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ZONING RESOLUTION  
FOR  
SHELL VALLEY

AS AMENDED APRIL 2, 1980

AS AMENDED JULY 6, 1983

REQUIRED FOR ANY CHANGE IN LAND USE OR NEW MAJOR STRUCTURE

Zoning Resolution for Shell Valley,  
Big Horn, Wyoming

BIG HORN COUNTY, WYOMING

State of Wyoming

I certify that the copy hereto attached is a true copy of the rules of the Big Horn County Board of Commissioners relating to land use in the Shell Valley in accordance with 18-289.1 - 18- 289.9 of the Wyoming Statutes and this is a new rule.

Prior to adoption this rule was made available for public inspection on the \_\_\_\_ day of \_\_\_\_\_, 19\_\_.

The effective date of the attached rule is twenty days after filing by the Secretary of State as indicated by the authenticating file stamp. Signed this \_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
Ellen Cowan Whipps

\_\_\_\_\_  
County Clerk

SECRETARY OF STATE FILING STAMP

\_\_\_\_\_  
Approved as to authority  
and substance  
Office of the Attorney  
General

## RESOURCE AND COMMUNITY VALUES POLICIES

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To further explain the overall objective and help achieve its aims, policies have been developed for the existing resources and values of the Valley. Those individual policies follow:

### air quality

*Pure air being essential to human health, to the enjoyment of the scenic resources of the Valley, and to the production of natural vegetation and crops; any development which would significantly decrease present air quality shall be discouraged.*

### scenic resources

*The aesthetic qualities of the Valley's natural and pastoral landscape being one of its chief and most easily destroyed values; new development shall be encouraged to harmonize with the present landscape.*

### wildlife habitat

*An abundance of wildlife being one of the chief aesthetic and recreational resources of the Valley; new development shall be encouraged to take wildlife habitat values into account.*

### recreation

*The Valley is rich in recreational potential for residents and visitors. Recreation development is encouraged if it is limited in scale and in harmony with the rural atmosphere of the Valley. Development of second or recreational homes shall be consistent with these policies.*

### slopes

*Stable slopes being necessary to protect the soil and water resources of the Valley by preventing excessive erosion and run off and to limit damage to public and private investments from flooding and mass movements; new developments shall not be located on slopes in excess of 30% except where erosion, run off, and mass movement hazards can be demonstrably neutralized.*

### soil erosion

*Soil erosion being a threat to air quality, water quality, and the continued productivity of natural vegetation and crops; new development shall be encouraged to limit erosion and run off to natural amounts.*

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## floodplains

Floodplains being areas valuable for the protection of water quality and supply, open space and scenic resources and wildlife habitat and floodplain development being a hazard to human health and safety and to public and private investments; new development on floodplain areas shall be discouraged except where the development is compatible with a floodplain setting.

## water quality

Clean water being a valuable resource for scenery, wildlife, recreation, irrigation and stock use, and human consumption; new development which would decrease present water quality shall be discouraged and present water users shall be encouraged to adopt better management and treatment practices to promote water quality.

## agricultural water

A reliable supply of water being essential to the agricultural economy of the Valley, transfers of water rights from agriculture to other uses shall be discouraged and new development shall be encouraged to avoid potential reservoir sites and areas where disruption of irrigation systems could occur.

## irrigated lands

Irrigated lands being central to the agricultural economy of the Valley, to maintaining agriculture as a way of life, and to the scenic values of the Valley; new development on irrigated lands shall be discouraged except where such lands are demonstrably not part of a viable farm or ranch unit.

## grazing lands

The development of non-irrigated lands shall be encouraged as a means of maintaining agricultural productivity but in the case of major new development, the amount and quality of grazing lands lost to production shall be assessed for its impact on the local agricultural economy.

## agriculture

As the historical basis for settlement in the Valley, agriculture has contributed substantially to the amenities of the Valley as a place to live. A strong, continuing agricultural economy is necessary to the rural atmosphere and quality of life in the Valley and new development shall be encouraged to account for and protect agricultural resources and values.

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## public lands

Federal and State land management agencies are encouraged to consider these guidelines in all management decisions affecting public lands within the Valley.

