



## LUPAC MEETING #4: SUMMARY

October 4, 2022

Members of the project team held an update meeting with the Land Use Plan Advisory Committee (LUPAC) on October 4, 2022. The purpose of the meeting was to hear the input that each LUPAC member has received from constituents in each planning area.

### ATTENDEES

#### LUPAC Members

Name	Participation	Planning Area
Andy Quick	Absent	Cody Local
Bret Allard	Present	Sunlight
Brett Trudo	Present	Lower South Fork
Dave Hoffert	Present	Clark
Jerry Thompson	Present	Commercial/Industrial
Kathleen Jachowski	Absent	Environmental
Kelly Spiering	Absent	Agriculture
Laurie Steward	Absent	North Fork
Marion Morrison	Absent	Cody/Powell Rural
Matt Curtis	Present	Upper South Fork
Mike Bromley	Present	Middle South Fork
Rebekah Burns	Present	Economics
Richard Lasko	Present	Sage Creek
Tiffanie May	Present	Meeteetse Local
Tracy Lafollette	Absent	Upper Clark's Fork
Tye Whitlock	Absent	Powell/Real Estate

## Project Team

Name	Participation	Organization/Role
Dossie Overfield	Present	Park County Commissioner
Joy Hill	Present	Director of Planning and Zoning
Kim Dillivan	Present	Planner II
Darcie White	Present	Clarion Associates
Paul Donegan	Present	Clarion Associates
Matt Prosser	Present	EPS
Brian Clarkson	Present	T-O Engineers

### Jerry Thompson:

- Hearing more from the ag community.
- Want to see less subdivisions.
- One individual wants to know what the County is losing in taxes by taking land out of ag production.

NOTE: Rebekah Burns addressed the ag study that is in progress at the state level. PEP has been trying to determine the tipping point for ag – the third leg of the stool (tourism and energy too). Ag is not as easy to measure as minerals/oil/gas and tourism. No one appears to have a study that shows what ag actually contributes to the economy. The Ag-Econ Department at UW said they can do work, but it would be a few years out. We need it now. Park County wants to be first. Lummis' office has been helping and they said we should get the study by the end of the year – no news lately. Unsure of when it may be completed. There is another agency that could do the study, but it is quite a lot of money. We really don't know what the value of ag is in the state or the county. We know from a property tax point of view, to a point. We know there are ag businesses in town too. Otherwise, we just don't know.

### Matt Curtis – Upper South Fork

- Most people are happy with the zoning – GR-40
- Issues around affordable housing for people to run the economy of Park County
- A lot of the ranches up the South Fork can't find help – they can't build the housing or have to pay a lot for people to live in town.
- A lot of people don't want people to move up the South Fork.
- Affordable housing for young people is a problem – they want to move out of town to have their five acres; if subdividing is taken away, they don't have the opportunity to do it.
- A lot of the young people understand the value of ag land and don't want to lose that value, but also want to be able to have the opportunity to have five acres out of town.
- Employee housing on ranches is needed.
- There have been a lot of ownership changes up the South Fork lately.
- There are more private retreat activities (people with private chefs).

### Mike Bromley – Middle South Fork

- More ag than Upper South Fork.
- More single family dwellings
- Wedged between farm grounds and more subdivisions towards town.
- Hears a lot about people not wanting more subdivisions on farm and ranch ground b/c it takes away from ag
- Also hears a lot about light pollution.
- A lot of people care about private property rights. One couple owns quite a lot of land. They have no heir and would sell to the highest bidder. What are their rights? Do the needs of the community outweigh those of the private property owner.
- Don't like lot averaging. They felt like there was a limit set in zoning and then you start lot averaging and it is no longer zoned.
- They don't want to see a lot of smaller lots.
- Young farmers and ranchers coming in, with everyone subdividing, can't afford to get into ag. Is there a fund to get young farmers and ranchers get into ag?
- Usually land subdivided is sold for profit

