CROOK COUNTY
LAND USE PLAN - 2025

STAKEHOLDER & PUBLIC INPUT SURVEY

INTRODUCTION

The plan update process relied heavily on stakeholder and citizen input to establish a unified vision for the future and clearly articulate the shared values of Crook County's diverse communities and population. This document summarizes the input collected from stakeholder interviews and the public input survey.

STAKEHOLDER INTERVIEWS

An essential component of community engagement for the Crook County Land Use Plan Update was stakeholder interviews. While the entire community is a stakeholder, the Land Use Plan Steering Committee selected individuals from various sectors, including small businesses, ranching, land ownership, education, and other interest groups, to be interviewed across Crook County. The purpose of the interviews was to gain a broader understanding of the community's conditions and expectations. The Y2 planning team conducted 21 stakeholder interviews in the spring, summer, and fall of 2025.

Below is a list of interviewees, key themes from the interviews, and specific feedback from each interviewee for each discussion question.

LIST OF STAKEHOLDERS INVOLVED

- Justin Bailey – Finance
- Mark Broderson – Education
- Dallas Burch – Agriculture
- Jeff Burian – Agriculture
- Bill Dewey – Agriculture/Business Owner
- Charlie Harrison – Fire
- Franz Haskell – Agriculture
- Lee Huber – Agriculture
- Jerry Ista – Agriculture
- Betty Kanode – Agriculture
- Cindy Mosteller – Director, West Texas Trail Museum
- Sandy Neiman – Trustee, Medical Board
- Ed Robinson - Emergency Management Services
- Justin Robinson - Agriculture
- Toni Robinson – Business Owner
- Ted Subota – Agriculture
- Russ Taylor – Mining
- Stephen Waliezer – Construction
- Vince Waters – Agriculture
- Darla West – Agriculture
- Chase Williams – Agriculture/Education

SUMMARY OF KEY THEMES FROM STAKEHOLDER INTERVIEWS

A total of 21 stakeholder interviews were conducted out of 48 attempted contacts. The completed interviews represent a 43.8% rate among all contacts made. The Y2 team used both email and phone calls to contact individuals.

The types of substantive comments collected during the interviews show a variety of viewpoints, which in turn yield themes from the interview responses. The themes organize the responses, making the entire set of interviews easier to understand. When comments are organized into themes, it also provides a focus for interpreting and discussing the Land Use Plan. Finally, each theme can be linked to the Land Use Plan Update's overall goals.

THEMES FROM INTERVIEW RESPONSES

The themes that follow connect directly to the interview question. For example, Question 1 is, "What are the strengths of Crook County?"

STRENGTHS

- Crook County is proud to be a rural area.
- Crook County is tight-knit, friendly, and people help one another.
- Natural resources are important. Descriptions include agriculture, open space, environment, beauty, scenery, and outdoors, which were brought up 15 times. This demonstrates great importance to the community.

CHALLENGES

- Dealing with growth - more people, more change in the community.
- Impacts of growth, including roads, water, sewer, fire, and the county budget.
- Taxes.
- A strong sense of uncertainty about what growth will bring.

SUPPORTIVE

- Generally, the county, other agencies, businesses, and the public enjoy a supportive community environment. Stakeholders report that the county is supportive of the many and varied community undertakings.

EFFECTIVE PLANNING FOR THE FUTURE

- Land use planning tools are needed and referred to with terms like plans, "subdivision regulations, control the developers, have setbacks for structures, concentrate development, developers pay for their impact on roads, hazard mitigation, need to limit growth, and need rules so consumers know if a well and septic tank can be placed on a lot before buying it." These comments were found throughout the responses.

- Social concerns such as the impact of growth on ranching, keeping young people in the community, the need for workforce housing, more jobs, lower taxes, more industry, and tourism and its impacts were noted in the interviews.

20 YEARS FROM NOW

- Overall, those interviewed feel that more growth equates to more people, and in turn means more impacts. There is a sense of urgency in this community that experiences change slowly.
- The impacts of growth are wide-ranging and include how it influences traffic, ranching, and sprawl across the county, law enforcement, municipal infrastructure, roads and bridges, and how tourism will affect the community.
- The impacts of growth also raise concerns about losing the hometown feel and culture, as well as fears of losing agriculture. The expressed uncertainty goes to the heart of Crook County, who, and what it is.
- There is also a theme emerging from those interviewed, which seems to accept the inevitable but also contains warnings. This includes statements like:
    - "Can't stop growth."
    - "It is hard to comprehend what all the effects will be."
    - "More people will be here. It will be overcrowded."
    - "Will grow. Hopefully, with a conservative population."
    - "Growth will double. Much work is needed to meet new demands."

DESCRIBE CROOK COUNTY

- There is a social theme. This shows in responses like:
    - "It is a good place. We are well-rooted."
    - "A safe place to live."
    - "Independent, resilient, grateful for what we have, hard-working, conservation is important."
    - "Friends and family, rural living, being able to live my way of life."
    - "Hometown feel, people support each other no matter what community they live in."

- Another theme describes Crook County, but it is set against a backdrop of concern about the future. It shows in comments:
    - "Personal freedom and beliefs, aesthetic value, a perfect storm for growth due to location."
    - "How do we manage all the guests in our backyard?"
    - "Wonderful place to live. Attractive. Let's do our due diligence to keep it that way."
    - "Change is coming, not for the good."

- There is also a theme that describes the Crook County setting. Phrases like:
    - "Has it all – scenery, water, soul, mountains, and natural resources."
    - "Beauty (nature) – we have some of the very best aesthetically pleasing places on earth." Words like beauty, quiet, peaceful, aesthetic value, pristine, and attractive are used to describe the natural environment.

SUGGESTIONS

There were suggestions about what Crook County should focus on now. The responses were wide-ranging and varied.

- A local government theme shows through in comments like lowering taxes, having a vote on proposed tax increases, keeping government lean, keeping up with growth, and encouraging a workshop every two years to determine priorities.
- A land use regulation theme indicates zoning should only be in and around municipalities. There are numerous viewpoints and suggestions regarding the current subdivision regulations.
- An economic development and social theme shows the vision of the past and compares it to today's view. It encourages the community to create a vision.

RELATIONSHIP OF INTERVIEWS WITH GROWTH & ZONING

The Land Use Plan Update, in part, was initiated due to recent growth and the question of whether Crook County should adopt zoning. "Zoning", as a land use regulatory tool, was not a prevalent issue with interview responses. Specifically, the term "zoning" showed up three times. There was a difference of opinion about zoning, both for and against it.

Comments were:

- "Private property rights. Commissioners already have the authority to regulate large subdivisions. Nothing else is needed. I am against zoning."
- "We need zoning. Things have run amok. We need a building inspection because there are no quality checks on the workmanship. Too much building."
- A third comment showed, "County zoning around municipalities is useful. But not in the rest of the county, not useful."

As with zoning, growth in Crook County was one of the factors considered when moving forward with updating the Land Use Plan. Growth, including its implications and impacts, was a recurring theme across the interviews. Concerns about growth covered a wide range of sensibilities. There were expressions of acceptance alongside warnings about growth and concerns that it threatens Crook County's culture, values, and way of life. Growth also prompted several suggestions regarding subdivision regulations and methods to regulate growth. Suggestions also included both pro and con opinions about zoning in Crook County.

In summary, these relationships exist in Crook County, where property rights are paramount. While growth is a persistent concern, the interviews do not make clear that land-use regulation is an agreed-upon tool for managing it. This sends a signal and recommendation that further information and public education would be useful to obtain a clearer perspective.

INTERVIEW QUESTIONS

1. *What are the strengths of Crook County?*
    - Rural, not a lot of foreigners. County needs heads up on subdividing land. County needs updated rules and regulations.
    - It is a good community overall.
    - The environment, beauty, and agriculture are very important.
    - Low population, location in state, ruralness, diversity in topography and community makeup – agriculture and urban. Located along interstate, it has influences of agriculture, federal, state, urban, and rural. A good balance of influences, there is something for everyone.
    - Not overpopulated, lots of compliments from customers about the beauty and open spaces of Crook County. The interstate directly helps business, reason why businesses are located alongside it.
    - Wide open spaces. Good people.
    - Private property rights. Commissioners have authority already to regulate large subdivisions. Nothing else is needed. I am against zoning.
    - Our greatest asset in Crook County are the people who live here.
    - Open space. Tourism. These are our greatest strengths.
    - People, one big family. Also, lack of people, not crowded. Aesthetic value.
    - Small town feel. Closeness of people. No strangers. Nature. Topography. Jobs. Infrastructure Diversity.
    - Agriculture, small town feel, public education system.
    - Natural resources – we are blessed. Natural resources are our go to in this community. Jobs, open space, agriculture, timber, and the tourism industry all depend upon our natural resources.
    - Scenery, agriculture, beauty, a good place to raise children.
    - The people. Friends from far away are jealous of where I live due to the people in Crook County.
    - Best aspects are open space, scenery, and being a part of the Black Hills. Growth has taken place. There is an increase in home schooling. Challenges exist with people moving in but not participating or investing within the community.
    - Hard working people. The county has done right by maintaining roads, helping hospital, and having fire district. County is doing right with the budget to help and support us. The economy and resources prevent the county from paying people like other places.
    - County does good job with roads and bridges.
    - Community is able to come together, which is Crook County's greatest strength.
    - Strengths include aesthetics. Located at the corner of Black Hills.
    - Politics – red on red.
    - Population numbers are low.
    - Outdoors and wild lands. Not so deep as to get lost. Hunting (for some) – maybe not the best place to hunt, but it gives you the "in" for Wyoming hunting.
    - Shopping is close, but not optimum. Essentials are all relatively close, even if living remotely for most of the county.
    - Wyoming taxes.

