this other..... just so long as it doesn't affect the value of my property.." Also, just what makes agricultural land so much more precious than other land??? Perspective, that's what.
- Simply STOP allowing any farm ground or large lots to be subdivided! This is an agricultural community! Let's keep it that way at! Zero! And I mean ZERO tolerance for any and all, past, present and proposed subdividing of land in rural, outside of city limits, park county!!!!!!!!!!!!
- keep irrigated ag land out of subdivisions
- Our government should not have the right to dictate what land owners can do with their property. I grew up in Park County and purchased farm ground last year. Having the ability to sell off less productive ground is an essential tool to pay down debts and keeping my operation in business. If push comes to shove, I would rather see 20+ houses on my land than have "symbolic" ownership where the local government limits me to a single option.
- While this does effect farm ground it is important that people be able to use their land as they see fit.

LOWER SOUTHFORK

- I believe that you can mix these options to come up with better ones

MEETEETSE LOCAL

- N/A

MIDDLE SOUTHFORK

- Ranchers/ farmers know how to take care of their land.
- Stated earlier above

NORTH FORK

- It is imperative we preserve ag lands not only for the way of life, for feeding the community and our country, to protect the water table, and wildlife area.
- We need to persevere our farm lands. It not only produces food for humans, but some of the animals also. The farm lands do not use the amount of water houses would.
- I wish you had defined conservation subdivisions.
- Set up a tax structure that allows a farmer to keep his land in agriculture use.
- Don't regulate any changes to ag ground.
- I think the wording is fuzzy - "high value" that is way too subjective a term. Remove that and stick with actively conserve agricultural land.

POWELL

- If we don't protect our ag land, we will regret it. Our future generations will lack the opportunities to grow crops and our country will turn into town. The water is already being affected and felt by many farmers. The cost of farmland is astronomical and we are losing future productive land to homes!
- Most of our land is class four or worse. Very few people make a living as farmers. Just because you don't like something doesn't make you right.
- Land trusts are still a good idea as well.
- Why isn't the County following their existing ag overlay standards. There are requirements to build at the margins in subdivisions. People should be able to subdivide their land whether they are ag or not, but where there is opportunity to create lots and preserve the productive land, we should be trying to do it.

SAGE CREEK

- Same as earlier comment
- Balance Limited to Moderate approaches taking into consideration the potential for changing agricultural interests, water availability, and local demographics.
- No matter what final policy is decided upon, WATER must be the primary resource considered. I am a fan of limited water taps & absolutely no sale of ag water rights should allowed that end up creating "water barren" parcels.

SUNLIGHT

- Commercial agricultural uses huge amounts of resources, especially water, and contributes waste, harmful impact from chemical fertilizers and has a negative impact on wildlife migration and habitat. Keep ag near cities and out of the countryside.

UPPER CLARK'S FORK

- N/A

UPPER SOUTH FORK

- Is the county willing to pay for the takings value of properties when adding overlays?

Q7: WHAT APPROACH TO CRUCIAL WILDLIFE HABITAT MAKES THE MOST SENSE FOR PARK COUNTY?

- **Limited.** Continue to encourage (but not require) preservation of crucial wildlife habitat using existing tools.
- **Moderate.** Pursue changes to minimum lot sizes and subdivision regulations in crucial wildlife habitat areas.
- **Proactive.** Pursue stronger development regulations in crucial wildlife habitat overlay and work with land trusts and other organizations to actively preserve crucial wildlife habitat.
- **Other.** Please note on your sheet.

Responses indicate that at a countywide level, a majority of respondents favor a proactive (50.78%) or moderate approach (20.68%). The Middle Southfork had the strongest support for a limited approach (43.8%).

Aggregated Responses - Countywide (Wildlife Habitat)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Limited	26.25%	184	88	96
Moderate	20.68%	145	74	71
Proactive	50.78%	356	219	137
Other	2.28%	16	11	5
Additional Comments		0	57	
Total	100.00%	701	392	309
Skipped			29	

Planning Area Breakdown of Responses (Wildlife Habitat)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Limited	Moderate	Proactive	Other	Total	Responses
Clark	36.8%	20.5%	37.6%	5.1%	100%	117
Cody Local	21.7%	21.0%	54.1%	3.2%	100%	157
Cody/Powell Rural	35.8%	24.7%	35.8%	3.7%	100%	81
Lower Southfork	22.6%	25.8%	51.6%	0.0%	100%	31
Meeteetse	18.2%	18.2%	63.6%	0.0%	100%	22
Middle Southfork	43.8%	9.4%	46.9%	0.0%	100%	32
North Fork	13.6%	9.1%	76.1%	1.1%	100%	88
Powell	17.6%	27.5%	52.9%	2.0%	100%	51
Sage Creek	21.9%	28.1%	50.0%	0.0%	100%	32
Sunlight	20.0%	10.0%	70.0%	0.0%	100%	2
Upper Clark's Fork	0.0%	33.3%	66.7%	0.0%	100%	3
Upper South Fork	26.3%	15.8%	57.9%	0.0%	100%	19
Total						635

Open-ended Comments (Wildlife Habitat)

CLARK

- Wildlife habitat is much of what makes Park County (and Wyoming) Park County (and Wyoming). Information and cooperation with landowners in protecting migration routes, etc., is crucial to preserving the natural beauty and diversity of Wyoming.
- People still need to be able to hunt to survive and fill their freezers. So just keep it practical so people can eat, but still enjoy the wildlife and not abuse it.

CODY LOCAL

- It's not just the size of lots but also the density of the lots. It may be better to have 10 one acre lots in a group and preserve the remaining 40 acres than have 10 five acre lots with the roads and fences dividing up the land, not to mention the extra infrastructure cost of more roads and utilities and the impacts to the irrigation systems. It is easier for wildlife to avoid a cluster and a few fences than a bunch of fences throughout the whole parcel.
- Healthy wildlife populations supported by open space on private and public lands supports the tourism industry in park county. Threat to winter habitat from development is concerning
- A portion of our agricultural land is habitat for a large group of antelope. Not only do they cause extra labor during irrigation but also serious crop damage. So in thinking about small 1 acre lot sizes with homes clustered together rather than spread out, with large open spaces and what we have seen with the movement of the antelope -it would be easier for them to go around the homes than it would be if those homes were spaced out with lots of fences to cross
- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- It's not just the size of lots but also the density of the lots. It may be better to have 10 one acre lots in a group and preserve the remaining 40 acres than have 10 five acre lots with the roads and fences dividing up the land, not to mention the extra infrastructure cost of more roads and utilities and the impacts to the irrigation systems. It is easier for wildlife to avoid a cluster and a few fences than a bunch of fences throughout the whole parcel.
- Wildlife is a major reason for living here!
- If we lose habitat for wildlife, it is lost forever. There is no unbuilding what has been built.
- Wildlife is already stressed. They need help to keep open ground.
- And include parts of limited and moderate -- the separations into three category don't make sense
- private land is that, but allow current migration and area's to not become more than just a natural rescue for animals. That can be controlled and allotted for hunting and fishing ect, but not built on and can be shutdown to visitation for months at a time. (bud love game reserve, kerns game reserve are examples)
- My approach would be to require preservation of crucial wildlife habitats using existing tools
- The county should not be involved in determining or making any regulations for crucial wildlife habitat. We already have a US Fish & Wildlife Service and the Wyoming Dept of Game & Fish. Our county commissioners have done a great job, historically, of speaking out and favoring of delisting

and state-control of wolves and grizzlies, etc. Even the Limited level suggestions for crucial wildlife habitat in this survey is a liberal overreach that is not wanted or needed.

- Wildlife is probably our most important local resource
- No “energy” nonsense. No wind energy. Those do nothing besides damage the environment. We will not all this ridiculous wind power agenda to ruin Wyoming.
- Leave it alone.
- keep our lands wild

CODY/POWELL RURAL

- I don't think the county has a right to tell someone not to build near a steam or game trail. We live in an area surrounded by thousands of acres of prime wildlife habitat. There's enough room for the animals to roam.
- Again, support the farm and you will support the wildlife.
- the term conservation subdivision is used throughout the options. what does that mean? you are already applying regulations to land owners. why do only the rural people who own land have to comply with this and not the cities.
- Ask fencing initiative organizations to provide incentives for the building of wildlife friendly fences, minimal and or no fencing. Zone in known wildlife corridors for no fences. The game and fish approves subdivisions with a very sad letter of approval because there are no teeth in their regulations either. It's just a letter of concern as they watch more land fall to subdivisions. It's ludicrous.
- This is insane, the county is overstepping big time. Leave habitat and wildlife issues to the Wyoming Game and Fish Department or conservation non-profits to work cooperatively and collaboratively with landowners. I promise that if landowners have to choke on more regulations, it won't go well. The county is way wrong on thinking they have business in this realm.
- Park county has a world class wildlife resource second to none in the Yellowstone area and the world. It is important to place this as a high priority during planning as it is important to our economy and life style.
- If you want something totally screwed up, you need to get a government agency involved..
- Encourage the Game and fish to offer FREE or at most, \$5 deer tags to promote and limit the deer population in park county. The chronic wasting disease needs to be dealt with and ASAP! As for all other wildlife, there are bigger issues at hand that Need dealt with such as protecting farm ground from subdividing.
- protect wildlife corridors and do not allow construction in critical corridor areas
- There are already way too many houses in wildlife crucial areas. Especially for migratory mule deer, they have been declining because of habitat loss.
- If housing growth comes in and agricultural land is lost, wildlife is gone too. No regulations will change that.

LOWER SOUTHFORK

- As per above. I think you can pursue conservation easements without mandating or infringing on others rights of ownership.

- We also need to look at how we are going to address the grizzly bear population and it's continued expansion into the county/communities to avoid a similar issue like in Jackson/Teton County. Recommend regulations on storage of feed, bear proof garbage containers.

MEETEETSE LOCAL

- N/A

MIDDLE SOUTHFORK

- Over abundance of deer.
- Emphasize protection of migratory corridors.
- Wildlife protection/management is critical to our environment and the famously pristine Greater Yellowstone Ecosystem which includes Park County. It is a large part of our heritage, draws tourists and reminds us of what should be truly important, as intangible as that sounds.

NORTH FORK

- Listen to the experts and data they present regarding our wildlife! When our animals are gone, we will only have ourselves to blame!
- The amount of wildlife we have seen from our home in Wapiti, vs moving up here 30 years ago, and from Randy growing up here at Blackwater, is DRASTICALLY different. Not only do we have more development in areas that wildlife would habituate in winter, but we have so many more predators, mainly wolves and bears, that the wildlife needs a break! We see fewer and fewer elk and deer, but more and more sign of wolves and more encounters and seeing bear tracks on our property, just in last few years. It is very discouraging.
- I think there needs to be stricter tools and Fish and Games opinion on the impact to wildlife should weigh very heavy in every decision made in Park County.
- Wildlife habitat overlay is overdue and completely necessary. I strongly support this even if it means I cannot develop any further on my land on the Northfork.
- Set up the tax system to encourage keeping habitat open for wildlife. Also making sure new owner can't subdivide property as soon as they buy if the property doesn't meet minimum acreage.
- Do NOT affiliate with any anti-hunting or environmental groups. They are poison and anti-hunting/trapping/land use. Including creating overpasses for migrating wildlife
- Again, there are fuzzy terms in this survey that construe what people might be responding to. "Crucial" needs to be defined and clarified. No development in crucial wildlife habitats. If you lose the wildlife you lose the NF and why people live/visit here. Develop minimum lot sizes and subdivision regulations along with restrictions on commercial development in wildlife habitat areas. More than proactive. Over-development in Wapiti Valley is destroying crucial wildlife habitat and once its gone it can never be regained. Wildlife first in Park County Wyoming

POWELL

- Depends who defines crucial. Critical habitat is important but this question is way too broad.
- Who decides what is crucial

- Same as ag, where we can encourage development on the margins of open lands, we should. Maybe not just focus on protecting wildlife but educate people about living in the same space as wildlife and how you may need to do things differently to protect yourself.

SAGE CREEK

- Water is important to wildlife too. Making sure any development meets strong requirements for setbacks from surface water and proper site drainage and limit the quantity of impermeable surfaces.
- Protect our wildlife. One of the many special features in our area. They were here first.
- Natural resources, including wildlife will only exist if we do our best to conserve them - a balance of conservation and development are necessary.
- In no shape, matter or form, should a private individual or entity be allowed to close/lock public access to public land simply because they “own” a parcel of land between the public roadway and public land mass their property backs up to. We tax payers paid for the Forest Service/BLM road they have gated and locked!

SUNLIGHT

- I support many of the regulatory tools in the “moderate” category even though I selected proactive.

UPPER CLARK’S FORK

- N/A

UPPER SOUTH FORK

- Wyoming Game and Fish adequately protect habitats and species. We live next to the largest wilderness area, National Forest and National park in the lower 48. We do not need to add restrictions on the private land owners to maintain good game populations.
- You have no right to mandate personal property use. It is okay to encourage things

Q8: WHAT APPROACH TO LARGE-SCALE WIND FACILITIES MAKES THE MOST SENSE FOR PARK COUNTY?

- **Limited.** Continue to apply current State and County standards.
- **Moderate.** Establish stronger policy guidance regarding siting considerations for large-scale wind facilities.
- **Proactive.** Pursue stronger development regulations and siting standards in key areas.
- **Other.** Please note on your sheet.

Responses indicate that at a countywide level, a majority of respondents favor a proactive (57.29%) or moderate approach (19.49%). While percentages vary by planning area, responses generally mirror countywide preferences.

Aggregated Responses - Countywide (Large-scale Wind Facilities)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Limited	14.14%	95	68	27
Moderate	19.49%	131	84	47
Proactive	57.29%	385	185	200
Other	9.08%	61	51	10
Additional Comments		0	101	
Total	100.00%	672	388	284
Skipped			63	

Planning Area Breakdown of Responses (Large-scale Wind Facilities)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Limited	Moderate	Proactive	Other	Total	Responses
Clark	11.7%	10.7%	65.0%	12.6%	100.0%	103
Cody Local	19.4%	27.1%	42.6%	11.0%	100.0%	155
Cody/Powell Rural	19.4%	19.4%	51.4%	9.7%	100.0%	72
Lower Southfork	13.3%	23.3%	56.7%	6.7%	100.0%	30
Meeteetse	9.1%	13.6%	72.7%	4.5%	100.0%	22
Middle Southfork	30.0%	23.3%	33.3%	13.3%	100.0%	30
North Fork	12.6%	5.7%	67.8%	13.8%	100.0%	87
Powell	8.2%	26.5%	59.2%	6.1%	100.0%	49
Sage Creek	12.1%	33.3%	51.5%	3.0%	100.0%	33
Sunlight	0.0%	20.0%	70.0%	10.0%	100.0%	10
Upper Clark's Fork	0.0%	33.3%	66.7%	0.0%	100.0%	3
Upper South Fork	10.0%	40.0%	45.0%	5.0%	100.0%	20
Total						614

Open-ended Comments (Large-scale Wind Facilities)

CLARK

- No wind farms!!!!
- None in park co.
- we do not want wind and solar farms in Clark or Park county as a whole
- None!
- They're ugly and they are bird-slaughterers. They're also not particularly efficient since the power has to be transmitted to higher-population areas that use it. I am all for alternative energy but think wind power is one of the least desirable; if it's permitted in Park County, it should (a) be on the basis of local need and (b) be done with minimal impact on bird flight.
- We do not want wind farms that are deadly to birds, are ugly and eventually end up in the landfills.
- No windmills!!! They don't work and they create a mess on the land!!

CODY LOCAL

- ensure siting of renewable energy avoids wildlife habitat; encourage rooftop solar panels on all housing and buildings new and old.
- None in the area they are ugly
- Do not want large wind generator farms to be in the area
- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- Very limited regulation. NO government funding!!!!
- Large scale wind facilities damage the ecosystem for raptors and other birds. Solar panels destroy the desert life that lives in the sagebrush desert.
- We are out of time. We need to impose strong regulations to ensure that Wyoming is a leader in renewable energy. If we move forward with renewables, we won't be the last state clinging on to the dying oil/coal industries.
- No windmills or solar farms in park county. At all. It looks awful. It's not what visitors or residents want to see. They are not efficient, not clean to build nor to dispose of
- we dont need large scale wind farms here in park county.
- Giant windmills are impractical and unsightly in my opinion. I'd like to see more efficient solutions for wind energy harvesting first.
- These wind farms have problems... noise , size, maintainable, and killing I of birds.
- No wind facilities at all!
- They should be excluded from wildlife habitat and migration corridors
- We don't need them
- very effective, but not to go overboard with extreme and only.
- My approach is to not allow large scale in facilities. As a lifelong Wyoming residence I have seen with the the eagle killing large scale in facilities that are existing in Wyoming.
- Why have communication towers been lumped together in this survey with renewable energy? Of course people want more and better communication towers, so they'll support that, and you can interpret it to mean people want renewable energy in Park County, which is not the case. We favor oil, gas, coal and natural gas. Even the "Limited" section of suggestions in this survey are way too aggressive and liberal. Not needed or wanted.
- Against wind facilities. Extremely damaging to wildlife and our agriculture lands!
- This policy should extend to oil and gas development as well, not to mention other forms of intensive energy development that might arise.
- Support renewable energy options.
- NO WIND FACILITIES AT ALL. THEY DO NOTHING BESIDES TAKINF AWAY OIR FREEDOMS. IT ALLOWS OUR GOVERNMENT MORE CONTROL OVER OUR POWER. THEY CAN SHUT IT ALL OFF. THEN WE ARE LEFT TO SUFFER WITH NOTHING. NO NO NO WIND OR SOLAR FACILITIES AT ALL!!!
- Your 3 policy options don't make sense to me. I don't agree with ANY "large-scale wind facilities" being encouraged by Park County.
- I don't want to see any wind farms in Park County.

- If we are in a viable area we should do our part in producing renewable energy.
- NO large scale 'wind' facilities as the technology is not adequate to utilize the use or storage of energy at this time. The destruction of our birds and landscape is too precious to be ruined by 'wind' machines.
- Leave it alone.
- make policies that work for our environment, wildlife and use of renewable sources

CODY/POWELL RURAL

- It would be best to place this on land that has no water right and can't be used for agriculture production
- Renewable energy created by turbines that run on oil and stored in batteries made from lithium... who are working for? Surely it's not Park County and the State of Wyoming that is rich with oil gas and dependent on those tax dollars
- Don't allow wind farms in Park Co.
- you have eliminated choices. we do not want to encourage development of renewable energy sources. Wyoming is an oil & gas state and we have the cleanest coal in the nation. we do not believe that fossil fuels are bad, in fact they are critical to a high standard of living.
- Park County is currently a sitting duck, being targeted by organized wind farm initiatives from other states that look to prey upon under-regulated areas where the people are asleep. This also is a transfer of wealth to other places and people at the expense of our wildlife, livestock, economics and viewsheds.
- I don't want to see these facilities in park county at all. They are an eyesore and are not nearly as effective as some would lead us to believe. They are not worth the investment.
- I feel we should ban wind farms in Park County. They are detrimental to wildlife, and the net energy produced is minimal compared to the energy consumed to build and maintain them.
- Please not in Park County.
- I don't like wind farms but again, why is the county trying to get more involved in this? This is a huge attempt at government overreach.
- Park County government needs to gate keep the siting of this kind of development.
- Less windmills more wildlife
- We don't need MORE restrictions.
- ABSOLUTELY NO LOGICAL PERSON WOULD BE IN FAVOR OF WIND FARMS IN PARK COUNTY! NO TOLERANCE FOR SUCH AN EYE SORE, WASTE OF LAND AND MONEY WITH VERY VERY LITTLE PROVEN GAIN NOT TO MENTION THE TOXIC BURIAL THAT IS REQUIRED TO RETIRE THE "WORN OUT" WINDMILLS!
- I am Not in favor of Wind or solar, its a eyesore and quite frankly doesn't work
- Wind farms kill birds and big-game species speed up their migration and lose habitat as a result -- we should not have any wind farms in park county.
- Renewable energy projects seem to be financial liabilities that can only be propped up by federal subsidies. I believe Park County should avoid these facilities until they can prove to be an asset to the public.

LOWER SOUTHFORK

- I am against all large wind farms in Park County.
- None of the above.
- We should oppose such facilities in Park County.

MEETEETSE LOCAL

- There should be zero wind farms in Park County!
- The only choice for electrical energy is nuclear. Nuclear waste is now contained in cement crypt and is safe when handled properly. Japan and parts of Europe have the experience we need for safety.

MIDDLE SOUTHFORK

- Keep it out of Park County
- We need to use what we have here for our energy needs. Wind and solar power on a large scale, is not cost effective.
- Park County rural areas do not need wind farms obstructing their view of the mountains.
- Not in favor of wind turbine energy at all. Costly with very little benefit, and highly unsightly
- I don't want to see any large scale wind or solar panel sites it's sight pollution and from what I'm hearing from areas that allow such stuff , they're not all that effective.
- No large scale wind facilities
- No Wind Farms

NORTH FORK

- Large scale projects of these kind have negative impacts to the view shed, impact migratory bird activity, and cause night time disruption of dark skies.
- NO to wind and solar farms that damage the micro ecosystem around them, kill many birds. wind farms are punished if they produce too much, no way to store the energy is as there is for fossil fuels. There is such a push to kill fossil fuels, but the technology is NOT available to take their place. Especially in the time frame current pushers of going totally fossil fuel free. The wind and solar income to the county and state can not replace revenues to the coffers as fossil fuels do, either. The life expectancy of both is not that long, the recycabiliy of "parts" is in infancy. The amount of oil needed in a wind turbine [fossil fuel] and just production of one wind turbine, all produced using fossil fuels, means they are an oxymoron of a way to replace fossil fuels.
- Preserve the views of the mountains in Park County. Keep industrial wind turbines out of the North Fork and South Fork
- None. These use oil and the blades once used have to go into landfills. Do we really want this material in our soil. We have no idea the impact it will have on the surrounding area. Somethings are worth it to just get money. Have you looked at how many American Eagles and other bird species they have had an effect on?
- Large scale wind projects do not make sense in our area and should be discouraged to protect birds and the quality of life of those within ear shot.
- Wind energy is less suitable here due to high wind speeds and solar is not effective due to limited sunlight hours throughout winter months. Cell towers could be limited to short unobtrusive towers.

- Never, ever allow wind turbines in our county! They ruin the view and kill wildlife. They are government subsidized BS.
- I am unsure which answer fits my view. The North Fork is a visual treasure and should not be home to wind farms. Other parts of Park county would be appropriate.
- No large scale wind facilities are needed. This would totally ruin the views. Also, will kill countless birds.
- Do not implement wind facilities!
- Completely restrict large scale wind generation development in the northfork area.
- Stop with the BS about wind power and wasting money on the BS Green Energy... Prohibit construction of Cell towers, like the proposed 195-foot cell tower in Wapiti Valley that will adversely impact the scenic views throughout the Valley and land owners miles around. Projects where one land owner benefits, e.g., collecting rents, at the expense of other landowners should be strictly scrutinized and never, but for grave circumstances, be approved. Otherwise Wapiti will become a race to the bottom with one landowner having no regard for the next.
- Against wind farms/wind mills in the Northfork corridor!
- I want solar and wind power in Park County, and the county should fast track it.
- Do not allow any large-scale wind facilities in Park County. If need be, get this issue on ballot as a referendum.
- No large scale wind facilities - as not efficient, have to bury parts when used up and kills our wildlife. Wind energy is unsightly and inefficent. Keep it out of the county.

