

# LAND USE PLAN 101 \*

## Why do we have a Land Use Plan?

It is required by state law. It is a document that is meant to guide regulations – not serve as regulations.

## What is the Land Use Plan?

In simple terms, it is a plan about how the land in Park County (outside of the cities) should be used/developed. It guides the future actions of our community.

## What's in the Land Use Plan?

The Plan includes **economic information, demographics (population data), a vision for the future**, with **long-range goals** and objectives for activities that affect the County government. It includes **guidance** on how to make decisions on private (and some public) land development proposals and issues of pressing concern, such as (but not limited to) the availability of services and infrastructure, open space preservation, short-term rentals and large-scale utility uses (e.g., wind and solar farms).

## What do we use the information in the Land Use Plan for?

- To strike a balance among the many competing demands on land.
- Create development patterns that are orderly and rational.
- Avoid nuisance conflicts between land uses.

**Well-planned and orderly development patterns are less expensive for a community to provide public services to than scattered development.**

## What's wrong with the current Land Use Plan?

There is nothing wrong with the current Plan, per se. Counties should revisit their Land Use Plan on a regular basis (every 5 years or so) rather than waiting 20 years.

**Things change in our community over time. Our Plan should account for those changes and we should adjust course accordingly.**

## Why is the public involved?

Through public dialogue, citizens express a shared vision for the future.

## **Conversation Starters**

- 1) How important is it for you to be able to do what you want on your property (e.g., build, conduct business, subdivide, etc.)?
- 2) Do you care what your neighbors do with/on their property? How do you feel about the following types of uses existing near you?
  - a. Homes
  - b. Campground
  - c. Cell tower
  - d. Event center
  - e. Feed lot
  - f. Industrial site
  - g. Tourist business
  - h. Wind/solar farm
- 3) Do you prefer to see open lands around you or development?
- 4) Do you think there are sufficient roads to serve development in the rural areas?
- 5) Do you have a well on your property? Does it ever go dry?
  - a. If so, how many months of the year?
  - b. Did you know ag irrigation recharges many wells in Park County?
- 6) Do you feel that you have adequate utility and broadband to service your home or business?
- 7) Do you think we have enough available housing in Park County?
- 8) Do you feel there are adequate jobs at various skill levels (e.g., high school diploma up to doctorate degree) available in Park County?
- 9) Do you feel that there are enough recreation activities available to residents of Park County?