CROOK COUNTY LAND USE PLAN UPDATE
STEERING COMMITTEE MEETING

February 25, 2026
3:00 PM
County Commissioners Meeting
Room, County Courthouse
309 E. Cleveland St., Sundance

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Meeting ID: 254 486 855 348 6
Passcode: ZS9u4cC7

AGENDA

I. Welcome and Roll Call
   a. Note: Meeting was moved from February 18 to February 25 due to illness from Y2 project manager, Bree Burton.
   b. Attendees
      - Bree Burton
      - Michael Surface
      - Randy Foust
      - Judy McCullough
      - Randy Gantz
      - Mark Erickson
      - Dawn Anderson
      - Caleb Peters
      - Melissa Jones
      - Jeff Carrier
      - Josh Throckmorton
      - Scott Grahm
      - Jim
II. Public Comment
   a. No public comment presented.
III. Review Survey Summary Document
IV. Review Draft Goals
   a. Comments from Steering Committee
      - County needs to be careful not to get in relationship with developers

not to be bought off

- May be several redundancies throughout the goals, a way to condense that down to a shorter document
- Question – who is going to do this
    - Planning Commission, County staff, County Commissioners
- How do the goals get implemented?
    - Planning Department starting educational program
- Do we have the ability to implement or do action steps.
- Looking back at where this started (Randy F.)
    - Don't feel like we accomplished what we were supposed to.
    - Hard recommendations to the commissioners on what should be happening. Doesn't accomplish anything.
    - Make more specific, what is most important and what is less important.
    - Specifically – on goal 3 prepare for changes and shifts for growth
        - Who is going to pay for this to implement?
        - How can you come up with education program if you don't know what you are educating about.
        - Commissioners need to know what specific changes need to be made.
    - Wanted to reach out to municipalities and see what thoughts were for land use plan.
        - What is status of municipalities.
- Judy
    - Need to understand that this is to meet state regulations.
    - Need to do is County Commissioners and Land Use Committee need to work together to control the large developers and write rules and regulations where the problems are. Roads, water, fire
    - With them needing to protect private property but to deal with real issue that brought group together. Development not being controlled enough as far as commercial developers to come in.
    - Can tell people how to develop just not where.
- Zoning is not going to happen within Crook County. Need to find another way to do the things that you want out of zoning.
- Marc
    - More important to say this the feeling of the community, property rights important and respecting them. We give the mantra (County Commissioners/Planning Board). Look down and see what the consensus of the people are.
- Needing to add a goal specific to water (BB thought)
- Provide regulations for a certain level of development (BB thought)
- Discussed at the beginning – this group to meet with all different departments within the County and ask how does land use affect you. – didn't happen
- Subdivision regulations or zoning – two options for land use controls
- Dawn
    - Goal number 3 is the main reason
        - Next step that happens after the land use plan

- Jeff
    - Needs to be more specific about what is needed. Need regulations not a consensus on what those regulations need to be but we do need those regulations. Problem with big developers coming in
    - Consolidated into one or two sets of goals and more specific and that there is needs and long-term regulatory tools (County regulations)
    - Specific recommendations and regulations on big developers
    - Survey wants controlled growth
- Want the how of development, not the where. (where is when you step on property rights)
- Everyone wants controls on development (specifically to water) – those types of studies would occur under the Subdivision Regulations.

V. Review Draft Future Land Use Map
   a. Review draft map
      - Comments
        - Don't like the colors
        - Water and roads
      - Map like this, if published as way we see it.
      - Against map like this. – County wide regulations and different hurdles, everyone has equal opportunities for development of their properties.
      - List out what the essential services are
        - Define essential services
          - Fiber optics?
          - Telephone?
      - Map of where everything is in now. Every city/subdivision on map to see what is out there and where we are at.
   b. Review current parameters
      - Orange – Highly Discourage Development - Land is located within core/crucial habitats and irrigated lands
      - Yellow – Generally Discourage Development - Land outside city limits, May or may not have access to centralized water
      - Green – Prime developable land within a city buffer (½ mile) and has access to centralized water
      - Government land is overlayed on top
   c. Discuss parameters for development in rural areas
      - E.g. ½ mile buffer from roads, etc.

VI. Next Steps
   a. Pulling draft document together

VII. Action Items

VIII. Topics for Next Meeting
   a. Future land use map
   b. Draft Document

IX. Next Steering Committee Meeting
   a. Wednesday, March 18, 2026, 3:00 PM