### DEVELOPMENT POLICIES

In order to give substance to policies on resources and community values, a second group of policies dealing with the scale and intensity of development have been adopted.

#### total extent of development

Growth and development in the Valley must be consistent with the ability of natural resources to absorb it, with the agricultural economy of the Valley and agriculture as a way of life, and with the quality of life desired by Valley residents. In sum, growth must be limited to that consistent with the rural atmosphere described in the overall objective for the Valley. A target of population doubling over a twenty year planning period is adopted and development will be discouraged.

#### scale and intensity of development

The scale and intensity of development must, also, be consistent with the rural atmosphere of the Valley. Commercial establishments should be oriented toward local business only, unless in the interest of the Valley's residents, and extensive residential or recreational development will be discouraged. The population target should be attained more or less uniformly over the twenty year planning period.

#### density of development

Development should preserve a sense of spaciousness and openness and sufficient open space to accomplish this shall be provided in all new developments. Various densities will be accommodated providing problems of water supply, sewage disposal, erosion, runoff, and fire protection are considered in evaluating new developments. Higher densities will be accommodated only in designated areas capable of being served by central sewer and water facilities.

#### concentration of development

In order to minimize the impact of new development on the natural resources and agricultural economy of the Valley, the concentration or clustering of new development shall be encouraged in areas capable of being served by central sewer and water services and where a village or semi-urban atmosphere already prevails.

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## public services and facilities

Public services and facilities shall be planned and provided to be consistent with the above policies on the extent, intensity, and density of development. Public facilities which would generate or encourage growth beyond the population target shall be discouraged.

## commercial development

Business development in the Valley should be oriented toward local trade and travel related businesses which harmonize with the rural atmosphere of the Valley. Outdoor advertising should be limited to that which does not conflict with the Valley's scenic resources. Businesses requiring air quality permits, permits for discharge of industrial wastes, transfers of water from agriculture, junkyard permits, or industrial solid waste disposal permits shall be discouraged.

## mobile home parks

New mobile home parks shall be designed and constructed to be consistent with the Shell Plan as well as with state and county wide standards. Mobile home parks will be permitted in areas designated for concentrated development only.

## residential development

Residences located in the Valley should harmonize with the rural atmosphere and should have adequate access, water supply, and sewage disposal and be located to minimize fire hazards.

Homesites shall not be part of an illegal subdivision and shall conform with restrictions on subdivision plats recorded in the Courthouse.

## CHAPTER I

### FINDINGS

Section 1. Findings. We, the Board of County Commissioners of Big Horn County, Wyoming, do hereby find that the pressures of suburban and rural residential and recreational development within Shell Valley necessitate land use regulations to protect and to promote the general health, safety, and welfare. We do further find that:

a. The Big Horn County Planning Commission and the Shell Valley Land Use Advisory Committee have prepared a land use plan for Shell Valley sufficient to serve as a basis for this resolution, and

b. The public has had numerous and sufficient opportunities to provide input to the preparation of the land use plan for Shell Valley and to this zoning resolution.

Section 2. Resolution. Now, in light of the above findings, the Board of County Commissioners of Big Horn County, Wyoming does hereby resolve to adopt this zoning resolution pursuant to the authority contained in 18-289.1 through 18-289.9 of the Wyoming Statutes of 1957, as amended.

## CHAPTER II

### PURPOSE

Section 1. Purpose. It shall be the purpose of this resolution to promote the public health, safety, and general welfare by implementing the land use plan for the Shell Valley.

## CHAPTER III

### GENERAL PROVISIONS

Section 1. Penalties. Any person who willfully violates any provision of this resolution shall be subject to the penalty provided for in 18-289.8, Wyoming Statutes of 1957, as amended. Each day in which the violation continues shall be deemed a separate offense.

Section 2. Falsification of Information. Any person who intentionally falsifies or distorts information required by this resolution shall be subject to the penalties provided for in Chapter III, Section 1 of this resolution.

Section 3. Burden of Proof. Burden of proof shall in all instances be assigned to the applicant in proceeding under this resolution.