POWELL

- Against their environmental impact over the long term.
- wind facilities are not worth the land use, wildlife disruption or problems involved with it
- I do not wna to see these types of development in Park County. Its ugly and ineffective compared to the area it requires.
- use of water turbine's in irrigation canal drops make more sense
- I like the idea of Solar and Wind. But I hate the sight of the Wind Turbines all over Wyoming. They take away from the view and what Wyoming is all about. Let keep Park County Beautiful and unsightly with Wind Turbines.
- If this means wind turbines I don't think I'm for adding those to Wyoming. Instead why not use our natural resource of water in our rivers to generate energy. Less invasive and more self sufficient and sustainable
- Wind generators are high cost to maintain and will not provide an efficient source of energy. Solar on the other needs more attention, solar shingles and etc are a more efficient means of producing renewable energy at almost no maintenance cost
- These definitions seem to be in conflict. Encouraging wind and solar AND minimizing impacts don't necessarily belong on opposite ends of the spectrum. Unless you're using siting requirements to quash development altogether.
- Renewable is not the key, why destroy our views with renewable energy. People come her for the beauty keep the renewables in Rawlings.

- Do better on all large-scale facilities. Consider making folks evaluate alternative locations when they propose these uses in residential areas. There are usually other, better places for things like this than in neighborhoods. Do your homework on these technologies - are they actually doing more harm than good?

SAGE CREEK

- Green energy is the future. Why discriminate against possible tax revenue and land lease payments just because the generation source is renewable? Responsible development should not just apply to wind and solar but to oil and gas too. Are there county restrictions on oil and gas development? Does the county limit leases on private lands for fossil fuels?
- Limit the size and color of cell towers. Example of a good cell tower at the J-9 on the upper Southfork. Color blends in with the surround area, less noticeable. Consider the size and output. Check into the regulations that prevent too large "waves" that could be cancer causing
- Not a Fan of ANY Wind or Solar projects anywhere in our county. When the energy produced by alternative sources can be stored (long term, 1 year or more), for on demand use ,then I would be in favor of considering.

SUNLIGHT

- My fear is that with the growing political pressure to maximize the adoption of wind and solar generation systems that the resulting impacts to Park County could become uncontrolled.
- Renewable energy sources like wind and solar deserve consideration.
- No wind structures. They are a blight on the landscape. Solar farms in limited, no wildlife areas are more desirable. Solar could be in areas such as parking structures that also provide shade i.e. Walmart parking lot
- Development of wind energy has no place in Sunlight.

UPPER CLARK'S FORK

- N/A

UPPER SOUTH FORK

- Get out of landowners choices.
- Encourage current oil/gas and mining operations to continue good management practices and offer good paying jobs to our communities across the Big Horn Basin.
- No new wind generators or solar farms on the South Fork.

Q9: WHAT APPROACH TO LARGE-SCALE SOLAR FACILITIES MAKES THE MOST SENSE FOR PARK COUNTY?

- **Limited.** Carry forward policy guidance expressing general support for renewable energy.
- **Moderate.** Establish stronger policy guidance regarding siting considerations for large-scale solar.
- **Proactive.** Pursue siting criteria and development regulations for large-scale solar facilities.
- **Other.** Please note on your sheet.

Responses indicate that at a countywide level, a majority of respondents favor a proactive (55.96%) or moderate approach (20.62%). While percentages vary by planning area, responses generally mirror countywide preferences.

Aggregated Responses - Countywide (Large-scale Solar Facilities)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Limited	14.58%	99	78	21
Moderate	20.62%	140	91	49
Proactive	55.96%	380	172	208
Other	8.84%	60	49	11
Additional Comments		0	83	
Total	100.00%	679	390	289
Skipped			61	

Planning Area Breakdown of Responses (Large-scale Solar Facilities)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Limited	Moderate	Proactive	Other	Total	Responses
Clark	9.6%	14.4%	65.4%	10.6%	100.0%	104
Cody Local	22.2%	29.4%	39.2%	9.2%	100.0%	153
Cody/Powell Rural	20.0%	16.3%	56.3%	7.5%	100.0%	80
Lower Southfork	12.9%	16.1%	64.5%	6.5%	100.0%	31
Meeteetse	14.3%	14.3%	71.4%	0.0%	100.0%	21
Middle Southfork	22.6%	19.4%	41.9%	16.1%	100.0%	31
North Fork	12.5%	9.1%	62.5%	15.9%	100.0%	88
Powell	14.0%	38.0%	44.0%	4.0%	100.0%	50
Sage Creek	14.7%	17.6%	64.7%	2.9%	100.0%	10
Sunlight	0.0%	40.0%	50.0%	10.0%	100.0%	10
Upper Clark's Fork	0.0%	66.7%	33.3%	0.0%	100.0%	3
Upper South Fork	10.0%	40.0%	45.0%	5.0%	100.0%	20
Total						601

Open-ended Comments (Large-scale Solar Facilities)

CLARK

- Do not want solar farms in Park county, they aren't guaranteed energy
- None!
- Same as wind power above, though less concerned about solar impact on birds. But wildlife migration remains a concern and, again, should be on the basis of local need.
- We do not want large-scale solar facilities that take away land from other uses such as grazing and recreation.
- No, no, no!

CODY LOCAL

- None total waste of land and an eye sore
- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- We have wind and sun!! Let's use these resources to replace non-renewables and minimize pollution
- Very limited regulation. NO government funding!!!
- Fields of large-scale solar panels are ugly and if on public land, robbing the average citizen the access to land that is ours by right of being a citizen of this country. The solar panels block the growth of vegetation used by the endemic population of animals and disturbs their use of the vegetation as habitat.
- None. See previous comments
- we dont need large scale solar facilities in park county
- Solar facilities are taking up valuable farm ground and other land. It would set a standard for even more development.
- No solar facilities at all!
- If "solar facilities " means wind farm development get a lot of input from residents. Strongly opposed to that.
- Don't allow them!
- has a place, and is very effective, but also be aware of whom is where.
- None. The county should not be supporting large-scale solar facilities in Park County.
- f individuals want to do solar that is on them, but to run everything off his solar I don't agree with any large plant in our area
- Support development of solar projects
- t makes sense to not have it at all. Do your research. They don't do jack.
- Your 3 policy options don't make sense to me. I don't agree with ANY "large-scale solar facilities" being encouraged by Park County.
- I don't believe Solar facilities have a place in Park County.
- If we are in a viable area for solar we should do our part to produce renewable energy.

- The wording of this confuses me a bit, but I support wind and solar energy, and hope park county can do whatever is possible to encourage the development of renewables.
- NO large scale 'solar' facilities as the technology is not adequate to utilize the use or storage of energy at this time. The destruction of our birds and landscape is too precious to be ruined by 'solar' machines.
- The free market should decide.
- same as above for wind farms

CODY/POWELL RURAL

- Are you freaking kidding me?!?!? The oil, gas, and coal industries have less environmental impact than a lithium mine and subsequent waste
- Don't allow large scale solar farms in Park Co
- None! don't want them here
- Same as comment above for wind. Beef up the regulations about this BEFORE Park County is taken advantage of (hint: it's too late! they're here!) Zone areas where this is deemed acceptable by the current residents, but not before they are educated about the life cycle costs of alternative energy sources. (hint: if it weren't subsidized by our tax dollars, it probably wouldn't work.) And who will deal with the waste when these limited life-cycle structures reach the end of their financially productive days? This information should be required at the time of permit request. We don't look down the road far enough! Add these comments above in wind, also.
- As in the previous question, I don't want to see these facilities in park county at all. They are not attractive to those who live here or visitors and they are not as effective as some would lead us to believe. The costs outweigh the benefits. I think they are a bad idea for park county
- We should ban large solar facilities. The amount of disruption and energy consumption required to build them, makes them a zero net gain.
- Promote renewables and cluster where impacts are the least.
- Don't support
- ZERO ALLOWANCE FOR SOLAR FARMS! GOES AGAINST SAVING THE LAND STANDARDS! HYDRO ELECTRIC IS THE ONLY LOGICAL AND ABSOLUTELY THE MOST EFFICIENT FORM OF GENERATING ELECTRICITY WITH ABSOLUTELY ZERO NEGATIVE EFFECTS ON WILDLIFE AND FISH!
- The technology we have today does not work
- Large scale solar facilities need to be on buildings and NOT out on open lands that would reduce habitat for wildlife species. There is sci evidence that backs this up. We need to listen to this science.

LOWER SOUTHFORK

- I am against all large solar farms in Park County
- None of the above
- I oppose such facilities in Park County.

MEETEETSE LOCAL

- N/A

MIDDLE SOUTHFORK

- Keep them out of Park County
- If private citizens want to pursue any wind/solar energy options, that's fine. But on a larger scale solar/wind energy is no cost effective or the best use of our funds. We have natural gas and coal and hydroelectric power that can be used with consistent use of power. Solar and wind power is very inconsistent.
- No to all wind and solar. Drill for oil
- Put wind and solar on BLM lands, not residential areas.
- I've seen the large scale solar panels and forests of wind generators it's all ugly. I don't think it needs to be here!

NORTH FORK

- Large scale solar projects disrupt the connectivity of habitats and limit the movement of animals across the landscape. In addition, localized vegetative impacts to the immediate area surrounding solar arrays may occur.
- No to solar farms that damage the micro ecosystem around them, kill many birds. Solar farms are punished if they produce too much, no way to store the energy is as there is for fossil fuels. There is such a push to kill fossil fuels, but the technology is NOT available to take their place. Especially in the time frame current pushers of going totally fossil fuel free. The solar income to the county and state can not replace revenues to the coffers as fossil fuels do, either. The life expectancy is not that long, the recyclability of "parts" is in infancy. Take the space needed for solar: land that could be ag land or just our wild, "bad lands" that should be preserved, not covered up.
- Preserve views in Scenic areas
- None. Again this is messing with the areas where the wild animals roam. You all need to stop thinking about the money and think about preservation of our lands. Large scale solar power should not be allowed to protect wildlife.
- Solar does not make sense due to our latitude.
- Do not allow ANY large-scale solar facilities in Park County! They ruin the view! Totally unsightly. They are government assisted BS.
- Again, the North Fork area does not offer many places good for large solar arrays.
- No solar facilities are needed in Park County.
- Solar development must not impact the million-dollar views of the surrounding landowner's.
- Stop wasting money on that BS..
- Where a proposed solar farm benefits one land owner and screws over others, it should be rejected. No wind facilities
- None. Solar farms are not efficient and ruin the landscape for both people and wildlife.
- Against large scale solar facilities in the Northfork corridor!
- Park county needs wind and solar energy
- Do not allow any large-scale solar facilities in Park County. If need be, get this issue on ballot as a referendum.
- None - not efficient or cost effective and gave to rely on China.

- Don't cover our beautiful county with this.

POWELL

- I do not want to see this kind of development in park county. It is ugly and is ineffective compared to the land it takes up.
- the bench would be a good place for this
- Solar paneling will only work 3 or 4 months out of the year. Plus invades our agricultural areas. Would prefer a less invasive and more long term idea
- Co-locating solar and some other industry or ag would make sense. Storage units, RV/marine storage come to mind, many other uses are being considered.
- None as above
- The county needs to learn more about the pros and cons of solar technology. Get ahead of it before it takes over your highway corridors. Focus it where it is least intrusive.

SAGE CREEK

- No Solar period.

When the energy produced by Solar can be stored (long term, 1year or more) for on demand use, then I would consider.

SUNLIGHT

- Same as #8, my fear is that with the growing political pressure to maximize the adoption of wind and solar generation systems that the resulting impacts to Park County could become uncontrolled.
- Regulations are necessary when encouraging diversity in energy sources.
- We should not let regulating the impacts get in the way and become obstacles to transitioning to renewal energy.
- As above
- Development of Solar energy has no place in Sunlight.

UPPER CLARK'S FORK

- N/A

UPPER SOUTH FORK

- Get out of land owners business. Quit trying to control us and tell us what to do
- Do not allow large solar developers to damage our landscapes for out of state consumption.
- No solar farms up the Southfork.

Q10: WHAT APPROACH TO COMMUNICATION TOWERS MAKES THE MOST SENSE FOR PARK COUNTY?

- **Limited.** Carry forward policy guidance expressing general support for expanded communication networks.
- **Moderate.** Establish stronger policy guidance regarding siting considerations for communication towers.
- **Proactive.** Pursue stronger siting criteria and development regulations for communication towers.
- **Other.** Please note on your sheet.

Responses indicate that at a countywide level, a majority of respondents favor a proactive (49.12%) or moderate approach (28.30%). Percentages vary by planning area, but generally mirror countywide preferences. Respondents in the Upper Clark’s Fork favor a more moderate approach.

Aggregated Responses - Countywide (Communication Towers)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Limited	19.50%	133	92	41
Moderate	28.30%	193	119	74
Proactive	49.12%	335	160	175
Other	3.08%	21	21	0
Additional Comments		0	54	
Total	100.00%	682	392	290
Skipped			59	

Planning Area Breakdown of Responses (Communication Towers)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Limited	Moderate	Proactive	Other	Total	Responses
Clark	20.2%	21.2%	51.9%	6.7%	100.0%	104
Cody Local	18.7%	34.2%	41.9%	5.2%	100.0%	155
Cody/Powell Rural	32.1%	25.9%	40.7%	1.2%	100.0%	81
Lower Southfork	26.7%	33.3%	40.0%	0.0%	100.0%	30
Meeteetse	13.6%	31.8%	54.5%	0.0%	100.0%	22
Middle Southfork	35.5%	29.0%	35.5%	0.0%	100.0%	31
North Fork	8.9%	15.6%	65.6%	10.0%	100.0%	90
Powell	25.0%	34.6%	40.4%	0.0%	100.0%	52
Sage Creek	15.2%	30.3%	54.5%	0.0%	100.0%	33
Sunlight	30.0%	10.0%	60.0%	0.0%	100.0%	10
Upper Clark's Fork	0.0%	100.0%	0.0%	0.0%	100.0%	3
Upper South Fork	10.0%	35.0%	50.0%	5.0%	100.0%	20
Total						631

Open-ended Comments (Communication Towers)

CLARK

- No changes
- Not so concerned about this in more urban areas, but I think should be tightly limited in rural areas, not only because of impact on views, but also to discourage housing development in rural areas (see ag land, above).
- Stupid cell phones! They are the downfall of society! No towers!

CODY LOCAL

- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- We all want good service but we need to be aware of the visuals
- Not in residential areas.
- Communication towers are important to keep our younger population in communication with the area outside of Cody. So much can now be done online, that we need to ensure we have access to good internet speeds and cell phone service.
- None. We all can be responsible enough to get satellite phones if we need them.
- They are ugly and we should not be encouraging towers across our landscape.
- technology allows for more constraint because they are stronger and capable of more power than needed.
- Require justification of proposed height (coverage maps). Make process easier for proposals that are shorter, utilize existing structures/buildings, or otherwise minimize visual impacts.
- I don't see a place for communication towers to be built in a city or rural area. I believe seeing a communication tower detracts from any view!
- The Big Horn Basin is "land locked" so to speak, and communication is an issue. Please make more and better communication towers a priority, however, some sound policy on siting is necessary.
- They may look unsightly but communication is a key for successful and smart development in PC and Wyoming
- ZERO!!!
- Networks should be added as private industry supports the addition of the towers.
- No communication towers are needed here. We come here to escape the noisy outside world. Confine them to cities but not in our rural areas.
- The free market should decide.
- same for solar and wind farms

CODY/POWELL RURAL

- Until satellite technology is released, cell towers seem to be a necessary evil. Require any entity requesting an SUP for a tower to provide 5 different sites that will work so that the public and BOCC has an opportunity to pick the least offensive site. Require that the drawings in their SUP application show a FULL BUILD OUT of the tower, with all the potential antennas mounted so

people know what they really will be looking at and have an opportunity to limit the number of antennae at that time. Again, this is a transfer of wealth to one "inside" landowner and the cell tower owner that further impinges on view sheds and the wildness that makes Park County unique. We can do better here.

- We need more towers as our service is pretty limited
- Be the gate keeper for low impact siting.
- Communication towers are typically designed and placed so they are less noticeable. These are far less dominant on a landscape than windmills and provide an extremely valuable service to the community.
- No one wants a tower in their back yard, but EVERYONE wants fast email and internet. You will never please everyone on this subject. Best to leave it as is.

LOWER SOUTHFORK

- N/A

MEETEETSE LOCAL

- N/A

MIDDLE SOUTHFORK

- This is another situation where money can be the driver for unsightly but useful cell towers. Financial incentives for property owners can be tempting but the bighornsheep or elk grazing among cell towers is not worth being able to access your Facebook account on vacation. If you want all-access, go to Florida for vacation. Locals know the limitations and are willing to work with them. If not, move to Cheyenne.

NORTH FORK

- If the towers weren't there to begin with then residents shouldn't expect the service. We didn't move to a RURAL community to have all the conveniences of town! There are satellite phones available for those who want them. Emergencies can be dealt with using an emergency beacon service such as "Spot".
- Want more cell towers? Put them on Federal lands IF they are needed, not in communities, where people are living and may risk nasty health issues from the microwaves. Not sure they are needed. We don't have cell service and we do just fine without. Current one, by maps provided, still would not provide us with service. People move to an area, knowing it doesn't have cell service then gripe when they don't have cell service. Again, IF one is needed, put it up high, on Federal or even state ground, but NOT around homes.
- I understand these are needed for communication purposes. But would like there to be a clause as soon as there is some type of equipment like Starlink except for communication that the towers be taken down and we go back to as natural as possible.
- Limit towers to heights that do not require flashing lights. Very limited.
- With Starlink, there is no reason to build any more towers. Starlink has 40,000 satellites in the air!
- We need more towers especially during tourist season.

- These communication towers need to not be viewable by residents. Not good that people are trying to make money on this by putting on their land.
- Communication tower development must only be allowed up and away from the highway in such a location not to impact landowner's views.
- If the towers need to be put up, then have them look like Pine Trees or other Natural Designs so they are Not noticed..
- People chose to live in rural area's like Wapiti Valley to be away from the urban blight of cell towers. Massive cell towers on the highway in Wapiti will destroy its character and charm. Had I known a 195 foot tower smack in the middle of Wapiti was even a possibility I would never have purchased land in Wapiti. There are plenty of far less obtrusive means of acquiring internet and cell service in Wapiti than a 19-story cell tower. Its too bad Verizon exploits landowners who are struggling financially. But struggling financially in no license to profit at the expense of all other landowners.
- None
- Tower should not be allowed unless its agreed upon by All neighboring property owners
- Cell towers/communication towers should blend into the Northfork corridor so they are not an eye sore!
- Cell towers will be obsolete in the near future.
- Do not allow cell towers on the Northfork.
- A Verizon tower is being discussed here in Wapiti. My understanding is that Verizon will not put it near the highway, where visual impact will be minimal due to billboards, the Red Barn gas sign etc. Towers are coming, like it or not. Let's make it easy for companies to put them where they will have the least visual impact.
- Consider requiring Com Towers to be located on county owned land. The county will receive the revenue for the tower site instead of a private owner. This may minimize disagreements between property owners.
- Wish very little increase in towers (improve in locations where they currently exist). Folks moved here knowing the limitations - don't impact everyone else's views with more towers.

POWELL

- the TCT tower along the highway should have never been approved
- Start making them blend more into the landscape. They too have become unsightly. Have regulations to make them less noticeable to our mountain views.
- Staying connected is a difficult task even driving between Powell and Cody. Not to mention winter roads, having a better service for drivers is not a bad thing
- Our new Heart Mountain tower sure is shiny! Expanding the networks is important but some direction on siting and camouflage would be welcome. If the new tower were painted or patinaed to be less sparkly, it might be less visible. I'm sure the people who don't want that tower where it is also don't want another tower right next to it, but to my mind, competing towers should be in a cluster, rather than scattered evenly across the land (obviously if they're trying to serve a dead zone, they'll need to put a tower in that area, but I sometimes see two towers 100 yards apart. Maybe that's required due to terrain. I dunno.

- Same as wind and solar. Make people evaluate alternatives, especially in residential neighborhoods. There are new technologies that don't require giant towers to achieve the same. We need to be more forward-thinking.

SAGE CREEK

- The county should support communications towers but also require best practices for the location of these facilities as they relate to wildlife (birds) and human health and safety. It would be nice if the county also considered a dark skies policy for lighting so long as Federal FAA requirements are met.
- Park County lacks modern communication services - coverage is extremely poor throughout the county, even in populated areas (Cody), and mobile data throughput/bandwidth is slow and outdated. Many developing countries have better service than Park County.

SUNLIGHT

- Communication towers are essential for a modern society. Siting criteria can reduce impact, especially in wild areas.
- People do not need access to telecoms when in wilderness areas. Sat phones and beacons have worked for emergency use.
- From the Sunlight perspective, underground fiber would be the answer to provide internet.

UPPER CLARK'S FORK

- N/A

UPPER SOUTH FORK

- Get out of land owners business. Quit trying to control us and tell us what to do with our own land

Q11: HOW ACTIVE SHOULD PARK COUNTY BE IN ADDRESSING HOUSING DIVERSITY?

- **Limited:** Require larger lots in areas with poor suitability and/or access to services.
- **Moderate:** Allow for smaller lots and greater diversity of housing types in areas near cities and with good access to services.
- **Proactive:** Require denser, more varied housing development near cities; establish stronger standards in these areas to match/mirror city standards.
- **Other.**

Responses indicate that at a countywide level, a majority of respondents favor a proactive (35.33%) or moderate approach (30.75%). Percentages vary substantially by planning area. The Clark, Lower Southfork, and North Fork areas had the highest percentage of respondents favoring a more limited approach.