- Conveniences are an hour away, and in some cases, less.
- Access to recreation and bigger mountains and Keyhole Lake.
- Quiet.
- Low crime.
- Has one of the very best volunteer firefighter organizations in the United States.
- Our first-response teams for such a small community are first rate.
- The community, as a whole, are very welcome to outsiders and transients moving in.
- It is a slower pace than the surrounding communities, which is probably a whole lot to do with the median age of the people in the county, and their overall general attitudes.
- The schools, although competitive, are the cornerstones to each little town and they bring several generations together. The general public support our schools in a big way.
- Church families and Church diversity is widespread for such a small community.

2. *What are the greatest challenges facing Crook County?*
   - Deal effectively with growth. Stay on top of needs for people and county government. Stay on guard for demands to change by new residents who lived elsewhere with services and now live in Crook County where services are limited. Some examples of challenges are that there is no county fire service for structures and no county refuse services.
   - Watch the money. Be careful with taxes. Look to the future. Heads up on further subdivision activity.
   - People coming in bring changes. It is overbearing for people who have lived here for a long time.
   - More people mean more water use, not like it used to be. Roads get worn out. Current growth is a shock to many residents. Crook County has been discovered, and we are paying the price.
   - Pay attention to subdivisions, the growth is moving along, and we are having problems keeping up. Roads are an example.
   - Infrastructure - roads, water, dump, schools, police, and sheriff. All need attention. We are getting more people but receiving less service.
   - Property tax is excessive for property owners.
   - Keep county government small and lean as much as possible so local people have more money to spend on local economy.
   - Infrastructure is the greatest challenge, especially roads.
   - People moving in, growth in towns and rural areas. Infrastructure is very important like roads and waste management.
   - Property tax needs to be lowered, it's too high. Also, infrastructure. Don't have the money to develop full infrastructure for people moving in. Lack of funds is an impediment to growth.
   - Keep young families here. Need innovation to attract industry.
   - Potential development of ranch land for residential development. The wide difference of opinions where people do not want to compromise.
   - Higher taxes and loss of freedom. We do not need permits for development.
   - Keeping up with progress. It is difficult and challenging for everyone.

- We need zoning. Things have run amuck. We need building inspection because there are no checks on quality of workmanship. Too much building.
- Challenges include keeping open space and scenery and managing necessary infrastructure for growth. Also, we need to be careful about letting public land go back to private ownership.
- Got to get a handle on growth in rural areas of the county. Those areas do not get benefits as those living in town. Fire and ambulance take time to meet needs in rural areas and people need to realize that fact. Taxpayers can't foot bill for developers. Developers need to pick up the entire cost of their development.
- Missed opportunity for regional landfill.
- No long-term plan on how to protect the many 40+ acre tracts with homes from fire. We are dying similar to 1,000 paper cuts because of the lack of protection on the large lots with large homes. Dead end roads as in Sundance Canyon Estates with 30+ tracts creates drama and is unsafe. Only one way in and out, which is dangerous for house or wildfire. County should move beyond 1959 mentality.
- There are many challenges.
    - Medical/First Response services/Police and Fire
    - Taxes
    - Roads – access
    - Water and water rights
    - Senior Center Services – Elder care facilities, meals, and much more.
    - Tourist accommodations
    - Servicing the developments outside of town – power, roads, management overall, like garbage/waste.
- Monies earned in wages here in this county are not spent here in this county. When it comes to the basics, like purchasing a package of underwear, there is only one place, the Dollar Store in Moorcroft where that is even available. A package of socks can be purchased at Napa in Sundance, and possibly on an end cap at the grocery store in Hulett, which may have a pair available.
- Human trafficking is one of the issues that need to be talked about more and will definitely be a concern for the future. The lost or missing from many of the communities around us will spread to us. There have been incidents, but we in Crook County will not be immune or protected from this evil for much longer. We have I-90, so we have a pathway to North Dakota, South Dakota, and Montana reservations that have continued to increase occurrences.
- Suicide - Our county/state has some of the highest numbers of these incidences, in the country. We need to be asking questions as to why and seek means to circumvent these tragic losses.

3. *How supportive is the county toward what you do for a living and your circumstances?*
    - The county is supportive to me as a rural landowner who runs some cattle.
    - County is supportive of rural people.
    - About 70 -75%. Very supportive to EMS. EMS, Fire, and Sheriff operate separately. It's hard to get all three to work together.
    - Run cattle, grow hay, run excavating business. County is supportive of ranching so we can adapt and change with the times.
    - Moorcroft and County are supportive of my business. Have many customers who are local. Many locals try to shop in the Moorcroft area, go out of town for big ticket items.
    - County provides good support to local business. However, the growing number of county residents who work outside the county means that more money is being spent in the communities where those people work, instead of Crook County.
    - County needs to support cost effective services for the community.
    - I am a rancher. The county is very supportive of ranching.
    - The county is supportive of the business community.
    - The county supports ranching which is my business.
    - The county is supportive of ranching.
    - The county is supportive of my way of life as a rancher.
    - The county is supportive of my contributions to the community as a rancher.
    - The county is supportive of small business, like mine. Commissioners are also very supportive of ranching and farming.
    - It is a supportive environment. The county, school district, and towns share facilities. A recent recreation tax of one mill increase was approved, which will generate $200,000 per year for capital improvements. It is a good start. Opposition came from newer residents but those who have been here as the traditional community supported the tax. Recently, property taxes declined by 25% so county, towns, school, and fire district have to tighten their belt and be more efficient.
    - The museum does receive support from county. Have mill levy but there is less money to work with. The county is very supportive.
    - The current Commission is supportive of fire services within the budget of the county. The county equipment in all municipalities. County and municipalities help each other.
    - Support is at different levels:
        - Agriculture – feels supported by county government.
        - Shale pit business operator – does not feel supported by county government.
        - Small business owner – does not feel supported by county.
        - Board Member or working for a local Special District – feels sometimes supported by county government.

4. *What should Crook County do to effectively plan for the future?*
    - Need land use plans and hazard mitigation. Whether or not there should be more urban oriented services like rural trash collection. It's important to serve all groups equally.
    - Watch the budget.
    - Need to limit growth. Do not go backwards. Slow growth down. Need more regulations.
    - Developers should pay a part of new roads. County cannot afford to pay and build for all new roads and their maintenance.
    - Many more people coming here will impact ranching. Infrastructure will be impacted.
    - Need workforce housing. My employees need it. It is difficult to keep up with school needs and that it important to address.
    - Keep young people in the community because there is a need for diversity. Need for more jobs, more industry, more recreation, more infrastructure, more attractions, and create a business focus along the interstate.
    - It is a city problem, not a county problem.
    - Need better assessment of roads, don't let them go to hell.
    - Don't know how to plan if you do not know what is coming down the road.
    - Involve people in the future of the county. People love to complain but do not want to be involved.
    - Lower taxes to promote technology jobs to come to Crook County.
    - Concentrate development, do not step on my constitutional rights I have with my land.
    - There are a lot of good tools now. Have commissioners and court system. Local people have the power and come together. Don't tie my hands when you don't know my circumstances.
    - Learn to manage what we have in our community. Work together.
    - We need to watch so agriculture land does not go to residential. The subdivision regulations need updating. We need rules so the consumer knows if a well and septic tank can be placed on a lot prior to buying it.
    - Control developers and get a handle on taxes. County should regulate all but not benefit any one individual.
    - Tourism will be the number one money maker in Wyoming in the future. Need to accommodate more tourists. Several of the existing motels have been converted into housing. Need investment for more motels so visitors can stay overnight. Also, there is abundance of natural resources and that should be developed.
    - There needs to be setbacks of structures from the National Forest and other forestland. It makes little sense to have 80 acres and build a home 30 feet from National Forest boundary due to logging and wildfire. Community Fire Protection Plan is completed but has not been adopted. The county needs to require more of the subdivisions. It is like the county is beholden to developers. We need to improve the water supply. Fires bring drama when there is no water to fight it.
    - Starlink and satellite capabilities. More remote/distance workers in our communities. Diversity of the population base. Garbage, power, and consumables.
    - Keeping more of the money made in this county in this county.

5. *What do you think Crook County will look like in 20 years from now, how will it feel?*
    - More influence exercised by minerals, water, tourism, and business. Growth will double. Much work needed to meet new demands.
    - Hopefully young people will stay.
    - Hate to say it but there will be more people, more traffic. It is hard to comprehend what all the effects will be.
    - Many more people will be coming here. Ranching will be impacted, and infrastructure as well.
    - A lot of growth. Don't impact ranching. Keep subdivisions under control.
    - Most towns are landlocked by large private property parcels and owners are unwilling to sell. This creates sprawl and increases cost for municipal infrastructure. The probability of the county remaining a bedroom community is high.
    - No earthly idea of what Crook County will look like 20 years down the road.
    - More people will be here. It will be overcrowded.
    - More people and more subdivisions. More strain on roads and bridges, law enforcement, and fire protection. More stress on providing services like waste management.
    - Will grow. Hopefully with a conservative population.
    - More people. More subdivisions.
    - Hope it feels the same. Rising prices will change land use.
    - Agriculture, blue collar, stubborn, uninformed, and unmovable.
    - More growth and more people. Government regulation not necessary. Settle issues in civil court.
    - Do not know. I have no idea what will happen 20 years from now.
    - Afraid of losing agriculture land as more people move in. Agriculture land needs protection. People coming in want good county roads, and trash collection.
    - Crook County needs to maintain its traditional ways and environment.
    - We need home grown business not national chains. I want to keep our youth at home.
    - The county needs guidelines for those selling ranches. The county can't afford a lot of development. But I don't want government to tell people what to do with their land.
    - More people, more population. Cannot stop growth. Concern about losing hometown feel during that time.
    - In 20 years, the county needs to be smaller. We are losing our local culture. We need to maintain our local culture. People moving in have dissimilar values.
    - In 20 years, the population growth will be over 10,000 people, and probably closer to 12,000. The schools will be adjusted, but Moorcroft is at its maximum capacity, and busing is an issue. Discussions of lights on football fields for five games a year and/or a swimming pool with exorbitant maintenance costs will be more of an issue then as it is now. The cost of these changes will be high, especially with the next generation of our kids not staying in the county. Jobs are not here to accommodate even a fraction of the children we graduate annually.
    - Services will continue to be strained. The service jobs for our seniors and less self-sufficient community members will continue to be a struggle.

