

MEETEETSE LOCAL PLANNING AREA LAND USE PLAN AND POLICY STATEMENT

May 21, 1996

CERTIFICATION (APRIL 8, 1996)

THE PARK COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THE MEETEETSE LOCAL PLANNING AREA LAND USE PLAN AND POLICY STATEMENT AS AN AMENDMENT TO "PARK COUNTY LAND USE PLANNING", ADOPTED DECEMBER 20, 1978, TO THE BOARD OF PARK COUNTY COMMISSIONERS, CITY OF CODY, CITY OF POWELL, TOWN OF MEETEETSE, TOWN OF FRANNIE, U.S. FOREST SERVICE, BUREAU OF LAND MANAGEMENT, BUREAU OF RECLAMATION, U.S. FISH AND WILDLIFE SERVICE, STATE OF WYOMING AND NATIONAL PARK SERVICE.

THE MEETEETSE LOCAL PLANNING AREA LAND USE PLAN AND POLICY STATEMENT SHALL BE USED AS GUIDANCE IN THE DEVELOPMENT OF OTHER ELEMENTS OF THE COMPREHENSIVE PLAN FOR PARK COUNTY AND SHALL NOT BE USED TO REVIEW LAND USE CLASSIFICATIONS, RECLASSIFICATIONS, PLANNED UNIT DEVELOPMENTS, AND SUBDIVISIONS UNLESS THE MEETEETSE LOCAL PLANNING AREA LAND USE PLAN AND POLICY STATEMENT IS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE "PARK COUNTY DEVELOPMENT STANDARDS AND REGULATIONS".

COLIN SIMPSON, CHAIRMAN
PARK COUNTY PLANNING AND ZONING COMMISSION

ADOPTION

ADOPTED BY THE BOARD OF PARK COUNTY COMMISSIONERS THIS 21ST DAY OF MAY, 1996.

BOARD OF COUNTY COMMISSIONERS
PARK COUNTY, WYOMING


BERYL CHURCHILL, CHAIRMAN

FILE DATE: 05/23/1996 FILE TIME: 01:10
PARK COUNTY, WY, MARIE FONTAINE - COUNTY CLERK

PAGE #: 0003 OF 0041
DOC #: 1996 2925

**A RESOLUTION ADOPTING THE MEETEETSE LOCAL AREA LAND USE PLAN AND
POLICY STATEMENT**

WHEREAS, the Park County Board of County Commissioners held a public hearing May 21, 1996 to consider, under the criteria of *the Park County Development Standards and Regulations*, public testimony concerning the Meeteetse Local Area Land Use Plan and Policy Statement; and

WHEREAS, the public hearing was properly noticed pursuant to the requirements of the *Park County Development Standards and Regulations* and W.S. § 18-5-202(b); and

WHEREAS, the process used to develop the Meeteetse Local Area Land Use Plan and Policy Statement has given the public various forums and substantial opportunity to participate in the development of the Meeteetse Local Area Land Use Plan and Policy Statement; and

WHEREAS, the Park County Planning and Zoning Commission certified the Meeteetse Local Area Land Use Plan and Policy Statement to the Board of County Commissioners on April 8, 1996 as a basis for guiding the preparation, content and direction of other elements of the Comprehensive Plan for Park County, Wyoming and recommended that the Board of County Commissioners adopt said Land Use Plan and Policy Statement; and

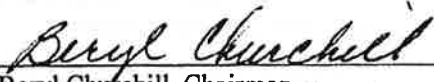
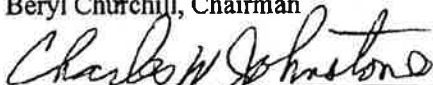
WHEREAS, the Board of County Commissioners found:

1. The Meeteetse Local Area Land Use Plan and Policy Statement meets the general purpose of creating coordinated and harmonious development of the area under study and of the County as a whole;
2. The Meeteetse Local Area Land Use Plan and Policy Statement promotes the health, safety, prosperity, and general welfare of the County's residents, as well as the efficiency and economy in the use of land and its natural resources;
3. The Meeteetse Local Area Land Use Plan and Policy Statement encourages a well balanced, prosperous economy for Park County;
4. The Meeteetse Local Area Land Use Plan and Policy Statement preserves and enhances Park County's unique character and protect its natural environment; and
5. The Meeteetse Local Area Land Use Plan and Policy Statement as an amendment to *Park County Land Use Planning*, adopted December 20, 1978 by the Park County Commissioners, is consistent with said planning document.

NOW, THEREFORE, based on the foregoing, the Board of Park County Commissioners, hereby adopts the attached copy of the Meeteetse Local Area Land Use Plan and Policy Statement.

ADOPTED by the Board of Park County Commissioners this 21st day of May, 1996.

BOARD OF COUNTY COMMISSIONERS
PARK COUNTY, WYOMING


Beryl Churchill, Chairman

Charles W. Johnstone, Commissioner



Jill Shockley Siggins, Commissioner

Jay R. Moody
Jay R. Moody, Commissioner

John J. Winninger
John J. Winninger, Commissioner

ATTEST:

Marie Fontaine
Marie Fontaine, Park County Clerk

ACKNOWLEDGMENT

State of WYOMING)
) ss
County of PARK)

The foregoing A RESOLUTION ADOPTING THE MEETEETSE LOCAL AREA LAND USE PLAN AND POLICY STATEMENT was acknowledged before me by Beryl Churchill, Charles W. Johnstone, Jill Shockley Siggins, Jay R. Moody, and John J. Winninger this 21st day of May, 1996.

Witness my hand and official seal.

Marie Fontaine
Marie Fontaine, County Clerk
My commission expires: 1-4-99

MEETEETSE LOCAL PLANNING AREA.....	3
HISTORIC REFERENCE.....	3
GOALS, OBJECTIVES AND POLICIES.....	4
NATURAL RESOURCES (LANDSCAPE DESCRIPTION).....	4
ENVIRONMENT (LANDSCAPE DESCRIPTION).....	4
PUBLIC LAND (LANDSCAPE DESCRIPTION).....	5
PRIVATE LAND (LANDSCAPE DESCRIPTION).....	5
ECONOMICS (PRODUCTION DESCRIPTION).....	6
GOVERNMENT (QUALITY OF LIFE).....	7
CULTURAL IDENTITY (QUALITY OF LIFE).....	7
COMMUNICATIONS (PRODUCT DESCRIPTION).....	7
RECREATION (QUALITY OF LIFE/PRODUCTION DESCRIPTION).....	7
ARTS AND HUMANITIES (QUALITY OF LIFE).....	8
HISTORIC PRESERVATION (QUALITY OF LIFE/LANDSCAPE DESCRIPTION).....	8
TRANSPORTATION (QUALITY OF LIFE).....	8
POPULATION (QUALITY OF LIFE).....	8
HOUSING (QUALITY OF LIFE).....	9
POLICE, CRIMINAL JUSTICE AND EMERGENCY PLANNING.....	9
FIRE PROTECTION (QUALITY OF LIFE).....	9
HEALTH AND HUMAN SERVICES (QUALITY OF LIFE).....	9
EDUCATION (QUALITY OF LIFE).....	10
WASTEWATER (LANDSCAPE DESCRIPTION).....	10
SOLID WASTE (PRODUCTION DESCRIPTION).....	10
LAND USE PLANNING IN THE MEETEETSE LOCAL PLANNING AREA.....	11
LOCAL AREA ADVISORY COMMITTEE.....	11
REVIEW OF ANY NEW OR PROPOSED ACTION, DEVELOPMENT, OR SUBDIVISION IN THE MLPA.....	11
CUSTOM AND CULTURE.....	13
CUSTOM AND CULTURE DEFINED.....	13
MEETEETSE LOCAL PLANNING AREA CUSTOM AND CULTURE.....	14
<i>EARLY NATIVE AMERICANS AND INHABITANTS</i>	14
<i>STORES, SCHOOLS, POST OFFICE</i>	15
<i>RANCHING AND FARMING</i>	17
<i>WATER</i>	18
<i>TIMBER</i>	18
<i>MINING</i>	19
<i>OIL AND GAS INDUSTRY</i>	19
<i>HUNTING AND RECREATION</i>	25
APPENDIX I: MAP OF MEETEESTE LOCAL PLANNING AREA AND PARK COUNTY, WY.....	26
APPENDIX II: PLANNING BACKGROUND.....	27
APPENDIX III: HOLISTIC RESOURCE PLANNING AND MANAGEMENT MODEL.....	28
APPENDIX IV: DEFINITIONS.....	29
APPENDIX V: STATUTORY REFERENCES.....	32

MEETEETSE LOCAL PLANNING AREA

The boundary of the Meeteetse Local Planning Area (MLPA) will coincide with the legally described boundary of Meeteetse School District 16, and the Meeteetse Conservation District, and is defined as a geographic unit of land, and is depicted on the Local Planning Area Map in Appendix 1. The Meeteetse Planning Area is legally described as follows:

Starting at N.W. corner of T.49N., R.104W., thence S. to N.E. corner of Sec. 24, T.49N., R.105W., thence W. to N.W. corner of Sec. 23, T.49N., R.105W., thence S. to S.W. corner of Sec. 35, T.49N., R.105W., thence W. to N.W. corner of Sec. 4, T.48N., R.105W., thence S. to S.W. corner of Sec. 33, T.48N., R.105W., thence W. to N.W. corner of T. 47N., R.105W., thence S. to the county boundary, thence along county boundary S.E., thence N.E., thence N. to N.E. Corner of T.51N., R.98W., thence W. to N.W. corner of T.51N., R.99W., thence S. to N.E. corner of Sec. 13, T.50N., R.100W., thence W. to N.W. corner of Sec. 18, T.50N., R.101W., thence S. to N.E. corner of Sec. 36, T.50N., R.102W., thence W. to S.E. corner of Sec. 30, T.50N., R.102W., thence N. 1 mile, thence W. 1 mile, thence N. 1 mile, thence W. to N.W. corner of Sec. 21, T.50N., R.103W., thence S. to S.W. corner of Sec. 33, T.50N., R.103W., thence W. to beginning point.

As contemplated in the resolutions of Park County, and the Wyoming Statutes, one hundred fifty-seven citizens of the MLPA petitioned the Park County Planning and Zoning Commission to certify the *Meeteetse Local Planning Area Land Use Plan and Policy Statement* and recommend its adoption to the Park County Board of County Commissioners.

HISTORIC REFERENCE

The MLPA Ad Hoc Committee, created through a public participation process sponsored by the Park County Board of County Commissioners, established goals, objectives and policies for its part of the Park County comprehensive planning effort.

The *Meeteetse Local Planning Area Land Use Plan and Policy Statement* hereby incorporates by reference Page 1, PARK COUNTY LAND USE PLANNING, adopted December 20, 1978 by the Park County Commissioners, a copy of which appears in the Appendix 2.

The following goals, objectives, and policy were sought and established through an open and public participation process recommended and supported by the Park County Board of County Commissioners and the Park County Planning and Zoning Commission, and the members of the MLPA Ad Hoc Committee, and the public of the MLPA. The MLPA Ad Hoc Committee was created by a voluntary process sponsored and administrated by the Park County Planning Office and the Board of County Commissioners. In the MLPA, the members of the MLPA Ad Hoc Committee met several times starting November 15, 1993, and continuing on December 12, 1993, January 3, 1994, January 31, 1994, March 22, 1994, April 6, 1994, April 17, 1994 and May 1, 1994. The purpose of the MLPA Ad Hoc Committee was to establish goals, objectives and policies relative to issues established by earlier meetings throughout the county. The MLPA Ad Hoc Committee did establish goals, objectives, and policies, and following the adoption of the *Meeteetse Local Planning Area Land Use Plan and Policy Statement* was dissolved by the Park County Board of County Commissioners and the appointed Park County Planning and Zoning Commission.

GOALS, OBJECTIVES AND POLICIES

The following goals, objectives and policies relative to the sustained development, planning, and uses of land are applicable in the Meeteetse Local Planning Area.

Natural Resources (Landscape Description)

GOAL #1: Involve our local and state government in the planning and management of the natural resources within the MLPA. Advance freedom to use and develop our cultural capabilities and the production of renewable natural resources in the MLPA.

OBJECTIVE #1: Involve the local citizens and the local governments in the management of the natural resources in the MLPA.

POLICY #1: The Board of County Commissioners, Planning and Zoning Commission, and MLPA Advisory Committee should encourage local, state and federal governmental agencies to manage the natural resources in the MLPA for optimal sustained use.

POLICY #2: The Board of County Commissioners, Planning and Zoning Commission, and the MLPA Advisory Committee should coordinate, cooperate, and consult with the local soil and water conservation district, state, and federal government agencies, commissions and committees in land use planning and implementation actions that affect the natural resources in the MLPA.

POLICY #3: The Board of County Commissioners, Planning and Zoning Commission, and MLPA Advisory Committee should support management of renewable and non-renewable natural resources to provide for the economic well-being, the local custom, culture and changing physical characteristics of the MLPA, as well as, to reduce the dependence on foreign renewable and non-renewable natural resources.

POLICY #4: The MLPA Advisory Committee will employ and utilize the *Holistic Resource Planning and Management Model* in reviewing any new or proposed action, development, and/or subdivision of land in the MLPA. In addition, it is recommended that the Park County Planning and Zoning Commission and Board of County Commissioners employ and utilize the *Holistic Resource Planning and Management Model* in reviewing any new or proposed action, development, and/or subdivision of land in the MLPA.

Environment (Landscape Description)

GOAL #1: Allow the orderly and planned development, use, re-use, and conservation of the renewable and depletable resources, and consider the quality of human life in light of the sustained use and/or depletion of said resources in the MLPA.

OBJECTIVE #1: Consider the interrelationships and co-relationships of soils and water for the production of crops and forage, food and fiber, grazing, wildlife, fisheries, livestock, timber, recreation, and human consumption (renewable resources) in regards to the overall sustained development of the MLPA.

