



# 2009 Big Horn County Land Use Plan



1000484

BIG HORN COUNTY BOARD OF COUNTY COMMISSIONERS

RESOLUTION

#13 2009-2010

*TITLE: ADOPTION OF 2009 BIG HORN COUNTY LAND USE PLAN*

WHEREAS, in 2007 the Board of County Commissioners initiated the process of preparing a new county land use plan to replace the County's 1977 Plan; and

WHEREAS, in early 2008 the Board appointed a Land Use Plan Steering Committee to assist and advise the planning staff and consultant in preparing a new land use plan; and

WHEREAS, in preparing the Plan, the Steering Committee, consultants, and staff made careful and comprehensive surveys and studies of the existing conditions and probable future trends in Big Horn County; and

WHEREAS, an extensive effort was made to involve the public in the process of preparing the plan through such means as a landowner survey, appointment of citizens to the Steering Committee, an informative website, press releases, open house meetings, and public hearings; and

WHEREAS, by letter dated June 25, 2009, the Land Use Plan Steering Committee recommended adoption of the 2009 Big Horn County Land Use Plan; and

WHEREAS, by resolution dated October 13, 2009, the Big Horn County Planning & Zoning Commission certified the 2009 Big Horn County Land Use Plan and recommended that the Board of County Commissioners adopt the Plan; and

WHEREAS, the Board conducted two duly noticed public hearings on the Plan in accordance in with Wyoming Statute §18-5-202(c) in Greybull on December 9, 2009 and in Lovell on December 10, 2009; and

WHEREAS, public comment on the Plan has ranged from very favorable to strongly opposed with specific concerns about the Plan leading to comprehensive, countywide zoning which would be an excessive and unwarranted infringement on private property rights; and

WHEREAS, by state law [W.S. §9-8-102(a)(ix)], the Plan is written statement of land use policies, goals and objectives and is not a law or set of regulations; and

WHEREAS, by state law, the adoption of any county regulations, including subdivision regulations and zoning regulations, requires separate public processes, including public notices and public hearings, that are in addition to the public process associated with adoption of a county land use plan; and

WHEREAS, the Plan contains explanations of 50 potential methods of Plan implementation with only 12 of those selected for actual implementation and among those, only one is a new form of regulation: implementing very narrowly-drawn (not comprehensive) zoning to address nuisance land uses (specifically commercial salvage yards and new installations of substandard mobile homes); and

WHEREAS, various forms of comprehensive, county-wide zoning are discussed in the Plan for informational purposes only and were not recommended for implementation; and

WHEREAS, it is the intent of the Plan and the recommendation of the Steering Committee and of the Planning and Zoning Commission that the County not implement any of these forms of comprehensive, county-wide zoning; and

WHEREAS, the Board concurs that there is no need at this present time for comprehensive, county-wide zoning and that the Plan reinforces this view; and

WHEREAS, the Board finds that Plan will provide useful and balanced guidance concerning future land use and will assist the County in dealing with federal land management agencies; and

WHEREAS, the Board finds that adoption of the Plan will serve the best interests of the County and its citizens.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners does hereby adopt the 2009 Big Horn County Land Use Plan.

ADOPTED by the Board of County Commissioners this 6<sup>th</sup> day of January, 2010.

BOARD OF COUNTY COMMISSIONERS  
BIG HORN COUNTY, WYOMING

  
Thomas "Scotty" Hinman, Chairman

  
Jerry Ewen, Commissioner

  
Keith Grant, Commissioner

SEAL:  
ATTEST:

  
Dori Noyes, Big Horn County Clerk

100 0015

BIG HORN COUNTY PLANNING AND ZONING COMMISSION

A RESOLUTION ADOPTING THE BIG HORN COUNTY LAND USE PLAN AND  
CERTIFYING SAID PLAN TO THE BIG HORN COUNTY BOARD OF COUNTY COMMISSIONERS

WHEREAS, the Big Horn County Land Use Plan Steering Committee has prepared and recommended a proposed land use plan for Big Horn County, dated June 25, 2009; and

WHEREAS, the Planning and Zoning Commission has received and reviewed the proposed land use plan; and

WHEREAS, the Commission held a public hearing on September 22, 2009 for the purpose of taking public comments on the land use plan; and

WHEREAS, the Commission has considered the public hearing testimony.

NOW, THEREFORE, BE IT RESOLVED, that the Big Horn County Planning and Zoning Commission does hereby certify the June 25, 2009 Big Horn County Land Use Plan (with minor amendments accepted on this day) to the Big Horn County Board of County Commissioners and recommends its adoption.

DATED October 13<sup>th</sup>, 2009

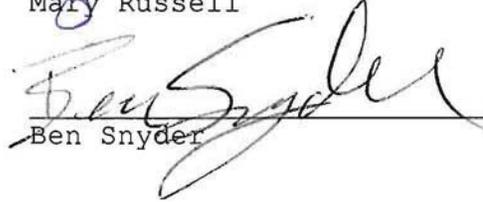
PLANNING AND ZONING COMMISSION  
BIG HORN COUNTY, WYOMING

  
\_\_\_\_\_  
William Ready, Chairman

  
\_\_\_\_\_  
Casey Crosby

  
\_\_\_\_\_  
Mary Flither

  
\_\_\_\_\_  
Mary Russell

  
\_\_\_\_\_  
Ben Snyder

June 25, 2009

Big Horn County Board of County Commissioners  
Big Horn County Planning & Zoning Commission  
Courthouse  
Basin, WY 82410

Ladies and Gentlemen,

The Land Use Plan Steering Committee was appointed in early 2008 by the Board of County Commissioners to prepare a new land use plan for Big Horn County. After about 18 months of effort, the committee has completed the plan.

We have tried to respond to what was important to the public as indicated in the land use survey. The committee has reviewed a great deal of statistical information and mapping about the county. We held six open house meetings and maintained a website to keep the public informed. We have carefully considered all public comments we have received.

The plan is our best effort at providing useful guidance to achieve land use and development in the best interest of Big Horn County and its citizens. It is our hope and intention that this plan will serve the County well in the coming years.

Thank you for the opportunity to serve the County and for your support throughout the process. We appreciate that the County provided staff support from Jim Waller and the contracted services of Ken Markert and Anne Cossitt.

Now, the undersigned members of the Big Horn County Land Use Plan Steering Committee submit the 2009 Big Horn County Land Use Plan to you and recommend it for your adoption.

Sincerely,

Mary Flitner

Mary Flitner

Robert Grater

Robert Grater

Charles Hessesenthaler

Charles Hessesenthaler

Mike Hinckley

Mike Hinckley

Carol E Lowe

Carol Lowe

Debbi McKim

Debbi McKim

Tim Mills, Sr.

Tim Mills, Sr.

Dave Monk

Dave Monk

Dave Neves

Dave Neves

Mary Russell

Mary Russell

Brad Tippetts

Brad Tippetts