- Technology – the internet and cell phones have vastly changed us over the last 20 years and will change over the next 20 year. Starlink and telecommuters will greatly change how we see the county but also choke off what we currently see as community.
- Senior Care – 55- to 75-year-olds. Will need physical therapy and Dollar Generals to meet these needs as we will grow in our county.
- Trash & landfills – with the permitting time and the costs, this will be a significant issue.
- Tourist attraction – increasing from _____ to _____ (15 to 20%). We can look at a community like Hill City, South Dakota to see what this looks like. Take a look at Lander to reveal a whole lot of what our future is. Side by side rental business/recreation service business for the outdoors, the forest, the lake, the dining, and the quick marts for passers through.
- Gambling – maybe if legislatively put in place.
- Will there be marijuana shops? This could mean lower-class individuals / homeless – should this legislatively be put in place.
- Camping – this industry will explode requiring infrastructure like campsites, toilets, etc., which are not in place.
- Community events such as rodeos and County Fair, probably not going to happen without some major changes in programs.
- They focus toward our agricultural-based community is fast disappearing.

6. *What are the five (5) words, or a phrase that describes Crook County?*
   - Rural lifestyle, friendly, economical to live here, often overlooked by state due to location.
   - It is a good place. We are well rooted.
   - Change is coming, not for the good.
   - Has it all – scenery, water, soul, mountains, and natural resources.
   - Could not think of any. I'm a busy person running a business.
   - Personal freedom and beliefs, aesthetic value, a perfect storm for growth due to location.
   - Quiet, peaceful, and fairly inexpensive to live.
   - It will be busier. Our way of life is changing.
   - A safe place to live.
   - Pristine, beautiful, friendly, it is home.
   - Independent, resilient, grateful for what we have, hardworking, conservation is important.
   - A person can remain a conservative and still support law enforcement, schools, and road and bridge.
   - Good sense of community, scenery, natural resources.
   - How do we manage all the guests in our backyard?
   - Wonderful place to live. Attractive. Let's do our due diligence to keep it that way.
   - Rural, independent, tight community, scenic, and quiet.
   - Friends and family, rural living, being able to live my way of life.
   - Hometown feel, people support each other regardless of what community a person lives in. Towns difficult to serve by county due to the demographics. For example, Pine Haven is oriented to

recreation and retirees. There is also a need for a gathering place like a convention center to bring people into Crook County.

- Peaceful, beautiful, ruralness, and community.
- Community support , beauty (nature). We have some of the very best aesthetically pleasing places on earth. Conservative in values, resourceful rich in assets, but poor in cash.

7. *Any suggestion about what Crook County should pay attention to now?*
    - Look at the future. Be careful with subdivisions. Need rules for subdivisions and maintain the infrastructure.
    - Keep Crook County for families and protect our conservative lifestyle.
    - Real love of land means not selling it.
    - Sheriff cannot keep up new subdivisions on GPS, which is very important to keep up with all the growth.
    - After each commissioner election the commissioners should have a workshop for themselves to determine their mission for the next two years. Otherwise, it is politics as usual.
    - Keep county government small and lean as much as possible so local people have more money to spend on local economy.
    - Taxes too high. We are not getting all the services we need.
    - Keep watchful eye on people moving in. The county should not pay for what a developer should provide in new subdivisions. Otherwise, people are left out in the cold regarding road maintenance and fire protection.
    - Lower property taxes.
    - Think outside of the box to encourage economic development, especially tourism and industry. Be pro wildlife as it serves as a tool for tourism.
    - There should be a vote on any proposed tax increase.
    - Have compromise when problem solving. It is essential.
    - Suggestions include zoning. The county zoning around municipalities is useful. Not in the rest of the county though, not useful. Towns can grow into the zoned area around the jurisdiction. People want to live mostly rural, away from towns.
    - Large tract subdivisions need more foresight.
        - Problems with road access and utilities. Subdivisions have resulting problems over roads inside subdivision. Not maintained. Sometimes only a two-tract road. Should have an HOA to maintain the roads inside the subdivision. Otherwise, people turn to the county which does not maintain roads inside subdivisions.
        - Road standards – the cul-de-sac radius is too large. Fire equipment uses driveways, and road width should be narrower, and ditches do not need to be as wide as they are presently called for.
        - Each type of subdivision, whether minor or major should have road standards tailored to it. One size does not fit all.
        - 40-acre tracts being re-split when in 40-acre tract subdivision which creates problems for roads. Should be required to upgrade roadway.

    - Common sense needs to be used for large lot subdivisions, and the focus should be on roads and electricity. The people want ruralness. There should be required HOA filed with subdivision, so roads are taken care of.
    - Connectivity is not necessary from one subdivision to the next.
    - Minor subdivisions should not have same rules which apply to major subdivisions.
    - Learn from Liberty Lane subdivision. Do not repeat and cause similar problems like access.
    - Need to educate. Many people will buy a large tract sight unseen and then run into access and other problems.
- I don't believe in land use planning. Need future development plan, and guidelines for living in rural areas. Crook County needs very large tracts for development, like 40-acre tracts which have two horses are not agriculture land and should not get exemption. The rules should be tightened to be fair for everyone.
- Fire should be part of land use planning process. It is a public safety issue.
- Overview - Improving the economic opportunities and conditions of the area, providing resources for the improvement and diversification of community leadership, management, and operations, supporting business development in the area, and improving employment opportunities for area residents while maintaining the integrity of the roots of this county.
- Maintaining the spirit of the Old West and what is the foundation of our existence in Crook County, while not over abusing our recreational points like the forest, Devils Tower, and Keyhole Lake, and the grounds that surround them.
- Past vision - Agriculture has been the driving force for many years, and the processes of planning have been circumvented in efforts for the communities to remain the same. Planning for tourism and planning for the multitude of small subdivisions (older people) have been approached with "we are not going to change." This too will die with some of our older, well-established families and individuals in our community.
- Today's view = Minerals like oil/gas, rare-earth, uranium – each being their own topic.
- Tourism
- Timber/Forestry/Forest Service and sawmills
- Rare Earth/Uranium – Depends on elections. We are we staying red in our politics or seeing a mass change to liberalism.
- Natural resources – our prime land is being devoured by new subdivisions, the wildlife are being depleted, and the forest industry is being shut out piece by piece.
- We are a sleeper community. Pass through the community. How do we change that? How do we keep more of it inside our county. How many times can a dollar be turned in our community? How do we create a vision for our community to be one that our children will return to or be able to stay in once they graduate?

PUBLIC INPUT SURVEY

SURVEY SUMMARY AND SAMPLING APPROACH

Crook County's estimated 2025 population was 7,775, with 24.8% under age 18, resulting in an estimated adult population of 5,847. Because long-range land use planning relies on input from residents eligible to participate in public decision-making, the adult population is the appropriate base for determining survey sample size.

Using the adult population and a 95% confidence level, a 6% margin of error produces a required sample size of 256 responses. A 6% margin of error is widely used in community and land-use planning surveys and falls well within the typical 5–8% range used for public input processes intended to gauge community sentiment rather than make legal or regulatory determinations. This margin balances statistical reliability with the practical realities of voluntary public participation.

Applying a 6% margin of error ensures the survey results provide a dependable reflection of Crook County residents' views and a sound basis for shaping the Land Use Plan. The survey received 311 total responses, exceeding the minimum needed for statistically valid analysis.

SURVEY QUESTIONS & RESPONSES

QUESTION 1: HOW WOULD YOU DESCRIBE YOURSELF AND WHERE YOU LIVE?

Answer Choices	Count	Percentage
Full-time resident of Crook County	288	92.90%
Part-time resident of Crook County/second homeowner	11	3.55%
Non-resident but Crook County property owner	8	2.55%
Non-resident and not a property owner in Crook County	1	0.32%
Other	2	0.65%

QUESTION 1 SUMMARY

Of the 311 total survey responses, 310 participants answered this question. An overwhelming majority, 96.45%, identified as either full-time residents of Crook County or part-time residents/second homeowners within the county. This indicates that the feedback reflects the perspectives of individuals with a direct residential connection to Crook County.

QUESTION 2: IF YOU LIVE IN CROOK COUNTY, WHERE DO YOU LIVE?

Answer Choices	Percent	Count
Sundance City limits	12.37%	37
Moorcroft Town limits	6.35%	19
Hulett Town limits	2.68%	8
Pine Haven Town limits	2.34%	6
Aladdin/Beulah Unincorporated Crook County Area	11.71%	35
Other Unincorporated Crook County	57.53%	172
Other	7.02%	21
Total	**100%**	**299**

Of the 311 people who took the survey, 299 responded to this question, showing a 96.45% responses rate.

QUESTION 2 SUMMARY

Of the 299 respondents who answered this question, 207 individuals (69.24%) reported living in unincorporated Crook County, indicating that residents of the unincorporated area make up the majority of survey participants. This aligns with county demographics, as most Crook County residents live outside incorporated municipalities.

The incorporated towns in Crook County accounted for 70 responses, representing 32.74% of respondents.