OBJECTIVE #2: Maintain the tax base, the custom and culture, the human and physical environment of the MLPA through the use of the renewable resources (e.g., soil, water, food and fiber), as well as depletable resources (e.g., petroleum, natural gas, coal, constructive materials, industrial minerals, and precious and semi-precious metals and stone).

OBJECTIVE #3: Support aesthetically pleasing scenery by encouraging the preservation of agriculture and related industries.

POLICY #1: As required by state and federal law, land use decision making and planning process conducted by federal, state and local governmental agencies in the MLPA should include the preparation, use, and

FILE DATE: 05/23/1996 FILE TIME: 01:10
PARK COUNTY, WY, MARIE FONTAINE - COUNTY CLERK

PAGE #: 0006 OF 0041
DOC #: 1996 2925

continual updating of accurate and sound resource inventories by those agencies in cooperation and coordination with the public and local governments of the MLPA.

POLICY #2: The development of the MLPA for the greatest benefit of its citizens will be guided by the ecosystem foundation blocks. The ecosystem foundation blocks include: the water cycle, mineral cycle, energy flow, and succession which either drives mankind or is driven by mankind in a constant interaction with the ecosystem.

POLICY #3: The MLPA Advisory Committee will employ and utilize the *Holistic Resource Planning and Management Model* in reviewing any new or proposed action, development, and/or subdivision of land in the MLPA. In addition, it is recommended that the Park County Planning and Zoning Commission and Board of County Commissioners employ and utilize the *Holistic Resource Planning and Management Model* in reviewing any new or proposed action, development, and/or subdivision of land in the MLPA.

Public Land (Landscape Description)

GOAL #1: Support the implementation of Wyoming Statute § 36-12-101 et seq. a copy of which appears in the Appendices.

OBJECTIVE #1: The Board of County Commissioners, Planning and Zoning Commission, and MLPA Advisory Committee will support the provisions of the legal, binding, and applicable provisions of the Wyoming Statutes in their application to the antonymous federal control of public lands within the MLPA.

POLICY #1: The multiple use concept is determined to be the primary consideration in planning for the public land use in the MLPA. All planning processes employed in the MLPA should, to the extent possible, allow equal footing and consideration for public land managers and private landowners.

POLICY #2: While providing recreational and other opportunities for residents and visitors, the applicable federal, state and local agencies should determine that their management practices of public lands will mitigate impacts to affected private landowners within the MLPA.

POLICY #3: Access points and routes to public lands will be evaluated to mitigate impacts on affected private and public lands, as well as, properly and adequately serving the various public land users.

POLICY #4: The MLPA Advisory Committee will employ and utilize the *Holistic Resource Planning and Management Model* in reviewing any new or proposed action, development, and/or subdivision of land in the MLPA. In addition, it is recommended that the Park County Planning and Zoning Commission and Board of County Commissioners employ and utilize the *Holistic Resource Planning and Management Model* in reviewing any new or proposed action, development, and/or subdivision of land in the MLPA.

Private Land (Landscape Description)

GOAL #1: An important objective of government is the protection of private property rights as provided in the United States Constitution and the Wyoming State Constitution and as defined in the Federalist Papers.

OBJECTIVE #1: Protect and preserve the private property rights in the MLPA.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should evaluate existing land use in order to holistically project and manage the future development and land usage of the MLPA.

POLICY #2: The MLPA Advisory Committee will employ and utilize the *Holistic Resource Planning and Management Model* in reviewing any new or proposed action, development, and/or subdivision of land in the MLPA. In addition, it is recommended that the Park County Planning and Zoning Commission and Board of County Commissioners employ and utilize the *Holistic Resource Planning and Management Model* in reviewing any new or proposed action, development, and/or subdivision of land in the MLPA.

Water (Production Description)

GOAL #1: Create a county-wide Comprehensive Water Plan as contemplated in the 1978 Park County Land Use Planning for the MLPA.

GOAL #2: Protect ground water and surface water from sewage contamination.

OBJECTIVE #1: Save our water.

OBJECTIVE #2: The MLPA Comprehensive Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should recommend new technology for wastewater treatment and disposal and should provide voluntary technical assistance to distributors of wastewater in the MLPA.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners support the present state law and regulatory system administering the use and ownership of all surface and ground water within the State of Wyoming, and recognize that the protection and development of the MLPA's water resources are essential to MLPA's short and long term economic and cultural viability.

POLICY #2: The protection and preservation of existing water rights and water uses within the MLPA is of primary importance to economic and cultural well-being. Therefore, transfers or abandonment in water use should be carefully considered in relationship to the history, traditions, and culture of the County of Park and the MLPA.

POLICY #3: Any federal proposed actions, listing processes, designation of Wild and Scenic Rivers, and all state and federal policies regarding riparian management in the MLPA would be coordinated with and would consider all locally adopted water use plans of the County of Park, the local soil and water conservation district, and any other locally affected governmental entity.

POLICY #4: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners may prepare plans for the protection of all aquatic and other Threatened and Endangered species within the MLPA.

POLICY #5: Federal and state agencies managing waterways and wetlands containing Threatened and Endangered species should coordinate, pursuant to existing law and/or regulations, their management and implementation activities and plans in the MLPA with the County of Park.

POLICY #6: The Board of County Commissioners should actively pursue the acquisition of new water storage to provide water, power, and recreation for future economics and cultural growth.

POLICY #7: The Board of County Commissioners should be notified of all state, interstate, and federal actions that have any relationship to the water in the MLPA, prior to such actions or planning processes being initiated by said entities.

POLICY #8: It is the intent of the Board of County Commissioners that they assist federal and state agencies in the planning and management of the MLPA natural, cultural, and economic resources.

POLICY #9: Any new or proposed action, development, or subdivision of land in the MLPA will be evaluated for the effects on water availability, consumption, disposal, and sustainability.

Economics (Production Description)

GOAL #1: Coordinate local, state, and federal land use planning and decisions with the economic needs of the present and future residents of the MLPA.

OBJECTIVE #1: Encourage the acquisition of labor intensive manufacturing and the exploration and development of existing natural resources in the MLPA.

OBJECTIVE #2: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners will use updated economic data and information relevant to planning in the MLPA.

POLICY #1: Recognize the rights of private property owners within the MLPA through the limitation and control of local, state, and federal government regulations.

FILE DATE: 05/23/1996 FILE TIME: 01:10
PARK COUNTY, WY, MARIE FONTAINE - COUNTY CLERK

PAGE #: 0008 OF 0041
DOC #: 1996 2925

Meeteetse Planning Area Page #6

POLICY #2: The Board of County Commissioners and other affected or interested local governmental entities, in cooperation with the private landowner in the MLPA, should consider the taking of private land by regulatory action or in-action, protect the residents from government regulation which unduly infringes on private property rights, impedes the economic development of the MLPA, and/or prevents the multiple use of public lands in the MLPA.

Government (Quality of Life)

GOAL #1: Support the concept of the local government as the primary and fundamental unit of government, and that local people have the ability to govern themselves.

OBJECTIVE #1: Encourage the education of the public on the basic fundamentals of responsible government.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should cooperate, coordinate, and consult within the County of Park, employing the concept of local self-government.

Cultural Identity (Quality of Life)

GOAL #1: Consider the custom and culture of the MLPA in all forms of planning considerations and processes in the MLPA.

OBJECTIVE #1: Identify the custom and culture of the MLPA, and develop and retain its cultural identity.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should respect the local custom and culture of the MLPA.

Communications (Product Description)

GOAL #1: Encourage the availability of advancing communication technology to the citizens of the MLPA.

OBJECTIVE #1: Encourage updated communications technology.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission and the Board of County Commissioners should encourage safe and modern communications technology.

Recreation (Quality of Life/Production Description)

GOAL #1: Acknowledge that recreation is an integral part of multiple use on private land and lands managed by federal, state, and local governmental agencies within the MLPA.

OBJECTIVE #1: Support private recreational enterprise and developments on lands managed by federal, state, and local governmental agencies.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should encourage private investment in recreation on the public lands, as an alternative to, or in conjunction with local tax supported recreational enterprises.

POLICY #2: The Board of County Commissioners should promote and support recreation as a multiple use integral to lands managed by federal, state, and local government agencies.

Arts and Humanities (Quality of Life)

GOAL #1: Recognize the arts and humanities are an important part of every day living in the MLPA.

OBJECTIVE #1: Encourage public and private funding for the arts and humanities in MLPA.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should support and, where possible, publicly fund the arts and humanities in the MLPA.

Historic Preservation (Quality of Life/Landscape Description)

GOAL #1: Retain those historic resources which preserve the MLPA custom and culture without inhibiting MLPA's continued economic growth.

OBJECTIVE #1: Uphold private property rights and protect our quality of life in the MLPA.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should support the use of historic resources including the renewable and non-renewable natural resources and man-made resources within the MLPA, and cooperate, consult and coordinate with the federal governmental agencies pursuant to the National Environmental Policy Act and the Regulations of the Council on Environmental Quality for all local historic resources in the MLPA.

POLICY #2: The Board of County Commissioners should adopt regulatory standards which support the custom and culture and sustained economic growth in the MLPA.

Transportation (Quality of Life)

GOAL #1: Improvement of the county road infrastructure within the MLPA.

OBJECTIVE #1: Induce more local public involvement in prioritizing county road maintenance and construction funds.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission and the Board of County Commissioners should evaluate the use of private sector contractors for the construction and maintenance of county roads in the MLPA.

Population (Quality of Life)

GOAL #1: Coordinate development decisions with the sustained economic needs of the MLPA, thereby providing employment opportunities for a cross section of ages, talents, education, and experience.

OBJECTIVE #1: Encourage diversity of employment opportunities within the MLPA.

FILE DATE: 05/23/1996 FILE TIME: 01:10

PARK COUNTY, WY, MARIE FONTAINE - COUNTY CLERK

PAGE #: 0010 OF 0041

DOC #: 1996 2925

Meeteetse Planning Area Page #8

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should coordinate and cooperate with state and federal agencies in order to enhance, sustain, and protect employment and the local tax base derived from the lands relied upon those employed or underemployed.

POLICY #2: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners in cooperation with the citizens of the MLPA, should develop demographic data in order to logically project future population growth and related development potentials.

POLICY #3: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should support the implementation of Wyoming Statute Title 36, Chapter 12, 101-109, commonly referred to as the Management of Certain Public Lands Act, a copy of which appears in the Appendices.

Housing (Quality of Life)

GOAL #1: Support the development of available and adequate housing by the private sector.

OBJECTIVE #1: Allow housing in the MLPA to meet the needs of the community with community pride, and consider innovative housing alternatives.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners will plan to ensure that socio-economic interests are considered in conjunction with private property rights in the MLPA.

Police, Criminal Justice and Emergency Planning

The MLPA did not create goals, objectives and policies for police, criminal justice or emergency planning, as they were found to be outside the bounds of the *Meeteetse Local Planning Area Land Use Plan and Policy Statement*.

Fire Protection (Quality of Life)

GOAL #1: Support the local fire protection district with an added emphasis on the continued funding of the district.

OBJECTIVE #1: Maintain the fire protection readiness in the MLPA.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should obtain land use, demographics and population projections for use in planning for the future funding of the fire protection district.

Health and Human Services (Quality of Life)

GOAL #1: Place more emphasis on local health and human services in the MLPA within local budgetary constraints, in order to reduce travel time experienced by the citizens of the MLPA.

OBJECTIVE #1: Improve the availability of emergency medical and other health care services in the MLPA within local budgetary constraints.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners will promote the access of ambulance service, increase in the number of first responders and emergency medical technicians, and support for the County Public Health Office to provide more services to the MLPA within local budgetary constraints.

Education (Quality of Life)

GOAL #1: Provide quality education for K - 12 students. Maintain and enhance educational opportunities at Northwest College for the citizens of the MLPA.

OBJECTIVE #1: Retain, sustain, and maintain our existing local school districts in the County of Park.

POLICY #1: The citizens of the MLPA support the expansion of the tax district for Northwest College to include Big Horn, Washakie, and Hot Springs Counties, and/or adjust tuition for out-of-county/district students.

POLICY #2: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should encourage economic growth so families with children can afford to live and work in MLPA, thereby sustaining our local school district.

POLICY #3: The citizens of the MLPA requests that our elected officials represent our desires regarding educational needs to the appropriate governmental agencies.

Wastewater (Landscape Description)

GOAL #1: Protect ground and surface water from sewage contamination.

OBJECTIVE #1: Encourage existing and new technologies for wastewater treatment and disposal.

POLICY #1: Maintain county control of on-site wastewater permitting and inspections through the county adopted small wastewater program.

Solid Waste (Production Description)

GOAL #1: Support the local landfill while researching the viable alternatives to government subsidization of solid waste disposal.

OBJECTIVE #1: Keep local control of the county landfill near Meeteetse.

POLICY #1: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners encourage a county-wide recycling center, and the possibility of private enterprise, operating landfills, if county funding becomes unavailable for landfill operations and/or state and federal regulations allow private operation.

POLICY #2: The MLPA Advisory Committee, the Park County Planning and Zoning Commission, and the Board of County Commissioners should plan cost effective measures to keep the local landfill open to the citizens of the MLPA.

LAND USE PLANNING IN THE MEETEETSE LOCAL PLANNING AREA

Park County, Wyoming is governed by the Park County Board of County Commissioners that has statutory authority to either forcibly regulate the use of land to promote the public health, safety, morals and general welfare, or allow the use of land by the owners thereof in a modestly regulated and morally responsible environment, where respect for the rights of all citizens is paramount, thereby promoting the public health, safety, welfare, and general morals.