Aggregated Responses - Countywide (Housing Diversity)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Limited	27.76%	186	98	88
Moderate	30.75%	206	129	77
Proactive	35.22%	236	130	106
Other	6.27%	42	27	15
Additional Comments		0	68	
Total	100.00%	670	384	286
Skipped			67	

Planning Area Breakdown of Responses (Housing Diversity)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Limited	Moderate	Proactive	Other	Total	Responses
Clark	46.7%	25.7%	21.0%	6.7%	100.0%	105
Cody Local	17.8%	39.5%	35.5%	7.2%	100.0%	153
Cody/Powell Rural	24.4%	37.2%	35.9%	2.6%	100.0%	81
Lower Southfork	35.5%	32.3%	29.0%	3.2%	100.0%	32
Meeteetse	14.3%	23.8%	61.9%	0.0%	100.0%	21
Middle Southfork	32.3%	32.3%	25.8%	9.7%	100.0%	31
North Fork	38.2%	21.3%	32.6%	7.9%	100.0%	91
Powell	18.0%	30.0%	44.0%	8.0%	100.0%	50
Sage Creek	17.2%	41.4%	37.9%	3.4%	100.0%	29
Sunlight	22.2%	33.3%	44.4%	0.0%	100.0%	9
Upper Clark's Fork	0.0%	33.3%	66.7%	0.0%	100.0%	3
Upper South Fork	29.4%	29.4%	35.3%	5.9%	100.0%	17
Total						622

Open-ended Comments (Housing Diversity)

CLARK

- clark should have a minimum of 20 acre lots
- Housing diversity. Stupid
- As I understand it, current regulations already establish lot size gradients depending on how close the lots are to urban parts of the county. That seems like a good policy.
- For heaven's sake! The government is getting too much into people's private business!!

CODY LOCAL

- It's not just the size of lots but also the density of the lots. It may be better to have 10 one acre lots in a group and preserve the remaining 40 acres than have 10 five acre lots with the roads and fences dividing up the land, not to mention the extra infrastructure cost of more roads and utilities and the impacts to the irrigation systems. It is easier for wildlife to avoid a cluster and a few fences than a bunch of fences throughout the whole parcel.
- I believe that any new commercial building or developments should have a western style theme to preserve the historical aspect of Cody. Prevent chains from opening, encourage entrepreneurs and local business
- Housing growth needs to slowed way down.
- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- We cannot keep sprawling and wiping out all the farmland!!
- No change
- Senior income based housing. Not apartment style
- Tired of bureaucrats thinking they know what should happen
- Planned growth is more expedient than allowing people to scattershot development in areas that are out of town and have no CC&Rs.
- Encourage restoration of older buildings rather than replacement. Help keep the town within city limits by limiting city service and utility costs as well as code restrictions where possible.
- strongly support property rights
- stop throwing up houses that are junk and selling. stop and make a development worthwhile.
- If we start taking the approach of communities like Jackson Hole, We will continue to see the cost of housing rise. You can't have it both ways. I hear people screaming for affordable housing but then those who live here especially outside of the city limits, don't want any new housing where they're at. Employers can't find help because the cost-of-living is high. I understand the need for moderate regulation when it makes sense. Private land rights have always been valued in Wyoming and suddenly telling someone who owns land that they cannot subdivide it because their neighbors don't want neighbors is ridiculous to me.
- None of above. Lot sizes near cities need to be large, so that the parcels are large enough to economically convert into urban density development (5+ acres, or cluster development). Urban density should only occur in cities. To allow urban density outside of cities would put the county

into the business of supporting urban density, which is a duplication of services already provided by the cities.

- 1. Housing growth should be concentrated INSIDE city limits. I take issue with this survey's continued use of "in or near city". We want to limit development outside of city limits to maintain our open spaces and agriculture production. We want to increase building IN the city by adding more multi-family housing, replacing old small homes as they "wear out", build more 2-3 story apartments and condos, and better utilizing land IN the towns.
- 2. Furthermore, I'm opposed to larger lot sizes in the country, as people generally do not know how to manage 5-10 or more acres. The land often ends up overgrown with weeds or overgrazed by horses. Instead of having a 100-acre subdivision with ten 10-acre lots, have a 10-acre subdivision with ten 1-acre lots. Don't take up and ruin the entire landscape to scatter houses all over the countryside, when the same number of homes can be condensed to take up less land.
- Growth is here and will remain constant. Promoting growth adjacent to municipalities and even tapping into their existing utility services is key
- Leave our housing and land alone.
- The use of words like "require" and "allow" are used strangely to me. Private property rights should be the guide.
- Less dense housing throughout Park County regardless of access to services.
- We are on the verge of a housing crises, and need to be proactive. Our young families, low income earners, and businesses are suffering.
- Housing diversity will sort itself out. They will not 'come' just because you built it. Employers can pool resources to accommodate needs if necessary. If diverse housing is needed an entrepreneur will come to fill the gap.
- Diversity is not a function of government. The free market should decide.

CODY/POWELL RURAL

- Everything needs to be built to a uniform building code. Otherwise we have shoddy housing developments, built to substandard outcomes.
- what services are you concerned about? services are available to all residents of Park County. If you live farther from services you obviously have to pay more for them.
- Again, min lot sizes should be smaller adjacent to municipalities and get larger the further out they are, with ag ground zoned 40 acre min lot size with lots of "can't do that here" regs applicable to ag ground including subdivisions, industrial businesses, high commercial, etc.). Only allow ag-related businesses in ag areas.
- Housing sprawl into important ag and wildlife habitat should be discouraged.
- Protect ag land
- It seems to me the question is, "Who gets to control the monetary value of the various real estate??"
- STOP ALLOWING THE BUILDING OF NEW HOMES BY OUT OF STATE BUYERS! WE LOCALS ENJOY PARK COUNTY AS AN AG BASED COMMUNITY. NOT AN OVERPOPULATED VALLEY WHERE WE SEE MORE HOUSES AND BUILDINGS THAN TREES!!! THIS IS PARK COUNTY WYOMING! NOT CALIFORNIA!
- absolutely require licensed builders and the UBC

- Limit all subdivisions especially in rural areas

LOWER SOUTHFORK

- Explore the fire, police, school impact. This must be included in the housing options that may be developed
- Once again the two parts should not be intrinsically linked. Your proposal writer basically tries to make one choice a rule based on suitability of another choice
- None of the above. Leave it alone.

MEETEETSE LOCAL

- Allow property buyers to buy how much they want. Let us live in the land we own. We don't need to be packed together like sardines.

MIDDLE SOUTHFORK

- Let landowners decide what is needed.
- "Housing Diversity"??? How about we allow people to develop housing that meets the needs of their family?
- The least amount of government control, the need for varied housing will show itself.
- Need Building Code and Enforcement

NORTH FORK

- Concentrate housing near and in cities. Build multi level condos versus spreading out and taking up every inch of open space.
- In rural areas, larger lot sizes. Again, to Copperleaf. Ball was dropped on that mess. A mini city that takes up ag land, is not "affordable" for working people, but those owners will want the working people to provide services. Takes up wildlife wintering area.
- A housing plan is definitely needed with clear regulations about where certain types of housing is allowed.
- NO "low cost" density housing allowed.
- The 10 acre minimum lot size is appropriate for the North Fork and should not be lowered.
- This seems to contradict the first question. Which one takes precedent? I say denser development within the city limits is good policy. Denser development outside the city does not make good policy.
- Varied housing development with standards is needed to accommodate future growth in Park County. Housing diversity for North Fork is unnecessary, as most commercial business (guest ranches) provide housing for their employees.
- Single family homes only; no more two story 'bus garages' blocking views.
- Require a minimum of 2 acre lots in the north fork area. Better yet, 5 acres.
- Wapiti needs no public housing.
- Northfork should not be over built! New developments should require minimum of 35 acre per single family home. No small lot subdivisions! Keep as much agriculture and wildlife corridors as possible.

- Expand larger lot zoning on the Northfork
- Allow Tiny Homes anywhere in Park County.
- Be proactive and encourage larger lots in poor suitability areas.

POWELL

- Government should not be in the business of setting diversity standards but rather allow the market to drive the demand and needs
- allow the property owner to determine how their land will be best used -- multi family dwellings should not be in areas of regular housing
- County codes needed!
- Each piece of property can utilize different development all dependent upon the aspects of the land, land use can change from one piece to the next
- Near-city development should look more like what is in the city. Apartment complexes should be in the city. Too much sewage.

SAGE CREEK

- A universal building code should be accepted as well as provisions for access roads and road upkeep.
- The “ multiple choice” format does not work for this issue. I believe the County should establish general guidelines for each “overlay” and stay out of the day to day decisions.
- Sage Creek - although close to city of Cody, we need to keep the rural atmosphere intact. Keep lot sizes 5 acres or more to preserve the ag/ruralness of Sage Creek.

SUNLIGHT

- N/A

UPPER CLARK’S FORK

- N/A

UPPER SOUTH FORK

- It’s not the role of the county to develop housing
- 5 acre minimum size lots. Preserve ranches and wildlife habitat.

Q12: WHAT ROLE SHOULD THE COUNTY PLAY IN ADDRESSING HOUSING ISSUES?

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

Responses indicate that at a countywide level, respondents are generally interested in Park County working with municipalities and other partners on housing issues, and/or considering a combination of strategies. However, strategies that require the investment of County funds received limited support. Levels of support for individual strategies varied by planning area.

Aggregated Responses - Countywide (Addressing Housing Issues)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Work with municipalities and other partners to identify and address specific housing needs (i.e., affordable to certain income levels)	31.97%	226	133	93
Invest County funds in the development of more affordable housing types	7.21%	51	29	22
Explore requiring special districts for larger and/or denser subdivisions	11.60%	82	42	40
A combination of the options listed (please specify below)	19.38%	137	57	80
None	21.22%	150	81	69
Not sure/no opinion	6.79%	48	31	17
Other	1.84%	13	13	
Additional comments		0	95	
Total	100.00%	707	386	321
Skipped			65	

Planning Area Breakdown of Responses (Addressing Housing Issues)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Work with	Invest Coun	Explore req	A combinat	None	Not sure/no o	Other (ple	Total	Responses
Clark	30.3%	10.1%	12.1%	15.2%	27.3%	3.0%	2.0%	47.5%	99
Cody Local	40.5%	8.5%	9.2%	18.3%	17.6%	3.3%	2.6%	41.8%	153
Cody/Powell Rural	30.9%	6.2%	9.9%	18.5%	23.5%	8.6%	2.5%	53.1%	81
Lower Southfork	34.4%	6.3%	9.4%	12.5%	34.4%	3.1%	0.0%	50.0%	32
Meeteetse	34.6%	7.7%	15.4%	26.9%	7.7%	7.7%	0.0%	42.3%	26
Middle Southfork	22.6%	6.5%	16.1%	9.7%	32.3%	12.9%	0.0%	54.8%	31
North Fork	24.2%	6.6%	13.2%	23.1%	25.3%	4.4%	3.3%	56.0%	91
Powell	34.0%	3.8%	15.1%	20.8%	17.0%	9.4%	0.0%	47.2%	53
Sage Creek	32.3%	3.2%	12.9%	25.8%	16.1%	6.5%	3.2%	51.6%	31
Sunlight	33.3%	0.0%	33.3%	11.1%	0.0%	22.2%	0.0%	33.3%	9
Upper Clark's Fork	0.0%	33.3%	0.0%	0.0%	0.0%	66.7%	0.0%	66.7%	3
Upper South Fork	20.0%	10.0%	10.0%	20.0%	30.0%	5.0%	5.0%	60.0%	20
Total									629

Open-ended Comments (Addressing Housing Issues)

CLARK

- Need affordable senior housing
- low income housing should not be allowed ins Clark
- The growth of Park County is making housing less affordable to those who have lived here their whole lives, and especially younger people who would like to stay. I think we need to do what we can to keep those who want to stay here, here. If that means ensuring affordable housing or providing some county help to lower-income people, that seems fine. I don't know that much about the fine points of current county policy, so it may do some of those things. What I do know is that a younger people I talk to are feeling pushed out of the place they grew up in, and a lot of that has to do with not being able to afford housing.
- It's none of your business!

CODY LOCAL

- • Options 1 and 2
- • ALL Of the ABOVE! Housing is an issue for all who live in Park County and the county should be collaborating with the cities and working to use all tools in the toolbox to create solutions!
- • Careful mix of above
- • Density sound not be a factor in housing cost. Rent caps to stop price gouging
- • Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- • We need to make sure that the people we need to live here can AFFORD to live here! We are approaching a Jackson level lack of affordable housing.

- Affordable housing in the form of real houses not apartments. Senior income based housing. Not apartment style.
- It is not wise to invest public funds in private ventures and the County should not become landlords. However, the lack of affordable and available housing in Park County is deplorable. Younger people need to have a hand up to help them be first time homebuyers, have a source of affordable and modern housing available to them. A special district could be useful if done in such a way that the people who will live there somehow support the infrastructure and the amenities of living there would provide such as HOA dues.
- A and B
- Smaller can be cheap, but many people would prefer a decent sized house. Renters will often split rent between roommates rather than pay a premium for a small place. However, any increase in city housing will help the market. More housing, especially in town, will help reduce the cost thereof generally as well as bring more entry level workers into town. As it is, many are commuting from out of town, as far as Powell, Clark or even Greybull to get to work in Cody. If you worked all day at Walmart you wouldn't want to have to commute, but many feel they have little choice.
- The price of housing is beyond reach. Work on helping our young first time homebuyers in Park County to get a home and stay in Wyoming. Taxes are going up with everything else. Only wealthy residents will own property
- County should work with municipalities AND invest county funds to help address housing needs
- Work with municipalities and require special districts
- combo of all 3
- I believe working with other partners etc, and investing county funds for development of more affordable housing types, may be what saves this area!
- Limit number of AirBNB rentals as well as part of housing needs for locals.
- county and cities have to work in kind to make it equal. otherwise you divide and that creates more problems than solutions.
- Affordable housing is greatly needed. I do believe in the free market system of allowing landowners to do subdivisions that make sense. Water availability is crucial. If we are going to focus county funds to go towards housing needs, it makes sense to me to invest funds with an entity such as Northwest Rural Water to improve the availability of water in rural areas. It is again troubling to me that so many people who moved here now don't really care if we have affordable housing and in fact fight it. They have a "I'm here but shut the door now" attitude. I was born and raised here. Not allowing land development and adding more and more controls only prevents our young population from returning here. Cody especially is becoming a retirement community. That is not healthy.
- Adopt policies and regulations that allow municipalities to expand.
- Wyoming has plenty of space, but very little affordable space. We need denser communities with smaller lots that people can afford. The most affordable option for housing: manufactured homes. Find a way to add more mobile home parks! Increase regulation so they're not an eye-sore, but give people the option of owning their own home for under \$100,000.
- The county should work with the cities/towns in Park County to address housing needs. For example, Park County owns a number of parcels of land it should sell for housing development and to be added back to the tax rolls. However, it is not the responsibility of the county to "address" housing

needs, other than creating a solid land use plan and zoning levels and enforcing those. Housing is primarily an issue of the private sector and should remain so.

- Using factual data, staying away from personal staff and public opinions for decision making
- The more limits we put on the growth of Cody, the more expensive it will become to buy homes here and the harder it will be for locals to continue living here. Affordable housing (fewer costly development restrictions) is the key to sustainable growth. Without it, we will not have a workforce to keep the business and downtown community flourishing. Focus the growth on downtown so our infrastructure can support it and keep larger parcels on the outskirts of town to preserve agriculture and scenic views. The highest density should be downtown and then scale out to the least dense locations outside of town with limited infrastructure. This will make the town's growth easier because people want to move here.
- See comments on p 11
- None. Because all you'll do is tax the hell out of everyone for your own gain.
- This is NOT the role of Park County.
- It's obvious that Park County Property taxpayers, especially long-term residents, cannot afford to further subsidize low-income residents. Property taxes have become ridiculous & many older & disabled residents are in danger of losing their homes because they cannot afford rising property taxes.
- All above ideas seem useful
- All of the above.
- The free market should decide.
- less short term rentals and make them pay lodging tax

CODY/POWELL RURAL

- I just don't want to see many tax dollars spent on bank-rolling affordable housing.
- We need housing and subdivision affordable but not using farm lands and agricultural land to do it.
- No county funds!
- As said previously, denser subdivisions should be allowed adjacent to municipalities. It is not the county's place to use our tax dollars to subsidize this, but to promote it as part of the BOCC's responsibilities instead of being pushed and pulled by the very organized realtors and realty organizations that are constantly calling them. These people are no more important than anyone else in the county, just sadly, louder. Any SUP or building permit asks about the number of employees that a business will have as it affects parking and sewer. The building permits need to include a question of what the proposed business owner will do to provide housing for employees. I keep hearing how local businesses can't attract employees because of the lack of housing. Those businesses need to develop a cooperative to provide initial housing for incoming employees. After a year or so, the incoming employees would have an opportunity to find long-term housing.
- simply allow for smaller more affordable lots to be divided so we can afford to live here.
- Working with municipalities, and investing in infrastructure in special districts where the housing density is greater makes sense to me. It will let the Cody of development thus lowering the cost of the housing and preserving valuable farm land.
- Focus on preserving ag lands, building near the cities

- I think all the options are viable to continue forward. Although if by using county funds it will increase the taxes of the property and the property of others as to come up with a way to pay for these projects I say to not use of the county funds.
- Let private business be private business. The county needs to stay in its lane.
- We need affordable housing but it should be clustered and low impact to ag and wildlife.
- Do not invest county funds in housing.
- IF YOU ALL FEEL THE NEED TO OFFER LOW INCOME/AFFORDABLE HOUSING THAN OFFER IT IN CODY! CODY OFFERS MORE JOBS!
- Free Market will sort itself out without any government intervention
- Work with municipalities and invest fund to help develop this critical need for our county
- This should be a question where I can pick multiple answers. ... the county needs to address specific housing needs like I selected but they ALSO need to invest county funds in development of more affordable housing types that are denser to reduce rural sprawl and habitat loss

LOWER SOUTHFORK

- Providing housing is not the job of government.
- Work with municipalities and explore special districts for subdivisions.
- No more high density subdivisions in rural areas!
- Use county funds as grant opportunities for organizations already working to address housing issues. Low-income housing AND affordable housing opportunities, not just low income focused.

MEETEETSE LOCAL

- We know there is a need for affordable housing, but making committees that last years to talk and study won't solve the problem.

MIDDLE SOUTHFORK

- Government should not be involved in high density and low income housing
- Let the free market be free
- Park county should not play a roll in any issue's addressing housing needs.
- Stay out of the Business Side, only regulatory

NORTH FORK

- We need more affordable housing for people working in service and entry level jobs. That is one of the largest issues facing this county. Sub-divide, sub-divide and all people want services but working class can't afford to buy, or in many instances even rent, to live here to provide services. We need more direction, not haphazardness.
- Bringing in section 8 like housing will only bring in high crime. I have watched this play out twice. Remember once you let that rabbit out of the hat there is no putting back. This area will see crime like it never has before. It doesn't bring the best with it. In some cases yes, but most no.
- Absolutely NO "low cost" housing allowed. This brings in trouble and crime. And of course there is not such thing... If there is such a thing that means taxpayers pay the difference and we refuse to do such a thing. You can either afford to live in Cody or not. Move on to Rock Springs or where ever.

- Because if it's distance to services, North Fork is not a good fit for dense affordable housing. In town- Cody, Powell or Meeteetse are better.
- I think there needs to be proof that the Cody area NEEDS further development. Do we have jobs? (no) Do we have a housing shortage? That would need to be proved.
- Don't see the need for housing in the North Fork as it is a rural area.
- The city/county should work together to develop low/middle income housing on lands currently owned by them. The lots can be developed by local contractors and sold to low/mid income residents. Spearfish SD is currently developing a subdivision similar to described above. Would be a good template to follow.
- STOP talking about affordable housing without addressing the key issue, low wages. The issue is self defeating as this has been on the awareness list for over 20 years. Affordable housing was built in Cody with higher density PUD's and most were bought by investors that rented them. Wages are nearly the same they were when I moved to Cody in 1994. Wages need to increase, that with affordable housing for 1st time buyers or only owner occupied would help address this issue.
- I've worked my whole life for what I want and need... Too many politicians today believe that they'll get more votes if they cater to the lazy people that don't have the ambition to work for what they want.... STOP giving in to the lazy people that live on welfare... If someone needs help from the government they NEED to also work for what is given to them...
- Whether parts of Park County other than Wapiti wish to pursue public housing projects should be decided by the property owners there.
- Not for Northfork corridor. But these are good options for Cody and Powell developed areas.
- It doesn't affect my area, but people need affordable housing. I'm happy to pay higher taxes so folks in Park County have decent place to live.
- The area is already too populated. We would like to see population shrink, not grow. A lot of the tourist businesses in Cody could fold and it would be a better place to live. No dense housing to attract cheap labor (and raise the crime rate). Several North Fork neighbors have already left as they believe the buildup out here is going to make this a crap place to live within 5 years. We agree and worry supervisors will prioritize what will bring in the most tax revenue. Too many folks in the area are already living on the public dime. We are actively looking to relocate outside the state to more isolated, lower tax areas.

POWELL

- stay out of it -- not a county issue -- property owners decide
- Work with partners to address needs, invest in more affordable housing types, and explore special districts for denser subdivisions.
- Working with municipalities, investing county funds and having denser subdivisions near municipalities will keep costs for infrastructure, development down and would preserve farmland that is crucial to the economy in the area.
- needs of affordable housing for the average individual are a definite struggle and needed within the community. Plus, there is a lack of long-term rentals in Park County
- additional subdivisions should be on non-agricultural land

- Do not allow wealthy residents to price out working class landowners. Explore development of affordable housing. Limit vacation rental properties that price working class people out of home ownership. Use the lessons learned from other places like Jackson, WY, front range CO, and MT
- Allow Cody and other towns to grow! There is a lack of affordable housing, not low income but simply affordability.
- I'd like to see some economies of scale re: providing some infrastructure to areas dedicated to affordable housing. Rural subdivisions often look terrible, as the 3-5 acre ranchettes fall into disrepair or have no building/zoning regs that encourage a neighborhood developing, so some special districts might solve these problems.

SAGE CREEK

- Adam Smith invisible hand economics dictates policy in a state like ours. Where do we draw the government intervention line.
- There are serious issues with affordable housing. We also need to remember our elderly and affordable housing. It would also be responsible to look at more manufactured housing parks. They provide families with affordable home ownership and a yard like a regular housing.
- The county should take an integrated approach to diverse housing requirements. There should not be isolated pockets of "projects" where low income residents are packed like sardines into substandard accommodations. The county should work to with developers through tax incentives or other fund/grants to support affordable housing in integrated neighborhoods. There should be requirements for subdivision developers to include lots at various price points to be more inclusive. Exploring other districts or repurposing/rezoning empty lots or unused buildings should be a priority over new development in otherwise undeveloped areas.
- Consider "attenable" housing vs "affordable" housing. What is affordable to one is not to another. Consider smaller lots as many people do not maintain the ground/lot size that they purchase
- Housing affordability must coincide with area income levels. Explore requiring special districts for subdivisions and work with municipalities/partners to address housing needs.
- Again, the county needs to establish general guidelines based on taxpayer input and stay out of the day to day (political, corruptible process of choosing winners & losers) as mostly unelected county officials spend taxpayer dollars to enrich themselves. Government, by definition, has ZERO money until they take it from us, the taxpayers. We do not want low income housing or ANY other "program" that is not volunteer or otherwise self funded.
- All 3 approaches. It is time to use all available resources before it is too late (i.e. Jackson)

SUNLIGHT

- P&Z should be ONE of the guiding entities in providing input for developers in making their decisions for housing choices. Great care should be taken to avoid creating possible ghetto environments.
- Use County funds for more affordable housing closer to municipalities.
- Park county needs restrictions on its airbnbs. Homeowners who are not residents should pay a special tax

UPPER CLARK'S FORK

- N/A

UPPER SOUTH FORK

- Do not get any government organization involved with housing in order to compete against private home owners landlords etc.
- Allow the private businesses to grow affordable housing.
- The county should not control this

Q13: SHOULD THE COUNTY LOOK INTO THE COSTS/BENEFITS OF ADOPTING UNIFORM BUILDING CODE (RULES THAT GOVERN THE DESIGN, CONSTRUCTION, AND MODIFICATION OF BUILDINGS)?