Section 4. Relationship to Other Resolutions or Regulations. Where other county and/or state regulations apply concurrently with this resolution the more restrictive shall govern.

Section 5. Separability. If any provision of this resolution or the applicability thereof to any person or circumstance is held invalid, the remainder of the resolution and its application to other persons or circumstances shall not be affected.

Section 6. Construction. The provisions of this resolution shall be liberally constructed in favor of the public interest.

Section 7. Amendments. Amendmens of this resolution may be made as specified in 18-289.3, Wyoming Statutes of 1957, as amended. Amendments may be initiated by the Committee or the Planning Commission.

#### CHAPTER IV

#### COMPLIANCE PERMITS

Section 1. Application. A compliance permit shall be necessary for any change in land use or new major structure. Accessory buildings without sewage disposal facilities are specifically exempted from the provisions of this resolution, provided, however, that accessory buildings must be dependant on an existing or approved major structure or change in land use.

Section 2. Time of Application. Application for a compliance permit shall be made prior to the physical layout or construction of the proposed development, including access roads and accessory buildings. Application must be filed with the Planning Staff according to the schedule below. Application filed after this deadline shall not be considered until the following month's regular meeting.



<u>Type of Permit to be Considered</u>	<u>Time of Submittal</u>
1. single family dwellings, accessory building, where required	1. 10 days prior to Advisory Committee meeting
2. all other permits	2. 10 days prior to Planning Commission meeting

Section 3. Form for Application. Application for a compliance permit shall be made on the forms adopted in this resolution. A filing shall not be accepted until all information required is provided.

#### CHAPTER V

#### PERMIT APPROVAL PROCESS

Section 1. Review of Single Family Residences or Accessory Buildings where Required. An application for a compliance permit shall be reviewed by the Shell Advisory Committee at the first regularly scheduled meeting following its filing provided that the filing deadline is met (see IV.2, for the filing deadline).

Section 2. Review of Other Applications. Applications for all other compliance permits shall be reviewed at a regular Planning Commission meeting following its filing provided that the filing deadline is met.

Section 3. Applicant's Presence Required. The applicant must be present for consideration of the application for a compliance permit to proceed.

Section 4. Substance of Review. Applications for compliance permits shall be reviewed for their conformance to the performance standards contained in this resolution and to the general and specific intent of the land use plan for Shell Valley as adopted by the Board. The Planning Commission shall consult with the Advisory Committee on permits reviewed by the Commission.

Section 5. Initial Action by an Approving Body. After its review the Planning Commission or the Shell Advisory Committee shall:

1. Approve the application with or without conditions,  
or
2. reject the application, filing reasons in writing  
for doing so, or
3. request additional information, or
4. set a hearing date when a hearing is required  
under Chapter V, Section 8.

Section 6. Additional Information Requests. Additional information request may cover any aspect of a proposed development which is dealt with in the performance standards contained in this resolution or in the land use plan for Shell Valley. The applicant shall be notified of the request within 5 working days after the review. Upon submittal of the requested information, continuation of the review shall be scheduled for the next regular meeting of the body requesting the information.

Section 7. Hearings. A public hearing shall be required in the case of all applications except those for single family residences and the construction of new major structures where the land use is not being changed.

Section 8. Hearing Notice. When a hearing is required the applicant shall notify all adjacent landowners by certified mail and shall post public notice of the hearing in, at least, two public places in the Shell Valley or advertise the hearing at his own expense in the local paper.

Section 9. Action after hearing and/or submission of additional information. After a public hearing has been held and/or requested additional information submitted the Planning Commission or Advisory Committee shall:

- a. approve the application with or without conditions,  
or
- b. reject the application, filing its reasons  
for doing so in writing within five days after  
the decision is made.

In no case shall a decision be delayed more than one month from the public hearing date or from the receipt of additional information.

Section 10. Action by County Commissioners. The Board shall review all decisions of the Planning Commission or Advisory Committee. Signature of the chairman of the Board shall be considered as final approval of an application and the physical layout or construction of the proposed development shall not begin until that signature is received.

Section 11. County Commissioners as Appeal Board. Applicants may appeal conditions imposed or the rejection of an application by the Planning Commission or Advisory Committee to the Board.