The Park County Commissioners are required by Wyoming Statute § 18-5-301 et seq. to regulate the subdivision of land within all the private lands in Park County, Wyoming. In addition, the MLPA recognizes that Wyoming Statute § 18-5-201 et seq. authorizes the Board of County Commissioners to regulate the use of land within Park County, Wyoming. The MLPA believes that the use and subdivision of land requires a minimum regulatory intrusion, and believe the MLPA can be governed by the provisions of the Wyoming Statute, Real Estate Subdivision Act, §18-5-301 et seq.. Any land use or subdivision regulations adopted and enforced in the MLPA should incorporate the ideas and review mechanisms herein recommended.

Local Area Advisory Committee

The Board of County Commissioners will appoint a new MLPA Advisory Committee upon the adoption of the *Meeteetse Local Planning Area Land Use Plan and Policy Statement* in compliance with existing standards or regulations adopted by the Board of County Commissioners. The MLPA Advisory Committee will consist of five (5) members, all of which will be residents in the MLPA. At least four (4) of the members should reside in the unincorporated area of the MLPA. The members appointed by the Board of County Commissioners will act until their replacement by the Board of County Commissioners, or by petition signed by twenty-five or more residents of the MLPA accepted and approved by the Board of County Commissioners. The members will meet in an open, timely, well publicized, and public forum to perform evaluations and make recommendations to the Park County Planning and Zoning Commission, and the Park County Board of County Commissioners when any new action, development, or subdivision of land is proposed in the MLPA, or for proposed amendments to the Meeteetse Local Planning Area - Land Use Plan. The recommendation of the MLPA Advisory Committee will be held in high regard by the Park County Planning and Zoning Commission, and the Board of County Commissioners as the MLPA Advisory Committee will have exercised great care in forming their recommendation through thoughtful complete and comprehensive review and evaluations.

Review of Any New or Proposed Action, Development, or Subdivision in the MLPA

The MLPA Advisory Committee, the Planning and Zoning Commission, and the Board of County Commissioners will utilize a review process which allows the measure and evaluation of any proposed or new action, development, or subdivision of land in light of the sustained development of the MLPA, and in a manner consistent with the constitutional and civil rights of the citizens of MLPA. The intent of the *Meeteetse Local Planning Area Land Use Plan and Policy Statement* and the application of the review process is to ensure the promotion of the physical environment and the human environment including the customs, culture and economic stability of the MLPA. The intent is also to require federal and state agencies to abide by the laws and regulations that require their cooperation, coordination, and joint planning on all public lands within the MLPA, and insure the mitigation measures which protect the citizens of the MLPA from adverse effects, and promised as part of state and federal actions, are implemented. The MLPA Advisory Committee will employ and utilize the *Holistic Resource Planning and Management Model* in reviewing any new or proposed action, development, and/or subdivision of land in the MLPA. In addition, it is recommended that the Park County Planning and Zoning Commission and Board of County Commissioners employ and utilize the *Holistic Resource Planning and Management Model* in reviewing any new or proposed action, development, and/or subdivision of land in the MLPA.

The review process for any proposed or new action, development or subdivision of land in the MLPA will function as follows:

Any new or proposed action, development, and/or subdivision of land will be submitted in a format created by the proponent of the proposed action, development, and/or subdivision of land, which will in turn allow the MLPA Advisory Committee, and the Park County Planning and Zoning Commission, and Board of County Commissioners to review and evaluate the proposed or new action, development, and/or subdivision of land in such a way as to allow the MLPA Advisory Committee, and the Park County Planning and Zoning Commission, and Board of County Commissioners to substantially and equitably rule: that the proposed action, development, and/or subdivision complies with the applicable Wyoming Statutes, and that the proposed action, development, and/or subdivision of land will sustain the overall expansion and growth of the MLPA, that the new or proposed action, development/subdivision of land promotes the public health, safety, welfare, and general morals in the MLPA and that the proposed or new action, development and /or subdivision of land idealizes and coincides with the goals, objectives and policies of the *Meeteetse Local Planning Area Land Use Plan and Policy Statement*.

Once the proponent of a new proposed action, development and/or subdivision of land submits the documentation representing the proposal, the MLPA Advisory Committee will meet, review and evaluate the proposal. The MLPA Advisory Committee will evaluate and review the proposed action, development and/or the subdivision of land with the following process:

1. Test for the sustainability of the community and the proposed action, development and /or subdivision using ecological, social and financial considerations, effects, and impacts that will be created by the proposed action, development and/or subdivision of land. Identify the costs and benefits of the proposed action, development and /or subdivision of land in relation to or the effect on the MLPA. The proponent will be solely responsible to finance any identified costs related to the proposed action, development and/or subdivision of land.

2. The Ecosystem processes: water cycle, mineral cycle, energy flow, and succession will be analyzed and evaluated by the proponent, and the Advisory Committee, and then related to the goals, objectives and policies of the *Meeteetse Local Planning Area Land Use Plan and Policy Statement*. The relationship of the proposed action, development and/or subdivision of land to the goals, objectives and policies of the MLPA must show a positive balance for the MLPA Advisory Committee to make a positive recommendation to the County of Park.

The term, **water cycle**, will include: the existing demands and additional need for water, returns of water to the ecosystem including irrigation and wastewater, the availability of non-appropriated, appropriated, unadjudicated, and adjudicated water reserves/supplies, all in relation to the new or proposed action, development and /or subdivision of land.

The term, **mineral cycle**, will include: the absence or presence of soil and living organisms and condition, the availability of the supply of decomposing plants and animal residues and the presence or lack of energy and the contact/ access to nitrogen, carbon, oxygen, and trace elements/minerals, and the relationships of fire, chemical weathering, the physical forces of the environment - rain, wind, snow and hail, and biological activity; all in relation to the new or proposed action, development and /or subdivision of land.

The term, **energy flow**, will include: the interrelationships of the following: plant organisms on land and water; living creatures - humans, mammals, reptiles, fish, birds and insects; predators including humans; scavengers; and natural decay in their comprehensive relationship with the sun, all in relation to the new or proposed action, development and /or subdivision of land.

The term, **succession**, will include: the process of change and development in the living organism communities, the change of physical and biological patterns from a lower to higher or more complex pattern, or the change from complex to simple patterns and communities, and interaction with the water cycle, mineral cycle and energy flow, all in relation to the new or proposed action, development and /or subdivision of land.

The MLPA Advisory Committee will then provide the Park County Planning and Zoning Commission, and the Board of County Commissioners their recommendation. The time period for meeting, review, evaluation and recommendation will be established by the Planning and Zoning Commission and the Board of County Commissioners. The recommendation of the Park County Planning and Zoning Commission and the final decision of the Board of County Commissioners will be transmitted to the proponent and the MLPA Advisory Committee.

The MLPA Advisory Committee may recommend the tools enabled by human creativity, and money and labor, as listed in the Meeteetse Local Planning Area Holistic Resource Planning and Management Model, to be used by the proponent of a proposed action, development, and/or subdivision of land in order to alter the ecosystem and achieve the goals, objectives, and policies of the *Meeteetse Local Planning Area Land Use Plan and Policy Statement*.

Any approved action, development, and/or subdivision of land will be subject to the applicable guidelines of testing and management in the Meeteetse Local Planning Area Holistic Resource Planning and Management Model in order to determine the tools to apply and ensure the goals, objectives and policies of the *Meeteetse Local Planning Area Land Use Plan and Policy Statement* are achieved. The testing guideline group will be used by the MLPA Advisory Committee and proponent, to determine which tools will be needed or used by the proponent of the proposed action, development, and/or subdivision of land- and the management guidelines group will be used by the MLPA Advisory Committee and proponent, to determine the correct and right ways to utilize the identified tools for the proposed action, development, and/or subdivision of land.

For further in depth definitions of the terms and use of the Meeteetse Local Planning Area Holistic Resource Planning and Management Model, the Meeteetse Local Planning Area Land Use Plan incorporates by reference herein "Holistic Resource Management" Savory, Allan , Island Press, 1988.

CUSTOM AND CULTURE

The MLPA recognizes that the custom and culture of the our community is an integral, dynamic and ever changing part of our daily lives, our past and our future. The purpose and intent of the following definition and recollecting of our custom and culture is to provide the reader/user of the *Meeteetse Local Planning Area Land Use Plan and Policy Statement* a basis from which they will measure the importance of protecting and preserving the important historic, cultural and natural aspects of our local, regional, and national heritage. Without the culture, the citizens of the MLPA would lack a dedication to equality and morality, democracy and political freedom.

The use of land in the MLPA is a product of our continuing culture, and our local economies are sustained, our local government empowered by the continued freedom to exercise our equitable estates and fee title rights to those lands. And without the land, we are not! The MLPA, and the Board of County Commissioners will protect and preserve those sovereign rights.

Custom and Culture Defined

Culture as used herein is defined as the body of customary beliefs, social forms, and material traits including the traditions of racial, religious, and social groups, and their morals, knowledge, customs, religions, law, beliefs, superstitions and art.

Custom as used herein is defined as a usage or practice of the people, which by common adoption and acquiescence, and by long and unvarying habit, has become compulsory, and has acquired the force of a law with respect to the place or subject-matter to which it relates, and a habitual practice, more or less widespread, which prevails within a geographic or sociological area.

Meeteetse Local Planning Area Custom and Culture

EARLY NATIVE AMERICANS AND INHABITANTS

The following is taken from the book: Brand of a Legend, Bob Edgar Section

"The Northern Plains and Rocky Mountains hold a vast rich heritage. A heritage that belongs only to this part of the world. The land itself has many faces. Sometimes it is hard and rugged or grassy and smooth with scattered sage on its gently rolling countenance. It can be broken and desolate or take the form of a raging river or of a trickling stream or be covered with dark forests and deep canyons.

Its moods are constantly changing. They can be as gentle as a new born fawn or carry death in the screaming winds of winter as it sends the endless streams of snow across the frozen land. The valley of the Greybull River was a favorite hunting country of the Mountain Crows and Shoshones. The region supported great herds of buffalo, elk, and mountain sheep, as well as deer, antelope, and bear. Beaver, muskrat, and mink lived in the streams and lakes, while small game and birds were plentiful.

The predators in the region consisted of coyotes, bobcats, badgers, weasels, eagles, hawks, owls, mountain lions, wolves, and bears. The big gray wolves sometimes ran in packs and were often seen in the vicinity of the big game herds, waiting for the opportunity to bring down a weak animal. The bear were blacks, mountain grizzlies, and a now extinct type, known as the plains grizzly. The plains grizzly was larger, lighter in color, and had longer claws than the mountain grizzly. Their claws, which sometimes reached seven inches in length, were highly prized by all, Indians for necklaces.

The first People to Use the Greybull River country probably found their way into the region about 12,500 years ago. They were primarily Mammoth hunting nomads, following the herds of woolly elephants that foraged throughout the area at that time. Other types of extinct animals in the area at that time included camels and a large species of bison, who sometimes had horn spreads up to six feet.

Evidence suggests that the mammoth became extinct in the region between 10,500 and 11,500 years ago. The camels seem to have lasted a little longer. The bison survived, but the size of the animals decreased through the next four or five thousand years, possibly due to a gradual adaptation to changing environment.

These early hunters were no doubt shrewd and had developed methods of trapping bison and killing them with their stone pointed spears. Nomadic hunting people continued to use the region over the past ten thousand years,

Records of their existence has been preserved in various archaeological sites throughout the Big Horn Basin. An archeological crew from the University of Wyoming excavated a Mammoth kill site five miles east of the Big Horn River near Worland, during 1974-75. The radio carbon date from the site was 11,500 years before the present. The Mummy Cave site, located an North Fork

Skirmishes between white trappers and Indians were quite common. The Indian tribes also fought among themselves over hunting grounds, horses, and old tribal grievances. One of the most famous was the Battle of Papypo Butte. Many artifacts have been found on and around the butte in the early nineteen hundreds. In 1927, Lee Wentworth found the grave of a warrior in a small sandstone cove on a hill to the east of the butte. The body was semi-mummified and many of the blue and white pong beads that had decorated the man's warshirt were still in place, partly connected with sinew thread. Laying half buried beside the body, was an early English made flint-lock trade gun.

On August 5, 1973, two partially mummified adult male skeletons were recovered from a small rock shelter which was located an the sandstone cliffs to the south of the butte. The clothing and adornments were well preserved and each had been wrapped in buffalo robes. It seems very probable that these graves are those of warriors killed in the Battle of Papypo Butte.

By the 1850's the heyday of the Rocky Mountain fur trade was over but the American Fur Company continued to operate in tile region until 1864. Among the trappers were Liver Eating Johnson and Pat O'Hara and Harry Yount.

Discovery of gold at Alder Gulch brought fortune seekers as they headed for the gold fields by the thousands. The first wagon train to cross tile Big Horn Basin was led by Jim Bridger in the spring of 1864. This was an immigrant train and consisted of about 300 persons and 62 wagons, leaving Denver in early May with its destination the gold fields near Virginia City, Montana. Four years previous, a government expedition led by Lieutenant Maynadier had failed in an attempt to map a wagon route across the Big Horn Basin. The Bridger Trail was popular with travelers wishing to avoid the hostile Indians who were concentrated along the Bozeman Trail on the east side of the Big Horn Mountains.

The Indians became alarmed at this sudden invasion of their hunting country and fought desperately to hold back the invaders. The treaty of April 29, 1868 at Fort Laramie legalized exclusive Indian possession of an area as far west as the 104th parallel. The following May, another treaty was made by which the whole eastern base of the Big Horn Mountains "was reserved exclusively for their hunting purposes and the whites were prohibited from entering thereon." The summer of 1868 saw a large section of the Wind River country and part of the southern portion of the Big Horn Basin set apart for a reservation for the Shoshones. Entry into the Big Horn Basin without trespassing upon Indian treaty grounds was next to an impossibility.