QUESTION 3: HOW LONG HAVE YOU LIVED IN CROOK COUNTY (FULL OR PART-TIME)?

Answer Choices	Percent	Count
Less than one year	2.90%	9
1 to 2 years	4.52%	14
3 to 5 years	9.35%	25
6 to 10 years	9.35%	25
11 to 20 years	22.58%	70
21 years or more	50.00%	155
I do not live in Crook County	1.29%	4
Total	**100.00%**	**310**

QUESTION 3 SUMMARY

Out of 311 total survey participants, 310 respondents answered this question. The results show that individuals who have lived in Crook County the longest make up the majority of respondents. In general, the longer someone resides in a community, the more invested and connected they tend to feel, which is reflected in the survey results.

A total of 225 respondents (72.58%) reported living in Crook County for 11 years or more, demonstrating that long-term residents were the predominant contributors to this question.

QUESTION 4: WHAT IS YOUR AGE GROUP? (SELECT ONE)

Age Cohort Choices	Response	Percentage of All Responses
18 to 24 years old	17	5.48%
25 to 34 years old	32	10.32%
35 to 44 years old	43	13.87%
45 to 54 years old	45	14.52%
55 to 64 years old	60	19.35%
65 to 74years old	77	24.84%
75 or older	36	11.61%
Total	310	100.00%

QUESTION 4 SUMMARY

Of the 311 total survey participants, 310 respondents answered this question. Response rates increased across age groups. The combined 25–44 age group accounted for 32 responses

(10.32%), while the 55–64 age group represented 60 responses (19.35%). Individuals 65 years and older contributed 77 responses (24.84%), making them the largest share of participants.

Overall, the results suggest that interest in community and land use issues tends to increase with age, as older residents were more likely to participate in the survey.

QUESTION 5: IF YOU MOVED TO CROOK COUNTY, WHERE DID YOU MOVE FROM?

Place	Frequency
Alaska	1
Arizona	3
British Columbia, Canada	1
California	5
Colorado	15
Connecticut	2
Illinois	2
Indiana	1
Iowa	2
Kansas	2
Kentucky	1
Maryland	1
Michigan	1
Minnesota	6
Missouri	2
Montana	3
NA	3
Nebraska	4
Nevada	2
New York	3
New Jersey	1
North Carolina	1
North Dakota	2
Ohio	1

Oregon	1
Pennsylvania	3
South Dakota	17
Texas	2
United Kingdom	1
Utah	4
Virginia	1
Washington	18
Wisconsin	5
Other	3
Total	124

Wyoming

Albany County	10
Campbell County	25
Converse County	2
Crook County	5
Fremont County	2
Johnson County	1
Laramie County	5
Natrona County	3
Park County	2
Sheridan County	3
Sweetwater County	3
Weston County	1
Other – Born and Moved Back	3
Other	2
Total	67

QUESTION 5 SUMMARY

Crook County's Land Use Plan survey responses show that newcomers arrive from a wide range of locations, with 124 respondents coming from outside Wyoming and 67 relocating from within the state. Among out-of-state movers, the largest groups came from Washington, South Dakota, and Colorado, followed by notable numbers from Minnesota, Wisconsin, California, Utah, Nebraska, Montana, and New

York, with smaller contributions from many other states as well as Canada and the United Kingdom. In Wyoming, most new arrivals came from Campbell and Albany Counties, with smaller numbers from Laramie, Natrona, Park, Sheridan, Sweetwater, and other counties. A portion of respondents also identified themselves as former Crook County residents returning home. Overall, the data show that Crook County is attracting both regional migrants from the Mountain West and Great Plains, as well as people relocating from across the country and internationally, while retaining strong ties to residents who return after time away

QUESTION 6: HOW WOULD YOU RATE THE QUALITY OF LIFE IN CROOK COUNTY?

Answer Choices	Per Cent	Count
Very Good	55.52%	171
Good	34.74%	107
Average	7.79%	24
Poor	1.30%	4
Not sure, no opinion	0.65%	2
Total	100.00%	308

QUESTION 6 SUMMARY

Of the 311 survey respondents, more than 99% answered this question. A strong majority rated the quality of life in Crook County positively. Most respondents indicated that the quality of life is “very good,” and an additional 34.74% rated it as “good.” In total, 278 respondents (90.2%) described the quality of life in Crook County as good to very good.

Fewer than 10% of respondents reported having no opinion, being unsure, or rating the quality of life as average or poor.

QUESTION 7: WHAT ASPECTS OF CROOK COUNTY ARE MOST IMPORTANT TO YOUR QUALITY OF LIFE?

Aspects Most Important To Your Quality Of Life In Rank Order	Count	Percentage
Property rights/freedom from government overreach	251	78.25%
Water and air quality	213	68.71%
Rural western lifestyle	196	63.84%
Outdoor recreation (fishing, hunting, hiking)	191	61.61%
Overall cost of living	190	61.16%
Protecting wildlife habitat	173	55.63%
Access to public lands	168	54.19%
My job or business	246	47.71%
Educational opportunities (for youth and adult)	124	40.26%
Access to/availability of health services	122	39.61%
Openness and acceptance of the community	121	39.16%
Nearby family	114	36.89%
Cultural/art events/activities	25	8.40%

QUESTION 7 SUMMARY

The response rate for the rankings was 99.03%-100%, with 307-310 responses per quality-of-life aspect.

By far the most important aspect of quality of life to people in Crook County is property rights and the freedom from government overreach. This signals that concerns about zoning and other land-use regulations, such as subdivision regulations, should be managed with care and diligence. Freedom from government overreach is very important to Crook County citizens.

Water and air quality are also very important to Crook County residents. The results appear to verify concerns that water quality, along with air quality, is important to a rural community. It also signals the need to ensure sufficient water for existing and future development, given the relationship between quality and quantity.

The third most important aspect of Crook County's quality of life is the rural western lifestyle. People want to keep it intact; it is a way of life. This signals that new development should be designed to preserve a rural western lifestyle, if possible. Crook County does not want to be full of suburban development.

Outdoor recreation (fishing, hunting, hiking) and the overall cost of living are very close in ranking.

Only 0.45% separates the two aspects, with outdoor recreation slightly higher ranked. Outdoor recreation is integral to the rural western lifestyle in Crook County. The cost of living is important to many people, regardless of where home is.

Protecting wildlife habitat and access to public lands also connect to the western rural lifestyle. The physical environment of Crook County embodies the rural western lifestyle and the wildlife and public lands that are part of the community.

The most important quality-of-life aspects for people are social and economic. Ranked 8th is "My job or business, and 9th is "Educational opportunities for youth and adults". This is followed by "Access to/availability of health care services," which ranks 10th.

"Openness and acceptance of the community" and "Nearby family" earned those rankings from better than 1 out of 3 survey respondents. It underscores the importance of having neighbors and family within a reasonable distance. It also underscores the value of relationships within the community.

The quality-of-life aspect "Cultural/art events/activities" rounds out the rankings.

QUESTION 8: WHERE DO YOU SEE OPPORTUNITIES FOR NEW GROWTH IN CROOK COUNTY OCCURRING?

Answer Choices	Percent	Count
Both rural areas: away from water and sewer infrastructure and near development served by water and sewer infrastructure	29.77%	92
Near existing infrastructure (water and sewer) and public services	29.45%	91
In town	17.15%	53
Rural areas away from water and sewer infrastructure	7.12%	22
No opinion	9.71%	30
Other	6.80%	21
Total	100.00%	309

QUESTION 8 SUMMARY

New growth opportunities in Crook County gathered a mixed bag of responses. There is realistically no difference in development outcomes between placing development in rural areas with or without infrastructure and services, or near existing infrastructure. It is a matter of what people see as preferential. From a real-world decision-making perspective, it is an even heat.

Placing new development "In town" was favored by 17.15% of respondents, or 53 people. This is likely due to the availability of water and sewer infrastructure and public services.

Encouraging development in rural areas without water and sewer infrastructure accounted for 22 responses (7.12% of all respondents). In view of the question, this response is clearly a minority viewpoint.

The results do not paint a clear picture of new development opportunities in Crook County. This signals a need for public education about the long-term benefits and costs of development on a community.

QUESTION 9: LAND USE MANAGEMENT TOOLS

Land-use management tools, such as zoning and subdivision regulations, help ensure the public health, safety, and general welfare of the entire county. They can also be considered controversial. Please provide your choice with each statement listed below.

	Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree	No Opinion/Not enough information
What a person does with their property is up to them.	44.37%	40.84%	2.25%	9.32%	2.89%	0.32%
What a person does with their property can impact the community.	44.05%	35.37%	10.93%	5.47%	3.54%	0.64%
Things have always been this way, and we should let things be as it is.	13.23%	28.06%	15.48%	20.65%	16.45%	6.13%
Crook County could benefit from appropriate land use standards/policies/guidelines	24.19%	30.65%	12.26%	11.29%	18.39%	3.23%

QUESTION 9 SUMMARY

A little better than 85% of respondents indicate that they either strongly or somewhat agree with "What a person does with their property is up to them." Only a little better than 12% either somewhat or strongly disagree with that statement.

The answers address whether Crook County should enact zoning regulations and revise its subdivision regulations. There is also concern about government overreach.

Slightly better than 80% of respondents indicate that they either strongly or somewhat agree with the statement "What a person does with their property can impact the community." A little better than 9%, either strongly or somewhat disagree.

The responses relate to the impact of land-use regulations in Crook County. There is a recognition that land use impacts neighbors.

A little more than 41% of respondents indicate that they either strongly or somewhat agree with the statement "Things have always been this way, and we should let things be as is." A little better than 37% either strongly or somewhat disagree with the statement.