- Yes
- No
- Not Sure/ No Opinion
- Other

Responses indicate that at a countywide level, residents have mixed opinions on this issue, with the highest percentages of respondents indicating 'No' (43.86%), and 40.27% indicating 'Yes.' Responses vary by planning area.

Aggregated Responses - Countywide (Uniform Building Code)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Yes	40.27%	269	160	109
No	43.86%	293	147	146
Not sure/no opinion	12.57%	84	62	22
Other	3.29%	22	22	
Total	100.00%	668	391	277
Skipped			60	

Planning Area Breakdown of Responses (Uniform Building Code)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Yes	No	Not sure/no opinion	Other	Total	Responses
Clark	35.9%	54.4%	8.7%	1.0%	100.0%	103
Cody Local	43.4%	34.2%	17.8%	4.6%	100.0%	152
Cody/Powell Rural	29.1%	50.6%	17.7%	2.5%	100.0%	79
Lower Southfork	38.7%	48.4%	6.5%	6.5%	100.0%	31
Meeteetse	77.3%	9.1%	9.1%	4.5%	100.0%	22
Middle Southfork	30.0%	56.7%	10.0%	3.3%	100.0%	30
North Fork	44.9%	43.8%	9.0%	2.2%	100.0%	89
Powell	44.9%	38.8%	12.2%	4.1%	100.0%	49
Sage Creek	41.9%	38.7%	12.9%	6.5%	100.0%	31
Sunlight	55.6%	22.2%	11.1%	11.1%	100.0%	9
Upper Clark's Fork	0.0%	66.7%	33.3%	0.0%	100.0%	3
Upper South Fork	36.8%	47.4%	10.5%	5.3%	100.0%	19
Total						617

Open-ended Comments (Uniform Building Code)

CLARK

- Again, this should be a person's own private business!!

CODY LOCAL

- including the proper protocol for septic systems
- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- New Construction should be built to last with high quality sustainable materials. Structures should be very energy efficient and take advantage of natural heating and cooling.
- Yes, but it should be the International Codes not the Uniform Building Code. Cody and Powell as well as the State use the ICC I-Codes. Exploring the adoption of the ICC I-Codes would be more consistent with surrounding areas code enforcement.
- While I believe at times there should be a county UBC and building inspectors, I would like the county to find a balance of implementing this without unnecessarily driving up construction costs and limiting new construction materials and methods. Often a UBC is prohibitive and behind the curve, and just creates levels of bureaucracy, time delays and unnecessary expense.
- Maybe, not sure what that would entail
- NOT the job of Park County.

CODY/POWELL RURAL

- ABSOLUTELY NOT! WHAT WE WANT TO DO WITH OUR PROPERTY, BUILDINGS, HOME, AND OUR LAND IS OUR DECISION! THE PLANNING AND ZONING COMMITTEE HAVE REALLY OVER STEPPED THEIR BOUNDARIES ON ALLOT OF "SO CALLED ISSUES" AND ___ HAS LEGALLY VIOLATED MANY COMMUNITY STANDARDS AND MANY PRIVACY VIOLATIONS SINCE SHE CAME HERE FROM WASHINGTON!
- Yes, and the county already requires electrical inspections (state requirement) but there is no code to follow so having an inspection can be difficult.

LOWER SOUTHFORK

- Maybe modify
- UBC would be most helpful to prevent poor construction for unsuspecting buyers/owners but there needs to be provisions excluding some outbuildings, so their cost and design don't get elevated beyond what's necessary.

MEETEETSE LOCAL

- Why do all the new construction need to look the same? We don't want outlandish regulations for how we can build our homes. Keep it simple.

MIDDLE SOUTHFORK

- Absolutely

NORTH FORK

- This should have been done long ago. Not sure how you make the structure that stick out like a sore thumb to comply now. But yes, if you are wanting to keep this the old west modern isn't the way to go.
- Where? County-wide? Cody? Park county lacks the staffing to undertake responsibility for Uniform Building Code enforcement County wide.

POWELL

- if they do it should be highly limited ... better option is to check on licensed construction companies/individuals or require them to carry performance bonds
- Too expensive. Tell people it is their responsibility to require their builders to build to code.

SAGE CREEK

- Instead put the money spent on looking into cost/benefit of Uniform Building Codes into investing in skilled labor
- Would be nice to have a building inspector for the County. However, that would drive up the cost considerably and make building even a greater challenge

SUNLIGHT

- Grandfathering existing structures would be a difficult task and require years of transition. If UBC were adopted, initially it should be applied to new and well defined land use subdivisions.

UPPER CLARK'S FORK

- N/A

UPPER SOUTH FORK

- I should have the right to do what I want with my property as long as I am following covenants of the area. The county should stay out of it

Q14: WHAT APPROACH TO SHORT-TERM RENTALS (E.G. AIRBNB, VRBO) MAKES SENSE FOR PARK COUNTY?

- **Limited:** No regulatory changes; begin tracking number of active rentals.
- **Moderate:** Require rentals to be registered; develop specific code language to address short-term rentals.
- **Proactive:** Cap or limit locations and conditions where short-term rentals can be located; explore fees to offset impacts.
- **Other.**

Responses indicate that at a countywide level, a majority of respondents favor a proactive (36.65%) or moderate approach (24.43%). Percentages at the planning area level are far more mixed, with the Clark, Middle Southfork, and Upper Southfork having the highest percentage of respondents that supported a limited approach.

Aggregated Responses - Countywide (Short-term Rentals)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Limited	32.13%	213	111	102
Moderate	24.43%	162	100	62
Proactive	36.65%	243	137	106
Other	6.79%	45	39	6
Additional Comments		0	88	
Total	100.00%	663	387	276
Skipped			64	

Planning Area Breakdown of Responses (Short-term Rentals)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Limited	Moderate	Proactive	Other	Total	Responses
Clark	44.4%	20.2%	31.3%	4.0%	100.0%	99
Cody Local	24.3%	22.4%	42.1%	11.2%	100.0%	152
Cody/Powell Rural	32.5%	33.8%	27.3%	6.5%	100.0%	77
Lower Southfork	32.3%	29.0%	29.0%	9.7%	100.0%	31
Meeteetse	9.5%	42.9%	47.6%	0.0%	100.0%	21
Middle Southfork	41.4%	10.3%	34.5%	13.8%	100.0%	29
North Fork	33.0%	14.8%	43.2%	9.1%	100.0%	88
Powell	27.5%	37.3%	27.5%	7.8%	100.0%	51
Sage Creek	27.6%	31.0%	41.4%	0.0%	100.0%	29
Sunlight	11.1%	22.2%	66.7%	0.0%	100.0%	9
Upper Clark's Fork	0.0%	50.0%	50.0%	0.0%	100.0%	2
Upper South Fork	45.0%	25.0%	30.0%	0.0%	100.0%	20
Total						608

Open-ended Comments (Short-term Rentals)

CLARK

- park county shouldn't have any part in regulating short term rentals.
- But your nose out of people's private business. If you don't own it, you get zero say.
- See housing needs, above. I don't have anything against short-term rentals, except if they reduce housing stock--and increase housing prices--for longtime country residents. I believe that county policy should limit short-term rentals to the extent necessary to ensure that there is sufficient affordable housing for Park County residents who are already here and want to stay.

CODY LOCAL

- In addition to tracking the number of them, track their location, number of guests per visit, and length and dates of use. With that data then the county can determine associated impacts, future regulations and if any fees are needed to offset impacts.
- If you own it you can do what you want with it city and state need to stay out of it
- None, this is a personal property right. Short term rentals keep money in park county where as chain hotels do not.
- There should be no regulation for short term rentals, Cody is a tourist town and relies on the ability to house short term renter aka tourists
- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- In addition to tracking the number of them, track their location, number of guests per visit, and length and dates of use. With that data then the county can determine associated impacts, future regulations and if any fees are needed to offset impacts.
- It needs to be a free market and property owners need to be able to do with their property as they see fit.
- Houses being purchased and utilized as short term rentals means less available housing for people who want/need to LIVE here!
- Stay out of it all together
- Minimal BNB
- No regulation.
- The amount of short-term rentals in Park County has severely restricted the access people who live here year round have for housing opportunities. While it is the American way to use your property as you see fit, there is a community obligation to keep neighborhoods accessible for people who live here permanently and not rely on the summer visitor to keep a neighborhood vibrant.
- Tourists can be reckless, but most are good people who just want to spend time (and money) here. The larger corporations that advertise these rentals will likely find better ways of vetting visitors soon or their own revenue will be at risk. The problems they see in big cities are already inspiring new policies in their sector. If these coming changes are still not to the advantage of the County, then regulations can be implemented later.
- No government control.. it's private property and is decision of property owner

- Work with municipalities to have consistent regs, codes, fees, etc.
- No regulatory oversight.
- Gather neighbor input and define short-term
- you are killing a community because short term won't allow true growth for the community. it takes away the long term people that want to build here. look at the hs numbers and employee's available to hire.
- It bothers me that people feel it is the governments responsibility to regulate their opportunity to have a business. Short term rentals do no harm. People have purchased property for the purpose of short term rental income. Why should the government stick their hand into regulating this now? There are a few vocal people who are against short term rentals and speak very loudly. They are the same people who came here to enjoy life here but don't want anybody else to now.
- I would like the county to develop and enforce standards for short-term rentals, establish a registration program and charge a small fee (less than \$100 annually). I advise caution when considering restricting or capping the number of short-term rentals. Am not in favor of restricting short-term rental permits to accessory units in certain areas unless safety is an issue.
- Start with enforcing the current regulations.
- They should have some basic fire code registration
- Stop telling us what we can do with the homes we own. Stay out of our property and what we do with it.
- Private property rights should rule.
- Limit the numbers of new AIRBNBs & short term rentals. Property currently zoned for rentals should not be changed.
- None
- As long as the buildings are up to codes, it is not the place of the county to regulate businesses.
- The free market should govern.
- make them pay lodging taxes

CODY/POWELL RURAL

- Not your house, not your business
- Home and property owners should be allowed to utilize their properties for short term rentals if that is what they choose. The county should not be able to limit their income/investments with regulations and fees.
- maintaining a database is just more regulations and bureaucracy. make no regulatory changes.
- Require SUP's or permits for STR's. They are businesses and should be treated as such. There should be areas that are zoned against them so that people can know that it isn't going to happen next door to them should they invest in living in certain areas.
- Limited: not changes, no tracking, nunya
- Hell no. Does the county not already have enough to do? Why does the county feel the need to micromanage what is clearly a private business issue?
- The county might just mind their own business on this issue.

- IF IT IS A PRIVATE PROPERTY AND A HOME OWNER WISHES TO OFFER AN AIR BB THAT IS THEIR BUSINESS! NOT THE PLANNING AND ZONING COMMITTEE
- No Absolutely Not. The County does not need to be involved in Short Term Rentals. EVER. The County has plenty of items to take care of without this overreach
- Should pay taxes as hotels do
- There should not be additional Air Bnb's etc. being built in wildlife crucial range....
- Short term rentals bring in a lot of income to this community. If the market supports it, there should be no cap.
- by tracking you can see what rentals are near you, as a tourist community it is a great advantage to hotels.

LOWER SOUTHFORK

- I do not think we should limit short term rentals in any way.
- Tracking is not supported
- No regulation, The County does not need to be involved in housing, or rentals, The County needs to oversee Construction and Building codes
- Do nothing and stay out of it

MEETEETSE LOCAL

- N/A

MIDDLE SOUTHFORK

- There is no need for a government entity to track info for any short term or long term rentals. What landowners do on their property to make a living, or do work with their property, is their business, not the government.
- No regulations no tracking
- Rural/ Agricultural areas should be off limits to short term rentals.
- The government needs to rep their nose out, regulations haven't made a difference, land owners need to work out the problems.
- County should stay away from interfering on private property for short term rentals. Present/ future Subdivision should have their own covenants as to how they want to regulate short term rentals
- Stay out of private Business , County has enough to do. They can hardly get the Road fixed.
- While I don't have concrete numbers, there appears to have been a noticeable increase in folks either renting out their house or buying/building a smaller house to use for income purposes. Not just here on the Southfork but people we know who buy cheaper properties in town or elsewhere to rent out. We have seen and heard of bad experiences with renter behavior, particularly with property owners who are more interested in the money as opposed to screening and regulating renter behavior. Longer term rentals can be a nightmare for neighbors as renters sometimes have no investment in the neighborhood or community at large.

NORTH FORK

- These types of units should be limited to commercial areas only. After all they are a commercial enterprise! In addition, these units are what used to be the first time homeowner affordable houses!
- Limit locations. Scattered here and there, at this time, most people don't know, initially, that their "neighbors" are now, basically, transient dwellers. Adds more to roads wear and tear, etc. so yes, fees to offset higher use. Have a program in place so anyone will know where they are. Currently, since there are, I've learned, short term rentals, where there should not be, standards are needed.
- I don't think the government should be telling an owner who they can and can't rent to, or for how long a period they are allowed to rent to an individual. If money is what you are looking for Air BNB's bring in lots of tax dollars where rentals do not. This to me is mind your own business. If they are within the Covenants of their particular neighborhood then government should stay out all together.
- You can't regulate it. It is the wave of the future.
- leaning toward Proactive, however lots of issues with short-term rentals in our area where regulations are not enforced. EX. Renter need to physically live at address they are renting.
- Short term rentals have gotten out of control.
- There are many short term rentals in the county that are operating that are in areas that require SUP's and do not have one. The county needs to develop standards and a means to enforce the standards. Having regulations and no enforcement of the regulations is ridiculous.
- Short term rental explosion is an unintended consequence of allowing excessive subdivision and less than 1 acre lots. Land is already being exploited to the detriment of the community at large. Are you saying that someone with 100 acres and a guest house will be treated the same as a vacation rental on a 1/3 acre plot? Is that equitable?
- None
- (commercial properties for short term rentals only) We are seeing huge decline in staffing of all businesses in Cody. Folks can not afford to live and work in this area. This not only affects quality of life for full time residence but tourists also like to have the services when they visit our town.
- Short term rentals provide essential income for live-in owners that gives them the resources for good upkeep of their properties, benefitting neighborhoods and the entire county. Because of the relatively short tourism season, short term rentals have a negligible influence on the availability of year-round rental housing and rental costs.
- Very strict limit and location on short term rentals. These rentals are driving up housing prices and limiting housing options Let the market "regulate" short-term rentals. No one who has been on the N. Fork before COVID signed up to see Air B&Bs built by out of state sharpsters exploiting our lack of regulation. No one wanted to live out here 5 years ago. Now it's becoming an ugly farce. Tax the life out of people who build to rent out here.

POWELL

- Nobody needs to know what anyone does with their property if they aren't hurting people.
- require posting in the neighborhood with a 90 days window for other owners to object - not a county issue but important people feel safe in their own homes

- Also explore fees to offset impacts. I am not sure about saying people cannot make income from their property if they are letting out spaces. Further exploration needed.
- Short term rentals are a great way for larger groups to enjoy their stay. The hotels can only fit so many and at a high price, why not give the citizens a choice to capitalize on the limited hotel choices and save people money. Money saved makes for return visits and more spending in local stores and restaurants etc. don't cap short term rentals. Allow change and growth
- Proactive, but in addition to a simple limit on locations and conditions, a limit on number of beds under one owner, and a limit or penalty on converting existing stock to short term rental. I don't know the current policy but if they're not taxed as a commercial property (including utilities/trash) and collecting lodging tax etc, they should be. Accessory units (room in a house) may actually be a net plus, but overall I think short-term rentals are a detriment to existing hotels, renters, would-be first-time homebuyers ****in our area****. Other towns may welcome any infusion of traveler money, but Cody/Powell are reeling from the effects of housing stock and rentals being snapped up for the use of travelers. The years-long hiring crisis is due to this as much as anything.
- Again just because you don't like something doesn't mean that it's right for you to impose your will upon others. The county should encourage as many short-term rentals as possible so they can increase their tax revenues.
- There is a difference between a short-term rental on a property where the owner is present and a rental where the owner is not.

SAGE CREEK

- Cody was literally a town built on tourism. Why would the government take action to limit tourists in Cody and the revenue they bring?
- Short term rentals should be required to obtain a permit to operate. That permit should have a public notification and objection clause in certain circumstances. There should be NO grandfather clause in the requirement (meaning everyone who wants to operate legally needs to get a permit - even if they already operate a short-term rental). The permit fees should be set to generate enough revenue to pay for the processing time and compliance checks. The penalty for operating an unlicensed short-term rental should be stiff and should be a stout deterrent to operations under the table. Short-term rentals should be subject to density restrictions (one rural resident should not be able to turn five outbuildings into five separate short term rentals and inflict the noise, traffic, and transiency on their neighborhoods).
- I believe in Private Property Rights, but I also believe in protecting the neighborhood feeling. Having a several block area of short-term rentals (1 to 7 days) makes that area feel more like a commercial area/motel/hotel. If an investor wants to have that type of income, then they need to purchase in the correct zoning for business' not residential. Concern about vacation rental owners paying the lodging tax, adhering to the same regulations as hotel/motel businesses are required to do.
- "Again, the county needs to establish general guidelines based on taxpayer input and stay out of the day to day (political, corruptible process of choosing winners and losers) as mostly unelected county officials spend taxpayer dollars to enrich themselves.
- Government, by definition, has ZERO money until they take it from us the taxpayers!"
- Sage Creek - require fees for short term rentals to operate

SUNLIGHT

- It is not pleasant living near a short-term rental, especially when regulations are not enforced. It does not build a neighborhood or community.

UPPER CLARK'S FORK

- Short-term rentals should be: registered allowing neighbors to object, taxed as commercial property generating an income, pay sales tax to offset county services from income, pay lodging taxes, insured as commercial property

UPPER SOUTH FORK

- Stop tracking active rentals whether they be monthly or vacation rentals, or dude ranches
- County Government should not expand into Private enterprises.
- I don't think it is the counties right to intervene in this

Q15: HOW PERMISSIVE SHOULD THE COUNTY BE IN ALLOWING COMMERCIAL BUSINESSES IN UNINCORPORATED AREAS?

- **Limited:** Support existing businesses but maintain current regulatory approach.
- **Moderate:** Allow for more commercial activity in certain areas and encourage more agriculture related businesses throughout county.
- **Proactive:** Attract commercial business development to designated areas and increase opportunity and protection for agriculture and agri-business.
- **Other.**

Responses indicate that at a countywide level, a majority of respondents favor a moderate (34.12%) or proactive approach (28.33%). Percentages vary substantially by planning area, as illustrated in responses to Q16.

Aggregated Responses - Countywide (Commercial Business)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Limited	32.27%	213	104	109
Moderate	34.24%	226	122	104
Proactive	28.33%	187	141	46
Other	5.15%	34	24	10
Additional Comments		0	51	
Total	100.00%	660	391	269
Skipped			60	

Planning Area Breakdown of Responses (Commercial Business)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Limited	Moderate	Proactive	Other	Total	Responses
Clark	53.1%	25.5%	12.2%	9.2%	100.0%	98
Cody Local	20.0%	38.7%	36.7%	4.7%	100.0%	150
Cody/Powell Rural	27.6%	26.3%	43.4%	2.6%	100.0%	76
Lower Southfork	33.3%	36.7%	30.0%	0.0%	100.0%	30
Meeteetse	22.7%	40.9%	31.8%	4.5%	100.0%	22
Middle Southfork	36.7%	33.3%	30.0%	0.0%	100.0%	30
North Fork	48.9%	19.3%	18.2%	13.6%	100.0%	88
Powell	23.5%	39.2%	35.3%	2.0%	100.0%	51
Sage Creek	25.0%	46.4%	25.0%	3.6%	100.0%	28
Sunlight	44.4%	22.2%	33.3%	0.0%	100.0%	9
Upper Clark's Fork	33.3%	33.3%	33.3%	0.0%	100.0%	3
Upper South Fork	30.0%	60.0%	5.0%	5.0%	100.0%	20
Total						605

Open-ended Comments (Commercial Business)

CLARK

- But your nose out. If you don't own the land, you don't get a say.
- I think there should be basically no commercial businesses allowed in unincorporated areas. This is another question I'm answering primarily as a resident of Clark. If you want to run a business out of your home, as many already do, I think that's fine. But separate structures for businesses, signage, etc., should not be permitted, nor should businesses that will create significant traffic in unincorporated areas.

CODY LOCAL

- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- Stay out of it
- Not so much tourism!!! Locals need goods and services without having to travel to Billings.
- Reduce regulation.
- Commercial activity in the county should be monitored more carefully. There is a painting business on our road that with the amount of workers showing up each business morning, our dirt road gets chewed up and washboarded much more quickly than if the road was primarily used by the permanent residences.
- Our agricultural businesses need all the help they can get in these unpredictable times, and a diversification of job opportunities would be very welcome despite the current need for entry level workers.
- I agree with the county being proactive in developing, supporting and attracting business development but not necessarily with the focus on agriculture. We should look at all opportunities to diversify our economy and take advantage of lost opportunities like additional special use taxes - first the 5th penny and then the economic development tax.
- Commercial sprawl will destroy the county's nature.
- Again--property rights Personalities should be removed from the permitting and inspection processes
- Cody is loved for how it is, for a reason!! Stop trying to ruin it's beautiful small town value and charm!
- business means income, and income means growth. but develop area's specific for certain things. don't let it go anyway, anywhere, anytime.
- We do need to attract more businesses to the area. But you will not be able to do so if housing that is affordable is not available.
- Distinguish between ag-related businesses that are appropriate in ag areas from general commercial businesses (e.g. non-ag retail, mini-storage, auto repair) that should not be located in ag areas. Develop home occupation options that are permitted at a small scale.
- The way the language is worded in the Proactive category makes me uncomfortable, especially "Identify greater protections for farming and related activities". What does that mean? I prefer a

combination of the Limited and Moderate levels here. Please do not be like Hot Springs County and allow a business park on top of the best-producing hay field in the county. Commercial activity should primarily remain IN the towns, or adjacent to the towns. Agriculture should be a primary positive focus in county decisions, however, don't make rules and regulations to limit agriculture - farmers and ranchers have an uphill battle every day without the county adding to that. Ranchers and farmers are the ones feeding our country and our world - they deserve our support, but we also need to stay out of their way.