Nevertheless, in the fall and winter of 1869-1870 a group of prospectors organized in Cheyenne and was called the Big Horn Expedition. Despite orders from the government, the Big Horn Expedition started north on May 20, 1870. In July, they were camped a few miles south of the Greybull River when a troop of 100 cavalry rode into camp. The troops were to turn back the expedition but left after 2 days after deciding that the Big Homers were on the point of dissolution and they did not deem it advisable to exercise force as the gold seekers would be stopped by their own disorganized condition. On July 22nd, two large parties left the central camp. Kuy Kendall led one up the South Fork of the Greybull, and Dexter led the other up the middle branch of the Greybull. Kuy Kendall's men found indications of gold at the head of the South Fork of the Greybull (Wood River?). In spite of this news, dissension in camp began breaking out and the prospectors began splitting up and going different ways. However, they had violated the treaties with the Indians.

The summer of 1873, a reconnaissance trip through northwestern Wyoming was made by the Coups of Engineers to name and map various streams and landmarks. Entries in Captain William A. Jones Journal tell of passing through the Greybull River country and the naming of Gooseberry Creek, Meeteetse Creek, and descriptions of present Carter Mountain and Meeteetse Rim.

While the Captain Jones Expedition was coming to an end, the Mountain Crows were at a treaty council meeting at the Crow agency on Rosebud Creek near the Beartooth Mountains. The head chief at this time was Black Foot. He negotiated to sell the range of mountains (north) to Heart Mountain and Clark's fork. He said, "Those mountains are full of mines. The whites think we don't know about the mines, but we do" (probably the gold discoveries at the heads of Sunlight and Crandall Creek). Later, the Mountain Crows sold the Greybull River portion of their country, but continued to use it for a number of years. When Black Foot was well into his eighties, he developed pneumonia and died on the Greybull River, near the present town of Meeteetse, in the fall of 1877. His wife had died of the same illness on the previous day. Both Black Foot and his wife were buried in a cave. Black Foot's prediction of trouble with the Sioux became reality in the summer of 1876 on the Little Big Horn."

STORES, SCHOOLS, POST OFFICE

The following is taken from the book: Lady of a Legend, Bob Edgar Section.

FILE DATE: 05/23/1996 FILE TIME: 01:10
PARK COUNTY, WY, MARIE FONTAINE - COUNTY CLERK

PAGE #: 0017 OF 0041
DOC #: 1996 2925

Date	Description
1884	ARLAND STORE on Meeteetse Creek, "7 miles from the foot of the Rockies".
6-17-1884	Letter from Arland: "Another store about 4 miles from his"
1884	First School on Meeteetse Creek, set up and paid for by Mrs. Wilson. The teacher was Anna Bradford. The oldest student was 31 years of age.
1993	Present Cowboy Bar built.
1893	Margaret Wilson moved her Post Office down to the north side of the Greybull River.
2-25-1896	Present townsite of Meeteetse surveyed, plotted and recorded in office of John Tillis, County Clerk at Lander, Wyoming.
1897	McNally had a Blacksmith Shop on the south side of the Greybull River.

The following is taken from the book: Red Lodge-Meeteetse Trail by Ester Johansson Murray, March 1985, Updated. March 1995, Rewritten by Meg Nicholson.

Date	Description
May, 1884	Fremont County Commissioners made Meeteetse Trail a County Road from Owl Creek to Stinking Water.
1899-1900	Angus McDonald with Moffett & Meyer (Red Lodge) built a telephone line, Red Lodge-Cody-Meeteetse
3-7-1899	Phone call from "old" Clark to Meeteetse cost 75 cents, Meeteetse was four long rings.

Post Office:

Date	Description
4-4-1882	Otto Franc at Pitchfork (Sweetwater County)
4-9-1883	Otto Franc wrote to Billings Board of Trade and convinced them to build a bridge (Corbett) over Stinking Water. This was very important for the development of Meeteetse.
6-14-1883	Margaret Wilson on Meeteetse Creek (Fremont County)
1884	Mail was carried twice a week from Fort Washakie to Meeteetse by A. J. Reese.
11-10-1885	John Corbett at Arland. Ceased 6-17-1894. This Post Office was moved to Wise (Graves, former Winninger Ranch).
3-14-1892	Margaret Wilson Post Office moved to north side of river.
1888	Mail was carried three times a week from Fort Washakie.
1888	Josh Deane at Sunshine (First)

From Ads in Newspapers:

Date	Description
12-10-1846	John Corbett, Born 12/10/1846, Died 12/15/1910 in Meeteetse home.
4-13-1866	Butch Cassidy (Leroy Parker) born April 13, 1866.
4-23-1885	Meeteetse had a regular mail (stage) line to Billings once a week, W. A. Olden, Superintendent.
1886	The wooden bridge over the Greybull River at Meeteetse was built.
6-3-1893	Mail-Stage ran three times a week.
1904	Charles and George Wilson of Meeteetse started Dry Creek "Halfway House".
8-20-1912	6 cylinder Everett car used on stage line. It replaced horse drawn stage. Max and Frank Thayer, Meeteetse to Burlington Stage.

RANCHING AND FARMING

Ranching is one of the oldest industries in our area's custom and culture. It has sustained our economy when other industries were gone or less active. The ranch families have contributed and supported schools, hospital and other public entities which are funded by our tax revenues. The entire community revolves around our school and it is important to the ranching community.

The following is taken from Bob Edgar Testimony on "Custom And Culture" at Rangeland Reform '94 Hearing, 1994 At Worland, Wyoming

"When the first white explorers observed the Indians in the region we now call Wyoming, they had become horse people, and had great horse herds. When the many clans of a tribe were gathered together there may be in excess of 5,000 horses in the vicinity of the camp. Accounts tell of how the grass and fire wood would be depleted in a short time and the camp would have to move. In 1808, George Druiard recorded a camp of 2,000 Crows at the fork of the Stinking Water River, just above present Cody, Wyoming. If they only ate two meals a day, it would amount to 4,000 meals of wild game meat a day.

It is hard to comprehend the localized impact on an area that this sort of activity would have; or when several thousand buffalo would move into a drainage and stay for a few weeks. Of course the salvation was that they moved on to another place , and another.

Today, if you take a ride around the Big Horn Basin country on a nice day, in June, you will marvel at the beauty of the land. Even in the dry badlands of the basin interior, the hills are green around the eroded clay slopes. The foothills of the mountains are green with thick grass, and wildflowers, of all colors, are everywhere. This ancient land that has had continuous use for over ten thousand years, looks brand new again. You might feel that if heaven doesn't look like this, you would rather stay here.

The Big Horn Basin was opened to for white settlement in 1878. The next year (1879) the Pitchfork Ranch on the Greybull River and the Carter Ranch on the South Fork of the Stinking Water River (Shoshone River) trailed the first cattle into the Big Horn Basin."

Date	Description
1879	Otto Franc established Pitchfork Ranch. He was the first to develop hay meadows and irrigation ditches. He planted alfalfa hay.
1880	Angus McDonald established a ranch on Gooseberry creek
1880	Fred Whitney established the Whit Ranch on the Greybull River.
1881	Harry Cheeseman established a ranch on Wood River. Archibald C. Rogers established the Bar TL Ranch on the Greybull River, about one mile below the mouth of Meeteetse Creek. Andrew B. Wilson established a ranch on Meeteetse Creek.
1882	Richard Ashworth established the "Z BAR T Ranch" on the Greybull River.
1883	Joseph M. Cary (first U.S. Senator from Wyoming) established the "Y U Ranch" on the lower Greybull River.
1883	Colonel William D. Pickett established a ranch at the mouth of Pickett Creek on the Greybull River.
1886	A. A. Anderson established the Palette Ranch on the upper Greybull River.
1886	The first bands of domestic sheep were brought into the Big Horn Basin, one of the earliest being by the Dickey Ranch. By the mid 1890's there were large numbers of sheep in the area.
1891	The Baldwin family established the "91 Ranch" on Rawhide Creek. The name came from the year of establishment.
1899	The May brothers established the "Antlers Ranch" on Wood River, and remains an ongoing family concern today.
1900	The "Webster Ranch" was established and remains in the Webster family today.

Many of these ranches are still operating and have contributed and will continue to contribute to our historic custom and culture, and our local and regional economy.

WATER

Source: Adjudicated Water Rights, State Of Wyoming, State Engineer

Water is the lifeblood of the West and, in turn, our area. Availability and quality of water has a tremendous effect on our economy and the general well-being of all of our citizens.

Date of Adjudication	User	Source	Use
5-1-1883	D. H. Wilson Heir	Meeteetse Creek	Irrigation
4-1-1881	Otto Franc	East Timber Creek	Irrigation
1884	Atwood C. Thomas (Present W Bar Ranch)	Wood River	Irrigation
7-1-1885	Y U Ranch	Greybull River	Irrigation
1888	George Merrill (Changed to Preferred Use, Town of Meeteetse)	Greybull River	Irrigation
1893	Phelps Estate	Little Rawhide Creek	Irrigation
11-3-1904	John Henry Schnitzel	Wood River	Domestic & Power (32 cfs)
6-18-1906	Town of Meeteetse	Greybull River	Municipal
10-12-1906	John Henry Schnitzel	Canyon Creek	Power (17 cfs)

The Upper Sunshine Reservoir was completed in 1939 and has a storage capacity of 53,515 acre feet.

The Lower Sunshine Reservoir. was completed in 1971 and has a storage capacity of 56,874 acre feet. The reservoir was constructed with a dead pool for sedimentation, consisting of a 50 foot tower with a capacity of 2,000 acre feet.

Both of these reservoirs were built by Greybull Valley Irrigation District for the purpose of agricultural irrigation. They both have been paid for by the subscribers who use the water for irrigation within the District. The reservoirs are used frequently for recreational pursuits such as: boating, fishing, sail boarding, jet skiing and ice fishing.

TIMBER

There have been many saw mill operations in our area. Some of the early ones are listed below but others were here, too. They contributed a great deal to our custom and culture and filled a need in our community.

Date	Description
1802	First Saw Mill in this area operated by the Weller family on Meeteetse Creek.
1893	Thurston Saw Mill: Head of Meeteetse Creek
1910	Saw Mill on Enos Creek, "Supply timbers for Oil Derricks and Coal Mines"
1926	George Florida Saw Mill, South Fork of Wood River
1935	Emory & Floyd McLean Saw Mill: Brown Mountain, Wood River
1937	Emory & Floyd McLean Saw Mill: Middle Fork of Wood River. Later operated by Clarence Jensen.

At the present time, 1995, there is one saw mill operating in Meeteetse area owned by Lowell Keller. There are other small operators still in the Big Horn Basin area.

MINING

Mining has played an important part in this area's past. At the peak of the Kirwin era, about 200 people lived there and traveled to Meeteetse to take care of their needs and business. Even though there are no hard rock mines operating at the present time, mining and associated resource production is a strong part of our custom and culture.

Date	Description
1885	William Kirwin made the initial gold discovery at the head of Wood River
1891	William Kirwin & Harry Adams were staking and filing claims
9-7-1891	Kirwin, Adams and 16 others formed Wood River Mining District
2-12-1893	From the "RED LODGE PICKETT": "FROM WOOD RIVER, No Snow to Speak Of and Much Work Being Done. Kerwin, Wyo., Jan. 30: We have had no snow to speak of as yet and a splendid winter, the trail to the mines being open and horses going over it every day. Work is being prosecuted on the Oregon lode, owned by Chapman Bros. and L. D. Montgomery, and they are in about 65 feet. The Columbus lode is also at work with a good showing, a tunnel having been driven about 40 feet. It is owned by James Gambell and John and Andy Chapman. They are also at work on the Buckeye, which is looking well at a distance of 35 feet, and Henry Snityler is at work running a tunnel on Brown mountain. Henry Weiman is in 35 feet on the Bell lode and there is a good showing on J. Clayway's Grey Rock lode at a distance of 20 feet. Richard Fields will soon begin work on the Pickwick lode and has a good body of ore to start on. Peter Perrin, our postmaster, is at work on the Wild Dutchman, and Dan Lee Morse and Joe Cline are running a tunnel on Dundee mountain. F. O. Sharock and partner are at work on their property on Brown mountain, and Wm. Kirwin is about to begin operations on the Sunset lode. John F. Corbett is building a house, 20 X 60 feet, in which he will open a store in the spring. The prospects of the camp are very encouraging, the boys are cheerful and working with a Will."
4-1-1893	From the "RED LODGE PICKETT": "PLACER IN WYOMING Special to The Picket: Arland, Wyo. March 30: There is considerable excitement here over a placer discovery in the vicinity of Washkee needles. South of this place about sixty-five miles, but your correspondent would not advise people to rush in there until more is known about the camp. Several parties have gone from here to investigate and THE PICKET will be advised of the situation later. Parties are arriving here daily seeking homes. The spring is a little backward so far, but range cattle are fat and in good condition."
1902	Gold Reef Mining Company formed. (Greybull River)
1912	Grandpa Petermann's half brother snowshoes out of Kerwin on Christmas Day with others 1932, Emory & Floyd McLean homesteaded and operated a coal mine in Sunshine Basin. 1930's to 1940, Frank Scott operated the Greybull Coal mine about 4 miles above Meeteetse. This mine and the Christoperson mine in the same vicinity was filled in about 1992.

At the present time, 1995, there are no mining operations in this area.

OIL AND GAS INDUSTRY

Oil and gas production has had a tremendous positive impact on our planning area. It has added greatly to our economy, supporting approximately 85% of our tax base for schools, hospitals, fire districts, cemetery and other tax supported state and local entities. The oil and gas industry has added significantly and will continue to add to our custom, culture, and economic well being.