The closeness of the results indicates two distinct differences of opinion at play. The results also indicate a need for public education on land-use regulations.

Almost 55% of respondents indicate that they either strongly or somewhat agree with the statement

"Crook County could benefit from appropriate land use standards/policies/guidelines." Almost 30% either somewhat or strongly disagree.

The results show that a clear majority of respondents believe the county can benefit from appropriate land-use regulation. A sizable 30% of respondents disagree. This also signals the need for an educational program focusing on land use regulation.

QUESTION 10: IMPACT FEES

Land use regulations may include impact fees for new development within the subdivision. Impact fees may be used to help maintain county roads and drainage infrastructure. What is your viewpoint? (Select One)

Answer Choices	Percent	Count
I am open-minded, need more information	29.77%	92
Yes, but I need more information	25.57%	77
Yes	21.36%	66
No, not now or ever	21.36%	66
I have no opinion	1.94%	6
Total	**100%**	**309**

QUESTION 10 SUMMARY

Out of 311 respondents, 309 answered the question on impact fees. Nearly 30% of respondents are open-minded and want more information. About 25% support impact fees but also desire additional information, while 21% clearly favor impact fees. At the same time, an equal share of respondents oppose impact fees now or at any point in the future. Very few participants indicated no opinion.

Overall, nearly 47% of respondents either support impact fees but want more information, do not want impact fees at this time, or oppose them entirely. These findings indicate that regulatory impact fees should be incorporated into a public education and outreach program prior to any final decision, ensuring the community has the information needed to form well-informed opinions.

QUESTION 11: DO YOU BELIEVE IT IS MORE IMPORTANT FOR CROOK COUNTY TO:

Answer choices	Percent	Count
Manage growth (ensuring the county is prepared to respond/react to growth before it occurs)	51.29%	159
Direct growth (deciding when and where growth occurs)	11.94%	37
Restrict growth (slowing growth down)	10.97%	34
No controls	18.71%	58
No opinion	3.23%	10
Other	3.87%	12
Total	100.00%	310

QUESTION 11 SUMMARY

Of the 311 survey participants, 310 responded to the growth-management question. A slight majority (51.29%) believe it is most important for the county to manage growth, including service reviews, road improvement planning, public education, and regulatory options.

Nearly 12% believe the county should direct growth through zoning, determining where and when development occurs. Almost 11% feel the priority should be to restrict or slow growth, potentially linking new development to road capacity and water availability.

About 19% prefer no growth controls, representing nearly one in five respondents. Very few respondents had no opinion or provided alternative ideas.

QUESTION 12: COUNTY PRIORITIES

There are many issues local officials will be facing over the next few years. For each one, please indicate how much of a priority it should be for Crook County Commissioners to address:

Priority	Rank	Combined percentage of "very high" and "high" priority
Protect private property rights	1	86.08%
Protecting public water quality and supply	2	78.32%
County road maintenance and construction	3	73.11%
Protecting open space like ranching or irrigated lands from development	4	61.36%
Reduce taxes	5	61.17%
Protecting wildlife habitat	6	59.87%
Prepare for an aging population as it impacts the workforce and healthcare	7	46.76%
Attracting businesses and creating jobs	8	45.31%
Improving the availability and affordability of housing	9	42.40%

QUESTION 12 SUMMARY

Based on the combined percentages of "very high priority" and "high priority," the rank order of priorities is clear. The top three priorities stand out distinctly from the rest. *Protecting open space* and *reducing taxes* are nearly tied in percentage terms, while protecting wildlife habitat is in its own tier, clearly separated from the bottom three priorities.

The lowest-ranked three priorities each received less than 50% combined "very high" and "high" priority ratings.

QUESTION 13: PLEASE CHECK FIVE (5) OF THE FOLLOWING TOPICS YOU FEEL NEED MORE ATTENTION IN THE COUNTY.

The question asked the respondent to check five (5) topics that they felt need more attention in the county.

The results show in rank order:

Topic Choice	Percentage	Count
Transportation and county road maintenance	77.48%	234
Conservation of natural resources (i.e., water, wildlife habitat)	75.83%	229
Agriculture and ranching are key to local culture and economy	69.21%	209
Outdoor recreation	56.29%	170
Economic growth	53.97%	163

Those not listed in the top five matters that need more attention from the county include:

Topic Choice	Percentage	Count
Housing availability and affordability	46.68%	147
Extend municipal water and/or sewer when feasible	41.39%	125
Other	21.19%	67

QUESTION 13 SUMMARY

Transportation and county road maintenance, along with conservation of natural resources, including water and wildlife habitat, are the issues respondents feel need the most attention in Crook County. These are followed by agriculture and ranching as key parts of the local economy, outdoor recreation, and economic growth. All of these priorities received support from a majority of respondents.

The top five concerns align closely with quality-of-life themes and are consistent with findings from stakeholder interviews.

Other issues—such as housing availability and affordability, and the potential to extend municipal water and sewer services when feasible—remain important but received less than majority support for needing more attention.

QUESTION 14: WHAT ARE YOUR THOUGHTS ON GROWTH AND DEVELOPMENT IN CROOK COUNTY?

	Strongly Agree	Somewhat Agree	Neutral/No Opinion	Somewhat Disagree	Strongly Disagree
The County government should have a stronger role in directing future growth and development in appropriate areas.	22.26%	30.97%	14.19%	13.23%	19.35%
Landowners should be free to develop their land without many restrictions	29.77%	30.74%	9.39%	21.36%	8.74%
Areas with prime agricultural lands should be protected from encroaching non-agricultural development	34.64%	32.35%	12.09%	10.13%	10.78%
Development should be encouraged near community centers (Sundance, Moorcroft, Hulett, Pine Haven)	36.13%	35.81%	16.31%	5.48%	6.45%
Development of commercial and residential projects should require regulations with clear standards established by the Crook County Board of County Commissioners, working with the Planning Commission	34.84%	29.68%	10.00%	10.00%	15.48%

QUESTION 14 SUMMARY

The survey results reveal a mixed set of views about growth and development in Crook County, with substantial variation in both agreement and disagreement across the statements. The statement receiving the highest level of agreement and the lowest disagreement is that development should be encouraged near community centers such as Sundance, Moorcroft, Hulett, and Pine Haven. A total of 71.94% of respondents strongly or somewhat agree with this approach, while only 11.93% disagree. Although disagreement is relatively low, it is still important to acknowledge.

Another statement showing strong support is the protection of prime agricultural lands from non-agricultural development. Here, 66.99% agree, and 21% disagree, indicating agreement that is roughly three times higher than disagreement. However, the level of dissent suggests that this topic also merits careful attention. Similarly, the statement that landowners should be free to develop their land without many restrictions shows twice as much agreement as disagreement, with about 60% supportive and roughly 30% opposed. This level of disagreement is significant and underscores a notable division in attitudes toward land-use flexibility.

A statement emphasizing the need for clear regulatory standards in commercial and residential development also shows strong but not unanimous support. About 64.25% agree that the County Commissioners and Planning Commission should establish such standards, while 25.45% disagree. The

notable share of respondents opposed indicates that regulation remains a sensitive issue. Finally, the statement that the County should have a stronger role in directing future growth and development received 52.39% agreement but also the highest disagreement of all statements at 32.58%. This substantial disagreement signals the need for caution and broad community engagement before considering any expansion of the County's role in directing growth.

Overall, the results demonstrate that views on growth and development in Crook County are diverse and often divided. While several statements show majority agreement, the levels of disagreement remain substantial. These findings suggest that any decisions regarding the County's future role in land use and growth management should be approached carefully, with attention to the concerns expressed by those who disagree.

QUESTION 15: IMPLEMENTING POLICIES

Crook County has limited funding to support roads, emergency services, and utilities for new development. For which of the following do you think the County Commissioners should implement policies to help pay for these services? (Select all that apply)

The results are shown in rank order.

Answer Choices	Percent	Count
Require developers to pay an impact fee when new lots or subdivisions are created	66.02%	204
Use grants or outside funding when available	60.84%	188
Charge a fee when building permits are issued	40.13%	124
Only allow growth in areas where infrastructure already exists	22.65%	70
I don't think the County should do anything different	19.09%	59
Increase taxes in the County for everyone to help pay these costs	8.74%	27
Other	7.44%	23

QUESTION 15 SUMMARY

Survey responses indicate a range of opinions on how Crook County should fund services related to growth and development. The top two choices are using impact fees and seeking grants or other outside funding, indicating strong interest in financing methods that place costs on new development rather than existing residents. About 40% of respondents prefer charging a fee when a new building permit is issued.
Nearly 23% of respondents believe growth should be permitted only in areas with existing infrastructure, tying development directly to available services. At the same time, 19% believe the County should maintain its current approach and not change how it funds services tied to new growth. This represents

roughly one in five respondents, a significant level of disagreement that suggests the issue is genuinely debatable within the community.

Only 8% of respondents believe taxes should be increased for everyone to fund new growth, indicating limited interest in having existing residents bear the costs of development. Overall, the results show strong support for impact fees and the use of grants, moderate interest in permit-based fees, and minimal support for tax increases. The notable share of respondents who prefer to maintain current practices underscores that any changes to funding strategies should be approached carefully and with open discussion.

QUESTION 16: ADDITIONAL COMMENTS

Please share any additional comments or thoughts you have related to the update of the Crook County Land Use Plan.