- PC should be business friendly but it makes more sense to identify specific industrial areas and promote growth in those tight areas, most likely adjacent to areas near municipalities with similar industrial zoning
- Not permissive.
- Park County should be very "permissive".

CODY/POWELL RURAL

- Agriculture must be supported!
- The current SUP rules and processes do not align with Diversity and growth. We should be encouraging our farmers, ranchers, homesteaders and entrepreneurs to have successful business and grow our local options instead of limiting them.
- Again, why is this the county's business??
- Think sustainable ag economy!
- Does the county need to seek out opportunities to gain control of things??
- No commercial activity in rural areas
- Proactive, but with some changes. Commercial/industrial activity is not wanted or encouraged currently. From where I stand, all able-bodied residents are only wanted for agricultural or service industries. Government (hospitals and schools) are the largest employers. If I brought in 200 high-paying jobs (\$40 an hour for entry-level), I would have to poach my employees from other job sectors and that would make everybody angry. That is why commercial or industrial is not wanted in Park County. We just pay better. So there is political push back because everybody will have to pay more...all boats will have to rise.

LOWER SOUTHFORK

- Consider options like a LART tax that is used in Colorado Springs. Residents are not taxed, tourism tax...

MEETEETSE LOCAL

- Support the businesses that have been here. The ones that suffered through 2020, and the ones still struggling. We don't need dozens of name brand stores in Cody. It's what makes us unique.
- Let the consumer decide.

MIDDLE SOUTHFORK

- N/A

NORTH FORK

- Support current agriculture operations in the area.
- We don't; however, need something like an apple orchard that would attract bears or cause conflicts with deer etc. We don't need commercialization of rural areas, which seems to be a trend. There are many areas that help grow and sustain ag and ag businesses and that needs to be a priority, with large ag product production facilities kept in, near municipalities.
- Only allow commercial businesses on property designated as commercial. No SUPs. Limit commercial to commercially zoned lots.
- Limit or eliminate changing agriculture or residential lots to commercial through the issuing of SUP's.
- this sounds great, but seems unrealistic to me. Does Cody need more commercial business districts? Is current commercial property fully leased? And businesses can't grow and thrive here due to lack of commercial space?
- Shouldn't be handing out SUP's without Market analysis to see if the commercial business can make it. Also should be limited to the main highway and not in residential areas.
- Keep commercial businesses in areas designated commercial. Do not allow commercial businesses in residential areas unless they are right on the highway.
- Due to the excessive fees, taxes & requirements to do business in the City of Cody some businesses should be allowed to do what they can for their business in 'unincorporated areas' ... STOP with all the interventions into a business that keeps people working and providing a service to the area...
- Please, no industrial parks in Wapiti. Agriculture should be promoted and encouraged in Wapiti.
- None
- Commercial zoning needs to be eliminated or at least greatly reduced along the Northfork Corridor. It's a beautiful drive to Yellowstone and needs to be protected for over development!
- Limit or lessen commercial activity on the Northfork. Full time residents do not want to support seasonal businesses. The Northfork is sacred.
- Encourage organic agriculture so as to have minimal health risk for communities
- No more commercial activity on the North Fork. Soon we'll have the world's biggest ball of twine out here. This a beautiful area. Commercial is ugly. N.B. The big camper park out here (YVI?) was half empty and I know the Red Barn is struggling. Due less to the YNP flood than due to Biden's doubling or more of fuel prices. Until the price of fuel gets back down to closer to \$2, people won't be coming. Plenty of commercial activity in town for those who do come. Don't zone anything commercial west of the Snake and Cedar Mountain tunnels.

POWELL

- Allow for more commercial activity and development. I worry about the agriculture related business though. I feel like they get a lot of money federally and I would rather see like "mom and pop" local businesses do well than more wealthy oil tycoons buying up more land for a cattle right off.
- do not allow a slaughter house within the city limits, or with-in 5 miles of town
- This is no change attitude is going to allow this area to die on the vine. The only reason this area still exists with it no change attitude is because it's close to Yellowstone.

- Depends on the intensity of the commercial business. Lots of traffic? Doesn't belong near residential. Needs lots of water? Needs to be in the city. Noisy? Not near residential.

SAGE CREEK

- In order to preserve our Wyoming culture, we need to focus on businesses that also support it. For example, don't encourage businesses like Kanye's shoe factory or drug manufacturers. Focus on ag related businesses.
- Support our local businesses, many of whom have struggled over the past few years. Help them. Maybe local dollars would have been better spent, then to the the Domes at the Chamber of Commerce. Domes to not fit in with the "West" Theme. Maybe a gazebo, like the one that was in the downtown City Park many years ago, would have been a better option
- "Again, the county needs to establish general guidelines based on taxpayer input and stay out of the day to day (political, corruptible process of choosing winners and losers) as mostly unelected county officials spend taxpayer dollars to enrich themselves.
- Government, by definition, has ZERO money until they take it from us the taxpayers!
- Commercial business-
- Each scenario is each scenario when it comes to commercial business. No we do not want a "special consideration" for Amazon or Google or any phony baloney commercial entity in our little town. We are doing just fine without them. That said, a commercial operation that involves our way of life, utilizing/enhancing/value adding products we grow, farm or otherwise produce should be offered to the taxpayers as a business worth considering."

SUNLIGHT

- N/A

UPPER CLARK'S FORK

- N/A

UPPER SOUTH FORK

- Forward Cody has done nothing but waste taxpayer money. I think the county should have limited intervention in this

Q16: HOW PERMISSIVE SHOULD THE COUNTY BE IN ALLOWING THE FOLLOWING LAND USES IN YOUR PLANNING AREA?

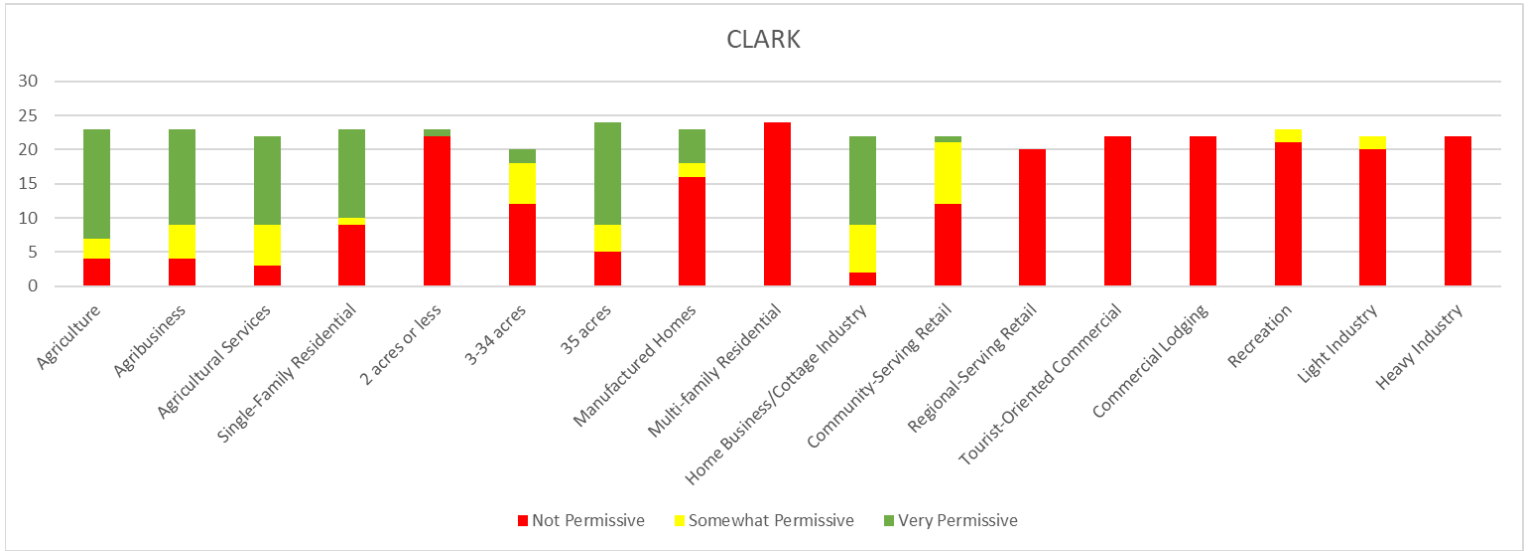
Respondents selected levels of permissiveness for each of the following categories:

- **Agriculture** (e.g., production farming and ranching)
- **Agribusiness** (e.g., converting raw ag. products into finished goods)
- **Ag. Services** (e.g., veterinarian, feed store, machinery repair)
- **Single-Family Residential** (Lots 2 acres or less)
- **Single-Family Residential** (Lots 3-34 acres)
- **Single-Family Residential** (Lots 35 acres or more)
- **Manufactured Home** (including mobile home parks)
- **Multi-Family Residential** (e.g., duplex, triplex, apartment)
- **Home Business/Cottage Industry** (e.g., music teacher, daycare, plumber, upholstery, woodworking)
- **Community-Serving Retail (Small Scale)** (e.g., restaurant, gas station, hardware, bank, grocery store/market)
- **Regional-Serving Retail (Large Scale)** (e.g., Big-box store, car dealership, building materials center)
- **Tourist-Oriented Commercial** (e.g., zip line, gift shop, truck stop)
- **Commercial Lodging** (e.g., guest ranch, lodging, resort, short-term rental)
- **Recreation** (e.g., campground, RV park, riding area)
- **Light Industry** (e.g., brewing, product assembly, warehouse/storage, artisan/light manufacturing)
- **Heavy Industry** (e.g., salvage yard, heavy manufacturing)

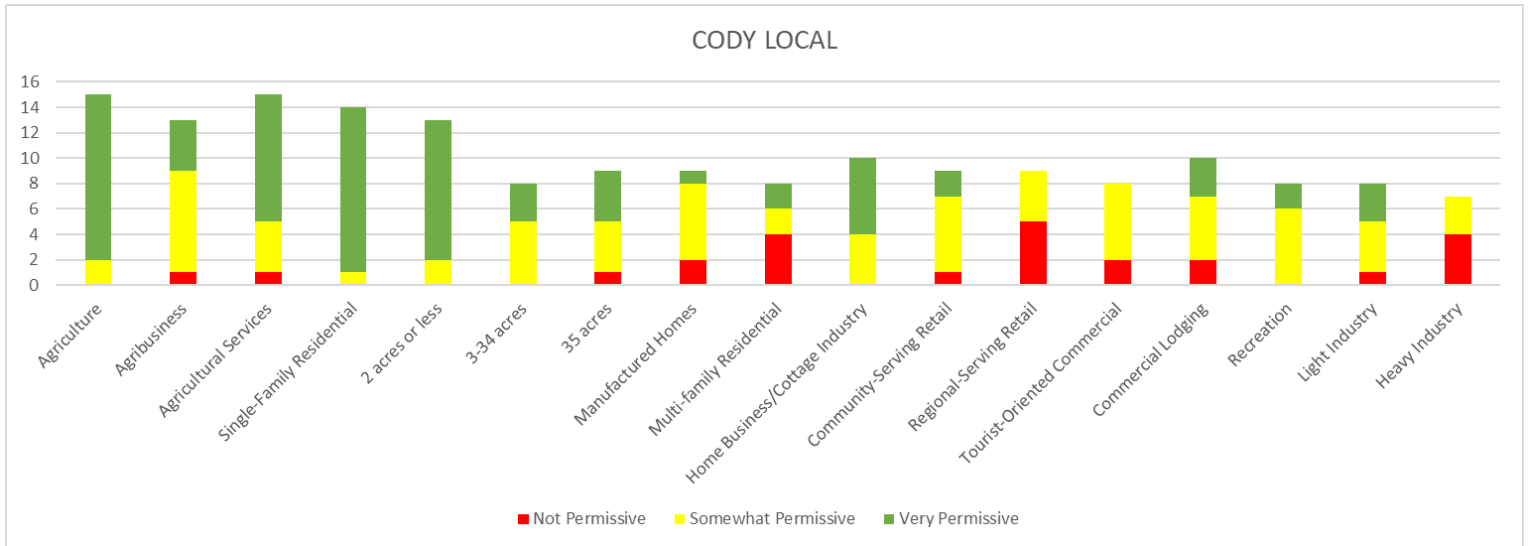
Planning Area Breakdown of Responses (Land Uses)

The following charts reflect combined responses from the community meetings and online survey broken out by planning area.