FILE DATE: 05/23/1996 FILE TIME: 01:10
PARK COUNTY, WY, MARIE FONTAINE - COUNTY CLERK

PAGE #: 0021 OF 0041
DOC #: 1996 2925

Little Buffalo Basin Field

The following is taken from the State Geologists Office, Bulletin Number 11, dated 1915. Personal contributions from Virgil Sheppard, Records from Larry Rankine and Production Data from Jack Nicholson.

The development of the Oregon Basin Field began in 1912. There was a well in the Devils Hole 4 miles northeast of Basin, WY. About the same time, oil was discovered in the Grass Creek area.

The first gas well was drilled in Little Buffalo Basin in 1914. It was Frontier #3 and drilled by the Ohio Oil Co. It is now plugged. Gas well #11 was drilled in 1914 by the Ohio Oil Co. and Fullerton Oil Co. and is still producing at this time. Frontier #10 was drilled by Midwest Oil and Gas to a depth of 1,710 feet. Early wells had wooden decks.

Date	Description
5-22-1914	The federal government put a stop on all oil activity on public land by issuing a withdrawal order until it had time to set up some kind of leasing law. At that time, three oil companies were active in the area.
6-5-1914	Slow drilling in the field near Meeteetse with only one oil company now at work that being on private land.
6-19-1914	Ohio Oil Company quits drilling and leaves Little Buffalo Basin Field. Reason given was because of withdrawal of all public lands from entry.
7-3-1914	Flowing oil well in Grass Creek develops interest throughout the Basin area.
7-17-1914	Oil field in Little Buffalo Basin could become America's greatest oil field. Three companies set up and ready to drill are Valentine Oil Co., Ohio Oil Company, and Midwest Oil Company. Drilling could begin at the end of next week. John McFayden "Uncle Jack", head man for the Ohio Oil and Mr. Nicholson, prominent in the affairs of the California or Valentine Co. were in Meeteetse on oil business. The companies are prepared to go down 4 or 5 thousand feet.
7-31-1914	Oil wells make good market. New road into Little Buffalo Basin field is sought out this week by oil crews. The oil is having an impact on development and growth of Meeteetse.
9-4-1914	Immense flow of gas in Little Buffalo Basin field, pressure throws mud high above the derrick and oil men are made happy. There are currently 150 teams running supplies to the two oil fields in this area.
9-12-1914	Gas well fire, Gas Well #9, in Little Buffalo Basin started by lightning hitting wooden well derrick. No major injuries. Reported in True Grit, Worland.
10-16-1914	Gas pipeline proposed to the Town of Meeteetse, Oil company owners are from the mighty gas well of Little Buffalo Basin. E. T. Williams, Casper oil man proposes line to Meeteetse from the Midwest gas well. Needs 40 to 50 customers. The gas well is the best to be found anywhere. If a line were to be laid, the fee would be a small flat rate.
11-20-1914	New oil company to develop Whitney field. The Peerless Oil Company and Development will be looking into producing oil in the Whitney area, upper Greybull Valley.

The following is taken from a visit with Virgil Sheppard who come to Little Buffalo Basin in 1957.

He told of many events that happened while Amoco Oil Company operated the field.

"Many research and experimental projects were done in Little Buffalo Basin. They did the first Dual Completion anywhere in the West on Well #31 which consisted of completing in the Embar and also in the Ten Sleep sands. They had to develop all of the hardware required for this operation as none was available.

In 1962, they built a Gas Compressor Station and started using the gas for injections which were first used in the Embar and the Ten Sleep.

They accomplished one of the first Fire Flood operations. This consisted of pumping natural gas into the Ten Sleep, which was followed by air. They then ignited underground to burn the rock which built tremendous steam pressure. The fire created CO₂ which went into the surrounding wells. The heat of the fire was tested using Temple Sticks, which had differing levels of combustion. They were wrapped in foil. The first one was put down the hole and brought up. It had disintegrated. The same thing happened with the second and third. They decided they had a fire.

Amoco ran one of the first Horizontal Holes in this area on Franc's Fork. This was accomplished with 10 foot long drill collars which were assembled like a knuckle joint. It worked like a chain. It broke and now lies at the bottom of that well. In conjunction with this operation, they used the first Hammer Drill which was a Hydraulic Hammer. It was a tool about 10 feet long. It was not successful."

Amoco bought the Four Bear Field in 1962. Little Buffalo Basin field was sold to Apache Oil Co. in 1991. At the present time, 1995, the Little Buffalo Basin Field is owned by Citation Oil and Gas Corporation.

Four Bear Field

Fourbear Field is located on the extreme west edge of the Big Horn Basin and at the eastern base of the Absaroka range in Park County, Wyoming. The field is approximately 20 miles West of Little Buffalo Basin Field. The field consists of three geologic structures called the North, Middle and South Domes. Of these three domes, the North Dome has the largest productive area, and greatest reserves. It is further delineated from the Middle and South Domes by the Secondary Recovery Area boundary.

The field was discovered by California Exploration Company with drilling of the Fourbear Well No. 1 in 1927-28 in the North Dome. This well encountered shows of oil in the Phosphoria and Tensleep formations before being permanently abandoned June 7, 1928, after unsuccessful attempts to side track hole damage. Fourbear Well No. 2 was spudded 60 feet from Well No. 1 and was completed in an open hole in the Tensleep formation on December 13, 1928, pumping 3 10 BOPD (Barrels Oil Per Day) of 14 degree API crude and no water or gas. Nitroglycerin was used to stimulate this crestal well. During 1929-30 Well No. 2 produced fuel for drilling equipment in the area and was subsequently shut-in due to lack of market for the heavy crude.

The Fourbear Unit was formed January 1, 1934, and California Exploration Company was designated operator. Honolulu Oil Company become unit operator November 9, 1936, when it acquired California Exploration Company's interests.

During 1944-45 Honolulu drilled three more wells in the North Dome to further test field potential. After brief testing periods these wells, No. 3, No. 5 and No. 6, were shut-in because a market for the heavy crude still had not been located.

Madison production was first discovered in 1948 when Well No. 3 was deepened to the limestone formation. The well produced 259 BOPD with no water from four wells (Wells No. 2, No. 3, No. 5, and No. 6). Between 1957 and 1961, Honolulu Oil Company proceeded to rapidly develop the field by drilling 30 wells in the North Dome, the majority on 20-acre spacing. Many wells were dual completed in the Tensleep and Darwin-Madison formations. The first water production was reported in February, 1959. A total of 108 BWPD (Barrels Water Per Day) was reported, with the Darwin-Madison formation of Well No. 9 accounting for 90 percent of it. There is a figure No. 6 illustrating the relationship of water-oil ratio (WOR) to cumulative oil production.

As additional wells were drilled and completed, both oil and water production increased rapidly. Peak production of 10,900 BOPD from the North Dome was reached in April, 1961. Water production had increased to 4,100 BWPD. Both the Tensleep and Darwin-Madison wells were producing substantial amounts of water. Only one dry hole had been drilled to that date, National Cooperative No. 21-1, located on the east flank of the field, was drilled outside the unit boundary and was structurally low with a Tensleep top at +3,266 feet MSL (Mean Sea Level).

Oil production began declining rapidly following the peak reached in April 1961, as water production continued to increase rapidly. By October, 1961 production was 7,900 BOPD and 7,300 BWPD. This six month decline is equivalent to a 47 percent yearly decline.

Pan American Petroleum Corporation, now Amoco Production Company, purchased Honolulu Oil Company's interests in October 1961, and became unit operator. Pan American immediately began drilling 10 additional development wells in the North Dome, and succeeded in halting the steep production decline for a period of six months. Following this, but before the last of the 18 development wells were completed, production began declining rapidly once again. During 1963, production declined from 5,365 BOPD to 2,850 BOPD, again for a decline rate of 47 percent.

Pan American drilled both 20-acre and 10-acre development wells, concentrating mainly on developing the southern half of the North Dome. Three dry holes were drilled: Wells No. 37, No. 40, and No. 49. Wells No. 40 and No. 49 are the two southern-most wells drilled on the North Dome. Another dry hole was drilled outside the unit boundary in March, 1963. This well, Brehm Government No. 1, is located on the northeast flank and is structurally low with a Tensleep top at +3,639 feet MSL. Although a few wells had water free IP's, the majority of wells drilled after 1961 produced water on the initial completion. A table is available listing completion dates and initial potential data for North Dome wells.

The North Fourbear Secondary Recovery Area (SRA) was formed December 27, 1962. This agreement was made between Hunt Oil Company and Pan American Petroleum Corporation to create a unit area in the North Dome where secondary recovery programs would be initiated to attempt to halt the rapidly declining production. Between 1962 and 1965, gas injection, forward combustion, and "huff and puff" steam stimulation tests were attempted. None of these secondary recovery methods proved successful.

As oil production continued to decline from 1962 to 1969, water production remained relatively constant at approximately 10,000 BWPD. A notable exception is the period from April, 1965 to March, 1966, when water production dropped to approximately 8,000 BWPD. Five wells, which had low oil production, were shut-in between February and April, 1965, which explains this change in water production.

In June, 1969, the constant 14 percent decline in oil production experienced since mid-1965 was halted, and production was increased temporarily by installing submersible pumps in six wells.

By 1972, Fourbear production was approximately 1,000 BOPD. Permission to commingle the Tensleep, Darwin and Madison formations, because of high water/oil ratios, was granted in May, 1972. In April, 1973, permission was granted to commingle all five producing formations in the Fourbear field: the Dinwoody, Phosphoria, Tensleep, Darwin, and Madison. Following this, 22 existing wells were perforated in the Dinwoody and Phosphoria by the end of 1974 and were commingled with existing production from the other formations.

A 10-acre infill drilling program was begun in 1973 and involved the drilling of eight wells in the North Dome. These are discussed in detail in a later section. This was the first drilling in the North Dome since 1963 and produced six successful wells. Other work performed during this period was the installation of submersible pumps in three wells and recompletion to the Dinwoody and Phosphoria mentioned above. Production increased from 893 BOPD and 22,173 BWPD in September 1972, to a peak of 2,057 BOPD and 50,961 BWPD in September, 1973. Reserves were increased by an estimated 1,600 MBO (Million Barrels Oil), based on decline curve analysis.

Between May, 1974, and May, 1975, oil production declined from 1,923 BOPD to 1,187 BOPD while water production stayed constant at 46,400 BWPD. This steep annual decline of 38 percent is similar to the decline seen in the early life of the field. Since mid-1975, production has been declining approximately seven percent per year. The extreme decline in production is typical of a fractured reservoir. Water production dropped during 1979 due to the shutting in of high-WOR wells.

During 1980, five additional wells were perforated in the Dinwoody and Phosphoria, and commingled with existing production. Six 10-acre infill wells were drilled during the year and one 5-acre well was drilled. North Dome

production for March, 1981, was 928 BOPD and 69,000 BWPD. The majority of this production is assumed to be from the Tensleep. Production is allocated to individual horizons on the basis of well tests and allocation factors.

A letter, dated July 30, 1959 written to Bureau of Land Management by Honolulu Oil Corporation states: "Honolulu Oil Corporation has concurrently filed with your office Application for Pipeline Rights-of-Way and Pumping Plant Sites Dated July 30, 1959 relating to the construction, operation and maintenance of a crude oil pipeline across lands (legal description inserted here) all of which lands are situated Park County, Wyoming. The construction of said Pipeline and pumping Stations must be commenced on or about August 15, 1959 in order that such construction may be completed before weather conditions become so unfavorable as substantially to delay or to force temporary abandonment of such construction prior to completion of the project. Early completion of the proposed pipeline project will be advantageous to the United States in that royalties payable to the United States for and on account of crude oil produced under United States oil and gas leases embracing lands in the fields served by such pipeline will be increased as a result of the reduction of transportation costs. Accordingly, Honolulu Oil Corporation hereby requests that advance permission to commence construction work on, over, and through the lands of the United States described in said Application and be granted pursuant to Section 244-8 at Title 43 CFR. The pipeline was constructed and Kobbe Construction Company of Meeteetse, WY. constructed the Terminal in Oregon Basin with Pumping Stations at Dry Creek, Gould (Rawhide) and Fourbear. At present, 1995, Fourbear Field is operated by Goldmark Engineering.

Spring Creek South Field

The following is taken from the Wyoming Geological Association; Herb Waterman, Retired Geologist, Casper, Wyoming, June, 1989.

Discovery Well:

Name: C. M. Johnston #2; Location: NW1/4SE1/4SE1/4 (1,085 N/S, 1,225 W/E of SE Corner), Section 11, T.49N., R.102W., Date of Completion: September 10, 1930, Initial Potential: 185 BOPD Tensleep-Pennsylvanian; Total Depth: 4254 feet Amsden, PBTD 4,013' Tensleep; Elevation: 7,151 KB; Casing: 7 at 3,796; Perforations: 3,796-4,013 open hole; Treatment: Unknown, none reported; Pressures: 890 psi (1930), 790 psi (1967), 700 psi (1988) at 0+3,100 feet datum.

General Field Data:

Regional Setting: West flank Bighorn Basin; Other Formations with Shows: None reported; Exploration Method Leading to Discovery: Surface geology; Trap Type: Structural, anticline; Surface Formations: Mesaverde, Cody, Frontier-Cretaceous; Oldest Formation Penetrated Gallatin-Cambrian, Well: Texaco 18 Unit, SE1/4NE1/4SE1/4, Section 11, T.49N., R.102W.; Spacing Order: None; Logging Practice: DLL, SONL, CNLD; Completion Practice: Acidize Phosphoria, Amsden, Madison, sand frac with water or acid in Tensleep; Productive Area: 1040 acres; Number of Producing Wells: 27; Number of abandoned producers: 3; Number of Dry Holes: 5; Number of Shut-in Wells: 12; Number of Disposal Wells: 4; Number Pressure Maintenance Injection Wells: None; Market for Production: Fourbear Pipeline Company; Major operators: Texaco, Inc.