What you do with the land the County owns that's yours, what I do with my land is my business stay out of people's affairs.
From Question 11 - Business/subdivisions bring more tax money so don't discourage it. Do not do as democratic areas do, overcharge so that development is limited with less tax money you'll receive. People will move out rather than in and you'll loose in all directions. Our low taxes and regulations will help this county grow. As many of us are getting older and will only be here a short time longer unless you leave the next generation a place to live and work, this county will become a ghost town. Think about what you're trying to do. Please use some common sense and some math!! P.S. land owners buy land, pay tax every year. Improve their homes. Pay more tax- every year what right do you and a few good ole boys have to tell us what we can or can't do with our investment!!! Next you want to control our 401K.
We are returning to Sundance and will build. The issue with growth and government overreach is complex but we must always stay true to our roots. Freedom and prosperity are key ideas as well as taking care the land. Greed and massive growth for growth sake are to be avoided at all costs.
I have seen to many gov bureaucrats that get a little power and it goes to there head, the attitude that they know better than the general public is insulting and should not be tolerated. Growth and development already tries to over step their bounds and this will only get worse and more control is given to the county gov. I hate to see the accelerated growth in the county but am not willing to hand over my private rights to slow it. The people moving here for the most part want to have their little piece of haven and be left alone. I can't hold that against them.
Too many folks coming in. Its stressing out everything that makes Crook county the best in the state.
I think that the land use in Crook county is not in a bad place but we do need to protect the land and the residents. We need to stop overcrowding, require extra taxes and fees from people who are not full time residents and support those who are trying to make things better. Access to public lands across private lands is important where public land is land locked. We need tourism but we don't need outsiders buying land and driving up prices for those of us who live and work here without helping to support Emergency services or roads.
The 1% county tax needs to be explained more fully to voters so they might vote FOR it in the future. Property tax is needed to support services in the county!
I am strongly of the opinion that a developer of a subdivision or a rural commercial business should be responsible for an impact study and remediation of negative impacts and all costs that pertain to the development, including County road impacts and increases in costs of other County services.

The very conservative voter base will never approve of zoning or restrictive land use policies. The County MUST make any land use pay SUBSTANTIAL fees to cover all related expenses. NO TAX PAYER FUNDED DEVELOPMENT!!
Number 13, only two options were selected (Agriculture and ranching are key to local culture and economy, and Conservation of natural resources (i.e., water, wildlife habitat)
Leave it the way it was, to many rules on subdivisions
Leave well enough alone. Most people are responsible and will do a good job. Exhisting rules are good as they are.
Zoning goes against our constitutional rights. Taking away our right to do what we want with our private property is the first step toward the socialism end of the economic scale.
Building lots of 2-5 acres should be allowed in rural settings. Typically, younger families cannot afford a 40 acre parcel. Smaller lots would allow for those families to have some animals in a rural environment. This may help to get younger people to stay in Crook County. Currently, we have an aging population that is in need of a younger workforce.
We own a ranch and we keep losing leased ground to people moving in and developing the ground. We've made reasonable offers on such properties and have been completely priced out. The land prices simply make it impossible for our ranch to grow.
I do not like zoning. I understand the arguments but zoning rules seem to change depending on who wants to develop. People should be able to develop their own property. I don't like fees and taxes. I know the county needs money but government only grows to fit the amount of money they get, and they will never have enough in their opinion. One of the great things about this county is your ability to build on your own property with essentially no permits. Don't ruin it by encouraging more regulation. The planning rules as they exist are simple and adequate.
Do not increase any regulation Do not implement fees Do not direct growth. Do not in act building fees. Do not in act building codes. Do not do anything that restricts land owners.
Crook County should do everything in its power to maintain the status quo. It should assist and prioritize agriculture and mineral extraction, leave the individual private landowner largely alone, and do everything it can to stand in the way of big money hedge funds, cramped housing developers, out-of-state big business, urban sprawl, data center fads, and chain store monotony. Funds should come from reducing wasteful, under-utilized government services. Most folks with which I interact live here because their family always has and/or they moved here to get away from the over-developed neon distractions pervasive to every other American town these days. They uniformly love it. Those that don't can move to Spearfish. There will be plenty desiring to take their place. How about we don't do 'what we're supposed to in 2025' and instead of selling out, actually cater to the folks that live here now?!
Don't change our way of living for outsiders
The way Crook County was prior to all these developments appearing was much better for my liking. I don't want to see this area turn into another big circus attraction.

The gov't should not interfere with agriculture, ranching, etc. If they want land development it should be put in the cities and where the infrastructure is set up. Not tricking ranchers into selling their land only to find out that they were scammed and a development company bought it behind the curtain. Alot less gov't, people are pretty good at deciding amongst themselves what is best for them - their families - their communities.
There have to be taxes. stop the efforts to reduce or eliminate property taxes. I pay them. How else will we pay for stuff. Increased sales tax is not a good idea as it will just encourage people to shop in South Dakota as they do anyway.
While letting new subdivisions pop up everywhere puts a strain on the county as a whole. Some of the reasoning for the pop-up subdivisions is that the person paid an absorbent amount for the land in the first place, so in order to recap for the investment on the land they purchased is to sub-divide the land for income to pay for their initial investment on the land. That starts a whirlwind of expenses for the county (new road, maintenance on road, most rural areas roads will become dangerous simply because more people, more traffic) locally (water table level how does it impact everyone that is already there and established). Taking land out of essentially ag land in the first place takes away from the food chain eventually. They don't grow more land, so decisions need to be made WISELY. I have only just mentioned just a few that quickly come to mind.
I don’t think it is government’s role to pick winners and losers and that’s what happens when the government thinks it should get involved.
I’m on board with zoning, we would need to include a variance program. Building permits can help with inspectors wages. We need some basic building permitting and oversight. Establish development guidelines that encourage the developer to construct infrastructure rather than fees that pay for the govt to do the construction. Limit regulation items that stunt economic growth and job creation. That’s the lifeblood of a healthy local economy. Be smart about the plan, not emotionally driven by the commissioners
I feel it’s the right of landowner to develop their property. Adding more restrictions and regulations will not help county get more money. I would like to know why you are wanting to change/add more regulations. Is something changing when someone subdivides that affects the county or are you just wanting more revenue?
One of the main reason I decided to build a home in Crook County was because there isn’t any regulation residential construction. Therefore making it cheaper and easier to build. I understand the other side of it but I believe the freedom to do what I want is more important than making sure every house is built to government spec.
Let the economics drive itself less government the better.. keep out of private property

I like the freedom of Wyoming and have noticed a bit of growth even in my neighborhood, but I think if people want to build subdivisions and sell lots that they sure are free to do so. I come from Washington state where we looked into building a house and we had $80,000 in a 1/4 acre lot and $30,000 in impact fees, I thought this was insane because younger families couldn't afford housing with those numbers. I do not want crook county to start going down that road, but I understand the need for a bit more management so we don't have complete chaos when people with serious money may come into our county and try to change our community with the power of money and no thought for the community around them that they maybe affecting. Im not sure something like this would ever happen, but I do appreciate the county looking forward on this situation and making a plan for our future and getting our input!
Do we have building permits besides inside city limits? Do we start a county building inspection division? Do we start requiring building permits county wide with a fee? Why not collect a fee anytime a building is built? That way the money follows the growth directly. A developer can develop a piece of land and it sits for a few years with zero growth and virtually zero impact to the community until the lots begin to sell and growth begins
I believe there's a need to create recreational activities for pre teens and teens to steer them away from drugs and drinking. Moorcroft also has a need for a pool to open up recreation for families who can't drive their kids to Sundance, or are uncomfortable sending their young children to Suncance alone, with the way the world is.
Honestly, your questions are extremely vague and there is no good answer to a lot of them, it's like a double edged sword it could go in either direction. We definitely do not want more governmental control, and the way that you have presented many of the questions causes a person to really question the motives. For instance we already have rules and regulations in place to protect our private property rights why would we need zoning to ensure what we already have. Are you talking about existing private property rights or something new that you would be implementing. There are so many directions that you could go with this. Trust is a BIG issue and when you ask questions in this way it causes red flags to go up. Government over reach can become a real problem here.
I can only speak about Sundance and not the rest of the county. The poor choices the local government in Sundance has made has done nothing but increase property prices. I guess they and the people around are making money off of it but it's not right to drive people out or waste tax dollars on projects so a few people can make money.
As a resident of Crook County I hope that it doesn't turn into a wind farm or solar farm blotting the horizon. Property rights is a tricky subject in that as a property owner one does feel that it is their own castle…however if I am an adjacent landowner and my neighbor wants to put in a nuclear waste storage lot or wind farm that affects my property values also. It seems that current trend with many large land holders is the thought of a large pay day by selling to developers regardless if such a development is sustainable with the county's resources, take the money and run, "it's my property right to do so" mentality. In the past the county has been very weak in having a true road map for development, the appearance is that the current planning commissioners are looking out for their personnel gain and that of other good friends.