Section 12. Consideration by County Commissioners. The Board shall not delay review of a Planning Commission or Advisory Committee decision or of an appeal from such a decision for more than one month beyond the date of such decision.

## CHAPTER VI

### NATURE OF THE PERMIT

Section 1. Permit Approval Includes Conditions. The approval of a compliance permit may include conditions provided these are transmitted in writing to the applicant prior to the review of the application by the Board and, again, with the signed permit. The Board may approve inspectors to insure compliance with conditions imposed.

Section 2. Permit is for Development as Represented. The compliance permit is approved for the proposed development as represented to the Planning Commission. Significant modification or deviation of the development from its represented and approved form shall void the compliance permit and subject the applicant to the penalties provided for in III, 1.

Section 3. Duration. A compliance permit is valid for one year. A certificate of completion shall be submitted to the planning staff upon completion of the proposed development. If the certificate of completion is not received within one year the compliance permit will be held void until the applicant request an extension.

## CHAPTER VII

### PERFORMANCE STANDARDS

Section 1. Air Quality. Air quality performance standards shall be:

a. developments requiring an air quality permit from DEQ are prohibited excepting temporary hot mix batch plants incidental to road construction within the Valley.

b. development where areas in access of one acre will be disturbed shall be evaluated for wind erosion potential and preventive measures may be prescribed by the County.

Section 2. Scenic Resources. Performance standards to protect scenic resources shall be:

a. all new developments shall be evaluated for potential view obstruction and harmonization with the pastoral landscape.

b. outdoor advertising shall be limited to on-site and directional signs without flashing, blinking or moving parts. Outdoor advertising signs shall not exceed the size of a large cowhide.

Section 3. Wildlife. The Wyoming Game and Fish Department shall be invited to comment on new development proposals to provide information concerning their impact on wildlife.

Section 4. Recreation. Travel and tourist-oriented businesses shall be developed in accordance with these performance standards and must demonstrate that their development will not degrade the scenic, wildlife, and recreational attractions of the Valley or have adverse impacts on neighboring agricultural operations.

Section 5. Slopes. New development shall not be permitted on slopes in excess of 30% except where erosion, run-off and mass movement hazards can be demonstrably neutralized. Erosion control measures and maximum impervious coverage percentages may be utilized as part of the neutralization of slope hazards as well as standard engineering measures.

Section 6. Erosion. Performance standards for soil erosion and run-off shall be:

a. the potential for changes in soil erosion and run-off shall be evaluated on all new developments.

b. erosion and run-off shall be attenuated to natural levels with control structures, planting, impervious coverage maxima and other devices or techniques according to a plan approved by the County.

c. temporary measures to control erosion and run-off during construction shall be included in b.) but the erosion and/or run-off may be increased from the natural levels by percentages agreed upon by the developer and found reasonable in light of the watershed characteristics, season, and other pertinent factors.

Section 7. Floodplains. Performance standards applicable to floodplain areas shall be:

a. new developments on floodplains are limited to those which demonstrably present no hazard to human life or safety (downstream as well as on-site) or to water supply and quality. New residences are specifically prohibited in floodplain areas.

b. developers in a suspect area may present evidence that would allow development of the area by demonstrating that it is not subject to flooding.

Section 8. Water Quality. Performance standards for water quality shall be:

a. new development must provide for adequate sewage disposal in accordance with applicable State and County regulations.

b. new development requiring a discharge permit shall not degrade waters below their present quality.

Section 9. Agricultural Water. Performance standards relating to the disposition of agricultural water shall be:

a. any major development requiring a transfer of adjudicated agricultural water to support it is prohibited except where such water is transferred from lands found not to be part of a viable farm or ranch unit.

b. new development in reservoir sites designated in the Big Horn County Land Use Plan is prohibited.

c. no residential development shall be permitted within 100 yards of a major ditch designated in the Big Horn County Land Use Plan unless the developer stands the cost of fencing or covering said ditch and an adequate maintenance right of way. Bridges disrupting major ditches shall be permitted only when other means of access are demonstrably unavailable.

d. when lands with adjudicated water rights are transferred from agricultural to other uses, the deed agreement for sale, or other instruments of conveyance shall specifically contain a transfer of appropriate water rights.