Reservoir Data:

Formation: Tensleep-Pennsylvanian; Lithology: Sandstone; Discovery Date: September 10, 1930; Porosity: 17% average, Range 10-23%; Permeability: 150 md average, Range 1-930 md; Average Pay Thickness: 125 feet; Oil Column: 750 feet; Oil/Water Contact: +2650 to +2750; Gas Oil Ratio: Nil; T49N, R102W Park County, Wyoming, Phosphoria, Tensleep, Amsden, Darwin (Amsden), Madison; Initial Pressure: Unknown; Present Pressure: Unknown; Drive Mechanism: Water; Rw and/or Salinity: 2.03 at 68° F.; Bottom Hole Temperature: 106° F.; Character of oil or gas: Gravity 15.3 API; Pour point <5° F; Viscosity (Saybolt) 2910 sec at 100° F.; Nitrogen: 0.42%; Color: black; Continuity of Reservoir: Continuous; Cumulative Production: 15,406,000 BO; 258,128,000 BW, 5/ 11/89 commingled with Phosphoria; Primary Recovery: 30,155,000 BO; Secondary: None; Estimated Ultimate Recovery: 30,155,000 BO commingled w/Phosphoria; Decline Curve: Appendices.

Reservoir Data:

Formation: Phosphoria-Permian; Lithology: Dolomite; Discovery Date: 1946 Location:

SE1/4NW1/4, Section 2, T.49N., R.102W.; Initial Potential: P 243 BOPD, 7 BWPD
Phosphoria-Tensleep; Perforations: 4139-4215; Treatment: 4000 galb HCL; Porosity 15% average, Range 10-20%;
Permeability: 55 md average, Range 1-103 md; Average Pay Thickness: 15 feet; Oil Column: 800 feet; Oil/Water
Contact: +2820 feet; Gas Oil Ratio: Unknown; Initial Pressure: Unknown; Present Pressure: Unknown; Drive
Mechanism: Water; Rw and/or Salinity: 1.67 at 60 ° F.; Bottom Hole Temperature: Unknown; Character of oil or
gas: Gravity 15 API; Pour point 20 ° F; Viscosity (Saybolt) 3100 sec at 100 ° F.; Sulfur: 3.93%; Nitrogen: 0.44%;
Color: black; Continuity of Reservoir: Semi-continuous; Cumulative Production: 15,406,000 BO, 199,344,000 BW,
5/11/89, commingled w/Tensleep; Primary Recovery: 30,155,000 BO; Secondary: None; Estimated Ultimate
Recovery: 30,155 MBO commingled with Tensleep; Decline Curve: Appendices.

Reservoir Data:

Formation: Madison-Mississippian; Lithology: Limestone; Discovery Date: 1947; Location: NW1/4NW1/4, Section
13, T.49N., R.102W.; Initial Potential: P 250 BOPD Perforations: 4502-4579 open hole; Treatment: None; Porosity:
Low, mostly fracture porosity with a few streaks of matrix porosity. The prolific Madison dolomite reservoirs found
else where in the Big Horn Basin are below the O/W contact at Spring Creek South; Permeability: Unknown;
Average Pay Thickness: Unknown; Oil Column: 300-400 feet; Oil /Water Contact: + 2550 to +2600; Gas Oil Ratio:
Nil; Initial Pressure: Unknown; Present Pressure: Unknown; Drive Mechanism: Water; Rw and/or Salinity: 2.72 @
66 ° F.; Bottom hole temperature: 108 ° F.; Character of oil or gas: Gravity 12.6 API; Pour point: 30 ° F.; Sulfur:
4.29%. Nitrogen: 0.48%; Color: brownish; Continuity of Reservoir: Discontinuous; Cumulative Production: 1355
MBO; 17,503 MBW (5/1/89), Note: 5 wells have produced from the Madison: #6 Unit NW1/4NE1/4SE1/4, Section
11, #17 Unit SE1/4SE1/4, Section 11, #47 Unit SW1/4SW1/4, Section 12, #3 Unit NW1/4NW1/4, Section 13, and
#12 Unit NE1/4NE1/4NE1/4, Section 14. Only #17 and #47 currently produce; Primary Recovery: 1,367 MBO;
Secondary: None; Estimated Ultimate Recovery: 1,367 MBO; Decline Curve: Appendices.

Discussion

The Arnsden produces from two separate reservoirs, one a dolomite, the second a basal sandstone (Darwin). One
well is still producing from the Amsden dolomite, the #23 Unit SE1/4SE1/4NW1/4, Section 13. Three wells have
produced from the Darwin: #8 Unit, SW1/4SW1/4SW1/4, Section 12; #19 Unit, SW1/4NW1/4NW1/4, Section 13;
#47 Unit, SE1/4SW1/4SW1/4, Section 12, which is still producing. Only minor amounts of oil have been produced
from the Amsden and Darwin reservoirs. The Darwin sand has porosity in the 15-20% range and the permeabilities
vary from 100 to 300 md. However, the sand also has proven to be quite tight and erratic. No information is
available on the Amsden dolomite reservoir. The cumulative production for Amsden reservoir as of May 1, 1989
was 208 MBO and 4830 MBW. THE MADISON HAS PRODUCED FROM 5 WELLS: #6 Unit
NW1/4NE1/4SE1/4, Section 11; #17 Unit, SE1/4NE1/4 Section 11; #47 Unit, SW1/4SW1/4, Section 12; #3 Unit,
NW1/4NW1/4, Section 13; and #12 Unit, NE1/4NE1/4NE1/4, Section 14. Currently, the #17 and #47 are the only
wells producing from the Madison.

*The following is taken from a letter from Eric S. Kolstad, Texaco USA, 1515 9th St., PO Box 1629, Rock Springs,
WY 82902:*

"Currently, the field is producing from the Phosphoria, Tensleep, and Madison formations and produces a total of
approximately 900 barrels of oil per day, about 65,000 barrels of water per day, and no gas. The oil is transported
through the Fourbear Pipeline and the water is injected into the Madison formation. There are currently 27
producing wells and four injection wells."

References

Gutkoski, Mike, Texaco Inc., Personal communication 1989
Wyoming Geological Association, 1957, Spring Creek South: Wyoming Oil Gas Fields Symposium p. 434-435.
Wyoming Oil and Gas Conservation Commission files.

HUNTING AND RECREATION:

The following is taken from Bob Edgar 1994 Testimony on "Custom and Culture", Rangeland Reform '94 Hearing at Worland, Wyoming

"The northern plains and mountains of which Wyoming is a part, has been occupied by man for at least 12,000 years. Near Worland, Wyoming the remains of seven mammoth elephants were found, that had been killed and butchered by ancient hunting people 11,500 years ago. Since then, hunting and gathering people have taken their living from the range lands of Wyoming; and over the last 10,000 years have had to adjust to major climatic variations."

The following is taken from the book: Lady of a Legend, Bob Edgar Section

Date	Description
1882	Many eastern hunters hunted in this area. There were large numbers of elk, deer, mountain sheep and antelope. Bears were fairly numerous and there were some buffalo. By 1884, the buffalo had disappeared.
1888	The Greybull River ranchers established, "The Game Protective Association of Meeteetse"

The following is taken from Otto Franc Diary

Date	Description
10-4-1893	"Saw 2 gray wolves pull down a big calf"
12-19-1893	"The wolves have killed several calves in upper field"
1-15-1894	"I pay bounty of \$15 on a gray wolf killed by W. Haws in Stonewall Gulch."

By the end of 1890s, big game herds were nearly killed off by market and sport hunters.

Recreation has played an important part in our custom and culture and still does. One of the strongest segments is hunting. We have an outstanding resource of game animals and this adds greatly to our custom, culture and economy.

**APPENDIX I: MAP OF MEETEESTE LOCAL PLANNING AREA AND
PARK COUNTY, WY**

FILE DATE: 05/23/1996 FILE TIME: 01:10
PARK COUNTY, WY, MARIE FONTAINE - COUNTY CLERK

PAGE #: 0028 OF 0041
DOC #: 1996 2925

APPENDIX II: PLANNING BACKGROUND

The following is taken from "Land Use Planning", adopted by the Board of Park County Commissioners on December 20, 1978

"Planning Background

Land use planning officially, began in Park County January 5, 1960, with the appointment of the first planning and zoning commission. The commission was apparently inactive until an organizational meeting held December 3, 1964. Bylaws were adopted January 11, 1966. The first efforts were to develop a plan for lands-surrounding the cities of Powell and Cody. A professional planning consultant was hired and a zoning resolution for the Powell area was adopted April 5, 1967, and for the Cody area July 2, 1968. These were later combined and amended on August 24, 1971.

A freeze on existing land uses in Park County was declared August 24, 1971. The objective was to limit development until land use regulations were developed. This freeze expired September 1, 1978.

On July 1, 1974, Park County entered into a joint planning effort with Big Horn County. A staff was assembled and headquartered in Basin, Wyoming.

On February 5, 1975, a subdivision resolution was adopted. By late summer of 1975, a land use planning resolution had been drafted and was presented at public hearings. As a result of input to the hearings, it was decided to redraft the resolution to provide for the development of regulations in two stages. The first stage would provide subdivision regulations and a later stage would address other land use regulations.

During 1975, it was decided by Park County to hire their own staff planner and complete the work independent of the joint planning staff in Basin. A planner was hired on August 7, 1975. He resigned on May 10, 1976.

On June 14, 1976, new subdivision regulations were adopted. Inadvertently, the procedure followed was not in accordance with statutory requirements and the regulations were not effective. Additional hearings and revisions resulted in subdivision regulations which were adopted May 4, 1977, and which became effective June 1, 1977.

The Board of Park County Commissioners initiated a process for the development of a local land use plan in the Winter of 1977. A preliminary land use plan was presented to the public in the Spring of 1978 for their input and consideration. The final process for development of a County wide plan began in the Summer of 1978, which has resulted in the preparation and adoption of this document."

APPENDIX III: HOLISTIC RESOURCE PLANNING AND MANAGEMENT MODEL

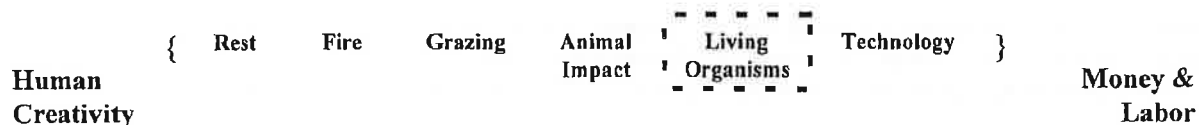
GOAL



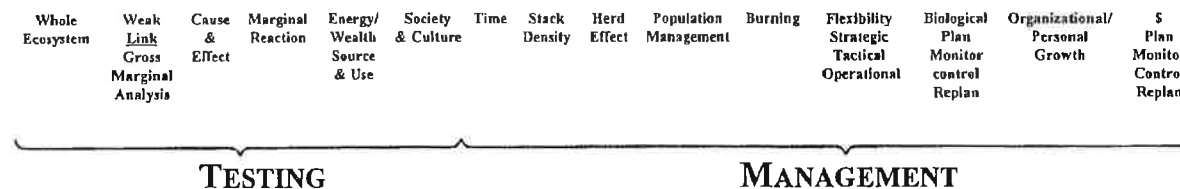
ECOSYSTEM FOUNDATION BLOCKS



TOOLS



GUIDELINES



FILE DATE: 05/23/1996 FILE TIME: 01:10
PARK COUNTY, WY, MARIE FONTAINE - COUNTY CLERK

PAGE #: 0030 OF 0041
DOC #: 1996 2925

APPENDIX IV: DEFINITIONS

The following definitions will be used in the Meeteetse Local Planning Area Land Use Plan and Policy Statement:

ACKNOWLEDGE: to admit to be true or as stated; in law to recognize as genuine

ACTION: any act of local, state or federal government

CONSERVE: to keep from being damaged, lost or wasted

CONTROL: to exercise authority over, direct, command, hence, to curb, restrain, hold back

COMMUNITY: a group of individuals united in a common cause

COOPERATE: to act or work together with another or others for a common purpose

COORDINATE: equal, of the same rank, order, decree, or importance; not subordinate; to work or act together harmoniously

CRUCIAL HABITAT: habitat on which wildlife species depend for survival

CULTURE: the body of customary beliefs, social forms, and material traits including the traditions of racial, religious, and social groups, and their morals, knowledge, customs, religions, law, beliefs, superstitions and art.

CUSTOM: usage or practice of the people, which by common adoption and acquiescence, and by long and unvarying habit, has become compulsory, and has acquired the force of a law with respect to the place or subject-matter to which it relates, and an habitual practice, more or less widespread, which prevails within a geographic or sociological area.

DEVELOPMENT: any new use of land other than a single family structure, or an accessory structure, or the production of food and fiber.

DIRECT: to move an object or process towards something or somewhere

DISCOURAGE: to prevent or try to prevent by disapproving or raising objections or obstacles

ENCOURAGE: to help; give support to, be favorable to, foster

ENDANGERED SPECIES: any species which is in danger of extinction throughout all or a significant portion of its range other than a species of the class insecta determined by the Secretary of Interior to constitute a pest whose protection under the provisions of the Endangered Species Act would present an overwhelming or overriding risk to man

ENHANCE: to make greater, as in cost, value, attractiveness. etc., heighten; intensify, augment

ENVIRONMENT: the aggregate of external conditions that influence the life of an individual or population

GOAL: an end one strives to obtain, aim

HOLISTIC PLANNING: the action of a community to develop, define, and apply community goals, objectives and policies that reflect their community, quality of life, landscape description, and forms of production, and to achieve and maintain the community goals, objectives and policies through the acknowledgment of the ecosystem processes, and the application of the tools, human creativity and, money and labor, and to recommend the testing and management guidelines for equitable community development: and to monitor, control, and re-plan through an open and collaborative process as the community changes over time

KEEP: to take care of, or have and take care of, specifically, a) to protect, guard, defend; b) to look after, watch over, tend; c) to maintain in good order or condition, preserve

LIMIT: the point, line, or edge where something ends or must end, boundary or border beyond which something ceases to be or to be possible

MAINTAIN: to keep or keep up, continue in or with, carry on. to keep in a certain condition or position, especially of efficiency, good repair, etc., preserve; as, the county maintains the roads.