I would like to see something to stop breaking rural land into small parcels to sell. For instance the parcels on Kimble road - 13 acres. There should be a minimum size required to build a home and drill a well. Otherwise we are going to be a county of absentee land owners. Empty houses and aquifers.
Developers and real estate agents are the ones who benefit the most from developing land. Providing the developers with regulations that can require the roads to be wide enough for emergency services to pass each other and provide buyers with services that otherwise have not been considered in the final plan. Developers with the help of certain real estate agents have bought the land cheap, made as few improvements as required and sold quick with the as much profit as they can make leaving the buyers and the county to deal the mess of no roads, un-accessible roads, and unbuildable properties. They are the only ones benefitting from no regulations. The only thing well thought out regulations will do is make the initial cost for the developers higher which they will in turn pass along to the buyer in the end. It may slow the development down a little but will not stop it. In the end, we will have properties that are able to be reached by fire trucks, EMS and so on. We are not going to stop growth and shouldn't as everyone deserves to feel safe where they live. The best we can do is try to direct growth for the best of the existing county residents and those moving here. Being a lifetime resident I know we cannot bury our heads in the sand.
While I believe EDUCATION is EXTREMELY important to the future advancement of our community, property owners pay a much too high percentage (approx. 67-70%) of all property tax collections towards public education, at the detriment of ALL other county functions. And now we will be subject to another mill of taxes earmarked for "recreation" by the county school board, WITHOUT a public vote? That may be legal, but it isn't the best approach and disregards county resident input in opposition. I believe the overall county budget suffers at the high cost and amount dedicated to public education. This may be impossible to change and that is a shame. The quality of life in this county could be vastly improved if more dollars were available for county functions in ADDITION to education WITHOUT raising taxes. And yes, that includes resources available for Land Use Planning and Regulation. Thank you for listening!
I don't like seeing nice ranchland developed into 35 acre parcels.
Keep Crook County conservative. We do not want people who expect the same amminities as they had elsewhere. This is a rural area, a place for agriculture and wildlife.
There should be no housing subdivisions allowed within ranching properties. The purpose, and peace,of country living is lost when a subdivision crops up in the middle of nowhere and there's a bunch of traffic and people everywhere.
Again I dont know why people want to make Sundance bigger. People move here and then want to make it bigger. More people more problems ... I love our little town let's leave it alone
I would caution against government overreach when it negatively impacts a person’s property rights (so long as they don’t endanger neighbors).
It is very disappointing to see our community starting to turn into a small version of Jackson Hole or Big Horn, or worse, Colorado's eastern slope. The land values have gone very high, making impossible for young people to get started in agriculture. Also, we wait to have our county roads graveled and bladed, many times we do our own maintenance (just last week we cleaned out a cattle guard on the county road as the neighbor's cows had been freely walking over it for 2 weeks). We do not mind doing a bit of work ourselves, however, we do not want to pay taxes only to have the county boys running around to do the bidding of the new subdivisions.
Take a close look at Lawrence County 's plan
I refer back to the eye sores of junk collectors. I don’t care what they do as long as I don’t have to look at it. Tourist see all the junk yards and towing company junk yards as well. They should be required to have a fence to hide it and keep it up. Another idea is to grow a living fence to hide it. Would benefit the wildlife as well.

We don’t want more regulation, we want free market. The county is doing a great job.
I believe the country can do a lot to increase growth near city center, restrict ranchers rights to land locked hunting and fishing areas, and reduce the power of the county commissioners!
I believe as a life long citizen and resident of crook county, I believe there are multiple issues. I believe the county has very biased opinions on what regulations get placed on what developers; ie, builder A has stricter rules to fallow than builder B! I also believe that the local politicians need to protect the agricultural, farming and ranching, AS WELL AS, the outdoorsmen! There is currently around 4 million acres of inaccessible land in Wyoming with a very large amount of that in crook county! I believe the hunter and fisher should have access to that land! I believe that zoning and regulation on growth is a very slippery slope as it can lead to a higher bias with very little checks and balances, as supported in in the beginning
Leave it the way it is, do not bring more controls and taxes and regulations.
The only time regulation needs to apply on a case by case basis is when there is a large scale commercial development measures can be taken to appease the community. Otherwise don’t regulate or tax anything. Also question 13 required 5 answers but I don’t think any of them need attention. Stop trying to raise taxes and regulating things.
We need to keep freedom for everyone
Concerns not shown here include garbage/waste disposal, and consumables, including grocery, livestock feed stores, ag products. Most of the money made in this county ends up getting spent OUT of this county and in a large part out of this state. Schools and busing are issues not addressed here. Tourism is another facet that is not being talked about in this survey, including providing accommodations to keep the tourist dollar in our community. Infrastructure for these things is not even being discussed. Infrastructure, beyond utilities, is needed. Emergency resources are tapped to their limits. The large influx of new residents is changing our County's base and is/will cause conflict. Mineral development, uranium, and rare earth implications should be a larger part of this survey. They definitely are changing our communities now and will have a more impactful effect on the County's future.
We moved here to leave city life. Building on less than 40 acres is wrong.
Moderation is key. I am a huge proponent of property rights but with this comes responsibility to your neighbors. Unfortunately developers are not always good neighbors and then the future buyers and the community have to deal with the mess they create. A mess that isn’t always apparent at the time.
Currently, development in Crook County is only helping the rich to get richer. Developers have no ties to this community. They use their big money to purchase land and then sell it at even higher prices. And with the increase in property value, it won’t be long before long time Crook County residents can not afford to live here. Additionally, I am concerned about the effect that development has on the land itself. How many water wells can go in the ground without negatively affecting the water table? How many sewer systems can go in without affecting the water quality? I have major concerns about the way that development is occurring in Crook County and the effect it will have on residents, crime, the environment, and moral values.
I don’t believe my taxes should go up for a new subdivision that should fall on the person building said subdivision or the person building in that subdivision. They don’t come to my home and pay for my new out building or addition

Thought should be given to protecting positive attributes (dark skies, proximity of access to government land & recreational trails, clean air, etc.). Growth should protect & build on the existing attributes. Water flowing into the county should be checked and if it's polluted (for example DonkeyCk/Belle Fourche) the adjoining county should be encouraged to clean it up before it's our problem. Work with landowners to secure fishing & hunting opportunities. In towns (developed areas) land should be set aside; perhaps a percentage of land developments; as parks, ball fields & walking trails. Water systems, sewage and garbage disposal, internet services & other infrastructure should be upgraded to allow for future growth in the developing areas near towns.
Please preserve our existing Agricultural Homesteads and spaces as they cannot be replaced. The existing ones have optimal weather for each of its uses. Short sightedness is an extreme problem in our rule as the human health is no longer a priority only money mor mine and more money is!
Crook County is a special and unique place. The existing residents should not be pushed aside for "foreign (out-of-area)" demands. Conservative ranchers are not the only people whose view should be considered. A basic common-sense approach is needed so the area is not destroyed. Water usage should be closely monitored to insure there is water for future generations. People moving to the area should not expect all the services they had from where they came. "When in Rome do as the Romans do." is a path to follow. Let things change and grow slowly in a well-thought-out direction.
Do not cut personal property taxes on people that are new to the county. Reserve this break for landowners that have paid those taxes for 25 years and that are over age 65
And public fees must not end up in personal pockets
This survey was incredibly vague while trying to get people to answer that the government could do whatever it felt it needed to for growth. This is concerning for our local ranch landowners, recreation on public lands and wildlife habitat such as oak groves which support a great number of species. While growth is inevitable, crook county needs to be very careful how much power we give to the commissioners to decide what is "appropriate use" of land and how many rules we let politicians create.
Think 100 years into the future, not ten or twenty
Commissioners need to focus on maintaining roads and existing services especially as this form notes the limited funding. Don't go looking for more places to spend money. Keep regulations lights and development and growth will happen.
I would hope the county is availing itself to any and all other resources/applicable examples of like situations to help them determine these issues and make appropriate decisions.
DO NOT JACKSON OUR CROOK COUNTY. Make affordable yet nice housing units in our existing towns for young families to be able to stay in Crook County, but not just as a bedroom for other counties or nearby State. Send out a residential survey? Pave and keep wide the D Road from Moorcroft to Alzada, MT for AGRICULTURE and the Oil Industry and Strata Mine, not for subdivison expansion or a trucking route, but that desire might not be controllable so maybe we just want a country road that is dangerous and tears our vehicles up. There ARE ISSUES with growth! Make a couple new 'small towns'? But Where? Everyone wants to move to Wyoming and Montana. "Not By Me" says everyone already living here.
I am concerned with all the new subdivisions where the water is going to come from.
Thank you for the public survey.
We need enough economic opportunities and housing for younger generations so that they can remain in the county and raise their own families, otherwise the population will age and shrink. BUT, we have to be careful to retain our rural roots and small-town atmosphere. Attracting a trade/technical school would be great; attracting an outlet mall developer or big-box store would be horrible.

Allow growth only where infrastructure alreadsy exists or can readily be expanded. And, yes, that limits individual property rights but we need to think of ourselves as members of a community, not as selfish individuals.
Citizens of this County are generally against zoning until something is proposed that affects them directly, whether it results in increased traffic and noise, reduced air quality, or something that ruins their view and decreases property value. When that happens, suddenly zoning becomes desirable and beneficial, and they are in disbelief that this new development could be allowed. It is time to address zoning. My last comment, you want public participation, but when I look at your public meeting schedule, I see that there is no public meeting in Pine Haven, with a population of 500 and many more in the immediate area, yet you have a public meeting in Beulah, with a population well under 100?
Good luck!
As a citizen I appreciate the ease of access to medical/hospital access. I also feel we owe it to all of us to continue with a high regard for our police and firefighters, access to public education, paved roads, and a growth in the development of new businesses that will allow for retention of our younger generations. The county needs taxes or some kind of income to support these. I am totally in favor of paying my share of taxes to keep these "comforts". If we are not going forward, we are going backward! Economic growth is essential for the survival of our county and state!!!
People should have the right to do what they want with their property.
Crook County has a reputation of being anti- growth/anti-newcomer. This has to change or a dramatic and fast decline is coming sooner than we think. The "neighbor helping neighbor" concept is a myth here.
The county needs to be included in new developments from the beginning. Roads, schools, medical, post office, law enforcement all need a seat at the development table so the developer can produce a good project, the buyer’s receive a good product and the county isn’t left having to deal with unhappy residents and poor infrastructure after the developer is gone.
I don't believe it is the county commissioners job to control what people do with their own property.
Crook County is a gem. Please preserve it as it is. The best way to ruin the quality of life in Crook County is to encourage growth and development and the attendant increases in congestion, crime, poverty, etc. Just look at the larger cities elsewhere in the US.
I wish we could background check those who want to move here to try to eliminate anyone who would be harmful to our county and communities.
There needs to be regulation against burning trash especially plastic trash. We need a county trash dump and collection service. The county should be active in permitting of water wells. Many are being drilled in the county and I believe many are drilled without permits. Subdivisions should have to pay a fee to help maintain roads.
Agriculture is a huge part of our communities past and present. We need to focus on the individuals who are striving to continue to make a living and produce food and animal by products in our community. Ways in which we can do this is road maintenance, town clean up (garbage is an issue), and not penalizing these individuals with unnecessary levy taxes.