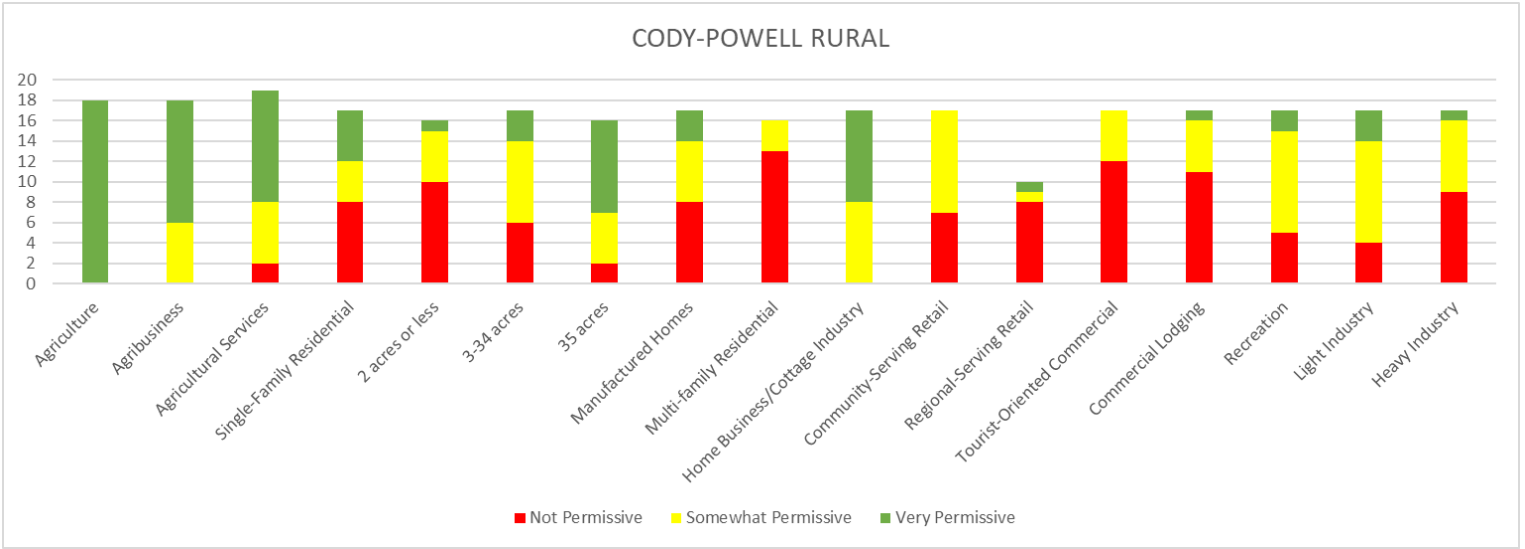
CLARK



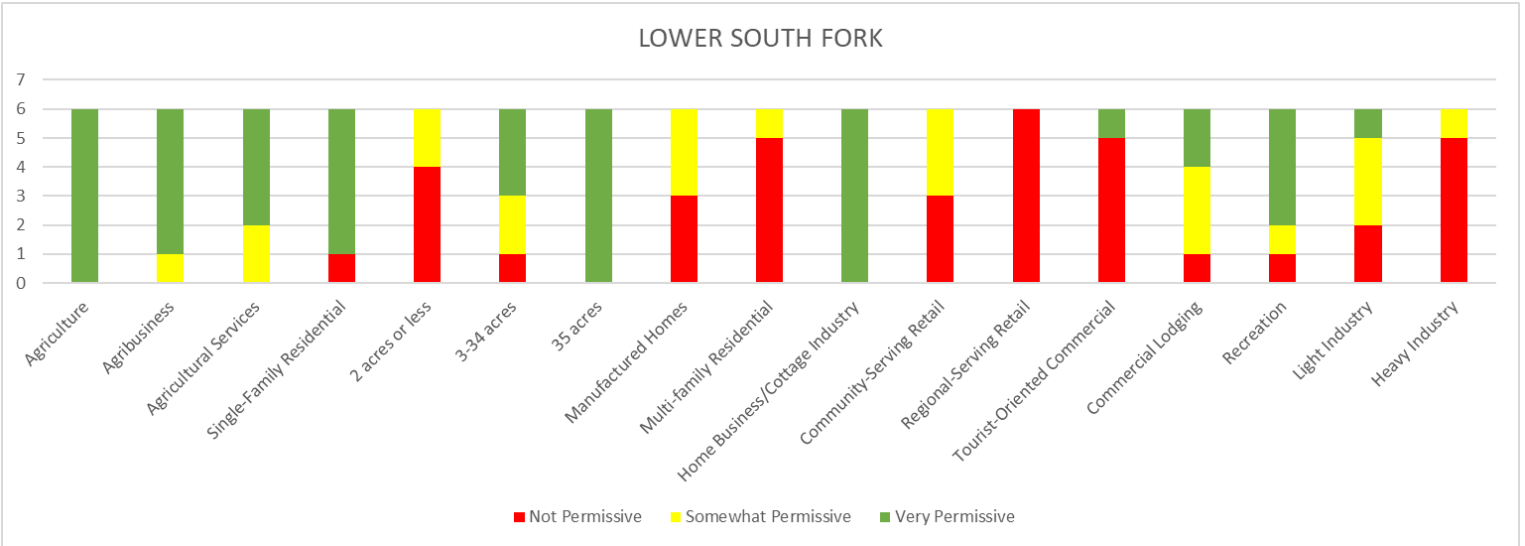
CODY LOCAL



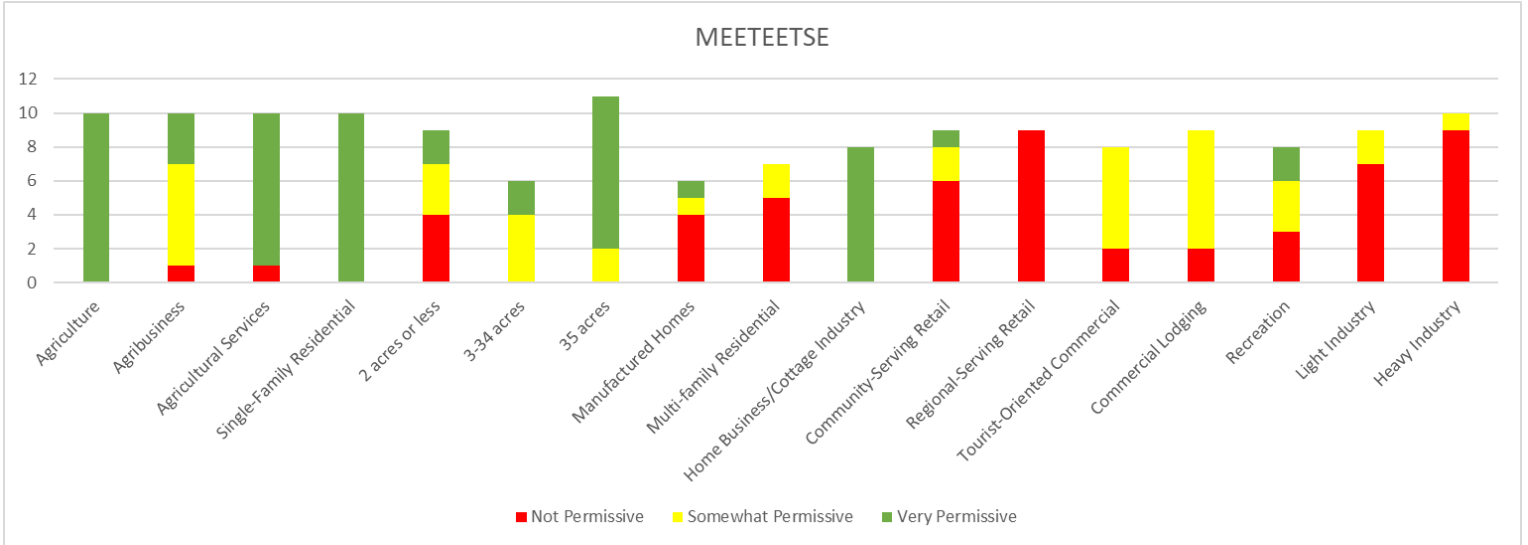
CODY-POWELL RURAL



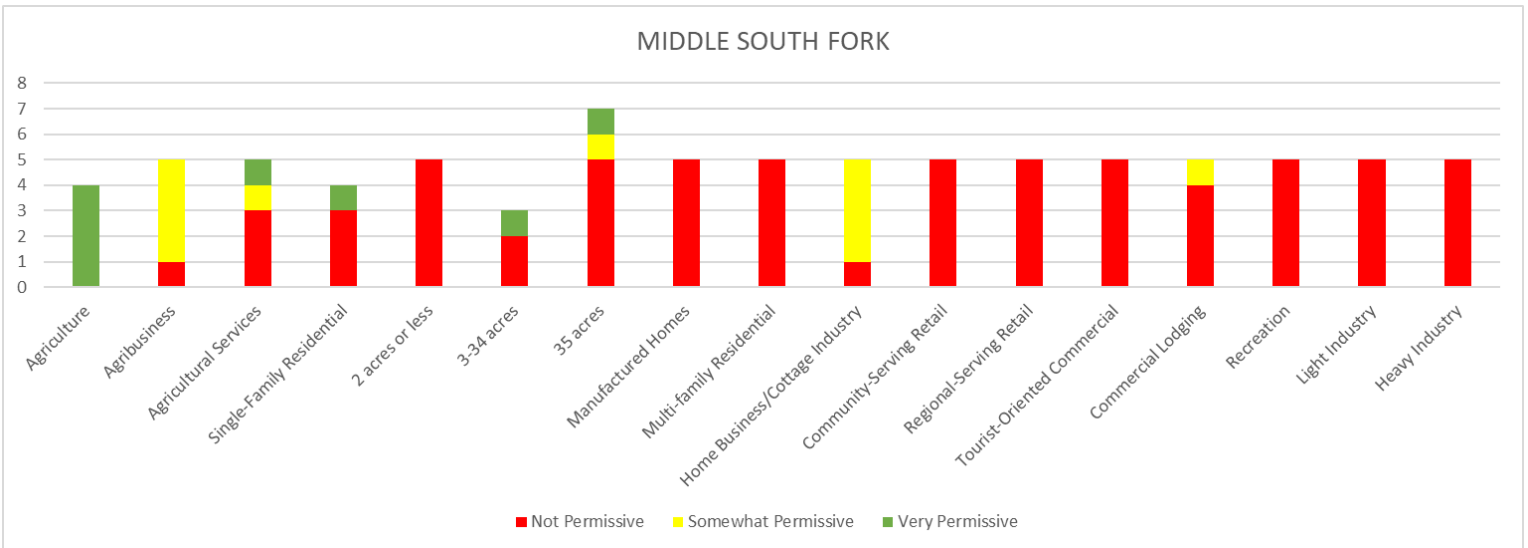
LOWER SOUTH FORK



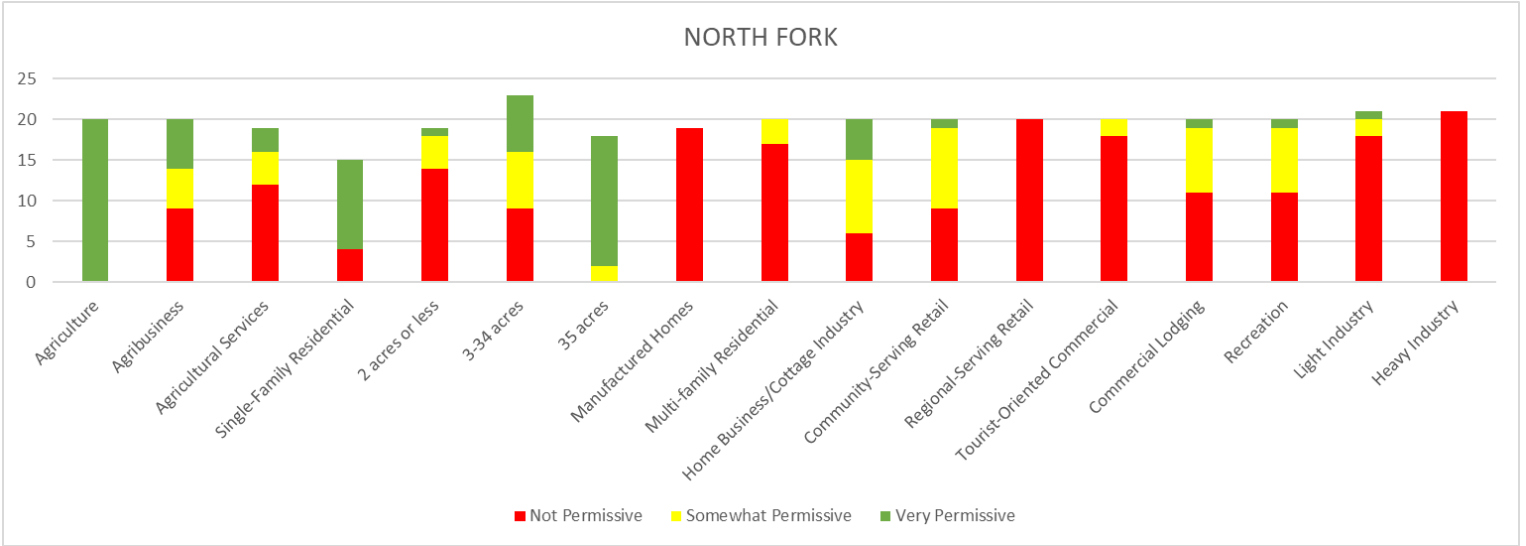
MEETEETSE



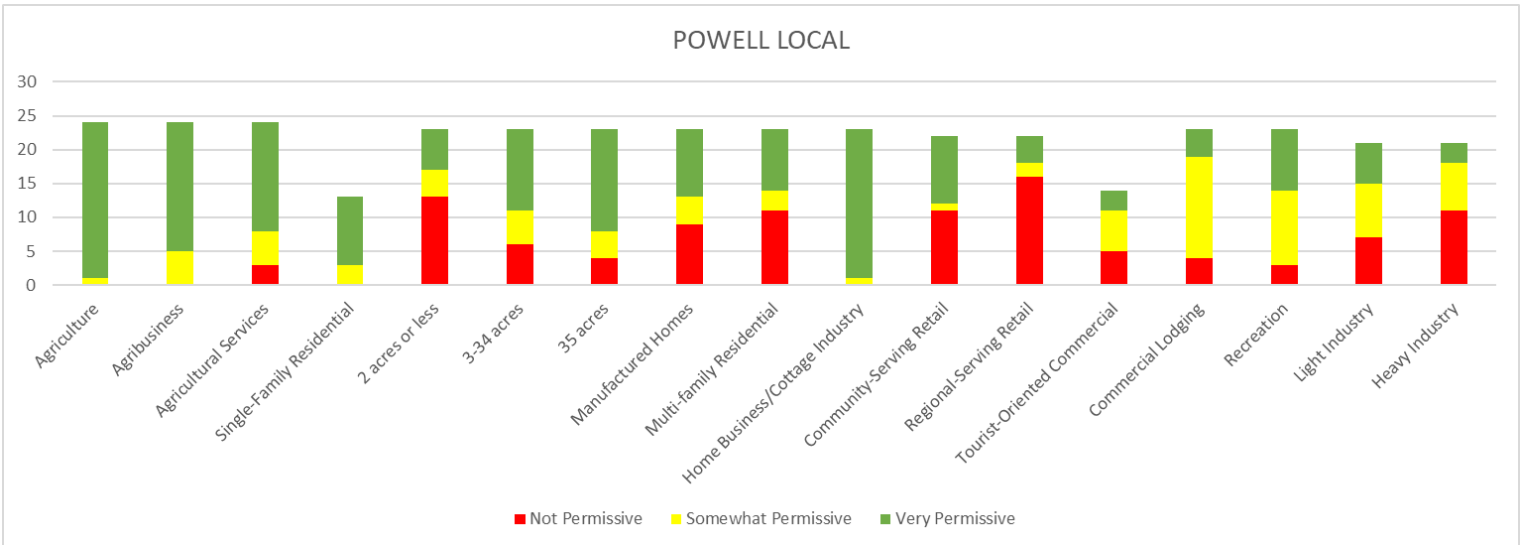
MIDDLE SOUTH FORK



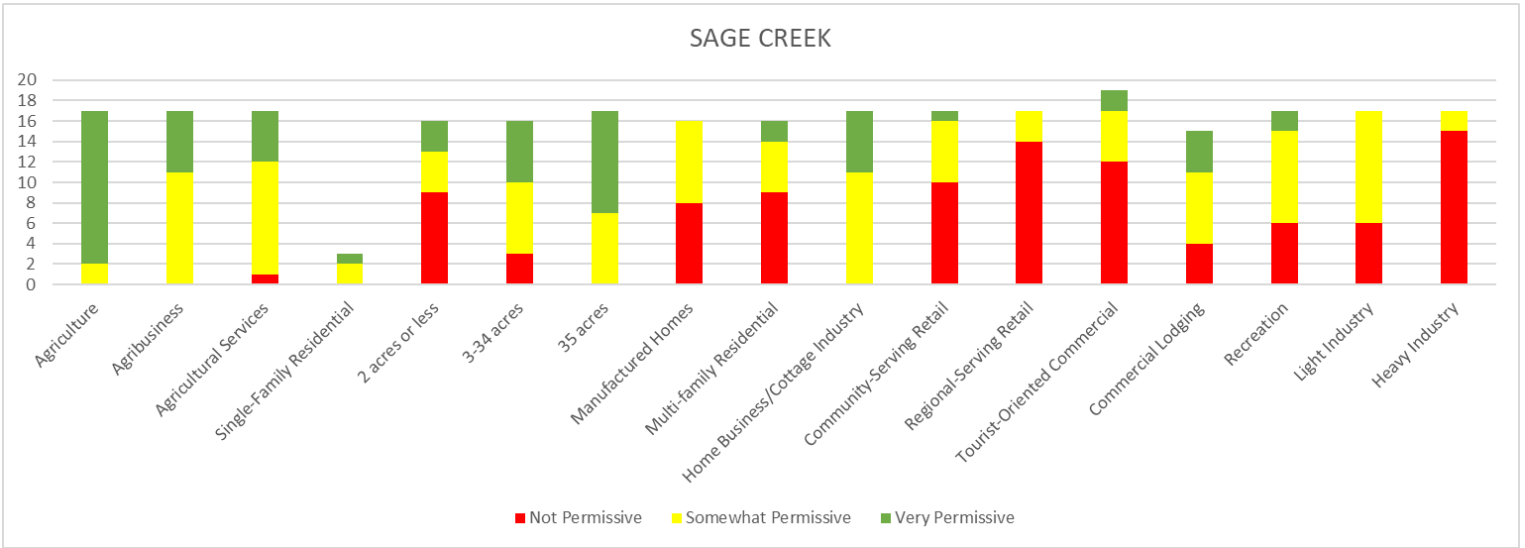
NORTH FORK



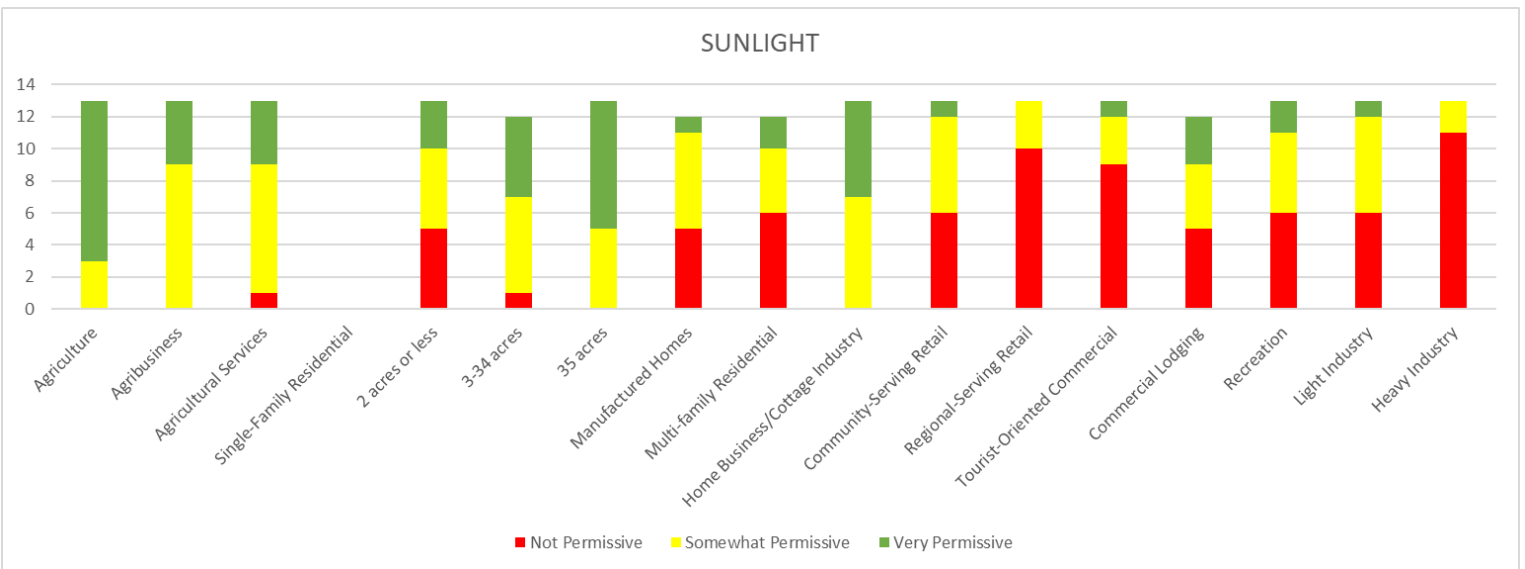
POWELL



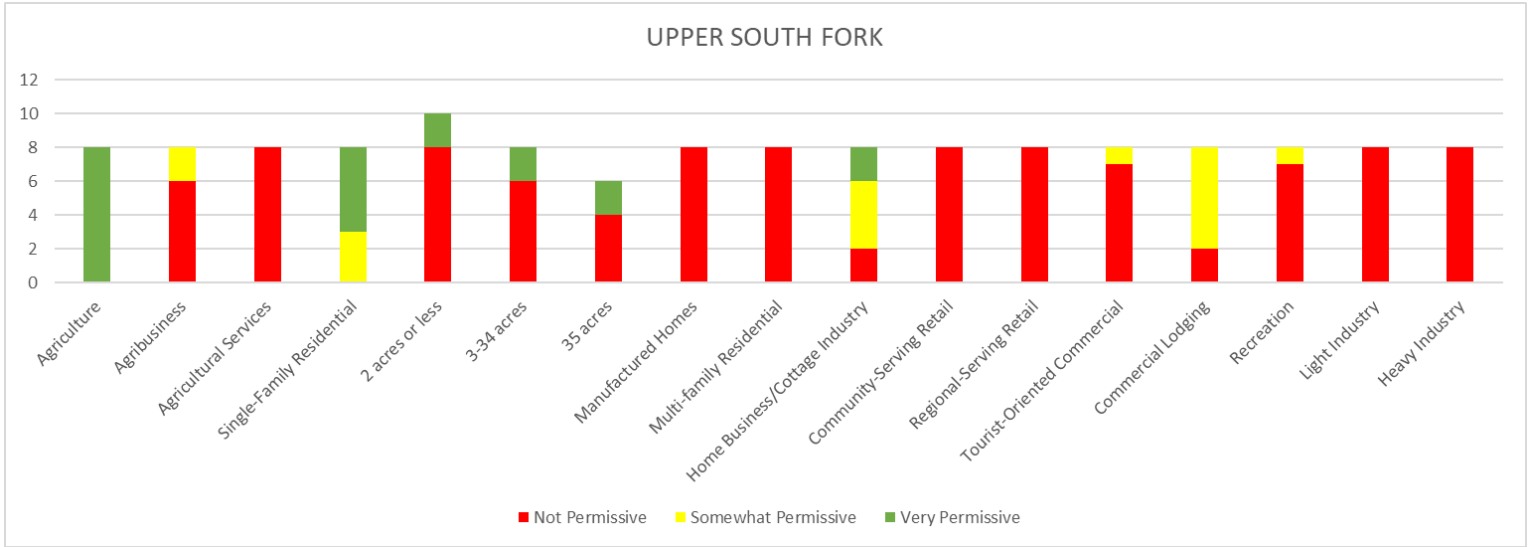
SAGE CREEK



SUNLIGHT



UPPER SOUTH FORK



Q17: WHAT APPROACH TO PUBLIC LANDS ACCESS MAKES THE MOST SENSE FOR PARK COUNTY?

- **Limited:** Encourage that existing access be maintained when adjacent development occurs.
- **Moderate:** Require that existing access be maintained when adjacent development occurs.
- **Proactive:** Require that existing access be maintained when adjacent development occurs and pursue opportunities to expand access in partnership with others.
- **Other.**

Responses indicate that at a countywide level, a majority of respondents favor a proactive (45.38%) or moderate approach (31.37%). Percentages vary by planning area.

Aggregated Responses - Countywide (Public Lands)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Limited	19.11%	120	66	54
Moderate	31.37%	197	114	83
Proactive	45.38%	285	193	92
Other	4.14%	26	14	12
Additional Comments		0	39	
Total	100.00%	628	387	241
Skipped			64	

Planning Area Breakdown of Responses (Public Lands)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Limited	Moderate	Proactive	Other	Total	Responses
Clark	31.3%	31.3%	28.3%	9.1%	100.0%	99
Cody Local	13.3%	26.7%	56.0%	4.0%	100.0%	150
Cody/Powell Rural	19.7%	30.3%	47.4%	2.6%	100.0%	76
Lower Southfork	16.7%	33.3%	46.7%	3.3%	100.0%	30
Meeteetse	22.7%	22.7%	54.5%	0.0%	100.0%	22
Middle Southfork	33.3%	23.3%	43.3%	0.0%	100.0%	30
North Fork	19.7%	34.4%	37.7%	8.2%	100.0%	61
Powell	10.2%	34.7%	55.1%	0.0%	100.0%	49
Sage Creek	19.2%	30.8%	50.0%	0.0%	100.0%	26
Sunlight	22.2%	66.7%	11.1%	0.0%	100.0%	9
Upper Clark's Fork	33.3%	66.7%	0.0%	0.0%	100.0%	3
Upper South Fork	21.1%	36.8%	36.8%	5.3%	100.0%	19
Total						574

Open-ended Comments (Public Lands)

CLARK

- I often here "we don't want to become another Jackson." I highly doubt that will happen for a variety of reasons. But as we have existing infrastructure that can be expanded, we should leverage this asset as much as we can. Of course, within reason.
- All public land should be accessible. Hence the term public.
- A lot of private landowners are happy to negotiate access within reasonable limits and the county should pursue those opportunities. And if you purchase land with existing access, I think you should be required to maintain that access.
- What?

CODY LOCAL

- Public lands is under the federal government, unless state land, the county should engage just as all other American citizens via the NEPA process pertaining to Public Land Management. The county should focus on the areas that it can influence the most and not be a barrier for federal public land managers
- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- Some areas need to be limited to non- motorized vehicles!! There need to be trails (outside of wilderness areas) only accessible to hikers and horses. Motorized vehicles already have access to the vast majority of Park County!
- Stop pushing tourism. Locals need necessary resources.
- Public lands should not have impeded access by landowners who arbitrarily put up gates to keep the public from accessing their land. As citizens of the USA, this is our land, and we should be able to access it.
- The county should collaborate with public land agencies.
- need to the tournism and the recreation places. just need to clearly mark and monitor when and where its allowed.
- I favor the Limited section on this one AND the county requiring existing public land access be maintained, however, the county should not be trying to locate businesses (other than through zoning). The county should not invest tax-payer dollars in infrastructure to support expanded public land access and use. The county should definitely not - in any way - expand outdoor recreation access. There are other entities for this. The county shouldn't necessarily stand in the way of new tourism activities, nor should they lead the way for greater tourism activity. Again, there are other entities for this, and county resources are better spent elsewhere.
- Specifically, access to Rattlesnake mountain and the development of designated camping areas within a few miles of Cody to mitigate the dispersed camping along Cedar Mtn, Newton Lakes, etc...
- Stay out of private land decisions.
- more open space access-healthier people, healthier community

CODY/POWELL RURAL

- There are thousands of acres of public land that the public can't get to, making it a really nice backyard for the wealthy. Access to public land should be mandated.
- Wow. The county is bordering on crazy here. This sounds like one mere breath away from eminent domain... and not the way eminent domain was intended to be used. This is scary, wake up guys.
- Existing access needs to be defined as legal or just everyone has been doing something and it should continue.
- Expanded recreation often negatively impacts ag and wildlife lands. "you don't know what you got 'til its gone"
- We don't need more county involvement.
- The county has no real control over state or federal lands. Let's not pretend they do.
- Let's respect landowners when it comes to access. It's difficult enough to just own land and maintain it with out being badgered about letting the public destroy their property to get to an adjoining public land.

LOWER SOUTHFORK

- None of the above
- Pass legislation requiring easement thru private land into public land , similar to what is available in European countries.

MEETEETSE LOCAL

- People come to experience Wyoming, animals, and scenery. There are already fantastic entertainment facilities in high population areas. Repetitions of these experiences are less and less interesting. Businesses that are only sustainable for a few years should not be encouraged.

MIDDLE SOUTHFORK

- N/A

NORTH FORK

- Do not let new land owners to close any existing access. From there, it is not the counties responsibility to maintain, build or "partner" with federal or state grounds, that is another governments responsibility.
- Public lands are public lands. There should be an easement for the public to enjoy what belongs to them. It is ridiculous to think that because once land backs up to public lands that they are the only ones that should have use of those lands and no one else should have access. This is what happen in Texas public lands are landlocked by land owners and people have to pay deer lease is just to go hunting. Is this how we see Park County? If access is on county maintained roads, access should remain. However, if access can only be had by use of privately maintained roads, then no public access should be given.
- Again, language is fuzzy and suggests developers can pay off to gain access. In the Wapiti valley, there is plenty of public access points, no more need to be established.

- Want existing public land access. Limit commercial (campgrounds, etc.) to need of area. Too many such developments are not healthy for the area.
- There should be no adjacent development.

POWELL

- Our public lands are precious and one of the many reasons our full time residents live in Park County.
- The county already ensures that existing access (easements and right of ways) are left in place. They can't let them be blocked. This is a loaded question. If it is already granted and dedicated, no one can block it. Otherwise, private landowners shouldn't "have" to make access if they don't want to.

SAGE CREEK

- Please keep access to our public lands protected.
- If access is required to be maintained then the access needs to be kept up and readjusted to accommodate new users or surrounding uses.
- Tourism is a major economic input to the area. Support and invest in sustainable development that encourages low-environmental and wildlife impact tourism in certain key areas that also minimizes impact to rural residential areas.

SUNLIGHT

- N/A

UPPER CLARK'S FORK

- N/A

UPPER SOUTH FORK

- Public lands should be accessible at all times and not restricted by the government
- I'm ok with certain aspects of development such as in areas where the land is being abused and a trailhead or other moderate expansion would benefit the land for increased use.

Q18: WHAT APPROACH TO OUTDOOR RECREATION MAKES THE MOST SENSE FOR PARK COUNTY?

- **Limited:** Continue to support multiple uses of public lands in partnership with state/federal entities; limit intensive recreation uses on private land.
- **Moderate:** Support efforts to locate recreation attractions and businesses on or adjacent to public lands where appropriate.
- **Proactive:** Partner with others (e.g., state and federal agencies or local businesses) to expand and invest in outdoor recreation amenities.
- **Other.**

Responses indicate that at while a countywide level, a majority of respondents favor a proactive (29.85%) or moderate approach (24.46%), many respondents (42.15%) favor a more limited approach. Percentages vary substantially by planning area, with the Clark, Lower Southfork, Middle Southfork, North Fork, and Sunlight areas having the highest percentage of respondents indicating they supported a limited approach.

Aggregated Responses - Countywide (Outdoor Recreation)

The following table reflects aggregated responses from the community meetings and online survey:

	% of Total	Total	Online Survey	Community Mtgs
Limited	42.15%	274	146	128
Moderate	24.46%	159	87	72
Proactive	29.85%	194	145	49
Other	3.54%	23	13	10
Additional Comments		0	36	
Total	100.00%	650	391	259
Skipped			60	

Planning Area Breakdown of Responses (Outdoor Recreation)

The following table reflects combined responses from the community meetings and online survey broken out by planning area:

	Limited	Moderate	Proactive	Other	Total	Responses
Clark	75.6%	12.2%	5.6%	6.7%	100.0%	90
Cody Local	24.3%	25.7%	45.9%	4.1%	100.0%	148
Cody/Powell Rural	43.2%	23.5%	29.6%	3.7%	100.0%	81
Lower Southfork	60.6%	15.2%	24.2%	0.0%	100.0%	33
Meeteetse	54.5%	22.7%	22.7%	0.0%	100.0%	22
Middle Southfork	60.0%	13.3%	26.7%	0.0%	100.0%	30
North Fork	50.0%	13.9%	30.6%	5.6%	100.0%	72
Powell	28.0%	28.0%	42.0%	2.0%	100.0%	50
Sage Creek	34.5%	27.6%	37.9%	0.0%	100.0%	29
Sunlight	66.7%	33.3%	0.0%	0.0%	100.0%	9
Upper Clark's Fork	33.3%	66.7%	0.0%	0.0%	100.0%	3
Upper South Fork	31.6%	42.1%	21.1%	5.3%	100.0%	19
Total						586

Open-ended Comments (Outdoor Recreation)

CLARK

- There are plenty of public lands that have commercial facilities on them (Yellowstone, for example). That's ok, but much of the attraction of public lands is solitude, so those opportunities should be maintained as far as possible. Once you allow commercial enterprises in, you really can't get them out.