Section 10. Irrigated Lands. Irrigated lands of capability classes II-IV shall not be converted from agricultural uses unless they can be demonstrably shown not to be part of a viable farm or ranch unit.

Section 11. Grazing Lands. In the case of major developments potential loss of grazing lands shall be evaluated in terms of animal unit months of carrying capacity and the local economic impact of such a loss.

Section 12. Agriculture. All new development shall be evaluated for possible secondary impacts on agriculture and such impacts shall be mitigated where possible.

Section 13. Total Extent of Development. Performance standards controlling the extent of residential development shall be:

a. the Board shall accurately determine the number of dwellings occupied in the Valley as the date of adoption of this resolution and shall report said number in the Big Horn County Land Use Plan.

b. the number of new residential compliance permits issued shall not exceed the number established in a. In other words, the total number of dwelling units in the Valley shall not exceed twice the number of units existing at the date of adoption of this resolution. The population target shall apply until such time as a detailed study of the population carrying capacity of the Valley is completed.

Section 14. Scale and Intensity of Development. Performance standards governing the scale and intensity of development in the Valley shall be:

a. the population target should be attained more or less uniformly over the next twenty years.

b. in order to prevent the establishment of semi-urban or village environment outside areas designated for concentrated development in the Big Horn County Land Use Plan no more than 10% of the potential residential compliance permits shall be issued in any one general area.

Section 15. Density. Lot size requirements shall be established on the basis of adequate sewage disposal areas, well spacing to prevent ground water mining or contamination, erosion and run-off control plans, fire protection, and other factors the Planning Commission may deem pertinent.

Section 16. Concentration of Development. The concentration of development shall be governed by the following performance standards:

a. the Big Horn County Land Use Plan shall contain designated high density development areas in the Valley and preliminary strategies for providing central services to those areas.

b. a minimum of 50% of the potential building permits shall be issued in the designated high density areas.

c. clustered developments rather than the urban grid type development shall be strongly encouraged in high density areas.

Section 17. Public Services. Provisions of public services shall be governed by the following performance standards.

a. the Big Horn County Land Use Plan shall limit central services provision by the public to designate high density areas.

b. the development of Federal or State facilities which would generate excess growth or alter the rural atmosphere of the Valley is prohibited.

c. new developments shall be expected to bear the full costs of county capital facilities necessitated by their appearance. This requirement will also be operative for any future services provisions districts.

Section 18. Commercial Development. Performance standards for commercial development shall be:

a. business requiring air quality permits, permits for the discharge of industrial wastes, (individual oil and gas wells excluded), major transfers of water from agriculture, junkyard permits, or industrial solid waste disposal permits are prohibited as being inconsistent with a rural atmosphere and the outstanding environmental quality present in the Valley.

b. other businesses must demonstrate an orientation to local trade or to tourism and travel.

Section 19. Mobile Home Parks. Performance standards for mobile homes and mobile home parks shall be:

a. mobile home parks shall meet Wyoming State Standards and adopted County standards and shall conform with these performance standards. Each mobile home park unit shall be counted as one dwelling unit in determining the number of dwelling units to be allowed under the population target contained in this resolution. Adequate open space and play areas and landscaping shall be provided by the developer. The determination of adequacy shall rest with the Planning Commission on a case by case basis.

b. mobile home parks shall be confined to areas designed for high density development in the Big Horn County Land Use Plan.

Section 20. Residential Development. Performance standards for residential development shall be:

a. new residential development shall conform to these performance standards and shall have adequate access, sewage disposal, and domestic water supplies.

b. storage of flammable fuels shall be located a minimum of 25 feet from all residences.

c. the homesite shall be shown not to be a parcel within an illegal subdivision or a parcel under litigation or investigation as part of an illegal subdivision.

d. Restrictions placed on plats filed in the Court-house shall be met prior to approval by the Advisory Committee.

e. high density areas shall in all cases, conform with Big Horn County Subdivision Regulations and other platting and dedication requirements of State law.