I started to fill out this survey and then decided against it since I am not a resident of Crook county. However, I will express my frustration regarding agricultural designations. I owned 45 contiguous acres in Crook County, purchased on two separate occasions. In order to buy smaller parcels, they had to be designated as a subdivision. Consequently I cannot receive an agricultural designation, although my only intent with the property is to use it as hayground. I have used it in that manner for 20+ years. As the taxes on the property rose, I was forced to sell half of it because I couldn't afford it. I continue to be unable to pencil it out, but I have no desire to let the last parcel go. I put a pay on it every summer and that is it's sole purpose. I'm hoping someday you will reconsider! Thank you.
My wife and I are non-residents of the community but have owned over 100 acres in Crook County for over 30 years. I have always taken the weekly Sundance Times paper and am familiar with dominant issues of your area. We own over 100 acres of land in Wisconsin in a county which is zoned, has land use plans, and growth is regulated. Having controlled growth and regulation of how and when growth happens (which is inevitable) is very much preferable to the risks and damage to the greater community of so-called "total freedom of choice for land owners to do what they wish". Growth and increase in population is coming. Plan. Prepare wisely. We are not going to go back to 1900, or 1930, or 1960. Very good of you to solicit input from affected citizenry via this survey. Best wishes. The majority opinion is not always the right one. Lead and choose wisely for your grand-children's grandchildren.
Even without all the new growth, this county is in desperate need of some way for people to dispose of garbage. It would also help to provide recycling for the various parts of the county. At this point, getting rid of garbage is quite expensive and time consuming if you have to drive to Belle Fourche to take it. Therefore, many of our neighbors burn their trash, which should NOT be allowed. Garbage consists of a high percentage of plastic which when burned causes chemicals to go into our air....chemicals which are extremely dangerous to the health of people and animals. Also, because of the difficulty in getting rid of garbage, people still dig pits and bury on properties or just throw it on the roadside. All of these solutions are environmental hazards. As more people move in, and more subdivisions continue to sprout, garbage removal will become more and more of an issue.
No one likes to pay more taxes, however, there should be certain essential services that need to be funded such as emergency services (fire, ambulance), law enforcement, health services, road maintenance, water and sewer in the towns. This means a certain amount of taxes need to be collected.
Keep up the good work. This is an important topic.
Building permit fees are needed - BUT must be REASONABLE. County and City governments are not there to MAKE money. they are there to assist and support the people of the county and communities.
Consideration should be given to the trends of where in the county housing development is occurring. Additionally, some focus should also be given to improving the availability of cultural venues within the cities while not taking away from the heritage of the area.
After visiting the area numerous times over the years, we decided to retire in Crook County because of the rural character, beautiful environment, recreational opportunities outdoors, privacy, and freedom. Ranch subdivisions should be with parcels no smaller than 35 acres. This is consistent with where we bought land at the Yellowstone L&R (formerly Sourdough Ranch) near Hulett.

I feel like the county needs a good solid plan for future development. Over the past few years we've seen an huge influx of money hungry developers come into our communities and subdivide ranches with no plan in place for maintaining roads, for dust suppression, for wells, for septic systems, for fighting fire, for EMT support... We've seen a huge increase in traffic on New Haven Rd since a zillion Amish families moved in, purchased large plots of land, and subdivided the lands amoungst themselves. They've dug wells, added septic systems or vault toilets. They and other subdivisions in our area have created a lot of heavy traffic on our roads, creating a lot of dust and wear to the roads. They also have to be taxing the water tables in the area. We've also witnessed many people who have moved in damn up water ways to create ponds for livestock, I bet they don't have permits for this and yet they do it and this creates water problems for those down stream who do have water rights. I feel we must have a solid plan in place and generate necessary funding to support the problems and needs caused by all the development in Crook County. There are so many issues which need to be addressed in order to maintain and support the land for future generations. I wish we could keep things the way they've always been but that's just not feasible. I'm grateful the county is being proactive and trying to come up with a plan. Thank you for asking for community input.
Leave the regulations how they are. Are the ones in place broken?
Minor Subdividing should be up to the landowner and less regulations on private property. Keep public property and state property clean and accessible. Less taxes
In the current rules that you have for development there are some OK ones some very bad ones and some contradictory ones, and some that make no common sense whatsoever I believe the whole thing needs revamped with clear, straightforward, concise, and easy permitting, and land development
Land development needs regulation. If not regulated we could have places that look like junk yards and garbage dumps. There is nothing wrong with zoning laws to keep Crook County beautiful.
Big government is not good for anyone. Seems like the commissioners and other elected officials are possibly jealous of people who own land and want to develop it. Government always wants to rush in fix problems but have proven they can't.
I am strongly against zoning and any more government in private land than there already is.
Crook country is one of the last remaining " free" counties, we don't want California laws and regulations, we want good old fashioned freedoms. Not to say we don't need order and a few regulations but please don't overstep or over govern. Don't forget why we all live here in the first place. Thanks.
Is the current system broke? Leave most of it alone
The population is going to grow whether we like it or not. We absolutely must control how that happens so that we don't have a mess. Many people who come here, as well as most long-time residents, feel that there is no role for government; we already have examples of the problems this attitude creates. I would hate to see our county destroyed because we let everyone have free rein, as they think is right. The more people we have, the more opportunity for conflict there will be unless we have very clear and enforced rules.
Many new residents in our county are from very liberal states. I have visited with many of them. They all have expressed that moving to a conservative area was what they were after. They didn't land here by chance. Do not be pressured into doing anything. Young conservatives will come to action if needed. And trust, there are enough to upset this applecart.

The county is ran by one man. A liberal democrat that was not able to make it in the private sector. The commissioners do not make a decision without guidance from this same politicized attorney. If we are a free country, the government shouldn't even want to ask its citizens questions such as those above. But if we have a tyrannical government, then the government will send out surveys on decisions that have already been made.
It's the best place to live because we don't have all this crap in place. Leave it be. Don't be a libtard
Zoning - which is what this is about no matter how much the use of the word is avoided is the first step in a chain reaction of terrible events. I've lived in different states that thought they were helping by implementing zoning. These are the steps that followed and will follow in Crook County: Money needed to cover initial zoning and zoning enforcement costs: building/other permits implemented Building permit management needed: building official hired Building official added costs: permit prices increased. Building official gets blamed for building practices: inspections implemented - more building officials hired - property taxes increase. More and new codes and standards need applied - more enforcement officer - property tax increase again.
Some of the county roads such as New Haven Road have alot of traffic and it needs to be improved alot and better dust control , the dust is not only bad to breath but it's a huge safety factor
The county commissioners have the power to work with the land use committee hold developers responsible for their developments. They need to work together to set specific rules and regulations. They need to develop a booklet for all buyers of homes so they understand they are no longer in a highly taxed county and will need to be responsible for themselves to some degree. Do not zone the county with Form Based Zoning which is straight out of the UN.
Coming from a place where you had to have a permit to sneeze to Crook Co was certainly a change for the better for us . Mostly why we chose to move here . With that being said there definitely needs to be some planning for growth in the county and some rules extended to land use although the fine line is to be found without imposing a "over reach prognosis " for land owners to the extent of other states surrounding Wyoming . There most certainly has to be some rules in place or we see things happen that get out of control . I know this is a fine line of planning for all of you and we wish the best for you all . I think you all know with the influx of people these last few years that there is a dire need for the county to have some sort of control to protect it's inhabitants .
There are very limited construction services available, and manufactured housing provides a disproportionate number of houses throughout the county. Enacting any regulatory barriers that make housing development more expensive or difficult will discourage or prevent further needed development. There are children who want to stay and live in the county they grew up in, but the opportunities to make a living and start their own family is just not available. Regulatory interference with development will continue to result in the out-migration of the county's youth. We need development. We do not need to interfere with any potential for growth, including regulations, fees, restrictions on uses, or controls that prevent creative uses made by individual owners. Development will provide needed employment for young folks.
Bree, the online survey worked great!

QUESTION 16 SUMMARY

Residents express deep concern about rapid growth, rising land prices, and pressure on rural character, but are sharply divided on how much government intervention is appropriate.

A large majority emphasizes strong private property rights and opposes zoning, new regulations, building permits, or county oversight. They worry about government overreach, bias, and loss of traditional freedoms. Many moved to Crook County specifically to avoid heavy regulation seen in other states.

At the same time, another sizeable group warns that unchecked development is creating problems: unsafe or inaccessible roads, stress on the water table, strain on emergency services, fragmented ranchland, junkyard-like properties, and subdivisions lacking infrastructure. These commenters want reasonable, limited rules—especially requiring developers (not taxpayers) to pay for impacts, infrastructure, and environmental protection.

Many residents want Crook County to preserve agriculture, open space, dark skies, wildlife habitat, and rural culture, while allowing growth that respects existing communities and resources. Some propose minimum lot sizes, better planning near towns, and long-term thinking about water, roads, and services. Infrastructure concerns are common: roads, dust, EMS capacity, trash disposal, oversight of water and septic systems, and the need for more youth recreation.

Views on taxes vary; some oppose any increases, while others acknowledge that basic services require stable funding and developers should shoulder costs.

Across all perspectives, themes of distrust in government, desire for transparent decision-making, fear of becoming “like Colorado/Jackson Hole,” and the need to protect what makes Crook County unique are strong and consistent.