### Rebekah Burns – Economics

- Number one comment from business is workforce. Before wasn't about housing – now it is. Now we don't have workforce b/c we don't have housing.
- Need for more rail siding, better air service, cost of gas is high (hard for trucking)
- Access to broadband (out of city – they are well-equipped) is a problem/need
- Access to water and businesses seeing that they have less access to water from wells.
- There aren't enough things to do (need rec centers, youth activities, bike paths/routes, more outdoor rec)
- People prioritize open spaces.
- Prioritize ag and value-added ag businesses getting infrastructure they need to build in the county. More rail siding. Better air service. Better trucking routes. BNSF is out and back (spur) once per day. The large mills still don't produce enough to use rail. They would need to coordinate and have a central place for storage. (cold storage or dry goods) Niche ag doesn't produce the volume that sugar beets and barley do. Need to partner to keep costs down. Then not as subjected to gas prices. Expanded air service (cargo) could help. Cody had UPS and FEDEX and now they come into Billings.
- The Powell airport could expand and have a warehouse.
- Need jobs to bring kids back home.
- She's trying to get a rail trail between Powell and Cody. She has spoken with their econ dev person. There's a spot between Powell and Ralston and another spot down the line.
- There is little understanding of County vs. City govt. City businesses seem to know they are in the city, but county businesses don't know they are in the county.
- Businesses don't see government lines. Not a lot of awareness.
- People are blissfully unaware that they need to be involved. They don't know what the government does.

### **Richard Lasko – Sage Creek**

- He's had 30+- conversations.
- Adverse reaction (over 10 folks) to wind turbines.
- Sage Creek and Greybull Hwy is not the most gorgeous piece of real estate compared to other areas, but people have concerns that you could use other areas like Clark for this type of development.
- A lot of nice homes have come into the area. For the landscape to be sacrificed with wind turbines is not wanted. Not even sure wind studies have been done.
- Recreation trails and formalization of them (hiking, biking); there is a push to put motorcycles on some area trails, but biking clubs have been doing a lot of work; what can/should co-exist on a trail. Multi-use. Concerns about sound impacts from trails with motorcycles.
- Wildlife and fences – as we cut up land, a way to incentivize not putting up fences, not disturb migration; proliferation of Russian Olives – hope there is a stronger push towards cutting back on evasive species
- Water capacity – potable water across the board is a concern; would like to see increased capacity from NRWD. Some opportunities for more housing. An area where people have large lots they wouldn't mind cutting up. Across the board they see it connected to housing prices. They will not go down if it is not tied back to water delivery systems. They talk about the wells and how they can drain down. Young folks are relatively savvy about the connection between water and housing prices.
- People using winter rentals then out of housing otherwise.
- Emphasis on home businesses being encouraged/promoted. Shop homes for repair businesses, small-scale ag; nursery sales; my home can also be my business.

### **Brett Trudo – Lower South Fork**

- Housing and affordable housing – concerns about property taxes increasing.
- People have their house and now they don't want to see more houses going in.
- More traffic, more animal hits
- People liked it how it used to be.
- Light pollution concerns – Cody does have a glow. You can see the growth at night.
- Private property rights – people buy ground and don't want to be told what they can do.
- HOA rules/covenants – cannot make everyone happy.
- The price of things – need affordable housing on small acreage.

### **Tiffanie May – Meeteetse**

- Meeteetse (town) has its own water; the only community is the golf course; not developed; it is the largest piece of ground that is available for development.
- There are few privately-owned homes for sale.
- As far as outskirts, most is privately owned and generationally owned that probably won't come up for sale. There are some with heirs who will take over. Some have been placed into conservation.
- As a whole, there isn't a lot of conversation happening in Meeteetse about this.
- People are concerned about the viability of the town. The town is shrinking. Some people are okay with that and don't want others there. Some would like to see it at least somewhat viable.

- Economics are greatly influenced by oil fields – that has changed a lot.
- As far as ranches, there is a little bit of concern, but a majority of the ranch properties are operational vs. retreats. There are some going in the direction of building housing to accommodate. The operational ranches try to hire families to support the school district.
- There are some properties that are geared more towards outfitting. They may hire seasonal help to go out to camp; in summer still raise hay. More like a side business on a ranch. They were previously more corporately owned and are now privately owned.
- Meeteetse is its own school district, but the only way to maintain it is to have people.
- There is some discussion about the 1-acre minimums.
- Comms – outfitters rely on satellite phones. They have a contact that can communicate for them. Use GPS. They've flown people, packed them out, even used snowmobiles.