Section 21. Temporary Occupancies. Temporary occupancies including the use of travel trailers or motor homes as the principal residence on a building site, and similar temporary occupancies or uses shall be limited to 120 days in duration, shall have adequate sewage and water facilities, and shall be considered as changes in land use, subject to the need for a compliance permit. In the case of temporary living quarters, a permit for a temporary occupancy may be renewed upon application to the Advisory Committee.

An exception to the 120 duration may be approved on a building site for a temporary occupancy when a permit has been issued for the permanent residence and provisions have been made for the temporary occupancy.

## CHAPTER VIII

### DEFINITIONS

Section 1. Air Quality Permit. A permit required to be issued by DEQ for the discharge of air contaminants under the provisions of the Environmental Quality Act of 1973.

Section 2. Applicant. Refers to a person or entity making application for a compliance permit. Any person or entity named as an applicant may designate a representative to appear before the Planning Commission or Board and to engage in necessary negotiations with these bodies.

Section 3. Board. Refers to the Board of County Commissioners of Big Horn County, Wyoming.

Section 4. Capability Class. Refers to the designation of land on the basis of their potential capabilities for sustained agricultural production using the 8 category system adopted by the Soil Conservation Service.

Section 5. Change in Land Use. Refers to changes among categories of land use; from agricultural to residential, for instance. Accessory buildings, fences, remodeling, etc. are exempted provided they do not constitute an actual change in the activities presently conducted. An accessory building (example: garages, shops, tack sheds) is a change in land use when it precedes the construction of a new major structure.

Section 6. Committee. Refers to the Shell Valley Land Use Advisory Committee, an appointive arm of the Big Horn County Planning Commission.

Section 7. DEQ. This refers to the Wyoming Department of Environmental Quality or its successors.

Section 8. Development. Refers to any change in land use or the construction of a major structure requiring a compliance permits.

Section 9. Discharge Permit. Refers to a permit issued for the discharge of domestic, municipal, or industrial effluent into the water of the State by the Wyoming Department of Environmental Quality or the U.S. Environmental Protection Agency.

Section 10. Erosion. Refers to the detachment and transportation of soil or rock particles by water or wind.

Section 11. Floodplain. A floodplain is defined as the area within the predictable and obvious course of surface floods. In the absence of formal floodplain designation by the United States Geological Survey the presence of defined flood channels, elevations, and historical flood records shall be used to determine flood hazards in particular cases.

Section 12. Major Structure. A structure having its own facilities for disposal of human wastes.

Section 13. Mass Movement. Refers to the movement of sizeable bodies of soil, rock, and snow in the form of avalanches, rockfall, landslides, mudslides, soil flow, etc.

Section 14. Maximum Impervious Coverage Percentage. A limit on the coverage of a lot or parcel by paving, rooftops, and other surfaces which absorb little or no water.

Section 15. Mobile Home. Means a factory assembled moveable dwelling over 32 feet in length and more than 8 feet in width, designed and constructed to be towed on its own chassis, comprised of frame and wheels. The mobile home is distinguishable from other types of dwellings in that the building construction should conform to the American National Standards Institute specifications, and not to local building codes. Also, the specifications by which mobile homes are built include provisions for its mobility on that chassis or by a vehicle.

Section 16. Mobile Home Court. A parcel (or contiguous parcels) of land under one ownership which has been improved so that it contains two or more mobile home lots for residential use.

Section 17. Planning Commission. Refers to the Big Horn County Planning Commission as appointed by the Board of County Commissioners of Big Horn County pursuant to 18-289.2 Wyoming Statutes of 1957, as amended.

Section 18. Planning Staff. Professional employees retained by Big Horn County to provide services in matter of land use planning.

Section 19. Run-off. Refers to the surface movement of rainwater or snow melt.

Section 20. Sketch Plan. The sketch plan shall include an overhead drawing, to scale and with a north arrow, showing the layout of proposed roads, structures, wells, pipelines, sewage disposal facilities, etc. This drawing should show any prominent natural features (streams or gullies, benches, etc.) and irrigation structures. The sketch plan should, also, include a sketch or elevation showing the intended appearance of the major structure and any accessory buildings.