CODY LOCAL

- Let's be wise about recreation use and make different spaces available for different types - not all play well in same area without impact of use on another. Let the local users guide the development and have the county be a supportive partner. County officials should support all recreation not just their preferred recreation type while in office. The county's comments should also be educated on the issue and encompassing fact and demonstrate fiscal awareness.
- Stop interfering with landowners use of their private property. quit being just like left wing NIMBI Californians trying to regulate Wyomingites, land use regulation has screwed up and it is a taking without compensation to the landowners.
- Get out of the way.
- The remoteness of Park County is what drew many of us to live here. We don't need large scale development of recreation attractions for people to access mainly in the summer who do not live here. Sleeping Giant's zip line has not been open for two summers now. What is the use of having that operation there if it cannot be utilized?
- I support the designation of non-motorized public lands near Cody. (ie: Outlaw Trails). There are so many mixed use areas near Cody, but very few non-motorized open spaces. As a woman and a runner/walker, I feel safer on the trails and open spaces if I know that motorized vehicles do not have access.
- Promote environmental preservation and discourage the use of off-road vehicles.
- The county should support appropriate, not necessarily multiple, uses. As to where to site recreation attractions on private land, it depends on the part of the county. And the county should carefully consider any investment in outdoor recreation amenities, maybe only one-time support.
- I am Very disappointed about the sale of Sunset school to a developer in an almost 70 year old neighborhood. It has turned into a construction zone with added traffic, trucks and noise. As the houses fill up...we now have more traffic, barking dogs and roaming cats. :(It's too late for our neighborhood, unfortunately, but I feel sorry of others around town that have to go through this. I don't mind building more subdivisions/houses in UNestablished areas but Not in an old established neighborhood. We bought our house (21+years ago) thinking we had "green" school space and then vacant green space....now...there will be 21 homes built in that quiet "green space".
A very disappointed person living on Newton Ave.
- The more recreational opportunities, the better! This could be a potential huge driver to economic impacts in Park County and beyond, especially in the shoulder season.
- certain places are good for certain things. but keep it distict.

- Multiple use of public lands is best. If private land owners have a great idea for recreation on their property, they can apply for a special use permit.
- Do not limit any recreation on private lands.
- Targeted development with a goal of protecting or restricting development elsewhere
- Keep the Feds out of our land/property use
- The free market should decide.

CODY/POWELL RURAL

- multiple use - yes. but the rest of the limited response is very restrictive & biased. don't understand why the survey is biased.
- This question is confusing. Please rephrase.
All the public land is what draws a lot of people here. Multiple use isn't all its cracked up to be. One of the reasons I stopped riding was because of the increased chance of getting thrown when a mountain biker comes roaring down a mountain trail around a corner in my horse's face. So now I hike, but now the public agencies are threatening to allow motorized vehicles to use the quiet areas I hike in. When THEY come roaring down a trail, who yields the right of way? Yep, the hiker. Finding places of peace to recharge our souls are getting harder and harder to come by/access. "Multiple use" is inherently prejudice against the natural and quiet user who just wants to get out in nature.
- Why again is this the role of the county? Historical use doesn't equal legal use, please keep that in mind regarding all this recreation and access talk.
- Currently our public lands are being destroyed. Why keep doing this.
- High recreation use diminishes some land values such as quality of wildlife habitat. Elk move away from active recreational use for example.
- Moderation in all things....
- The county has no real control over state or federal lands. Let's not pretend they do.

LOWER SOUTHFORK

- N/A

MEETEETSE LOCAL

- Local track for motocross dirt bikes would be awesome. Riverton, Sheridan, Casper, Laramie have them. It's would awesome if Cody would have one.

MIDDLE SOUTHFORK

- N/A

NORTH FORK

- Encourage appropriate use of public lands. Some activities aren't suitable for ALL lands. Non motorized areas should remain that way. With the increase in public land use, comes the increased potential for abuse and disrespect. I've seen it over the last few years!

- WHERE appropriate is the key term. AND to be sure with state and federal lands aren't overwhelmed with overflow use.
- We do not agree with the repulsive Indian woman in charge of the Dept. of Interior. She is poison and shilling only for her people. We do not agree with any official that would limit hunting or trapping or oil or gas exploration on public land.
- Not sure what outdoor recreation means and whose interest is satisfied.
- STOP trying to control and tell people what to do with the land that They are paying taxes on and have bought with their hard earned money...
- Keep other people's playtime and playthings OFF private land. No motors of any kind on BLM either.

POWELL

- kick the federal gov. off WY lands whenever possible
- This area has been growing and diversifying for years. I think it is best to be proactive about partnering with others and thinking about use in terms of conservation for the future. Yes, this could be a great area to grow and bring income to part county but not at the loss of the integrity of the land.
- If you offer it, someone has to maintain it. People don't take care of things.

SAGE CREEK

- Development should be done responsibly with strict adherence to best practices and environmental stewardship goals and requirements.
- More miles of multi-use paths, sidewalks, and bicycle lanes please.

SUNLIGHT

- N/A

UPPER CLARK'S FORK

- N/A

UPPER SOUTH FORK

- Let free enterprise rule. Not rules made by the government

PART 3: COMMUNITY MEETINGS

Background

Between October 3rd and 6th, 2022, six in-person community meetings were held throughout Park County to provide residents with an opportunity to learn more about the project and key policy choices to be addressed in the Plan, and to weigh-in on what policy choices that would like to see brought forward in the draft Plan. A virtual community meeting was also held via Zoom for those that were unable to attend the in-person meetings on the evening of October 12th.

This section provides a summary of open-ended comments and questions that were received at each meeting. Polling results for individual meetings were combined with online survey responses in Section 2 of this report.

Clark

AGRICULTURE

- What do we do about people who can't afford their ag operation?
- If ag producers cannot afford or get what they need to stay in business; they may need to be able to have the opportunity to subdivide
- More protections
- Very concerned about the preservation of ag land. Worried it will become reduced as more expansion occurs.
- Agriculture land is limited and should be used for ag
- No less than 20 acre lots, protect large sections of ag lands
- Government should not be able to dictate what we can plant or raise as long as it is lawful.
- Let people do what they want with their own property.
- Our ag land needs to be protected
- What happens when the government is making it difficult to continue farming, cant make a living off it.
- Preserve more land, make more protections
- Maintain ag land - conserve ag land, update overlay
- Stay out of here
- Ag lands should be local not big business. Ag land should stay ag lands and not housing.
- Stop building residential on good ag land
- Leave subdivide alone. Ag we need to survive, my feeling is your gonna change our votes to fix your own narative to go and build for your own agenda!
- No issues in Clark, Park County needs work
- Take extreme measures to preserve all ag lands and associated water rights
- Protect all ag lands and associated water rights!
- proposed "dude ranch" bad idea

- Being a small land owner myself, I don't love regulations that make it harder. But, I feel we need to protect agriculture as much as possible.
- Yes I do not want any commercial buildings done in Clark. Hotels, etc
- Although Clark is fine with min 20 acres, we need to protect that limitation, and limit any future subdivisions.
- Keep Ag in Park County
- Protect our Ag lands and support farmers
- Preserve Ag land not just prime ag land but also marginal ag land. Too much prairie/ag land is being sold. Protect farmers/ranchers.
- Again, its been worded in a way where there is no set answer, as if your trying to trick us.
- None - we have enough established.
- No subdivision of ag land, regulations need to support farming at all costs.
- limit subdivision and size lots

BUILDING CODE

- Building codes "can give a bully a badge"
- Adopting a building code is beneficial to ensure that homes are built safely for future owners as well as present owners.
- Building codes are okay.
- Need building codes
- Should be electrical inspector, water and sewer, and plumbing.
- Electrical and Plumbing inspections

COMMERCIAL

- No commercial businesses/RV Campground
- no commercial buildings
- In Genesis God granted man dominion over the animals.
- Dont want any commercial business, keep as is! Or less!
- Stay out of here, town is fine as it is.
- Want less use, no big business
- Leave us alone!! Most of us came here to escape government overreach.
- No
- No commercial
- Commercial businesses aren't necessary in Clark.
- Add a gas station/small grocery store
- Commercial develop bring in more residents with need for schools and services. It also brings more crime. What happens to our water needs?
- Less commercial development in Clark.
- No resorts/factories

- No commercial development
- No commercial in Clark
- City areas only
- We do not want any in Clark. No Commercial business.
- Limit commercial in Clark, no resorts.

GROWTH MANAGEMENT

- Do not want to lose the large parcel option in Clark
- Would like to see a bit more commercial such as a gas station and well stocked convenience store.
- Keep affordable aspect of land use, no commercial in Clark
- The government shouldn't be telling us what to do on our land.
- Less control better
- first, leave it as it is
- No smaller than 20 acres
- We don't want more growth (density) in Clark. We want Clark to remain low density, very rural and non-commercial
- I don't think that the government (fed, state, or local) has the right to tell a land owner what he can do with his land.
- Let people alone.
- I don't want Park County encroaching on Clark
- Live near bitcoin community land purchase. Need to make regulations regarding this type of purchase. They could sub divide their lot under current regulations. Legislature didn't address in their rules.
- Keep Clark lot sizes 20+ acres
- control the SUP process. The resort was a rezoning, not a SUP
- Stay out of here
- All lots should be limited to 5 acres for in towns/cities. In Clark 40+ acre lots.
- County should be fired. They keep backtracking.
- Only US cities should own US property
- Lower taxes, less government regulations
- Clark infrastructure cannot handle mass growth or more growth than what is
- Leave lots sizing in Clark AS IS, 20 acres. We moved to Clark for this simple fact of acres and no subdivisions.
- No change needed in Clark, other parts of Park need to be proactive.
- Maintain farm/ranch family exceptions
- Proactively plan for limited growth.
- Like the lot size or even a little bigger
- No changes, 20 acre min
- No change - keep 20/35 acre lots.

- Stay rural residential for always in Clark. Thank you. Folks wanting more development should live near a city area.
- Sorry I wasn't more helpful, but I feel out of my league in answering these critically difficult questions. I want the wildlife safe. I want to maintain my hiking in Clark. Thank you for this meeting. We came from a waterboat area that was affordable and lovely until Section 8 came in. Crime forced us out of the area. We do not want our already "high" taxes to accomadte folks who move here but require assistance. We have worked for 65 years and do not want to subsidize others who choose not to work.
- Clark needs to stay rural, non commercial, moved here to enjoy nature. Want to stay that way.
- Needs to stay rural with our beautiful scenery left alone.
- Keep everything the same in Clark
- Limited to none.
- I believe in some regulation to prevent sprawl, to contain subdivisions and to to protect wildlife migration corridors.
- Don't California Wyoming (conservative approach).
- Keep Clark, Clark
- No growth in rural areas! Leave it rural!
- Leave Clark rural!
- This is very misleading. We don't want any changes, however, we want growth to be in the cities and not our rural areas.
- Leave things as they are. Progress is not always a good thing. I feel I speak for the majority in Clark. You will cause an uproar if you try to turn Clark into tourism or a development.
- I may live in park county but my residence is in Clark. I moved here because I love Gods beauty, the mountains, the close community. No town. Clark cannot support more influx of people or businesses. We do not have the water resources, infrastructure, etc, etc.
- I live in a 5 acre lot subdivision in Clark. Its great! But 10 acre lots would not be bad.
- No apartment houses, no mobile home parks, limit commercial in Clark.

HOUSING

- Saw a community in Colorado where city built a small house community on city land and people leased it.
- Building codes are to protect occupants of the building.
- When you give an inpspector power - power corrupts; bully gets a badge. You surrender freedom for security, you have neither. Inspectors can be a real pain in the neck.
- The national building code was mandated by the UN? Very socialist.
- No trailers in Clark
- No multi housing in Clark
- No multifamily buildings in Clark
- Let the cities find housing for workers. Let land owner keep the land as is. No apartments in Clark.
- No apts, mobile home parks, or dense housing in Clark. Limit high density to urban areas.

- No multifamily housing, let the community take care of the community.
- Get government out of housing, let the free market control it!! No county subdivisions.
- No
- No
- No multihousing in Clark. Leave public lands from developing to create more tourism and crowding in our small community.
- The county should work with other on this cause and not take the lead role.
- No multifamily (i.e. >2 families) per housing unit, no condos, no section 8, maintain or increase acreage currently at 20/35 acres. No RV Parks
- No apartment buildings or multifamily structures in Clark
- Finish the border wall, send back illegals, 20 million and counting?
- No apartment complexes, trailer park housing.
- None in Clark!
- Apartments make no sense for Clark
- No multi-housing
- Keep large parcels, no 1 acre lots, move to an area that allows for it.
- What is good for Park County isn't good for Clark. No housing development in Clark. No B and Bs
- No apartments splitting up more parcels. People live here because they are trying to get away from other people. They want it to stay that way.
- My basic answer to all this is I do not trust government, some very good people but vast majority are not looking out for the people. Its all about the money. Where are the people who live God's word, not man's.
- No mobile home parks in Clark.

LARGE-SCALE UTILITIES

- Solar and Wind facilities will be a problem in the Clark area due to the wind
- No
- Do not do any of these
- Current regs are ok, our comes from Montana
- Current regs are ok, our comes from Montana
- Not in Clark, we do not want large wind farms, or large solar farms. Only the minimum communication towers to provide Clark basic service.
- No wind/no solar
- No solar at all
- These should be no restrictions on cell towers
- No large wind farms - kills the land
- More solar restrictions
- No solar farms
- No wind farms

- Don't want any of these in Clark
- No wind facilities - obstruct views, kills birds, and the energy affects local residents negatively - and built in China, and cant be recycled, same for solar
- No solar or wind
- No wind, no solar, no communication towers!
- Highly regulate wind, solar, and cell towers
- depends on where in county
- Stay out of here, leave us alone.
- Keep wind and solar out of Clark and Park County. They will not hold up to Clark county.
- No wind farms!! No solar farms!! Must involve locals on cell towers
- Leave Clark community as is!
- No wind or solar needed in Park Co
- No to wind and solar development. Need some tower development for broadband and emergency service access.
- No wind farms
- Don't want any!
- No wind, no solar, heavy regulations on communication - option for the community to say no.
- Wind turbines are not an option, solar is an environmental disaster, both are hazardous to people and wildlife. Satellite communication works fine.
- No wind turbines, kills all types of birds, they explode spontaneously (fire hazard!). Discarded or broken turbines are bad for the environment. No Solar facilities, acres of panels are not visibly appealing, also they are made by China (contracted by Biden). No need for 5g radiation!
- Health issues, aesthetics? Where do they go?
- Don't think wind and solar are the answers for Clark or Park County - they are an eye sore. They never produce enough to pay for themselves.
- I would like to see regulations that keep large commercial wind and solar out of Clark, but allow individuals the ability to utilize either.
- No wind, no solar, no communication towers!
- No wind, doesn't work. Solar for residential, no mass panels.
- I don't want any of that crap here in the Clark area!
- No wind farm!
- None of these in the Clark area!
- There is enough "wind" generated in government. That "farm" is a joke. Forget solar - know the facts. God is truth, not man. EMF and all this technology will add (and is) to the doom of the earth. I do not want any of these in Clark, they are eyesores (solar, wind, tower)
- Clark needs more cell tower communication support. The wind here is to strong or inconsistent to support a wind farm here. Personal I find wind and solar facilities inefficient for the cost.

OUTDOOR RECREATION

- no campgrounds

- Preserve or increase public access
- if it aint broke don't fix it
- Less government is best. Business will dictate the direction. Personal property rights should be preserved.
- Don't bring more outdoor recreation, don't change as is
- Maintain all access to public lands, stop hindering regulation
- As is
- No harm to wildlife and natural resources, no golf courses, "amusement" parks. No hunting, fishing, or hiking tours (ie >2 participants w/ guide, guides certified/regulated).
- None in Clark!
- Allow more public access to public land. There's enough campgrounds in the National Park and forests.
- No RV parks, camps. Access to public land/fishing access.
- Maintain open areas for wildlife and for hiking/backpacking, etc.
- Access to existing recreation should be required, but adding campgrounds in Clark is a no. Developing new trailheads with at most parking could be good, vault toilets is okay, should be encouraged.
- Lifestyle, outdoor recreation, healthy wildlife populations are of paramount importance. Restrict motorized access on public lands.
- Outdoor recreation development for one type of person limits or cuts off access for another. This has happened in other spots in the state.

PROCESS

- Confused. Doesn't make sense. Misleading.
- We don't know what is currently going on. Answers will be skewed.
- Need more education.
- Need more info on what the rule is now.
- Will results be available online?
- "Dumb it down."
- Don't know the current regulations, so questions are difficult to answer
- The premise of the meeting is good opinion and answers to your questions. Require oretime with the facts and subject. An additional round of meetings might be helpful to get more than off the cuff answers.
- Screen too low, could not read all of the comments near bottom. Policy options should be printed out. Limited, moderate, proactive - had to read from back of room.
- You asked us question and to respond as it relates to us in Clark. However, you changed direction when it came to housing and wanted us to respond to Park as a whole. No change should have happened.
- Why don't they want to answer question
- Only questions about stronger and stricter regulations (not looser).

- All questions only go in one direction
- You've made the options and answers so vague so that, in the end, you can do what you want. We know your main goal is to make money for the city, county, and state.

SHORT-TERM RENTALS

- People should be able to do short term rentals but with some regulations. However, long term rentals tend to result in damage which makes short term rentals more attractive.
- it is not your job to regulate rentals
- Allow STRs without government oversight
- Allow STRs without government oversight
- The county should not be involved in this issue, it should be market driven, this will determine what should be done.
- no restrictions on short term rentals or telling people what they can do with their land.
- Should be no reg on short term rentals
- No, leave Clark community alone as is!
- Very concerned with AirBnBs, etc. Who is now here?
- Air BnBs need to be regulated and limited, so that people who have jobs in the area can afford to live here.
- No B&Bs

WILDLIFE

- Wildlife adapts to human development.
- More protections
- Development should be planned around migration corridors, as well as crucial habitats
- Keep or increase public access utility.
- Habitat is plentiful, but access is limited for viewers and freedom of wildlife movement is becoming restrictive.
- Let nature take its course, less restrictions the better
- More conservation for animals.
- Protect habitat
- Stay out of here
- Stop subdividing and leave wildlife alone
- Private landowners need support for crop loss and the provision of hunter access
- Would like to see a better at this. Landowners doing better to help wildlife without putting too much restriction on private land.
- Need to limit outdoor lights

- Have limited housing so wildlife can roam without worrying about traffic and houses so close to each other
- Stronger regs for wildlife.
- Protect all wildlife and hiking areas.
- Yes- loss of wildlife and hunting areas.
- Wildlife habitat is vitally important, more important than subdivisions.
- Destruction of Wildlife habitat is unacceptable.
- These answers again, vague - vague - vague, preserve wildlife by not congesting Clark with houses.
- Let God manage the wildlife. We honor our wildlife, man makes it worse.
- less limitation on wildlife

Cody

AGRICULTURE

- Would like to see some agricultural areas preserved near city limits - pasture, vegetable farms, etc.
- We need to encourage and support our ag community -- processing needs to be managed as housing industry.
- I like the idea of agriculture conservation easements and "clustering" homes together when a parcel is subdivided.
- We are a farming community, but I don't want to intervene with property rights. They can't always make a living.
- Allow house on mtn top etc. Small lots (3 acres) can be ag-productive though not all commercial zoning.
- Ag needs dividing, should be permitted but only with a larger minimum lot size (10 acre lots)
- We need to keep ag land - we cud get to a point we are flat on food production
- Concerned about old agriculture land not being used for agriculture.
- Ag is historic, beneficial, and necessary to maintain Park County's identity.
- Ag protection programs that preserve ag forever; look up the legal definition of "perpetuity" in Wyoming law.

BUILDING CODE

- To protect the buyer/homeowner

COMMERCIAL

- Tourist oriented commercial - most were not ok with "Truck Stop" which made them answer differently. Majority were ok with the other types of TOC uses

GROWTH MANAGEMENT

- Housing diversity question was too ambiguous to answer
- Would like definitions of Cody/Local and Sage Creek planning areas
- Are we reinventing the wheel? See Gallatin County, MT/Bozeman - their planning spun out of control. Can learn from Teton and the Front Range of CO.
- Subdivision 3-34 - something in the middle, 3 too small but 15-34 ok
- Park County is growing too fast and the open spaces in the county are getting paved to the detriment of the private good and the values of wildlife, clean air and water.
- Development of non farm ground for housing and growth
- We need to learn from the challenges of other communities relative to housing (STR Impacts!!! Best use of lands (farming and ranching appropriate lands), preservation of land and area character and land values.
- Largest issues are preservation of ag land and management of the short term rentals, including within the city. Further, none of this effort makes any difference as long as special interests are attended to, the Plan is not followed in zoning, and the zoning rules aren't enforced by the county. Currently the county will not enforce zoning without a neighbor filing a complaint. Once they are made aware of a potential violation, they should investigate and take action.
- What has happened to private property rights and freedom in this country?
- Annexation should not be allowed to occur indefinitely. Cody and Pwell could sprawl outward, but they could instead focus on infill development and "grow upward".
- Limited the rate of subdivision growth. Should be tied to current population. Limit the rate of new homes by a percentage of current population.
- The people that are moving in on the N Fork are a bunch of hateful, greedy, selfish bullies that don't care about property lines. They move or take survey markers, don't respect subdivision rules, and will manipulate interactions so they can intimidate and blame things on you so they can get away with whatever action they want to take. They take away all enjoyment of trying to use the privileges of the land in the subdivision which was the reason I moved in and built. Thank god for Yellowstone and Shoshone national forest. A lot of the new lodge owners fit right into this group.
- This is the 4th time park county has done a full-up County plan since 1980, they usually get ignored.
- 99% of land was unsuitable at first; is there a plan to make unsuitable land suitable?
- State requires planning doc to drive rules
- Where are people commuting from?
- Numbers are way low.
- More regulation = need head examined.
- Suitability criteria - water; addresses developed vs. undeveloped; wells need to go deeper or elsewhere; as we lose ag, NRWD will need to pick up the slack = taxes
- Best suited areas (for development) are basically limited to Cody/Powell rural.
- Should research and determine areas within the County that would be more suitable for adding infrastructure
- Ralston - no NRWD taps for 6 years

- Be proactive - think ahead.

HOUSING

- Rentals are cheaper further out.
- Super confusing explanation of density.