### **Bret Allard – Sunlight**

- Island in the stream
- Everybody likes 98 regs.
- Kim Dillivan met with landowners at their annual meeting and explained the process.
- He gets no feedback unless he digs.
- They are happy with what is.
- There is no good understanding of who owns the water. There's no facility/system like you have in the lower part of the basin. They can't believe the state owns the water (well, creek, etc.). It bothers people that the state owns the well water. Some won't own a well b/c they are afraid of liability attached to it.
- Need clarity that will define to these very rural folks who owns the water, specifically for Sunlight.
- If it was for the USFS, they would buy us out and move us out.
- Because we are surrounded by USFS, there are a lot of relationships with USFS.
- Most of our ag is ranching and recreational use (dude ranches – only really 2).
- There is some hunting.
- Other than that, it is a benign area.
- The people with little lots don't want big lots. They are happy with 40-acre+; those with 40 acres want to keep it 40.
- Stay out of our yard.
- Light pollution – what is it? Not well-defined in current regs, or not clearly communicated. Metropolitan light pollution/glow is reflecting off of something. Not sure people understand light pollution or light emissions from small ag/rural environments.
- They have large ranches and one small subdivision made of smaller acreages. They like to have a small light to keep wildlife away. Others don't want light at all. Misunderstanding of the purpose of light.
- People are not comfortable with rural areas where it is difficult for a first responder to reliably get direction or information to dispatch to communicate needs; can this topic be worked into a new set of planning and zoning (rules) or should it be handled by homeland security/law enforcement. WyoLink doesn't work fine to the actual in-the-field responders. In the mountainous terrain it is not working. Getting info between agencies is problematic.
- LEPC is a great place for folks to bring their concerns.

**Dave Hoffert – Clark**

- It is not always communicated to buyers that there are not services or water, etc.
- Leave us alone. We like 98. The current plan is fine.
- The issues are not with the plan. The issue is with enforcement of regs.
- The biggest negative is they don't understand or like lot-averaging.
- The concept makes more sense if you can get someone to sit still and listen to the options. Looks like the rich guy showed up and did what he wanted and the County said okay.
- Years ago BLM said they would trade land (flat with utilities, roads) and a few people showed up and said no, we don't want others here. BLM wouldn't touch it as soon as there is controversy.
- The guy who is there 6 months says "We the people of Clark."
- Let us do what we want, but don't let our neighbor do what they want.
- There needs to be a statute of limitations for old cars.
- Clark would love a cell tower.
- Not in favor of wildlife overlay. Used to be able to shoot wild animals to protect yourself. Now you're in a wildlife protection area. A lot of people don't care for what Game and Fish or what Federal agency has done. Don't want to be told I can't build a fence around my property.
- Fence-out state; not trespassing of stock.
- Now when you look out toward the mountain there are 100 lights where there used to be 10.

**Dossie: AirBnBs?**

- Rebekah: If you have a remote single house that is being turned over every week with new people, isn't it just as much of a hazard.
  - Bret Allard – Sunlight doesn't have much in the way of AirBnBs.
  - Dave Hoffert – Clark has a lot of people living on the property and renting another out. The ones that are owned by out of state and not here to deal with it. (not owner-occupied) There should be someone close that is responsible/registered.
  - Most of these AirBnBs are being managed by rental management companies/realtors.
  - Concerns about realtors not getting the right messages across.
  - Rebekah – there is an economic component to rentals and tourism; can be a revenue source for cities/counties; the City of Cody has three zones: one with no rentals allowed; one must live on or next to the property; one with no restrictions. They also suggest highly that you have insurance; they do an inspection to help protect the visitor and owner. Western states have been doing this for years.
  - Question about roads and road planning. Does the County have plans for roads? County is trying to maintain what we have. There are no current plans as far as adding roads under County management.
  - Does Planning and Zoning need to look at traffic? Yes.
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- Upcoming Opportunities for Input
  - Shooting to have an internal draft of the plan by early December. Distribute it to Board, staff, PZ Commission, LUPAC, etc. for first review and comment. It is not to be distributed to others. A new, clean, revised version will go to the public later (January). The last round of meetings will be to

introduce the draft plan to folks to see if we got it right. People don't have to come to the meetings having fully digested everything. Then there will be another draft which will be the adoption draft.

- The earlier we can hear concerns, the better.