MANAGE: to have charge of, direct, conduct, administer, to conduct or direct affairs

MINIMIZE: to reduce to a minimum, decrease to the least possible amount, degree, etc..

MONITOR: the orderly collection, analysis, and interpretation of community data to evaluate progress towards meeting community planning objectives

MULTIPLE USE: the management of land in a combination of balanced and diverse resource uses that takes into account the long-term needs for renewable and non-renewable resources, including but not limited to recreation, range, timber, minerals, watershed, wildlife and fish, natural, scenic, scientific and historical and the coordinated management of the resources without permanent impairment of the productivity of the land or the quality of the environment.

OBJECTIVE: something aimed at or striven for

POLICY: any governing principle, plan, or course of action

PRESERVE: to keep from harm, damage, danger, save, an area for the protection of natural resources

PREVENT: to prohibit from occurring using advanced planning or action

PROMOTE: to further the growth and well-being of community

RECOGNIZE: to establish the identification of

REDUCE: to decrease, as in the length or amount, by or as if by severing or excising

REQUIRE: to ask or insist upon, as by right or authority

RESTRICT: to place a limit on

RIPARIAN AREA: the areas of land adjacent to permanent bodies of water characterized by deciduous and coniferous trees and shrubs, grasses, forbs, and sedges which are dependent on the more water than is available to normal upland vegetation

RURAL: characteristic of the country as opposed to the urban city or town

SUSTAINABLE: ability to maintain natural systems at optimal output levels

SUSTAINED YIELD: the maintenance of a high-level annual or regular periodic output of the various renewable resources of the community consistent with multiple use

THREATENED SPECIES: threatened species means any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range

URBAN: a geographic area predominated by concentrated man-made development and infrastructure

WETLAND: those natural areas, as opposed to man created areas, that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in wet soil conditions, including swamps, marshes, bogs, and similar areas.

FILE DATE: 05/23/1996 FILE TIME: 01:10
PARK COUNTY, WY, MARIE FONTAINE - COUNTY CLERK

PAGE #: 0033 OF 0041
DOC #: 1996 2925

APPENDIX V: STATUTORY REFERENCES

Title 18, Section 5, Article 2. Planning And Zoning Commission

§18-5-201. Authority vested in board of county commissioners; inapplicability of chapter to incorporated cities and towns and mineral resources.

To promote the public health, safety, morals and general welfare of the county, each board of county commissioners may regulate and restrict the location and use of buildings and structures and the use, condition of use or occupancy of lands for residence, recreation, agriculture, industry, commerce, public use and other purposes in the unincorporated area of the county. However, nothing in W.S. 18-5-201 through 18-5-207 shall be construed to contravene any zoning authority of any incorporated city or town and no zoning resolution or plan shall prevent any use or occupancy reasonably necessary to the extraction or production of the mineral resources in or under any lands subject thereto. (Laws 1959, ch. 85, § 1; 1967, ch. 202, §1; 1977, ch. 124, § 1.)

§18-5-202. Planning and zoning commission; composition; residency requirements; terms and removal of members; vacancies; rules; record; meetings, etc., to be public; secretary; preparation and amendments; purpose; certifications and hearing; amendments.

(a) Each board of county commissioners may by resolution create and establish a planning and zoning commission. The commission shall be composed of five (5) members appointed by the board at least three (3) of whom shall reside in the unincorporated area of the county, provided that this provision shall not affect the membership composition of any existing commission. The terms of the members appointed to the first planning and zoning commission shall be of such length and so arranged that the term of one (1) member will expire each year, and thereafter each member shall be appointed for a term of three (3) years. Any member of the commission may be removed for cause other than politics or religion and after public hearing by the board of county commissioners. If a vacancy occurs in the commission the board of county commissioners shall fill the vacancy by appointment for the unexpired term. The planning and zoning commission shall organize within thirty (30) days after its establishment, shall adopt rules for the transaction of its business and keep a record of its actions and determinations. Three (3) members shall constitute a quorum for the transaction of business. All meetings, records and accounts of the commission shall be public. The county clerk shall serve as secretary to the commission.

(b) The planning and zoning commission may prepare and amend a comprehensive plan including zoning for promoting the public health, safety, morals and general welfare of the unincorporated areas of the county, and certify the plan to the board of county commissioners. Before certifying its plan or amendments thereto to the board, the commission shall hold at least one (1) public hearing. Notice of the time and place of hearing shall be given by one (1) publication in a newspaper of general circulation in the county at least thirty (30) days before the date of the hearing. Any person may petition the planning and zoning commission to amend any zoning plan adopted under the provisions of W.S. 18-5-201 through 18-5-207.

(c) The planning and zoning commission shall prepare recommendations to effectuate the planning and zoning purposes and certify its recommendations to the board of county commissioners. Before adopting the recommendations, the board shall hold at least one (1) public hearing. Notice of the time and place of hearing shall be given by one (1) publication in a newspaper of general circulation in the county at least fourteen (14) days before the date of the hearing. After the public hearing has been held, the board shall vote upon the adoption of the planning or zoning recommendation. No planning or zoning recommendation shall be adopted unless a majority of the board votes in favor thereof. (Laws 1959, ch. 85, §§ 2 to 4; 1967, ch. 202, §§ 2 to 4; 1977, ch. 124, §1; 1985, ch. 179, § 1.)

§18-5-203. Certificate required to locate, etc., buildings or use land within zoning resolution; issuance and denial; appeal upon denial.

It is unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or use any land within any area included in a zoning resolution without first obtaining a zoning certificate from the board of county commissioners and no zoning certificate shall be issued unless the plans for the proposed building, structure or use fully comply with the zoning regulations then in effect. The board of county commissioners shall act promptly upon any application filed with it and shall grant certificates when the proposed construction or use complies with the requirements of the zoning resolution. If it denies the application, the board shall specify the reasons for such denial. The decision of the board of county commissioners may be reviewed by the district court and by the supreme court upon appeal in the same manner as provided in W.S. 15-626, for review of decisions of boards of adjustment. (Laws 1959, ch. 85, § 5; 1977, ch. 124, §1.)

§ 18-5-204. Violation of W.S. 18-5-202 (c); continuing violation.

No person shall locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or use any land in violation of a resolution or amendment adopted by any board of county commissioners under W.S. 18-5-202(c). Each day's continuation of such violation is a separate offense. (Laws 1959, ch. 85, § 6; 1977, ch. 124, §1.)

§18-5-205. Enforcement of zoning resolution by injunction, mandamus or abatement; appeal.

Any zoning resolution passed by the board pursuant to W.S. 18-5-202 (b) and (c) is enforceable in addition to other remedies provided by law by injunction, mandamus or abatement. (Laws 1959, ch. 85, § 7; 1977, ch. 124, §1.)

§18-5-206. Penalty for violation of sections 18-5-201 to 18-5-204.

Whoever violates any provision of W.S. 18-5-201 through 18-5-204 shall be fined not more than one hundred dollars (\$100.00) for each offense. (Laws 1959, ch. 85, § 8; 1977, ch. 124, §1.)

§18-5-207. Continuation of existing uses; effect of alteration or addition; future use after discontinuation of nonconforming use.

A zoning resolution enacted under the provisions of W.S. 18-5-201 through 18-5-206 shall not prohibit the continuance of the use of any land, building or structure for the purpose for which the land, building or structure is used at the time the resolution is adopted and it is not necessary to secure any certificate permitting such continuance. However, the alteration or addition to any existing building or structure for the purpose of effecting any change in use may be regulated or prohibited by zoning resolution. If a nonconforming use is discontinued any future use of such land, building or structure shall be in conformity with the provisions of the resolution regulating uses in the area in which the land, building or structure is located. (Laws 1959, ch. 85, § 9; 1977, ch. 124, §1.)

§18-5-208. Coordination of planning efforts with federal agencies.

The board of county commissioners of a county which has officially adopted a comprehensive plan pursuant to W.S. 18-5-202(b) may participate in efforts to coordinate the plan with federal regional forest or other resource management plans as provided in the Federal Land Policy and Management Act of 1976 and federal regulations adopted pursuant to that act, including, but not limited to, Title 36, of the Code of Federal Regulations, part 219.7 and Title 43, of the Code of Federal Regulations, part 1610.3. (Laws 1993, ch. 104, §1.)

Title 18, Section 5, Article 3. Real Estate Subdivisions

§18-5-301. Authority vested in board of county commissioners.

The regulation and control of the subdivision of land in the unincorporated areas in each county is vested in the board of county commissioners of the county in which the land is located. Nothing in this article shall contravene or

limit the authority of any county to regulate and control the subdivision of land pursuant to the provisions of W.S. 18-5-201 through 18-5-207. (Laws 1975, ch. 176, § 10; 1977, ch. 124, §1.)

§18-5-302. Definitions.

- (a) As used in this article:
- (i) "This article" means W.S. 18-5-301 through 18-5-315;
 - (ii) "Board" means the board of county commissioners of the county in which the land sought to be subdivided is located;
 - (iii) "Encumbrance" means a mortgage or other lien of record, securing or evidencing indebtedness and affecting land to be subdivided including liens for labor and materials. Taxes and assessments levied by public authority are not an encumbrance under this article except such taxes and assessments as may be delinquent;
 - (iv) "Person" means a natural person, firm, corporation, partnership, or association, or any combination of the above, or any other legal or commercial entity;
 - (v) "Sell" or "sale" includes sale, contract to sell, lease, assignment, auction, award by lottery, or any offer or solicitation of any offer to do any of the foregoing, concerning a subdivision or any part of a subdivision;
 - (vi) "Subdivider" means any person who lays out any subdivision or parts thereof either for the account of the subdivider or others;
 - (vii) "Subdivision" means a division of a lot, tract, parcel or other unit of land into three (3) or more lots, plots, units, sites or other subdivisions of land for the immediate or future purpose of sale, building development or redevelopment, for residential, recreational, industrial, commercial or public uses. The word "subdivide" or any derivative thereof shall have reference to the term subdivision, including mobile home courts, the creation of which constitutes a subdivision of land. (Laws 1975, ch. 176, § 11; 1977, ch. 124, §1.)

§18-5-303. Exemptions from provisions.

- (a) Unless the method of sale is adopted for the purpose of evading the provisions of this article, this article shall not apply to:
- (i) The subdivision of land for, and the sale of cemetery lots;
 - (ii) The sale of land to the state of Wyoming or any political subdivision thereof;
 - (iii) The sale of land for agricultural purposes;
 - (iv) Land located within incorporated cities or towns;
 - (v) The sale of land where the parcels involved in the sale are thirty-five (35) acres or larger;
 - (vi) Railroad rights-of-way;
 - (vii) Alignment of property lines for agricultural purposes;
 - (viii) Any parcel of land which may be shown as one (1) of the lots of a subdivision for which a plat has been recorded in the office of the county clerk of any county. (Laws 1975, ch. 176, § 12; 1977, ch. 124, §1.)

§18-5-304. Subdivision permit required.

No person shall subdivide land or commence the physical layout or construction of a subdivision without first obtaining a subdivision permit from the board of the county in which the land is located. (Laws 1975, ch. 176, § 13; 1977, ch. 124, §1.)

§18-5-305. Enforcement; rules and regulations.

Each board shall enforce this article and in accordance with the Wyoming Administrative Procedure Act [§§ 16-3-101 through 16-3-115] shall within six (6) months after March 10, 1975, adopt such rules and regulations as necessary to implement the provisions of and to insure compliance with the intent and purposes of this article. (Laws 1975, ch. 176, §14; 1977, ch. 124, §1.)

§18-5-306. Minimum requirements for subdivision permits.

