



CROOK COUNTY LAND USE PLAN UPDATE STEERING COMMITTEE MEETING

April 23, 2026

3:00 PM

**County Commissioners Meeting
Room, County Courthouse
309 E. Cleveland St., Sundance**

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Meeting ID: 254 486 855

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AGENDA

- I. Welcome and Roll Call
 - a. Bree Burton – Y2
 - b. Danielle Goodman – Y2
 - c. Michael Cavalier – Y2
 - d. Scott Grahm
 - e. Jeff Carrier
 - f. Josh Throckmorton
 - g. Randy Gantz
 - h. Randy Faust
 - i. Judy McCullough
 - j. Dawn Anderson
- II. Call to Order and Introductions
 - a. The meeting was called to order by Bree Burton. Attendees introduced themselves. There were no members of the public present and no public comment. Bree noted that the Land Use Plan project website has been updated and now includes all meeting agendas and minutes to date.
- III. Review of Draft Goals (Revised Version – March Update)
 - a. Vision Statement
 - The steering committee reviewed the revised vision statement.
 - No substantive changes were requested
 - b. Goal 1: Protect Natural Resources and Working Landscapes
 - Key Discussion Points:

- Strong consensus that developers should be responsible for paying for required studies and analyses related to water, natural resources, and infrastructure impacts.
- Concern expressed about loopholes allowing commercial subdivisions to avoid review by structuring projects as minor or family subdivisions.
- Agreement that language should focus on subdivision and commercial development, rather than “all development” to avoid unintended impacts on private landowners
- Discussion emphasized protecting existing water users and downstream water quality
- Recognition that county authority is limited regarding well permits, but that disclosure and upfront evaluation are critical
- DEQ involvement discussed, with acknowledgment that subdivision regulations are the primary mechanism for triggering state review
- Consensus Direction
 - Revise action steps to:
 - Apply to subdivision and commercial developments
 - Clearly state that developers bear all costs
 - Clarify that the County’s role is to establish standardized “sideboards”, not conduct studies
- Water Resource Protection Program
 - Committee agreed the program is appropriate but needs clearer language regarding:
 - What the County can legally regulate
 - The role of hydrology studies
 - Buyer awareness and disclosure
 - Strong support for improving warnings and disclosures to buyers regarding water availability and emergency services
- c. Recommendations to Add a Financial Responsibility Goal
 - Broad support for developing a stand-alone goal stating that new development should pay for its own impacts and not shift costs to existing residents
 - This aligns with public survey results and recurring committee concerns
 - Y2 will draft a proposed goal for committee review
- d. Goal 2: Preserve Rural Way of Life and Prepare for Growth
 - Key Discussion Points
 - Support non-regulatory guidance and education for new residents
 - Emphasis on rural disclosures covering
 - Livestock operations
 - Fencing laws
 - Emergency response times
 - Seasonal road maintenance
 - Committee supported using maps (especially emergency response maps) as educational tools
 - Acknowledgment that market forces drive subdivision, but better information can reduce conflicts

- Edits Requested
 - Expand “traffic impact assessments” language to include all infrastructure and public service impacts (fire, EMS, roads)
 - Clarify that guidance is educational, not regulatory
 - Ensure fencing references are clearly framed as informational
- e. Goal 3: Countywide Partnerships
 - Discussion Highlights
 - Support for coordination with municipalities, districts, agencies, and the Land Use Planning Board
 - Youth workforce development received positive feedback, including work-study and internship concepts
 - Housing affordability discussed as a challenge requiring partnership, not regulation
 - Committee Direction
 - Clarify language related to costs – remove references to “limited to staff time.”
 - Better explain the basis for impact fees to support legal defensibility

IV. Advisory Land Use Map Framework (Chapter 2)

- a. Overall Direction
 - Maps are intended to be informational and advisory, not regulatory or zoning
 - Strong agreement that
 - Countywide maps are appropriate for the Plan
 - Detailed GIS layers should be available digitally for public and staff use
- b. Map Specific Feedback
 - Water & Hydrologic Sensitivity
 - Difficulty identifying reliable groundwater recharge data acknowledged
 - Y2 to investigate WWDO, USFS, and other sources
 - Emphasis on local recharge relevance
 - Agricultural Lands Map
 - Purpose clarified as showing the importance and prevalence of agriculture, not taxation status
 - The committee requested explicit clarification that
 - This is not a taxation map
 - Discussion on whether to distinguish irrigated vs. non-irrigated lands – no final change directed
 - Wildlife Habitat Map
 - Support for a combined habitat overlay map
 - No migration corridor changes requested
 - Emergency Services & Infrastructure
 - Strong support for the emergency response time map
 - Request to
 - Add maintained road classifications
 - Show seasonal road maintenance limitations
 - Community Services & Growth Influence
 - Suggestion to differentiate between approved vs. built

subdivisions where data exists

V. Document Structure

a. Committee recommended

- Moving recommendations to Commissioners into a separate appendix
- Retaining goals and action steps within the main document

b. Confirmed

- Maps will be included as an appendix
- Trends and Conditions report remains a technical appendix
- Public outreach summary will be included as an appendix

VI. Next Steps

a. Y2 Consultants will

- Revise goals and action steps based on committee feedback
- Draft a new financial responsibility goal
- Clarify developer cost language throughout
- Update maps per discussed edits
- Investigate additional water and recharge data

b. Steering Committee

- Review Chapters 2-5 of the draft Land Use Plan
- Submit comments ahead of the next meeting

VII. Next Steering Committee Meetings

- a. Wednesday, May 20, 2026, 3:00 PM
- b. Wednesday, June 17, 2026, 3:00 PM