Section 21. Legal Rights. Application shall provide evidence of legal right to undertake proposed development on the proposed site.

Section 22. Valley. Refers to the entire watershed of Shell Creek.

Section 23. Viable Farm or Ranch Unit. For the purpose of these performance standards the viability of a parcel as part of a farm or ranch unit shall be assessed by analyzing the following factors:

- a. land capability classification using the Soil Conservation Service system.
- b. quality and reliability of water supply.
- c. size of the parcel or unit.
- d. access and neighboring land uses.
- e. past and potential management possibilities.
- f. production history.

APPROVED THIS 6 DAY OF July, 1983.

Board of Commissioners  
Big Horn County, Wyoming

Frederick B. Buehler  
CHAIRMAN

James M. Bannell  
MEMBER

Charles W. Wink  
MEMBER

ATTEST: Edna G. Hays  
Clerk of the Board



IMPACT QUESTIONNAIRE

- 1. Does the proposed development require an air quality permit from the Wyoming Department of Environmental Quality? Yes \_\_\_\_\_  
No \_\_\_\_\_.
- 2. What measures will be taken to insure that the proposed development will harmonize with the present scenic quality of the Valley?  
\_\_\_\_\_

3. Is the proposed development located in or near game migration routes or areas known to be critical wildlife ranges? \_\_\_\_\_  
\_\_\_\_\_

4. If the proposed development is recreational or a tourist and travel oriented business a statement describing the proposed development in some detail should be attached. Particular attention should be given to advertising, parking and access, and measures taken to preserve the rural atmosphere of the Valley.

5. What is the prevailing slope of the site? \_\_\_ Has the possibility of rockslides, mudslides, avalanches, or other mass movement been evaluated? \_\_\_\_\_  
\_\_\_\_\_

6. What plans are being made to control erosion and run-off during construction and use of the proposed development? \_\_\_\_\_  
\_\_\_\_\_

A detailed erosion and run-off control plan maybe required by the Planning Commisison.

7. Is the propsed development located in the floodplain? Yes \_\_\_\_\_  
No \_\_\_\_\_

8. How will sewage disposal and treatment be provided for this development? \_\_\_\_\_  
\_\_\_\_\_

If on-site sewage disposal is planned have you consulted with the Soil Conservation Service, the planning staff, or a professional engineer regarding the adequacy of the site for this purpose?  
\_\_\_\_\_  
\_\_\_\_\_

Does the proposed sewage system comply with all requirements of State law (permit application should be attached)? Yes \_\_\_ No \_\_\_

Does the proposed development require a discharge permit from the Wyoming Department of Environmental Quality? Yes \_\_\_ No \_\_\_  
What would the nature of proposed discharge be? (Specify both quality and quantity) \_\_\_\_\_  
\_\_\_\_\_

9. Approximate water consumption of the proposed developemnt will be \_\_\_\_\_ gallons per day.

The water supply for the proposed development will be:  
\_\_\_\_\_

If water originally adjudicated for irrigation is to be used identify the lands to which it was adjudicated (full legal description to the nearest 40) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the proposed development is within 100 yards of a major ditch what measures will be taken to protect the ditch and its maintenance right-of-way? \_\_\_\_\_  
\_\_\_\_\_

10. What is the capability classification of the site of the proposed development for agriculture? (use Soil Conservation System)  
\_\_\_\_\_  
\_\_\_\_\_

If an attempt is being made to demonstrate that a parcel in capability classes II-IV is not part of a viable farm unit attach \_\_\_\_\_ documentation.

11. Is the proposed development located in a designated high density area? Yes \_\_\_ No \_\_\_

12. If the proposed development is a locally-oriented business a statement describing the proposed development in some detail should be attached. Give particular attention to advertising, parking and access, and measures taken to preserve the rural atmosphere of the Valley.

13. If the proposed development includes one or more mobile homes does the home/homes conform to A.N.S.I. Standards for mobile home construction? Yes \_\_\_ No \_\_\_ What kind of foundation is proposed for the mobile home/homes? \_\_\_\_\_  
\_\_\_\_\_