(a) The board shall require the following information to be submitted with each application for a subdivision permit:

(i) Evidence satisfactory to the board that the proposed subdivision complies with any applicable zoning or land use regulations;

(ii) A survey plat prepared by a licensed surveyor containing the following:

(A) Date of preparation, scale and north arrow;

(B) The location of the subdivision including the section, township and range;

(C) The location and dimension of existing and proposed streets, alleys, roads, highways, public ways, utility rights-of-way, easements, parks and the location of proposed permanent buildings and structures if known;

(iii) Evidence satisfactory to the board that:

(A) The subdivided land is free of all encumbrances and that the person or his agent who offers any part of the subdivision for sale or who solicits any offers for the purchase thereof, may convey merchantable title subject only to noted reservations or restrictions or record, but free of encumbrances and subject only to a proportionate share of real property taxes or assessments charged or assessed for the year in which any such sale may be legally effected; or

(B) Binding arrangements have been made by the person or his agent who offers any part of the subdivision for sale, to assure purchasers of any part of the subdivision that upon full payment or the purchase price a deed can and will be delivered conveying merchantable title subject only to noted reservations or restrictions of record and free of encumbrances not specifically assumed by the purchasers subject only to a proportionate share of such taxes and assessments thereon as may be levied or assessed for the year in which the sale may be legally effected;

(iv) Written certification of a licensed Wyoming engineer certifying as to the adequacy and safety of the sewage disposal system proposed for the subdivision, including the adequacy of the proposed system in relation to the topography of the subdivision, the proposed population density, soil conditions and watersheds located on or draining into or over the proposed subdivision. If no public sewage disposal system is proposed by the subdivider, the words "NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM," in bold capital letters shall appear on all offers, solicitations, advertisements, contracts, agreements and plats relating to the subdivision;

(v) Sufficient information to assure that the proposed sewage system meets county, state and federal standards, and other county standards, if applicable;

(vi) If the subdivider proposes to utilize adjoining property for sewers, drainage, sewer lines, power lines or other utilities, the subdivider shall provide copies of binding easements of not less than ten (10) feet in width for the proposed facilities from each property owner over whose land such services shall extend and shall provide a minimum access roadway rights-of-way of sixty (60) feet to the subdivision for all public ways;

(vii) A written certification from a licensed Wyoming engineer certifying to the adequacy and safety of the domestic water source intended to be used for the subdivision, and that the plan for domestic water supply meets county, state and federal standards. If no domestic water source is proposed by the subdivider, the legend "NO PROPOSED DOMESTIC WATER SOURCE" shall appear on all offers, solicitations, advertisements, contracts, agreements and plats relating to the subdivision;

(viii) Evidence satisfactory to the board that adequate access has been provided and that all proposed streets, alleys and roadways within the subdivision conform to the minimum standards adopted by the board and applied uniformly throughout the county which shall not in itself constitute consent of the board to locate, repair or maintain roadways and facilities. If, however, the subdivider proposes to make any streets, alleys or roadways private, then the subdivider shall submit to the board properly acknowledged written certification that certain streets, alleys or roadways within the subdivision shall remain private and the board shall be under no obligation to repair, maintain or accept any dedication of such roads to the public use. If no such public maintenance is contemplated, the subdivider shall put a legend on the plat of the subdivision, on the advertisements for the subdivision and on the contracts or agreements for the sale and purchase of lots within the subdivision showing the streets, alleys and roadways showing in capital letters "NO PUBLIC MAINTENANCE OF STREETS OR ROADS";

(ix) Evidence satisfactory to the board that the subdivider has adequate financial resources to develop and complete any facility proposed or represented to be the responsibility of the subdivider, including but not limited to water systems, sewage systems, streets and roadways. The applicant shall provide a performance bond, acceptable letter of credit or other sufficient financial commitment to assure that any facilities proposed or

represented to be part of the subdivision shall in fact be completed as proposed, or escrow sufficient monies out of land sales to guarantee that the above facilities are installed;

(x) Proof that the applicant has published notice of his intent to apply for a permit once each week for two (2) weeks within thirty (30) days prior to filing his application. The notice will include the name of the subdivider and the general location of the land to be subdivided;

(xi) Any other information consistent with this article and the board's published rules and regulations which the board deems pertinent or relevant to the evaluation or the application;

(xii) With respect to any water rights appurtenant to lands to be subdivided in accordance with this chapter:

(A) Evidence that the subdivider has notified purchasers, the board and the state engineer of his intent to abandon the water rights; or

(B) Evidence that the subdivider has petitioned the state board of control to change the use, point of use or point of diversion to provide for beneficial use of the water rights outside the subdivision; or

(C) A plan a copy of which was submitted to the state engineer or board of control prior to the filing of the application for the distribution of the water appurtenant in the land to be subdivided. The plan shall specify the distribution of the water to the lots within the subdivision and shall include all appropriate applications for change of use, change of place of use or change in point of diversion or means of conveyance in accordance with W.S. 41-3-103, 41-3-104 or 41-3-114; and

(D) If the subdivision is located within an irrigation district or within lands, served by a ditch, irrigation company or association or by an unorganized ditch, evidence that the plan has been submitted to the district board, company, or association, or the remaining appropriators in the case of an unorganized ditch for their review and recommendations; and

(E) Evidence that the subdivider will specifically state in all offers and solicitations relative to the subdivision his intent to comply with this paragraph and that the seller does not warrant to a purchaser that he shall have any rights to the natural flow of any stream within or adjacent to the proposed subdivision. He shall further state that the Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of the stream or river.

(b) The board shall require the applicant to obtain review and recommendations from the local conservation district regarding soil suitability, erosion control, sedimentation and flooding problems. The review and recommendations, shall be completed within sixty (60) days. (Laws 1975, ch. 176, § 15; 1977, ch. 124, §1; 1981, ch. 170, §1.)

§18-5-307. Planning commission may receive applications and make recommendations.

The board may allow the county planning and zoning commission authorized under the provisions of W.S. 18-5-201 through 18-5-206 as the proper agency to receive and evaluate applications for subdivision permits. If so authorized the planning commission shall receive the materials required by this article and after evaluation shall make findings and recommendations to the board concerning an application within forty-five (45) days from date of filing with the board or the secretary of the planning commission. If no action is taken by the planning commission within that time the plat is deemed to be approved by the planning commission. (Laws 1975, ch. 176, §16; 1977, ch. 124, §1.)

§18-5-308. Approval by the board.

The board shall approve or disapprove the subdivision application and issue a subdivision permit or ruling within forty-five (45) days after receiving a report from the planning commission or within sixty (60) days after the application was filed if no planning and zoning commission has been appointed. If any part of the subdivision lies within one (1) mile of the boundaries of an incorporated city or town the approval of the governing body of the city or town must also be obtained in accordance with W.S. 34-114 [§34-12-103]. (Laws 1975, ch. 176, § 17; Laws 1977, ch. 124, §1.)

§18-5-309. Permit fee.

Each application for a subdivision permit shall be accompanied by a fee to be determined by the board. The fee shall be the greater of one hundred dollars (\$100.00) or ten dollars (\$10.00) per lot up to a maximum fee of one

thousand dollars (\$1,000.00). All fees collected shall be credited to the county general fund. (Laws 1975, ch. 176, § 18; 1977, ch. 124, §1.)

§18-5-310. Recording of plats.

The county clerk of each county shall not accept, file or record in the official records of the county any deed of conveyance or any contract or agreement to convey any land subject to this article until a subdivision permit has been issued by the board. (Laws 1975, ch. 176, § 19; 1977, ch. 124, §1.)

§18-5-311. Investigatory powers.

(a) If the board has reason to believe that a person has engaged in activity which violates any provision of this article it shall make an investigation and may administer oaths or affirmations and upon its own motion or upon request of any party may subpoena witnesses, compel their attendance, adduce evidence and require the production of any matter which is relevant to the investigation, including the existence, description, nature, custody, condition and location of any books, documents or other tangible things and the identity and location of persons having knowledge of relevant facts or any other matter reasonably calculated to lead to the discovery of admissible evidence.

(b) If any person subject to the provisions of this article has records required in W.S. 18-5-311 (a) located outside this state, the person shall either make them available directly to the board or pay the reasonable and necessary expenses for the board or its representative to examine them at the place where they are maintained. The board may designate representatives, including comparable officials of the state in which the records are located, to inspect them on the board's behalf.

(c) Upon failure without lawful excuse to obey a subpoena or to give testimony and upon reasonable notice to all persons affected thereby, the board may apply W any district court for an order compelling compliance. (Laws 1975, ch. 176, § 20; 1977, ch. 124, §1.)

§18-5-312. Enforcement.

The provisions of this article are enforceable by all appropriate legal remedies including but not limited to injunctive relief or a writ of mandamus. Upon failure or refusal of any county and prosecuting attorney to act upon a violation of the provisions of this article, the attorney general at the request of the board shall initiate civil or criminal proceedings to enforce the provisions of this article. (Laws 1975, ch. 176, § 21; 1977, ch. 124, §1.)

§18-5-313. False statement or misrepresentation; penalty.

Any person who knowingly authorizes, directs or aids in the publication, advertisement, distribution or circulation of any false statement or misrepresentation concerning any subdivision for sale in this or any other state, and every person with knowledge that any such advertisement, prospectus, pamphlet or letter concerning land or any subdivision thereof contains any written statement that is false or fraudulent in any material part or who issues, circulates, publishes or distributes the same or causes the same to be circulated, published or distributed shall upon conviction be imprisoned for a period not to exceed thirty (30) days or be fined not to exceed five hundred dollars (\$500.00). Each day of violation constitutes a new offense. (Laws 1975, ch. 176, §22; 1977, ch. 124, §1.)

§18-5-314. Penalties.

Any person who willfully violates any provision of this article or any rule or order issued under this article, and any person who as an agent for a subdivider, developer or owner of subdivided lands offers for sale any subdivided lands or subdivisions without first complying with the provisions of this article shall upon conviction be fined not more than five hundred dollars (\$500.00) or imprisoned in a county jail for not more than thirty (30) days or both. Each day of violation constitutes a new offense. (Laws 1975, ch. 176, § 23; 1977, ch. 124, §1.)

§18-5-315. Provisions minimum.

If any board has or enacts resolutions or regulations which impose requirements on subdividers or subdivisions which are more restrictive than the provisions of this article, the authority to enact such local resolutions or regulations being hereby granted, the local provisions are not superseded by the provisions of this article. (Laws 1975, ch. 176, §24; 1977, ch. 124, §1.)

Title 36, Section 12, Article 1. State Control of Federal Land

§ 36-12-101. Legislative determinations.

(a) The legislature determines:

(i) The intent of the framers of the constitution or the United States was to guarantee to each or the states sovereignty over all matters within its boundaries except for those powers specifically granted to the United States as agent of the states;

(ii) The attempted imposition upon the state of Wyoming by the congress of the United States of a requirement in the Statehood Act that the state of Wyoming and its people "disclaim all right and title to any lands or other property not granted or confirmed to the state or its political subdivisions by or under the authority of this act, the right or title to which is held by the United States or is subject to disposition by the United States", as a condition precedent to acceptance of Wyoming into the Union, was an act beyond the power of the congress of the United States and is thus void;

(iii) The purported right of ownership and control of the unappropriated public land in the state of Wyoming by the United States is without foundation and violates the clear intent of the constitution of the United States; and

(iv) The exercise of that dominion and control of the public land in the state of Wyoming by the United States works a severe, continuous and debilitating hardship upon the people of the state of Wyoming. (Laws 1980, ch. 53, § 1.)

§ 36-12-102. Management.

(a) Upon transfer to the state of Wyoming [of] the jurisdiction and ownership of lands and mineral resources subject to this act [§§ 36-12-101 through 36-12-109], the board shall manage such in an orderly manner in trust for the optimum benefit and use of all the people of Wyoming and in conformity with established concepts of multiple use and sustained yield which will permit the development of uses for agriculture, grazing, recreation, minerals, timber, and the development, production and transmission of energy and other public utility services. It shall be managed in such a manner as to permit the conservation and protection of watersheds and wildlife habitat, and historic, scenic, fish and wildlife, recreational and natural values.

(b) The board of land commissioners shall develop a plan for the transfer and management of lands and minerals subject to this act. This plan will be submitted to the governor and legislature prior to January 1, 1983 and will be subject to their approval. Such a management plan shall consider:

(i) Management of the land pursuant to subsection (a);

(ii) Policy and program regarding disposal, lease or exchange of any lands or resources acquired pursuant to this act;

(iii) Policy and program regarding public access to use of such lands;

(iv) Conservation of lands for wildlife habitat or recreational purposes; and

(v) Program regarding use or transfer of lands to municipalities and other governmental entities for public purposes.

(c) As used in this section:

(i) Sustained yield means the maintenance of a high-level annual or regular periodic output of the various renewable resources of the state lands consistent with multiple use;

(ii) Multiple use means the management of the land in a combination of balanced and diverse resource uses that takes into account the long-term needs for renewable and nonrenewable resources, including but

not limited to recreation, range, timber, minerals, watershed, wildlife and fish, natural, scenic, scientific and historical values, and the coordinated management of the resources without permanent impairment of the productivity of the land or the quality of the environment. (Laws 1980, ch. 53, § 1.)

§ 36-12-103. Property of the state.

Subject to valid existing rights of applicants for land, after March 30, 1980, all federal land in the state except as set forth in W.S. 36-12-109 and all water and mineral rights appurtenant not previously appropriated are the exclusive property of the state and subject to its jurisdiction and control. (Laws 1980, ch. 53, § 1.)

§ 36-12-104. Existing rights under federal law.

Until equivalent measures are enacted by the legislature, the rights and privileges of the people of this state granted under the provisions of existing federal law are preserved under administration by the board of land commissioners. (Laws 1980, ch. 53, § 1.)

§ 36-12-105. Interstate compacts.

Land in the state which has been administered by the United States under interstate compacts will continue to be administered by the state in conformity with those compacts. (Laws 1980, ch. 53, § 1.)

§ 36-12-106. Multiple use.

The land shall be used to foster, promote and encourage the optimum development of the state's human, industrial, mineral, agricultural, water, wildlife and wildlife habitat, timber and recreational resources. (Laws 1980, ch. 53, § 1.)

§ 36-12-107. Proceeds to the general fund.

The proceeds of sales, fees, rents, royalties or other receipts from the land paid to the state under this act [§§ 36-12-101 through 36-12-109] shall be deposited in the general fund. (Laws 1980, ch. 53, § 1.)

§ 36-12-108. Enforcement of provisions; civil actions; penalties.

- (a) The state has exclusive jurisdiction to enforce the provisions of this act [§§ 36-12-101 through 36-12-109].
- (b) An individual may institute a civil action to recover damages for injury or loss sustained as the result of a violation of the provisions of this act.
- (c) Any person who attempts to exercise jurisdiction over land secured under this act in a manner not permitted by the laws of the state is guilty of a felony punishable by imprisonment for not less than two (2) years nor more than ten (10) years. (Laws 1980, ch. 53, § 1.)

§ 36-12-109. Definition of "land".

- (a) As used in this act [§§ 36-12-101 through 36-12-109] "land" means all land and water within the exterior boundaries of the state of Wyoming except land and water:
 - (i) To which title is held by a private person or entity;
 - (ii) To which title was held by the state or a municipality in the state before March 1, 1980;
 - (iii) Which is controlled by the United States department of defense on March 1, 1980;
 - (iv) Which was a national park, national monument, land held in trust for Indians, wildlife refuge or wilderness area established prior to January 1, 1980. (Laws 1980, ch. 53, § 1.)