LARGE-SCALE UTILITIES

- Wind/solar - invite state energy folks to present to Cody the impacts of wind/solar farms
- Siting is crucial - support map overlay of where this might be appropriate. Support being proactive about creating smaller scale solar on city or county owned industrial land like gravel pits that are already disturbed.
- We have wide-open spaces - there is no reason to have these near an residence or within view corridors. Our landscapes and views have high economic and intrinsic value to our residents and tourists
- I don't view large scale wind farms being in conflict with wildlife and agriculture in the way that solar is. Im very pro-wind/solar, but obviously impacts to wildlife (especially) should be avoided when siting solar farms.
- I hope no was proactive. None was my vote.
- Wind and solar - not a good use of ag land. Not efficient
- No large-scale wind or solar ought to be permitted. We need more communication towers, but they need to be sited to consider impacts.
- We need to have state government point people on citing of wind, solar. Projects should come to Cody and give a public meeting on each topic that plainly covers the process and needs. The public can then make better quality decisions as to how they feel about solar and wind.
- ALL IN ON SOLAR AND WINDPOWER
- Communication towers - cell towers?
- Wind/solar - map to show where appropriate or not; point people to state in siting projects - what are pros and cons - state should tell us.
- State control of water; following the money.
- Comment form does not have a question regarding water; water is a very large concern

OUTDOOR RECREATION

- Establish industrial and commercial corridors and keep away from rural residential areas. Lets not become Caper on zoning or Bozeman with respect to short-term rentals.
- We should encourage business with minimal regulation. People need to be able to earn a living. Taxpayers should not support development of recreation.
- I think agribusiness/agritourism should be examined. I don't think that business parks or industrial uses would be appropriate in unincorporated areas of the county without a thorough public involvement process.
- Keep existing access points

- Limited, don't know enough about the topic and the answers. The answers are very hard to figure out, please consider doing this again
- be sensible, but don't invest a lot of our money in this effort.
- Outdoor rec is a big part of the Cody lifestyle.

PROCESS

- Spoke with several who did not like how the questions were asked - confusing
- Categories feel confusing-need simplified. Feel that answers could be skewed and taken out of context
- I think the survey missed some of the more fundamental concerns. For example, for wind/solar, your survey asked about the role of the county in helping to correctly locate these facilities; but the more fundamental question is whether such facilities should be even allowed in the county, whether or not a particular site might be considered "suitable". Likewise, the question about housing was constrained by land areas might be considered "suitable", but they more fundamental question, not addressed, was whether the county should be doing more to work with water utilities to bring more water to areas currently considered "unsuitable" for development, in order to make the more "suitable"
- Definitions and descriptions are deceiving. What does limited, moderate, and proactive mean?
- Categories are deceptive; limited - lot of restriction; proactive - lot of restriction (many agreed)

SHORT-TERM RENTAL

- Commercial Lodging - STR's should be separate - majority in favor of all except STR and they answered differently than they would have if it was separate
- Very concerned about impact of STR on long term rental properties. There needs to be a cap on this use and if the primary use of the property is VRBO it should be required to have a commercial license.
- STRs need to be treated as commercial and zoning needs to be enforced. People need to be knowledgeable about the rules in place when realty is purchased and buy where they can do these activities they are intended in.
- Price allocates and determines use. Government does not allocate capital well. Stay out of this.
- Make the cities more dense, keep the rural/unincorporated areas as rural as possible. I don't think the County can (much less, should) invest funds to develop affordable housing - the County budget is likely too tight. Locate affordable housing as close to the cities as possible.
- Let people rent whenever they want to. Freedom, limited government control and say. That is my goal. I'm not sure if I answered correctly. Personal property rights and freedom are my goal. Less, less government!
- For STR, no regulation or limitation on private property for this purpose.
- STRs remove entry-level housing. The county (taxpayers) shouldn't provide "affordable housing at taxpayer expense. Short term rentals aren't a home, they are a commercial business just like a dog kennel or daycare.
- Most neighborhoods want them very limited

- It is important not to disrupt neighborhoods.
- Wildlife Most important is riparian - the river and the cody canal riparian habitats
- Humans come first, I'm tired of animals and conservation effort impeding people.
- Wildlife is more important than people or property rights.

Meeteetse

AGRICULTURE

- Agriculture is the life blood of Park City and our culture. NOT - development that displaces ag.
- Maint and protect our ag land - no development on ag land

GROWTH MANAGEMENT

- Concern - saw what happened in Colorado - there are things that the County can do to prevent California-ization; if you want change here, get out.
- We can also learn from people who move here.
- Shocked by being able to split down to one acre. So far water has been a key limitation. Other areas in the county exploded when a developer brought water. We are a special area - designed to be rural. Rather see large lot size allowances.
- Skyline and viewshed is important
- Culture, tradition, heritage, history, wildlife and habitat are non-negotiables. Anything we must work around those, not expect or demand compromise.
- What happens in Cody affects Meeteetse
- Fix the zoning and the problems might be fixed.

HOUSING

- There are no houses here to buy or rent; as soon as they are listed they are gone. Teachers can't afford to live here and need to commute.
- Denser housing - just SFRs or also multi-family?

LARGE-SCALE UTILITIES

- Want another cell tower (agreement); somehow make them stand out less
- No development of wind and solar. Change Meeteetse zoning to GR20 or greater.

OUTDOOR RECREATION

- Maintain and expand public access

PROCESS

- The last questions are kind of skewed. We don't want "everything" permitted, but we want to be progressive.

- Proximate to town vs. further out skews answers.

SHORT-TERM RENTAL

- Increase in STRs, now show as vacant - but census data lags
- Limit AirBnBs

WILDLIFE

- Wildlife habitat must be protected, non-recoverable once its gone, its gone.
- Protect our wildlife and adjacent land.

North Fork

AGRICULTURE

- Again, just because you like looking at/driving by the Ag lands doesn't give you the right to tell the landowner what they can/cannot do on/with their land. Put money where mouth is and buy it.
- There is such a vast amount of public land in the county that is limiting the use/development of private land is not within the spirit of private property rights.
- We have only 60-70 growing days on the northfork, only millionaires and billionaires can afford to farm.
- The migrations and habitat areas change through time. I have witnessed many changes.
- Because my family and I have endured the growth on the northfork while we have maintained all the wonderful farming land for generations. Now that you all have arrived and impacted greatly my views and freedoms, everyone wants to slam the door shut. The values of my properties are held and defined by everybody's desire to continue viewing my efforts, nobody helps, they just demand I keep my property pretty for them. We have sacrificed to hold on for over a century. Do not take the value away from what we have worked so hard for
- Keep ag land not only for hay production but also for wildlife.
- Maintain ag land/open spaces/wildlife corridors by increased lot sizes in ag land/smaller lot sizes adjacent to minimize infrastructure.

COMMERCIAL

- Depends on the kind of commercial business; most say no to even a little
- Under current regs, the North Fork is almost exclusively allowed to be developed commercial
- Businesses we may want are user-friendly to us; we can't keep most stuff open all winter; no big shops here - don't see it happening.

GROWTH MANAGEMENT

- North Fork is a special corridor; it's beautiful; need to be conscious of the future; get a hold of it now - can't turn back.
- Subdivision 3-34 - something in the middle, 3 too small but 15-34 ok

- The county should not limit private property rights and the owners ability to use/develop their own land just because the neighbors "don't like it". If you don't want your neighboring farmer to split their land, then put your money where your mouth is and buy it at fair market value.
- Many native residents don't have the money to change to more restrictive land uses, we legislated a country club on the North Fork in 1998
- More growth = more problems, just look at the city's.
- No "citified" water plant/pipes in NF, overwhelmingly no in early 2000s
- 5 acre lots in subdivisions. Do not build on migration routes
- Less government, its your property. None my business what you do with it.
- No solar arrays, no cell phone towers or tightly controlled zoning of where they would be allowed. Preserve ag by large lot size zoning. No billboards, currents regs okay. Preserve dark skies. Enforce down shielded exterior lights.
- Concerns - ruination of dark skies by lighting, loss of ag lands, tapping out the groundwater, billboards, viewsheds (preserve), installation of cell towers (require 5 options in app), solar arrays - no, commercial wind farms - no, small lot sizes over wat too much of the county, change for small to town, larger farther from town, conflicts from mixed-use (STRs in quiet neighborhoods).
- Limit lighting
- What is a conservation subdivision?

HOUSING

- Housing needs: combination
- Large acreage on large lots of 5 acres or > for houses
- Growth can't be more than infrastructure can be maintained. What can we afford?

LARGE-SCALE UTILITIES

- The wind farms are interesting, but Wyoming is not more beautiful.
- No towers
- Very limited Area
- Protect Park CO from outside predation of energy companies looking for pristine unregulated areas to exploit. Its already happening.
- These facilities to be planned for area that are compatible with the surrounding area/community. There are plenty of public lands, as well as private lands, that are isolated and would make excellent choices for such projects.
- None
- In special/zone areas for homes
- Problem with combining wind and solar. They are different.
- None
- Wind development should be watched like a hawk. Don't want any large scale solar or wind.

OUTDOOR RECREATION

- Many tourists arrive in Cody from the east entrance disheveled and stressed about the lack of services along a very long stretch of road that also has limited cell service for safety.
- Public land use should be on foot or horseback
- Ag-related businesses should be allowed (after careful review) in Cody-Powell Rural.
- Access to federal lands varies by type of access; access to public lands is important.
- When I grew up, people allowed access to public lands; now that's gone.
- Are you trying to force new accesses or maintain existing?

PROCESS

- Questions are confusing - this person visited with others who attended and they answered differently, but had the same views; each interpreted the questions differently. They are worried the results are not going to be accurate because they were not asked clearly.

SHORT-TERM RENTAL

- If County changes what is done now, what happens to those who have them now?
- Tease out several night stays vs. long-term rentals
- Difference between tourists vs. workers - rental housing types.
- Green Creek Subdivision rentals within 300 acres/70 parcels/49 with structures/15 STRs/93 visitors/night; \$4,800 in income per night. More transients than residents. 5 or 6 do not even live in Park County.
- STR should be separate
- Should be tied to owner-occupied property
- The 2 main websites for short-term rentals already sort of regulate and track these rentals. State and county taxes are collected. By limiting an owners ability to offer short-term rentals is again a violation of private property rights. As far as housing, more affordable housing that reflects the current employee wages/income is very needed.
- Congested areas (subdivisions) should address this in covenants. It is appropriate for many to utilize this source of income.
- If we don't have housing except for "short term" it puts out year round workers
- Do not encourage
- STRs need to be area specific and controlled by zoning/covenants. It's a sticky wicket that will have to be addressed. I think owners should be present on premises where STRs are offered, especially in areas where neighbors are close or high density.

WILDLIFE

- Where did wildlife data come from?
- If both sides (of the highway) are commercial, what will it do for wildlife?

- Commercial business along highway - issue - depends on what the business may be; could be more traffic when wildlife is in critical wildlife habitat; 70mph in wildlife areas - so much activity; deer herds; if we draw people in during critical months, it will be detrimental
- Wildlife travel areas need to be protected
- Both wind and solar facilities interfere with wildlife.
- Plan for it. That's what I mean by "proactive" manage for it.

Powell

AGRICULTURE

- Develop ag land, there is a tipping point where ag businesses cannot sustain and close down.
- Farmers need support base to farm.
- Before, was not great farmland, still working to improve over 3 generations.
- Farmer and seed grower on irrigation district - pro farmer who likes to eat food. See letter from Gary White.
- Save farmland.
- People will complain about ag practices.
- The next crop we raise is the next generation.
- Kids need some kind of ag experience.
- Can't have any of that in town (ag); prefer an acre of room for ag-type activity
- FFA barn is close to town - an opportunity for kids to have animals
- Can't stop subdivision or building. Just find other places out of production farming.
- Can't afford farmland.
- Wish we had more numbers on economics tied to farms.
- How do we define ag?
- Set a limit and size of subdivision, try to save as much ag land as possible.
- This area was founded w/ ag. I want it to remain a top priority.
- We need to protect our farmland. Ultimately, the landowner should do with his land what he wants.
- Protect the land but encourage property rights. Educate on conservation easements but leave it to landowners to subdivide if they choose.
- Would not like small farms bought up by commercial farms
- Limit subdivisions rurally
- An ag impact study would be very helpful in planning for long-term (20, 50 + years). Would like to see our community sustainable for generations to come.
- No building on ag land
- Stop losing ag land
- Stop building on productive ag land
- Need protected but still gives farmers option to do what they want

- "Ag exemptions on dividing. All them more capabilities to divide land no under ag producing (corners of pivots or outside irrigated fields)
- OR
- Radius or distance form town maybe help regulate subdivisions/lot size. Close to town can have sub w/ smaller lot sizes. Farther away ag lands - limited subdivisions or not on prime ground."
- Allow ag and business to be able to build extra housing units on their land to help with low amount of housing + affordable housing for family and employees.
- Allow ag and other folks w/ ample of ground to do commercial possibilities to them to supplement or stay in the business, wedding venues, ag tours, ranch tours, and activities.
- Bureau of reclamation protect irrigated land is not replaceable and needs protected for food security.
- To save productive cropland from development, focus development on the least productive land.

BUILDING CODE

- Why couldn't a building permit for the county go to pay for an inspector to inspect new building or remodeling.
- Housing inspections can get out of here.

COMMERCIAL

- Tourist oriented commercial - most were not ok with "Truck Stop" which made them answer differently. Majority were ok with the other types of TOC uses
- Commercial business is Ag its ok
- Need a better hotel in Powell
- Commercial Lodging - STR's should be separate - majority in favor of all except STR and they answered differently than they would have if it was separate

GROWTH MANAGEMENT

- It's coming - do you want to deal with it or not.
- All houses on irrigation projects are built on great farmland.
- Controlled growth. Build next to city where services are.
- Build next to city.
- Some uses can devalue land next door.
- Rural roads are not meant for more traffic.
- What if we rehab crummy houses in town instead of using farm grounds. Give incentives to clean up in town.
- Growth next to city
- Mainly aligning growth impact areas with zoning regs to protect agriculture and maximize city/county infrastructure.
- Adjust plot sizes, encourage near cities
- One thing you can't make more of is land, so it is my opinion that protecting farm land we have left is of high importance. I realize this a complex issue and I do not have a magic fix.

- Would like to see limit on farm ground being subdivided. There are many places that could be inhabited that is not farm/ranch mountain lands.
- Crucial to keep ag land in production
- Go outside the box. Towards Billings, not just hwy between cody and powell
- Electric vehicle charge stations, gone from 0 to 3 at one city council meeting due to government funding.
- How much does subdivisions cost the county to what they contribute compared to agriculture.
- Need xeriscaping.
- Somehow preserve bureau of reclamation irrigated farms.
- Tweaked and changed rules in the past. How will you enforce what you have? Will you need a full-time enforcer?
- Existing infrastructure as zoning changes, is it grandfathered in?
- How much does a permit cost now compared to what it would cost under new rules (code).
- Thank you BCC does recognize land use change and neighbors.
- Subdivisions impact our ability to deliver water. Each person with small lots wants water for days; now it doesn't get shut off like it did under ag.
- Water should be for production ag, not a house on 5 acres. Shouldn't even be giving them water.
- Water is meant for crop irrigation - not subdivision.
- Do not allow subdivision of Buffalo Bill project lands.
- Vacate water rights attached to BOR to go to farms.
- Subdivision - require proof of groundwater availability.
- Property rights. It's mine, but your rights end when they affect others.
- Need a happy medium somewhere. See houses where there were none. Check out Bozeman - old farms with houses all around; need freedoms too.
- Grow in the right direction.
- Subdivision acreage - should have a 3-34 acres split to 3-15 and 16-34 or similar

HOUSING

- Concern - if we want to have inspections, what cost would that be to the County?
- Looking into income based housing and even exploring if government subsidized housing look into projects that exist in communities to see if it cause housing costs to go down or offer opportunities private development do not.
- Housing needs are a huge need, especially for those either on limited income or even those with good jobs in service industry. We need housing for that 15-65 age demographic if we want them to stay here.
- I agree that irrigation water should not be shared with subdivisions or should be limited based on parcel size
- We need to explore more options for housing diversity.
- We need more rented housing but not necessarily compact or dense

- County should not invest funds, but work on partnerships and policies to make housing more available.
- I think its out of state people moving here with money eating the housing market up, in part.
- Medium sized mid-size family house

LARGE-SCALE UTILITIES

- Have rules and regs in place before these topics come to life to protect as many or the majority so that this is done right and protect as much ag land, use the non-irrigated waste land to accommodate these power sources.
- Need to develop more oil/coal drilling.
- Wind and solar don't pay out.
- It is better to identify acceptable areas for these things now so that everyone knows where it will be allowed. Beneficial for both those proposing them and also people looking at purchasing property.
- Renewable energy should not be around any recreational areas.
- Sustainable energy is coming whether we want it to or not. Let's prep for it. At least for the really ugly areas (solar)
- I believe the negative aspects of these outweigh any benefits. Negative aspects include ruining natural landscape, harming/disrupting wildlife, largescale communication towers emitting harmful "currents", bringing in lots of regulations by non-locals
- How is this going to affect production ag? Making it un-farmable? Will it interfere with water (taking ag out of production, dropping water table, etc.)
- Land should not be devoted to large scale solar and wind projects
- Definitely want a set of turbines that would reduce electric costs to Park County, definitely need more solar, and expand communication towers in those rural areas that need broadband. Keep a major focus on protecting good cropland, concurrent with the focus on availability and quality is needed.
- We can produce power here. We have irrigation infrastructure to do it. If we want to produce power, talk to the govt.

OUTDOOR RECREATION

- Natural river flows through our county
- Changes are going to happen. Let's find the best places for them to be. Public lands are a big divide for citizens and tourists. We need to have access and avoid conflicts, as well as explore new opportunities for all.
- I don't think that it is the county's place to step into it. Let capitalism do its thing and problems work themselves out as they arise. Feel free to support through zoning, that's the perfect balance.
- Keep it safe! If you encourage more campgrounds, hire more park rangers/police to monitor.
- Outdoor rec - most people don't realize BOR is not public lands. BLM is public.

PROCESS

- It's very appreciated that you are involving as many as possible. Thanks for all you do for our county
- I feel that these questions are vague. The answers should read yes, no, maybe, hell no. I don't believe that the audience fully understands the answers to these questions. Too subjective.
- I find the limited, moderate, and proactive confusing. I feel like yes, no, maybe, other would be easier. Thank you for your time tonight, not trying to complain, just asking.
- Just say "Do you want to see it, yes or no." Simplify. Wishy-washy.
- Doesn't make any sense.
- Why isn't the option to say "no" up there?
- Lost trust in the process after seeing the questions.
- Poll in 2011 - there is no "no" option.
- Anyone can interpret this how they want to.
- Is the final draft voted on?
- Let's have yes and no questions.
- If we don't get involved they make decisions you may not like.
- We have to be part of the process.
- Nothing is being decided.

SHORT-TERM RENTAL

- AirBnB are taking away from permanent affordable housing, they are hurting hotels and tourism sales taxes also.
- Until Powell can get improved hotel options, this option needs to remain.
- I don't know that we need to # of them, but where they are should be regulated.
- To support the growing workforce and to get younger single adults to move the area there needs to be MUCH MORE AFFORDABLE housing.
- Different rules would be for local resident needing to rent a house out back then for an out of area owner using it for full time VRBO. Local may need it to be able to afford living here.
- Short term rentals should be defined, ours is not a house, it is a shell, converted to a cabin.

WILDLIFE

- Once G and F finishes additional overlays, nearly all of the county will see wildlife impact. Not practical to overregulate based on wildlife
- Would like wildlife managed to protect and preserve - by smart harvesting.
- Migration corridors are important and unique and should be identified and preserved.

South Fork

AGRICULTURE

- Powell for the most part prioritizes good farm land over subdivision and new home development

- There are few ways to expand ag acres, so it is important to preserve the acres available.
- Keep SF agricultural to protect open spaces.

BUILDING CODE

- People had a mostly negative outlook on building codes, many because of higher taxes
- Building code should be in place regardless of other regulations.

GROWTH MANAGEMENT

- Do numbers include city population?
- We are seeing with 1-acre lots it depends on how the land will be used. For example, 1-acre with house, septic and well. Water well angles off corner of parcel; adjacent house with well + septic; corral and livestock next to well on other property.
- Does domestic water come from wells or rivers?
- Are you taking into consideration low water times? Water is #1
- Our plumber says wells are going dry on the South Fork. We don't want more folks hauling more water.
- Why are 1-acre lots more productive? Weeds; maintaining larger parcels; dust bowls.
- Need to follow through with what we say we want.
- Most Clark residence want Clark to stay the same with some flexibility in farming and ag support business. No Industry!
- People did not like the three different Lot sizes that were presented. Many would like a lot sizes between 3 and 35 acres
- Many people are worried about the moratorium with NWRW
- Subdivisions of land should expand from the city and not fragment agriculture/wildlife areas.
- Dense development should occur closer to the cities where there are available resources for the development of the homes.
- How will "near municipalities" be defined? Specific language needed to keep the development closely near or within the municipal boundary.

HOUSING

- How does building code relate to affordable housing? (Section 8/low income)
- Not interested in the County spending money on housing, but may be okay with other options.
- What is the definition of "affordable" housing?
- Short term rentals are causing employers to have difficulty getting staff. The employees are priced out.
- Do we have numbers on the 6-monthers?

LARGE-SCALE UTILITIES

- Get ahead of technology; don't need to be so old western in one's thinking.

- Most people Wapiti and Southfork do not want major utilities such as solar and communication towers near them.
- Don't want it here, adverse health effects to people, livestock, wildlife, birds
- Don't want it here, adverse health effects to people, livestock, wildlife, birds

OUTDOOR RECREATION

- Keep all public access points and create more.
- Work to develop opportunities for recreation, trailheads, plow access in winter to trail heads.

PROCESS

- Don't quite understand (the content and questions)
- Don't understand the categories, confusing (lots of heads shaking in agreement)
- Confusing
- "I don't know" whispers of confusion.
- You flipped the answers on the questions - now limited and proactive mean something different.
- Some people found the questions to be misleading and are afraid that their answers will be interpreted in different ways

SHORT-TERM RENTAL

- People in the Northfork were split between allowing more short-term rentals.
- Short-term rental guests generate income for Park County. Important to provide recreational opportunities for tourists and locals.

WILDLIFE

- Safe wildlife fencing
- Fence, save passages for migration
- Wildlife is important as is their habitat, however they are very resilient.
- This area is 2nd only to the Serengeti of Africa in terms of animal migration. Unbelievable. Park county should be very careful moving forward not to mess this up.
- Wildlife corridors considered, fencing, water conservation.

Virtual Community Meeting

GROWTH MANAGEMENT

- When I am thinking of regulatory action, I don't have an issue with subdivision or subdivision lot size, I am thinking about regulating vacation rentals. Which option should I be choosing?

LARGE-SCALE UTILITIES

- Are you going to ask the same questions for oil and gas development? Why single out renewables? There should be regulations on how oil and gas is developed because there is a lack of transparency in oil and gas.

OUTDOOR RECREATION

- If the county is going to increase access to areas then they need to also take ownership of the roads used to get there.